

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 #21
other names/site number Bailey House

2. Location

street & number 9038 Wonderland Park Avenue not for publication
city or town Los Angeles vicinity
state California code CA county Los Angeles code 037 zip code 90046

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 #21
Name of Property

Los Angeles, California
County and State

5. Classification

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

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

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

<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	Total

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

Number of contributing resources previously listed in the National Register

The Case Study House Program: 1945-1966

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

Domestic: Single dwelling

Domestic: Single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

International Style

foundation: Concrete slab

walls: Steel, Glass

roof: Composition over steel decking

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

This was Pierre Koenig's first Case Study house and an experiment in on-site assembly and the careful detailing of the steel frame. This highly rational design employs no overhangs, relying on screens over the glass walls to reduce sunlight and heat. The small, square house has a central utility core of kitchen and bathrooms that divide the public and private areas of the house. The infill walls of the steel frame are glass or gypsum with a ceiling of corrugated steel. The house is mostly surrounded by reflecting ponds where water is pumped onto the roof and returned to the ponds in fountain-like streams. Red brick framed in steel is used for the entrance pad, office patio, and walkway between the carport and kitchen. Pebble gravel, contained within concrete borders, adjoins the reflecting ponds on most sides. It retains a high level of integrity.

Narrative Description

Case Study House #21 was Koenig's first Case Study house and an experiment in on-site assembly of a steel frame dwelling. The use of steel allowed the architect to open up the floor plan and take advantage of wide expanses of floor to ceiling plate glass. The one-story, 1,320 square foot residence is nestled in a Hollywood Hills canyon with sweeping views to the south. There are four rooms: living room, kitchen, two bedrooms and two baths. Overhangs were omitted to trim costs, and in lieu thereof special screens were used to filter the sun and to cut heat and glare. Glazed walls faced north and south, with solid walls on the east and west. The small, square house has a central island core of bath-patio-bath, which serves as the principal division between the living area and the two bedrooms. The flat roof is made of exposed ribbed decking.

Koenig designed the house in a series of 10 by 22 foot bays with a ceiling height of 9 feet. The house is mostly surrounded by reflecting ponds where water is pumped onto the roof and returned to the ponds in fountain-like streams. Red brick framed in steel is used for the entrance pad, office patio, and walkway between the carport and kitchen. Pebble gravel, contained within concrete borders, adjoins the reflecting ponds of most sides. The house was completely restored, including reproductions of Koenig's custom-designed furniture, under the supervision of the original architect in the mid-1990s. As a result, the house exhibits a high level of integrity of design, workmanship, and materials. The residence is in its original location and its setting has been retained. Integrity of association is high because of its continued use as a single-family residence. Because of these factors, integrity of feeling remains strong.

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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

1958

Significant Dates

1958

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Pierre Koenig

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)

1958. 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) #21 meets the criteria established in the Registration Requirements outlined in the MPS cover document. The original architect restored the property in the 1990s and, as a result, it retains a high level of integrity. As relates to eligibility, the property meets Criterion A for its association with experimental modern housing in the postwar years under the auspices of John Entenza's *Arts & Architecture* magazine. The property is also significant under Criterion C because it embodies the distinctive characteristics of residential architecture associated with the Case Study House program. In addition, CSH #21 was designed by master architect Pierre Koenig. 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 #21 was designed by Pierre Koenig and built in 1958. It is one of the 25 residential dwellings constructed under the auspices of *Arts & Architecture* magazine's Case Study Program; which ran from 1945 until 1966. The importance of the house generally, its significance within the program, and the work of its architect are thoroughly discussed within the historic Case Study context, being: "Experimental Modern residential architecture of the Case Study House program in Southern California: 1945-1966." The house is a key example of the property type: Single family residences of the Case Study program," and the "steel-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.

As stated by architectural historian Elizabeth A. T. Smith, "Case Study House 21 represents a culmination of development of the steel house, as it represents the epitome of architectural refinements, in planning and execution, in a material heretofore considered experimental. By utilizing readily available steel shapes and products in a carefully conceived manner, a finished product comparable to any other luxury home is achieved minus the excessive cost usually associated with quality and originality."ⁱ *Arts & Architecture* editor John Entenza called Case Study House #21 "some of the cleanest and most immaculate thinking in the development of the small contemporary house."ⁱⁱ The house is also important in that it introduced to the program the concept of using water pumped over a steel roof as an innovative means of cooling a small residence. As a result, the property meets National Register Criterion C because it embodies the distinctive characteristics of residential architecture associated with the Case Study House program and is the work of a master architect.

Developmental history/additional historic context information (if appropriate)

ⁱ Elizabeth A.T. Smith, *Case Study Houses- The Complete CSH Program 1945-1966*, Italy: Taschen GmbH, 2002.

ⁱⁱ *Arts and Architecture*, February 1959.

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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 34.116573 Longitude: W 118.391739

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

APN: 5564-024-022 TRACT # 15007 LOT 48

Boundary Justification (Explain why the boundaries were selected.)

The nominated property includes the entire parcel historically associated with Case Study House #21 and the boundaries of the property's APN number, and as shown on the County Tax Assessors Map herein.

