



Photo: Julius Shulman/©J. Paul Getty Trust, Getty Research Institute, Los Angeles (2004.R10)

**IN THIS ISSUE**

Eichler Now!	1
President's Letter	2
Authors on Architecture	3
Bookmarks	4
Volunteer Opportunity	6

# Eichler Homes: Grand Finale, Modernism for Now!

**SAH/SCC Talk & Tour, Thousand Oaks**

**Saturday, May 13, 2017, Talk 1PM, Tour 2:30-5PM**

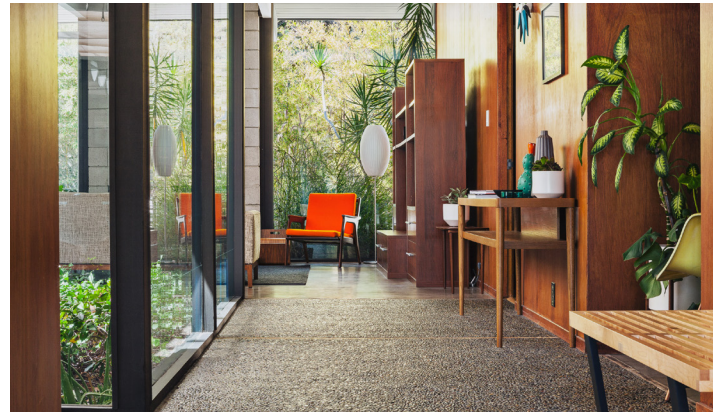
SAH/SCC members and guests will be fascinated by our Eichler Homes program and home tour in Thousand Oaks. The afternoon begins with a lecture followed by a self-driving tour of representative Eichler homes designed by Claude Oakland, AIA, and the firm of Jones & Emmons. The Conejo Valley tract (1964-66) was the last of visionary developer Joseph Eichler's startlingly modernist developments. Even 50 years later, the livability of their innovative concepts and clean aesthetics is evident. This is the first time these homes have been on a major tour.

Of the many books and articles on Eichler and the modernist developments he built in the Bay Area, Orange County, Granada Hills, and Conejo Valley (Thousand Oaks), the most comprehensive is Paul Adamson's *Eichler: Modernism Rebuilds the American Dream* (Gibbs-Smith, 2002). An architect with TCA Architects, Adamson will talk about the design concepts and their adaptation to mass production tempered by the goal of a better way of living for the middle-class family. The program will take place in the community room of the Grant R. Brimhall Library (A.C. Martin, 1982; Killefer Flammang Architects, 2006). The library's clerestory lighting, atrium garden, and soaring open space parallel features of Eichler homes.

The Thousand Oaks Eichlers were the last of the single-family residence projects. Originally priced from \$31,450 to \$33,450, they sell for close to \$1 million today. The four main plans and their variants featured "Multi-Purpose," "Hobby," and "Retreat" rooms. The sales brochure claimed that each model featured a kitchen that was "a marvel of efficiency"; a built-in, expandable table; an atrium "open to the sky...a delightful outdoor room, within your home, for private dining, sunbathing, or lounging"; and "other differences you don't notice 'til you live in an Eichler...like chrome closet rods that never sag...or silent light switches." The houses came with installed landscaping, mahogany paneling, glass walls facing patios, backyards fenced for privacy, open floor plans, and radiant heating. And, above all, they imbued the clean, crisp, modernist aesthetic.

Now 50 years old, the 120 houses in this development remain remarkably like new. The streetscape is refreshingly varied in models and orientation, with old trees marking some residences, and new landscapes harmonizing with others. Owners have found the homes so well planned that their 21st-century lifestyles are accommodated as beautifully as they were for 1960s families.

