

**HISTORICAL RESOURCES ASSESSMENT
AND ENVIRONMENTAL IMPACTS ANALYSIS**

IVY STATION PROJECT

Prepared for

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I. INTRODUCTION

A. EXECUTIVE SUMMARY

The purpose of this Historic Resources Assessment and Environmental Impact Analysis Report (“Report”) is to identify and evaluate historical resources that may be affected by the implementation of a mixed-use redevelopment project (“Project”), located on a 5.52-acre triangular-shaped property located at the intersection of Venice Boulevard and National Boulevard, with portions of the site within both Culver City and the City of Los Angeles. This report was prepared to comply with the California Environmental Quality Act (CEQA), to assess the existing buildings and landscapes on the subject property and neighboring parcels for eligibility as historical resources, and to analyze the potential impacts of the proposed Project on potential historical resources. This Report, completed by PCR Services Corporation (PCR), documents and evaluates the federal, state, and local significance and eligibility of the subject property. The Report includes a discussion of the survey methods used, a brief historic context of the subject properties and surrounding area, the identification and evaluation of the subject properties, and an impacts analysis for the Project.

The Project is located on a triangular shaped block bounded by Venice Boulevard to the northwest, National Boulevard to the northeast, and the Metro right-of-way and Metro Station to the south, as shown in Figure 1, *Regional and Vicinity Map*. The Project Site is located in a dense urban setting surrounded by commercial and light industrial uses. The majority of the Project Site is located within Culver City and is improved with an asphalt surface parking lot for the Metro Station; however, the row of parcels fronting Venice Boulevard along the northwest edge of the Project Site is located within the City of Los Angeles. This row of parcels is improved with six (6) one- and two- story commercial buildings. Of these, four parcels are developed with commercial buildings over 45 years in age and include 8910 Venice Boulevard (APN 4312-014-281) (constructed 1946 and 1955), 8916 Venice Boulevard (APN 4312-014-279) (constructed 1948), 8918 Venice Boulevard (APN 4312-014-278) (constructed 1947), and 8926 Venice Boulevard (APN 4312-014-277) (constructed 1946), Los Angeles, as shown on Figure 2, *On-Site Building Evaluated for Historic Significance*, which require evaluation as potential historical resources. None of the buildings have been previously surveyed or determined eligible as historical resources; furthermore, there are no historical resources in the immediate vicinity with views of the project site, as determined from the records search. The Project intends to redevelop the project site and remove the aforementioned commercial buildings.

Based on an intensive pedestrian site survey and historical research, the four identified commercial buildings over 45 years in age within the project site (8910 Venice Boulevard, 8916 Venice Boulevard, 8918 Venice Boulevard, and 8926 Venice Boulevard) do not possess sufficient historical or architectural importance to reach the threshold of significance as historical resources either individually or as contributing members of potential district, under any of the applicable federal, state or local eligibility criteria. Although the commercial strip along Venice Boulevard is associated with historic themes identified in the Los Angeles’ Citywide Historic Context Statement, such as Commercial Corridors (1875-1980), the four subject buildings are heavily altered examples of postwar commercial development related to the automobile, do not retain integrity, and are not part of a distinctive grouping of commercial buildings. Furthermore, all the subject buildings within the project site are common, undistinguished, and altered examples of a type and style of commercial buildings built in mass throughout Southern California and the United States during the postwar era. They do not reflect or exemplify the broad cultural, political, economic, or social history of the nation, state, City of Los Angeles or City of Culver City. PCR has assigned each of the four commercial buildings at 8910 Venice Boulevard, 8916 Venice Boulevard, 8918 Venice

Boulevard, and 8926 Venice Boulevard a California Historical Resource (“CHR”) status code of 6Z, “found ineligible for the National Register, California Register, or Local designation through survey evaluation.”

Because none of the subject commercial buildings on the Project Site are historical resources, the Project would have no direct impacts on historical resources. Furthermore, the Project would result in no indirect impacts to historical resources in the vicinity of the Project Site. There are three historical resources located approximately 0.19 miles away from the project site. Because of large-scale contemporary construction surrounding the triangular-shaped project site which isolates the Project Site from view, none of the identified historical resources in the vicinity would have views of the project site. Additionally, the historic setting in the area around the Project Site is already eroded by contemporary development. Pursuant to CEQA, the project would not result in direct or indirect impacts to historical resources.

B PROJECT DESCRIPTION

This Report is required by the City of Los Angeles and City of Culver City as part of the review process for a proposed Project which would redevelop the Project Site. The project would include a stand-alone 5-story (~72 feet tall¹) Office Building with mostly retail and restaurant uses on Level 1 (Ground Level) and office uses on Levels 1 to 5. In addition, two interconnected 5- to 6-story buildings atop a single-level podium are proposed that would include a 200-unit Residential Building (up to ~69 feet tall) and a 148-room boutique Hotel Building (up to ~77 feet tall), both of which would have retail and restaurant uses on the Ground Level.² The three buildings would be built over a three level subterranean parking structure. The buildings would be connected through a series of landscaped courtyards and open spaces at both the pedestrian and podium levels. Adjacent to the Metro Station would be the Transit Plaza, which would be a transitional area to the site’s centrally located Great Lawn and Central Plaza, which would offer a wide variety of entertainment and programs to serve the project residents and local community.

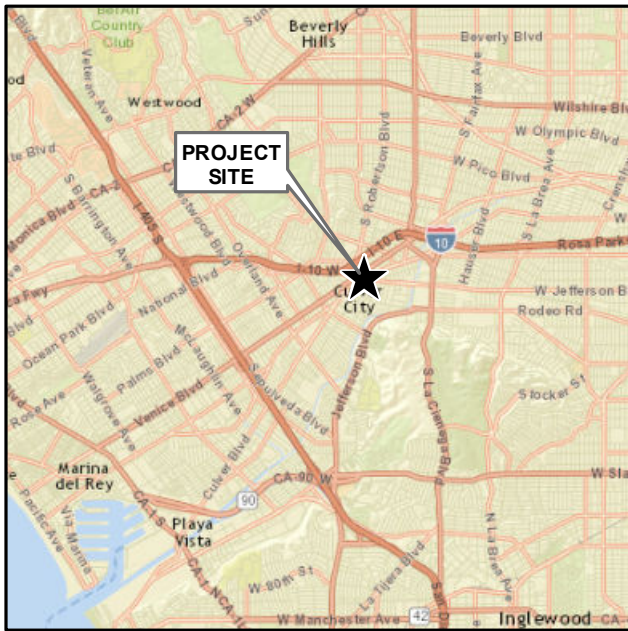
C. RESEARCH AND FIELD METHODOLOGY

This Assessment Report was conducted by PCR’s Historic Resources Division personnel, including Margarita C. Jerabek, Ph.D., Director of Historic Resources, Amanda Y. Kainer, M.S., Senior Architectural Historian, and Stephanie Hodal, M.H.C. candidate, Architectural Historian intern, all of whom meet and exceed the *Secretary of the Interior’s Professional Qualification Standards* in history and architectural history. Professional qualifications are provided in Appendix F.

The historical resources evaluation involved a review of the National Register and its annual updates, the California Register, the Statewide Historical Resources Inventory (“HRI”) database maintained by the State Office of Historic Preservation (OHP) and the California Historical Resources Information System (“CHRIS”), and the City of Los Angeles’s and Culver City’s inventory of historic properties to identify any previously recorded properties within or near the Project Site, as well as environmental review assessments for other projects in the vicinity. An intensive pedestrian survey was also undertaken to document the existing conditions of the property and Project vicinity. In addition, the following tasks were performed for the study:

¹ The height to the Office Building rooftop would be up to approximately 72 feet. Mechanical screening of equipment on some areas of the rooftop would be up to approximately 8 feet, or 80 feet from ground level.

² The height to the Hotel and Residential Building rooftops would be up to approximately 77 feet. Mechanical screening of equipment on some areas of the rooftops would be up to approximately 8 feet, or 85 feet from ground level.



