



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

N/A not for publication

city or town Thousand Oaks

N/A vicinity

state California code CA county Ventura code 111 zip code 91361

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:

Case Study House #28
Name of Property

Ventura, California
County and State

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
Name of Property

Ventura, California
County and State

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.

Case Study House #28
Name of Property

Ventura, 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.)

- 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.

Case Study House #28
Name of Property

Ventura, California
County and State

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.

Case Study House #28
Name of Property

Ventura, 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
 - 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.

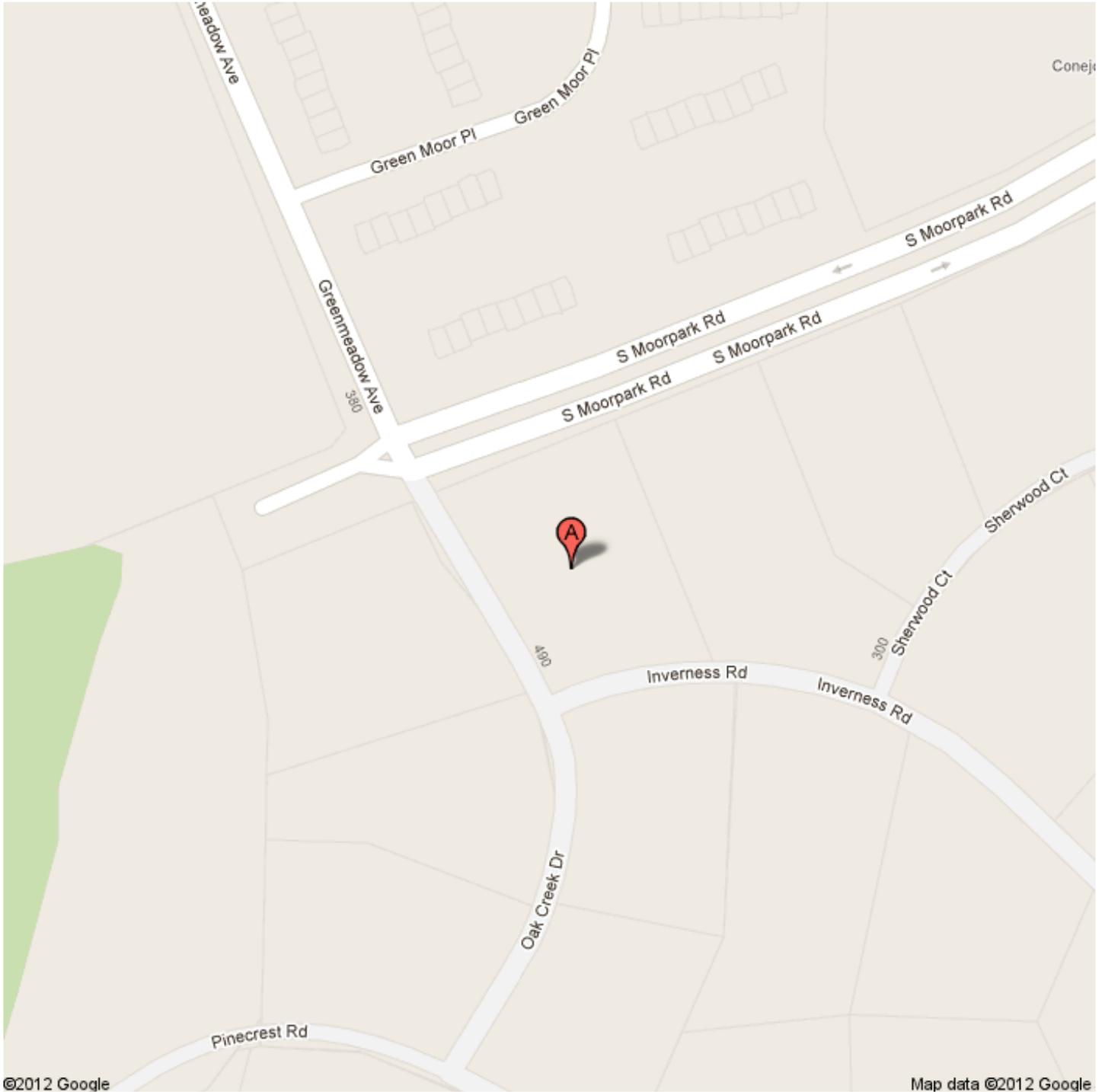
Case Study House #28
Name of Property

Ventura, California
County and State

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.











