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

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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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 #10

other names/site number

2. Location

street & number 711 South San Rafael Ave N/A not for publication

city or town Pasadena N/A vicinity

state California code CA county Los Angeles code 037 zip code 91105

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 5-28-13

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

7/24/2013

Signature of the Keeper Date of Action

Case Study House #10
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.)

Modern

Materials
(Enter categories from instructions.)

foundation: Concrete slab
walls: Plywood, Floor-to-ceiling glass, pebbled glass, corrugated wire glass
roof: Composition; Slopes downhill to mirror typography of site
other: Concrete patio and wood exterior decking

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

Added to the Case Study House Program after completion (in order to maintain continuity in the program given the number of unbuilt houses up to that point), the house fulfilled many of the Case Study goals including economy of materials, simplicity of construction, and low cost. The house is of wood post and beam construction with extensive glazing on a three-level concrete slab. A single shed roof covers all three levels, following the slope of the hillside on which the house was constructed. The upper level was the garage and studio, the middle level contained the bedrooms, and on the bottom level were located the kitchen and living room. Deep overhangs shaded the rear glass walls. A large sliding glass partition allowed the dining area to open to the outdoors. Built by a father and son design team, the house was one of the better examples of a residence designed completely in keeping with its site. Regarding physical integrity, the only modifications to the house are minor interior modifications and a sensitive addition designed by one of the original architects.

Narrative Description

Case Study House #10 was built on a sloping corner lot in Pasadena. The angle of the lot falling down from the street served as inspiration for the house's three level plan. The top floor contains a studio and garage. The master bedroom and a guest room and bath are on the middle floor, which also contains a gallery/hallway that overlooks the living room below through a large pane of corrugated translucent glass. The living room, dining room, kitchen, and a 1968 addition (by one of the original architects) are on the lower level.

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. The house's shed roof parallels the slope of the lot. At the front of the house, steps and a walk lead down from the street to the main entrance. A floor to ceiling pebbled glass wall in the studio overlooks the walkway. There is also a front courtyard to the east of the studio that is currently shielded from street view by a fence. To the west of the front entrance is the attached garage.

The rear elevation of the house is formed mainly of sliding glass doors, with the roof overhang providing shade to a back patio outside of the dining room. The sliding glass doors cover the entire south face of the living room and dining room with the exception of the fireplace. The kitchen door and corner of windows in the south wall of the kitchen and additional room form the west end of the rear elevation. To the east, the side wall of the living room is a row of knee-to-ceiling windows. Windows in the south wall of the master bedroom above overlook the back yard.

The house is entered through a front door flanked by glass panels. Through the door, a hallway on the middle level leads to the garage to the west. Stairs leading down to the living room on the third level are to the south. To the east, the hall proceeds past a wall of corrugated translucent glass overlooking the living room below. A left turn leads to stairs up to the studio and to the guestroom and a bathroom; past this turn the hall proceeds to the master bedroom.

The studio has an east wall of glass, with a sliding door that opens to a concrete terrace. Half of the opposite, west wall, is made of pebbled glass that overlooks the front path down to the door. The north wall of the guest room is glass with built-in storage on the south and east wall. The north wall of the master bedroom consists of built-in cabinets with clerestory windows above. A wall of windows to the south provides views of the back yard. The master bath is to the east of the master bedroom, extended slightly past the original footprint of the structure by a later renovation.

The living room and dining room on the lower level are designed to flow into the surrounding landscape. The rear, south face of these rooms are entirely glass except for the punctuation of the brick fireplace. The dining room has a large sliding glass door that slides away behind the fireplace to open the entire room to the outdoors. Outside the dining room is a terrace shaded by a dramatic roof overhang. The living room also has sliding glass doors, with glass walls intersecting at the southeast corner. The kitchen to the west of the dining room is fairly small since the house was designed for a small number of adult residents. It has intersecting glass windows at its southwest corner.

