



522

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Case Study House #28

other names/site number _____

2. Location

street & number 91 Inverness Road

city or town Thousand Oaks

state California code CA county Ventura code 111 zip code 91361

N/A	not for publication
N/A	vicinity

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Carol Roland-Nawi
Carol Roland-Nawi, Ph.D., State Historic Preservation Officer

5-28-13
Date

California State Office of Historic Preservation
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

[Signature]
Signature of the Keeper

7/24/2013
Date of Action

Case Study House #28
Name of Property

Ventura, California
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1	0	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

The Case Study House Program: 1945-1966

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

Domestic: Single dwelling

Domestic: Single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

Modern

foundation: Concrete slab

walls: Brick and Steel

roof: Composition

other:

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

This was the last single-family house built under the auspices of the Case Study House Program. At 5000 square feet, it is also among the largest. Although of steel frame construction, the house is sheathed in face brick due to the building's sponsorship by the Pacific Clay Products Company. The architects temper the heaviness of the brick through the extensive use of glass walls and a large, square open central courtyard, containing a swimming pool, to which most of the rooms flow. The property exhibits a high level of integrity.

Narrative Description

Case Study House #28 was designed by Conrad Buff and Donald Hensman of the architectural firm Buff and Hensman. Construction began in 1965 and the residence was completed in 1966. This one-story, flat-roofed residence was built on a knoll overlooking the Conejo Development of the Janss Development Corporation 40 miles north of Los Angeles in Thousand Oaks. The architects were asked by Janss and Pacific Clay Products to design a house that used face brick as a structural material to demonstrate its advantages. However, a steel frame was incorporated in the design to supplement the brick. The development had 84 lots and the brick was a unifying material. The home is now in a gated community.

The steel framed brick walls and pillars allowed the architect large expanses of glass, and in some areas, clerestory glass. The brick walls and piers were reinforced and grouted, laid in a standard one third bond, designed for both horizontal and vertical loads, and unlike other Case Study houses, concealed the steel beams. This design is an alternative to previous Case Study houses that consisted primarily of glass and exposed steel. Here, the exposed brick resulted in a finish requiring little to no maintenance.

The house incorporates the flat usable portion of the site in its entirety; basically a square. The covered area of the house is approximately 5,000 square feet, which was much more spacious than the other Case Study houses. The square footage includes two symmetrical wings, 95-feet by 19-feet each with glass corridors connecting the wings. These connections form an outdoor central courtyard, paved in brick, with a swimming pool and planting areas that provide the classic indoor-outdoor visual connection afforded by the predominant use of floor to ceiling perimeter glass. This design exemplified the classic Case Study house concept of merging interior and exterior spaces through glass expanses and seamless materials.

One wing incorporates five bedrooms and three baths, and the other wing is public space including living, dining, kitchen, family, and powder rooms. The low profile of the house is enhanced by its wide overhangs, to the extent of shading 4500 square feet of extensive glass area. These overhangs house continuous duct plenums for air conditioning.

There are two centrally located brick piers, one in each wing, containing forced-air units. These two piers are visual elements contributing to the concept of form, function and mechanical controls for the

Case Study House #28

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home. Decorative patterns of alternating bricks extend out horizontally, creating shadows, which is uncharacteristic of other Case Study houses.

There appear to have been few modifications to the primary elevations. The original dramatic entrance, direct from the porte cochere with its see-through iron gates, immediately draws one into the light-filled courtyard and sparkling swimming pool.

Originally there was no garage – only the porte cochere on a concrete slab foundation. A three-car garage has been added with auto entrance on the main driveway far to the right of the dwelling's main entrance. This addition is two stories in height yet appears to be one story, similar to the main house. The garage materials are stucco and brick similar to the existing residence. The new garage addition is perpendicular to the main house, creating more of a sense of a detached addition.

With the exception of the noted garage addition, which appears to be detached and stands to the southeast of the house, the dwelling exhibits a high level of integrity of design, workmanship, and materials. The residence is in its original location and its setting has been retained. Integrity of association is high because of its continued use as a single-family residence. Because of these factors, integrity of feeling remains strong.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Architecture

Social History

Period of Significance

1966

Significant Dates

1966

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Conrad Buff and Don Hensman

Period of Significance (justification)

Construction completed 1966.

