CASE STUDY HOUSE #16
1811 North Bel Air Road
CHC-2017-1702-HCM
ENV-2017-1703-CE

Agenda packet includes:

1. Final Determination Staff Recommendation Report
2. Commission/ Staff Site Inspection Photos—June 8, 2017
3. Categorical Exemption
4. Under Consideration Staff Recommendation Report
5. Historic-Cultural Monument Application

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2017-1702-HCM
ENV-2017-1703-CE

HEARING DATE: July 20, 2017
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 1811 North Bel Air Road
Council District: 5 - Koretz
Community Plan Area: Bel Air - Beverly Crest
Area Planning Commission: West Los Angeles
Neighborhood Council: Bel Air - Beverly Crest
Legal Description: Tract TR 10798, Lot 6

EXPIRATION DATE: August 1, 2017

PROJECT: Historic-Cultural Monument Application for the CASE STUDY HOUSE #16

REQUEST: Declare the property a Historic-Cultural Monument

OWNER: Norton, Muriel A., Trustee, Muriel A. Norton Trust
1811 Bel Air Road
Los Angeles, CA 90077

APPLICANT: Kit Boss
2337 Hill Street
Santa Monica, CA 90405

PREPARERS: Katie Horak and Mickie Torres-Gil
Architectural Resources Group
8 Mills Place, Ste. 300
Pasadena, CA 91105

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the subject property** a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.

2. **Adopt** the staff report and findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachments: Commission/ Staff Site Inspection Photos—June 8, 2017
Historic-Cultural Monument Application

FINDINGS

- Case Study House #16 "reflects the broad cultural, economic, or social history of the nation, state, or community" for its association with the Case Study House Program (1945-1966), which profoundly influenced mid-twentieth century residential design.

- Case Study House #16 "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an excellent example of post and beam Mid-Century Modern style residential architecture.

- Case Study House #16 is "a notable work of a master builder, designer, or architect whose individual genius influenced his or her age" as a highly intact work of Los Angeles-based master architect Craig Ellwood that represents his early experimentation with steel construction.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

Case Study House #16 is a Mid-Century Modern single-family residence located at 1811 Bel Air Road, at the crest of a hill near the Stone Canyon Reservoir in the Bel Air neighborhood of Los Angeles. Completed in 1953, the subject property was designed by master architect Craig Ellwood as the first of three properties that he designed for the Case Study House Program. This is the only one of the three to remain intact; Ellwood's designs for Case Study House #17 (1956) and Case Study House #18 (1958) have been substantially altered to the extent that their original designs are unrecognizable.

The Case Study House Program was an internationally recognized, experimental post-World War II housing program initiated by John Entenza's *Arts & Architecture* magazine. Running between 1945 and 1966, the program was one of the most significant efforts to bring affordable, mass-producible, and technologically advanced housing to America's growing middle class. The program publicized the planning and development of 36 dwellings designed by a number of prominent architects and firms and was pivotal in the development of Southern California's regional modern architecture.

The one-story subject property is of steel post-and-beam construction and has a predominantly rectangular plan with a small volume extending to the north for a two-car carport. It is fronted by abundant landscaping and foliage of mature trees, bushes and foundation plantings. A broad

lawn sits at the rear, northwest corner of the property, while low, masonry block retaining walls surround the perimeter of the site. The dwelling's steel frame is composed of square steel tubing constructed on an eight-foot module. The frame supports exterior walls of glass and grooved Douglas fir siding, while walls of hollow clay tile block or obscure glass serve to delineate exterior spaces. The dwelling is capped by a flat, plastered concrete roof with wide eaves. The primary façade faces northeast and is dominated by an open carport and a translucent wall of obscure glass, which screens a private courtyard along the street. The primary entrance is approached through the carport and features a grooved wood front door that is flush with the face of the building. Fenestration is abundant and consists of sliding glass doors and fixed, floor-to-ceiling windows along the remaining elevations. A large, rectangular block clad with Palos Verdes stone is positioned along the southwest corner of the building, containing the chimney for the living room fireplace and one for an exterior barbecue. Exterior terraces are located along the southwest and southeast elevations. A steel pergola shades the southwest terrace, where a tiled patio follows the modular articulation of the house. Interior features include an open floor plan, interior walls of plaster and grooved Douglas fir panels, floating screens used to define communal spaces, a Palos Verde stone-clad fireplace in the living room, and built-in storage and furniture.

Craig Ellwood (1922-1992), born Jon Nelson Burke, was an influential Los Angeles-based modernist architect whose career spanned the early 1950s through the mid-1970s. He was recognized professionally for fusing of the formalism of Mies Van der Rohe with the informal style of California modernism. Craig Ellwood and his firm had successful commissions outside of the Case Study House Program, and in 1954 the designer earned first place at the International Exhibition of Architecture in Sao Paulo, Brazil, for his design of a four-unit, steel-framed apartment house. Other works by Ellwood include the Broughton Residence in Beverly Crest (1949), the Andersen Residence in Pacific Palisades (1955), the Smith House in Brentwood (1958), the Scientific Data Systems building (now Xerox Data Systems) in El Segundo (1966), the Security Pacific National Bank in Beverly Hills (1973), and the Bridge Building for the Art Center College for Design in Pasadena (1976). In 1977, Ellwood closed his firm and moved to Italy, where he died in 1992.

The subject property appears to be largely unaltered from its original construction. While no alteration permits were found for the property, current photos and a recent National Register nomination confirm that there were several minor and cosmetic alterations. These include the replacement of original flooring on the interior and exterior terraces with tile, and the removal of a reflecting pool near the outdoor chimney.

The citywide historic resources survey, SurveyLA, identified the subject property as individually eligible for listing or designation at the national, state and local levels as an excellent example of Mid-Century Modern residential architecture. The subject property is listed on the National Register of Historic Places (ref# 13000515) and the California Register of Historical Resources.

DISCUSSION

Case Study House #16 successfully meets three of the Historic-Cultural Monument criteria.

The subject property "reflects the broad cultural, economic, or social history of the nation, state, or community" for its association with the Case Study House Program (1945-1966), which profoundly influenced mid-twentieth century residential design. The Case Study House Program is considered to be one of the most significant and influential experimental post-World War II

housing efforts attempted in the United States. Sponsored by John Entenza's *Arts & Architecture* magazine, the Case Study Houses were experiments in residential architecture designed to help meet the demands of the postwar housing boom. As part of the program, eight nationally renowned architects, including Craig Ellwood, were commissioned to create model residences using inexpensive materials and innovative design—a concept exemplified by the subject property.

The subject property also "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction" as an excellent example of post and beam Mid-Century Modern style residential architecture. The post and beam design aesthetic is representative of the adaptation of early European and American modern architectural precedents to the climate, material palette, economy, and topography of Southern California. The hallmark of this design, as exhibited by the subject property, is the direct expression of structural framing, consisting of beams supported by posts, allowing for large expanses of glass, flexible and open floor plans, and the seamless integration of indoor and outdoor living space. The subject property also retains other characteristic features of the style that include horizontal massing, unornamented wall surfaces, and a flat roof with overhanging eaves.

Furthermore, the subject property is "a notable work of a master builder, designer or architect whose individual genius influenced his or her age" as a highly intact work of Los Angeles-based master architect Craig Ellwood that represents his early experimentation with steel construction. Craig Ellwood had a great impact on the Modern architecture movement of the twentieth century by way of his passion for using industrial construction techniques and materials such as steel, glass, and concrete in residential architecture. As a solution to the challenge of working with steel in residential architecture, Ellwood adopted a steel structure and paneling system in which he infilled a steel frame with panels of wood, glass, or brick, which can be observed at the subject property. The subject property was the first of three houses that Ellwood designed for the Case Study House Program and it is the only remaining intact example of his work during this time.

Case Study House #16 has had only one known resident, the current owner, who has been living at the property since 1958. The subject property appears to be highly intact and retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings*."

The designation of Case Study House #16 as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

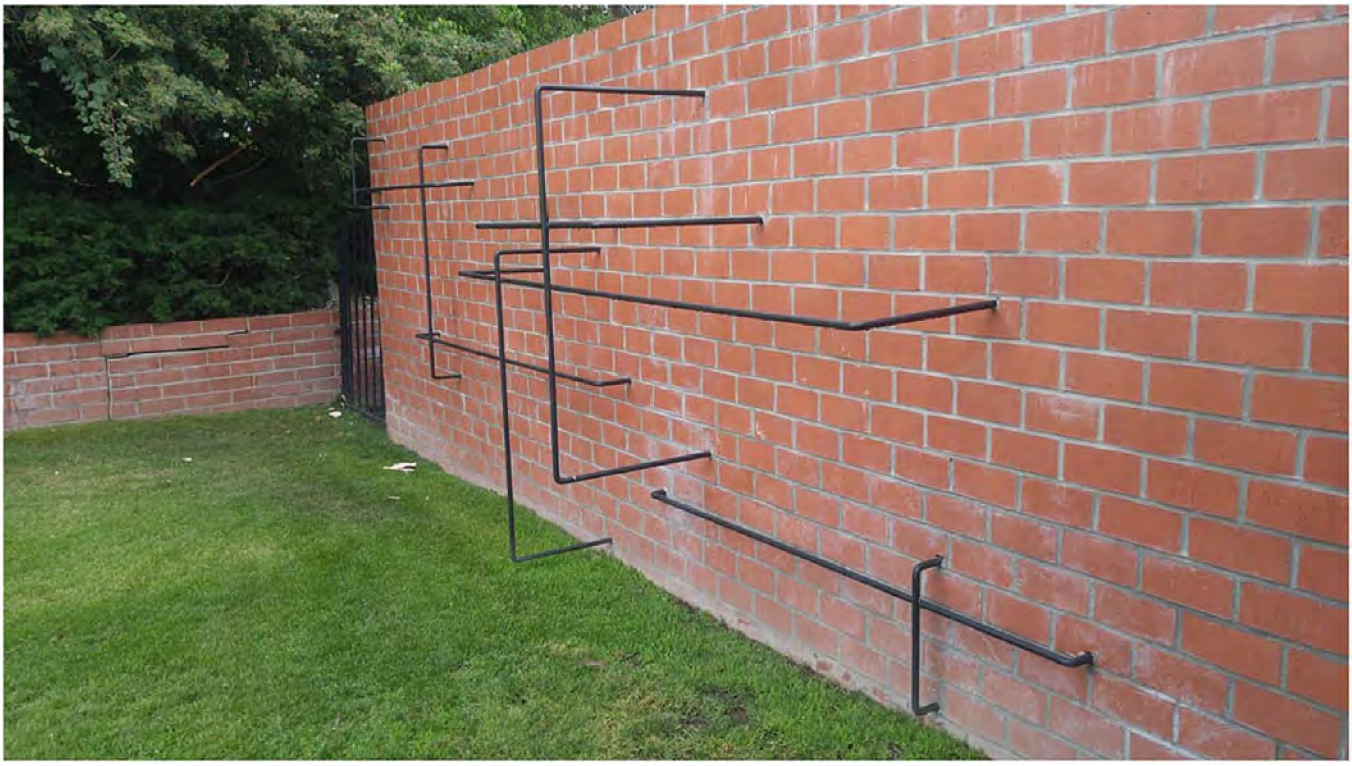
The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

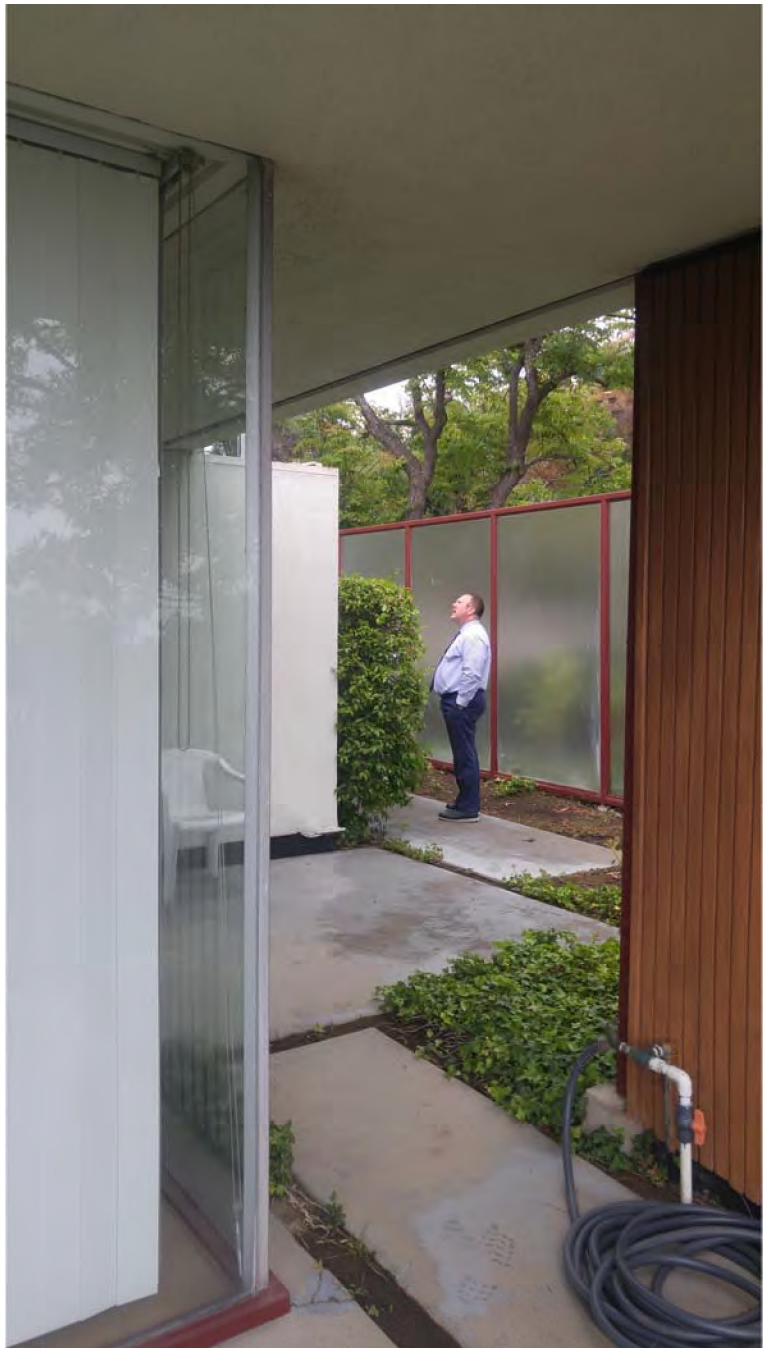
The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

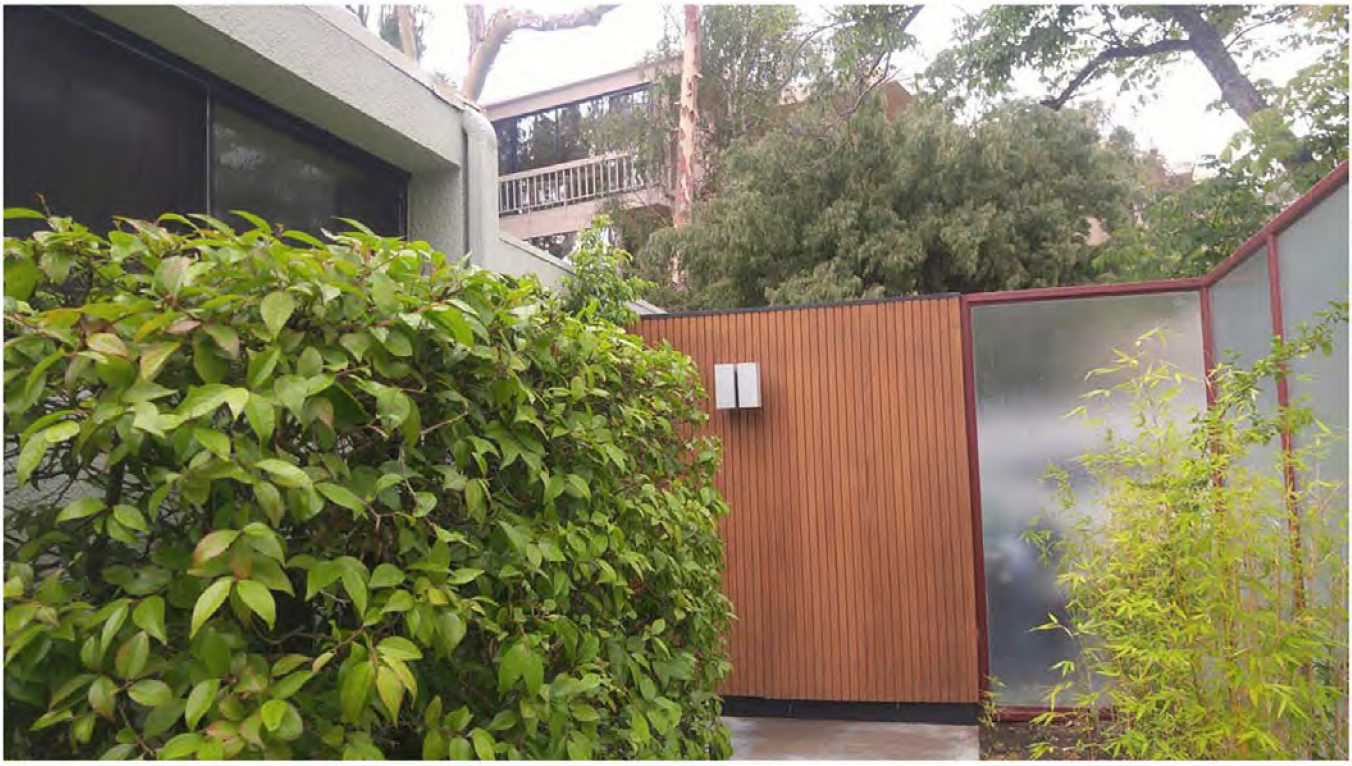
Categorical Exemption ENV-2017-1703-CE was prepared on June 30, 2017.

BACKGROUND

On May 18, 2017, the Cultural Heritage Commission voted to take the property under consideration. On June 8, 2017, a subcommittee of the Commission consisting of Commissioners Barron and Milofsky visited the property, accompanied by staff from the Office of Historic Resources.







COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY	COUNCIL DISTRICT
City of Los Angeles Department of City Planning	5

PROJECT TITLE	LOG REFERENCE
Case Study House #16	ENV-2017-1703-CE CHC-2017-1702-HCM

PROJECT LOCATION
1811 North Bel Air Road, Los Angeles, CA 90077

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Designation of Case Study House #16 as an Historic-Cultural Monument.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON	AREA CODE	TELEPHONE NUMBER	EXT.
Melissa Jones	213	978-1192	

EXEMPT STATUS: (Check One)

		STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
	MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
	DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
	EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
×	CATEGORICAL EXEMPTION	Sec. 15300 *et seq.*	Art. III, Sec. 1

Class **8 & 31** Category _____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.

JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of **Case Study House #16** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE	TITLE	DATE
[SIGNED COPY IN FILE]	Planning Assistant	June 30, 2017

FEE:	RECEIPT NO.	REC'D. BY	DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

_____ NAME (PRINTED)

_____ SIGNATURE

_____ DATE

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2017-1702-HCM
ENV-2017-1703-CE

HEARING DATE: May 18, 2017
TIME: 10:00 AM
PLACE: City Hall, Room 1060
200 N. Spring Street
Los Angeles, CA 90012

Location: 1811 North Bel Air Road
Council District: 5 - Koretz
Community Plan Area: Bel Air - Beverly Crest
Area Planning Commission: West Los Angeles
Neighborhood Council: Bel Air - Beverly Crest
Legal Description: Tract TR 10798, Lot 6

PROJECT: Historic-Cultural Monument Application for the CASE STUDY HOUSE #16

REQUEST: Declare the property a Historic-Cultural Monument

OWNER: Norton, Muriel A., Trustee, Muriel A. Norton Trust
1811 Bel Air Road
Los Angeles, CA 90077

APPLICANT: Kit Boss
2337 Hill Street
Santa Monica, CA 90405

PREPARERS: Katie Horak and Mickie Torres-Gil
Architectural Resources Group
8 Mills Place, Ste. 300
Pasadena, CA 91105

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.

2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

Case Study House #16 is a Mid-Century Modern single-family residence located at 1811 Bel Air Road, at the crest of a hill near the Stone Canyon Reservoir in the Bel Air neighborhood of Los Angeles. Completed in 1953, the subject property was designed by master architect Craig Ellwood as the first of three properties that he designed for the Case Study House Program. This is the only one of the three to remain intact; Ellwood's designs for Case Study House #17 (1956) and Case Study House #18 (1958) have been substantially altered to the extent that their original designs are unrecognizable.

