

United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name Case Study House #3  
other names/site number \_\_\_\_\_

## 2. Location

street & number 13187 Chalon Road  not for publication  
city or town Los Angeles  vicinity  
state California code CA county Los Angeles code 037 zip code 90049

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  
\_\_\_ national \_\_\_ statewide \_\_\_ local

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.  
\_\_\_\_\_  
Signature of commenting official Date  
\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:  
\_\_\_ entered in the National Register \_\_\_ determined eligible for the National Register  
\_\_\_ determined not eligible for the National Register \_\_\_ removed from the National Register  
\_\_\_ other (explain:) \_\_\_\_\_  
\_\_\_\_\_  
Signature of the Keeper Date of Action

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**5. Classification**

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

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

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

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
1	0	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
1	0	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

The Case Study House Program: 1945-1966

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

Domestic: Single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Domestic: Single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

**Materials**  
(Enter categories from instructions.)

Modern  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

foundation: Concrete slab  
walls: Aluminum siding over wood frame, glass sliding doors, glass walled enclosed porch with louvered skylight  
roof: Tar and gravel  
other: \_\_\_\_\_  
\_\_\_\_\_

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### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### Summary Paragraph

Although located on a different site than originally conceived, the actual built house constructed in Mandeville Canyon of Los Angeles is very similar to the published plans. The house focuses on issues of space, flexibility, and low cost. Instead of a living room, the house incorporates a "living garden" – fully enclosed garden area intended to be the center of the family's social life. Other features include an indoor workroom, extensive glazing, carport, and minimal built-in furniture (to allow the owners more flexibility in decorating). The architects specified a color scheme based on local native flora surrounding the site. The property exhibits a high level of integrity.

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### Narrative Description

The modest, flat-roofed, one-story residence, whose dominant design feature is a central, glass enclosed "living garden," is located on one-third of a two-acre site. The home's 1,800 square feet comprise six rooms: living/dining, garden room/enclosed patio, kitchen/workroom, 3 bedrooms and 2 baths. The dwelling is of wood frame construction and sheathed in aluminum siding (which is original). From the street, the house is mostly obscured by thick landscaping with only the double-car garage fully visible. A narrow path leads to the main entrance from the driveway.

Low-cost building materials were utilized in order to make the house affordable for a young family. The house is set on a concrete slab with wire mesh over a four-inch gravel fill. Exterior aluminum siding is applied vertically and painted light gray-green with the overhangs in brown. Steel sash was used for the large window openings that appear on all sides of the house (all bedrooms, as well as the living/dining area, feature glass sliding doors to private outdoor patio spaces). Ceiling height is approximately eleven feet. Two forced air heating units serve the living, dining, and garden rooms, with a separate unit used for the bedroom.

The house makes use of an H-shaped plan to separate living from sleeping areas. The two "legs" of the H are the living/dining/kitchen area and the sleeping/bedroom area respectively. Connecting these two "legs," as a horizontal bar of the H, is a central glass-walled porch with louvered skylight, intended as the heart of family activity; in fact this space is a combined entrance, garden room, indoor patio and children's recreation room. This enclosed porch effectively divides the home's working/living area from the quiet sleeping area. Its floors are terra cotta. Large dual glass doors slide open to create a protected half-outdoor area meant to remain open all year round.

The kitchen is combined with an adjacent utility workroom located on the "back" of the house, which is the section of the home adjacent to Chalon Road. In the architect's sketches, a man and a woman both perform household chores together in this space, a precursor to the breakdown of gender-driven homemaking roles that would gain broad based acceptance in mainstream American culture thirty to forty years hence.

Two small bedrooms and one master bedroom complete the house. Each bedroom has a private outdoor entrance; the two small bedrooms share a communal enclosed garden that faces Chalon Road and is (now) protected by a thick wall of hedges. The master bedroom has its own dressing and

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bathing area with double lavatory and glass enclosed tub/shower. The children's rooms face away from the canyon.

The color scheme for the home's interior design (specified by the architects) was derived from the natural scrub and native growth of the canyon hill behind the house. Shades of gray-green were employed in the living room ceiling, draperies and carpet. The effect was to effectively bring indoors the outdoor color elements of the natural environment, a unique concern and characteristic of California mid-century modern architecture.

Case Study House #3 has experienced few alterations such that it exhibits a high level of integrity of design, materials, and workmanship. Situated in Mandeville Canyon, its integrity of setting and location are high. Its original use as a single-family dwelling indicates integrity of association, and its overall integrity of feeling is strong.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Areas of Significance**

(Enter categories from instructions.)