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Criteria Considerations (explanation, if necessary)

Exceptional Significance:

Case Study House #28 meets Criteria Consideration G because it is a contributor to the Case Study House Program that has been the subject of comprehensive scholarly research both at the time the program was in existence and in more recent decades. Much of the program's reassessment stems from the 1989-90 exhibition and catalogue titled "Blueprints for Modern Living: History and Legacy of the Case Study houses" organized by the Los Angeles Museum of Contemporary Art and curated by Elizabeth A.T. Smith. The 2002, 440-page tome written by Ms. Smith and published by Taschen, further elaborates on the program and its enduring legacy.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Case Study House (CSH) #28 meets the criteria established in the Registration Requirements outlined in the MPS cover document. As relates to eligibility, the property meets Criterion A for its association with experimental modern housing in the postwar years under the auspices of John Entenza's *Arts & Architecture* magazine. The property is also significant under Criterion C because it embodies the distinctive characteristics of residential architecture associated with the Case Study House Program. In addition, CSH #28 was designed by master architects Conrad Buff and Donald Hensman. Therefore, the property qualifies for listing under Criteria A and C at the local level of significance.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Case Study House #28 is a vital component of the built residences comprising the Case Study House Program. The importance of the house, its significance within the program, and the work of its primary architects are thoroughly discussed within the historic context argument presented in the Multiple Property submission cover document. That historic context being: "Experimental Modern residential architecture of the Case Study House Program in California: 1945-1966." The house is a key example of the property type: "Single and multiple family residences of the Case Study House Program," and the "wood-frame dwellings" subtype. Said Elizabeth A.T. Smith of the design, "The house projects an air of opulence, drama, and relaxed elegance."ⁱ The property meets National Register Criterion A for its association with experimental modern housing in the postwar years under the auspices of John Entenza's *Arts & Architecture* magazine.

CSH #28 was the last single-family house built under the auspices of the Case Study House Program and among the largest. Although of steel frame construction, the house is sheathed in face brick tempered through the extensive use of glass walls. In addition, the property represents the work of master architects Conrad Buff and Donald Hensman. As a result, the property meets National Register Criterion C because it embodies the distinctive characteristics of residential architecture associated with the Case Study House Program and is the work of master architects.

Developmental history/additional historic context information (if appropriate)

ⁱ Elizabeth A.T. Smith, *Case Study Houses – The Complete CSH Program 1945 – 1966*. Italy: Taschen GmbH, p. 358.

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Name of Property

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

As indicated in The Case Study House Program: 1945-1966 Multiple Property Documentation Form.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____
- _____
- _____
- _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository:
- Getty Research Institute Library: Julius Shulman photos
 - Los Angeles Central Library
 - Los Angeles Conservancy Library: Preservation Resources
 - University of California Los Angeles (UCLA) Library
 - University of Southern California (USC)
 - Helen Topping Architecture & Fine Arts Library

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property Less than one acre
(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates

(Follow similar guidelines for entering the lat/long coordinates as describe on page 55, *How to Complete the National Register Registration Form* for entering UTM references. For properties less than 10 acres, enter the lat/long coordinates for a point corresponding to the center of the property. For properties of 10 or more acres, enter three or more points that correspond to the vertices of a polygon drawn on the map. The polygon should approximately encompass the area to be registered. Add additional points below, if necessary.)

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 34.171513 Longitude: -118.880135

Verbal Boundary Description (Describe the boundaries of the property.)

APN: 681-0-023-075 TRACT # 1810-01 LOT 1

Boundary Justification (Explain why the boundaries were selected.)

The nominated property includes the entire parcel historically associated with Case Study House #28 and the boundaries of the property's APN number, and as shown on the County Tax Assessors Map.