The current owners hired one of the original architects, Kemper Nomland Jr., to design the addition, which was designed to match the architecture of the original house. The addition, built in 1968, is located west of the kitchen in the space between the kitchen and garage. It consists of a bedroom/sitting room, a small study, and a bathroom. These rooms incorporate surfaces, storage, and lighting designed to match the original house. In the 1970s or early 1980s, the owners modified the master bedroom and bath by moving the eastern wall of the bath several feet to enlarge the bathroom and add curved glass windows, removing shelving that had divided the bedroom into sleeping and dressing areas, adding new shelving against the north wall, and reorienting the bed. Some of the surfaces inside the house have also been partly modified. Parquet wood floors have been added above the concrete slab and the combed redwood wood paneling has been replaced by a lighter wood in the living and dining room. A newer door and glass panels have also replaced the original front door and adjacent translucent panels.

Case Study House #10 retains integrity of location and setting. It retains integrity of association as a single-family dwelling constructed under the auspices of the Case Study House Program. The noted alterations such as the addition to the area west of the kitchen and various interior modifications do not materially degrade integrity of design, materials and workmanship. Overall, the original feeling of this Case Study house is retained. As a result, the house continues to “maintain enough physical integrity to be readily identifiable as a contributor to the program.”

Case Study House #10
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
1947

Significant Dates
1947

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation
N/A

Architect/Builder
Kemper Nomland and Kemper Nomland, Jr.

Period of Significance (justification)

Construction completed 1947.

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 (CSH) #10 meets the criteria established in the Registration Requirements outlined in the MPS cover document. 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 #10 was designed by master architects Kemper Nomland and Kemper Nomland Jr. 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 #10 was designed and built between 1945-1947 by a father and son team of architects, Kemper Nomland and Kemper Nomland Jr. It is one of the dwellings that are part of *Arts & Architecture* magazine's Case Study House program, which ran from 1945 until 1966. 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 the goals of the Case Study House Program, 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.

The residence was designed for use by the architects' own family, who lived in the house for 18 years until 1965. Located in the San Rafael Hills neighborhood of Pasadena, the house is a relaxed statement of modernity and indoor/outdoor living.

The importance of the house, its significance within the program, and the work of its primary architect 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. 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 #10 retains architectural significance because it utilized new building materials and techniques, employed simplicity of construction, economy of materials, and integration of indoor and outdoor living. In addition, the property represents the work of master architects Kemper Nomland and Kemper Nomland Jr. 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)

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: 34.131203 Longitude: -118.170265

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

APN: 5717-020-012 TRACT # 9353 0.36 MORE OR LESS AC COM AT MOST N COR OF LOT 2 TH S 48¢12' E 148.43 FT TH SW 120 FT TH NW 87 FT TO W LINE OF SD LOT TH N THEREON 179.39 FT TO BEG PART OF LOT 2

Boundary Justification (Explain why the boundaries were selected.)