*Eichler Homes—Saturday, May 13, 2017; Talk 1PM; Tour 2:30-5PM; Grant R. Brimhall Library, 1401 East Janss Rd., Thousand Oaks; lecture: free; tour: \$25 for SAH/SCC members pre-order and on-site (limit: two tickets at member price); \$30 for non-members pre-order; \$40 for non-members on-site (if available); reservations—see order form on Page 6, call 800.972.4722, or email [info@sahscc.org](mailto:info@sahscc.org).*



A welcoming entry in Plan VC-584 by Claude Oakland, AIA, with original mahogany paneling. Photo: Brad Tucker



Current Eichler owners maintain their homes' interiors as mid-century modern jewels. Photo: Brad Tucker



Kitchens, with their modular storage and sleek lines, are as attractive as they are efficient. Photo: Julius Shulman/©J. Paul Getty Trust, Getty Research Institute, Los Angeles (2004.R10)



Glass walls and open floor plans are hallmarks of the Eichler homes. Photo: Julius Shulman/©J. Paul Getty Trust, Getty Research Institute, Los Angeles (2004.R10)

# SAH/SCC President's Letter

In our last issue, we talked about the novel experiment going on at Desert Palisades in Palm Springs: the construction of a previously un-built design for a modern home by Alfred Newman Beadle (1927-1998).

It was based on a Beadle design from 1977. The project faced questions we often muse about while touring historic homes. Could it be constructed today? How would it be different?

I had the opportunity to tour the residence while at Modernism Week in February. Although not completely finished, the house's daring structural statement was intact—a 50-foot-long rectangle balanced on a much narrower base that relies on heavy, 14-inch-thick steel beams to hold the "arms" of the house suspended above the desert floor.

Adapted by local architect Lance O'Donnell, AIA, of o2 Architecture, under the watchful eye of long-time Beadle employee, architect Edward A. Sawyer, the house retains its pure geometries. Beadle, however, did not leave any indication about the orientation of the house to the sun. O'Donnell's choice of site for the house required the pool to be built away from the structure, due to the presence of

several large boulders. Sawyer questioned the decoupling of the pool design from the same rigorous structural grid as the house's plan, suggesting that Beadle's strong preference was for consistency in design.

Because the house was originally designed for a site in Paradise Valley, AZ, it was also not designed to withstand the forces of a powerful earthquake on a site just a few miles from the San Andreas fault. The house had to be re-engineered to face a possible seismic incident.

Lastly, the new plans integrated corten steel into the design. When asked about the use of the new and fashionable material, Sawyer replied with a position worthy of any Case Study House architect: Beadle was always interested in the latest materials and technologies. Had the original architect been designing today, he would have likely tried to incorporate the material into his work.

So while the experiment did involve some compromises, the result is a highly dramatic modern home, reconstructed for the contemporary world. And so, the legacy of modernism in Palm Springs lives on in a whole new way.

—Sian Winship



Photo: Sian Winship

## Tour and Event Information:

1.800.972.4722

info@sahscc.org



SOCIETY OF ARCHITECTURAL HISTORIANS  
SOUTHERN CALIFORNIA CHAPTER

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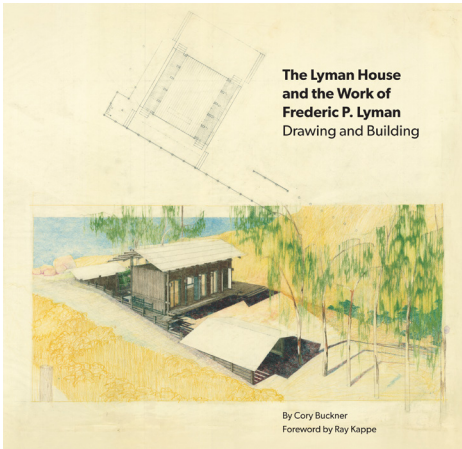
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Questions: Call 800.9SAHSCC.



## Authors on Architecture: Buckner on Lyman

**SAH/SCC Talk & Book Signing, Santa Monica**  
**Saturday, July 8, 2017, 1-3PM**

Please join SAH/SCC and the Santa Monica Public Library (Moore Ruble Yudell, 2006) as we celebrate the work of architect Frederic P. Lyman, FAIA (1927-2005). SAH/SCC member Cory Buckner will discuss the little-known work of this inventive and skilled architect who practiced in Los Angeles during the 1960s and 1970s. The work is detailed in Buckner's new book, *The Lyman House and the Work of Frederic P. Lyman* (Crestwood Hills Press, 2017).

After receiving his M.Arch from Yale University, Lyman returned to California where he purchased a lot in Malibu and built his iconic residence. Buckner's presentation will feature a treasure trove of Lyman's perspective drawings—all carefully rendered in colored pencil. Lyman's use of color is abstract rather than naturalistic, and the viewer feels the grain of wood and weight of the rocks in his compositions.