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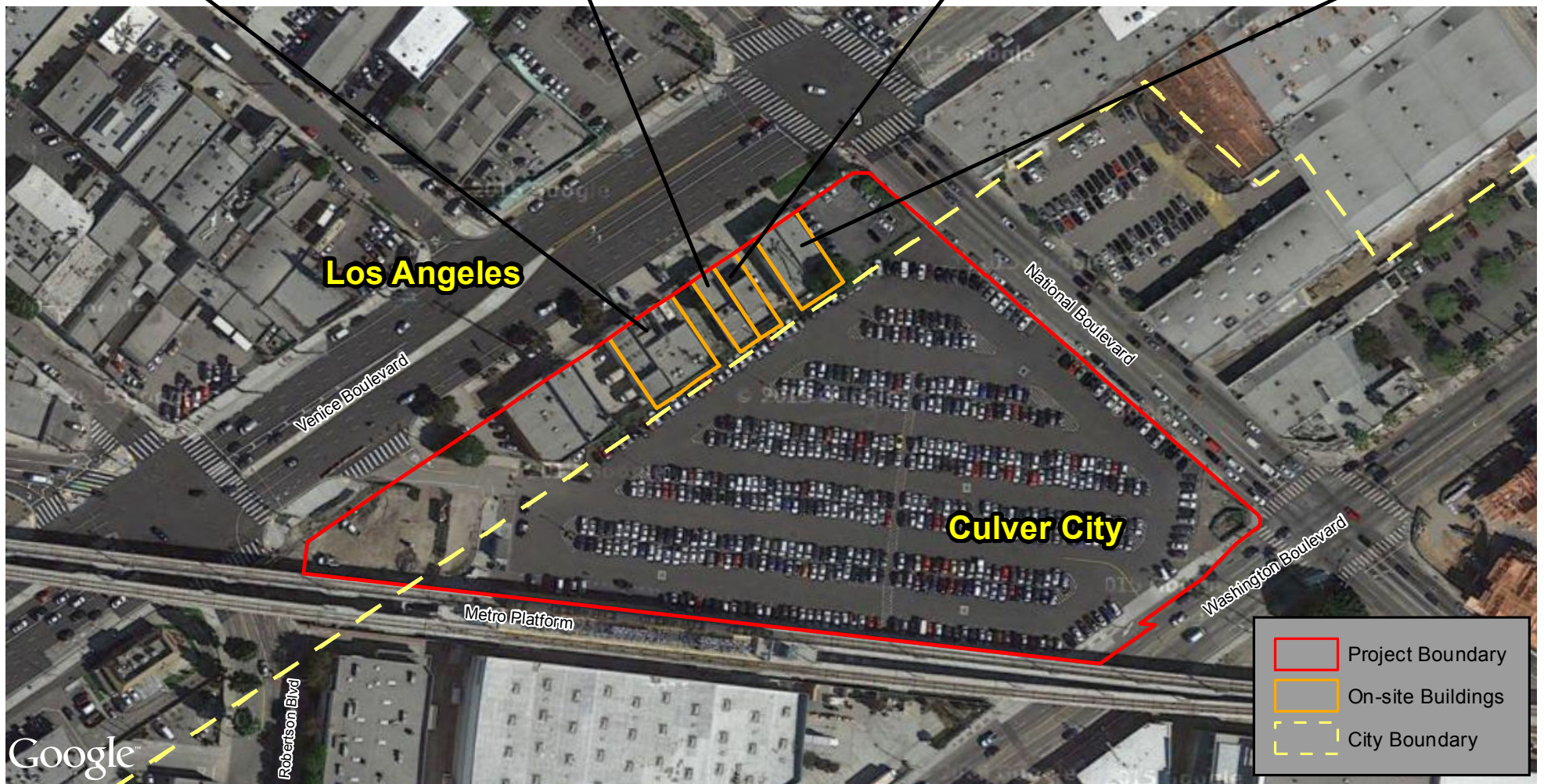
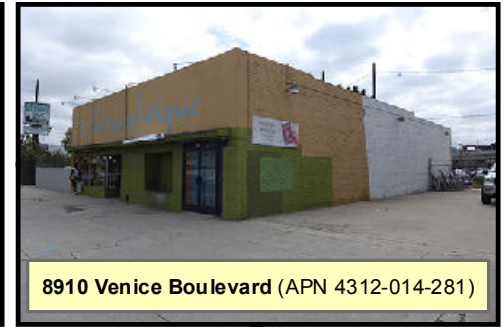
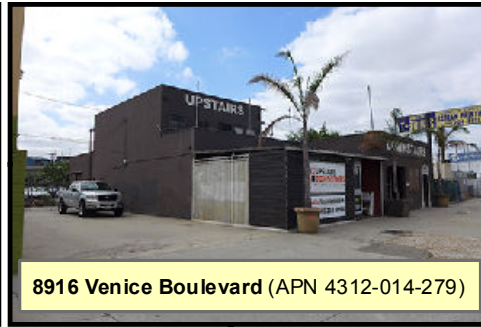
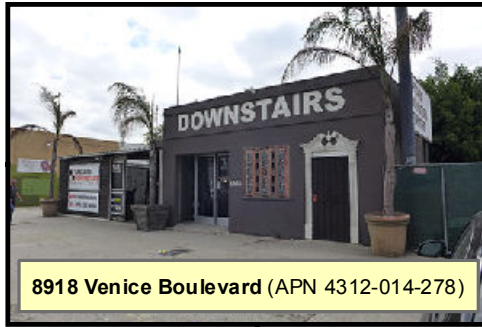
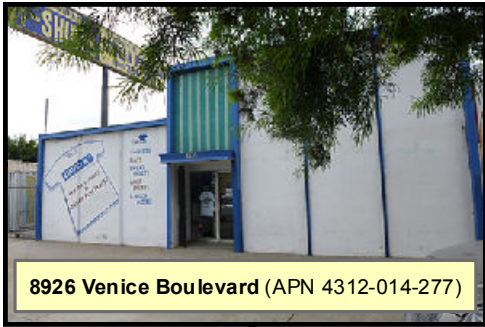
Regional and Project Vicinity Locations

Ivy Station

Source: ESRI, 2009; PCR Services Corporation, 2015.

FIGURE

1



- Searched records of the National Register, California Register, California Historic Resources Inventory Database, City of Los Angeles City Historic-Cultural Monuments designations, and City of Culver City Landmark or Significant designations.
- Conducted field inspections of the study area, and utilized the survey methodology of the State OHP.
- Photographed the Project Site, and examined other properties in the area that exhibited potential architectural and/or historical associations.
- Conducted site-specific research on the property utilizing building permits, Sanborn fire insurance maps, City directories, historical photographs, University of Southern California Digital Collections, historical *Los Angeles Times*, and other published sources. Conducted research at the City of Los Angeles Department of Building (“LADBS”), Los Angeles County Assessor, and the Los Angeles Public Library (“LAPL”).
- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- Utilized the applicable Context/Theme/Property Type eligibility standards formulated for SurveyLA.
- Evaluated potential historic resources based upon criteria used by the National Register, California Register, and City of Los Angeles Cultural Heritage Ordinance.
- Assessed the Project against the CEQA thresholds for determining the significance of impacts to historical resources.

II. REGULATORY FRAMEWORK

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws and regulations governing the evaluation and significance of historic resources of national, State, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

A. FEDERAL LEVEL

1. National Register of Historic Places

The National Register was established by the NHPA as “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”³ The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A. It is associated with events that have made a significant contribution to the broad patterns of our history;
- B. It is associated with the lives of persons significant in our past;
- C. It embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. It yields, or may be likely to yield, information important in prehistory or history.⁴

Districts, sites, buildings, structures, and objects that are 50 years in age must meet one or more of the above criteria and retain integrity (this is, convey their significance) to be eligible for listing. Under the National Register, a property can be significant not only for the way it was originally constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.⁵

³ 36 CFR Section 60.2.

⁴ “Guidelines for Completing National Register Forms,” in *National Register Bulletin 16, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.*

⁵ *National Register Bulletin 15, p. 19.*

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association:

1. *Location* is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.
2. *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.
3. *Setting* is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.
4. *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.
5. *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.
6. *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.
7. *Association* is the direct link between an important historic event or person and a historic property. A property retains association if it *is* the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.⁶

⁶ National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>, accessed July 7, 2013.

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.⁷ Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.⁸ For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (“*National Register Bulletin 15*”) explains, “a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).”⁹ In assessing the integrity of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* states, “a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”¹⁰

B. STATE LEVEL

1. California Register of Historical Resources

The OHP, as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a Statewide level. The OHP also carries out the duties as set forth in the PRC and maintains the HRI and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the State’s jurisdictions. Also implemented at the State level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is “an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”¹¹ The criteria for eligibility for the California Register are based upon National Register criteria.¹² Certain resources are determined by the statute to be automatically included in the California Register by operation of law, including California properties formally determined eligible for, or listed in, the National Register.¹³

⁷ *The National Register defines a property as an “area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places.” A “Historic Property” is defined as “any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance. Glossary of National Register Terms, http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_appendix_IV.htm, accessed June 1, 2013.*

⁸ *National Register Bulletin 15, p. 44.*

⁹ *“A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property’s historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.” Ibid, p. 46.*

¹⁰ *“A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.” Ibid.*

¹¹ *PRC Section 5024.1(a).*

¹² *PRC Section 5024.1(b).*

¹³ *PRC Section 5024.1(d).*

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally Determined Eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward;
- Those Points of Historical Interest (PHI) that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.¹⁴

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an HPOZ.¹⁵

To be eligible for the California Register, a historic resource must be significant at the local, State, or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register, location, design, setting, materials, workmanship, feeling, and association. Also like the National Register, it must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost

¹⁴ *Ibid.*

¹⁵ *PRC Section 5024.1(e)*

its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.¹⁶

2. California Office of Historic Preservation Survey Methodology

The evaluation instructions and classification system prescribed by the California OHP in its manual, *Instructions for Recording Historical Resources* (March 1995) provide a three-digit evaluation rating code (“Status Code”) for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

1. Listed on the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;
3. Appears eligible for the National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Recognized as Historically Significant by Local Government;
6. Not eligible for any Listing or Designation; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the Status Code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register and California Register eligibility. Locally eligible resources are given a rating code level 5. Properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation Status Code of 6. Properties given an evaluation Status Code of 6Z are “found ineligible for the National Register, California Register, or Local designation through survey evaluation.”¹⁷

C. LOCAL LEVEL

1. City of Los Angeles

The City of Los Angeles enacted a Cultural Heritage Ordinance in April 1962 which defines City Monuments. According to the Ordinance, City Monuments are sites, buildings, or structures of particular historic or cultural significance to the City in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These City Monuments are regulated by the City’s Cultural Heritage Commission and the City Council.

