

Herbert, Jr. & Margaret Hoover Garden
Name of Property

Los Angeles County, CA
County and State

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

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

The following is the same for all photographs:

Name of Property: Herbert, Jr. & Margaret Hoover Garden
City: Pasadena
County: Los Angeles
State: California
Name of Photographer: Kevin Johnson
Location of Original Digital Files: 175 N. Garfield Avenue, Pasadena, CA 91101

Description of Photograph(s) and number:

1. Motor court - Looking southwest from house – taken on October 4, 2012
2. Entry terrace planters & steps - Looking east from motor court – taken on October 4, 2012
3. Entry terrace - Looking south from front porch of house – taken on October 4, 2012
4. Path from entry terrace to formal garden - Looking south from entry terrace steps – taken on October 4, 2012
5. Formal garden - Looking south from formal northwest corner of formal garden space – taken on April 6, 2012
6. Formal garden– Looking northwest from side entry to house – taken on October 4, 2012
7. Formal garden – Looking southwest from side entry to house – taken on October 4, 2012
8. Formal garden fountain detail – Looking southwest from northeast corner of formal garden space – taken on April 6, 2012
9. Shade structure & paths – Looking north from west entry to pool deck – taken on October 4, 2012
10. Shade structure paving pattern – Looking west from south end of shade structure area – taken on October 4, 2012
11. Pool deck – Looking south from spa – taken on October 4, 2012
12. Rear lawn & terrace – Looking north from northeast corner of pool deck – taken on April 6, 2012
13. Rear terrace – Looking north from northeast corner of rear lawn – taken on October 4, 2012
14. Planter & tree at north end of rear terrace – Looking north from center of rear terrace – taken on April 6, 2012
15. Semicircular lookout at rear terrace – Looking northeast from northeast corner of rear terrace– taken on October 4, 2012

Property Owner:

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

name Sam & Dianne Nicholson
street & number 1001 S. El Centro Street telephone _____
city or town South Pasadena state CA zip code 91030

Herbert, Jr. & Margaret Hoover Garden
Name of Property

Los Angeles County, CA
County and State

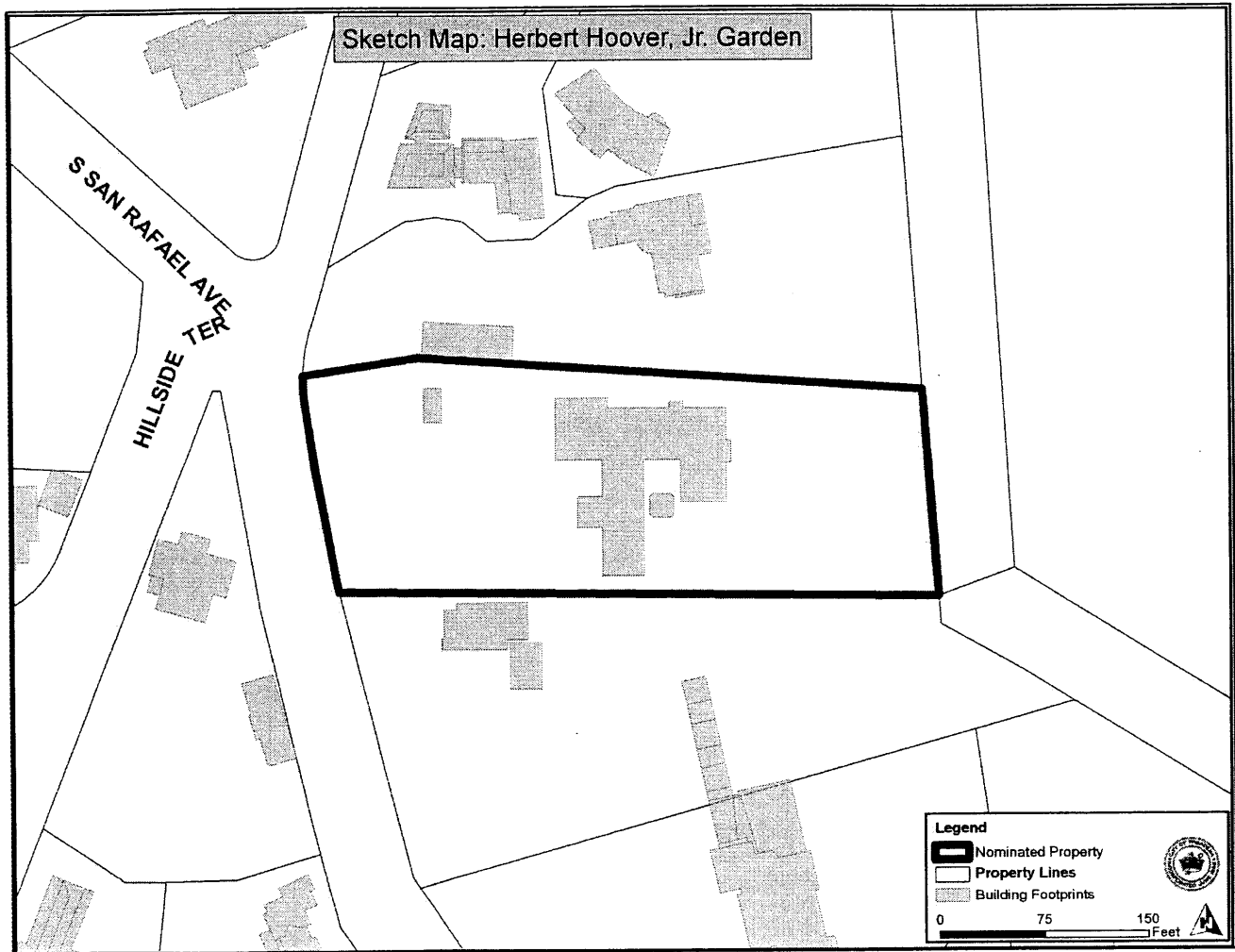
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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.