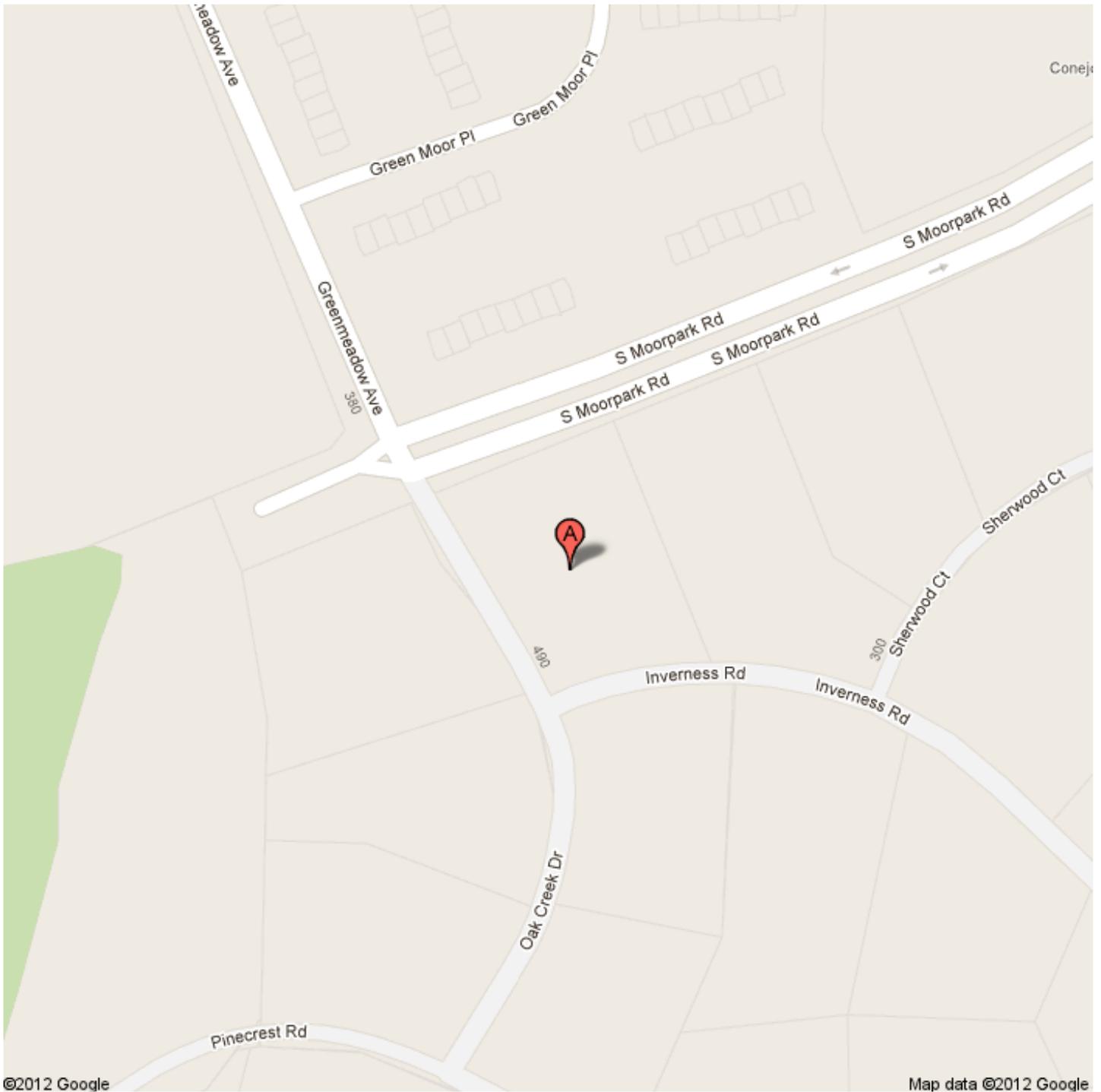
Case Study House #28
Name of Property

Ventura, California
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Latitude: 34.171513

Longitude: -118.880135

91 Inverness Road, Thousand Oaks, CA 91361



Case Study House #28
Name of Property

Ventura, California
County and State

11. Form Prepared By

name/title Steven Kyle / Architect / Realtor® / Real Estate Broker and Susana Miller / Realtor®
organization Los Angeles Conservancy Modern Committee date Nov 2009; Revised March 2013
street & number 523 West Sixth Street, Suite 826 telephone 213-623-2489
city or town Los Angeles state CA zip code 90014
e-mail steven@architecture-lahomes.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property:	Case Study House #28
City	Thousand Oaks
County	Ventura
State	CA
Name of Photographer	Larry Underhill
Date of Photographs	March 30, 2011
Location of Original Digital Files	Los Angeles Conservancy, 523 W 6 th Street, Los Angeles, CA 90014

CA_Ventura County_Case Study House 28_0001.tif
Southwest façade, camera facing Northeast

CA_Ventura County_Case Study House 28_0002.tif
Southeast façade, camera facing Northeast

CA_Ventura County_Case Study House 28_0003.tif
Courtyard, camera facing North

CA_Ventura County_Case Study House 28_0004.tif
Courtyard, camera facing Northwest

CA_Ventura County_Case Study House 28_0005.tif
Courtyard, camera facing Northeast

CA_Ventura County_Case Study House 28_0006.tif
Southeast façade, includes forced air unit, camera facing Northwest

Case Study House #28
Name of Property

Ventura, California
County and State

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Carol A and John A Bowden
street & number 91 Inverness Road telephone _____
city or town Thousand Oaks state CA zip code 91361

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.













National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Case Study House No. 28
NAME:

MULTIPLE Case Study House Program MPS
NAME:

STATE & COUNTY: CALIFORNIA, Ventura

DATE RECEIVED: 6/07/13 DATE OF PENDING LIST: 7/02/13
DATE OF 16TH DAY: 7/17/13 DATE OF 45TH DAY: 7/24/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000522

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: Y
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

 ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

Case Study House No. 28 is locally significant under National Register Criteria A and C in the areas of Architecture and Social History. Completed in 1966, as one of the last (and largest) homes built under the Case Study House program, the residence is a fine example of mid-twentieth-century Modernist design by local architects Conrad Buff and Donald Hensman, and exemplifies the tenants of John Entenza's Arts & Architecture-sponsored design program for modest, experimental residences. The one-story, steel frame design served as a demonstration model for the innovative use of face brick as an economical alternative for modernist designs. The building meets criteria consideration G as an integral component of the widely respected Case Study House program and the culmination point of the program's brief, but significant, run.