¹⁶ Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at <http://ohp.parks.ca.gov>

¹⁷ *Ibid.*

a. Los Angeles Cultural Heritage Ordinance

The Los Angeles Cultural Heritage Ordinance (Los Angeles Administrative Code, Chapter 9, Division 22, Article 1, Section 22.171.7) establishes criteria for designating local historic resources as City Monuments. A City Monument is any site (including significant trees or other plant life located on the site), building or structure or particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites:

- In which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified;
- Which are identified with historic personages or with important events in the main currents of national, State or local history;
- Which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or
- Which are a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

A proposed resource may be eligible for designation if it meets at least one of the criteria above.

When determining historic significance and evaluating a resource against the Cultural Heritage Ordinance criteria above, the Cultural Heritage Commission and the staff of the Office of Historic Resources often ask the following questions:

- Is the site or structure an outstanding example of past architectural styles or craftsmanship?
- Was the site or structure created by a “master” architect, builder, or designer?
- Did the architect, engineer, or owner have historical associations that either influenced architecture in the City or had a role in the development or history of Los Angeles?
- Has the building retained “integrity”? Does it still convey its historic significance through the retention of its original design and materials?
- Is the site or structure associated with important historic events or historic personages that shaped the growth, development, or evolution of Los Angeles or its communities?
- Is the site or structure associated with important movements or trends that shaped the social and cultural history of Los Angeles or its communities?¹⁸

With regard to integrity, the seven aspects of integrity of the National Register and California Register are the same and the threshold of integrity for individual eligibility is similar. However, the threshold of integrity for HPOZs is lower; a contributing structure in an HPOZ is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features.

¹⁸ *What Makes a Resource Historically Significant? City of LA Office of Historic Preservation, <http://preservation.lacity.org/commission/what-makes-resource-historically-significant>, accessed July 7, 2013.*

b. Los Angeles Historic Preservation Overlay Zone (HPOZ)

City of Los Angeles Ordinance Number 175891, found in Section 12.20.3 of the Los Angeles Municipal Code, describes the procedures for creation of new Historic Preservation Overlay Zones (HPOZs), the powers and duties of HPOZ Boards, and the review processes for projects within HPOZs. The Ordinance was adopted by the Los Angeles City Council on March 19, 2004, and became effective on May 12, 2004.¹⁹ An Historic Preservation Overlay Zone (HPOZ) is an area of the city which is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance. To receive such designation, areas must be adopted as an HPOZ by the City Planning Commission and the City Council through a zone change procedure that includes notification of all affected and nearby property owners and public hearings. Once designated, areas have an HPOZ overlay added to their zoning, and are subject to special regulations under Section 12.20.3 of the Los Angeles Municipal Code. Each HPOZ area has a five member HPOZ Board to review and make recommendations on projects and promote historic preservation within the designated area. Most types of exterior changes or improvements to properties in an HPOZ area require written approval from the City of Los Angeles Planning Department.²⁰

Before an HPOZ may move into the formal adoption process, an historic resources survey of the proposed district must be completed. The survey studies the historic and architectural significance of the neighborhood and identifies structures and features as either “contributing” or “non-contributing” to the district. A contributing structure is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features. A non-contributing structure is one that was either constructed after the major period of the neighborhood’s development, or has been so significantly altered that it no longer conveys its historic character.²¹

According to Section 12.20.3 of the City of Los Angeles Municipal Code, features designated as contributing shall meet one or more of the following criteria:

- Adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of the resource and its environment.²²

¹⁹ “Citywide HPOZ Ordinance,” City of Los Angeles Office of Historic Resources, <http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed July 24, 2013.

²⁰ “How to Establish an HPOZ,” City of Los Angeles Office of Historic Resources, <http://www.preservation.lacity.org/hpoz/how-establish-hpoz>, accessed July 24, 2013.

²¹ “How to Establish an HPOZ,” City of Los Angeles Office of Historic Resources, <http://www.preservation.lacity.org/hpoz/how-establish-hpoz>, accessed July 24, 2013.

²² “Citywide HPOZ Ordinance,” City of Los Angeles Historic Resources, <http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed July 24, 2013, pgs. 11-12.

2. City of Culver City

The City of Culver City enacted a Historic Preservation Ordinance in 1991 which defines Cultural Resources. The Historic Preservation Ordinance (Chapter 15.05 of the City's Municipal Code)²³ is administered through the City's Community Development Department by Cultural Affairs. The Ordinance outlines a designation process, criteria, and procedures for altering or modifying designated Cultural Resources. Pursuant to the City's Ordinance, a Cultural Resource is a property that has aesthetic, cultural, architectural or historical significance to the city, state, or nation, and may have been designated as a Landmark Structure, Significant Structure, or Recognized Structure. After satisfying at least one of the threshold criteria, classification is based on a ranking system, currently outlined in Resolution No. 91-R015.

A **Landmark Structure** is defined as a structure designated as an exceptional example of the highest architectural, historical, or cultural significance of the community. A Landmark structure or district may be designated without owner consent.

A **Significant Structure** is defined as a structure designated as being of substantial architectural, historical, or cultural significance to the community. If residential, a "Significant" structure or district shall be designated with written consent of the owner, provided that the consent of only a majority of the owners shall be required for a "Significant district" designation. Once the designation has been made and the designation document has been filed for recondition, owner consent is irrevocable. If the owner consent is not obtained, a residential structure or district may be designated "Recognized." If nonresidential, a structure may be designated without owner consent.

All structures with "Landmark" or "Significant" designations are required to display a plaque identifying that building or district as either "Landmark" or "Significant."

A **Recognized Structure** is defined as a structure designated as being of architectural, historical, or cultural interest. A structure or district may be designated as "Recognized" without the consent of the owner. No other requirements apply to Recognized structures.

The Ordinance also identifies historic districts as a "Landmark District," a "Significant District," or a "Recognized District" with similar criteria for designation. A historic district is described as a designated area consisting of one (1) or more contiguous parcels improved with structures at which events occurred that made a significant contribution to the city, state, or national history or culture, or an area that contains structures that are collectively significant examples of period, style, or method of construction that provide distinguishing characteristics of the architectural type or period represented.

The Culver City Historic Preservation Ordinance (Section 15.02.020) establishes criteria for designating local historical resources and districts as Cultural Resources. To be considered for designation, a structure must be at least fifty (50) years old and the exterior of the structure is accessible or visible to the public, or the structure or district has special importance to the City.

After satisfying the threshold criteria, a structure or district must meet at least one of the following criteria:

²³ *Culver City Historic Preservation Ordinance*, www.culvercity.org/~media/Files/Culture/Ordinance2004%2004%20pdf.ashx, accessed February 12, 2015.

1. Is the structure(s) of architectural significance”?
2. Is the structure(s) of “historical or cultural significance”?
3. Do the structures in the district collectively meet 1 or 2 above?

III. HISTORIC CONTEXT

The historic context developed below presents the background necessary to evaluate the historical and architectural significance of the four commercial buildings located within the project area. Within the Project Site, there are four parcels improved with commercial buildings over 45 years in age and include 8910 Venice Boulevard (constructed 1946 and 1955), 8916 Venice Boulevard (constructed 1948), 8918 Venice Boulevard (constructed 1947), and 8926 Venice Boulevard (constructed 1946). Research indicates the subject property is associated with the following historical and architectural themes: Commercial Corridors (1875-1980); Development and Growth of Culver City; and Early 20th Century Commercial Vernacular Architecture (1900-1950).