Herbert, Jr. & Margaret Hoover Garden
Name of Property

Los Angeles County, CA
County and State

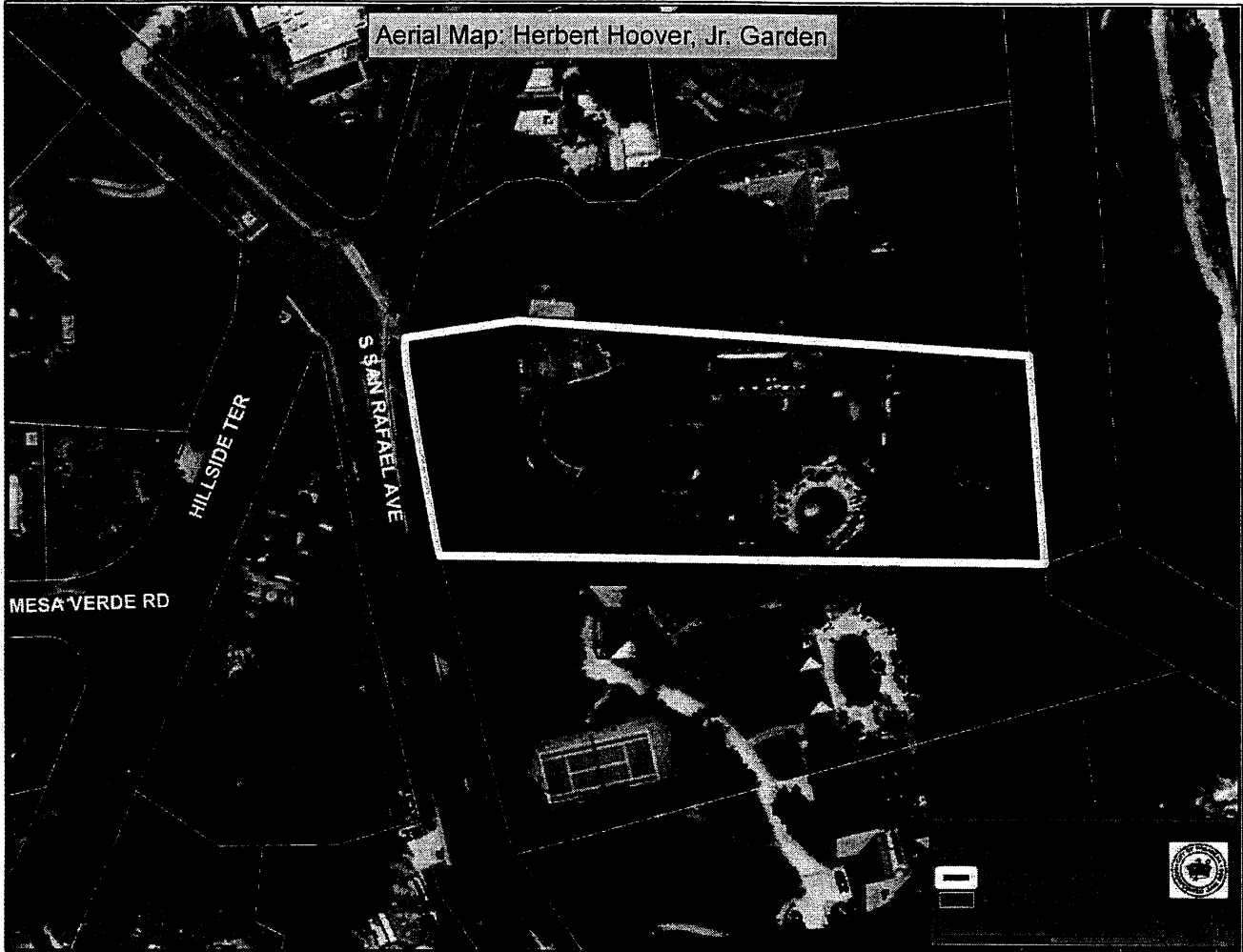
SKETCH MAP



Herbert, Jr. & Margaret Hoover Garden
Name of Property

Los Angeles County, CA
County and State

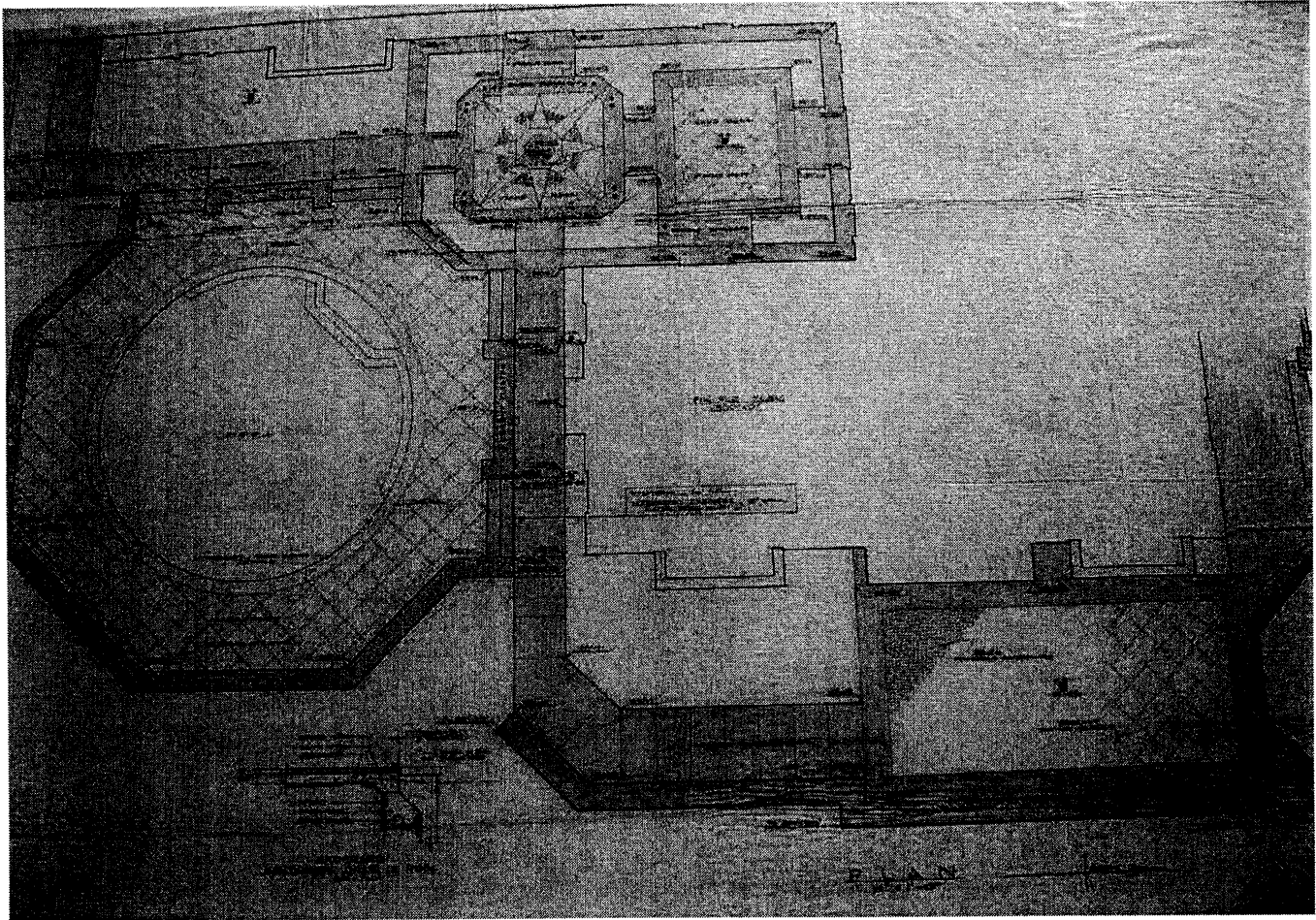
AERIAL MAP



Herbert, Jr. & Margaret Hoover Garden
Name of Property

Los Angeles County, CA
County and State

“GRADE & MATERIALS STUDY” OF EAST TERRACES AND POOL DECK, THOMAS CHURCH, 1961

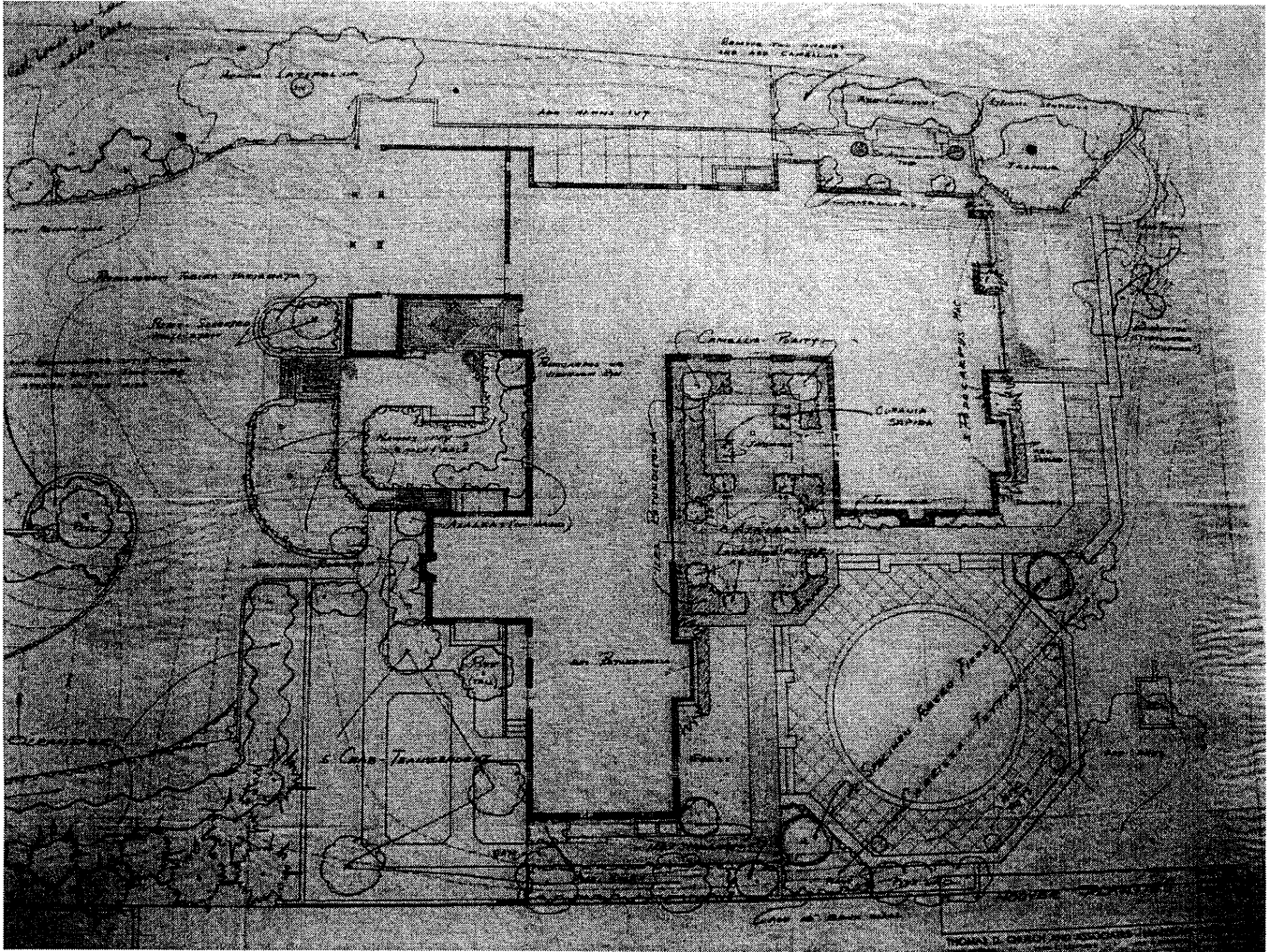


Source: Environmental Design Archives, College of Environmental Design, University of California Berkeley

Herbert, Jr. & Margaret Hoover Garden
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Los Angeles County, CA
County and State

"PLANTING PLAN," THOMAS CHURCH, 1961



Source: Environmental Design Archives, College of Environmental Design, University of California Berkeley

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 Reynolds, Kenyon & Patricia (Pfitzer) Garden



other names/site number Kencott

2. Location

street & number 901 S. San Rafael Avenue

not for publication

city or town Pasadena

vicinity

state California code CA county Los Angeles code 37 zip code 91105