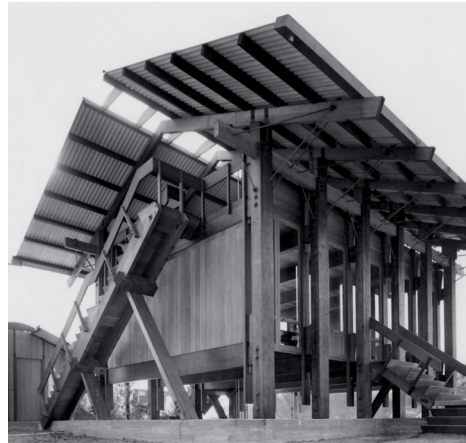


Interior of Park Hill Estates, 1961.

An architect as well as an author, Buckner is well known for her books *Crestwood Hills: The Chronicle of a Modern Utopia* (Angel City Press, 2015) and *A. Quincy Jones* (Phaidon, 2002). She has also written for *LA Architect*, *The Los Angeles Times*, *Dwell*, *Metropolitan Home*, and many other publications.

Buckner knew Lyman personally. "During my first year at what is now CalArts, I met Frederic P. Lyman," writes Buckner. "He was to become the major influence of my life introducing me to classic literature, Wagner, and architecture. I changed my focus from art to architecture two years after graduating and apprenticed with Lyman in order to get my license." *The Lyman House and the Work of Frederic P. Lyman* will be available for sale and signing by the author.

*Authors on Architecture: Buckner on Lyman—Saturday July 8, 2017; 1-3PM; Santa Monica Central Library; 601 Santa Monica Blvd.; free; seating is available on a first-come, first-served basis; 310.458.8600.*



The Lyman House, 1960.

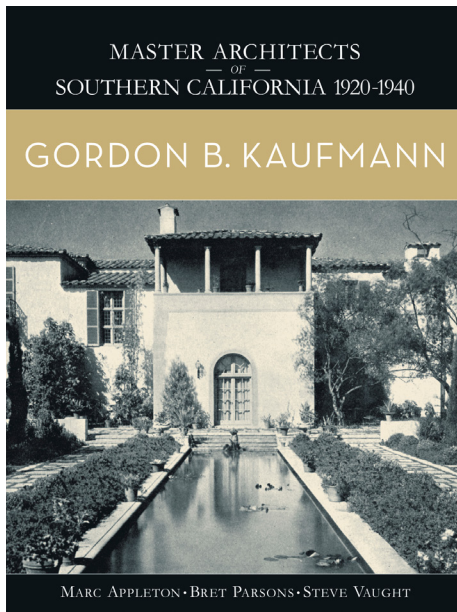
Photo: Marvin Rand

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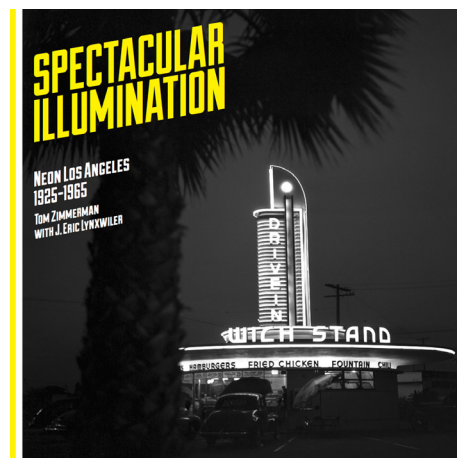


## Gordon B. Kaufmann

by Marc Appleton, Bret Parsons, and Steve Vaught

Gordon B. Kaufmann is a fitting subject as the first architect to be featured in the series “Master Architects of Southern California, 1920-1940.” As the architect of the quintessential Los Angeles mansion Greystone, for legendary client Ned Doheny, in the ritzy city of Beverly Hills, a large part of Kaufmann’s legacy is tied to LA’s financial and real estate history. The book, written by architect Appleton, architecture real estate broker Parsons, and author Vaught, shows 18 homes and three commercial projects. All projects are shown through facsimile pages of *The Architectural Digest*, even the non-residential Scripps College for Women, Caltech Athenaeum, and Santa Anita Park.