RECOM./CRITERIA Accept Criteria A & C

REVIEWER Paul R. Lusignea DISCIPLINE HISTORIAN

TELEPHONE _____ DATE 7/24/2013

DOCUMENTATION see attached comments Y/N see attached SLR (X/N)

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
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May 29, 2013

Ms. Carol Shull, Keeper
National Register of Historic Places
National Park Service 2280
1201 I (Eye) Street, NW
Washington, DC 20005

Subject: **Case Study House Program: 1945-1966 MPS
Los Angeles, Marin, San Diego, and Ventura Counties, California
National Register of Historic Places Nomination**

Dear Ms. Shull:

Enclosed please find the **Case Study House Program: 1945-1966 Multiple Property Submission** consisting of the Multiple Property Documentation Form and eleven associated individual nominations to the National Register of Historic Places. On May 1, 2013 in Anaheim, California, the California State Historical Resources Commission unanimously approved the MPS and found eleven individual properties eligible for the National Register of Historic Places under Criteria A and C at the local level of significance. **The enclosed disk contains the true and correct copy of the nominations for the CASE STUDY HOUSE PROGRAM: 1945-1966 MULTIPLE PROPERTY SUBMISSION (including the Multiple Property Documentation Form and eleven associated individual nominations for Case Study Houses #1, #9, #10, #16, #18, #20, #21, #22, #23A, #23C, and #28) to the National Register of Historic Places.**

The houses are eligible under Criterion A for their association with experimental modern housing in the postwar years under the auspices of John Entenza's *Arts & Architecture* magazine. The buildings are also significant under Criterion C because they embody the distinctive characteristics of residential architecture associated with the Case Study House Program. In many cases the properties are also associated with a master architect.

This multi-year program of experimental housing utilized a vast array of traditional and new construction methods, materials, floor plans, fixtures, finishes, furnishings, landscaping, and ways of living under the unifying banner of Modernism as interpreted by John Entenza, editor of *Arts & Architecture* magazine. Case Study houses embody the distinctive characteristics of residential architecture associated with the Modern Movement in California, and the Case Study program in particular. Whether of wood-frame or steel-frame construction, the houses share the modern qualities of flat roofs, deep overhangs, open floor plans, extensive use of glass, indoor/outdoor flow, and concrete slab foundations. The designs reject applied ornamentation or historical references.

The first eleven properties nominated at this time are:

- CSH #1: 10152 Toluca Lake Avenue, Los Angeles, Los Angeles County (1948)

- CSH #9: 205 Chautauqua Boulevard, Los Angeles, Los Angeles County (1949)
- CSH #10: 711 San Rafael Avenue, Pasadena, Los Angeles County (1947)
- CSH #16: 1811 Bel Air Road, Los Angeles, Los Angeles County (1953)
- CSH #18 199 Chautauqua Boulevard, Los Angeles, Los Angeles County (1948)
- CSH #20: 219 Chautauqua Boulevard, Los Angeles, Los Angeles County (1958)
- CSH #21: 9038 Wonderland Park Ave, Los Angeles, Los Angeles County (1958)
- CSH #22: 1635 Woods Drive, Los Angeles, Los Angeles County (1960)
- CSH #23A: 2342 Rue de Anne, San Diego, San Diego County (1960)
- CSH #23C: 2329 Rue de Anne, San Diego, San Diego County (1960)
- CSH #28: 91 Inverness Road, Thousand Oaks, Ventura County (1966)

The MPS, including the MPDF and eleven associated properties, is nominated by the Los Angeles Conservancy Modern Committee.

In its role as representative of the City of Pasadena, a Certified Local Government, the Pasadena Historic Preservation Commission and City Council sent the enclosed letter of support for the Case Study House #10 nomination.

In its role as representative of the City of Los Angeles, a Certified Local Government, the Los Angeles Cultural Heritage Commission authorized Los Angeles Office of Historic Resources staff to transmit the enclosed supportive draft resolution to the Los Angeles City Council for approval of the nominations for Case Study Houses #1, #9, #16, #18, #21, and #22.

In its role as contractor of cultural resource services for the City of Thousand Oaks, and as the Certified Local Government for this jurisdiction, the Ventura County Cultural Heritage Board approved the nomination for Case Study House #28 as indicated in the enclosed draft minutes.