A. COMMERCIAL CORRIDORS, 1875-1980

Privately owned automobiles dominated transportation in Los Angeles by the mid-1920s. By 1924, Los Angeles had the highest concentration of car owners in the world. The meteoric rise of the car in Los Angeles was due to a variety of factors. The arid climate allowed for year-round use of unpaved roads, streets were level and laid out in a grid, tar was plentiful and locally available, as was oil. Increased car ownership allowed the citizens of Los Angeles to spread out to more remote areas surrounding the city. Culver City became a midpoint between downtown Los Angeles and the beachside communities of Venice, Playa del Rey and Santa Monica, which were made more readily accessible by the automobile. The importance of the car in Los Angeles is also linked to the wealth and appearance-conscious culture created by the local film industry. Cars quickly became an important status symbol, a display of wealth and success. They also allowed for development to begin moving away from the streetcar lines, around which commercial areas traditionally clustered.²⁴

In the postwar era, car culture was responsible for a dramatic shift in American shopping patterns and subsequently in patterns of commercial development. As the suburbs boomed, urban commercial centers along major streets were supplanted by the stand-alone, car-dependent shopping center. The importance of pedestrian or mass transit access to retail locations greatly diminished in favor of shopping facilities with maximum parking options and easy car access. Many urban thoroughfares were transformed by massive increases in traffic and the need for off-street parking.²⁵

The four commercial buildings on the Project Site are illustrative of this development pattern. The subject buildings face north towards Venice Boulevard, a busy commercial thoroughfare connecting Venice to Downtown Los Angeles, which historically was used by the Pacific Electric Railway line for the Venice Short Line. Shortly after World War II ridership dwindled and by 1950 service for the Venice Short Line route was abandoned. It was during this period between 1946 and 1955 when the commercial buildings on the Project Site were improved most likely catering to the new automobile traffic along Venice Boulevard. The 1949

²⁴ Chattel Architecture, Planning & Preservation, Inc., "Historic Resources Survey: Hollywood Redevelopment Project Area," February 2010, 59-60.

²⁵ Christopher W. Wells, *Car Country: An Environmental History* (Seattle: University of Washington Press, 2012), 262-263.

Sanborn Map illustrates this development pattern as the northeast and southeast corners of the Project Site area improved with gas stations.²⁶

B. DEVELOPMENT AND GROWTH OF CULVER CITY

Culver City was founded by Harry H. Culver (1880 – 1946), who born and raised in Milford, Nebraska migrated to California in 1910 where he began his real estate training with the real estate giant I.N. Van Nuys. Located halfway between the burgeoning seaside town of Venice and downtown Los Angeles was open land, originally part of Rancho La Ballona, which Culver saw as an ideal opportunity to develop a new town site. In 1913 Culver announced his plan to develop Culver City; after its establishment the City continued to grow and finally incorporated in 1917. Downtown Culver City was centered on a main street (Washington Boulevard) anchored by a six-story hotel, Fire and Police Departments, a city hall, banks, restaurants, and stores. The early economics of Culver City were supported by movie studios. Industry came in the form of Western Stove in 1922, then the Helms Bakeries in 1930, and then the Hayden Industrial Tract was established in the 1940s. During the 1950s Washington Boulevard would be improved with a number of car dealerships. Over the years, more than forty annexations increased city size from 1.2 square miles to about five square miles.²⁷

C. CONSTRUCTION HISTORY OF IMPROVEMENT ON THE PROJECT SITE

The project site is located in Tract 5461 (Appendix A) that was subdivided in 1922. The 1924 Sanborn Map (Figure 3 and Appendix B) shows the Project Site was an undeveloped triangular shaped block bounded by Venice Boulevard, National Boulevard, and Winship Avenue (Exposition Boulevard). Running parallel to Winship Avenue (Exposition Boulevard) was the Pacific Electric Right of Way improved with the Montgomery Lumber Company. The next Sanborn Map available from 1929 (Figure 4 and Appendix C) shows the same conditions, however, three buildings were developed (later demolished) at the southeast corner of the block at the intersection of National Boulevard and Exposition Boulevard that included a tile warehouse, auto repair shop, and gas station. Approximately 18 years later, in 1947 and 1948, the commercial buildings at 8910 Venice Boulevard, 8916 Venice Boulevard, 8918 Venice Boulevard, and 8926 Venice Boulevard were constructed per Los Angeles County Assessor data. 8910 Venice Boulevard (APN 4312-014-281), was a one-story, reinforced concrete building with a storefront, office, and a watchman's tool manufacturing company occupied the rear of the building. 8916 Venice Boulevard (APN 4312-014-279) was a one- and two-story building that had a store with an apartment above and a small one-story addition attached to the rear. To the immediate west was 8918 Venice Boulevard (APN 4312-014-278), a one-story commercial building, also notated as a store. Located four parcels to the west was 8926 Venice Boulevard (APN 4312-014-277), a one-story clothing manufacturing building. These buildings are depicted on the 1949 Sanborn Map (Figure 5 and Appendix D), which also shows that half of the parcels on the Project Site were improved with other commercial buildings around the perimeter of the block. The next paragraphs will describe the construction history and alterations of these four buildings in detail.

²⁶ Joseph P. Schwieterman, *When the Railroad Leaves Town: American Communities in the Age of Rail Line Abandonment* (Truman State UP, 2004): 78.

²⁷ Julie Lugo Cerra, *Images of America: Culver City* (Charleston, South Carolina: Arcadia Publishing, 2004); "Culver City History: Overview," *The City of Culver City*, <http://www.culvercity.org/Visitors/CulverCityHistory/overview.aspx>, accessed September 11, 2015.

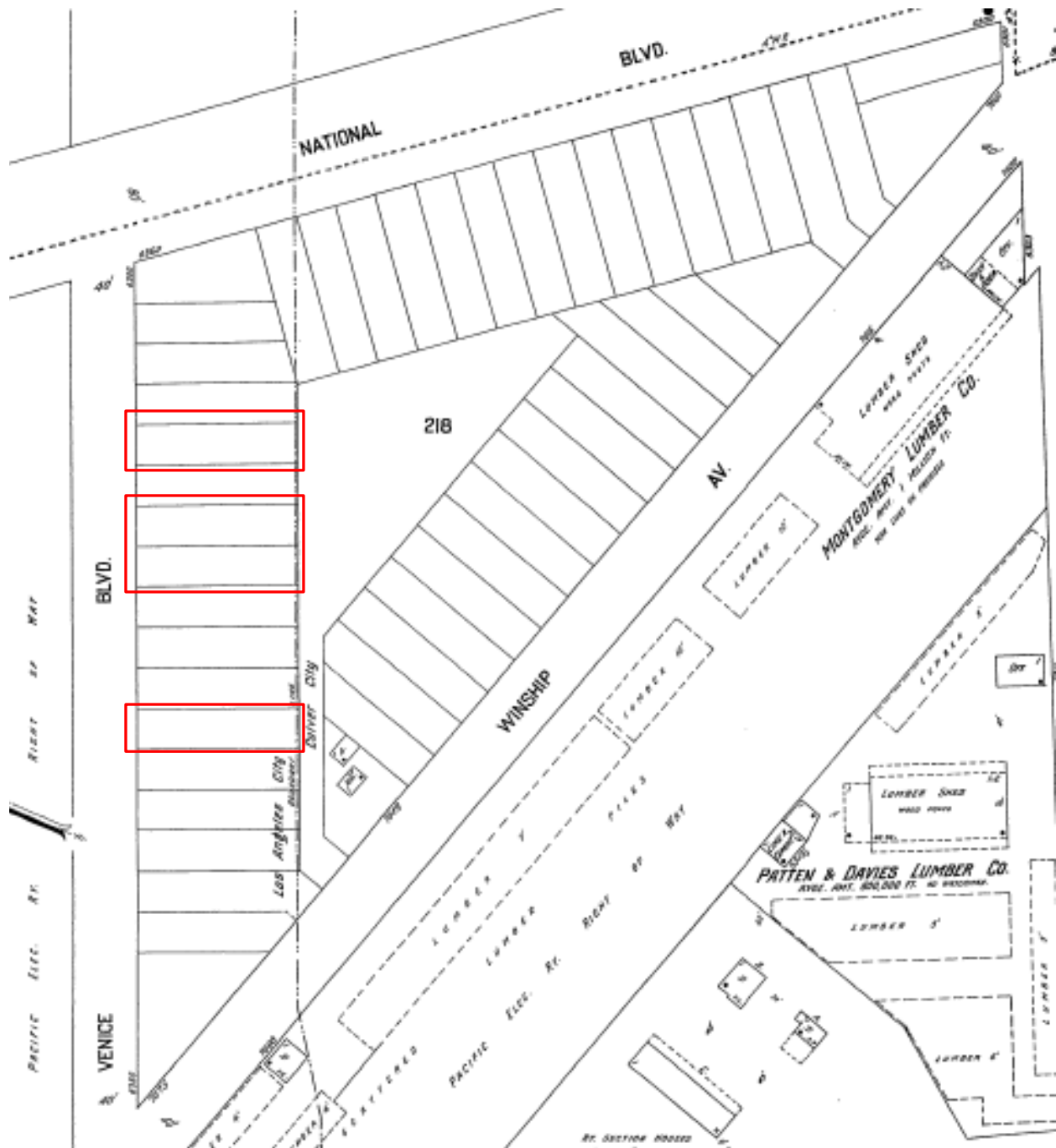


Figure 3. Section of the 1924 Sanborn Map showing the Project Site (LAPL)