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The one-story subject property is of steel post-and-beam construction and has a predominantly rectangular plan with a small volume extending to the north for a two-car carport. It is fronted by abundant landscaping and foliage of mature trees, bushes and foundation plantings. A broad lawn sits at the rear, northwest corner of the property, while low, masonry block retaining walls surround the perimeter of the site. The dwelling's steel frame is composed of square steel tubing constructed on an eight-foot module. The frame supports exterior walls of glass and grooved Douglas fir siding, while walls of hollow clay tile block or obscure glass serve to delineate exterior spaces. The dwelling is capped by a flat, plastered concrete roof with wide eaves. The primary façade faces northeast and is dominated by an open carport and a translucent wall of obscure glass, which screens a private courtyard along the street. The primary entrance is approached through the carport and features a grooved wood front door that is flush with the face of the building. Fenestration is abundant and consists of sliding glass doors and fixed, floor-to-ceiling windows along the remaining elevations. A large, rectangular block clad with Palos Verdes stone is positioned along the southwest corner of the building, containing the chimney for the living room fireplace and one for an exterior barbecue. Exterior terraces are located along the southwest and southeast elevations. A steel pergola shades the southwest terrace, where a tiled patio follows the modular articulation of the house. Interior features include an open floor plan, interior walls of plaster and grooved Douglas fir panels, floating screens used to define communal spaces, a Palos Verde stone-clad fireplace in the living room, and built-in storage and furniture.

Craig Ellwood (1922-1992), born Jon Nelson Burke, was an influential Los Angeles-based modernist architect whose career spanned the early 1950s through the mid-1970s. He was recognized professionally for fusing of the formalism of Mies Van der Rohe with the informal style of California modernism. Craig Ellwood and his firm had successful commissions outside of the Case Study House Program, and in 1954 the designer earned first place at the International Exhibition of Architecture in Sao Paulo, Brazil, for his design of a four-unit, steel-framed apartment house. Other works by Ellwood include the Broughton Residence in Beverly Crest (1949), the Andersen Residence in Pacific Palisades (1955), the Smith House in Brentwood (1958), the Scientific Data Systems building (now Xerox Data Systems) in El Segundo (1966), the Security Pacific National Bank in Beverly Hills (1973), and the Bridge Building for the Art Center College for Design in Pasadena (1976). In 1977, Ellwood closed his firm and moved to Italy, where he died in 1992.

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replacement of original flooring on the interior and exterior terraces with tile, and the removal of a reflecting pool near the outdoor chimney.

The citywide historic resources survey, SurveyLA, identified the subject property as individually eligible for listing or designation at the national, state and local levels as an excellent example of Mid-Century Modern residential architecture. The subject property is listed on the National Register of Historic Places (ref# 13000515) and the California Register of Historical Resources.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Case Study House #16			Original historic name
Other Associated Names:			
Street Address: 1811 Bel Air Road		Zip: 90077	Council District: 5
Range of Addresses on Property:		Community Name:	
Assessor Parcel Number: 4370014025	Tract: TR 10798	Block: none	Lot: 6
Identification cont'd:			
Proposed Monument Property Type: ● Building	○ Structure	○ Object	○ Site/Open Space ○ Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1953 ● Factual ○ Estimated	Threatened? None
Architect/Designer: Craig Ellwood	Contractor: Henry Salzman
Original Use: Single-family residence	Present Use: Single-family residence
Is the Proposed Monument on its Original Site? ○ Yes ○ No (explain in section 7) ○ Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: Mid-Century Modernism	Stories: 1	Plan Shape: Rectangular

FEATURE	*PRIMARY*	*SECONDARY*
CONSTRUCTION	Type: Steel	Type: Select
CLADDING	Material: Wood vertical boards	Material: Glass skin
ROOF	Type: Flat	Type: Select
	Material: Unknown	Material: Select
WINDOWS	Type: Floor-to-Ceiling	Type:
	Material: Steel	Material: Select
ENTRY	Style: Hidden	Style:
DOOR	Type: Plank	Type: Sliding glass

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.	
	Replacement of original flooring on interior (no permit)
	Addition of tile flooring over exterior concrete floors (no permit)
	Removal of reflecting pool near outdoor chimney (no permit)

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

☑	Listed in the National Register of Historic Places	
☑	Listed in the California Register of Historical Resources	
☐	Formally determined eligible for the National and/or California Registers	
☐	Located in an Historic Preservation Overlay Zone (HPOZ)	○ Contributing feature ○ Non-contributing feature
☑	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): SurveyLA - Bel Air-Beverly Crest CPA
Other historical or cultural resource designations:		

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
☑	Reflects the broad cultural, economic, or social history of the nation, state, or community
☐	Is identified with historic personages or with important events in the main currents of national, state, or local history
☑	Embodies the distinguising characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
☑	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age

HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attech them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: Kit Boss		Company:	
Street Address: 2337 Hill Street		City: Santa Monica	State: CA
Zip: 90405	Phone Number: 310-210-6879	Email: kitboss@verizon.net	

Property Owner Is the owner in support of the nomination? ○ Yes ○ No ● Unknown

Name: Muriel A. Norton		Company:	
Street Address: 1811 Bel Air Road		City: Los Angeles	State: CA
Zip: 90077	Phone Number: 310-270-4253	Email:	

Nomination Preparer/Applicant's Representative

Name: Katie Horak and Mickie Torres-Gil		Company: Architectural Resources Group	
Street Address: 8 Mills Place, Ste. 300		City: Pasadena	State:
Zip: 91105	Phone Number: 626-583-1401 x103	Email: k.horak@arg-la.com	

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

1. ☑ Nomination Form
2. ☑ Written Statements A and B
3. ☑ Bibliography
4. ☑ Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digitial copy of the main photo to: planning.ohr@lacity.org)
5. ☑ Copies of Primary/Secondary Documentation
6. ☑ Copies of Building Permits for Major Alterations (include first construction permits)
7. ☑ Additional, Contemporary Photos
8. ☑ Historical Photos
9. ☑ Zimas Parcel Report for all Nominated Parcels (including map)

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
☑	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
☑	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
☑	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Name: Kit Boss Date: 11/22/2016 Signature: Kit Boss

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Phone: 213-978-1200
Website: preservation.lacity.org

Architectural Resources Group

Case Study House #16 – Historic-Cultural Monument Nomination Continuation Sheet

**NOTE: The following property description and assessment of character-defining features were prepared using historic and current photographs, original building permits, and primary and secondary sources, since the property was not accessible during the drafting of this nomination.*

A. Property Description

Site

The property at 1811 Bel Air Road (Case Study House #16) occupies an irregular-shaped parcel of 8,408 square feet, located on the west side of Bel Air Road. It is situated at the crest of a hill near the Stone Canyon Reservoir, and surrounded by large single-family residences in the Bel Air neighborhood of Los Angeles. It is oriented slightly askew of the cardinal directions, affording optimum views towards the south and west. The one-story dwelling is sited near the street and occupies the majority of the parcel. It is fronted by abundant landscaping and foliage of mature trees, bushes and foundation plantings. A broad lawn sits at the rear, northwest corner of the property, while low, masonry block retaining walls surround the perimeter of the site. The property is entered via a concrete driveway from Bel Air Road. The topography of the site is flat, though the area immediately surrounding it is characterized by steep hills, canyons, and winding roads.

Residence – Exterior

The subject property was completed in 1953 and designed by Craig Ellwood in the Post and Beam style. Its plan is predominately rectangular, with a small volume extending to the north for a two-car carport. The building's steel frame is composed of square steel tubing constructed on an eight-foot module. The frame supports exterior walls of glass and grooved Douglas fir siding, while walls of brick (actually hollow clay block throughout) or obscure glass serve to delineate exterior spaces. The building is capped by a flat, plastered concrete roof with wide eaves accommodating recessed, circular light fixtures. Five rectangular wire-glass skylights are "punched" into the roof of the carport and entry interior to provide natural light through the walkway and front entrance area.

The primary façade faces northeast and is dominated by the open carport to the right and a translucent wall of obscure glass to the left, which screens a private courtyard along the street. The primary entrance is approached through the carport and faces north. A partial-height brick wall under the carport roof separates the cars from the walkway leading to the front door, and the glass wall at the end of the walkway guides visitors to the door. The grooved wood front door, flush with the face of the building, is seamlessly integrated with the adjacent wood siding. A wall of obscure glass separates the carport from a rear service yard. Fenestration is abundant and consists of sliding glass doors and fixed, floor-to-ceiling windows along the remaining elevations. All fenestration extends clear to the ceiling. A large, rectangular block clad with Palos Verdes stone is positioned along the southwest corner of the building, containing the chimney for the living room fireplace and one for an exterior barbecue.

Exterior terraces are located along the southwest and southeast elevations. A steel pergola shades the southwest terrace, where a tiled patio follows the modular articulation of the house. A service yard (originally a child's play yard) is tucked between the carport and rear lawn, and is enclosed by a southwest-facing brick wall with built-in metal climbing bars in a composition of verticals and horizontals, designed by landscape architect Eric Armstrong.

Residence – Interior

The interior of the building features a predominately open floor plan adhering to a four-foot module. Interior spaces include two bedrooms, two bathrooms, kitchen, dining room, living room and den, nearly all of which are directly accessible to the centralized entrance hall. Interior walls echo those on the exterior, and are of plaster or grooved Douglas fir panels. The ceiling plane is generally kept open, with partitions and cabinets stopping short of the ceiling and connected to it by thin rods or columns. Walls defining communal spaces were designed as "floating screens" composed of interchangeable panels that are lifted from the floor slab by a black, recessed wooden base and separated from the ceiling by glazing or empty space. The living room's Palos Verdes stone-clad fireplace sits opposite a den that features built-in cabinetry and an operable accordion wall. Open counters demarcate the dining room, which can also be closed off from the living room by an accordion wall. Vertical glass-front cabinets serve as a partial barrier between the dining room and kitchen, which is outfitted with white-enameled steel cabinets.

Two bedrooms are paired at the northeast end of the dwelling. Private courtyards positioned off the bedrooms are accessed by sliding glass doors. Douglas fir-paneled interior walls continue from the interior spaces to the exterior, with the other sides of the court fenced by obscure glass panels framed in steel. The master bedroom features a built-in dresser and vanity. Non-original tile flooring is located throughout.

Alterations

Case Study House #16 appears to be largely unaltered from its original construction. While no alteration permits were found for the property, current photos and a recent National Register nomination confirm that alterations are minor and cosmetic. They include the replacement of original flooring on the interior and exterior terraces with tile, and the removal of a reflecting pool near the outdoor chimney. Therefore, the building retains a high level of physical integrity.

Character-Defining Features

Site

- Graded hillside site and setting
- Angled, northwest-southeast orientation of the house, affording optimum views to the south and west
- Positioning of the building along the street with separation from a glass screen wall
- Abundant landscaping and foliage surrounding the property, including mature trees, bushes, and foundation plantings
- Brick masonry retaining walls along the perimeter of the property
- Broad lawn, located at the northwest corner of the property

Residence – Exterior

- Predominately rectangular footprint, with a small volume (carport) extending to the north
- Two-car carport on the primary (east) façade
- Steel structural system of square steel tubing constructed on an eight-foot module
- Flat, plastered concrete roof with a wide eave accommodating recessed, circular light fixtures
- Exterior walls of clear and obscure glass; brick (hollow clay block) and grooved Douglas fir siding
- Seamless relationship of interior and exterior spaces, with exterior walls penetrating the interior of the residence and vice versa
- Exterior courtyard spaces, delineated by translucent obscure glass walls
- Wire-glass skylights "punched" into the roof of the carport and main entrance hall
- Primary entrance facing north and located at the rear of the carport, hidden from the street
- Brick wall delineating passage to the primary entrance under the carport
- Grooved wood primary entrance door, flush with the face of the building and seamlessly integrated with adjacent wood siding
- Extensive glazing of sliding glass doors and fixed, floor-to-ceiling windows, which enhance the harmony between indoor and outdoor spaces
- Palos Verdes stone-clad block along the southwest corner of the building in the form of a heavy, rectangular volume that anchors the southwest corner of the building, incorporating living room fireplace and exterior barbeque.
- Built-in metal climbing bars and low, brick wall ("jungle gym") along the southwest elevation, bordering the children's play yard/service yard and facing the rear lawn
- Children's play yard/service yard along the northwest elevation, set between the carport and "jungle gym"
- Exterior terraces, located along the southwest and southeast elevations
- Steel pergola along the southwest elevation

Residence – Interior

- Open floor plan, constructed on a four-foot module
- Interior walls of plaster and grooved Douglas fir panels
- Relationship of the primary entrance hall to the rest of the dwelling, with all rooms directly accessible to the centralized entry space
- Floating "screens" that delineate primary communal spaces, comprising walls that are lifted from the floor slab by a black recessed base and separated from the ceiling by strips of glazing or empty space
- Built-in features including cabinetry in the TV room and dresser/vanity in the master bedroom
- Operable accordion walls
- Palos Verdes stone fireplace
- Location of private spaces (bedrooms) along the northeast portion of the dwelling
- Private courtyards positioned off the bedrooms, enclosed by semi-translucent glass panels encased with steel and Douglas fir walls which transcend the interior spaces
- White-enameled steel kitchen cabinets
- Vertical, glass-fronted dining room cabinet

B. Statement of Significance

Summary

Case Study House #16 meets the following criteria for designation as a Los Angeles Historic-Cultural Monument (HCM):

> *It reflects the broad cultural political, economic, or social history of the nation, state, or community.*
>
> *It embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, or method of construction.*
>
> *It is a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.*

Built in 1953, the property at 1811 Bel Air Road (Case Study House #16) is significant for its direct association with the Case Study House Program, an internationally recognized, experimental post-World War II housing program initiated by John Entenza's *Arts & Architecture* magazine. Running between 1945 and 1966, the program was one of the most significant efforts to bring affordable, mass-producible, and technologically advanced housing to America's growing middle class. The Case Study House Program was pivotal in the development of Southern California's regional modern architecture movement. Case Study House #16 embodies the distinctive characteristics of the Post and Beam style, and is inherently valuable to the study of Los Angeles's internationally-acclaimed mid-century modern tradition. Furthermore, the subject property is a notable work of master architect Craig Ellwood, who designed three houses for the Case Study House Program. It is the only one of the three to remain intact; the architect's designs for Case Study House #17 (1956) and Case Study House #18 (1958) have been substantially altered in such a way that their original designs are unrecognizable.

Historical Background

Case Study House Program

The Case Study House Program was an internationally recognized program of single-family residences created by *Arts & Architecture* magazine's editor, John Entenza. Begun in 1945 and culminating in 1966, the program publicized the planning and development of 36 dwellings designed by a number of prominent architects and firms, including Julius Ralph Davidson; Sumner Spaulding and John Rex; William Wurster and Theodore Bernardi; Ralph Rapson; Whitney R. Smith; Richard Neutra; Thornton Abell; Charles and Ray Eames; Eero Saarinen; Kemper Nomland and Kemper Nomland, Jr.; Rodney Walker; Ralphael Soriano; Craig Ellwod; Conrad Buff III, Calvin Straub, and Donald Hensman; Pierre Koenig; Edward Killingsworth; and A. Quincy Jones and Frederick E. Emmons. Of the 36 residences designed, 25 were ultimately constructed. The program is considered to be one of the most significant and influential experimental post-World War II housing efforts attempted in the United States.

In anticipation of a housing shortage resulting from wartime restrictions on residential development and a projected population boom following the conclusion of World War II, American architects predicted an increased need for affordable and mass-producible housing. In 1945, just months before the end of the war, *Arts & Architecture* magazine's editor John Entenza announced an experimental housing program in which eight nationally renowned architects would be commissioned to study, plan, design and ultimately construct residential prototypes that could be further developed and (theoretically) mass produced in the postwar years. Anticipating the changing needs of the American public, the program strongly encouraged the use of new materials and techniques in the design and construction of the houses, but required designs to be "capable of duplication and in no sense be an individual 'performance.'"[1] While the dwellings were to be built for the magazine (the "client"), they would be open to the public for several weeks to expose the program's ideas about architecture to the public, encourage tenancy and gain a sense of overall success. Though Entenza foresaw the program as a solution to a potential postwar housing problem, he also believed in reinventing the idea of the house altogether:

> Not only in very practical changes of materials and techniques but in the distribution and financing of those materials lie factors that are likely to expand considerably the definition of what we mean when we now say the word 'house.' How long it will take for the inevitable social and economic changes brought about by the war years to affect our living standards, no one can say. But, that ideas and attitudes will continue to change drastically in terms of man's need and man's ability to satisfy that need, is inevitable.[2]

During the first three years of the program, six houses were completed and opened to the public, though several acclaimed designs were never constructed. During this period, many of the houses were designed in an emerging style and construction technique often referred to as Post and Beam. This design aesthetic is representative of the adaptation of early European and American modern architectural precedents to the climate, material palette, economy, and topography of postwar Southern California. The hallmark of the Post and Beam style is the direct expression of structural framing (most often wood), consisting of beams supported by posts rather than load-bearing walls, which allowed for large expanses of glass, flexible and open floor plans, and the seamless integration of indoor and outdoor living space, heightening the building's connection with its site. Inspired by Europe's International Style, Southern California's early 20th century Arts and Crafts movement, and the work of early modernists such as Frank Lloyd Wright, Rudolf Schindler, and Harwell Hamilton Harris, Post and Beam became incredibly influential in the development of a regional modernism in the mid-twentieth century.[3]

[1] John Entenza, "Announcement: the case study house program," *Arts & Architecture* (January 1945), 37.
[2] Ibid.
[3] Elizabeth A.T. Smith, "Introduction," in *Blueprints for Modern Living: History and Legacy of the Case Study Houses*, ed. Elizabeth A.T. Smith (Los Angeles: The Museum of Contemporary Art, 1989), 13.

Architectural critic Esther McCoy speculated that a notable success of early Case Study Houses was the integration of gardens and stylish interiors.[4] Landscape architects such as Garrett Eckbo, Dean and Williams, and Eric Armstrong designed unique, low-maintenance landscapes that contrasted in style to the curves and flow of romantically-inspired gardens of earlier years. Similarly, the nation's top modern interior design manufacturing companies, including Knoll International and the Herman Miller Company, were regularly used to decorate interiors of the dwellings. Furnishings by the nation's most notable interior designers such as Charles and Ray Eames, George Nelson, Isamu Noguchi and Florence Knoll were paired with artisanal textiles, floor coverings, appliances and accessories to create an unfamiliar, yet intriguing, image of future home life for the average American family.

Though the program's early residential models were largely successful, the Case Study Program is perhaps best known for the steel-and-glass, machine-age residences that emerged in its later years. By the late 1940s, a greater availability of industrial materials initiated a new wave of technological experimentation. Case Study architects during this period believed that the use of steel would foster mass-produced residential development, more so than the wood-framed designs of their predecessors.[5] The Eames House (Case Study House #8, 1949), its successor, the Entenza House (Case Study House #9, 1949), and Raphael Soriano's Case Study House (unnumbered, 1950), were some of the program's first attempts at steel construction. Soriano, a disciple of renowned architect Richard Neutra, became closely associated with the development of Southern California modernism, adopting a machine-based aesthetic through the application of modular, prefabricated materials and forms. His experimentation with industrialized materials such as steel and aluminum framing exemplified his commitment to the machine aesthetic of Europe's International Style and greatly influenced later Case Study architects such as Craig Ellwood and Pierre Koenig; Koenig's steel-frame Stahl House (Case Study House, #22, 1959) became the epitome of postwar modern living in Los Angeles.[6] Though the Case Study Houses of this period shared many of the design characteristics of the program's early models, those constructed during and after 1949 "most closely approximated the rationalism of the International Style that had evolved in 1920s Europe."[7] Of those constructed during the 1950s, all but one were experiments in steel construction.[8]

Though the underlying premise of the Case Study Program was to create quality modern dwellings that were mass-producible and affordable to the growing middle class, it became clear that the stark, metal and glass boxes that defined the program were ultimately too progressive for the average American family. While steel construction lent itself to many of the ideals propagated by the Case Study Program and adopted by modernists – prefabrication, modularization, open plan, and relationship between indoor and outdoor – the steel frame itself was "too strict" and the margin of error too narrow to be

[4] Esther McCoy, "Arts & Architecture Case Study Houses," in *Blueprints for Modern Living: History and Legacy of the Case Study Houses*, ed. Elizabeth A.T. Smith (Los Angeles: The Museum of Contemporary Art, 1989),23.
[5] Esther McCoy, *Case Study Houses 1945-1962* (Santa Monica: Hennessey + Ingalls, 1977), 69.
[6] McCoy, "Arts & Architecture," 25.
[7] Peter Moruzzi, "The Case Study House Program: 1945-1966," National Register of Historic Places Multiple Property Documentation, Los Angeles Conservancy Modern Committee, Section E, page 8.
[8] McCoy, *Case Study Houses*, 69.

capable of mass production.[9] Steel was also expensive, and as the Case Study Program grew more popular, the participation of wealthy clients increasingly resulted in designs that the working middle class could not afford. Instead, the general public became more interested in simply adding the latest technologies pioneered by the program to their own dwellings. As historian Thomas Hine notes, "The house as a single, convincing aesthetic statement is something few Americans have ever been able to afford."[10] The concept of adding new and modern features that offer an array of comforts is more in tune with America's consumerist culture. In this sense, the program failed in its attempt to quell the country's anticipated housing shortage. Notably, the few designs for multi-family housing, which would have made greater strides towards solving Los Angeles's affordable housing problem, were never built.

