NPS Form 10-900 OMB No. 1024-0018 (Expires 5/31/2012)

RECEIVED 2280
JUN 07 2013
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

512

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 #1

other names/site number

2. Location

street & number 10152 Toluca Lake Avenue N/A not for publication

city or town Los Angeles N/A vicinity

state California code CA county Los Angeles code 037 zip code 91602

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, Ph.D., State Historic Preservation Officer Date 5-28-13

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 of the Keeper Date of Action 7/24/2013

Case Study House #1
Name of Property

Los Angeles, California
County and State

5. Classification

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

x	private
	public - Local
	public - State
	public - Federal

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

x	building(s)
	district
	site
	structure
	object

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

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)

The Case Study House Program: 1945-1966

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Domestic: Single dwelling

Current Functions
(Enter categories from instructions.)

Domestic: Single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

International Style

Materials
(Enter categories from instructions.)

foundation: Concrete slab
walls: Plaster board, floor to ceiling glass, finished ply panels, Bakelite panels in baths
roof: Asphalt
other:

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

Case Study House (CSH) #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. The property exhibits a high level of integrity.

Narrative Description

This one-story house was constructed on a gently sloping lot elevated several feet above street level in the prestigious Toluca Lake tract. Other homes by significant mid-century architects are in the immediate neighborhood. Case Study House #1 introduced architectural elements that came to characterize the program such as floor to ceiling glass, flat roof, open floor plan, a minimum of hallways, flexible multi-purpose rooms, immediate access to gardens from all major rooms, and use of standardized materials such as concrete block, plywood panels and industrial glass.

Planar walls shield the house from the street while orienting the public living rooms to rear gardens for privacy. The plan, materials, and siting of the house encourage a relaxed lifestyle based on indoor-outdoor living. The dwelling is of wood frame post and beam construction on a concrete slab foundation. It is approximately 2000 square feet in size with a large combination living and dining room overlooking the rear gardens and pool through floor to ceiling windows. There are three bedrooms, two bathrooms and a kitchen.

The primary front entrance is approached via a pathway through a grassy yard and a covered canopy. It opens to a formal entry hall leading to the bedrooms and to the common living areas. A wood fence behind high foliage hides the door leading to the kitchen and pantry off a private patio and garage side door. The two-car garage is to the left of the kitchen patio.

The dwelling has a large living room open to the dining area that faces the pool and back garden through floor to ceiling sliding glass doors. A large fireplace decorated with rock veneer and a decorative sliding screen anchors the end of the open area. The opposite side of the open common area has blond plywood built-in cabinets and a decorative lattice separating it from the kitchen and entry hall.

At one end of the house are two bedrooms. The smaller one is called the nursery and faces the street; the large bedroom faces the backyard. A bathroom with a common sink and bathtub separates them. At the other end of the house past the common areas, is another bedroom with built-ins and a full bath decorated with tile. The two bedrooms have built-in cabinets and closets that resemble those found in ship staterooms, since architect Davidson had designed ship interiors.

The windows throughout the house are either floor to ceiling sliding glass or metal frame casements. The bathrooms have casement clerestory windows. Door and cabinet hardware is original throughout the house. Cabinets in the common areas are original blond plywood. Interior walls are plasterboard.

The house is essentially original and unmodified with the sole exception being the addition of a small music studio behind the garage that is not visible from the street. As a result, the house 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.

Case Study House #1
Name of Property

Los Angeles, California
County and State

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.)

[x] 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.

[x] 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

1948

Significant Dates

1948

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Julius Ralph Davidson

Period of Significance (justification)

Construction completed 1948.

Criteria Considerations (explanation, if necessary)

N/A

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

Case Study House #1 meets the criteria established in the Registration Requirements outlined in the MPS cover document. The house retains a high level of physical integrity. 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 #1 was designed by master architect Julius Ralph Davidson. 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 #1 (CSH #1) was designed by Julius Ralph Davidson and erected over a three-year period starting in 1945. It was completed in 1948 and is the first dwelling constructed under the auspices of *Arts and Architecture* magazine's Case Study House Program that ran from 1945-1966. The importance of the house generally, its significance within the program, and the work of its architect are thoroughly discussed within the historic Case Study context, being: "Experimental Modern residential architecture of the Case Study House Program in Southern California: 1945-1966." The house is a key example of the property type: Single-family residences of the Case Study House Program," and the "wood-frame post and beam dwellings" subtype. 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 #1 greatly influenced the evolution of the program by introducing plywood walls, a concrete slab foundation, flat roof, sliding glass walls open to the outside for easy indoor/outdoor access, and an open floor plan. In addition, the property represents the work of master architect Julius Ralph Davidson, one of the European émigrés who jump-started California's modern architecture movement. 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 a master architect.