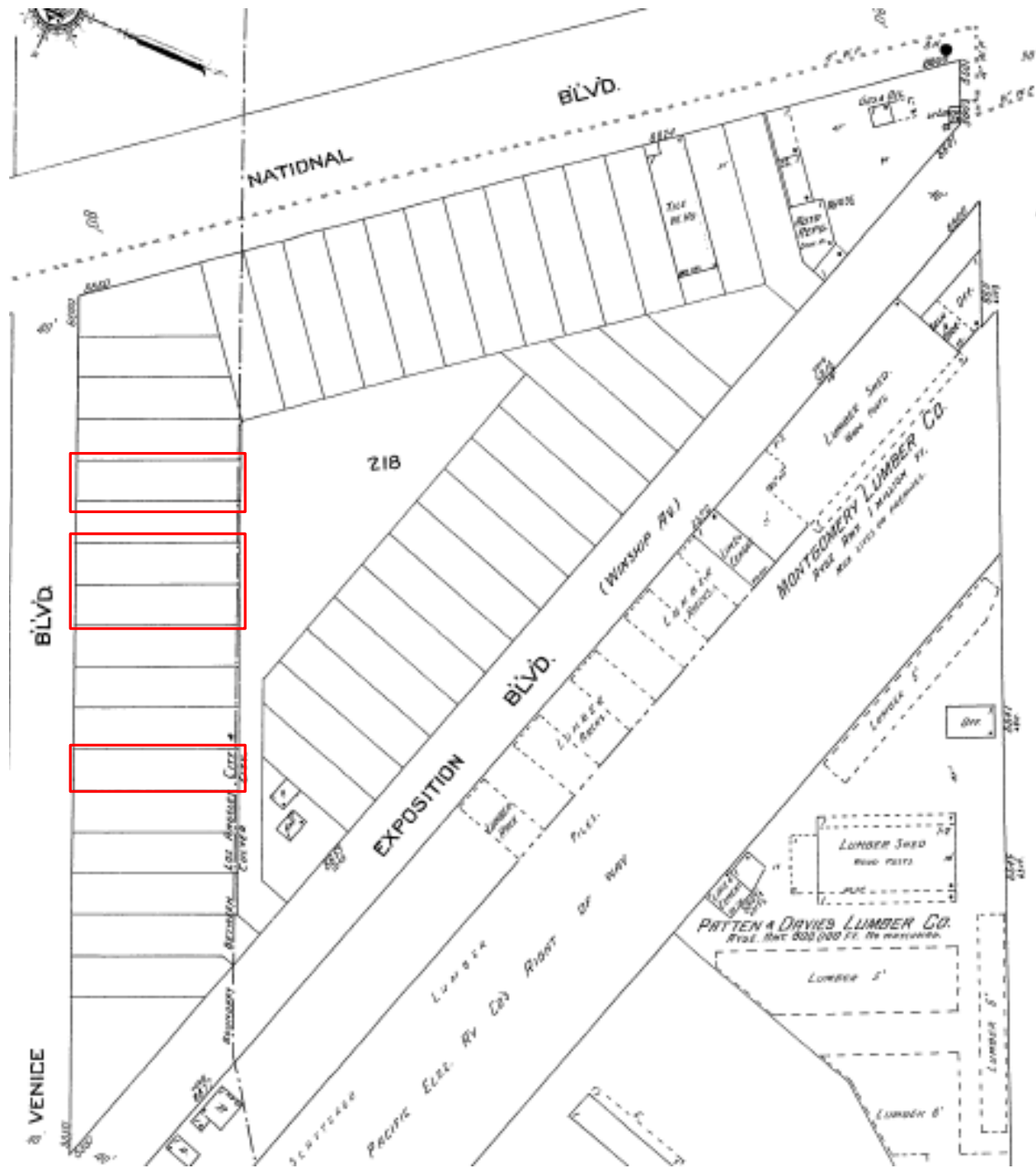


Figure 4. Section of the 1929 Sanborn Map showing the Project Site (LAPL)

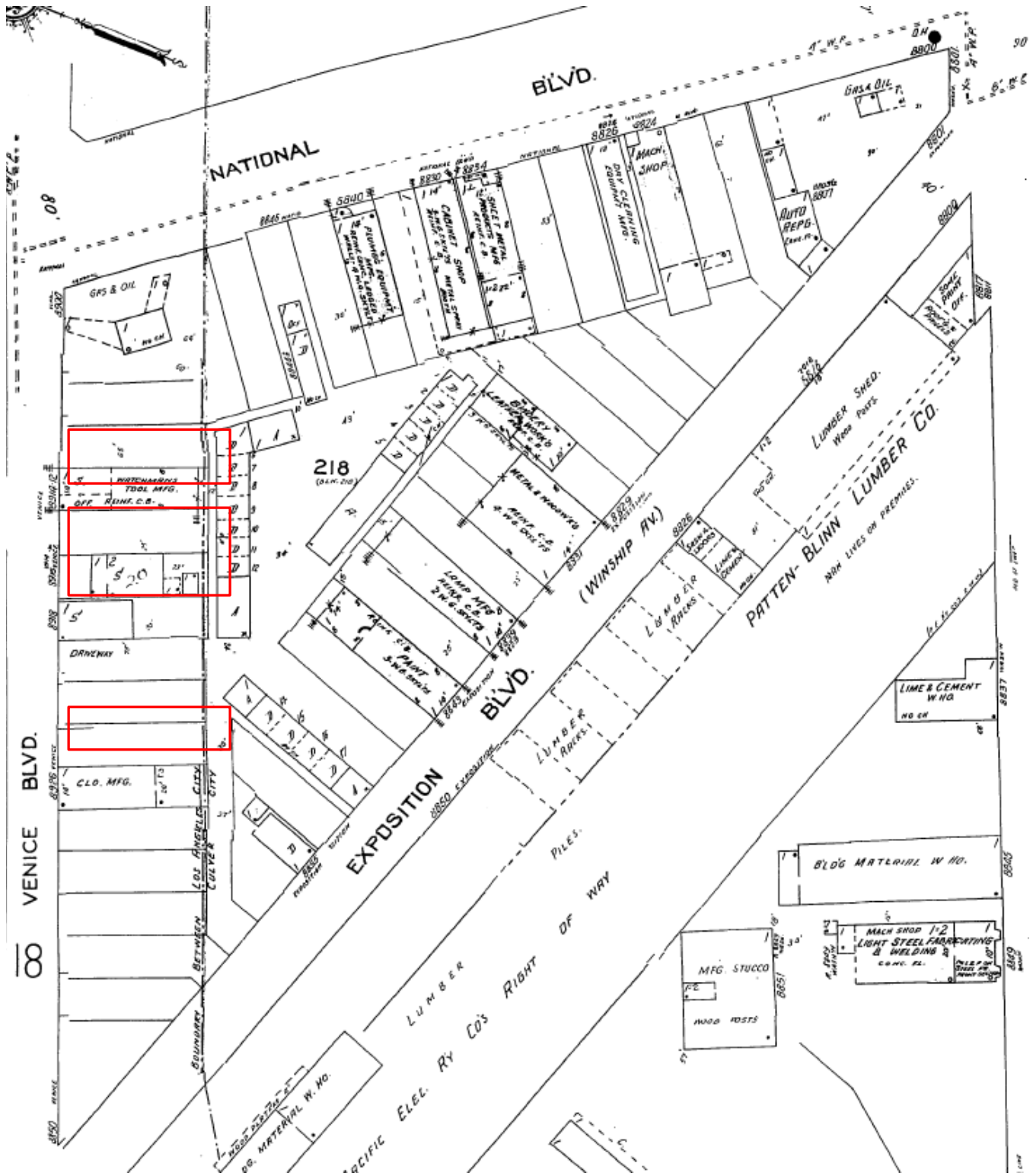


Figure 5. Section of the 1949 Sanborn Map showing the Project Site (LAPL)

Between their original construction in 1946 and 1955 and the present time, the four existing commercial buildings have undergone a number of alterations and additions, based upon building permits on file at the Los Angeles County of Building and Safety. The building permit history for the four commercial buildings is summarized in Tables 1 to 4 below.

8910 Venice Boulevard was initially constructed as two buildings with the addresses of 8910 and 8912 Venice Boulevard, which were later conjoined into one, and currently appear from the street to be a single unit. The original 25' x 80' building on the west (sometimes identified as 8912 Venice Boulevard) was built in 1946 while the 25' x 80' addition on the east was built in 1955. The interior of 8910 Venice Boulevard was remodeled from an office into bar in 1965. Four years later, the bar was converted into a theater used to project 16mm film. And finally in 2003 the entire building (8910-8912 Venice Boulevard) was re-roofed. There also appears to be a number of unpermitted alterations to 8910 Venice Boulevard that includes new storefronts, primary entrance doors, and stucco sheathing.