While the program failed to create a modern home that was both affordable for and widely accepted by the middle-income American, it nonetheless had a major impact on shaping modern living in postwar Southern California. As historian Kevin Starr has noted, "Los Angeles provided the context, personnel, design tradition, and, most importantly, the occasion and the energy for the Case Study House Program."[11] Though the average American did not aspire to live in a Case Study House, the program initiated a "public acceptance of experimental design" that caused banks to become more lenient in the financing of contemporary houses.[12] Furthermore, the program fostered and popularized Southern California's modern movement, and in particular, the regional dialect of Mid-Century Modernism that emerged from the prewar International Style through the work of the program's talented architects.

Craig Ellwood

Craig Ellwood, born Jon Nelson Burke, was a Los Angeles-based architect who had a great impact on the Modern architecture movement of the twentieth century. Ellwood became involved in building design and construction after graduating from the U.S. Army Air Corps in 1946. During this time, Ellwood worked as a cost estimator in a building contractor's office, working on buildings for Richard Neutra and Raphael Soriano.[13] In 1948, Ellwood (still identified by the moniker of Jon Nelson Burke), his brother, and two friends entered into a joint construction enterprise under the name "Craig Ellwood." Though the venture would last only two years, it had a lasting effect on Ellwood and his career; in 1948, Burke legally adopted the name Craig Ellwood, for which is he best known today.

Following the closure of his business, Ellwood was introduced to John Entenza of *Arts & Architecture* magazine through Lamport Cofer Salzman (LCS), a contracting firm which built several early Case Study Houses. During his time at the firm, Ellwood enrolled in civil engineering classes at the University of

[9] Ibid, 33.
[10] Thomas Hines, "The Search for the Postwar House," in *Blueprints for Modern Living: History and Legacy of the Case Study Houses*, ed. Elizabeth A.T. Smith (Los Angeles: The Museum of Contemporary Art, 1989), 173.
[11] Kevin Starr, "The Case Study House Program and the Impending Futures: Some Regional Considerations," in *Blueprints for Modern Living: History and Legacy of the Case Study Houses*, ed. Elizabeth A.T. Smith (Los Angeles: The Museum of Contemporary Art, 1989), 131.
[12] McCoy, *Case Study Houses*, 10.
[13] McCoy, "Arts & Architecture," 30.

California, Los Angeles (UCLA), but never earned a formal degree. Architecture and design came naturally to Ellwood, who would later teach and lecture at USC, Cal Poly Pomona, and Yale.[14] In 1949, Ellwood established Craig Ellwood Associates, and in 1951, he completed his first steel framed house (Hale House, 1951). He was subsequently invited by Entenza to design a residence for the Case Study House Program, becoming the first designer under thirty years old to participate. During his time with the program, Ellwood was not a licensed architect; though he had no formal architectural training, his education in engineering and early experience in cost estimating, job supervision and drafting contributed to a well-rounded skillset that enabled him to manipulate industrial materials in residential architecture.

Ellwood constructed three houses for the program (#16 in 1953, #17 in 1956, and #18 in 1958), and it was through these opportunities that he was able to experiment with steel construction.[15] The houses followed three of the program's first steel dwellings, Case Study House #8 (the Eames House, 1949, Charles and Ray Eames), Case Study House #9 (the Entenza House, 1949, Charles Eames and Eero Saarinen), and an unnumbered Case Study House (1950, Raphael Soriano). While the Eameses, arguably, had more creative freedom in the design of their own home, "Soriano was sensitive by force to the amount of exposed steel a client would accept, and in the 1940s and 1950s that was not very much."[16] Ellwood (along with his Case Study House colleague Pierre Koenig) was greatly influenced by Soriano's experiments in working with steel, which were conveyed through his own steel designs; according to McCoy, "two things were at work in all the Ellwood houses: the perfection of a body of detailing that was both handy and elegant, and the adjustment of steel to meet public acceptance."[17]

Ellwood adopted a steel structural frame and paneling system as a solution to working with steel in the designs of the Case Study Houses. Though he found inspiration in Soriano's handling of steel, Ellwood's Case Study House designs show an affinity for dividing interior spaces with walls that was not shared by Soriano. In Soriano's unnumbered Case Study House (1949), the architect "de-emphasized" the wall by using only cabinet partitions to separate spaces, with the exception of the bathrooms.[18] Through Ellwood's use of the panel system in Case Study House #16, "there was an immediate awareness of the textures of the materials used as infilling in the steel frame," which was further enhanced by the transcendence of panels between interior and exterior spaces.[19] Furthermore, Ellwood treated the wall as a "freestanding unit" as a means to stress "the overall sculptural massing of space."[20] In the vain of another of his influences, Mies Van der Rohe, Ellwood strived to minimize detailing by skillfully

[14] "Craig Ellwood."
[15] McCoy, "Arts & Architecture," 30.
[16] Ibid, 29.
[17] Ibid, 31.
[18] McCoy, *Case Study Houses* 74 and 81.
[19] McCoy, *Case Study Houses*, 81.
[20] Amelia Jones and Elizabeth A.T. Smith, "The Thirty-Six Case Study Projects," in *Blueprints for Modern Living: History and Legacy of the Case Study Houses*, ed. Elizabeth A.T. Smith (Los Angeles: The Museum of Contemporary Art, 1989), 63.

combining building materials into a single mass. Described McCoy for the *Los Angeles Times*: "Craig Ellwood…has a style which is based on a search for technique. He feels poor architecture is the result of imitation or of trying to do something 'different.'"[21]

Ellwood's firm also had successful commissions outside of the Case Study House Program, and in 1954 the designer earned first place at the International Exhibition of Architecture in Sao Paulo Brazil, for his design of a four-unit, steel-framed apartment house. However, the visibility and acclaim afforded by the Case Study House Program earned Ellwood many residential and commercial commissions following his participation. Though he continued designing Modern homes throughout Los Angeles, he also completed the Scientific Date Systems building (now Xerox Data Systems) in El Segundo (1966), the Security Pacific National Bank in Beverly Hills (1973), and the Bridge Building for the Art Center College for Design in Pasadena (1976). In 1977, Ellwood closed his firm and moved to Italy, where he died in 1992.

Case Study House #16

Case Study House #16, completed in 1953, was the first of three houses designed by Craig Ellwood for *Art & Architecture's* Case Study House Program. Though constructed as a display house, the dwelling was commissioned by Ellwood's former employer, Henry Salzman of LCS.[22] It is unclear if Salzman ever lived in the house, since voter registration records indicate that he lived at 8082 Mulholland Drive by 1954. The first known resident of Case Study House #16 is Muriel Norton, who has lived in the house since at least 1958.[23] Located in the Los Angeles neighborhood of Bel Air, the house's site ensured full advantage of spectacular city views. As explained by *Arts & Architecture* magazine, "the limited lot size, with certain restricting deed requirements, and the selection of view exposures governed the plan layout and the site orientation."[24] Upon completion in 1953, the one-story house resembled "a glowing, floating glass pavilion," composed of an exposed steel structural frame and floor-to-ceiling glass walls of varying translucencies.[25]

In keeping with the tenets of the Case Study Program's manifesto, Ellwood sought to bring residential development to the masses through the manipulation of steel in residential architecture. His solution to this challenge was manifested through a panel system, in which he infilled a steel frame of 2½-inch square tubing with panels of wood, glass or brick. The panel system gave his buildings a "friendly" aesthetic, while the steel tubing, which had historically been employed in scaffolding, "did much to

[21] Esther McCoy, "What I Believe," *Los Angeles Times*, June 26, 1955, i28.
[22] Colin Davies, *Key Houses of the Twentieth Century: Plans, Sections and Elevations* (New York: W.W. Norton & Company, Inc., 2006), 120.
[23] *Westwood-Brentwood-Bel-Air City Directory*, Los Angeles, CA, 1958-1959.
[24] "The New Case Study House," *Arts + Architecture* (June 1953), 21. Research did not indicated why the Bel Air site was chosen specifically, other than the views it affords its residents.
[25] Regina O'Brien, National Register of Historic Places. *Case Study House #16*. Los Angeles, Los Angeles County, California, National Register #13000515, 3.

domesticate steel."[26] His choice of the square column instead of the often-used steel H-section addressed several structural issues. First, it simplified the detailing of the dwelling's structure, so that the building's "section was no more than a shadow line and no plates or angles were required as fasteners," and glazing fit neatly into the steel frame.[27] By leaving the square columns exposed, Ellwood was also able to simplify flashing on the building's exterior walls. Reflecting Ellwood's experience as a cost estimator, the decision to use square tubing also offered cost savings in both material and labor, and reduced the weight of the structure by 3,000 pounds.[28] To support the roof, Ellwood used 36-foot, 6-inch I-beam sections, leaving the bottom 2 ½ inches exposed to align with the steel columns.

Ellwood did much to achieve comfortable living conditions in spite of his extensive use of steel. Following a 4-by-8 foot module – a standard size that was familiar to the eye – the designer hoped "to achieve ease of construction, economy, and design harmony."[29] The 1,750 square foot building includes two exterior courtyards adhering to the modular plan. The extension of interior walls to the exterior of the building, visible through the walls of glass, provide "house-garden interpenetration, thereby not confining space to room boundaries."[30] The spatial qualities of the house were further increased by the wide-reaching roof, which covers approximately 3,200 square feet. On the building's interior, Ellwood utilized a system of "floating screens," in which non-structural walls are lifted from the floor slab by recessed wooden bases, painted black, and detached from the ceiling by glazing or empty space. The floating appearance of the walls emphasizes the open plan, providing visual freedom and creating "the impression of unrestricted space."[31]

In keeping with the desire to blur the distinction between indoor and outdoor, Ellwood opted to keep the landscaping simple and incorporate "the luxury of rich forms and textures" directly into the design of the house.[32] For these reasons Case Study House #16 features walls of grooved Douglas fir siding and brick in addition to walls of glass. The vertical paneling of the wood siding, which was used as both an exterior and interior material, was characteristic of Ellwood, who believed wood should never be used horizontally and "should stand upright as a tree."[33] The use of Palos Verdes stone in the cladding of the fireplace also helped facilitate the transfer of natural textures into the house.

Today, Case Study House #16 remains as the only surviving, intact example of a Case Study House design by Craig Ellwood, whose designs for #17 and #18 have both been substantially altered.

[26] McCoy, "Arts & Architecture," 30.
[27] Ibid, 30-31.
[28] McCoy, *Case Study Houses*, 81.
[29] "The New Case Study House," 21; McCoy, "Arts & Architecture,"31.
[30] "The New Case Study House," 21.
[31] Ibid.
[32] Ibid, 22.
[33] McCoy, "What I Believe."

Period of Significance

The period of significance for Case Study House #16 is defined as 1953, reflecting the year of the building's construction.

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Westwood-Brentwood-Bel-Air City Directory. Los Angeles, CA, 1958-1959.

Architectural Resources Group

Items Attached

Exhibit 1. Parcel Profile Report

Exhibit 2. Tract Maps

Exhibit 3. Original Building Permits

Exhibit 4. 1954 Voter Registration Index

Exhibit 5. 1958-1959 Los Angeles City Directory

Exhibit 6. "The New Case Study House," *Arts & Architecture Magazine*

Exhibit 7. Existing Conditions Photos, Larry Underhill, National Register of Historic Places Registration Form, 2013

Architectural Resources Group

Exhibit 1. Parcel Profile Report

City of Los Angeles
Department of City Planning

4/26/2017
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
1811 N BEL-AIR ROAD

ZIP CODES
90077

RECENT ACTIVITY
None

CASE NUMBERS
CPC-2016-4087-ZC
CPC-2016-4085-CA
CPC-1994-214-CPU
CPC-1986-829-GPC
CPC-18760
ORD-184828
ORD-184827
ORD-183497
ORD-171408-SA22
ORD-167564-SA2460
ORD-132416
ORD-129279
ORD-128730
ENV-2016-4086-ND

Address/Legal Information	
PIN Number	147B149 42
Lot/Parcel Area (Calculated)	8,408.1 (sq ft)
Thomas Brothers Grid	PAGE 592 - GRID A4
Assessor Parcel No. (APN)	4370014025
Tract	TR 10798
Map Reference	M B 377-36/37
Block	None
Lot	6
Arb (Lot Cut Reference)	1
Map Sheet	147B149
Jurisdictional Information	
Community Plan Area	Bel Air - Beverly Crest
Area Planning Commission	West Los Angeles
Neighborhood Council	Bel Air - Beverly Crest
Council District	CD 5 - Paul Koretz
Census Tract #	2621.00
LADBS District Office	West Los Angeles
Planning and Zoning Information	
Special Notes	None
Zoning	RE40-1-H-HCR
Zoning Information (ZI)	ZI-2467 HCR Hillside Construction Regulation Supplemental Use District
	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
	ZI-2438 Equine Keeping in the City of Los Angeles
General Plan Land Use	Minimum Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
District	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No

Rent Stabilization Ordinance (RSO)	No
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	4370014025
Ownership (Assessor)	
Owner1	NORTON,MURIEL A TR MURIEL A NORTON TRUST
Address	1811 BEL AIR RD LOS ANGELES CA 90077
Ownership (Bureau of Engineering, Land Records)	
Owner	NORTON, MURIEL A. (TR) MURIEL A. NORTON TRUST EST. 1-3-02
Address	1811 BEL AIR ROAD LOS ANGELES CA 90077
APN Area (Co. Public Works)*	0.101 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	$59,335
Assessed Improvement Val.	$84,051
Last Owner Change	01/23/2002
Last Sale Amount	$0
Tax Rate Area	67
Deed Ref No. (City Clerk)	2060
	172238
Building 1	
Year Built	1953
Building Class	D95B
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,664.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.91696032
Nearest Fault (Name)	Hollywood Fault

Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	Yes
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	West
Division / Station	West Los Angeles
Reporting District	806
Fire Information	
Bureau	West
Batallion	9
District / Fire Station	71
Red Flag Restricted Parking	YES

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2016-4087-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	THE ESTABLISHMENT OF AN ENVIRONMENTALLY SENSITIVE HILLSIDE AREA (ESHA)SUPPLEMENTAL USE DISTRICT. THE ESHA DISTRICT WILL ESTABLISH DEVELOPMENT STANDARDS REGULATING RESIDENTIAL FLOOR AREA, HEIGHT, AND GRADING LIMITS. THE ESHA DISTRICT REGULATIONS WILL REQUIRE SINGLE-FAMILY HOME DEVELOPMENT PROJECTS TO GO THROUGH A REVIEW PROCESS AND WILL MANDATE STANDARD HAULING OPERATIONS AS CONDITIONS OF PROJECT APPROVAL.
Case Number:	CPC-2016-4085-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	THE ESTABLISHMENT OF AN ENVIRONMENTALLY SENSITIVE HILLSIDE AREA (ESHA)SUPPLEMENTAL USE DISTRICT. THE ESHA DISTRICT WILL ESTABLISH DEVELOPMENT STANDARDS REGULATING RESIDENTIAL FLOOR AREA, HEIGHT, AND GRADING LIMITS. THE ESHA DISTRICT REGULATIONS WILL REQUIRE SINGLE-FAMILY HOME DEVELOPMENT PROJECTS TO GO THROUGH A REVIEW PROCESS AND WILL MANDATE STANDARD HAULING OPERATIONS AS CONDITIONS OF PROJECT APPROVAL.
Case Number:	CPC-1994-214-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	BEL AIR-BEVERLY CREST COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE BEL AIR-BEVERLY CREST COMMUNITY PLAN IS ONE OF SIX COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE 1 (5-1-94 TO 12-31-95)
Case Number:	CPC-1986-829-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - BEL AIR-BEVERLY CREST AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT. (DON TAYLOR)
Case Number:	ENV-2016-4086-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	THE ESTABLISHMENT OF AN ENVIRONMENTALLY SENSITIVE HILLSIDE AREA (ESHA)SUPPLEMENTAL USE DISTRICT. THE ESHA DISTRICT WILL ESTABLISH DEVELOPMENT STANDARDS REGULATING RESIDENTIAL FLOOR AREA, HEIGHT, AND GRADING LIMITS. THE ESHA DISTRICT REGULATIONS WILL REQUIRE SINGLE-FAMILY HOME DEVELOPMENT PROJECTS TO GO THROUGH A REVIEW PROCESS AND WILL MANDATE STANDARD HAULING OPERATIONS AS CONDITIONS OF PROJECT APPROVAL.

DATA NOT AVAILABLE

CPC-18760

ORD-184828

ORD-184827

ORD-183497

ORD-171408-SA22

ORD-167564-SA2460

ORD-132416

ORD-129279

ORD-128730

ZIMAS INTRANET

2014 Digital Color-Ortho

04/26/2017

City of Los Angeles
Department of City Planning

Address: 1811 N BEL-AIR ROAD
APN: 4370014025
PIN #: 147B149 42

Tract: TR 10798
Block: None
Lot: 6
Arb: 1

Zoning: RE40-1-H-HCR
General Plan: Minimum Residential

N
W E
S

Architectural Resources Group

Exhibit 2. Tract Maps

PARCEL 42 NOT USED

4370	14 SHEET	P. A. 4370-15, 16, 30	TRA 67	REVISED 19761027408 1999112404004001-07	2003031704005002-07 2004031010 2010092202009001-07	2010092202009002-07 *20150721(02005001)-07 2015111019004001-07	2015111019004002-07 *2016040502-07 *2016071908-07		SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002

2017

MAPPING AND GIS SERVICES
SCALE 1" = 150'

PG 13

PG 15

PG 9

PG 16

PG 8

PG 17

TRACT 10798

NO 855

MB 113 - 9 - 17

MB 377 - 36 - 37

BEL-AIR RD

STONE CANYON RD

VESTONE WAY

CORFU LN

LARNED LN

BEL-AIR RIAL LN

BK 4371

P POR

Q POR

7
6.30 AC
(44)

5.48 AC
(40)

2.43±AC
(27)

13.07 AC
(29)

8

6
36280±SF
(26)

5
33570±SF
(24)

4
37900±SF
(23)

3
33450±SF
(22)

33170±SF
(21)

2
2.18±AC
(20)

1
33490±SF
(32)

640±SF
(34)

39020±SF
(35)

1.53±AC
(37)

37390±SF
(19)

404±SF
(25)

N 70°04'19"E 312.93

N 69°21'34"E 330.16

N 51°04'25"E 280.85

N 61°12'27"E 611.77

S 18°44'15"E 494.58

N 18°27'48"W 333.42

N 61°40'E 94.96

S 83°18'11"W 354.63

N 78°00'21"E 327.33

N 86°31'38"W 110

S 33°29'E 57.91

N 14°30'04"W 195

N 27°40'50"W 162.60

S 64°24'43"W 130.60

S 27°40'50"E 32

N 64°24'43"E 20

N 45°57'43"W 47.87

N 21°20'22"W 108.82

S 63°13'E 106.07

S 16°26'56"E 174.54

N 49°38'14"W 3.56

S 81°25'44"W 68.28

N 57°36'13"E 231.09

N 49°11'E 155.94

N 2°11'13"W 9.80

S 57°59'56"W 324.17

N 21°12'45"W 934.24 FROM SLY END OF COM BDRY OF LOTS "P" & "Q" OF BEL-AIR DESIGNATED AS "N 8°42'03"W 1881.22"

SLY TERMINUS OF COURSE HAVING R= 404.60 & ARC DIST OF 245.80

Date Printed: 7/18/2016 3:25:11 PM
Date Saved: 7/18/2016 3:24:52 PM

377-36

SHEET 1
OF 2 SHEETS

2807

TRACT NO. 10798

IN THE CITY OF LOS ANGELES

BEING A SUBDIVISION OF A PORTION OF LOT P, BEL-AIR, SHEETS 6 - 14, RECORDED IN BOOK 113 PAGES 9 TO 17 INCLUSIVE, OF MAPS, RECORDS OF LOS ANGELES COUNTY, AND LOT 15, TRACT NO. 13939, RECORDED IN BOOK 304 PAGES 25 TO 28 INCLUSIVE, OF MAPS, RECORDS OF LOS ANGELES COUNTY.

SCALE 1" = 100'

RECORDED
AT REQUEST OF OWNER
June 1, 1950
11 5 MIN. PAST 4 P.M.
IN BOOK 377
AT PAGE 36
OF MAP RECORDS
LOS ANGELES COUNTY, CALIF.
MAME B. BEATTY,
COUNTY RECORDER
BY W. F. Taylor DEPUTY
$5.00

I, Otto Baldus, hereby certify that I am a Registered Civil Engineer of the State of California, and that this map, consisting of 2 sheets, correctly represents a survey made under my supervision in December 1949, that the survey is true and complete as shown, that the monuments shown hereon actually exist or will be in place by March 1, 1951, that their position and character are correctly shown and are sufficient to enable the survey to be retraced.