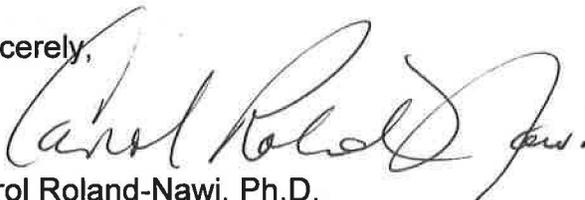
In its role as representative of the City of San Diego, a Certified Local Government, the San Diego Historical Resources Board (HRB) approved the nominations for Case Study Houses #23A and #23C and submitted the enclosed HRB Reports Nos. HRB-13-017 for Case Study House #23A and HRB-13-018 for Case Study House #23C.

One letter of objection was received, from the owner of Case Study House #23A.

A letter of support was received from the Los Angeles County Historical Landmarks and Records Commission on behalf of Case Study House #20, located in a non-CLG and unincorporated community of Los Angeles County.

If you have any questions regarding this nomination, please contact Amy Crain of my staff at (916) 445-7009.

Sincerely,



Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer

Enclosures

The Case Study House Program: 1945-1966 MPS Los Angeles, Marin, San Diego, Ventura Counties Staff Report

The National Park Service (NPS) introduced the Multiple Property Submission (MPS) in 1984. The purpose of the MPS is to document as a group for listing in the National Register of Historic Places (National Register) properties related by theme, general geographical area, and period of time. It may cover any geographical scale – local, regional, state, or national. It is used to register thematically-related properties simultaneously and establishes the registration criteria for properties that may be nominated in the future.

Technically the MPS acts as a cover document and is not a nomination in its own right. It is a combination of the **Multiple Property Documentation Form (MPDF)** and the **Individual Registration Form**. Information common to the group of properties is presented on the Multiple Property Documentation Form, and the Individual Registration Form is specific to the nominated individual building, site, district, structure, or object. Once an MPS is listed, additional associated property nominations may be submitted to the Commission at any time.

The Case Study House Program: 1945-1966 MPS has a single associated historic context: Experimental modern residential architecture of the Case Study House Program in California: 1945-1966. The associated property type “Single family residences of the Case Study House Program” is comprised of two subtypes: wood-frame dwellings and steel-frame dwellings. The geographic area of the MPDF includes Los Angeles, Marin, San Diego, and Ventura Counties.

This multi-year program of experimental housing utilized a vast array of traditional and new construction methods, materials, floor plans, fixtures, finishes, furnishings, landscaping, and ways of living under the unifying banner of Modernism as interpreted by John Entenza, editor of *Arts + Architecture* magazine. Case Study houses embody the distinctive characteristics of residential architecture associated with the Modern Movement in California, and the Case Study program in particular. Whether of wood-frame or steel-frame construction, the houses share the modern qualities of flat roofs, deep overhangs, open floor plans, extensive use of glass, indoor/outdoor flow, and concrete slab foundations. The designs reject applied ornamentation or historical references.

Associated properties nominated at this time are:

- CSH #1: 10152 Toluca Lake Avenue, Los Angeles, Los Angeles County (1948)
- CSH #9: 205 Chautauqua Boulevard, Los Angeles, Los Angeles County (1949)
- CSH #10: 711 San Rafael Avenue, Pasadena, Los Angeles County (1947)
- CSH #16: 1811 Bel Air Road, Los Angeles, Los Angeles County (1953)
- CSH #18 199 Chautauqua Boulevard, Los Angeles, Los Angeles County (1948)
- CSH #20: 219 Chautauqua Boulevard, Los Angeles, Los Angeles County (1958)

- CSH #21: 9038 Wonderland Park Ave, Los Angeles, Los Angeles County (1958)
- CSH #22: 1635 Woods Drive, Los Angeles, Los Angeles County (1960)
- CSH #23A: 2342 Rue de Anne, San Diego, San Diego County (1960)
- CSH #23C: 2329 Rue de Anne, San Diego, San Diego County (1960)
- CSH #28: 91 Inverness Road, Thousand Oaks, Ventura County (1966)

See **A note on chronology** on Continuation Sheet E-15 for an explanation of the unusual and inconsistent numbering system.

For the first four years of the Case Study House program, 1945-1948, all of the houses designed and built were of wood-frame construction. From 1949 and through the 1950s, wood-frame construction appeared sporadically with steel-frame construction predominating. Finally, in the 1960s, there was a fairly even mix of wood-frame and steel-frame buildings.