The next building to the west, 8916 Venice Boulevard, was constructed in 1948. A building permit from 1948 documents a two-story 43' x 25' shop with an apartment above was built at 8916 Venice Boulevard and placed at the center of the 25' x 85' lot. In 1950, a one-story 20' x 25' addition was added at the rear and in 1951 another one-story 20' x 25' addition was added at the front. A door was cut into the west wall of 8916 Venice Boulevard to create a passageway into the adjacent building at 8918 Venice Boulevard (APN 4312-014-278) in 1952, and a new exterior doorway was added onto 8916 Venice Boulevard in 1955.²⁸ Currently the appearance of 8916 and 8918 Venice Boulevard suggests the building is one building, when historically they were two separate buildings. 8918 is a one-story wood-frame and stucco building built in 1947. The 25' x 44' building was placed at the front of the site as a shop. While it is not recorded in the permits, it appears that the rear of the site was filled in with a one-story addition at a later date.

The parcel with the address of 8926 Venice Boulevard appears to contain at least four buildings, two of which are recorded in permit documents. In 1946, a 25' x 90' wood frame and stucco garment manufacturing building of one and one-half stories was built on the west side of the site. The 25' x 20' half-story was located at the back of the building. In 1949, a door was cut into the wall of the upper story and a platform with stairs installed to allow access to the roof of the first floor; in 1950 this upper story area was converted from office to dwelling use. In 1961, the front of the building was remodeled giving the previously unadorned complex a mid-century image. In 1966, a 50' x 50' masonry block warehouse was added to the east of the existing building at the rear of the adjacent site. In 1969 a large commercial sign was installed on a pole and in 2003 additional signage was painted onto the building's walls.

²⁸ *Los Angeles Department of Building and Safety, Building Permit Number 1950LA21460 (June 6, 1955); Los Angeles Department of Building and Safety, Building Permit Number 1952LA24801 (June 6, 1955); Los Angeles Department of Building and Safety, Building Permit Number 41955LA24633 (September 12, 1955).*

Table 1

8910-8912 Venice Boulevard Building Permits

Address	Permit #	Date	Owner	Contractor	Architect	Engineer	Description	Valuation	Present Use	New Use
8912 Venice Boulevard	1946LA11629	4/24/1946	Ben Segal	None Listed	None Listed	W. D. Treadway	Store and factory building. 25 x 75 x 14 on 25 x 85 lot. Hollow tile walls.	\$5,600		Store and factory
8912 Venice Boulevard	COO-1946LA11629	2/18/1948	Ben Segal	None Listed	None Listed	None Listed	One-story Type III-B store and factory. 25 x 75 G-1 occupancy.			
8910 Venice Boulevard	LA14962	6/6/1955	Ben + Hilda K. Segal	None Listed	None Listed	John Mackel	25 x 80 addition to existing 25 x 80 block building	\$10,000	Jewelry + watch repair/retail sales	Hand tool retail sales
8910 Venice Boulevard	COO - LA14962	10/27/1955	Ben + Hilda K. Segal	None Listed	None Listed	None Listed	COO for 1 story, type III-B, 25 x 80 addition to an existing 25 x 80 retail sales building. G-1 occupancy.			
8912 Venice Boulevard	1965WL55142	1/4/1965	Dolores Gonzales	Owner	None Listed	None Listed	Remodel interior and convert existing office to bar.	\$1,000	Machine shop office	Beer bar
8912 Venice Boulevard	COO-1965WL55142	1/14/1966	Dolores Gonzales	None Listed	None Listed	None Listed	One-story Type III-B, 80 x 45, convert portion of existing G-1 occupancy to G-2 occupancy for beer bar, maximum 44 occupants. G-1 and G-2 occupancy.			

Table 1 (Continued)

8910-8912 Venice Boulevard Building Permits

Address	Permit #	Date	Owner	Contractor	Architect	Engineer	Description	Valuation	Present Use	New Use
8912 Venice Boulevard	1966WL65635	10/27/1966	Ben Segal	None Listed	None Listed	None Listed	1100sf.	\$1,500	Bar	Dance hall café
8912 Venice Boulevard	COO-1966WL65635	3/14/1967	Ben Segal	None Listed	None Listed	None Listed	25 x 48 dining room with 200sf of dance floor added to the existing beer bar and converted from a read portion of a non-conforming one-story, Type IIIB, 50 x 80 commercial building. 76 added occupants- maximum 111 occupants. B-2 occupancy.			
8912 Venice Boulevard	1969LA84608	3/20/1969	Ben Segal	None Listed	None Listed	None Listed	Convert existing bar room to theater/build projection booth. 16mm film only.	\$2,000	Bar room	Theater
8912 Venice Boulevard	COO-1969LA84608	7/18/1969	Ben Segal	None Listed	None Listed	None Listed	Convert existing one-story type III-A, 80 x 30 bar room building to theater, total maximum occupancy - 100, 20 parking spaces required and provided, B-2 occupancy.			

Table 1 (Continued)

8910-8912 Venice Boulevard Building Permits

Address	Permit #	Date	Owner	Contractor	Architect	Engineer	Description	Valuation	Present Use	New Use
8910 Venice Boulevard	03016-90000-12523	6/27/2003	Melvin R. Segal Trust + Hilda K. Segal Decd Trust	Gil's Roofing Inc.	None Listed	None Listed	Reroof with 42 squares built up roofing. Existing solid sheathing.	\$8,400	Misc	

Table 2

8916 Venice Boulevard Building Permits

Permit #	Date	Owner	Contractor	Architect	Engineer	Description	Valuation	Present Use
1948LA09550	4/8/1948	Sherman L. Larson	self	none	illegible	New 24'11" x 43 x 22'9"/2 stories on 25 x 85 lot. Shop with apartment above.	\$8,500	None
COO-1948LA09550	11/26/1948	Sherman L. Larson	None Listed	None Listed	None Listed	2 story, Type V, 24'11" x 43 shop, G-1 occupancy and 1 dwelling unit, R occupancy.		
	8/29/1950	Sherman L. Larson	self	self	self	Add 20' to existing shop x 25' x 14' high single room for shop use. Wood frame, wood cladding.	\$1,500	Vacuum cleaner shop + apartment
COO-1950LA04821	2/2/1951	Sherman L. Larson	None Listed	None Listed	None Listed	1 story, type V, 9 x 12 showcase, G-1 occupancy.		
COO-1950LA21460	2/2/1951	Sherman L. Larson	None Listed	None Listed	None Listed	1 story, type V, 20 x 25 addition to existing vacuum cleaner shop, G-1 occupancy.		
1952LA24801	1/14/1952	Sherman L. Larson	self	self	self	Cut through existing wall for Class E door to provide passage way to next building #8918.	\$200	Vacuum cleaner shop + apartment
1955LA24633	9/12/1955	Sherman L. Larson	self	self	self	New exterior doorway.	\$100	Machine shop

Table 3

8918 Venice Boulevard Building Permits

Permit #	Date	Owner	Contractor	Architect	Engineer	Description	Valuation	Present Use
1947LA29069	12/17/1947	O. A. Canary	owner	owner	owner	25 x 44 x 13/1 story on 25 x 100 lot.	\$3,500	
1947LA29069-COO	7/14/1948	O. A. Canary	None Listed	None Listed	None Listed	1 story, type V store, 25 x 44 G occupancy.		
1952LA24800	11/14/1952	W. Birk	owner	owner	owner	Cut through exterior wall for Class E door to provide passage to next building #8916.	\$100	Store

Table 4

8926 Venice Boulevard Building Permits

Permit #	Date	Owner	Contractor	Architect	Engineer	Description	Valuation
1946LA22393	8/14/1946	W. G. Warren	Self	None	None Listed	25 x 80 x 24/1.5 stories frame and stucco building on 25 x 85 lot.	\$9,000
1946LA26887	10/31/1946	Francis (illegible)	W. G. Warren	None Listed	None Listed	Installation of (illegible) windows in exterior wall, each about 3 x 15 feet constructed of steel sash, 1/4" wire glass and glazing angles	\$300
1946WL22393-COO	3/13/1947	W. G. Warren	None Listed	None Listed	None Listed	1-1/2 story, type V, 25 x 90 light manufacturing clothing, G-1 occupancy.	
1946WL26889-COO	3/13/1947	W. G. Warren	None Listed	None Listed	None Listed	1-1/2 story, type V, 25 x 90 light manufacturing clothing, G-1 occupancy.	

