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 #16

other names/site number

2. Location

street & number 1811 Bel Air Road | N/A not for publication

city or town Los Angeles | N/A vicinity

state California code CA county Los Angeles code 037 zip code 90077

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 #16 | Los Angeles, California
Name of Property | 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: Floating panels inset between glass, wood and steel posts, Hollow core block glass, corrugated wire glass
roof: Composition, Flat
other: Steel frame, Floor-to-ceiling glass

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 is the first of three residences that Ellwood designed for the program. A highly rational design, Case Study House #16 was built of steel, glass, and concrete. Ellwood was trained as an engineer and 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 property exhibits a high level of integrity.

Narrative Description

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. Of steel frame construction, the house is 1750-square feet in size with a rectangular footprint. The dimensions of the house are 28 feet by 56 feet based on a four-foot modular rectangle. The walls were fashioned as floating screens of interchangeable panels that are recessed at their bases and separated from the ceiling by empty space or glazing.

From the street the house presents itself as a glowing, floating glass pavilion. A wall of frosted glass fronts the dwelling and encloses the interior courtyards that adjoin the bedrooms. The roofline cantilevers over exteriors of grooved fir siding. The main entrance is located just past a low brick wall, which separates the entry walkway from the carport. The roof appears to float above the carport, which sits on a concrete slab that extends to the street. Two wire-glass skylights illuminate the entryway. A second translucent glass wall at the back of the carport gives obscured views of the house and hints at the forms beyond, as well as unifying the street elevation. Interior detailing was aligned to practicality.

The interior walls and ceiling extend out onto exterior terraces, creating both a wide overhang and partitions for the exterior courtyards, further merging the inside with the outside. The large rear patio to the west reiterates the modular articulations of the house by being laid out in rectangular sections of concrete. There is an exterior fireplace made of Palo Verde stone that shares its chimney with the interior fireplace to anchor the southwest corner of the house. A second “viewing terrace" extends beyond the floor-to-ceiling glass doors of the living room along the south elevation.

The backyard area had many areas for play, and from the rear elevation you can see a low brick wall with custom designed built-in climbing bars that also act as a minimalist sculpture. This brick wall blocks the exterior yard from the service area and the interior courtyard.

The current owner, who bought the house a year after its construction, has maintained it with all of the original built-in furniture and appliances, replacing only the original sisal flooring of the interior, and covering the concrete floors of the outside terraces with a gray bisque tile that unifies the exterior and interior. In addition she has added vertical blinds inside of the sliding-glass doors, which were not

fitted with sunscreens, because additional shade was needed. With its simple planer geometry, clear structural massing and "floating planes" the house has as open spaciousness that welcomes the exterior environment and fits beautifully into the wooded hillside.

The publicly visible street facade is unaltered and the noted modifications relatively minor. As a result, the property maintains a high level of integrity of design, materials and workmanship. It is at its original location and the setting has been retained, and the property remains a single-family dwelling associated with the Case Study House Program. Because of these factors, integrity of feeling also remains high.

Case Study House #16 | Los Angeles, California
Name of Property | 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

1953

Significant Dates

1953

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

Cultural Affiliation

N/A

Architect/Builder

Craig Ellwood

Period of Significance (justification)

Date of construction 1953.

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 #16 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 #16 was designed by master architect Craig Ellwood. 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.)

Craig Ellwood, who had been a contractor and had no formal architectural training, designed this residence in 1952. It was the first of three he designed for the program. The residence was built as a display home and was ultimately sold to Muriel Norton who had just moved from New York City and had no previous experience with modern architecture. Located in the hills above Bel Air, the house orients out onto spectacular views that the dwelling's floor-to-ceiling glass walls take full advantage of. The house, with its geometric open floor plan, is a testament to indoor/outdoor open living in California. 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.

Case Study House #16 is a vital component of the Case Study House Program due to its innovative use of exposed steel structural framing and the fact that it remains in pristine as-built condition to this day. The importance of the house, its significance within the program, and the work of its 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 family residences of the Case Study House Program," and the "steel-frame dwelling" subtype. In addition, the property represents the work of master architect Craig Ellwood. 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 #16 Los Angeles, California
Name of Property 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: 34.102467 Longitude: -118.449776

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

TRACT NO 10798 LOT COM AT MOST W COR OF LOT 6 TH N 89 55'46" E 1.05 FT TH S 18 21'48" E 263.24 FT TH N 61 40' E TO E LINE OF SD LOT TH S ON A CURVE CONCAVE TO E RADIUS EQUALS 89 FT 88.82 FT TH S LOT 6

Boundary Justification (Explain why the boundaries were selected.)