Otto Baldus
R.C.E. No. 1682

The bearing, N. 44°54'37"E., on the Nwly. line of Lot 15, Tract No. 13939, as recorded in Book 304 pages 25 to 28 inclusive, of Maps, Records of Los Angeles County, was used as the Basis of Bearings shown on this map.

State of California } SS
County of Los Angeles }

On this 29th day of April 1950, before me Ruth Adams a Notary Public in and for said County, personally appeared George E. Barrett known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same

Ruth Adams
Notary Public.
My Commission expires Jan. 25 1952

State of California } SS
County of Los Angeles }

On this 28th day of April 1950, before me Ruth Adams a Notary Public in and for said County, personally appeared Cliff F. Reuman and Betty L. Reuman known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Ruth Adams
Notary Public.
My commission expires Jan. 25, 1952

State of California } SS
County of Los Angeles }

On this 21st day of April 1950 before me William Anderson a Notary Public in and for said County, personally appeared Harlan W. Holmwood known to me to be the Vice President and R.K. Chase known to me to be the Secretary of Associated Telephone Company, Ltd. the corporation that executed the within instrument and known to me to to be the persons who executed the within instrument on behalf of the Corporation therein named and acknowledged to me that such corporation executed the same, as easement holder.

William Anderson
Notary Public.
My commission expires April 26, 1953

State of California } SS
County of Los Angeles }

On this 26TH day of APRIL 1950, before me MILDRED E. OTTO a Notary Public in and for said County, personally appeared H. L. MASSER known to me to be the Exec. Vice President, and S. W. BINCKLEY known to me to be the Asst. Secretary of Southern California Gas Company the Corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged that such Corporation executed the same, as easement holder.

Mildred E. Otto
Notary Public.
My Commission Expires April 15 1952.

I hereby certify that a good and sufficient bond in the sum of $ 725.00 duly approved by the Board of Supervisors of the County of Los Angeles, has been filed with said Board as security for the payment of taxes and special assessments collected as taxes on land shown on said map in the form and amount required by law.

TRACT No. 10798

Harold J. Ostly, County Clerk and Ex-officio Clerk of the Board of Supervisors of the County of Los Angeles, State of California.

By Inez Colman

Approved June 1, 1950
C. E. ARNOLD, County Surveyor
By T. A. Overton Deputy

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 3 OF THE STATUTES OF 1943 AS AMENDED STATE OF CALIFORNIA AND OF ALL LOCAL ORDINANCES APPLICABLE AND IN EFFECT AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

CITY ENGINEER
DATE MAY 25 1950

I HEREBY CERTIFY THAT THERE IS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A CERTIFICATE MADE BY THE TITLE INSURANCE AND TRUST COMPANY OF SAID CITY, ORDER NO. 3185101 DATED MAY 15 1950 CERTIFYING THAT IT APPEARS FROM THE RECORDS OF SAID CITY AND COUNTY THAT Federated Builders, Inc. George E Barrett, Cliff F. Reuman, Betty L Reuman, Southern California Gas Company, Associated Telephone Company, Ltd, C

~~(IS)~~ (ARE) THE ONLY PERSONS WHOSE CONSENT IS REQUIRED FOR THE RECORDING OF THIS MAP BY LAW.

CITY ENGINEER
DATE MAY 25 1950

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS OF WHICH I AM IN CHARGE TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT AND WHICH MAY BE PAID IN FULL HAVE BEEN PAID IN FULL

DIRECTOR, BUREAU OF ASSESSMENTS C. K. STEELE
DATE MAY 23 1950 BY DEPUTY

together with { Associated Telephone Company, Ltd / Southern California Gas Company

We hereby certify that we are the owners of or are interested in the land included within the subdivision shown on the annexed map, and that we are the only persons whose consent is necessary to pass a clear title to said land and we consent to the making and recordation of said map and subdivision as shown within the colored border lines, and hereby dedicate to the public use the Roads shown on said map within said subdivision. We further hereby restrict all lots within the tract against the use of cesspools and septic tanks for sewage disposal. We further hereby grant and dedicate to the City of Los Angeles the easements for sanitary sewer and public utility purposes over the strips of land so designated thereon

FEDERATED BUILDERS INC.

Irvin Adams .... President.
Yuna Howard .... Secretary.

George E Barrett
Cliff F. Reuman
Betty L Reuman

ASSOCIATED TELEPHONE COMPANY, LTD., owner of easement recorded in Book OR. 27797 Page 236, of Official Records, records of Los Angeles County, California, hereby consents to the making and recordation of attached map and subdivision, subject to aforesaid easement, and hereby joins in dedication to public use of Roads Shown on said map within colored boundary line, Subject to aforesaid easement of Associated Telephone Company, Ltd,

ASSOCIATED TELEPHONE COMPANY, LTD.,
BY Harlan W. Holmwood
Vice President
ATTEST R K Chase
Secretary

We hereby certify that we are interested in the land included within the subdivision shown on the annexed map and, subject to and reserving right of way recorded in Book 16921, page 4 of Official Records, in the office of the Recorder of the County of Los Angeles, hereby consent to the preparation and recordation of said map and subdivision and to the dedications shown thereon.

SOUTHERN CALIFORNIA GAS COMPANY.

H L Masser Exec. Vice President.
S W Binckley Asst. Secretary.

State of California } SS
County of Los Angeles }

On this 24th day of April 1950, before me the undersigned a Notary Public in and for said County, personally appeared Irvin J. Adams known to me to be the President and Yuna Howard known to me to be the Secretary of Federated Builders, Inc. the Corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged that such Corporation executed the same.

Ruth Adams
Notary Public.
My Commission Expires Jan. 25 1952

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF LOS ANGELES APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL THE STREETS ROADS, ALLEYS, HIGHWAYS AND EASEMENTS SHOWN ON SAID MAP AND THEREIN OFFERED FOR DEDICATION EXCEPT THOSE STRIPS MARKED "FUTURE STREET" AND "FUTURE ALLEY" PROVIDED THAT NOTHING HEREIN CONTAINED SHALL BE CONSTRUED AS AN ACCEPTANCE OF ANY IMPROVEMENTS MADE IN OR UPON ANY STREET, ROAD, ALLEY, HIGHWAY OR EASEMENT SHOWN ON THIS MAP.

May 26 1950 CITY CLERK WALTER C. PETERSON
BY
DEPUTY

377-37

Sheet 2 of 2 Sheets.

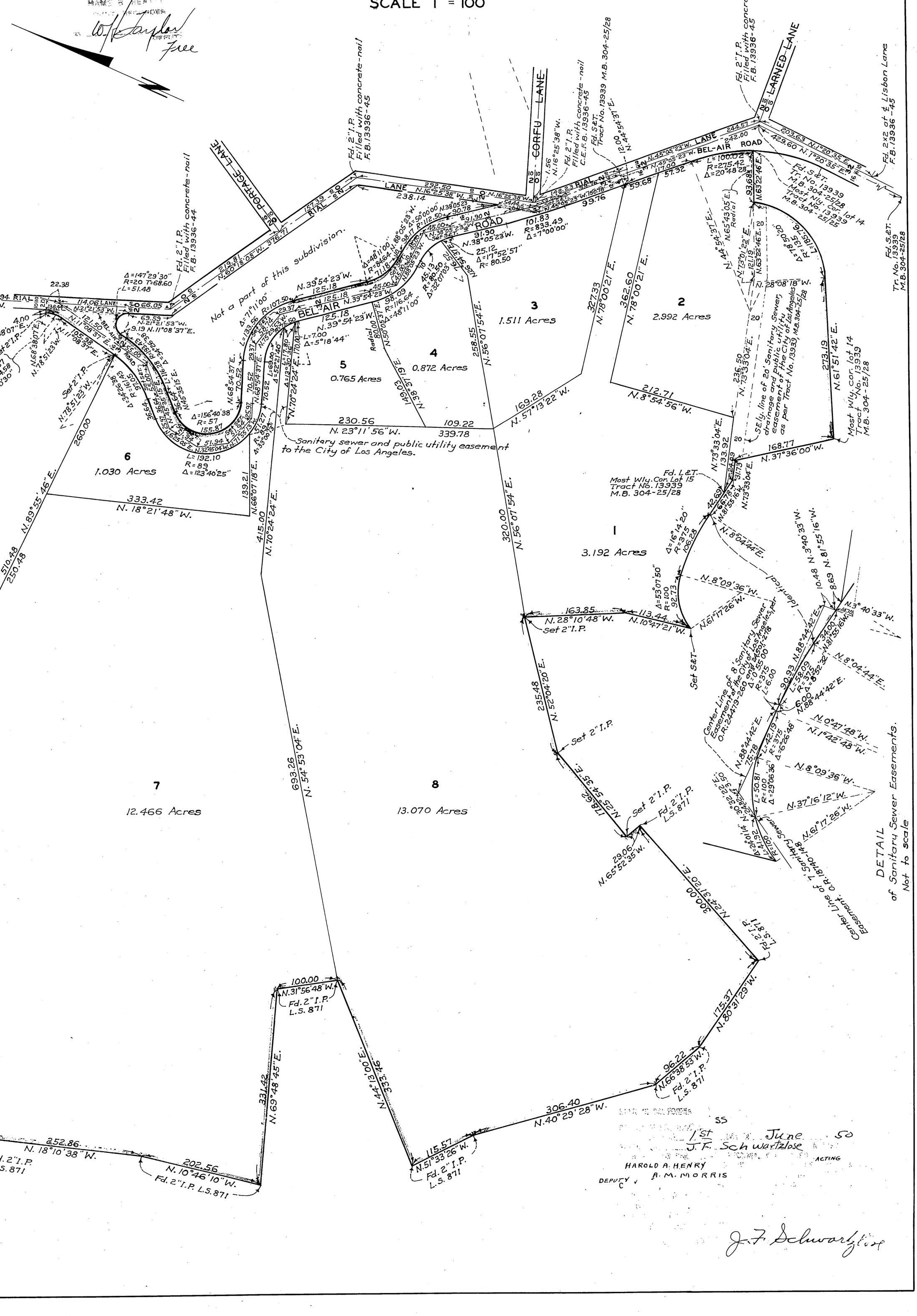
TRACT NO. 10798

IN THE CITY OF LOS ANGELES.

OTTO BALDUS — REGISTERED CIVIL ENGINEER.

SCALE 1" = 100'

RECORDED
AT REQUEST OF OWNER
June 1, 1950
15 MIN. 4 P.M.
BK. 377
PG. 37
OFFICIAL RECORDS
LOS ANGELES COUNTY, CALIF.
MARK A. McBRATNEY
COUNTY RECORDER
W. J. Taylor
DEPUTY
Free



SS

1st June 50

J. F. Schwartzlose

ACTING

HAROLD A. HENRY

A. M. MORRIS

DEPUTY C

J. F. Schwartzlose

Architectural
Resources Group

Exhibit 3. Original Building Permits

1

APPLICATION TO ERECT A NEW BUILDING AND FOR A CERTIFICATE OF OCCUPANCY

Form B-1—60M—3-49

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. Portion of Lot #6 - Tract # 10798 (5½ acres of Lot 6)
" " " " #7 " " 15024

Tract [redacted] & 10798

Location of Building 1811 Bel-Air Road
(House Number and Street)

Between what cross streets Bel-Air Road & Bel-Air Road

Approved by City Engineer
E.F.
Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Dwelling with attach'd carport Families 1 Rooms 5
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. Owner Henry Salzman (HENRY SALZMAN) Phone STAU 7-5825
(Print Name)
3. Owner's address 12415 VALLEY HEART DR. P. O. NO. HOLLYWOOD
4. Certificated Architect ELLWOOD & BECSKY— E. BECSKY, ARCH. State License No. C-684 Phone AR. 3-1823
5. Licensed Engineer MACKINTOSH & MACKINTOSH State License No. 5589 Phone NO 2-1184
6. Contractor HENRY SALZMAN State License No. 119464 Phone STAU. 7-5825
7. Contractor's address 12415 VALLEY HEART DR. - NO. HOLLYWD
8. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.} $14,750.00 16,500.
9. State how many buildings NOW on lot and give use of each. None
(Store, Dwelling, Apartment House, Hotel or other purpose)
10. Size of new building 53'-6" x 56' No. Stories 1 Height to highest point 10' Size lot 100' x 88'
11. Material Exterior Walls WOOD SIDING - PLAST. Type of Roofing COMPO

12. For Accessory Buildings and similar structures
(a) Footing: Width ..... Depth in Ground ..... Width of Wall .....
(b) Size of Studs ..... Material of Floor .....
(c) Size of Floor Joists ..... x ..... Size of Rafters ..... x .....

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Henry Salzman
(Owner or Authorized Agent)
By Craig Ellwood

DISTRICT OFFICE WEST LOS ANGELES

FOR DEPARTMENT USE ONLY

PLAN CHECKING
MAY 15 1952
Date May 15 1952
Receipt No. [illegible]
Valuation $14,750.00 17,500.00
Fee Paid $ 25.00 ✓

REINFORCED CONCRETE
Bbls. Cement
Tons of Reinforcing Steel

FEES
Bldg. Per
Cert. of Occupancy ✓ 2.50
Total

TYPE	GROUP	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	..Ft. rear alley ..Ft. side alley	Clerk
V	R	9			I X V		

PERMIT No. HLA 5893

Plans and Specifications checked Drawings
Corrections Verified [illegible]
Plans, Specifications and Application rechecked and approved. [illegible]
For Plans See
Filed with ✓

Zone R-1
Fire District No.
Bldg. Line [illegible] Ft.
Street Widening Ft.
Application checked and approved [illegible] Clerk
Continuous Inspection
SPRINKLER Specified—Required Valuation Included Yes— —No

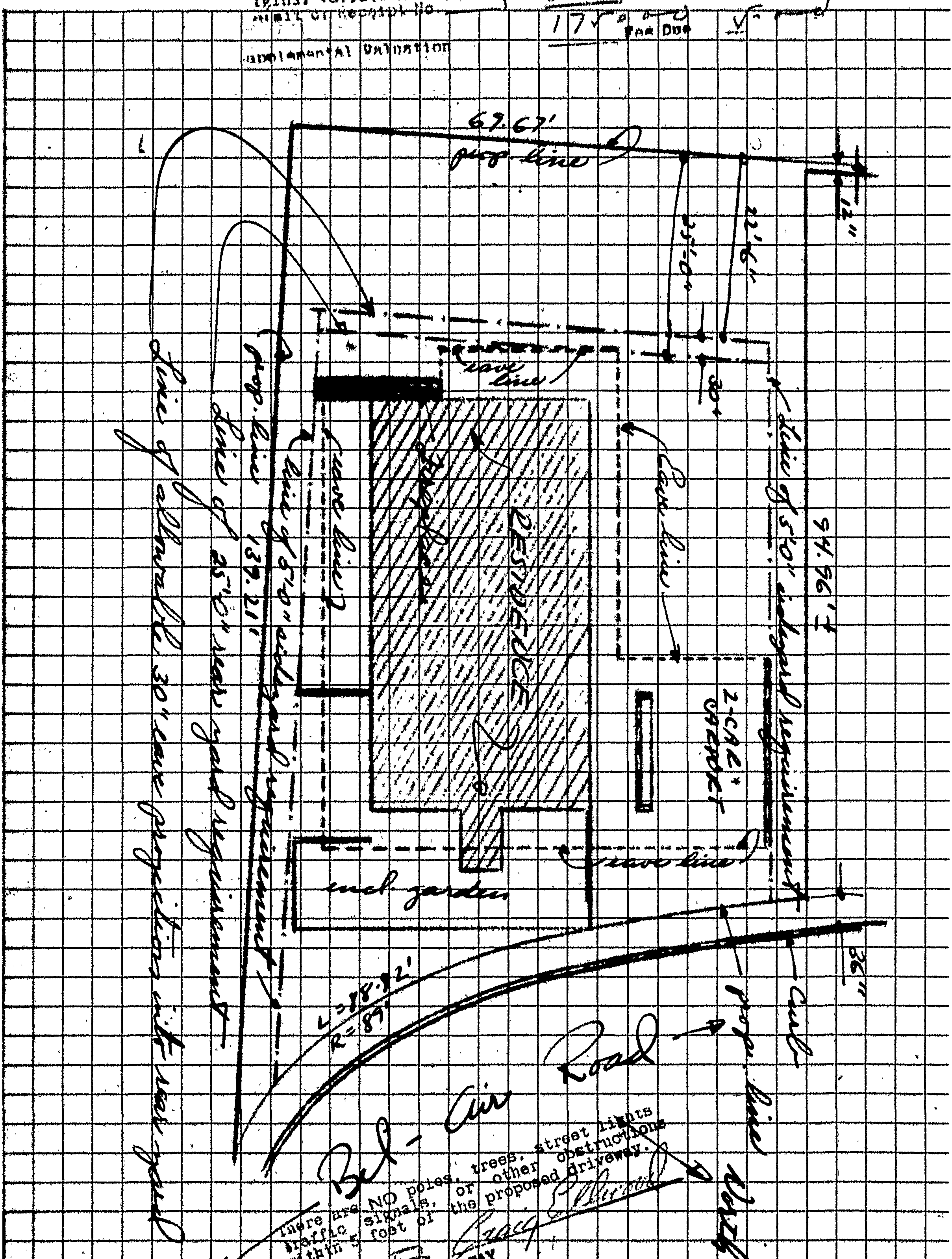
District Map No. 794b
AUG 12 1952
Stamp here when Permit is issued
Inspector

PLANS Rec'd

#4057

Total Valuation 16500.00 30.00
Original Valuation 3453 14750.00 Fee Paid 25.00
Amount of Receipt No
1750.00 Fee Due 5.00

Supplemental Valuation



There are NO poles, trees, street lights, traffic signals, or other obstructions within 5 feet of the proposed driveway.

5-14-1958

APPROVED FOR DRIVEWAY

... of Engineering

1

APPLICATION TO ERECT A NEW BUILDING AND FOR A CERTIFICATE OF OCCUPANCY

Form B-T—40M—3-48

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. PORTION OF LOT 6 & PORTION OF LOT 7

Tract 10798

Location of Building 1811 BEL AIR ROAD (House Number and Street)

Between what cross streets SANDAL LANE & RIAL LANE

Approved by City Engineer

.....Deputy.

USE INK OR INDELIBLE PENCIL SCREENING WALL BETWEEN PATIOS & SERVICE YARD

1. Purpose of building [redacted] Families..... Rooms.....
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. Owner HENRY SALZMAN (Print Name) Phone STAN 7-5895
3. Owner's address 12415 VALLEYHEART DR. P. O. NO. HOLLYWOOD
4. Certificated Architect ..... State License No..... Phone.....
5. Licensed Engineer MACKINTOSH & MACKINTOSH State License No. 5589 Phone NO 2-1184
6. Contractor HENRY SALZMAN State License No. 119164 Phone STAN 7-5895
7. Contractor's address 12415 VALLEYHEART DR., NO. HOLLYWOOD
8. VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.} $ 300 00
9. State how many buildings NOW on lot and give use of each. ONE DWELLING (Store, Dwelling, Apartment House, Hotel or other purpose)
10. Size of new building: .....No. Stories 1 Height to highest point 7'-6" Size lot 95' x 70'
11. Material Exterior Walls 8"X6" CLAY BLOCK Type of Roofing NONE
12. For Accessory Buildings and similar structures
(a) Footing: Width 12"X36" Depth in Ground 12"X24" Width of Wall 8"X6"
(b) Size of Studs NONE Material of Floor CONC.
(c) Size of Floor Joists NONE X Size of Rafters NONE X

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Henry Salzman (Owner or Authorized Agent)

DISTRICT OFFICE WEST LOS ANGELES By Emmett S. Parker

FOR DEPARTMENT USE ONLY

PLAN CHECKING
Date MAR. 17, 1953
Receipt No. 5450
Valuation $ 300 00
Fee Paid $ 1

REINFORCED CONCRETE
Bbls. Cement.....
Tons of Reinforcing Steel.....

FEES
Bldg. Per .....
Cert. of Occupancy .....
Total 9.50

TYPE	GROUP	Maximum No. Occupants	Inside Lot / Corner Lot	Key Lot / Corner Lot Keyed	Lot Size	.....Ft. rear alley / .....Ft. side alley	Clerk
V	R				1		

PERMIT No. WLA 78537

Plans and Specifications checked GOOD

Corrections Verified

Plans, Specifications and Application rechecked and approved.

For Plans See ..... Filed with K-5823

Zone R-1

Fire District — No.

Bldg. Line 40 Ft.

Street Widening — Ft.