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ 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 _____

Kenyon & Patricia Reynolds Garden
 Name of Property

Los Angeles County, CA
 County and State

5. Classification

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

- private
- public - Local
- public - State
- public - Federal

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

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
2	2	buildings
1		sites
	1	structures
		objects
3	3	Total

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

Historic Designed Gardens in Pasadena

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

LANDSCAPE/Garden

Current Functions
 (Enter categories from instructions.)

LANDSCAPE/Garden

7. Description

Architectural Classification
 (Enter categories from instructions.)

N/A

Materials
 (Enter categories from instructions.)

foundation: N/A
 walls: N/A

 roof: N/A
 other: _____

Kenyon & Patricia Reynolds Garden
Name of Property

Los Angeles County, CA
County and State

Narrative Description

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

Summary Paragraph

The Kenyon & Patricia Reynolds Garden is a private residential designed garden built in 1928 to a design Katherine Bashford. It is located on South San Rafael Avenue in the southwestern portion of the City of Pasadena. The property is a triangular-shaped lot within a single-family residential neighborhood and is 0.78 acres in size. There are two gardens on the property, a front yard garden and a much larger rear yard garden. The gardens are asymmetrical in plan and designed as English gardens to correspond to the Tudor Revival architecture of the house. The front yard garden is flat and consists of a large area of lawn with hedges, flowering shrubs and mature trees; stacked stone walls, brick and stone paving and a fountain. The rear yard garden has much of the same materials but is significantly larger and dramatically sloped downward from the house. The descending slopes are supported by extensive stacked stone retaining walls and a swimming pool sits at the base of the gorge. The rear garden also has a pond and stream, a potting shed and a lath house that were built during the period of significance.

The Reynolds House and garage/guest house buildings are non-contributing to this nomination of the garden; however, they may be eligible for listing under a different context.

