

\$2,495,000 - 2535 E Chevy Chase Drive, Glendale

MLS® #25565545

\$2,495,000

5 Bedroom, 3.00 Bathroom, 3,281 sqft
Residential on 2 Acres

N/A, Glendale,

The Derby House - Lloyd Wright, 1926
National Landmark | Glendale Landmark | Mills
Act Designated. Set on a unique expanse of
land in Glendale's historic Chevy Chase
Canyon, the Derby House offers not just
architectural significance, but a deeply
atmospheric landscape. The property unfolds
across gently undulating terrain dotted with
quiet clearings and shaded corners. Built in
1926 and recently designated under the Mills
Act, the home is among the earliest examples
of concrete textile block construction an
architectural system later championed by
Wright's father, Frank Lloyd Wright. Each
hand-cast block was designed to shape not
just the structure but the experience of time
casting shadows that shift with the day and
giving a quiet rhythm to the light. The Derby
House is defined by its artistry: original
wrought iron railings echoing the form of the
agave plant, custom stonework influenced by
Navajo textile patterns, and richly crafted wood
mouldings that frame the space with warmth.
Even the patinated doorways and inlaid metal
handles carry the mark of theatricality, nodding
to the drama and set design of 1920s Los
Angeles a period when architecture, film, and
fantasy were deeply intertwined. At one point,
the interior walls were gilded in gold paint, a
luminous gesture meant to echo the California
sun and infuse the rooms with a kind of quiet
spectacle. Designed at a time when Lloyd
Wright was in dialogue with both his father's
practice and other contemporaries, the Derby



House anticipates many of the architectural ideas that would define the next generation of California modernism. From the innovative use of sunscreens (introduced here four years before Le Corbusier's similar experiments in Algiers), to the diagonal library mezzanine a formal gesture that reappears in later works by Frank Lloyd Wright the home holds a critical place in the evolution of West Coast design. What makes the Derby House so rare is not just its legacy, but its potential. Many of its original details remain untouched, waiting for a thoughtful hand to complete its next chapter. It's not merely a piece of history it's an invitation to become part of it.

Built in 1926

Essential Information

MLS® #	25565545
Price	\$2,495,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Square Footage	3,281
Acres	1.52
Year Built	1926
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brian K. Courville
Listing Office	Compass

Community Information

Address	2535 E Chevy Chase Drive
Area	624 - Glendale-Chevy Chase/E. Glenoaks
Subdivision	N/A
City	Glendale
County	Los Angeles
Zip Code	91206

Amenities

Parking Spaces	2
Parking	Door-Single, Driveway, Garage
# of Garages	1
Garages	Door-Single, Driveway, Garage
View	Trees/Woods
Pool	None

Exterior

Windows	Custom Covering(s)
Roof	Composition

Interior

Interior	Carpet, Wood
Interior Features	Eat-in Kitchen, Loft
Heating	Central
Fireplace	Yes
Fireplaces	Living Room, Great Room
# of Stories	3
Stories	Multi/Split

Additional Information

Date Listed	August 6th, 2025
Days on Market	37
Zoning	GLR1RY*
Short Sale	N
RE / Bank Owned	N

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