Developmental history/additional historic context information (if appropriate)

Case Study House #1 — Name of Property
Los Angeles, California — County and State

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
_x_University
_x_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: 34.148525 Longitude: -118.351624

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

APN: 2424-032-012 TRACT NO 8064 LOTS 61 AND LOT 62 BLK 10

Boundary Justification (Explain why the boundaries were selected.)

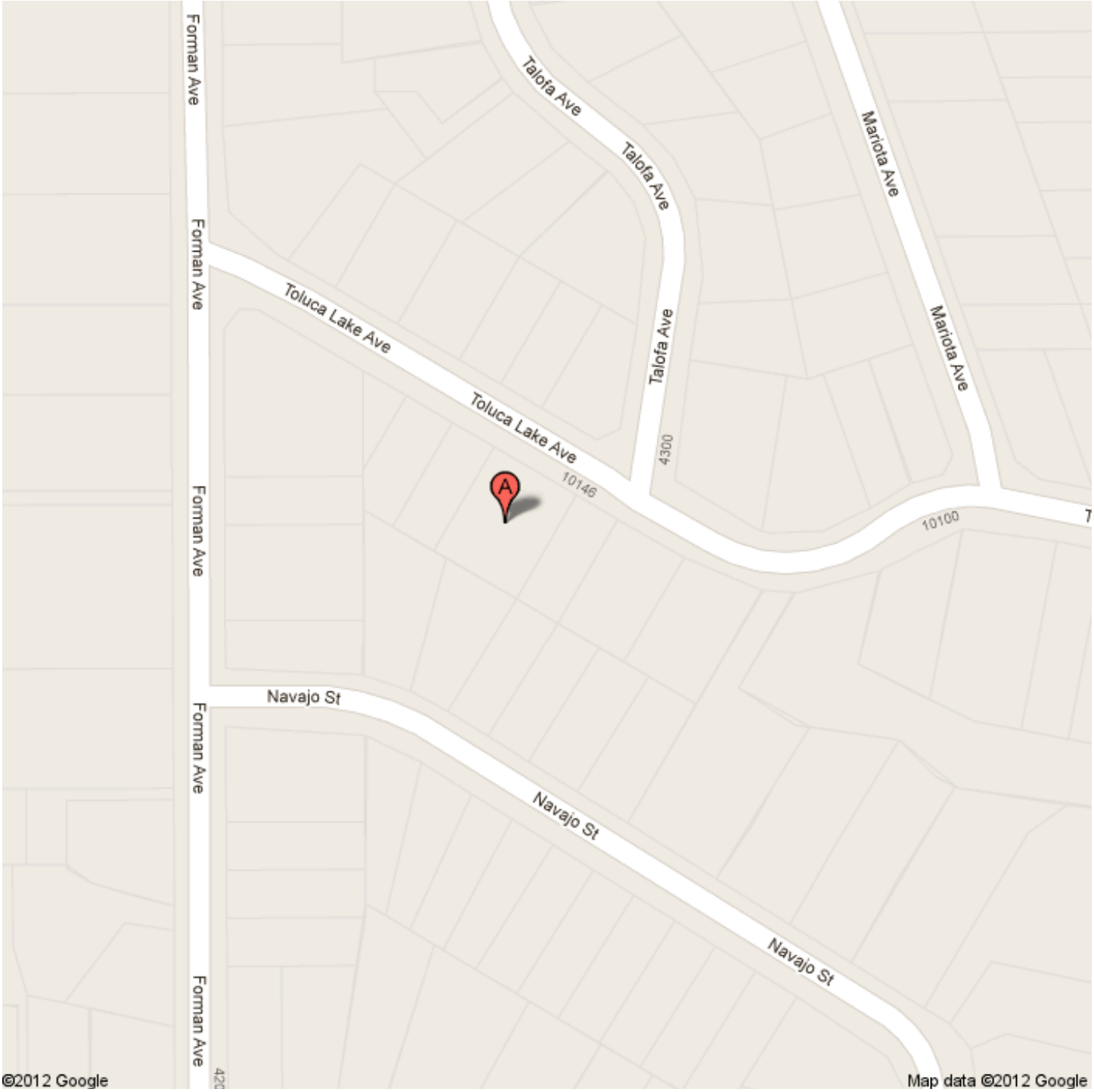
The nominated property includes the entire parcel historically associated with Case Study House #1 and the boundaries of the property's APN number, and as shown on the County Tax Assessors Map.