Application checked and approved ..... Clerk

Continuous Inspection

SPRINKLER Specified—Required Valuation Included Yes— —No

District Map No. 7946

MAR 24 1953

Stamp here when Permit is issued

PLANS Rec'd.....

Inspector

WLA

P/L

P/L

LIVING

PATIO

DINING

PATIO

5'

STORAGE FOR WASTE, CANS, ETC

SERVICE YARD

CARPORT

P/L

P/L

P/L

PERMIT APPLIED FOR MALL SHOWN IN RED

Architectural
Resources Group

Exhibit 4. 1954 Voter Registration Index

INDEX TO REGISTER OF VOTERS

Los Angeles City Precinct No. 4050

LOS ANGELES COUNTY, CALIFORNIA, 1954

Any qualified elector of this Precinct, whose name does not appear on this index will request the election board to locate name in the Precinct Register. If found, the elector shall be allowed to vote; if not found telephone the office of the Registrar of Voters. (MUtual 9211.)

Roster Line No.

Acks, Mrs Anna E J, 8042 Woodrow Wilson dr, R
Acks, Fausto A, 8042 Woodrow Wilson dr, R
Albert, Arnold, 8121 Mulholland ter, R
Albert, Mrs Ruth, 8121 Mulholland ter, R
Allen, Mrs Juel K, 7930 Woodrow Wilson dr, R
Allen, William M, 2936 Briar Knoll dr, R
Anthiel, Mrs Izzabeth, 2711 Laurel Canyon blvd, D
Bare, Mrs Julie A, 8180 Mulholland ter, R
Bare, Richard L, 8180 Mulholland ter, R
Barlow, Barney, 8145 Mulholland dr, D
Barlow, Mrs Josephine M, 8145 Mulholland dr, D
Barrett, Mrs Louise T, 2928 Westbrook av, D
Barrett, Mrs M N, 7966 Woodrow Wilson dr, D
Barrett, Tony, 7966 Woodrow Wilson dr, D
Barrett, Wesley M Jr, 2928 Westbrook av, D
Barrett, Mrs Doris N, 7855 Woodrow Wilson, R
Barrett, Jack E, 7855 Woodrow Wilson dr, R
Belta, Mrs Josephine W, 8051 Mulholland dr, R
Bernstein, Elmer, 2732 Laurel Canyon blvd, D
Bernstein, Mrs Pearl, 2723 Laurel Canyon blvd, D
Behrendt, Mrs Olive P, 8137 Mulholland ter, D
Behrendt, George S, 8137 Mulholland ter, D
Biggs, Mrs Eula C, 8079 Mulholland dr, R
Biggs, Fred L, 8079 Mulholland dr, R
Birnbaum, Mrs Janet W, 7995 Woodrow Wilson, D
Breivogel, Mrs Frances A, 2979 Briar Knoll, DS
Breivogel, Malton, 2979 Briar Knoll dr, DS
Bridgeman, Mrs D I, 2711 Laurel Cyn blvd, D
Bridgeman, Robert N, 2711 Laurel Cyn blvd, D
Brockway, Alvia, 8200 Mulholland ter, R
Brockway, Mrs Phoebe E, 8200 Mulholland ter, R
Brower, Frank S, 7917 Woodrow Wilson dr, R
Bull, Mrs Marion M, 2715 Wodrow Wilson dr, R
Bull, Marshall R, 2715 Woodrow Wilson dr, R
Carradine, R B, 7947 Woodrow Wilson dr, R
Champion, Mrs M, 7647 Woodrow Wilson dr, D
Champion, Gower, 7647 Woodrow Wilson dr, R
Chevillat, Mrs Mildred R, 2845 Woodstock rd, D
Chevillat, Mrs Mildred R, 2845 Woodstock rd, D
Clugston, Mrs D, 8086 Woodrow Wilson dr, R
Cohen, Irving D, 2739 Laurel Canyon blvd, R
Cooper, Mrs Cecile J, 2751 Laurel Cyn blvd, D
Cooper, Harvey G, 2751 Laurel Canyon blvd, D
Couch, Floyd R, 2925 Briar Knoll dr, R
Couch, Mrs Opal L, 2925 Briar Knoll dr, R
Cueva, Mrs Frances, 3021 Laurel Canyon blvd, R
Cueva, Paul, 3021 Laurel Cyn blvd, R
Darby, Mrs Bette, 2913 Westbrook av, R
Darby, Joe, 2913 Westbrook av, D
Di Betta, Frank J, 8056 Mulholland dr, R
Dibetta, Mrs Irene D, 8056 Mulholland dr, R
Di Maggio, Ross, 8115 Mulholland ter, R
Di Maggio, Mrs Eda, 8115 Mulholland ter, R
Dunn, Charles J, 8140 Cornett dr, R
Dutton, Claude J, 7981 Woodrow Wilson dr, D
Edelston, Mrs J K, 7981 Woodrow Wilson dr, R
Erbich, Ben, 8019 Woodrow Wilson dr, D
Erbich, Mrs Sara, 8019 Woodrow Wilson dr, D
Fine, Henry M, 2840 Seattle dr, D
Fitzatrick, Mrs Libbie, 7862 Woodrow Wilson, R
Fitzpatrick, Clifton C, 7862 Woodrow Wilson, R
Fowler, Edward H, 8071 Mulholland dr, R
Flesch, Kenneth K, 7960 Woodrow Wilson dr, DS
Flesch, Mrs Lisa I, 7960 Woodrow Wilson dr, DS
Frankel, Stanley, 7716 Firenze av, D
Gardner, Orville N, 2737 Laurel Canyon blvd, R
Garner, Mrs Helen, 7943 Woodrow Wilson dr, D
Garner, Peter O, 7943 Woodow Wilson dr, D
Gold, Mrs Mollie, 7873 Woodrow Wilson dr, R
Gold, Alan D, 7873 Woodrow Wilson dr, R
Gold, Mrs Jean L, 7985 Woodrow Wilson dr, R
Graham, Mrs Dolores B, 8145 Mulholland dr, R
Graham, Don B, 8145 Mulholland dr, R
Granstedt, Mrs Gretta, 7922 Woodrow Wilson, R
Grant, Mrs Annie W, 2840 Seattle dr, R
Grant, Garnet B Jr, 2840 Seattle dr, D
Grant, John C, 2840 Seattle dr, R
Grosberg, Mrs Donna, 2919 Briar Knoll dr, R
Grosberg, Sanford H, 2919 Briar Knoll dr, R
Haddow, Mrs Louise, 7770 Firenze av, R
Haddow, Norval W, 7770 Firenze av, R
Hartman, Mrs Margaret L, 8070 Mulholland, R
Hartman, Ted L, 8070 Mulholland dr, R
Hearn, Sam, 8061 Woodrow Wilson dr, DS
Henkinson, Mrs Vivien V, 8136 Cornett dr, R
Hostetter, Mrs Jessie J, 8117 Elrita dr, R
Indritson, John A, 2740 Laurel Canyon blvd, D
Jeffee, Miss Toy G, 7917 Woodrow Wilson dr, R
Jonas, Mrs Janet M, 8078 Woodrow Wilson dr, R
Jonas, Theodore A, 8078 Woodrow Wilson dr, R
Josephy, Willard E, 2810 Laurel Canyon pl, DS
Kells, Horace M, 8001 Woodrow Wilson dr, R
Kells, Mrs Lenore M, 8001 Woodrow Wilson, D
Kemrick, Edwin W, 2921 Westbrook av, R
Kenrick, Mrs Margaret J, 2921 Westbrook av, R
Kennedy, Mrs Mary E, 8050 Mulholland dr, D
Kerans, Mrs Mary B, 7988 Woodrow Wilson dr, R
Kerans, Vincent B, 7988 Woodrow Wilson dr, R
Krug, Edward M, 7721 Firenze av, R
Kisco, Charles W, 2955 Briar Knoll dr, R
Kisco, Mrs Eva E, 2955 Briar Knoll dr, R
Kolb, Mrs Violet K, 2735 Laurel Canyon blvd, R
Kolb, Victor A, 2735 Laurel Canyon blvd, DS
Kratz, Fred J, 8152 Cornett dr, R
Kratz, Mrs Helene F, 8152 Cornett dr, D
Kyle, Miss Eleanore, 8121 Elrita dr, R
Lavery, Mrs Helen M, 7954 Woodrow Wilson dr, R
Lee, Mrs Alice F, 7949 Woodrow Wilson dr, R
Lee, Gadwin B, 7949 Woodrow Wilson dr, R
Leonard, Marjorie R, 7957 Woodrow Wilson, D
Leonard, Peter Alfred, 7679 Woodrow Wilson, D
Levy, Ralph L, 7975 Woodrow Wilson dr, D
Lowe, Mrs Evelyn, 2926 Briar Knoll dr, D
Lowe, Frederick, 2926 Briar Knoll dr, D
Lubin, Arthur, 2881 Seattle dr, D
MacCallum, Mrs Ada P, 2820 Laurel Canyon blvd, R
Machin, Charles, 2814 Laurel Canyon pl, DS
Machin, Mrs Marian M, 2814 Laurel Canyon, DS
McGuigan, Mrs Dora S, 7967 Woodrow Wilson, R
McGuire, Gervase A, 8040 Woodrow Wilson av, D
McGuire, Mrs Maran, 8040 Woodrow Wilson, D
McGuigan, Joseph J, 7967 Woodrow Wilson dr, R
McLaughlin, Mrs Annabelle, 8148 Cornett dr, R
McLaughlin, Dan F, 8148 Cornett dr, R
Meeker, Mrs F E, 2830 Laurel Canyon blvd, D
Meeker, Russell, 2809 Laurel Canyon blvd, D
Miller, Mrs Lilian C, 7770 Firenze av, R
Millhauser, Beriram, 8109 Elrita dr, D
Millhauser, Mrs Ilga, 8109 Elrita dr, D
Molony, Michael J A, 7904 Woodrow Wilson, R
Molony, Mrs Ruby M 7904 Woodrow Wilson, R
Moore, Mrs Margaret M, 2919 Briar Knoll dr, R
Monroe, Mrs Alice V, 7716 Firenze av, R
Morgan, Mrs L G, 8001 Woodrow Wilson dr, D
Nassler, Mrs Gertrud, 7837 Woodrow Wilson dr, D
Nassler, Otto, 7837 Woodrow Wilson dr, D
Nelson, Llewellyn B, 7993 Woodrow Wilson dr, R
Newell, William E, 7937 Woodrow Wilson dr, R
Perrin, Mrs Jane L, 7944 Woodrow Wilson dr, R
Perrin, Victor H, 7944 Woodrow Wilson dr, D
Primm, Mrs Ida T, 8000 Woodrow Wilson, D
Primm, Norman G, 8000 Woodrow Wilson dr, D
Putnat, Mrs Ernestina L, 8133 Elrita dr, R
Putnam, John F, 8133 El Rita dr, D
Raney, James B, 2946 Briar Knoll dr, R
Raffali, Mrs Helen H, 2808 Laurel Canyon pl, R
Raffali, Laurent, 2808 Laurel Canyon pl, R
Rassmuss, Mrs Maria, 7937 Woodrow Wilson, D
Rassmus, Mikael, 7937 Woodrow Wilson dr, D
Reiss, Edmund, 7919 Woodrow Wilson dr, D
Reiss, Mrs Stella, 7939 Woodrow Wilson dr, D
Robinson, Robert F, 2829 Laurel Canyon pl, R
Roddan, Mrs Clette G, 7921 Woodrow Wilson dr, D
Roddan, Harold C, 7921 Woodrow Wilson dr, D
Rodriguez, Mrs Georgia L, 7777 Firenze av, R
Rodriguez, John T, 7777 Firenze av, R
Ryan, Harry P, 8060 Mulholland dr, R
Ryan, Mrs Phyllis A, 8060 Mulholland dr, R
Saleman, Henry, 8082 Mulholland dr, D
Saleman, Mrs Miriam, 8082 Mulholland dr, D
Schmidt, Mrs Alice M, 2717 Laurel Canyon blvd, R
Schmidt, John, 2717 Laurel Canyon blvd, R
Scott, William Arthur, 2998 Briar Knoll dr, R
Scott, Mrs Mary, 2998 Briar Knoll dr, R
Shulman, Julius, 7873 Woodrow Wilson dr, D
Schwartz, Benjamin F, 7893 Woodrow Wilson dr, D
Schwartz, Mrs Lois L, 7893 Woodrow Wilson dr, D
Shulman, Mrs Emma, 7873 Woodrow Wilson dr, D
Shuhan, Lawrence, 2813 Laurel Canyon pl, D
Shuhan, Mrs Shirley, 2813 Laurel Canyon pl, D
Smith, Mrs Elsie Allen, 2936 Briar Knoll dr, R
Smith, Thomas H, 2971 Briar Knoll dr, R
Smith, Mrs Zelda V, 2921 Briar nKoll dr, D
Soudy, Robert R, 8141 Cornet dr, R
Standibl, Alfred E, 7967 Woodrow Wilson dr, R
Stein, Seymour P, 7861 Woodrow Wilson dr, D
Stein, Mrs Sophie R, 7861 Woodrow Wilson dr, D
Stensaid, Mrs Ursula K, 7967 Woodrow Wilson, R
Sugar, Mrs Elizabeth, 8044 Woodrow Wilson dr, D
Suter, Mrs Beatrice E, P, 2929 Westbrook av, R
Suter, Stanley F, 2929 Westbrook av, R
Swerdlow, Mrs Edith L, 8147 Mulholland ter, D
Swerdlow, Harry B, 8147 Mulholland ter, D
Thomas, Howard P, 7932 Woodrow Wilson dr, R
Thompson, Mrs L M, 8031 Woodrow Wilson dr, R
Thompson, Robert A, 8031 Woodrow Wilson dr, R
Van der Kar, Alexander, 2835 Woodstock rd, D
Van der Kar, Catherine S, 2835 Woodstock rd, D
Van der Kar, Joseph, 2835 Woodstock rd, D
Wainer, Lee, 7932 Woodrow Wilson dr, D
Wainer, Mrs Rita, 7932 Woodrow Wilson ds, D
Wagener, Mrs Rose A, 3071 Laurel Canyon, R
Wagener, Russell H, 3071 Laurel Canyon blvd, R
Wallace, Miss Lura B, 8121 El Rita av, R
Wardwell, Robert S, 7716 Firenze av, R
Wardwell, Mrs Virginia, 7716 Firenze av, R
Warne, Clarence H, 2935 Briar Knoll dr, R
Warne, Mrs Edna P, 2935 Briar Knoll dr, R
Waterbury, Mrs Ruth R, 8094 Woodrow Wilson, R
Waxman, Mrs Alice, 8201 Mulholland ter, D
Waxman, Franz, 8201 Mulholland ter, D
Whitmore, Kenneth S, 8010 Woodrow Wilson, D
Whitmore, Mrs Sydney, 8010 Woodrow Wilson, D
Wohlstetter, Mrs R M, 2803 Woodstock rd, D
Zacharias, Geo W 8028 Woodrow Wilson dr, R
Zacharias, Mrs Mary A, 8028 Woodrow Wilson R

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Exhibit 5. 1958-1959 Los Angeles City Directory

Nichols Theo L (Margaret) Carnation Milk h11351 Albata st—GR 28422
Nichols Zema (Dorothy) h2231 Veteran av—GR 38504
Nicholson Gordon J (Elizabeth B) h435 Denslow av—GR 27648
Nicholson R M h10455¼ Wilshire bl—GR 91600
Nickel Albert P (Jolie) costumer Western Costume Co h11409 Bolas st—GR 22653
Nickel Susan P asst stage mgr Players Ring r11409 Bolas st—GR 22653
Nickley Anna h1810 Malcolm av—GR 32201
Nicklin Louise h1814½ Holmby av—
Nicklin Mildred L Mrs h2010 Malcolm av—GR 92010
Nickols Alex N (Helen) mathematician h1821 Thayer av—GR 72811
Nick's Barber Shop 2379 Prosser av—GR 99081
Nicol Alexander L (Jean) actor h219 Tilden av—
Nicol James C (Margaret B) golf pro h10617 Wilkins av—GR 75004
Nicoloff John (Ruth) h1709 Camden av—GR 75144
Nicolosi Maria Luce r414 Saint Pierre rd—GR 25066 BR 21975
Nicolosi Joseph (Lucy Chrisfopher) sculptor h414 Saint Pierre rd—GR 25066 BR 21975
Nicols Alfred prof UCLA h225 Beloit av—GR 29357
Nides H Louis (Faye B) h1438 Kelton av—GR 84385
Niederman Alfred (Antoinette) mgr h648 Kelton av—GR 39563
Niehenke B J (Leona) geophycisist h1927 Parnell av—GR 72245
Nielsen Anton Mrs h10648 Wilkins av—GR 78495
Nielsen Donald A atty Standard Oil h10652 Wilkins av—GR 38124
Nielsen Karen h1929½ Overland av—
Nielsen Nephi (Lillian) nite watchman LDS Temple h1701 Manning av—GR 84613
Niemand M C (Sally) tech instruments h2034 Fox Hills dr—CR 56843
Nieman Howard H h2254 Midvale av—GR 97134
Niemand Martin C (Sally M) pres Instrument Lab h1850 Comstock av—CR 56843
Niemerow Judith studt r951 Manning av—GR 89432
Niemerow Larry studt r951 Manning av—GR 89432
Niemerow Morris (Dorothy) pharmacist h951 Manning av—GR 89432
Niffenegger Elisabeth r10419 Lindbrook dr—GR 92777
Nigro Nelly A pharm UCLA med center h553½ Landfair av GR 30770
Niles Francis HMrs h251 Denslow av—GR 25776
Niles J A Mrs h11355 Elderwood st—GR 28760
Niles Margaret E h1615 Camden av—GR 82427
Nilon Dorothy Mrs h444½ Landfair av—GR 76377
Nimetz Cecelia Mrs h10709 Ashton av—GR 73187
Nimptsch Ella G h2006 Greenfield av—GR 39825
Nims Accordion Studio (Wally V Nims) 10972 W Pico bl—GR 76499
Nims Ronald A r2286 Parnell av—BR 04152
Nims St Jude Religious Shop (Ronald Nims) 10972 W Pico bl—GR 97262
Nims Wally V (Jean) h2286 Parnell av—BR 04152
Ninke Marion steno r945 Gayley av—GR 83944
Nino Beauty Studio 10877 W Pico bl—GR 76359
Nisenson Aaron (Ann) phys h211 Ashdale av—BR 04083
Nitze William A Mrs h411 Lomond av—GR 36943
Nivell Felix N (Helmi) h1826 Greenfield av—GR 87584
Nivison Elizabeth C Mrs h2242 Veteran av—GR 88121
Nixon Caroline R h1863 Greenfield av—GR 95341
Nixon Donald W (Gayl C) project development mgr h2042 Midvale av—GR 70973
Nixon Grace A h1278½ Devon av—CR 12788
Nixon J E h2262 Beverly Glen bl—CR 44681
Nixon Kathryn C r2042 Midvale av—GR 70973
Nixon Linda nurse r1636 S Beverly Glen bl—CR 64897
Nixon Maurice E (Cecil) h2035 Midvale av—GR 33229
Nobby Knit women's apparel 1056 Westwood bl—GR 79821
Noble Beatrice r1441 S Beverly Glen bl—GR 79572
Noble Joan h10372 Bellwood av—CR 10364
Noble John (Margaret) v pres Walter Kidde Pacific Co h726 Holmby av—GR 31542
Noble Joseph W (Eilene) phys h526 Glenrock av—GR 71480
Noble Lorraine h1765 Glendon av—GR 75125
Noble Patsy studt r726 Holmby av—GR 31542
Noble Peggy studt r726 Holmby av—GR 31542
Nobler Hindy Mrs h1816 Pandora av—GR 72528
Nodell Leonard J (Thelma) h437 Gayley av—GR 72248
Noel Grace L r1708 Pandora av—GR 81877
Noersjimah h1893½ Greenfield av—GR 98388
Nokken Roy H (Ruth) real est brkr h1418¼ Midvale av—GR 33971
Nokken Roy H Co real est 10681 Santa Monica bl—GR 82826
Nolan P W acct 2140 Westwood bl—GR 71372
Noll Elsie M r10788 Lindbrook dr—GR 38381
Noll Rose Fox r206 N Bentley av—GR 21559
Nolte Claire h618 Midvale av—GR 82056
Nolte Lawrence W (Dorothy S) adv exec h1416 Comstock av—CR 65680
Noonan James E (Wendy) studt h729½ Levering av—GR 89130
Norberg Donald G h10358 Bellwood av—CR 13985
Norberg Gus E (Maude A) h2306 Camden av—GR 31564
Nordgren Theodore h1523 S Bentley av—GR 33485
Nordin Mary h1020 Ohio av—GR 39564
Nordlinger David A (Ellen B) mfr rep h10744 Wellworth av—GR 31503
Nordlinger Louis Mrs r10717 Wilshire bl—BR 04878
Nordlinger Steve (Dorothy) exec h1248 N Bel Air rd—GR 23078
Norlin Katherine h954 Hilgard av—GR 91578
Norman Bernard (Toby) h10462 Ilona av—BR 20304
Norman Beth radio-TV commentator free lance writer h1413½ Camden av—GR 82502
Normandin Alfred L (Lorine) h151 S Thurston av—GR 23028
Norris Benjamin Col (Blanche) ret h1374½ Kelton av—GR 89170
Norris M F r1283 S Beverly Glen bl—GR 89335
North & Co (James D North) real est 1391 Westwood bl—GR 36538
North E Mrs h2123 Midvale av
North Myrta Mrs h10474 Ilona av—GR 31402
North W H (Grace) h11061 Ophir dr—GR 91428
Northington Inc gifts 2101 S Sepulveda bl—GR 39881
Northrup Chas C r141 N Beverly Glen bl—BR 21618
Northwestern Mutual Ins Co 1722 Westwood bl—GR 86672
Nortman Alice K CPA r1412 Camden av—GR 33171
Norton Albert M (Myrtle) h321 Dalehurst av—BR 04034
Norton Elizabeth F h1915 S Bentley av—GR 79657
Norton Joycelyn voice studt h1375 Midvale av—GR 35270
Norton Maud r2060 Prosser av—GR 37579
Norton Max (Erna) clk Calif Yarn Co Inc h10448 Eastborne av—GR 89257
Norton Muriel A h1811 N Bel Air rd—GR 29408
Norton Patrick J (Gloria) eng h1829 Westholme av—GR 79750
NORTON PHILIP INC REALTORS Homes - Sites - Acreage - Sales and rentals 11911 San Vicente bl—GR 21271 12533 San Vicente bl—GR 61211
Norty's Music Center 10749 W Pico bl—BR 04373
Norvell Anthony (Edna) writer & lecturer h10539 Bellagio rd—GR 22915
Norvell Manor Apts 10551 Wilshire bl
Nossaman Walter L (Frances L) atty h10415 Lindbrook dr—GR 35026
Nosseck Donald h2263 S Beverly Glen bl
Nouty Hassan (Janet) asst prof UCLA h1444 Veteran av—GR 87486
Novak Joseph A (Edythe M) h233 Barlock av—GR 28335
Novak Kim actress h780 Tortuoso wy
Novak Max E r540 Landfair av—GR 97448
Novak Norman h1836 S Beverly Glen bl—CR 17033
Novak Phil (Florine) scrap metal h1667 Comstock av—CR 42644
Novorr Gerald (Pearl) adv designer h850 Thayer av—GR 90284
Novotny Geo R (Laila) sales h11351 Cashmere st—GR 21746
Nowack Herbert L (Gretchen) ofc mgr h1575 Manning av—GR 39380
Noxon Hazel R h1760 Malcolm av—GR 32392
Noyes David M h1002 Tiverton av—BR 04764
Noyes Mert E (Vera) h2253 Selby av—GR 39617
Noyes Michael r2253 Linnington av—GR 30542
Nu Coiffure Beauty Salon 10305 Santa Monica bl—CR 49742
Nuckolls W M h11027½ Strathmore dr
Nuckols George W (Gertrude T) restr mgr h958½ Hilgard av—GR 31067