Narrative Description

The Kenyon & Patricia Reynolds Garden is a private residential designed garden built in 1928 to a design by Katherine Bashford, whose name is indicated as architect and contractor on a 1930 building permit for garden walls. It is located south of the "X"-shaped intersection of South San Rafael Avenue and Hillside Terrace in the southwestern portion of the City of Pasadena, west of the Arroyo Seco. The triangular-shaped property is within a hilly single-family residential neighborhood of large lots, most of which are over an acre in size. There are two buildings on the lot: the main house at the north-central portion of the property and a garage/guest house along the easterly street frontage. There are two separate garden spaces on the property: one in the front yard, north of the house and the other in the rear yard, south of the house and west of the garage/guest house building.

The flat front yard garden consists of a large lawn area with bordering hedges, flowering shrubs and mature trees. A brick pathway extends from South San Rafael Avenue to a brick-and-concrete terrace, at the center of which is a newer freestanding concrete fountain with a scalloped basin and a sculpture of two children holding an umbrella. A stacked stone wall forms the westerly border of the terrace. Extending from the terrace is a flagstone pathway to the front door of the house.

The rear yard garden is significantly larger than the front yard garden and slopes downward dramatically from the house to a depth of approximately 60 feet, forming a deep ravine. Brick and flagstone terraces, defined by a concrete balustrade, extend from the level of the house leading to an extensive network of descending narrower terraces formed along the steep slopes by stacked stone retaining walls. The terraces have decomposed granite, brick and flagstone pathways and steps with extensive plantings alongside them. At the base of the slope is a pool deck, installed in 1956, below which is a small lawn and an original pond and stream fed by a natural spring. In various locations throughout the rear garden are statuary, stone seating built into retaining walls and small fountains. Two small associated buildings contribute to the listing: a potting shed and a lath house, both of which are south of the garage/guest house building. The potting shed was built in 1935 and is a simple structure, square in plan, with a gabled roof and wood clapboard siding with a brick foundation. The lath house was built in 1929, is also roughly square in plan and is an open-air structure made of wood lath strips over wood framing with an open framed entry. A vine grows over the roof of the building.

The Reynolds House and the garage/guest house building are non-contributing to this nomination of the garden; however, they may be eligible for listing under a different context. In addition, the swimming pool area was installed in 1956 and is also non-contributing to the nomination.

Kenyon & Patricia Reynolds Garden
Name of Property

Los Angeles County, CA
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions.)

Landscape architecture

Period of Significance

1922-1942

Significant Dates

1928

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Katherine Bashford

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)

The property was purchased by Kenyon & Patricia Reynolds in 1922. Kenyon Reynolds' autobiography indicates a span of 20-year work on the garden before it was completed, hence the 1942 end year.

Kenyon & Patricia Reynolds Garden
Name of Property

Los Angeles County, CA
County and State

Criteria Considerations (explanation, if necessary)

N/A

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

Built between 1922 and 1942, the Kenyon & Patricia Reynolds garden is a locally significant example of the "Period Revival Estate" property type under the context "Residential Garden Design in Pasadena: 1905-1968" documented in the Multiple Property Documentation Form "Historic Designed Gardens in Pasadena." It is also an example of the work of master landscape architect Katherine Bashford. It meets National Register criterion C by embodying the distinctive characteristics of the property type and meets registration requirements listed in the Multiple Property Documentation Form.

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

The Kenyon & Patricia Reynolds Garden is locally significant under Criterion C. Under this criterion, the garden is a notable example of a designed residential garden of the Period Revival Estate property type and the work of master landscape architect Katherine Bashford. The garden exhibits the defining characteristics of the property type including terraces and grade changes, garden rooms that create distinct environments (front and rear yard gardens and terraces), stone walls, water features, Classical statuary, thickly planted flower beds, and low-clipped shrubs. The garden retains integrity through its location, design, setting, materials, workmanship and feeling and continues to retain essential character-defining features and distinctive characteristics of its period and method of construction. Over time, the garden became overgrown and the extensive network of retaining walls had suffered damage and was covered by soil. Recent rehabilitation work involved uncovering and repairing the walls and pruning and replacing landscaping. Following the rehabilitation work that was completed, the garden clearly exhibits evidence of techniques employed in residential garden design in the 1920's and 1930's in Pasadena and clearly expresses the historic sense of this time period.

Developmental history/additional historic context information (if appropriate)

N/A – Historic context documented in Multiple Property Documentation Form "Historic Designed Gardens in Pasadena."

9. Major Bibliographical References

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

Permit research materials, assessor's records and historic designation reports in files, Planning Department, City of Pasadena (referenced in August 2012).

Reynolds, Bede (ne: Kenyon L. Reynolds). *A Rebel from Riches: The Autobiography of an Unpremeditated Monk*. Milford, OH: The Riehle Foundation, 1975. Print.

- 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: _____

Kenyon & Patricia Reynolds Garden
Name of Property

Los Angeles County, CA
County and State

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 0.90
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u> </u>	<u> </u>	<u> </u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

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

The property is a triangular lot bound by South San Rafael Avenue on the east, Hillside Terrace on the west and the boundaries of 901 S. San Rafael Avenue on the south. The Los Angeles County Assessor's Parcel number for the property is 5718-005-002 and 5718-005-030.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries were selected because they encompass the extent of features associated with the Kenyon & Patricia Reynolds Garden. The original extent of the property continued south of the existing boundaries; however, the physical separation of those lots and the later changes that have occurred on them have resulted in a loss of integrity beyond the boundaries selected.