Starting with the Eames House (CSH #9) built in 1949, the steel-frame became the signature construction method that seemed to define the Case Study House program. The architects using steel were experimenting in the application of an industrial material, steel, to residential design. While the goal to create a prototypical, replicable house that could be mass-produced at minimal cost was generally not attained, the steel-frame Case Study houses had a profound effect on the profession of architecture and in establishing the look of mid-century Modernism as seen by a wide audience.

To qualify for listing individually under Criterion A, a building must be one of the single family residences constructed under the auspices of The Case Study House Program, 1945-1966, as published in *Arts & Architecture* magazine. To qualify for listing individually under Criteria A and C, a residence must maintain enough physical integrity to be readily identifiable as a contributor to the program. To meet physical integrity requirements, the residence must possess a preponderance of original character-defining exterior features as documented by historic photographs and/or detailed plans when available. Original construction material should be evident or have been replaced in-kind in a manner consistent with the original design and materials. Character-defining features include original exterior sheathing, overhangs, roof slope, foundation, doors, and windows. Doors and windows should be original on the exposures visible from the public right of way, or if replaced or altered, should be compatible with the original design and materials.

The first eleven properties nominated under this MPS are as follows:

Case Study House #1 is located on a sloping site in the Toluca Lake District of Los Angeles. Two thousand square feet in size, the dwelling contains architectural elements that would feature prominently in future Case Study houses including floor-to-ceiling glass, a flat roof, open floor plan, easy access to the outdoors, and standardized materials such as concrete block, plywood panels, and industrial glass. It was designed by Julius Ralph Davidson, one of the European émigrés who jump-started California's modern architecture movement. The house was built over a three-year period starting in

1945. It was completed in 1948 and was the first dwelling constructed under the auspices of The Case Study House Program.

Case Study House #9 is approximately 1600 square feet in size with the largest portion of the interior devoted to an oversized bi-level living area originally overlooking the meadow-like grounds and the Pacific Ocean. Designed by master architects Charles Eames and Eero Saarinen for *Arts & Architecture* publisher/editor John Entenza, the house was the first steel framed project to be built in the Case Study Program. It was soon followed by Case Study House #8, the Eames house, sited on the adjacent lot. Both were built as part of a compound of five significant modern buildings off of Chautauqua Boulevard, four of which are Case Study Houses. These houses are on contiguous lots, and all five form a tightly knit grouping. Four of the five homes share a common narrow driveway. Despite a modification in the 1990s to accommodate a much larger residence on the ocean side of the property, CSH #9 continues to maintain enough physical integrity to be readily identifiable as a contributor to the program.

Case Study House #10 was built on a sloping corner lot in the San Rafael Hills neighborhood of Pasadena. The angle of the lot descending from the street inspired the house's three-level plan. The house is primarily of wood post and beam construction, set upon a single concrete slab and featuring extensive use of large walls of glass. A father and son team of architects, Kemper Nomland and Kemper Nomland Jr., designed the house for use by the architects' own family. The house was not sponsored by the Case Study House program from the design phase, as were others in the program. It was added after completion in 1947 due to delays in the construction of other houses in the program and because the house exemplified a number of program goals, including the use of new building materials and techniques, affordability for the average American, simplicity of construction, economy of materials, and integration of indoor and outdoor living. The house was also chosen for inclusion due to the harmony of the structure with the landscaping and topography of the site.

Case Study House #16 was designed as a display home by Craig Ellwood, a contractor with no formal architectural training. Trained as an engineer, Ellwood had a passion for using industrial materials and construction techniques in residential architecture. The interior walls are floating panels inset between steel posts. Translucent glass panels screen the house from the street. Frameless floor to ceiling glass walls in the living room merge with floors, ceilings, and a massive natural rock fireplace that extends through the glass to the covered patio. The one-story flat-roofed residence was built on a flat pad in the hills of Bel Air with magnificent views to the south and west. The layout and siting take into account the views and sun orientation, taking full advantage of both. Completed in 1953, this is the first of three residences that Ellwood designed for the program. They were given the numbers 16, 17, and 18 originally assigned to the 1940s houses designed by Rodney Walker.

Case Study House #18 is a one-story, flat-roofed residence built by Rodney Walker in 1948, on a high one-half acre meadow with an ocean view and within walking distance to the Pacific Ocean. It was sited adjacent to parcels of land that would soon become

the sites for the Case Study Houses #8, #9, and #20. Walker positioned wood framing at three-foot intervals, citing the inherent strength, absence of waste, construction speed, and symmetry as advantages of such a module system. The most unique interior feature is a large floor-to-ceiling brick fireplace faced with copper that dominates the living room and around which the roof is raised to eleven feet to accommodate clerestory windows. The fireplace is double sided with one side facing the living room and the other facing the garden room. A number of the glass walls are sliding panels opening to outdoor terraces.