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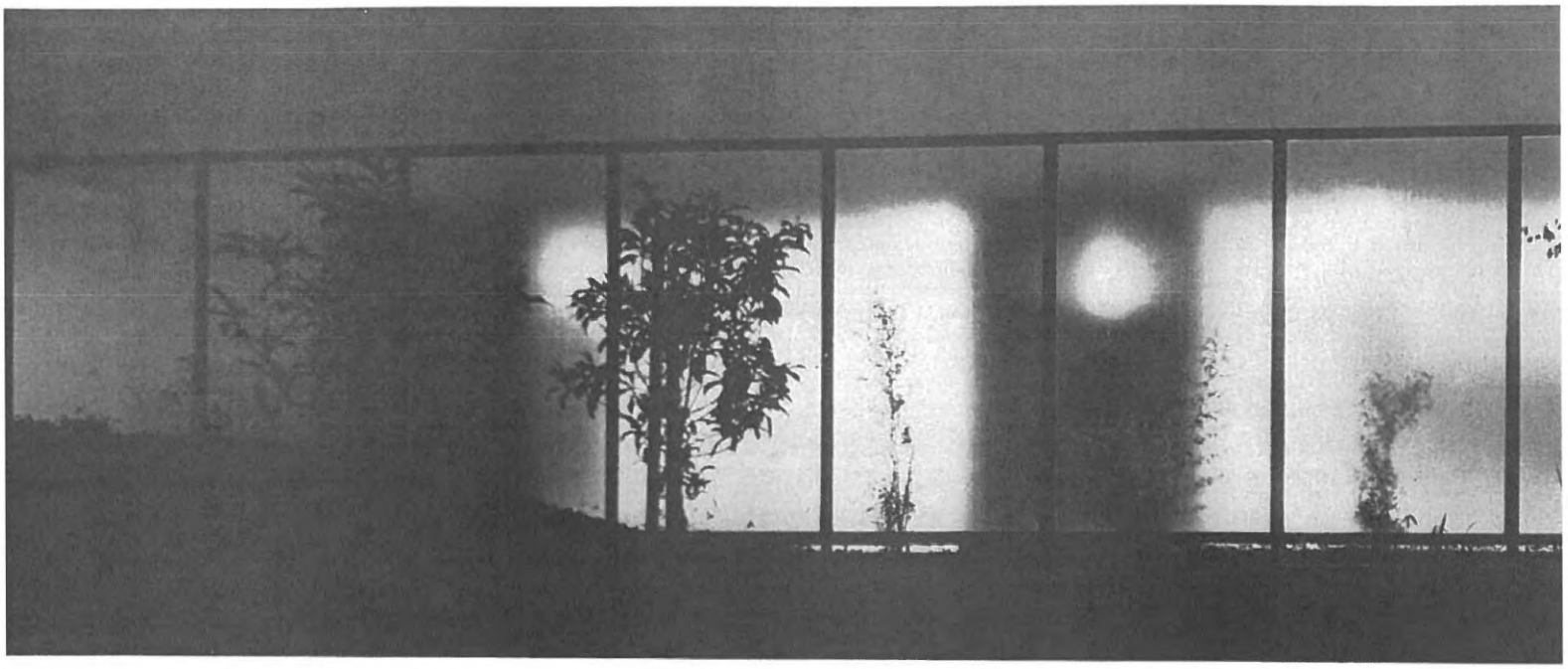
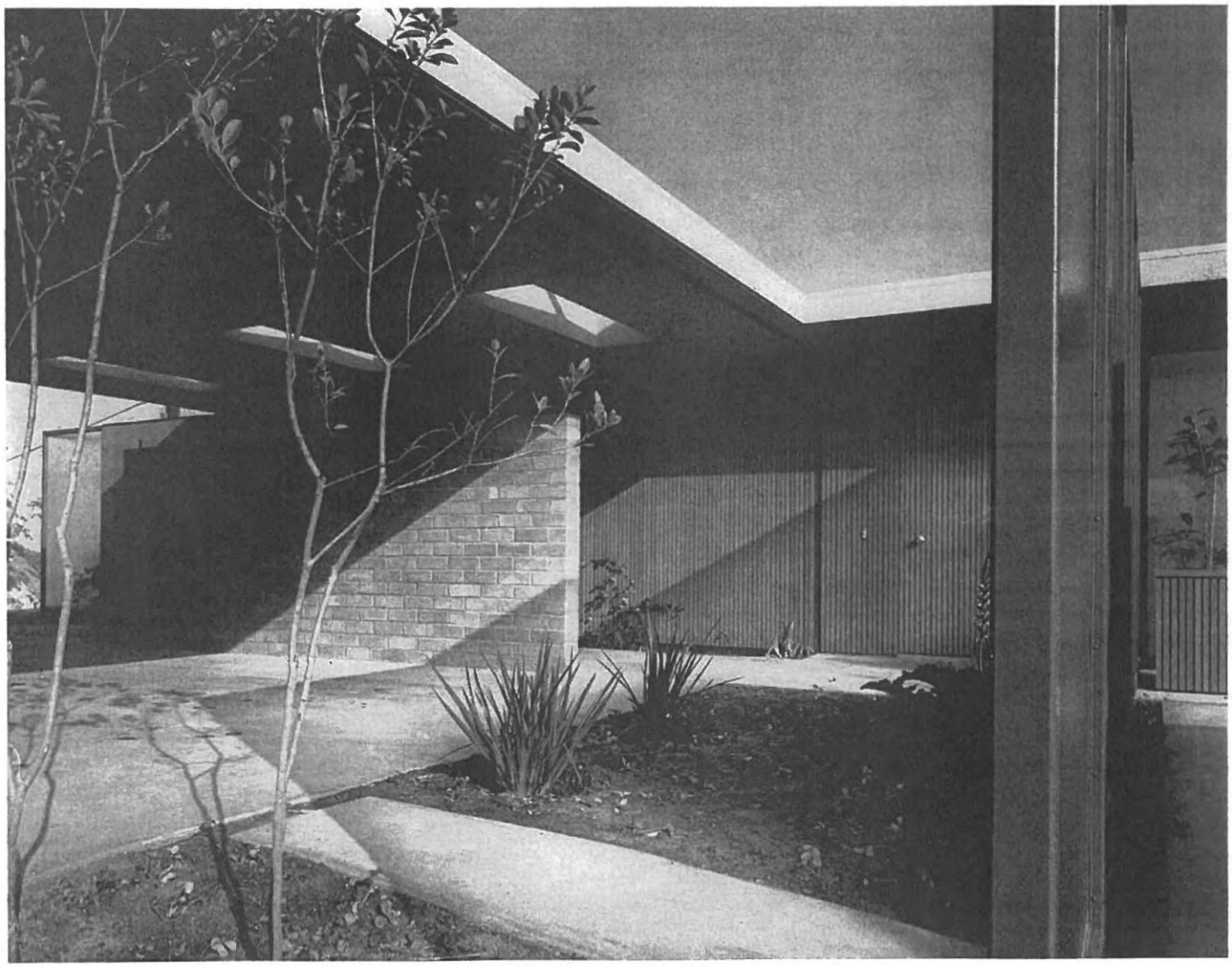
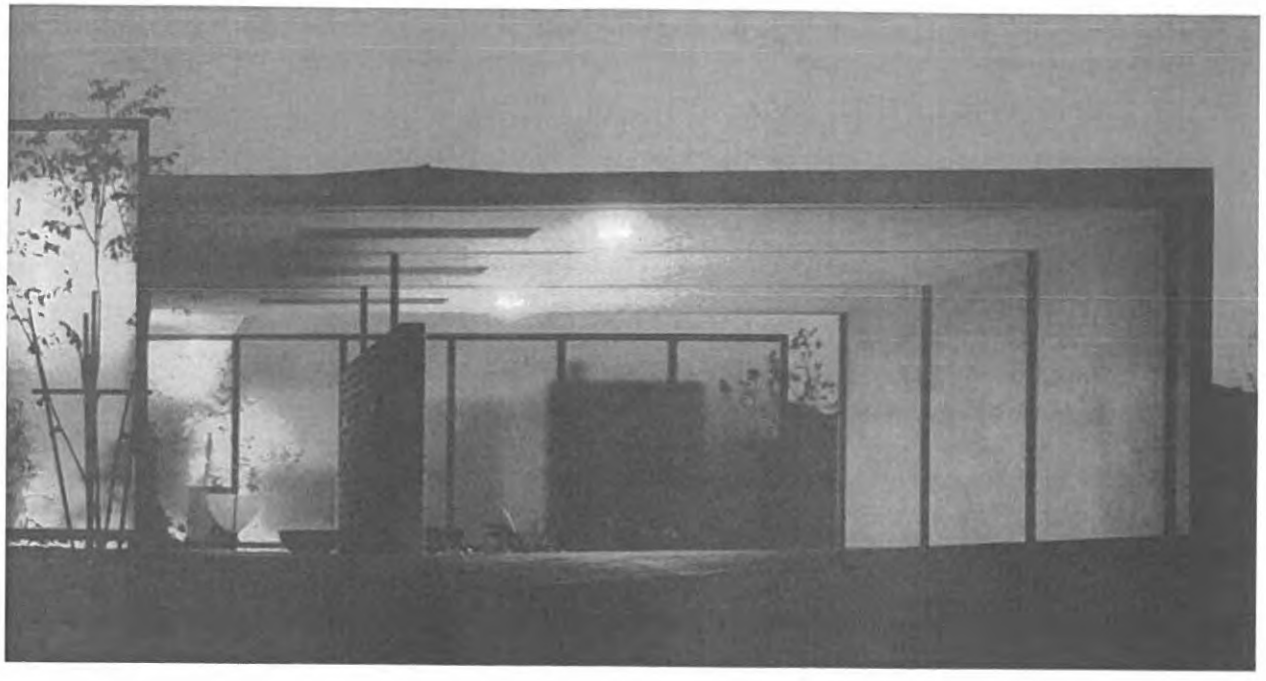
Exhibit 6. "The New Case Study House," *Arts & Architecture Magazine*



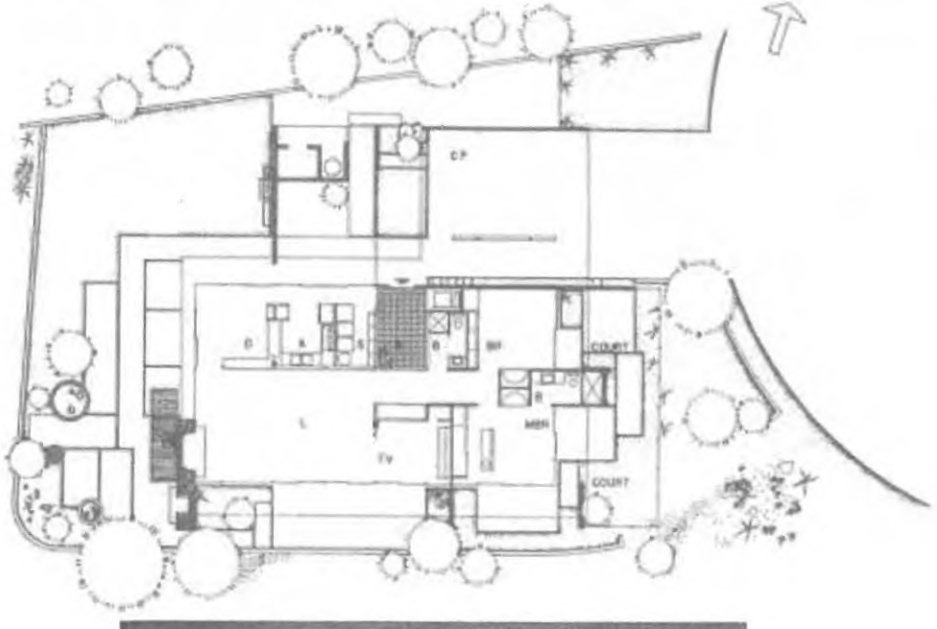
The New Case Study House

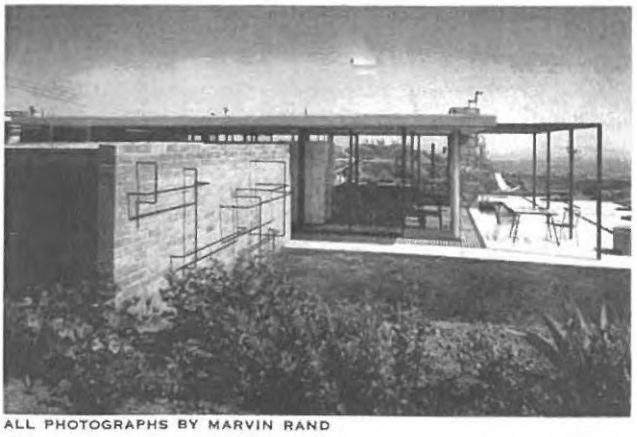
BY CRAIG ELLWOOD, DESIGNER





Consulting Engineers: Mackintosh & Mackintosh; General Contractor: Henry Salzman; Landscape Architect: Eric Armstrong, Jocelyn Domela collaborating; Furnishings: Stanley Young for Frank Bros.





ALL PHOTOGRAPHS BY MARVIN RAND

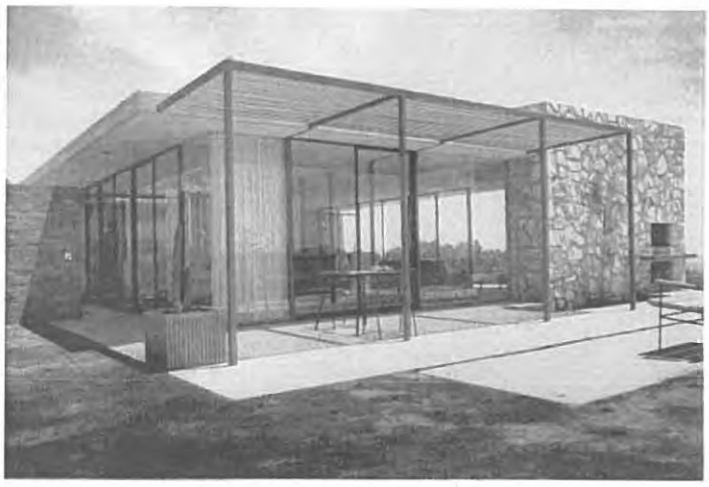
This house is the latest in a series sponsored and built by the magazine, ARTS & ARCHITECTURE, in its continuing Case Study House Program. As in the past, we attempted to use new and quality materials in the making of a small modern house which will equate a reasonable economy, contemporary living patterns and a beautiful environment.

The site is a leveled hillside with a southerly view of city and sea and a westerly view of valleys and mountains; irregular in shape, the property is approximately 70' x 100'. The limited lot size, with certain restricting deed requirements, and the selection of view exposures governed the plan layout and the site orientation. The open plan, the details, and the specifications were developed with reasonable budget considerations, but the best practices by way of quality material and craftsmanship were employed.

To achieve ease of construction, economy, and design harmony, the basic plan is a four-foot modular rectangle. Interior walls, however, extend through the perimeter walls of glass to provide house-garden interpenetration, thereby not confining space to room boundaries.

The steel structural system is eight-foot modular with 2½" square pipe columns and 6" "I" beams; all connections are job-welded. The square shape of the steel tube provided detail simplification, and its fine structural line is complementary with other detailing throughout the structure. Two and one-half inches of the bottom flange of each beam is left visible through use of metal plaster trim to align with the exposed steel columns throughout the structure. Accented with red lead oxide paint, terra cotta in color, the structural steel frame becomes the basic element of the design expression.

Besides the exposed steel, basic exterior materials are glass, masonry, plaster, and siding. The obscure glass, Luxlite, is used effectively to provide privacy within the courtyards without limiting light. Square tubing is used again here as a framework for the translucent panels. A five-foot wall of Davidson hollow clay block sep-



arates the carport area from the entryway; three skylights of polished Misco wire glass centered between the exposed structural beams open the plastered roof slab to the sky to provide sunlight and warmth in the entryway. The horizontal roof slab plane is unbroken except for skylights and recessed lighting fixtures. Ceilings and fascia of the roof slab, and plaster walls are of Crownite lightweight pumice aggregate. The modular panels of 1" x 6" specially detailed Douglas fir siding are repeated between the exposed column verticals, and in consideration of harmony, the vertical siding is extended across the 4' x 8' entry door.

The entry garden is planted with acanthus, bronze New England flax, evergreen grape ivy, and ornamental strawberry. The potted plant is rare asparagus retrofactus and the trees are strawberry guava.

It was the desire to keep the landscape as simple, as useful, and as easily maintained as possible, and yet have the luxury of rich forms and textures—all within a nominal budget. To complement the architecture, interesting forms of plant material, rapid in growth, and unique to Southern California, were specified.

A perimeter hollow clay block curb and wall define the physical limits of the site and control water runoff. Play, service, and garden storage areas are provided, and a hollow clay block wall separates these areas from the living garden. A jungle gym, designed by Eric Armstrong, makes further use of this wall, and becomes a sculptural element in the landscape—changing its shadow pattern throughout the day. Nearby is an open space of lawn for more active play. A low bench for sunning and for the display of tubbed plant material leads into the view section of the garden, with its garden furniture, pools, and plant materials. A mound here weds the site to the surrounding landscape and offers a feeling of protection from the wide canyon below. Eucalyptus Pulverulenta trees will grow to give filtered shade and wind protection without restricting the view. Three steel bowls serve diverse uses—firstly, as sculpture—but more specifically, as a rock garden, a cactus-succulent garden, and a bird bath. At night their sculptural quality is emphasized by being lit from beneath, becoming huge reflectors of soft light.