Architecture

Social History

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1949

\_\_\_\_\_

**Significant Dates**

1949

\_\_\_\_\_

\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_

**Architect/Builder**

William W. Wurster & Theodore Bernardi

\_\_\_\_\_

\_\_\_\_\_

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Period of Significance (justification)**

1949. Date of construction.

**Criteria Considerations (explanation, if necessary)**

N/A

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

Case Study House (CSH) #3 meets the criteria established in the Registration Requirements outlined in the MPS cover document. The property appears to be relatively unmodified as viewed from the public right-of-way. As a result, the house continues to “maintain enough physical integrity to be readily identifiable as a contributor to the program.” As relates to eligibility, the property meets Criterion A as one of the single family residences constructed under the auspices of the Case Study House Program: 1945-1966, as published in *Arts & Architecture* magazine. Under Criterion C, CSH #3 embodies the distinctive characteristics of residential architecture associated with the Modern Movement in California, and the Case Study House program in particular. In addition, CSH #3 was designed by master architects William Wilson Wurster and Theodore Bernardi. Therefore, it is eligible to qualify for listing under Criteria A and C at the local level of significance.

**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

Case Study House (CSH) #3 was designed in 1945 and completed in 1949 by San Francisco Bay-area architects William Wilson Wurster and Theodore Bernardi. (Bernardi was a Czech-born U.C. Berkeley educated architect; William W. Wurster was at the time dean of the School of Architecture and Planning at the Massachusetts Institute of Technology.) Case Study House #3 is a vital component of the residences comprising the Case Study House program. The importance of the house, its significance within the program, and the work of its primary architect are thoroughly discussed within the historic context argument presented in the Multiple Property submission cover document. That historic context being “Experimental Modern residential architecture of the Case Study House Program in California: 1945-1966.” The house is an important example of the property type: “Single family residences of the Case Study House Program,” and the “wood-frame dwellings” subtype. The property meets National Register Criterion A for its association with experimental modern housing in the postwar years under the auspices of John Entenza’s *Arts & Architecture* magazine.

The design for CSH #3 was intended for a site in the La Canada section of Los Angeles but was implemented in Mandeville Canyon, a former botanical garden in West Los Angeles that stretches northward into the hills from Sunset Boulevard as Sunset twists and turns toward its “terminus” at the Pacific Ocean. The canyon provides not only a private and peaceful setting for the house, but inspired an organic interior color scheme that was specifically indicated by the architects. The plan of the home reflects the burgeoning lifestyle of a typical post-World War II American nuclear family of two adults and two children. It also reflects a specific place – southern California – where the year-round moderate climate enables an easy transition between indoors and outdoors.

This low-cost, modest dwelling for a nuclear family is an early example of the design innovations that would be more fully explored in subsequent Case Study houses. In particular, the extensive use of glass in creating an indoor-outdoor porch and the inclusion of numerous patio areas that extend bedrooms to the outside is characteristic of what would soon appear in the 1950s and 1960s. As a result, the property meets National Register Criterion C because it embodies the distinctive characteristics of residential architecture associated with the Case Study House program and is the work of a master architect.

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**Developmental history/additional historic context information** (if appropriate)

**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

As indicated in The Case Study House Program: 1945-1966 Multiple Property Documentation Form.

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository:
- Getty Research Institute Library: Julius Shulman photos
  - Los Angeles Central Library
  - Los Angeles Conservancy Library: Preservation Resources
  - University of California Los Angeles (UCLA) Library
  - University of Southern California (USC)
  - Helen Topping Architecture & Fine Arts Library

Historic Resources Survey Number (if assigned):

**10. Geographical Data**

**Acreage of Property** Less than one acre  
(Do not include previously listed resource acreage.)

**Latitude/Longitude Coordinates**

(Follow similar guidelines for entering the lat/long coordinates as describe on page 55, *How to Complete the National Register Registration Form* for entering UTM references. For properties less than 10 acres, enter the lat/long coordinates for a point corresponding to the center of the property. For properties of 10 or more acres, enter three or more points that correspond to the vertices of a polygon drawn on the map. The polygon should approximately encompass the area to be registered. Add additional points below, if necessary.)

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1. Latitude: N 34.078793 Longitude: W 118.502922

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

APN: 4492-007-022 TRACT # 9092 LOT 22

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated property includes the entire parcel historically associated with Case Study House #3 and the boundaries of the property's APN number, and as shown on the County Tax Assessors Map.

