

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 #23C  
 other names/site number Triad

## 2. Location

street & number 2329 Rue de Anne  not for publication  
 city or town La Jolla  vicinity  
 state California code CA county Los Angeles code 073 zip code 92037

## 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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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	<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: Wood  
roof: Asphalt  
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

The three adjacent single-family residences of the Triad grouping were intended to be the pilot project for a large tract of houses in La Jolla, but only this Triad was ever built. The houses are designed in relation to one another, but each differs in floor plan, landscaping, and treatment of exterior sheathing. Common materials employed include wood framing, concrete slab foundations, infill panel walls, and identical cabinetry, kitchen appliances, and fixtures. House C is the simplest of the three houses; its plan is a rectangle bisected by the entry hall. The property exhibits a relatively high level of integrity.

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### Narrative Description

The site for the project was a new real estate development, the Chateau Ville by the Amantea Company, in the hills above the ocean in La Jolla near the new and growing campus of the University of California, San Diego. Two of the houses (B and C) are located adjacent to each other on one side of the street, the third house (A) is located directly across the street. All were designed by the architectural firm of Edward Killingsworth, Jules Brady, and Waugh Smith.

The chief objective for the Triad was to take advantage of planning multiple units and produce a master plan and building design that created a close relationship between the houses while still providing privacy. The public and private relationships in the resulting Triad are achieved through building orientation, placement and use of outdoor spaces, landscaping and the layout of vehicular circulation.

The houses are also related to each other through the use of common materials, detailing and form. Materials shared by all three houses include wood post framing (with some steel framing), laminated wood beams, and concrete slab foundations. All three houses have wood siding; House A uses resawn tongue and groove redwood boarding and Houses B and C use fir boarding. The interior ceiling height is set at a generous ten feet. Wood plank ceilings are in the entry way/central hall, continuing the exterior ceiling inside. Aluminum sliding doors are used throughout all three houses.

One design feature common to all three houses is the entry sequence, which brings visitors over a shallow reflecting pool on the approach to the front door. Another common design feature to all three houses is the use of enclosed garage spaces rather than carports. The designers felt this was a sensible addition since many homeowners in this area used their homes seasonally and desired secured areas for their automobiles and storage.

While sharing common features and strategies, the three houses are not identical as they do vary in size and plan. House A, the largest of the three houses, is the house located by itself on the north side of the road; it is on the downslope side of the road and is located three feet below the street.

House C is the simplest of the three houses; its plan is a rectangle bisected by the entry hall. On the north end of the house, oriented toward the views, are the living room (now used as a dining room)

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and master bedroom suite. On the south side are the family room-kitchen, a bathroom, and two children's rooms (one of which is now used as a library). The garage is located off the south end of the house and is accessible through a service porch.

Similarly to House A, House C takes advantage of opportunities for outdoor living. Both the living room and family room-kitchen have patios located directly off them. The master suite has a small private patio facing the ocean view and the children's rooms have direct access to the rear play yard. The most noticeable alteration is the filling-in of the entrance reflecting ponds that flank the brick entry path with green lawns.

Regarding physical integrity, the house appears relatively unmodified despite the pond infill and change of use of several of the rooms. These changes did not materially alter the building's 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. As a result, the house continues to "maintain enough physical integrity to be readily identifiable as a contributor to the program."

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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.

**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**

1960

**Significant Dates**

1960: Construction completed

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

N/A

**Architect/Builder**

Edward Killingsworth, Jules Brady, Waugh Smith

**Period of Significance (justification)**

1960. Construction completed

**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) #23C meets the criteria established in the Registration Requirements outlined in the MPS cover document. The property appears to be relatively unmodified despite the infill of the reflecting ponds. 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 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 #23C was designed by master architects Edward Killingsworth, Jules Brady, and Waugh Smith. 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 #23C is a vital component of the built residences comprising the Case Study House program. The importance of the Triad, their significance within the program, and the work of their architects are thoroughly discussed within the historic context argument presented in the Multiple Property submission cover document. That historic context is: “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-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.

The Triad grouping was a pilot project for which only this grouping was constructed. Each dwelling exhibits individual approaches to floor plan, landscaping and exterior cladding, yet were designed in relation to one another. Subject House C, the simplest of the Triad, maintains enough physical integrity to be readily identifiable as a contributor to the program. All of the Triad dwellings were designed by master architects Edward Killingsworth, Jules Brady, and Waugh Smith. As a result, the property meets National Register Criterion C because it embodies the distinctive characteristics of residential architecture associated with the Case Study House program and is the work of master architects.

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

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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.

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**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 32.84301 Longitude: W 117.25317

**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.

**11. Form Prepared By**

name/title Sara Loe  
organization Los Angeles Conservancy Modern Committee date June 3, 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 \_\_\_\_\_

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**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.)

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**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 #23C  
City La Jolla  
County San Diego  
State CA  
Name of Photographer Andrew Allison  
Date of Photographs August 15, 2011  
Location of Original Digital Files Los Angeles Conservancy, 523 W 6<sup>th</sup> Street, Los Angeles, CA 90014

CA\_San Diego County\_Case Study House 23C\_0001.tif  
Street view, camera facing Southwest

CA\_San Diego County\_Case Study House 23C\_0002.tif  
East façade, camera facing west

CA\_San Diego County\_Case Study House 23C\_0003.tif  
East façade, camera facing South

CA\_San Diego County\_Case Study House 23C\_0004.tif  
Interior view, camera facing East

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**Property Owner:**

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

name Nancy A. and Joseph J. Manno  
street & number 2329 Rue De Anne telephone \_\_\_\_\_  
city or town La Jolla state CA zip code 92037

**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.