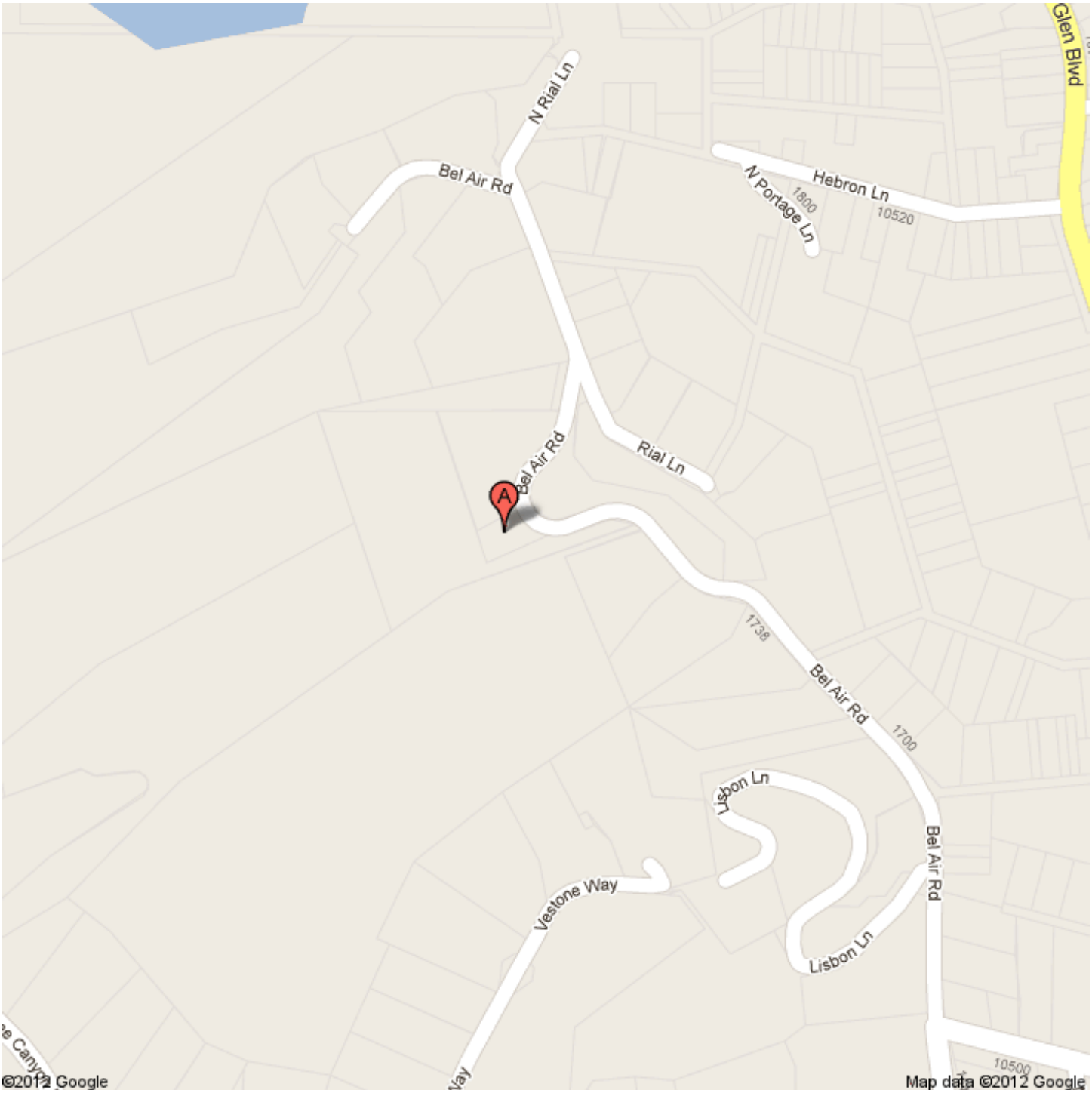
The nominated property includes the entire parcel historically associated with Case Study House #16 and the boundaries of the property's APN number, and as shown on the County Tax Assessors Map.