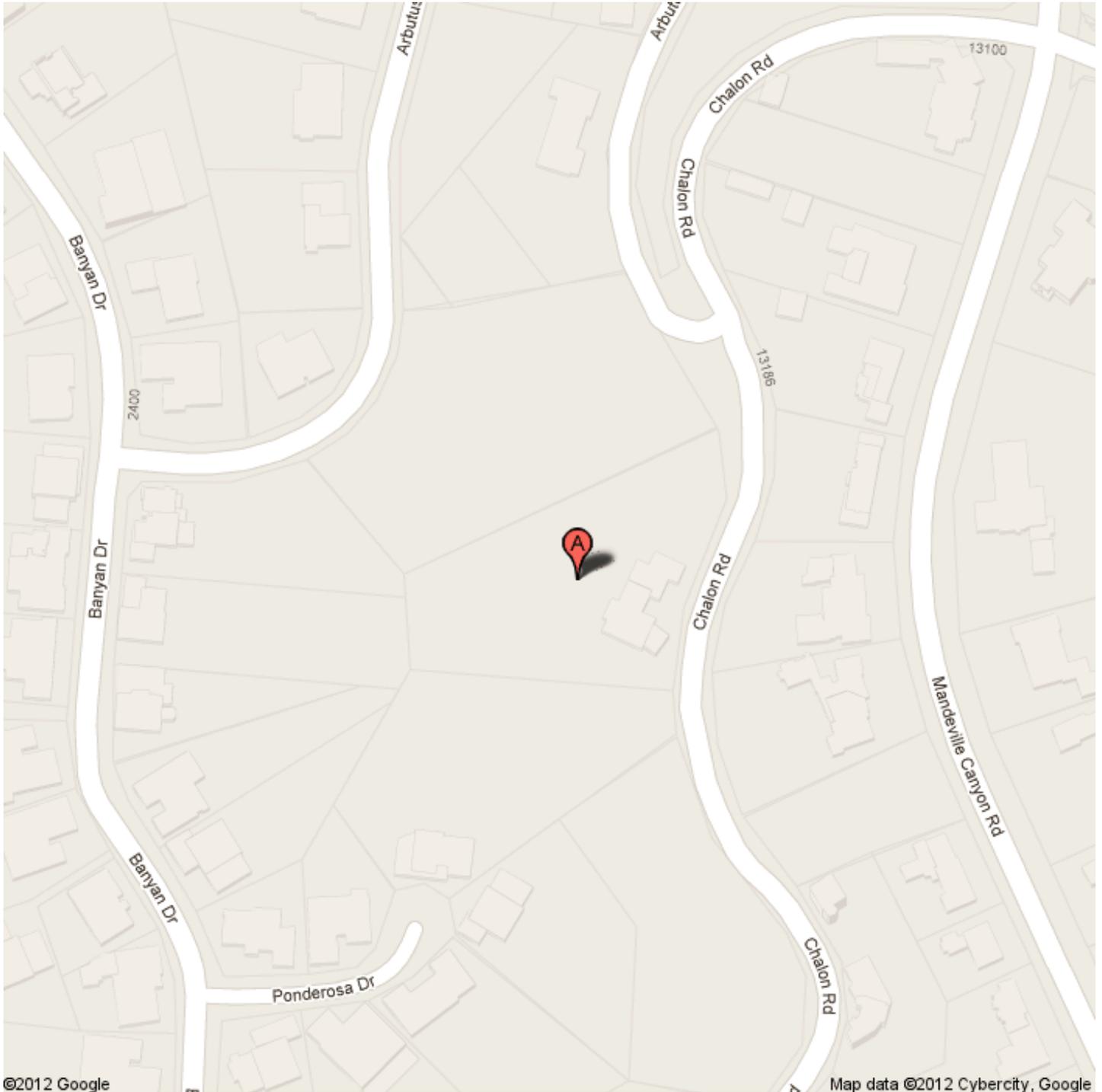
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13187 Chalon Road, Los Angeles, CA 90049

Latitude: N 34.078793

Longitude: W 118.502922



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### 11. Form Prepared By

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name/title Debra Levine  
organization Los Angeles Conservancy Modern Committee date July 2009; Revised March 2013  
street & number 523 West Sixth Street, Suite 826 telephone 213-623-2489  
city or town Los Angeles state CA zip code 90014  
e-mail \_\_\_\_\_

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### Additional Documentation

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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### Photographs:

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Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property:	Case Study House #3
City or Vicinity:	Los Angeles
County:	Los Angeles
State:	California
Photographer:	Larry Underhill
Date Photographed:	April 7, 2011
Location of Original Digital Files	Los Angeles Conservancy, 523 W 6 <sup>th</sup> Street, Los Angeles, CA 90014

CA\_Los Angeles County\_Case Study House 3\_0001.tif  
Front entry & garage, camera facing Southwest

CA\_Los Angeles County\_Case Study House 3\_0002.tif  
South façade, exterior siding, camera facing North

CA\_Los Angeles County\_Case Study House 3\_0003.tif  
Dining room, camera facing Northwest

CA\_Los Angeles County\_Case Study House 3\_0004.tif  
Living patio, louvered ceiling, camera facing Southwest

CA\_Los Angeles County\_Case Study House 3\_0005.tif  
West facade, camera facing East

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**Property Owner:**

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

name Lindsey C and Marian H Fenimore  
street & number 13187 Chalon Road telephone \_\_\_\_\_  
city or town Los Angeles state CA zip code 90049

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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13187 Chalon Road - APN: 4492-007-022

Scale: 1"=100'