11. Form Prepared By

name/title Kevin Johnson/Planner
organization City of Pasadena date August 28, 2012
street & number 175 N. Garfield Avenue telephone (626) 744-7806
city or town Pasadena state CA zip code 91101
e-mail kevinjohnson@cityofpasadena.net

Additional Documentation

Kenyon & Patricia Reynolds Garden
Name of Property

Los Angeles County, CA
County and State

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

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

The following is the same for all photographs:

Name of Property: Kenyon & Patricia Reynolds Garden
City: Pasadena
County: Los Angeles
State: California
Name of Photographer: Kevin Johnson
Date Photographed: October 5, 2012
Location of Original Digital Files: 175 N. Garfield Avenue, Pasadena, CA 91101

Description of Photograph(s) and number:

1. Front yard garden – looking south from corner of South San Rafael Avenue & Hillside Terrace
2. Front yard access path – looking west from South San Rafael Avenue
3. Front yard brick terrace & fountain – looking southwest from front yard access path
4. Front yard entry terrace – looking southwest from brick terrace
5. Rear terrace – looking west
6. Rear garden/pool overview – looking southwest from rear terrace
7. Typical rear garden retaining wall treatment
8. Typical rear brick pathway/terrace treatment
9. Rear yard fountain, statue & wall – looking northeast from east end of rear terrace
10. Rear yard typical flagstone path treatment; built-in bench
11. Rear yard garden area – looking north from rear property line
12. Rear yard garden stream & pathway detail
13. Rear yard garden lawn, retaining wall, steps, & statue detail
14. West elevation of potting shed & lath house – looking east

Property Owner:

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

name Kent & Nicole Sokolow
street & number 901 S. San Rafael Avenue telephone _____
city or town Pasadena state CA zip code 91105

Kenyon & Patricia Reynolds Garden
Name of Property

Los Angeles County, CA
County and State

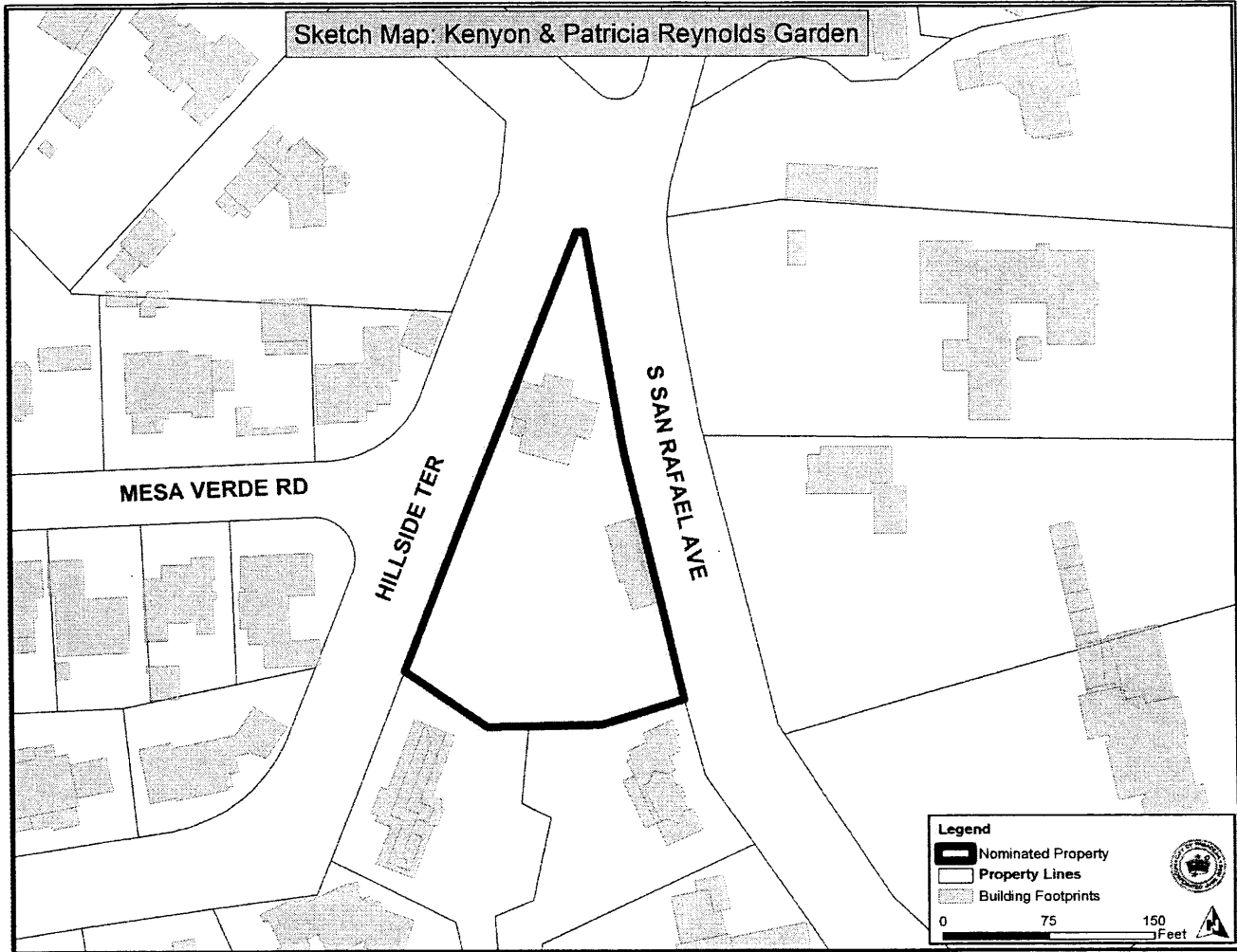
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Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding 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.