Case Study House #1
Name of Property

Los Angeles, California
County and State

10152 Toluca Lake Avenue, Los Angeles, CA 91602

Latitude: 34.148525 Longitude: -118.351624



11. Form Prepared By

name/title Cheryll Dudley Roberts / Realtor® / Real Estate Broker

organization Los Angeles Conservancy Modern Committee date July 2011; 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

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 #1
City or Vicinity:	Los Angeles
County:	Los Angeles
State:	California
Photographer:	Larry Underhill
Date Photographed:	April 12, 2011
Location of Original Digital Files	Los Angeles Conservancy, 523 W 6th Street, Los Angeles, CA 90014

CA_Los Angeles County_Case Study House 1_0001.tif
Northeast façade, camera facing Southwest

CA_Los Angeles County_Case Study House 1_0002.tif
Southeast façade, camera facing Northwest

CA_Los Angeles County_Case Study House 1_0003.tif
Front entry, camera facing Southeast

CA_Los Angeles County_Case Study House 1_0004.tif
Living room, camera facing Northwest

CA_Los Angeles County_Case Study House 1_0005.tif
Dining room, camera facing Northwest

Case Study House #1
Name of Property

Los Angeles, California
County and State

Property Owner:

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

name Donna and Brent D. Nelson

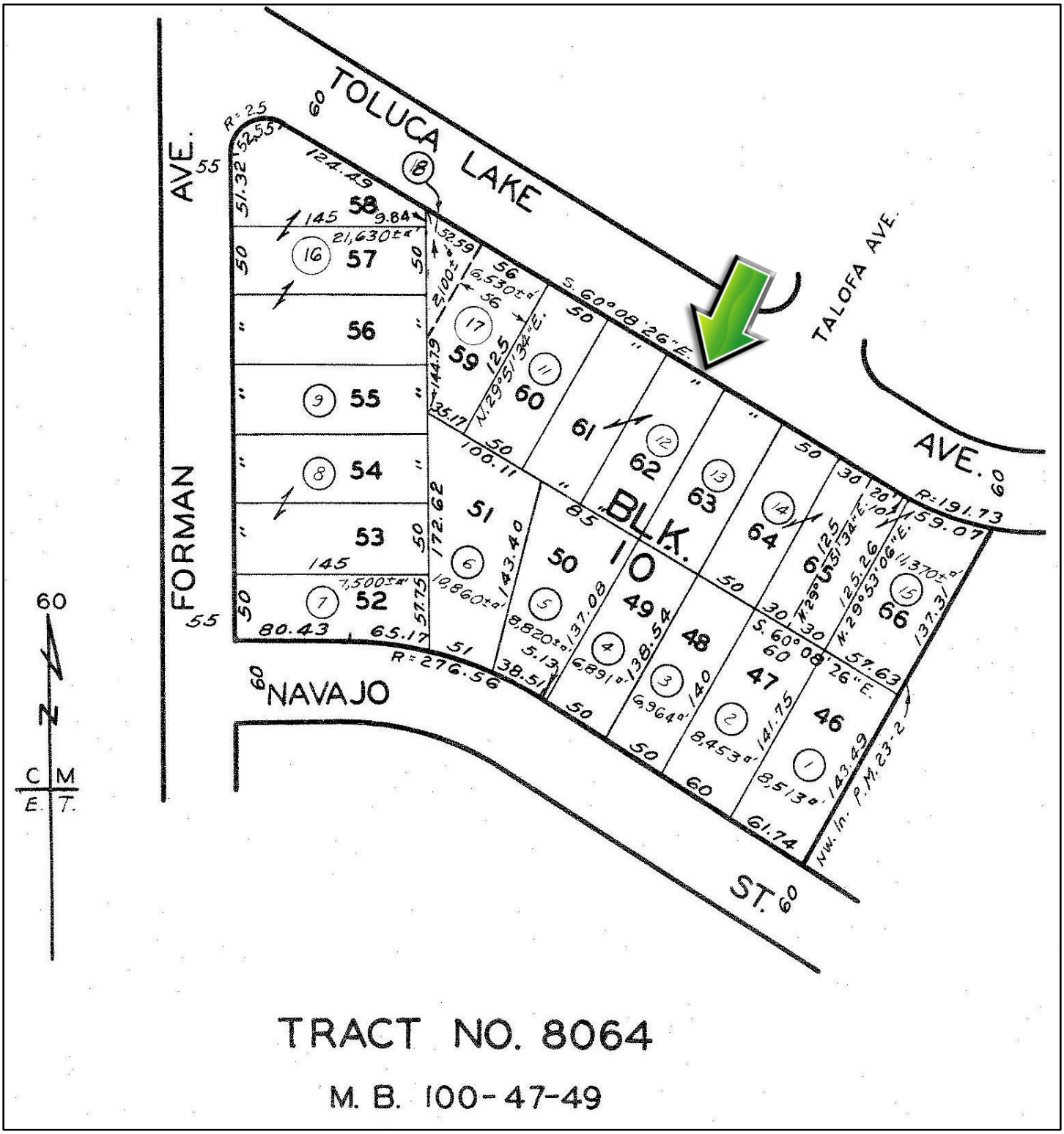
street & number 10152 Toluca Lake Avenue telephone

city or town Los Angeles state CA zip code 91602

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.

Case Study House #1 — Name of Property
Los Angeles, California — County and State

10152 Toluca Lake Avenue, Los Angeles, CA 91602 - APN: 2424-032-012 Scale: 1”=100’



10152

10152