Tailwater Press/Angel City Press, 2016, 208 pages, hardcover, \$60.

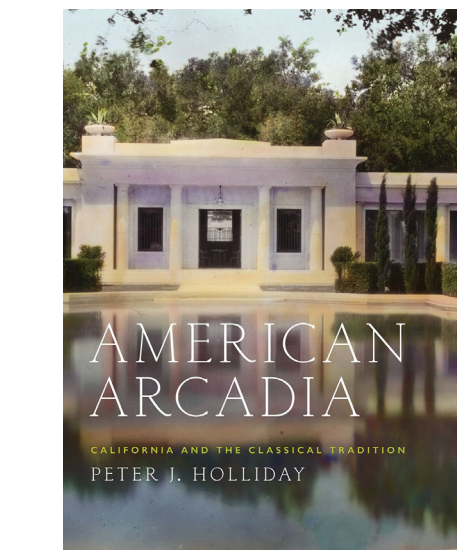


## Spectacular Illumination: Neon Los Angeles, 1925-1965

by Tom Zimmerman with J. Eric Lynxwiler

When surveying lighting from the mid-1920s, it would seem a drawback that most of the photos are in black and white. However, the moody, mysterious images in this book glow and burn with elegance and style—along with a healthy dose of nostalgia. The shift from incandescent to neon and the role of neon in LA’s urban, commercial, and creative realms is duly explored. Zimmerman (from whose collection most of the images spring) and Lynxwiler have created an exquisite volume of lyrical signage of all types. Font geeks (such as myself) will swoon.

Angel City Press, 2016, 192 pages, softcover, \$35.



## American Arcadia: California and the Classical Tradition

by Peter J. Holliday

Holliday, a professor at CSU Long Beach, weaves the creation story of “Calitopia” through examples of classism come to life. This studied exploration addresses all building types embodying classical ideals—from palatial mansions of Beverly Hills and Lakewood’s 17,500 homes for the masses, to the colonnaded Hotel del Coronado (James W. Reid, 1888) and Team Disney Building (Michael Graves, FAIA, 1991), with its Seven Dwarves caryatids. Unusual for a book that focuses much of its attention on the Los Angeles area, most of the examples shown are extant today.

Oxford University Press, 2016, 445 pages, hardcover, \$45.

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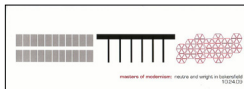
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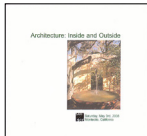
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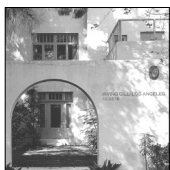
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**Masters of Modernism:** eight-page, two-color brochure featuring works of Richard Neutra and Frank Lloyd Wright in Bakersfield.



\_\_\_\_\_ at \$3 each

**Architecture: Inside and Outside:** 5"x5" folded color brochure featuring Santa Barbara's Lotusland, Casa del Herrero, and Val Verde.



\_\_\_\_\_ at \$6 each

**Irving Gill: Los Angeles:** 10-page booklet featuring photos and articles on Gill and three residential projects in LA.



\_\_\_\_\_ at \$8 each

**Rodney Walker 3 30 90:** 12-page brochure featuring nine homes on five sites, as well as the architect's use of the three-foot module.



\_\_\_\_\_ \$4 each

**Greta Magnusson Grossman:** 3.5" x 8" 2-page color brochure featuring two residences by Greta Grossman.



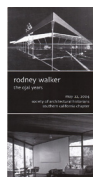
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**Space and Learning:** eight-page, four-color brochure on the historical and contemporary legacy of LA school architecture, featuring projects by Richard Neutra, Thom Mayne, Rios Clementi Hale Studios, and others.



\_\_\_\_\_ at \$5 each

**John Parkinson, Downtown:** 11"x17", four-color brochure featuring a self-guided walking tour of Parkinson buildings in Downtown LA's historic core and beyond.



\_\_\_\_\_ at \$5 each

**Rodney Walker: The Ojai Years:** tri-fold, black-and-white brochure featuring Walker's important residences in Ojai, with pictures and article by historian David Mason.



\_\_\_\_\_ at \$2 each

**Kesling Homes:** bi-fold, two-color brochure from the "Kesling Modern Structures" tour.



\_\_\_\_\_ at \$2 each

**Union Station and MTA Transit Center:** bi-fold map for a self-guided walking tour including historical facts and photos.