Table 4 (Continued)

8926 Venice Boulevard Building Permits

Permit #	Date	Owner	Contractor	Architect	Engineer	Description	Valuation
1949LA11388	2/15/1949	Francis Dyke	Reuben Most	None Listed	None Listed	A small portion of this building has a second story and is used for an office. Put an opening in the outside wall and (illegible)a door. Build a platform 5 x 6 and a stairway 3' wide.	\$200
1950LA22139	9/10/1950	Francis Dyke	Arthur Townsend (carpenter)	None Listed	None Listed	Convert existing 2nd floor area into dwelling. Drawing shows 24 x 25 addition at back top of building.	\$700
1961WL38648	12/4/1961	Sid Kaplan	owner	Jay Cowan	None Listed	Interior partitions, remodel front.	\$2,500
1966WL61741	1/10/1966	Kent Industries	Harry E. Rose, Jr.	None Listed	Thomas R. Cooper	Add 50 x 50 block warehouse to existing 25 x 80 buidling.	\$15,000
1966WL61741-COO	1/24/1966	Kent Industries	None Listed	None Listed	None Listed	One story, type III-B, 50 x 50 addition to existing 25 x 80 warehouse and office, G-1 occupancy.	
1969LA95189	9/10/1969	Elro Plastics	Acme Neon	None Listed	B. L. Prenovich	30sf double-face illuminated sign 23 feet above grade.	\$700
03048-10000-01167	9/5/2003	Max Rhodes and Florence F. Rhodes, Trustees, Rhodes Trust	Elro Manufacturing Company	None Listed	None Listed	Paint (2) wall signs onto wall. Sign (1) 10 x 16 t-shirt logo. Sign (B) 3'6" x 14'6" T-SHIRTPROS.COM.	\$400

D. OCCUPANCY AND OWNERSHIP OF IMPROVEMENTS ON PROJECT SITE

The Culver City Palms City Directories, the Haines LA West Suburban Directories and the LADBS building permits were reviewed to determine if the subject commercial buildings had an association with the productive life of a historically significant person. Directories were not available for all the years. A summary of the occupancy and ownership history for the four commercial buildings is summarized in Table 5 below. The available records and historical background research did not reveal any information on the property's owners and/or occupants that indicates historical significance or notability of any individuals. No evidence was found that linked the property to the productive life of a locally, statewide, or nationally known person.

8910 Venice Boulevard, comprising the buildings at both 8910 and 8912 Venice Boulevard, has been owned by the Segal family from 1946, the year of first construction, through at least 2003. The tenants at 8910 are unclear until 1964 when the California Aikido Social Club is listed and after 1980 when the building appears to have been used as a retail and storage space for furniture and antique stores. The building at 8912 has shifted uses from store and factory to bar to bar/dance hall/cafe to 16mm adult movie theater to miscellaneous commercial uses including an auto detailing business.

The next building to the west, 8916 Venice Boulevard, was owned by Sherman Larson and later by Robert Larson suggesting family ownership from the date of construction in 1948 through at least 1987. By 2000 ownership shifted to the Segal family who also owned 8910/12 Venice Boulevard next door to the east. 8916 was built as a shop with an apartment above and served, at least initially, as Sherman Vacuum. After 1964, the building supported a sequence of small manufacturing, wholesale, construction, and plumbing businesses.

8918 Venice Boulevard was owned by O. A. Kanary at construction in 1947, and by W. Birk by 1952, after which ownership is unclear. Ben Segal is listed as a tenant in the phone directory in 2000, and Melvin Segal is listed as a tenant in 2001, suggesting that ownership of this building may have shifted to the Segal family as has already occurred at 8916 next door. If correct, the Segal family would have owned three adjacent properties, 8910 – 8918 Venice Boulevard, by 2001. The building's tenants have included companies for car-washing equipment, reproduction plaster figures, an auto body shop, and, from 1994 on, furniture stores and a door and cabinet hardware business.

Finally, 8926 Venice Boulevard was owned by W. G. Warren at the time of construction in 1946. By 1949 through 1960, the owner appears to be Frances Dyke Manufacturing, a clothing company who are also the manufacturing tenants during this period. In 1961 ownership shifted to Sid Kaplan, and by 1964 the tenant was Kent Industries, a tool company. Kent Industries is listed as the owner in 1966, and in 1969 ELRO Plastic Manufacturing is listed as the owner. ELRO remained in the building as a tenant from 1969 through at least 1989, changing its name in 1987 to ELRO Sign Manufacturing. A new tenant, Quality Wholesale Florist, is listed from 1991 through 1994. In 1996 LA Specialty Printing is listed as a tenant, and in 1998 K.S. David t-Shirt Printing. K.S. David is listed at the building's tenant from 1996 through 2012.

Table 5

Occupancy Table of 8910-8916 Venice Boulevard

	8910 Venice Boulevard	8912 Venice Boulevard	8916 Venice Boulevard	8918 Venice Boulevard	8926 Venice Boulevard
1946		*Ben Segal			*W. G. Warren
1947				*O. A. Canary	
1948			*Sherman L. Larson	*O. A. Canary	
1949		Justice Jewelers	Sherman Vacuum Equipment		*Frances Dyke Manufacturing (women's clothing mfr)
1950			*Sherman L. Larson		*Franc(i)s Dyke
1951			*Sherman L. Larson		
1952			*Sherman L. Larson	**W. Birk	
1955	*Ben + Hilda K. Segal		*Sherman L. Larson		
1959/60		Bengal Company Tools		Arnjax Industries (car washing equipment)	Frances Dyke Manufacturing (men's sportswear)
1961					*Sid Kaplan
1964	California Aikido Social Club	Bengal Company Tools (jewelers supplies)	-Marble Imports by Bertacchi Building Materials -8916-1/2 Imperial Displays Window Trimmers	Danny's Reproductions Plaster Figures	Kent Industries Inc. Tools
1966		*Ben Segal			*Kent Industries
1969		*Ben Segal			*ELRO Plastics
1975	J. C. Washington		Robert Larson		ELRO Plastic Manufacturing
1977				E. Lewis	
1978			Sands Manufacturing Company	E. Lewis	
1979	J. C. Washington	Venice Theater	Robert Larson		ELRO Plastic Manufacturing
1980	Lindsey Collection		Sands Manufacturing Company	E. Lewis	
1981	Architectural Antiques	Venice Theater	Robert Larson		ELRO Plastic Manufacturing
1982	Architectural Antiques	Venice Theater	Robert Larson	E. Lewis	ELRO Plastic Manufacturing
1983	Architectural Antiques	Venice Theater	Robert Larson	E. Lewis	ELRO Plastic Manufacturing

Table 5 (Continued)

Occupancy Table of 8910-8916 Venice Boulevard

	8910 Venice Boulevard	8912 Venice Boulevard	8916 Venice Boulevard	8918 Venice Boulevard	8926 Venice Boulevard
1984	Architectural Antiques	Venice Theater	-Dabco Wholesalers -8916-1/2 Robert Larson		ELRO Plastic Manufacturing
1985	Architectural Antiques	Venice Theater	-8916-1/2 Robert Larson	E. Lewis	ELRO Plastic Manufacturing
1986	French Antique Connection	Venice Theater	-Pinon Plumbing --8916-1/2 Robert Larson	B+H Body Shop	ELRO Plastic Manufacturing
1987		Venice Adult Theater	-Pinon Plumbing -Pinon Construction --8916-1/2 Robert Larson	B+H Body Shop	ELRO Sign Manufacturing Co.
1988		Venice Adult Theater	-Pinon Plumbing -Pinon Construction	B+H Body Shop	ELRO Sign Manufacturing Co.
1989				B+H Body Shop	ELRO Sign Manufacturing Co
1990				B+H Body Shop	
1991	Futon Express	-Classic Auto Detail -Jammin Times		B+H Body Shop	Quality Wholesale Florist
1993		Jammin Times		Dovetail Furniture	Quality Wholesale Florist
1994				Dovetail Furniture	Quality Wholesale Florist
1995				Dovetail Furniture	
1996/7	Natural Tique Furniture			Dovetail Furniture	LA Specialty Printing
1997/8	Natural Tique Furniture			Dovetail Furniture	LA Specialty Printing
1998/9	Natural Tique Furniture				K. S. David T-Shirt Printing
2000	Ben Segal		Ben Segal	-Dovetail Furniture -Ben Segal	Max Rhodes
2001	Melvin Segal		Melvin Segal	-Dovetail Furniture _Melvin Segal	
2002	Natural Tique Furniture				K. S. David T-Shirt Printing
2003	-Natural Tique Furniture -*Melvin R. Segal Trust + Hilda K. Segal Decd Trust				-K. S. David T-Shirt Printing -*Max Rhodes and Florence F. Rhodes, Trustees, Rhodes Trust
2004	Natural Tique Furniture				K. S. David T-Shirt Printing

Table 5 (Continued)