Case Study House #16
Name of Property

Los Angeles, California
County and State

1811 Bel Air Road, Los Angeles, CA 90077

Latitude: 34.102467 Longitude: -118.449776



Case Study House #16 Los Angeles, California
Name of Property County and State

11. Form Prepared By

name/title Regina O'Brien

organization Los Angeles Conservancy Modern Committee date April 8, 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 #16
City	Los Angeles
County	Los Angeles
State	CA
Name of Photographer	Larry Underhill
Date of Photographs	August 4, 2011
Location of Original Digital Files	Los Angeles Conservancy, 523 W 6th Street, Los Angeles, CA 90014

CA_Los Angeles County_Case Study House 16_0001.tif
East façade, camera facing West

CA_Los Angeles County_Case Study House 16_0002.tif
Entry, camera facing South

CA_Los Angeles County_Case Study House 16_0003.tif
West façade, camera facing Southeast

CA_Los Angeles County_Case Study House 16_0004.tif
Chimney and outdoor fireplace, camera facing Northeast

Case Study House #16 | Los Angeles, California
Name of Property | County and State

Property Owner:

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

name Muriel A. Norton

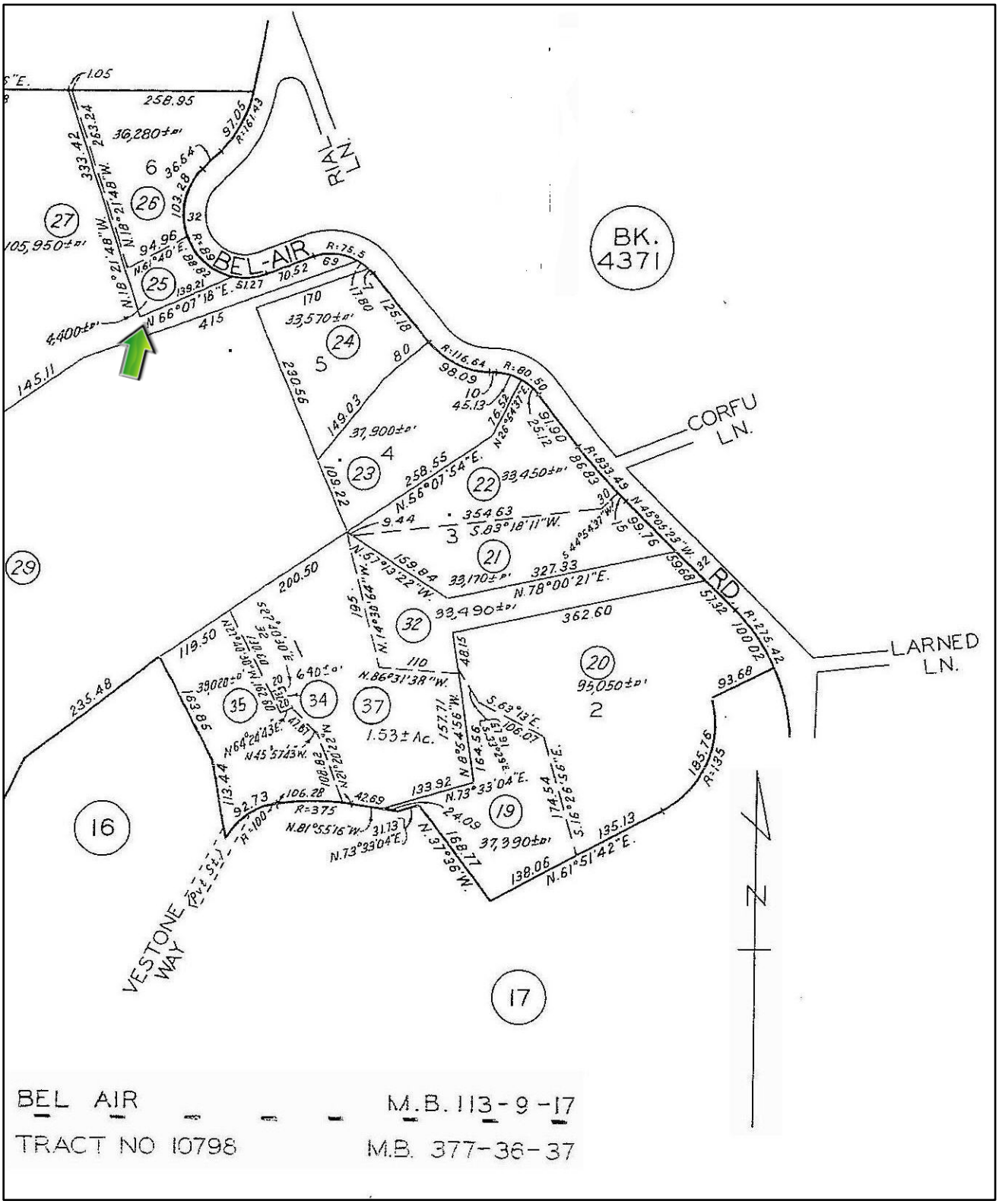
street & number 1811 Bel Air Road telephone

city or town Los Angeles state CA zip code 90077

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 #16 | Los Angeles, California
Name of Property | County and State

1811 Bel Air Road, Los Angeles, CA 90077 - APN: 4370-014-025 Scale: 1"= 200'



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