Case Study House #20 represents a departure from other Case Study houses of the late 1950s in that it was constructed of wood rather than steel and employs the use of prefabricated plywood barrel vaults. Completed in 1958, the house was designed by master architects Conrad Buff III, Calvin C. Straub, and Donald C. Hensman of the architectural firm Buff, Straub and Hensman. The location of the house in an unincorporated area of Los Angeles County and the design preferences of the owners, industrial and graphic designer Saul Bass and his wife, biochemist Dr. Ruth Bass, resulted in the introduction of sculptural forms in the residence. The 1958 Bass House replaced the 1948 Bailey House built by Richard Neutra as Case Study House #20.

Case Study House #21 was Pierre Koenig's first Case Study house and an experiment in on-site assembly and the careful detailing of the steel frame. The use of steel allowed the architect to open up the floor plan and take advantage of wide expanses of floor to ceiling plate glass. This highly rational design employs no overhangs, relying on screens over the glass walls to reduce sunlight and heat. The small, square house has a central utility core of kitchen and bathrooms that divide the public and private areas. The infill walls of the steel frame are glass or gypsum with a ceiling of corrugated steel. The house was built in 1958 and restored by the architect in the 1990s.

Case Study House #22 is perhaps the most iconic and recognizable house constructed in the Case Study House program. Completed by Pierre Koenig in 1960, the L-shaped house consists almost entirely of steel and glass set on a concrete pad, with a rectangular swimming pool occupying the space within the L. Twenty foot wide modules allow for large expanses of glass to face the swimming pool. Situated atop a promontory overlooking Los Angeles, the living room cantilevers over a dramatic precipice. The two bedrooms occupy one wing of the house with the master bathroom tucked into the inside corner of the L behind the kitchen. The kitchen, dining room, and living room are surrounded by glass with the appliances "floating" on steel legs and a freestanding fireplace centering the living room. Deep overhangs shelter the interiors from the harshest sunlight.

Case Study House #23A is one of three adjacent single-family residences of the Triad grouping that were intended to be the pilot project for a large tract of houses in La Jolla. Only this Triad was ever built. The houses are designed in relation to one another, and each differs in floor plan, landscaping, and treatment of exterior sheathing. Common materials employed include wood framing, concrete slab foundations, infill panel walls, and identical cabinetry, kitchen appliances, and fixtures. All three were designed by the

architectural firm of Edward Killingsworth, Jules Brady, and Waugh Smith. House A, the largest of the three houses, is the house located by itself on the north side of the road; it is on the downslope side of the road and is located three feet below the street.

Case Study House #23C is the simplest of the three houses; its plan is a rectangle bisected by the entry hall. On the north end of the house, oriented toward the views, are the living room (now used as a dining room) and master bedroom suite. Houses B and C share a driveway on the south side of the road. As does House A, House C takes advantage of opportunities for outdoor living. Almost every room has direct access to the outdoors.

Case Study House #28 was designed by Conrad Buff and Donald Hensman of the architectural firm Buff and Hensman. This one-story, flat-roofed residence was built in 1966 on a knoll overlooking the Conejo Development of the Janss Development Corporation 40 miles north of Los Angeles in Thousand Oaks. The architects were asked by Janss and Pacific Clay Products to design a house that used face brick as a structural material to demonstrate its advantages. A steel frame was incorporated in the design to supplement the brick. CSH #28 was the last single-family house built under the auspices of the Case Study program and among the largest at 5000 square feet.

CSH #28 meets Criteria Consideration G because it is a contributor to the Case Study House Program that has been the subject of comprehensive scholarly research both at the time the program was in existence and in more recent decades. Much of the program's reassessment stems from the 1989-90 exhibition and catalogue titled "Blueprints for Modern Living: History and Legacy of the Case Study houses" organized by the Los Angeles Museum of Contemporary Art and curated by Elizabeth A.T. Smith. Ms. Smith's subsequent book published in 2002 by Taschen further elaborates on the program and its enduring legacy.

The MPS, including the MPDF and eleven associated properties, is nominated by the Los Angeles Conservancy Modern Committee.

In its role as representative of the City of Pasadena, a Certified Local Government, the Pasadena Historic Preservation Commission reviewed and approved the nomination for Case Study House #10 at its March 18, 2013 meeting.

In its role as representative of the City of Los Angeles, a Certified Local Government, the Los Angeles Cultural Heritage Commission reviewed and approved the nominations for Case Study Houses #1, #9, #16, #18, # 21, and #22 at its April 4, 2013 meeting.

In its role as contractor of cultural resource services for the City of Thousand Oaks, and as the Certified Local Government for this jurisdiction, the Ventura County Cultural Heritage Board reviewed and approved the nomination for Case Study House #28 at its April 8, 2013 meeting.