Kenyon & Patricia Reynolds Garden
Name of Property

Los Angeles County, CA
County and State

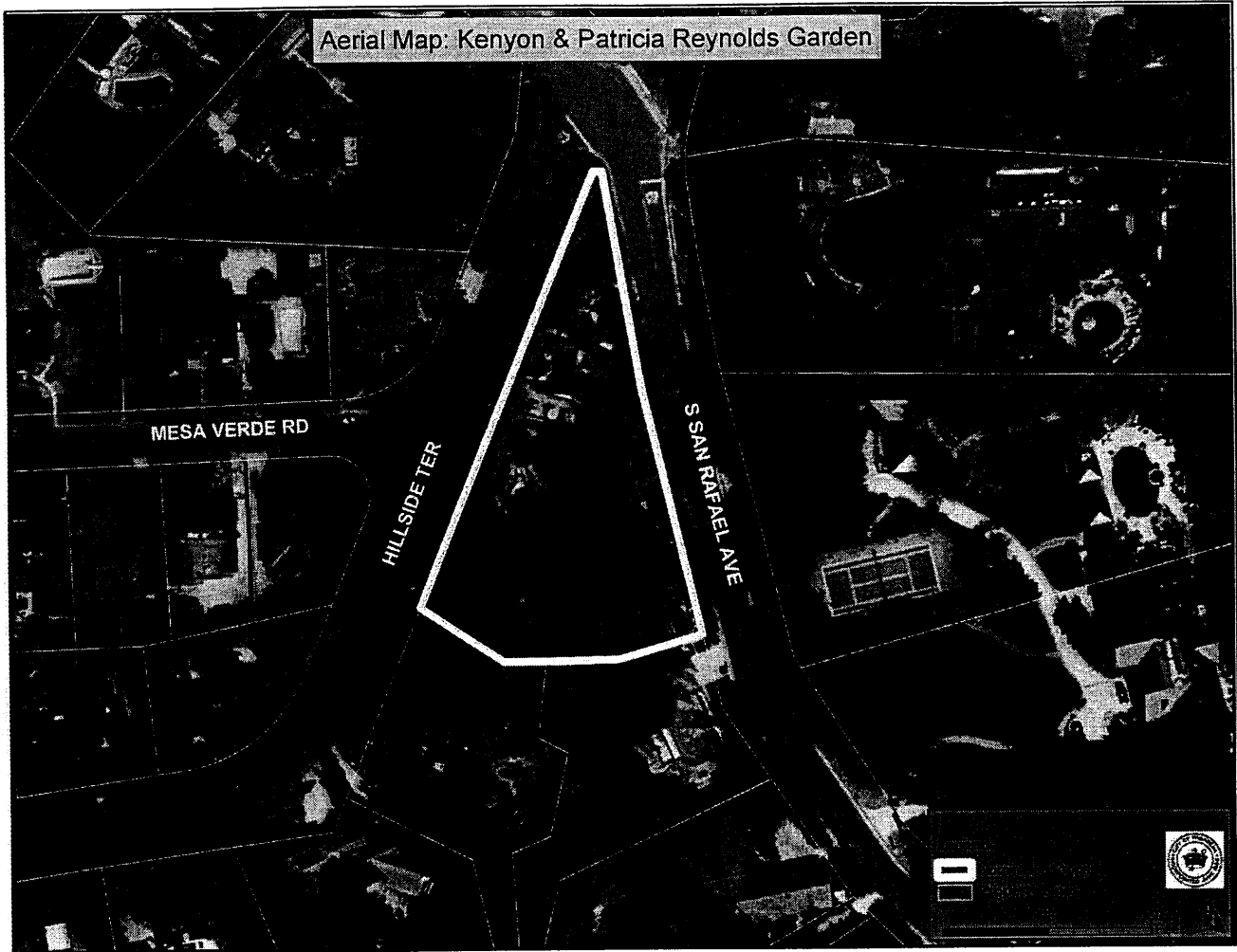
SKETCH MAP



Kenyon & Patricia Reynolds Garden
Name of Property

Los Angeles County, CA
County and State

AERIAL MAP



United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

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1. Name of Property

historic name Case Study House #10
other names/site number _____

2. Location

street & number 711 South San Rafael Ave
city or town Pasadena not for publication
state California code CA county Los Angeles code 037 zip code 91105
 vicinity

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 _____

Case Study House #10
 Name of Property

Los Angeles, California
 County and State

5. Classification

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

- private
- public - Local
- public - State
- public - Federal

Category of Property
 (Check only one box.)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1	0	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
1	0	Total

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

The Case Study House Program: 1945-1966

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

Domestic: Single dwelling

Current Functions
 (Enter categories from instructions.)