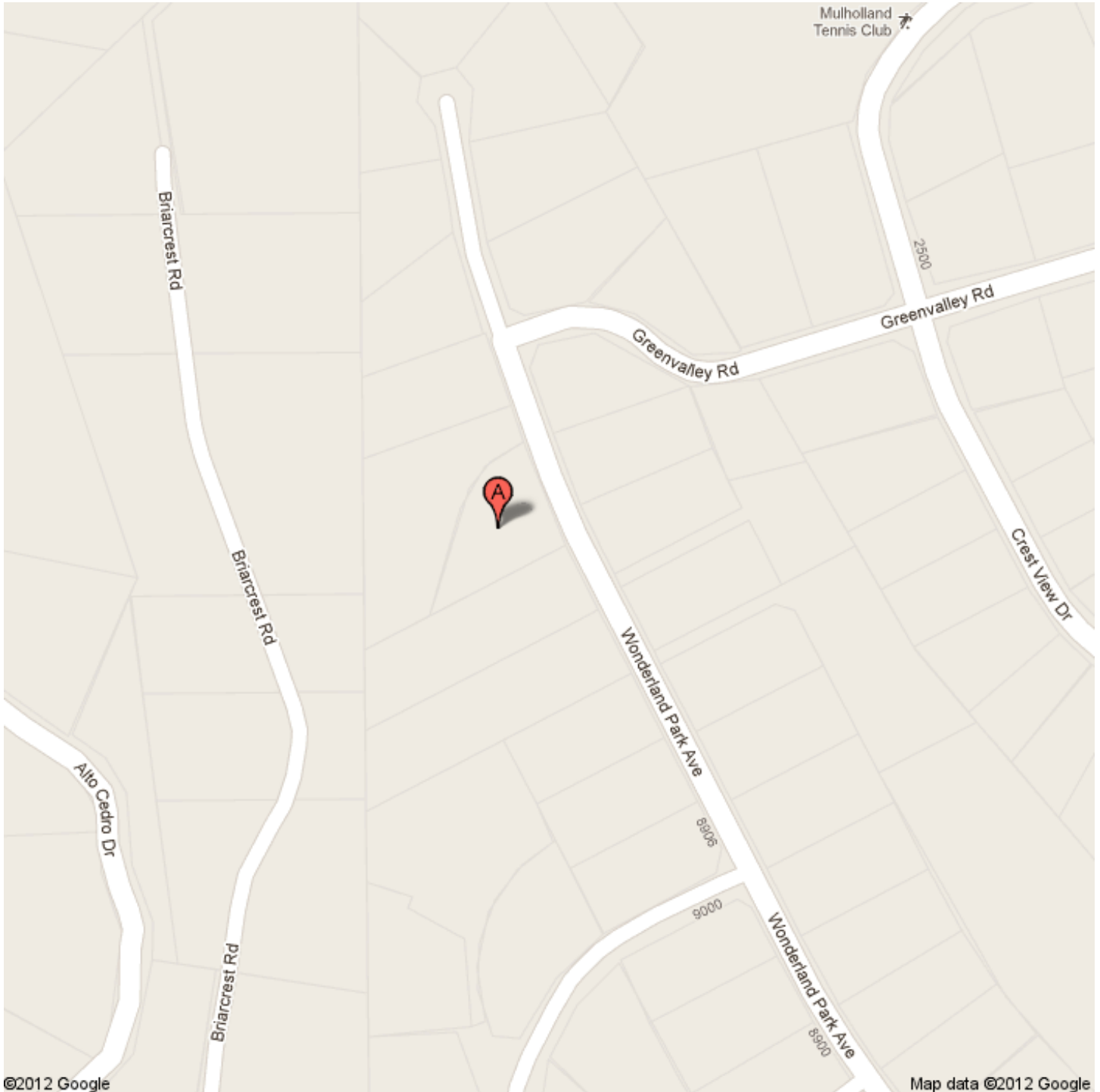
Case Study House #21
Name of Property

Los Angeles, California
County and State

9038 Wonderland Park Avenue, Los Angeles, CA 90046

Latitude: N 34.116573

Longitude: W 118.391739



Case Study House #21
Name of Property

Los Angeles, California
County and State

11. Form Prepared By

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

Additional Documentation

Submit the following items with the completed form:

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

Photographs:

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

Name of Property:	Case Study House #21
City	Los Angeles
County	Los Angeles
State	CA
Name of Photographer	Hans Andamson
Date of Photographs	Sept 5, 2011
Location of Original Digital Files	Los Angeles Conservancy, 523 W 6 th Street, Los Angeles, CA 90014

CA_Los Angeles County_Case Study House 21_0001.tif
East façade (left), camera facing Southwest

CA_Los Angeles County_Case Study House 21_0002.tif
East facade, camera facing Southwest

CA_Los Angeles County_Case Study House 21_0003.tif
North façade, camera facing Southeast

CA_Los Angeles County_Case Study House 21_0004.tif
North façade, Carport, camera facing South

CA_Los Angeles County_Case Study House 21_0005.tif
Living Room, North façade, camera facing South

CA_Los Angeles County_Case Study House 21_0006.tif
South facade, camera facing West

Case Study House #21
Name of Property

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Property Owner:

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

name Antway, Inc.
street & number 9038 Wonderland Park Avenue telephone _____
city or town Los Angeles state CA zip code 90046

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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9038 Wonderland Park Avenue - APN: 5564-024-022

Scale: 1"=100'