RIGHT: ALL ROOMS ARE DIRECTLY ACCESSIBLE FROM THE CENTRALIZED ENTRY. THE CABINET IN THE RIGHT FOREGROUND IS THE GUEST WARDROBE. MATERIALS—ENTRY FLOOR: TERRA COTTA MOSAIC TILE PAVERS BY THE MOSAIC TILE CO.: CARPETING: KLEARFLAX'S "MESABI LINEN": WALLS: DOUGLAS FIR SIDING AND WHITE, SMOOTH-FINISH PLASTER: CEILING: INSULATING/SOUNDPROOFING, TEXTURED PUMICE PLASTER. FIXTURES AND ACCESSORIES—LIGHT FIXTURE: "LYTECASTER" BY LIGHTOLIER: INDIRECT TUBE LIGHTING: GLOBE LIGHTING PRODUCTS, INC.: THE LIGHT SCULPTURE IS DESIGNED BY SAM ELTON.

The strong rectangular mass of the chimney and the rough textured Palos Verdes stone contrasts sharply with the fineness of detailing and the openness of plan. The contrast is complementary, the random pattern of the earth-gray rock provides a surprise divergence from the regulated patterns of the other elements, and the concentrated strength of the mass secures the structure to the site at a position where it is needed—next to the embankment which slopes off to the canyon below.

A reflecting pool alongside the chimney mirrors sky and structure to add a dimension of depth; the pool illuminates at night, radiating a soft glow of refracted light. The four jets are at varying heights and are painted black.

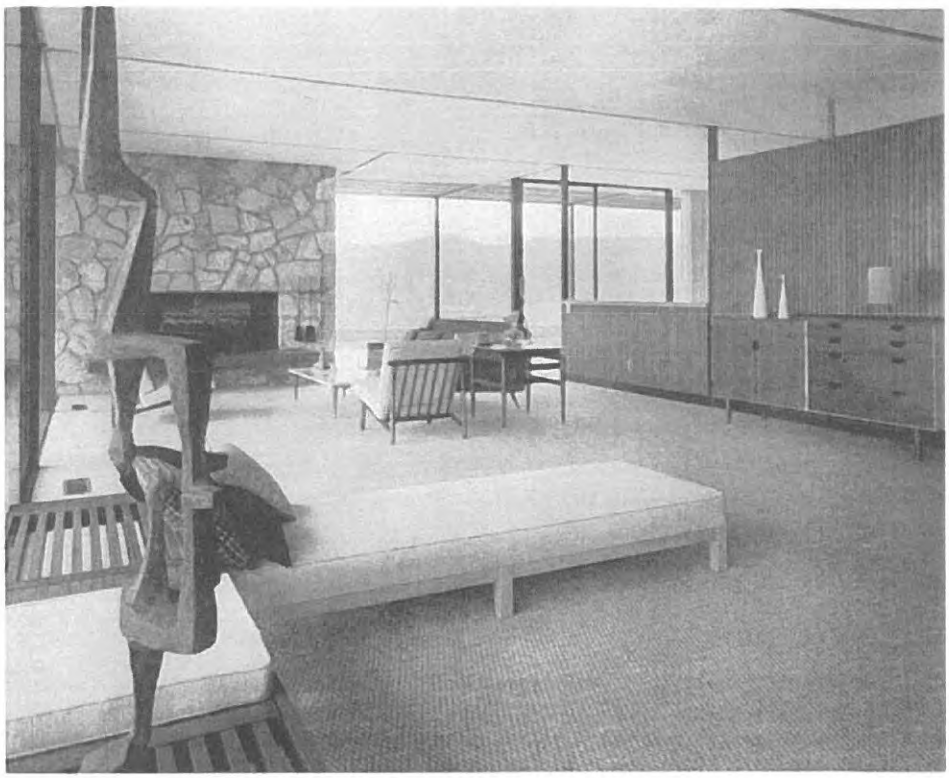
The barbecue hearth and firebox is of ceramic Mosaic tile and the motor-driven Rotir unit turns seven skewers simultaneously; grill height is crank-adjustable. The sun shield is of inverted steel angles welded to 2 ½" square tubing. Garden furniture is from Van Keppel-Green's.

Approximately 3200 square feet are under roof; the house proper is 1750 square feet. The footage made necessary the partitioning and apportioning of space for maximum utility. Bedrooms and baths are minimized; to set the theme, the entry size is a generous 8′ x 12′; an accordion wall opens the TV room to the 16′ x 28′ living area to increase the length to 40′; the 12′ x 12′ dining area opens to both the living and work (kitchen-service) areas. Steelbilt steel-framed sliding glass door units open all rooms to terraces and courtyards.

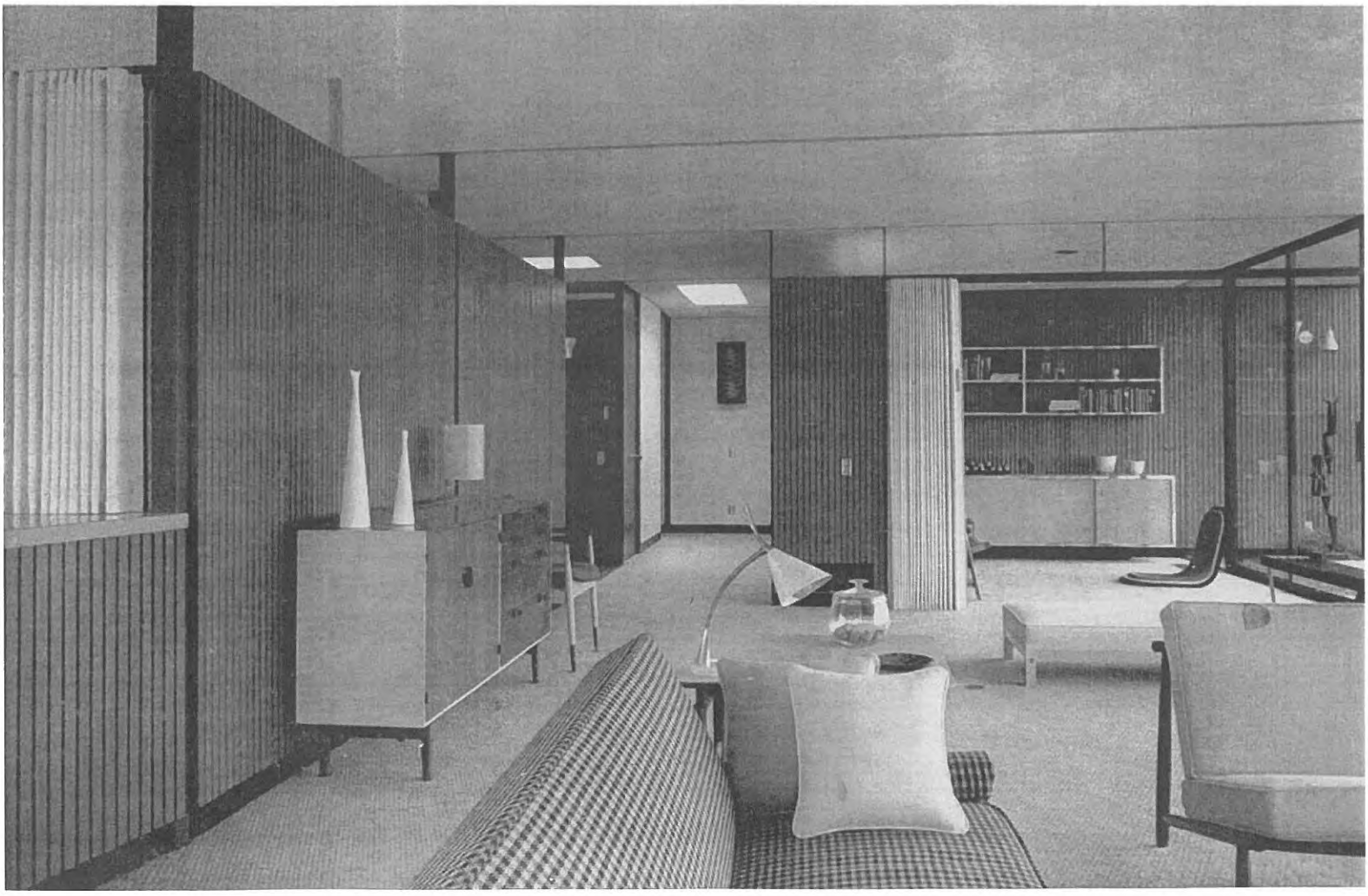
The Payne perimeter forced-air heating system warms the exterior walls and eliminates the cool downdrafts caused by heat loss through the glass; a Thermodulor furnace control modulates flame and fan operation to provide maximum efficiency of performance.

The built-in cabinet of Nevamar plastic laminate in the TV room houses television, radio, phonograph, speaker, and record album storage. Television may be remotely controlled through use of in-the-slab conduit provisions. This room can also serve as a guest bedroom.

To provide visual freedom and to maintain definition of the architectural elements, the roof slab is floated over the vertical wall planes and the walls are lifted from the floor slab with a black recessed base; the birch slab doors are ceiling-height and walls are not pierced with windows and doors, but rather each element is articulated as a separate unit, governed by its function and the integrity of the material.



For further information on Merit Specified products see page 46



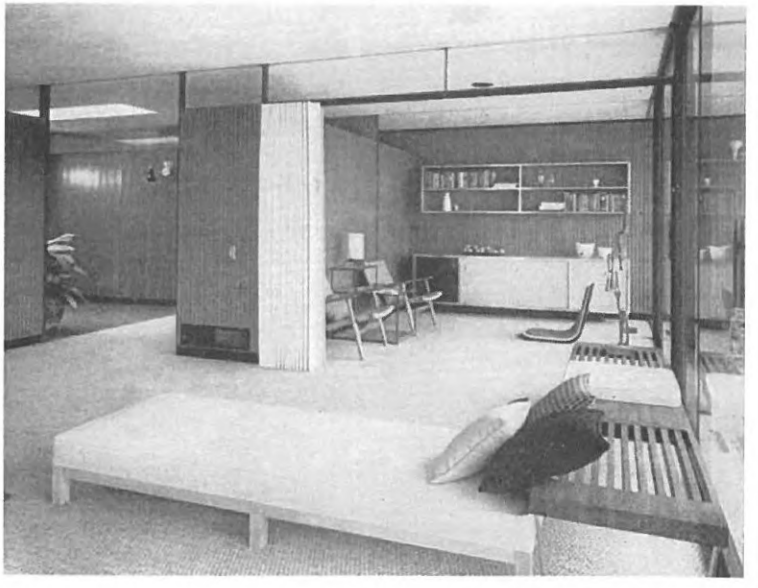
OPPOSITE PAGE ABOVE: LIVING ROOM SEEN FROM THE DEN. THE HIKIE, COVERED IN BEIGE PERUVIAN LINEN IS BY FRANK BROS. THE EXPANDABLE TEAK AND STEEL BENCH WAS DESIGNED BY HOLLIS CHRISTENSEN FOR DAKNEY. ON THE RIGHT, A FINN JUHL WALNUT AND SYCAMORE DOUBLE CHEST AND LAMP TABLE FROM BAKER FURNITURE, INC. CERAMIC TILE HEARTH BY THE MOSAIC TILE COMPANY; FIREPLACE ACCESSORIES DESIGNED BY MEL BOGART FOR FELMORE ASSOCIATES.

ABOVE: SOFA DESIGNED BY EDWARD FRANK, COVERED IN BEIGE AND BLACK JUTE FABRIC BY ALEXANDER GIRARD FOR THE HERMAN MILLER FURNITURE COMPANY.

BELOW RIGHT: A WHITE MODERNFOLD ACCORDION DOOR DIVIDES THE DEN AND LIVING ROOM. FOLKE OHLSSON DESIGNED THE TWO LOUNGE CHAIRS OF SMOKED OAK FOR DUX FURNITURE. LAMP BY PAUL MC COBB. CANVAS FLOOR CHAIRS, "TILTS" BY MODERN COLOR.

BELOW LEFT: LOUNGE CHAIRS BY HANS WEGNER; INTERIOR PLANTS BY POTS AND PLANS; THE OCCASIONAL CHAIR OF MAPLE AND WALNUT DESIGNED BY FINN JUHL FOR BAKER FURNITURE, INC.

OPPOSITE PAGE BELOW: ON THE FINN JUHL CHEST A LAMP BY ISAMU NOGUCHI AND TWO PYRAMID VASES BY MALCOLM LELAND FROM CALIFORNIA CLAYWARE. THE OTHER LAMP SHOWN IS AN ITALIAN IMPORT FROM LIGHTREND COMPANY.



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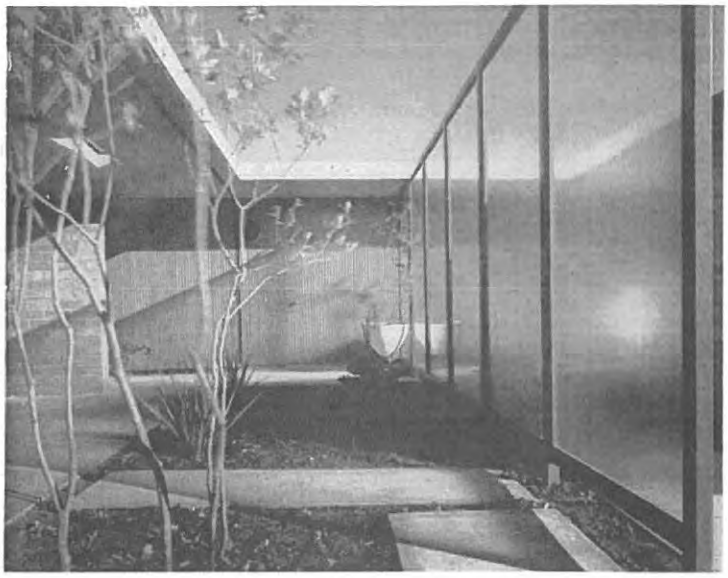

THIS HOUSE IS NOW OPEN FOR PUBLIC INSPECTION AT 1811 BEL AIR ROAD,

The floating roof slab and freestanding wall partitions combine with the perimeter walls of plate glass to create the impression of unrestricted space.

Each bedroom has its own private courtyard; a baffle of obscure glass, integrated with the architecture, protects these courts and assures privacy from the street. The Glide-All steel-framed sliding wardrobe panels are vertical grain Douglas fir. The 4 ½′ x 8′ mirror in each bedroom is mounted on a Revolvodor panel; this unit revolves to provide additional closet space.

Fluorescent tubes over the wardrobes light the cabinet interior, as well as provide general room illumination. Throughout the house lighting is designed to eliminate the glare of the source without restricting efficiency. General interior illumination is by recessed tubes (Globe Lighting Products, Inc.); general exterior illumination is by ceiling-mounted recessed, louvred Marco fixtures. The wall brackets for direct lighting and dramatic spots are Lightolier's "Lytecasters," and the perforated black metal dome entry fixtures are by Gruen Lighting Company.

Bedroom chairs are designed by Eames for the Herman Miller Company; the walnut plywood slab beds with attached tables are designed by Craig Ellwood for Modern Color, Inc.; mattresses are 4 ½″ airfoam by American Latex, Inc. Outdoor furniture is by Van Keppel-Green.

IN THE ENTRY HALL A GLASS TOP TABLE DESIGNED BY EDWARD WORMLEY FOR DUNBAR.

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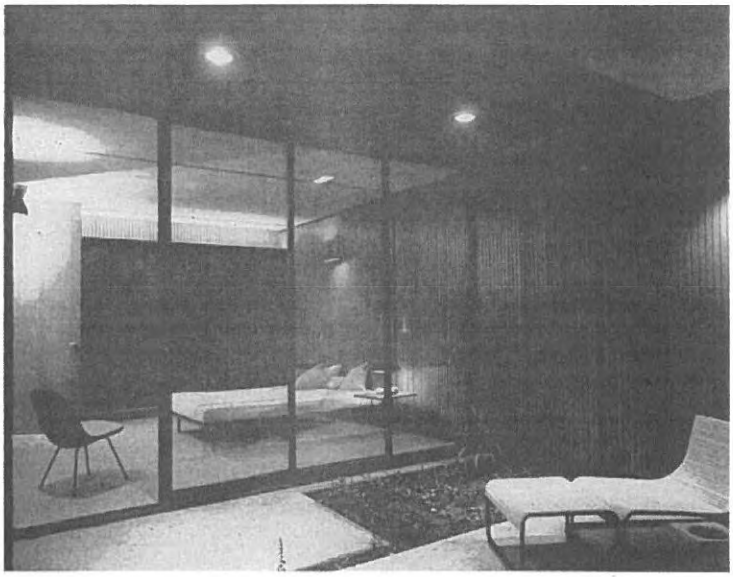
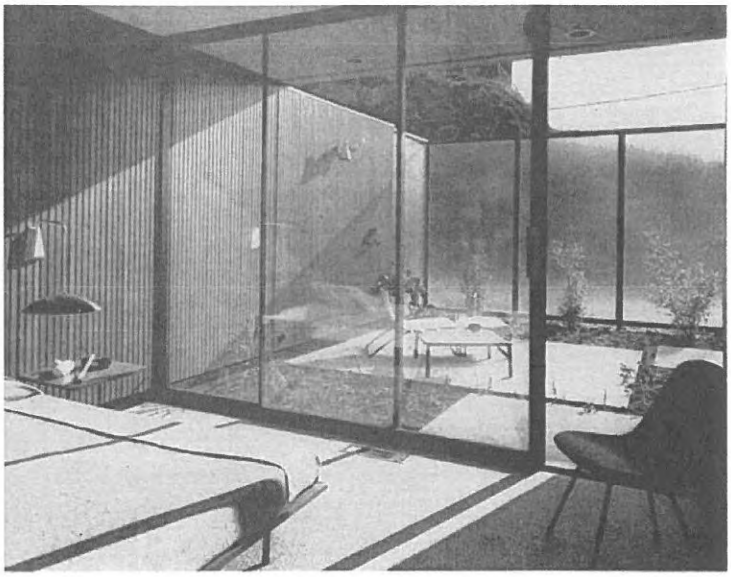
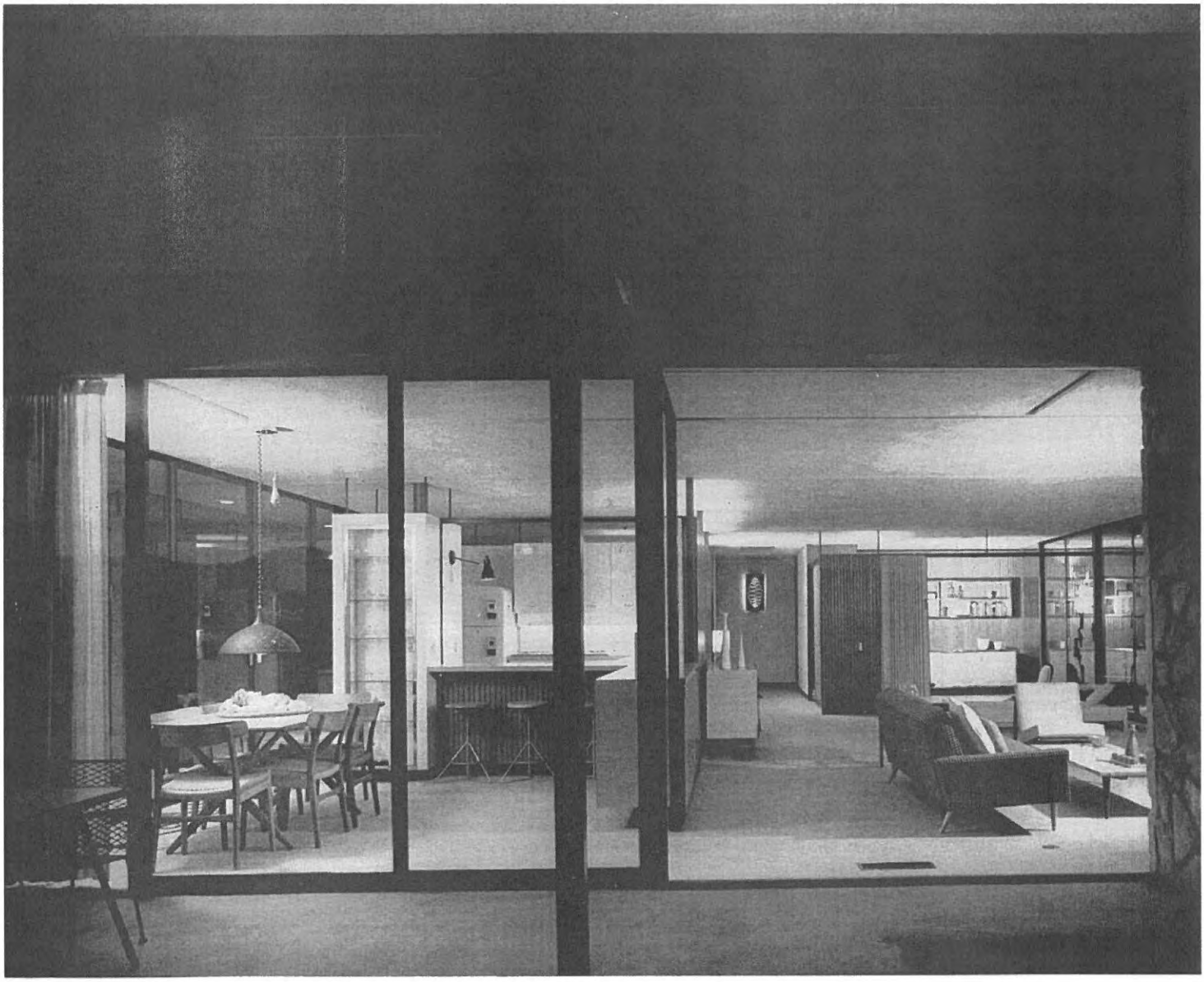
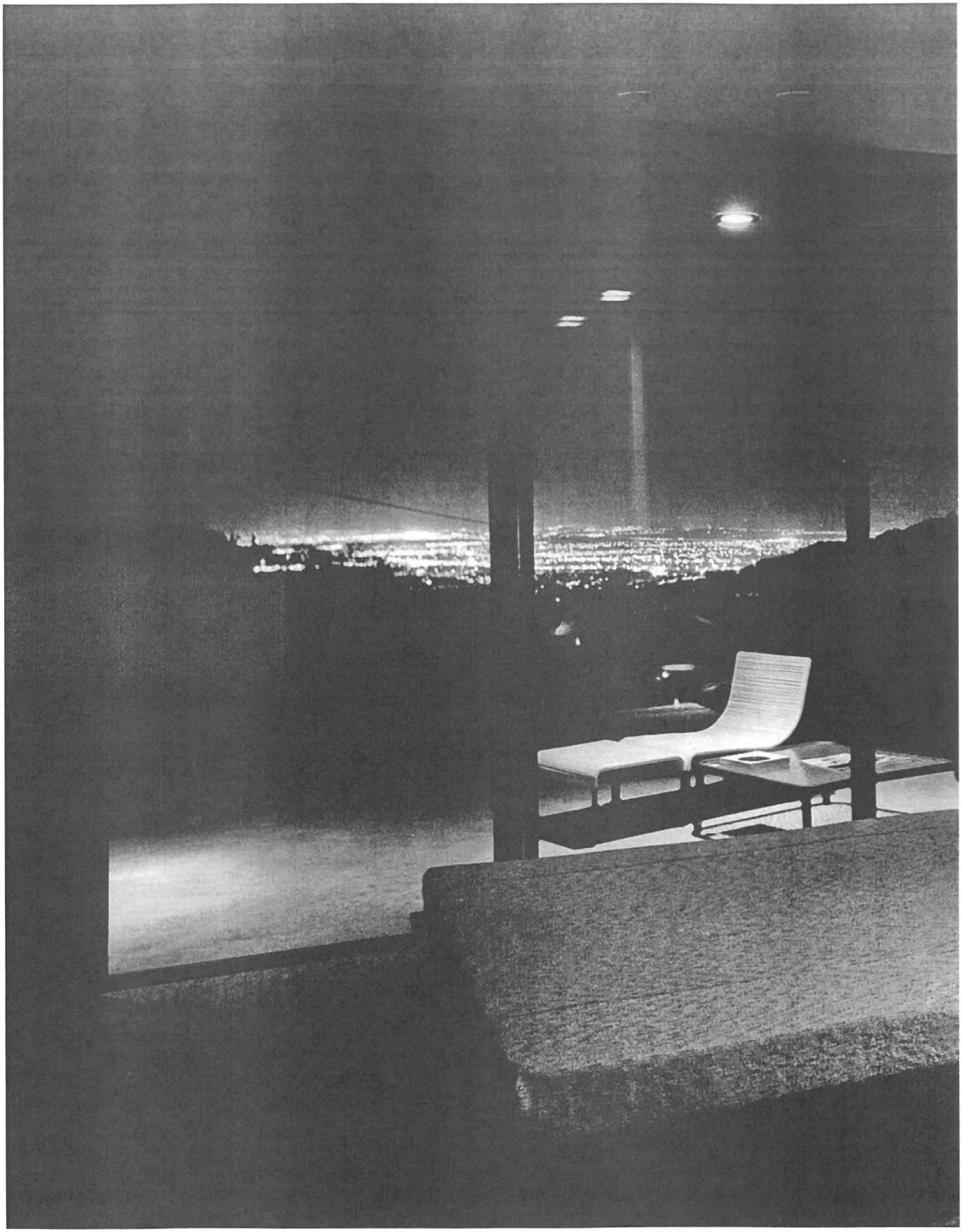