In its role as representative of the City of San Diego, a Certified Local Government, the San Diego Historical Resources Board reviewed and approved the nominations for Case Study Houses #23A and #23C at its April 25, 2013 meeting.

One letter of objection was received, from the owner of Case Study House #23A.

One letter of support was received, from the Los Angeles County Historical Landmarks and Records Commission, on behalf of Case Study House #20.

Staff supports the Multiple Property Submission, consisting of the Multiple Property Documentation Form and eleven associated nominations, as written and recommends the State Historical Resources Commission approve The Case Study House Program: 1945-1966 MPDF, and determine that Case Study Houses #1, #9, #10, #16, #18, #20, #21, #22, #23A, #23C, and #28 meet National Register Criteria A and C at the local level of significance, and that Case Study House #28 satisfies Criteria Consideration G. Staff recommends the State Historic Preservation Officer approve the nominations for forwarding to the National Park Service.

Amy H. Crain
Historian II
April 29, 2013



Ventura County Cultural Heritage Board Draft Minutes

April 08, 2013 at 1:15p.m.

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • ventura.org/rma/planning

1. Meeting was called to order at 1:15pm by Chair Blum
Commissioners Present: Ricki Mikkelsen, Don Shorts-Vice Chair, Gary Blum -
Chair, Stephen Schafer and John Kulwiec
Absent: Patricia Havens excused.
Staff Present for meeting: Nicole Doner and Tricia Maier

2. Oral Communications
None.

Items taken out of order

4. Convene the Meeting of the Ventura County Cultural Heritage Board
- 4a National Register of Historic Places Nomination for Case Study House No. 28
Certified Local Government Review and Comment on the Draft National Register
of Historic Places Nomination for Case Study House No. 28, located at 91
Inverness Road, Thousand Oaks, CA 91362

Ms. Doner presented the staff report and the following recommended actions:

1. CONDUCT public hearing, hear testimony, and CONSIDER the nomination
report; and
2. PROVIDE comments, and FORWARD to the State Office of Historic
Preservation in the Board's capacity as a Certified Local Government.

Presentation of public speakers:

The owners, Mr. and Mrs. Bowden were in attendance and answered questions of the Cultural Heritage Board. When a Board member directly asked if they agreed with the proposed nomination, they mentioned that they have yet to find a reason to say no.

VCCHB's Disclosures: None

VCCHB Deliberation and Vote: *Schaf mentioned how important the other Case Study houses were and identified Rodney Walker's Case Study House #16 in Ojai that was replicated by his son Craig.*

Mr. Kulwiec motioned that the Board finds that Case Study House No. 28 is exceptionally important as a less than 50 year old house. He further motioned to support the nomination of Case Study House No. 28 to the National Register of Historic Places. Ms. Mikkelsen seconded the motions. Motions passed 5-0.

4b) Draft Scope of Work for the Saticoy Area Plan Historic Context Statement and Historic Survey Report.

Ms. Shelley Sussman presented the scope of work for the proposed Saticoy Historic Survey Report and Historic Context Statement:

1. CONDUCT public hearing, hear testimony, and CONSIDER the staff presentation and Draft Scope of Work; and
2. REVIEW and PROVIDE Comments on the Draft Scope of Work.

Presentation of public speakers: None.

VCCHB's Disclosures: None

VCCHB Deliberation and Vote: Mr. Kulwicz asked whether the R-2 Zoned will be annexed to the City of Ventura. Staff stated City had no plans to annex property. Mr. Schafer asked that a connection be made in these planning efforts with the National Register Status Codes and DPRs and that borderline properties should be identified using the 15K.

4c. Draft Certified Local Government Grant (CLG) Application Request to the State of California Office of Historic Preservation to prepare a historic context statement and reconnaissance survey of the East Oxnard Plain unincorporated area.

Ms. Doner presented the staff report and the following recommended actions:

1. CONDUCT public hearing, hear testimony, and CONSIDER the staff presentation and Draft CLG Grant Application; and
2. REVIEW and PROVIDE Comments on the Draft CLG Grant Application

Presentation of public speakers: None.

VCCHB's Disclosures: None

VCCHB Deliberation and Vote: Several members commented that the last survey was completed in 1999, 14 years ago, and they looked forward to seeing a new survey for the Oxnard Plain.

3 Minutes:

October 22, 2012 Minutes – *Mr. Schafer abstained but stated that page 2 of the minutes should be labeled “Intentionally Left Blank.” Mr. Kulwiec motioned to approve the minutes and Ms. Mikkelsen seconded the motion. Motion passed 5-0*

5. Board Comments:
6. Adjournment of the Meeting of the Cultural Heritage Board by Chair Blum.