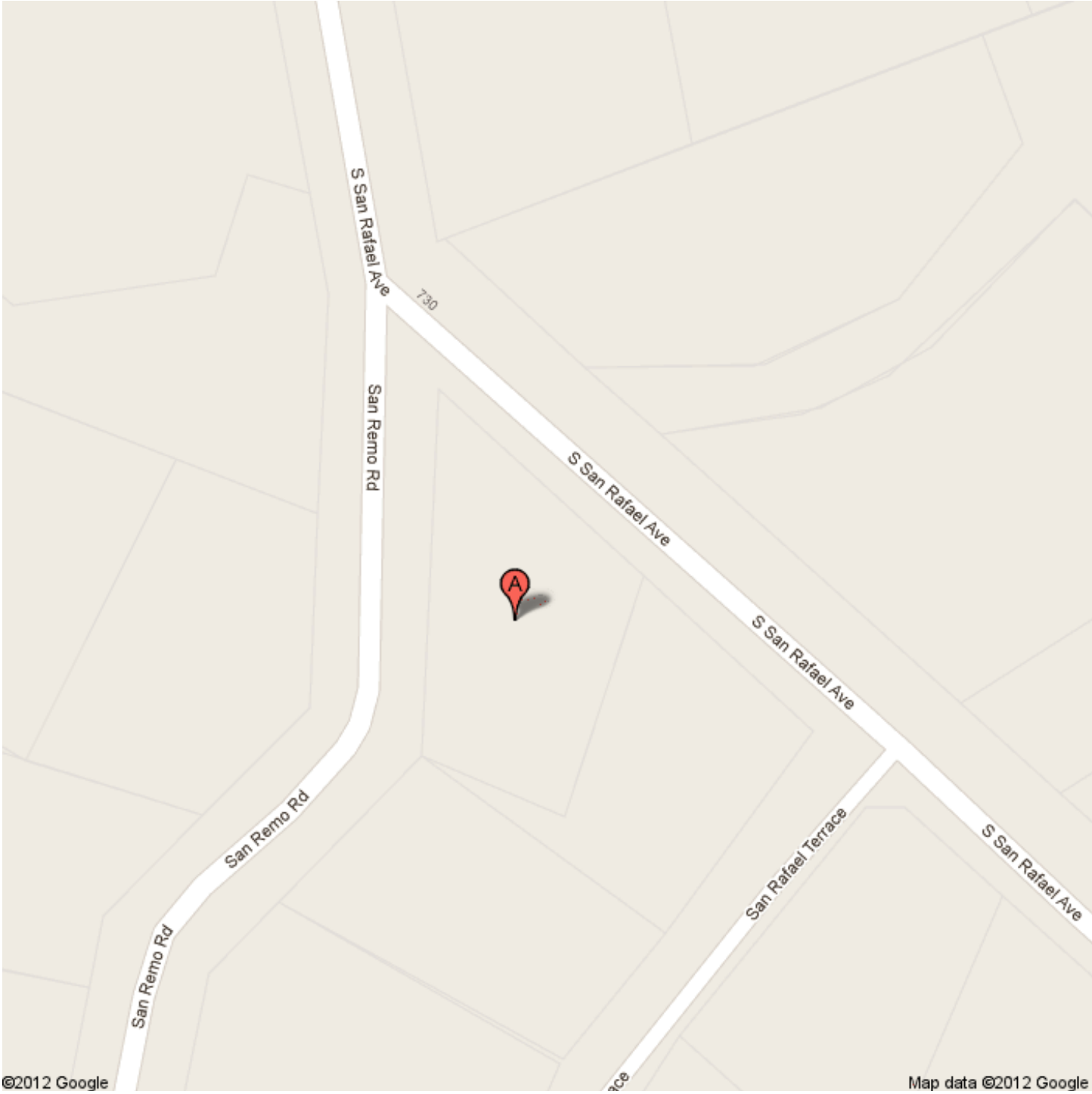
The nominated property includes the entire parcel historically associated with Case Study House #10 and the boundaries of the property's APN number, and as shown on the County Tax Assessors Map.

Case Study House #10
Name of Property

Los Angeles, California
County and State

711 South San Rafael Avenue, Pasadena, CA 91105

Latitude: 34.131203 Longitude: -118.170265



11. Form Prepared By

name/title Mark Vallianatos, Policy Director, Urban & Environmental Policy Institute, Occidental College

organization Los Angeles Conservancy Modern Committee date June 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

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 10 – Kemper Nomland & Kemper Nomland Jr.
City	Pasadena
County	Los Angeles
State	CA
Name of Photographer	Regina O'Brien
Date of Photographs	February 23, 2012
Location of Original Digital Files	Los Angeles Conservancy, 523 W 6th Street, Los Angeles, CA 90014

CA_Los Angeles County_Case Study House 10_0001.tif
North façade, camera facing Southwest

CA_Los Angeles County_Case Study House 10_0002.tif
North façade, camera facing Southeast

CA_Los Angeles County_Case Study House 10_0003.tif
South façade, Carport, camera facing Southeast

CA_Los Angeles County_Case Study House 10_0004.tif
South façade, camera facing Southeast

CA_Los Angeles County_Case Study House 10_0005.tif
Bedroom, camera facing Southeast

CA_Los Angeles County_Case Study House 10_0006.tif
Living Room, camera facing Southeast

Case Study House #10
Name of Property

Los Angeles, California
County and State

Property Owner:

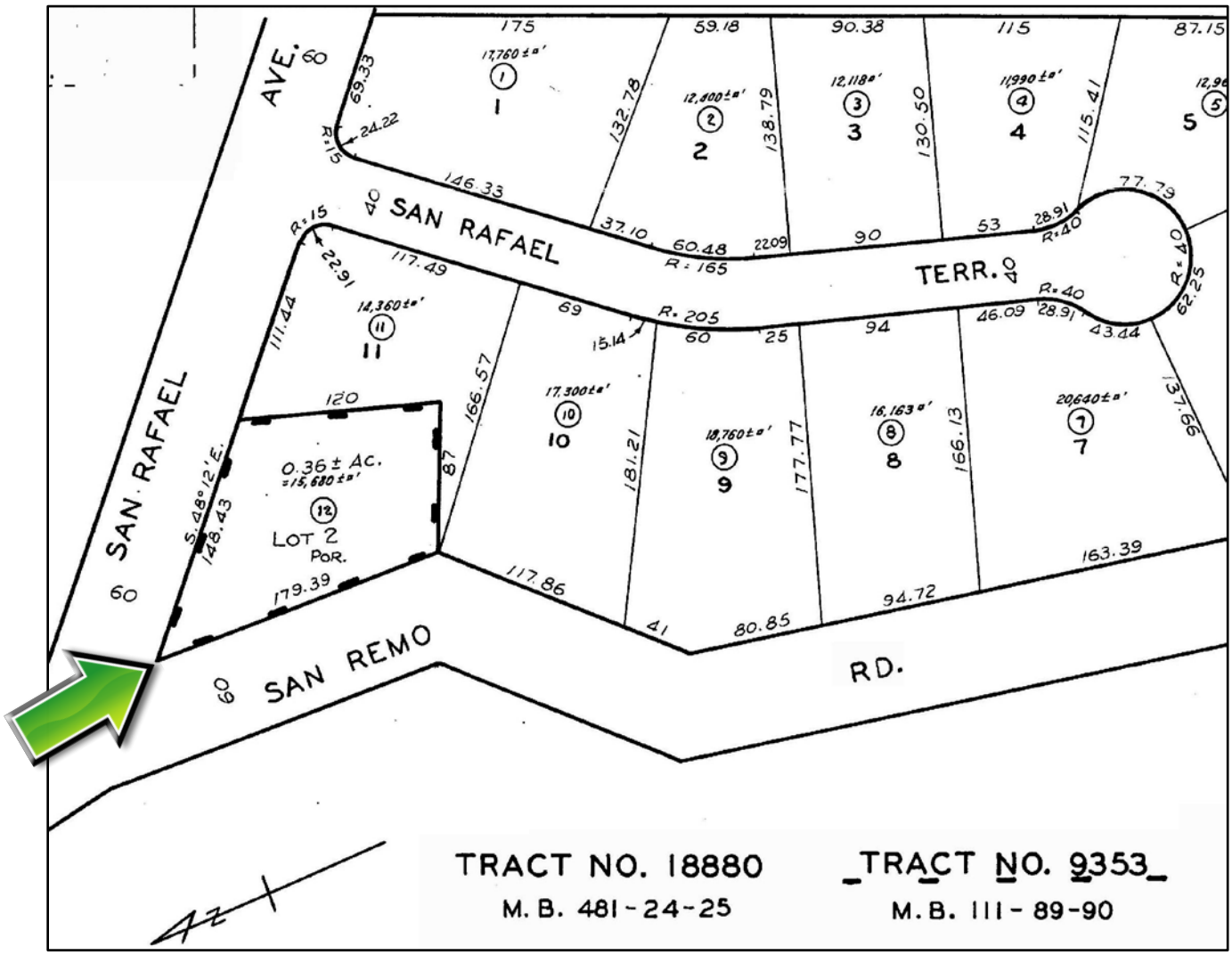
(Complete this item at the request of the SHPO or FPO.)

name Timothy M Morris and Diane M Kawashima

street & number 711 South San Rafael Avenue telephone 626-799-2565

city or town Pasadena state CA zip code 91105

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 #10 — Name of Property
Los Angeles, California — County and State

711 South San Rafael Avenue, Pasadena, CA 91105 - APN: 5717-020-012 Scale: 1”=100’