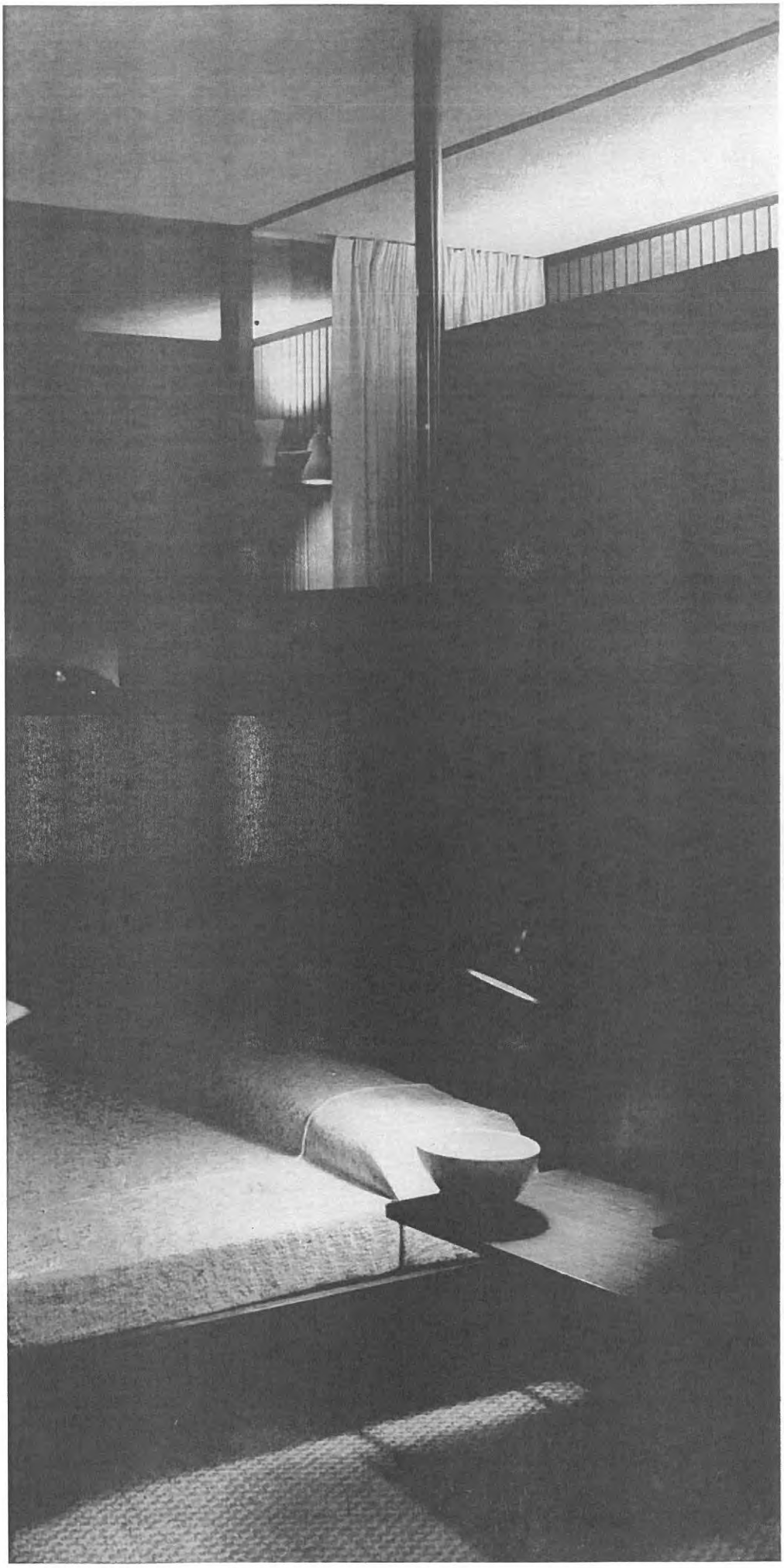


LOS ANGELES. IT WILL BE SHOWN ON SATURDAY AND SUNDAY FROM 12 TO 5 P.M.



STEEL FRAMES FOR SLIDING GLASS DOORWALL UNITS BY STEELBILT ARE USED THROUGHOUT THE HOUSE.





The interiors of the Case Study House for 1953 evolved from a basic consideration of the architectural design, with reference to the liveability of the furnishings together with their aesthetic contribution to the whole; the whole being the house, the location, the time, and the occupants.

The furniture selected is primarily a reflection of a trend toward refinement. The Finn Juhl and Hans Wegner chairs provide not only comfortable but handsome seating; their sculptured arm rests are pleasant to the touch and their use of natural woods joined with unselfconscious directness has resulted in furniture of simple elegance with integrity of design.

The light airy feeling of the house is restated in the furnishings, and the versatility of the plan for either formal or informal entertaining is logically utilized by the selection of flexible pieces. Chairs and tables may be easily regrouped to suit the occasion for which they may be required to serve.

Since the outdoor areas are an integral part of the architecture, the garden furniture reflects the same spirit as the interior furnishings, which minimizes the glass barriers and contributes to the general feeling of uninterrupted space.

All materials are of natural or neutral colors, selected for their quality of texture, and blended together for the achievement of a serene background for living and to offer no conflict with the grandeur of the natural view.

Color emphasis is singularly stated in the casual pillows which are used in the living area. These may be easily changed to add a new freshness or to accent the transitory moods of the occupants.

While interiors were designed to become an integrated part of the architecture, in the final analysis, they must be appraised on how well they will serve the daily requirements of the occupants and to what degree they will contribute to a constructive and enjoyable experience in everyday living.

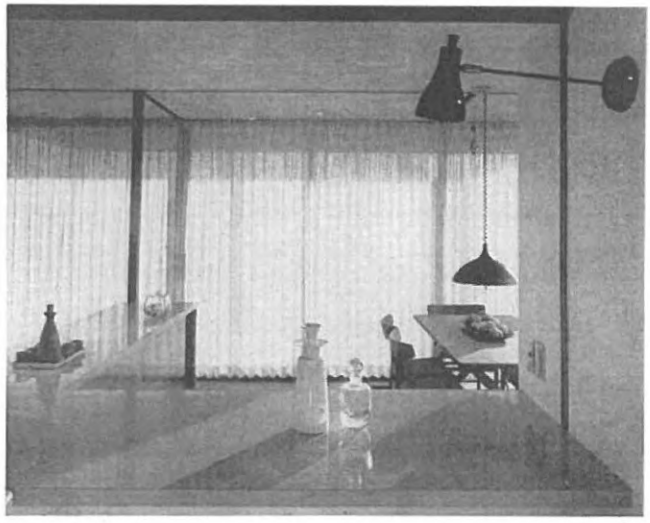
—Stanley Young for Frank Bros.

From the master bedroom, the lights from Westwood and Beverly Hills to the coastline and the Palos Verdes Hills can be seen. The ocean and the channel islands are visible during the day. A bath adjoins this room and behind the bed island wall is a make-up cabinet of Nevamar plastic laminate. This cabinet includes a small lavatory and a counter-mounted Moen single-lever-control fitting; the wall over the counter is completely mirrored, and mirror lighting is recessed fluorescent tubing.

ALL PHOTOGRAPHS BY MARVIN RAND 1

The entry opens to the service room, and both service and kitchen open to the child play yard with its gravel ground covering and wall-mounted blackboard. Beyond the child play yard is the garden furniture and tool storage closet, the gas-fired incinor unit, and the service yard; yard separations are effected with walls of hollow clay block.

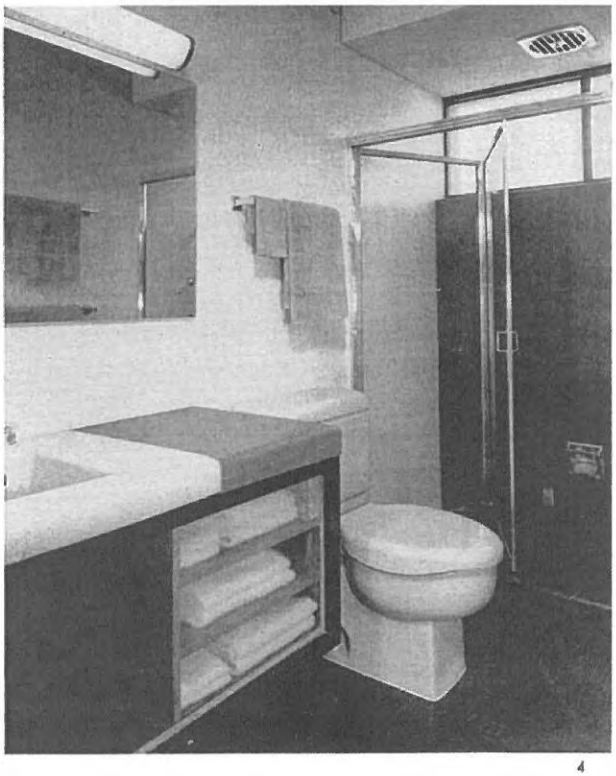
The kitchen is all-gas with a Western-Holly built-in range and oven; all cabinets are Shirley white-enameled steel; strip tube lighting is over and under the wall cabinets, and continuous Plugmold strip convenience outlets extend the full length of the counter. An accordion panel over the counter opens the kitchen to the dining area, and Steelbilt sliding door units open to the terrace for outdoor dining.



3

1. BENDIX WASHING MACHINE AND DRYER; GENERAL WATER HEATER; SHIRLEY WALL CABINETS AND WESTERN-HOLLY BUILT-IN GAS OVEN.
2. ALL COUNTER TOPS AND SPLASH ARE LAMINATED PLASTIC "NEVAMAR" BY NATIONAL PLASTICS. VENT FAN IN THE KITCHEN FROM NUTONE; MODERNFOLD ACCORDION WALL PANEL BETWEEN KITCHEN AND DINING ROOM; SERVEL REFRIGERATOR; WESTERN-HOLLY BUILT-IN COOKING TOP.
3. LIGHT FIXTURE IN THE DINING AREA IS "FINLANDIA" REEL LIGHT FROM GRUEN LIGHTING.
4. FLOOR, WALLS, AND RECESSED SHOWER TUB ARE BLACK, WHITE, AND TERRA COTTA TILE BY THE MOSAIC TILE COMPANY; ACCORDION GLASS PARTITION FROM AMERICAN SHOWER DOOR COMPANY; BATHROOM FIXTURES BY CRANE COMPANY; BATHROOM ACCESSORIES BY FARIES MANUFACTURING COMPANY. VENT FAN AND CEILING HEATER BY NUTONE.
5. DINING ROOM SET DESIGNED BY HANS WEGNER. GLASS PANEL DOOR FROM AMERICAN SHOWER DOOR COMPANY ON GLASSWARE STORAGE CABINET.

2



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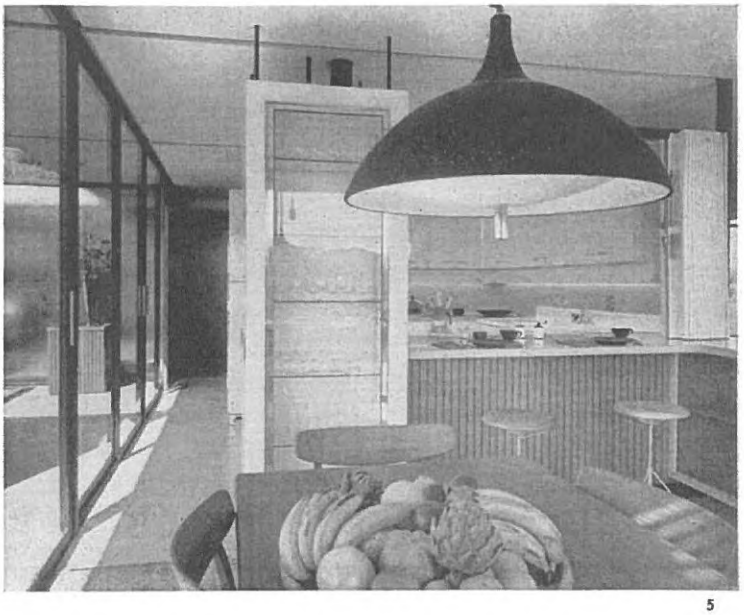


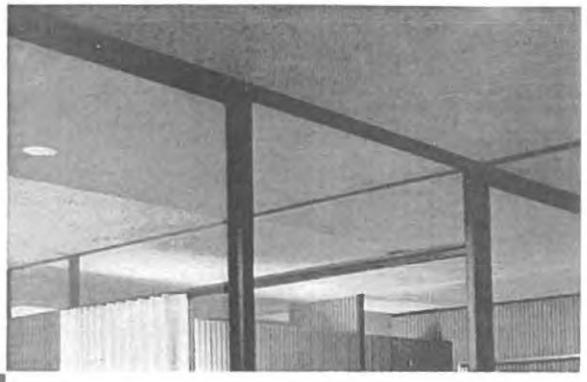
5

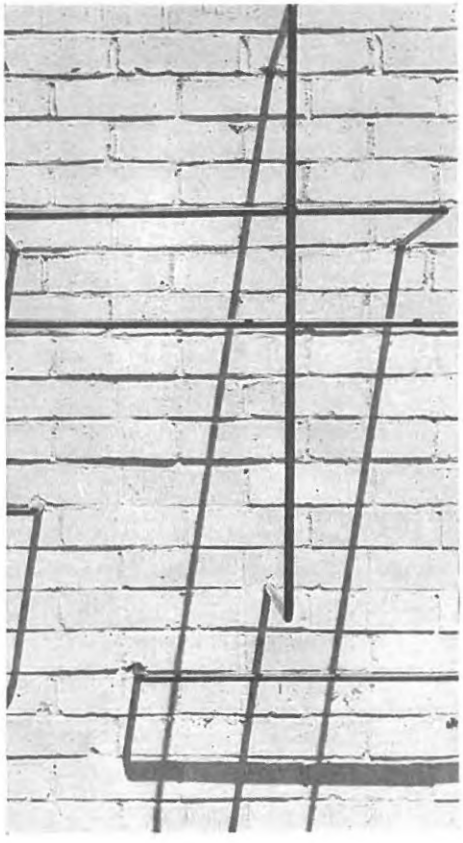
DETAILS from the Case Study House

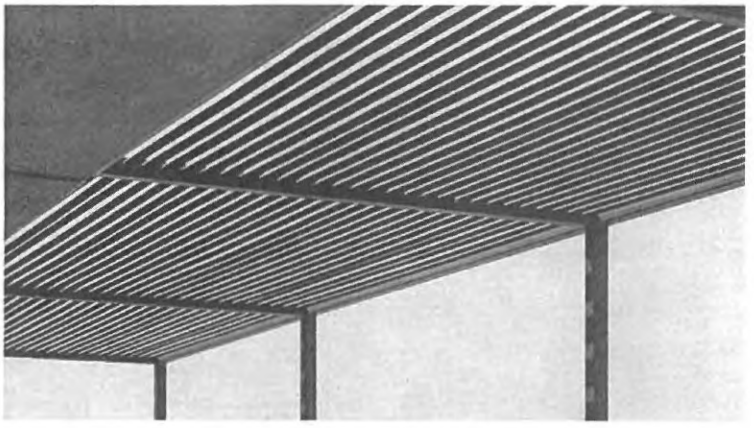
The use of form, line, color and texture and the consideration and application of detailing are usually the measures of quality of a structure.

Here, the colors black, white and terra cotta and natural surfaces of wood and masonry have been composed to form strong contrasts and subtle harmonies.

Articulation of each element, however minor, has played an important part in achieving the overall crispness and completeness of detailing.







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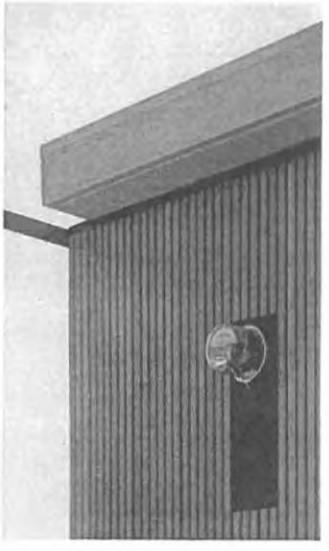

For further information on Merit Specified products seee page 46

Architectural
Resources Group

Exhibit 7. Existing Conditions Photos, Larry Underhill, National Register of Historic Places Registration Form, 2013


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