\_\_\_\_\_ at \$10 each

**Modernism for the Masses:** tri-fold brochure with inserts of detailed floor plans of Eichler homes visited on the Orange County tour.



\_\_\_\_\_ at \$5 each

**David Gebhard Review:** essays on the Works Project Administration by Robert W. Winter, Orville O. Clarke, Jr., and Mitzi March Mogul.



\_\_\_\_\_ at \$10 each

**The Historic and Modern Spirit of Ventura:** 20-page guide from Ventura tour.



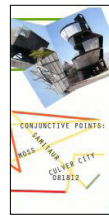
\_\_\_\_\_ at \$4 each

**Killingsworth: A Master Plan for Learning:** 11"x17", four-color walking tour brochure of the Cal State Long Beach campus features history of master plan development by architect Edward A. Killingsworth, FAIA.



\_\_\_\_\_ at \$8 each

**Ray Kappe-Apotheosis:** eight-page brochure features five Kappe Houses from 1959 to 1966 in the Royal Woods development of the San Fernando Valley.



\_\_\_\_\_ at \$8 each

**Conjunctive Points:** four-color, 11"x17" brochure featuring a 20-building walking tour of the Hayden Tract, designed by architect Eric Owen Moss and developed by Scur Constructus.



\_\_\_\_\_ at \$4 each

**Designed for Learning:** 11"x17" walking tour map and brochure of the University of California, Santa Barbara, campus.

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SOCIETY OF ARCHITECTURAL HISTORIANS / SOUTHERN CALIFORNIA CHAPTER

**NEWS**

May/June 2017

5

SAH/SCC is a 501c 3 nonprofit organization dedicated to providing its members with opportunities to learn about and experience the rich architectural heritage of Southern California and beyond. Our volunteer board members create tours, lectures, travel tours, and other events that explore the ideas behind the architecture as well as the buildings that result from them. From modern to craftsman, from Spanish Colonial to contemporary, our programs are the best-kept secrets in Southern California!

## MEMBERSHIP BENEFITS:

- Advance notice of all SAH/SCC events—important because they usually sell out just to members
- 20-30% discounts on tour and event ticket prices
- Bi-monthly E-news with printable newsletter
- FREE tickets to our annual Members' Celebration event
- Special Members-Only E-Alerts about upcoming events
- A tax deduction for your membership dues
- The knowledge that you are supporting our mission to increase public awareness of Southern California's architectural heritage

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**Send to:** SAH/SCC, P.O. Box 56478, Sherman Oaks, CA 91413  
 All event ticket sales are final. We are sorry, refunds cannot be accommodated.  
 \*SAH/SCC PRIVACY POLICY: The SAH/SCC never sells, rents, or shares your mailing or email address. Electronic communications enable us to operate economically and efficiently.

## SAH/SCC EVENT TICKETS

### Eichler Tour—May 13, 2017

_____ SAH/SCC member ticket(s) at \$25 each =	\$ _____
LIMIT: 2 TICKETS AT MEMBER PRICE	
_____ non-member ticket(s) at \$30 each =	\$ _____

On-site tickets \$40 each for non-members.

<input type="checkbox"/> check enclosed (Make checks payable to SAH/SCC) <input type="checkbox"/> charge my credit card: <input type="checkbox"/> VISA <input type="checkbox"/> MC
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## We Need Volunteers!

### Do you want to see Eichler for free?

SAH/SCC is looking for some able-bodied volunteers to help staff our upcoming Eichler event in Thousand Oaks on Saturday, May 13, 2017 (see Page 1). Volunteering is an ideal way to spend quality time in architectural and historic spaces. Plus, volunteers get to attend the event for free! We will need people to commit from 11AM until 5PM for this event, plus travel time to Thousand Oaks from wherever you might be. If you are interested, please email SAH/SCC Board Member Merry Ovnick at [movnick@verizon.net](mailto:movnick@verizon.net) with the subject title "Eichler Volunteer."



The entrance to Eichler Homes Model 1605 (VC-1005) by A. Quincy Jones, FAIA.  
 Photo: Gerald J. Trafficanda/Grant R. Brimhall Library Special Collections