Domestic: Single dwelling

7. Description

Architectural Classification
 (Enter categories from instructions.)

Modern

Materials
 (Enter categories from instructions.)

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

Case Study House #10
Name of Property

Los Angeles, California
County and State

Narrative Description

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

Summary Paragraph

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

Narrative Description

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

The house is primarily of wood post and beam construction, set upon a single concrete slab and featuring extensive use of large walls of glass. The house's shed roof parallels the slope of the lot. At the front of the house, steps and a walk lead down from the street to the main entrance. A floor to ceiling pebbled glass wall in the studio overlooks the walkway. There is also a front courtyard to the east of the studio that is currently shielded from street view by a fence. To the west of the front entrance is the attached garage.

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

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

Case Study House #10

Los Angeles, California

Name of Property

County and State

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

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

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

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

Case Study House #10
Name of Property

Los Angeles, California
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

Architecture

Social History

Period of Significance

1947

Significant Dates

1947

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Kemper Nomland and Kemper Nomland, Jr.

Period of Significance (justification)

1947. Construction completed.

Criteria Considerations (explanation, if necessary)

N/A

Case Study House #10
Name of Property

Los Angeles, California
County and State

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

Case Study House (CSH) #10 meets the criteria established in the Registration Requirements outlined in the MPS cover document. The property meets Criterion A for its association with experimental modern housing in the postwar years under the auspices of John Entenza's *Arts & Architecture* magazine. The property is also significant under Criterion C because it embodies the distinctive characteristics of residential architecture associated with the Case Study House program. In addition, CSH #10 was designed by master architects Kemper Nomland and Kemper Nomland Jr. Therefore, the property qualifies for listing under Criteria A and C at the local level of significance.

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

Case Study House #10 was designed and built between 1945-1947 by a father and son team of architects, Kemper Nomland and Kemper Nomland Jr. It is one of the dwellings that are part of *Arts & Architecture* magazine's Case Study House program, which ran from 1945 until 1966. The house was not sponsored by the Case Study House program from the design phase, as were others in the program. It was added after completion in 1947 due to delays in the construction of other houses in the program and because the house exemplified a number of the goals of the Case Study House program, including the use of new building materials and techniques, affordability for the average American, simplicity of construction, economy of materials, and integration of indoor and outdoor living. The house was also chosen for inclusion due to the harmony of the structure with the landscaping and topography of the site.

The residence was designed for use by the architects' own family and has had just two owners in the more than 60 years since its construction. The architects' family lived in the house for 18 years until 1965, when it was purchased by the current owner and her late husband. Located in the San Rafael Hills neighborhood of Pasadena, the house is a relaxed statement of modernity and indoor/outdoor living.

The importance of the house, its significance within the program, and the work of its primary architect are thoroughly discussed within the historic context argument presented in the Multiple Property submission cover document. That historic context being: "Experimental Modern residential architecture of the Case Study House Program in California: 1945-1966." The house is a key example of the property type: "Single and multiple family residences of the Case Study program," and the "wood-frame dwellings" subtype. The property meets National Register Criterion A for its association with experimental modern housing in the postwar years under the auspices of John Entenza's *Arts & Architecture* magazine.

CSH #10 retains architectural significance because it utilized new building materials and techniques, employed simplicity of construction, economy of materials, and integration of indoor and outdoor living. In addition, the property represents the work of master architects Kemper Nomland and Kemper Nomland Jr. As a result, the property meets National Register Criterion C because it embodies the distinctive characteristics of residential architecture associated with the Case Study House program and is the work of master architects.

Case Study House #10
Name of Property

Los Angeles, California
County and State

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: _____

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 34.13123 Longitude: W 118.17028

Google Map

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

Boundary Justification (Explain why the boundaries were selected.)

NOTE: These three items were part of the original submission, and did not make the transfer to updated forms.

Case Study House #10
Name of Property

Los Angeles, California
County and State

11. Form Prepared By

name/title Mark Vallianatos, Policy Director, Urban & Environmental Policy Institute, Occidental College
organization Los Angeles Conservancy Modern Committee date June 2009; Revised February 2013
street & number 523 West Sixth Street, Suite 826 telephone 213-623-2489
city or town Los Angeles state CA zip code 90014
e-mail _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

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

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

CA_Los Angeles_Case Study House 10_0001.tif
North facade, camera facing Southwest

CA_Los Angeles_Case Study House 10_0002.tif
North façade (left), camera facing Southeast

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

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

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

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

Case Study House #10
Name of Property

Los Angeles, California
County and State

Property Owner:

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

name Timothy M Morris and Diane M Kawashima
street & number 711 South San Rafael Avenue telephone 626-799-2565
city or town Pasadena state CA zip code 91105

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

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