Occupancy Table of 8910-8916 Venice Boulevard

	8910 Venice Boulevard	8912 Venice Boulevard	8916 Venice Boulevard	8918 Venice Boulevard	8926 Venice Boulevard
2007/8	Natural Tique Furniture			Dovetail Furniture	K. S. David T-Shirt Printing
2009/10	Natural Tique Furniture			Upstairs Downstairs Furniture	K. S. David T-Shirt Printing
2010/11	Natural Tique Furniture			Upstairs Downstairs Furniture	K. S. David T-Shirt Printing
2011/12	Natural Tique Furniture			Upstairs Downstairs Furniture	K. S. David T-Shirt Printing
2012/13	Natural Tique Furniture			-Dovetail Furniture -Upstairs Downstairs Furniture	
2013/14	Natural Tique Furniture			-Dovetail Furniture -Upstairs Downstairs Furniture	
2014/15	Natural Tique Furniture			-Mother of Pearl + Sons Trading Company -Upstairs Downstairs Furniture	
2015/16	Natural Tique Furniture			-Mother of Pearl + Sons Trading Company -Upstairs Downstairs Furniture	

- **Owners are indicated with an asterisk and are recorded on the Los Angeles Department of Building and Safety building permits.*
- *Occupants are based on phone directory listings for individual years. Occupants before 1975 are from the Culver City Palms City Directories; occupants after 1975 are from the Haines LA West Suburban Directories.*

Source: PCR Services Corporation, 2015

E. EARLY 20TH CENTURY COMMERCIAL VERNACULAR ARCHITECTURE (1900-1950)

The advent of the 20th century saw a marked change in how commercial buildings were constructed. In the 19th century, commercial structures typically went up in small groups with related architectural elements employed across several buildings, or were built as infill with designs that drew on architectural elements from existing buildings to create visual cohesion. However, the new century brought with it a heightened sense of individualism, and the owners of commercial buildings now sought to have their buildings stand out from the surrounding built environment. The goal of this change was to draw in customers through the architecture of the building itself, and lead to several general design changes in commercial buildings. Storefront configurations were changed to maximize design space and interior light, and ornamentation and color were designed to attract the eye. These overarching changes in the philosophy of commercial architecture encouraged window shopping. The rise of plate glass, which allowed for larger, unobstructed display windows, facilitated the changes in storefront design. American vernacular commercial buildings took a variety of forms, including single-front, false-front, iron-front, and brick-front types. In some cases, elements from high-style architecture such as the Romanesque, Italianate, or Modern styles were incorporated into the design of the front façade. Brick-front was the most popular type of commercial vernacular architecture, as is expressed in the four subject buildings located on the Project Site. These were typically one to three stories tall and tended to be narrow and deep, rarely more than four bays wide. Storage space or apartments usually occupied the upper floor or floors. A transom light typically extended over the door and display windows. This type usually employed one major cornice and other additional decorative elements to break up the brick front.²⁹ Or as in the case of the subject buildings, they were designed as utilitarian reinforced brick commercial buildings devoid of any ornamentation.

²⁹ Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors, 1870-1960* (New York: W.W. Norton & Company, Inc., 2009), 233-264.

IV. EVALUATION

A. HISTORIC RESOURCES IDENTIFIED

1. Historical Resources in the Project Vicinity

The records search for cultural resources within the project vicinity (approximately 0.25-mile radius) involved review of previous surveys records and reports on file at the South Central Coastal Information Center (SCCIC) records center, PCR's in-house files, the City of Culver City, and the City of Los Angeles. Located within a dense, urban setting with limited visibility, the 0.25-mile radius records search was conducted to capture all known resources within the project vicinity which may have views of the project site for the purpose of analyzing potential direct and indirect impacts. The records search PCR commissioned from the SCCIC is included in Appendix E. PCR also consulted the National Register, California Register, Statewide Historical Resources Inventory (HRI), California Points of Historical Interest (PHI), California Historical Landmarks (CHL) database, City of Culver City's list of historically designated properties, and the City of Los Angeles' list of Historic Cultural Monuments to identify previously identified historical resources within the project vicinity.

There are three historical resources within a quarter-mile radius of the project site. The Helms Bakery (Primary Number 19-167071), located 0.19 (1,014 feet) to the northeast, is listed on the National Register, California Register and as a Culver City Landmark. Also, listed at the national, state, and local levels is the Los Angeles Pacific Company Ivy Park Station (Primary Number 19-162271) located at 9015 Venice Boulevard. The Ivy Park Station is 0.19 miles (1,026 feet) to the southwest of the project site. The Beacon Laundry located at 8695 Washington Boulevard (0.19 mile to the northeast) is recognized as a significant structure in Culver City. There are no historical resources immediately adjacent or across the street from the project site; the three historical resources described above are approximately 0.19 miles away from the project site and do not have direct views of the project site.

2. Previous Evaluations of the Project Site

No part of the Project Site has been previously evaluated. The four subject properties which comprise the improvements over 45 years in age within the project site have not been surveyed as part of SurveyLA, nor are any of the addresses within the Project Site listed on the Historic Resources Inventory for the City of Los Angeles. None of the properties, in whole or in part, are listed in the national, state, or local register.

B. EVALUATION OF POTENTIAL HISTORICAL RESOURCES WITHIN THE PROJECT SITE

1. SurveyLA Registration Requirements and Eligibility Standards

Based upon the historical themes developed above in Chapter III, and in the Los Angeles Historic Context Statement, there is one significant SurveyLA theme associated with the Project Site: Commercial Corridors, 1875-1980.³⁰ The following are the eligibility standards that define what character-defining features and

³⁰ *Los Angeles Historic Context Statement Outline, Commercial Development, 1850-1980, Commercial Corridors, 1975-1980 (December 31, 2013): 85.*

Ibid, 67.

integrity aspects a historical resource needs to have in order to be considered eligible in association with its corresponding theme. These eligibility standards have been developed below.

a. Commercial Corridors, 1875-1980

Eligibility Standards

- A significant concentration of commercial, institutional and/or residential buildings located within a neighborhood or village center representing important patterns in commercial development, property types and architecture
- Because of variations in the type throughout L.A., specific eligibility standards for each to be identified at time of survey
- Property type encompasses major east/west, north/south boulevards and avenues throughout Los Angeles, some of which cover the entire city

Character-Defining Features/Associative Features

- May have some buildings significant within other themes including Streetcar and Auto-Related Commercial Development and Architecture
- One or more segments of the resource may be significant (may comprise more than one district)
- Significant segments may have more than one period of significance
- Significant segments may include some buildings constructed outside the period of significance

Integrity Considerations

- Should retain integrity of Location, Feeling, Design and Association from the period of significance

2. Architectural Description and Integrity Analysis of Potential Historical Resources

The survey process undertaken for the purposes of this evaluation was conducted per City of Los Angeles Office of Historic Preservation (OHP) instructions, which gives a 45-year threshold for surveying properties for significance.³¹ During the current survey, four commercial buildings were identified within the Project Site as over 45 years in age and were documented because of their potential to exhibit significance necessary for federal, state, or local designation, pursuant to CEQA. A written description accompanied by representative photographs and an integrity analysis for each of the four commercial building is provided below.

a. 8926 Venice Boulevard (APN 4312-014-277)

Architectural Description

8926 Venice Boulevard faces north onto Venice Boulevard. It is bordered to the west by a wide gated driveway and parking area that runs the length of the building and is shared with an adjacent auto body and

³¹ *The 45-year criterion is a broad threshold that recognizes that there is commonly a five-year lag between resource identification and the date planning decisions are made. Instructions for Recording Historical Resources, Office of Historic Preservation, March 1995, 2.*

paint company. It is bordered to the south by a chain-link fence separating the parcel from the large surface parking lot for the Culver City Metro Expo Line station and to the east by a two-car wide driveway that runs the length of the building.

The parcel appears to contain at least four buildings, two of which are recorded in permit documents. In 1946, a 25' x 90' wood frame and stucco garment manufacturing building of one and one-half stories was built on the west side of the site. The 25' x 20' half-story was located at the back of the building. In 1949, a door was cut into the wall of the upper story and a platform with stairs installed to allow access to the roof of the first floor; in 1950 this upper story area was converted from office to dwelling use. In 1961, the front of the building was remodeled giving the previously unadorned complex a mid-century image. In 1966, a 50 x 50 masonry block warehouse was added to the east of the existing building at the rear of the adjacent site. In 1969 a large business sign was installed on a pole, and in 2003 additional signage was painted onto the exterior walls. Most of these interventions are currently visible. The complex is painted white with some detailing in blue and green.

The front façade (Figures 6 and 7) is divided into three symmetrical parts comprising a high center section between two lower side walls. The lower wall on the east is the end-wall of an unrecorded addition, the center wall is the street wall and entry of the original 1946 building, and the west wall is a stand-alone opaque masonry screen blocking part of the parking and driveway. The east and center parts of the façade are articulated with a thick surrounding frame and each part is further defined by narrow fins creating vertical panels. The east wall is divided into three panels and the center wall into four panels. The eastern-most panel of four on the center section holds the business's main entry door. This panel is divided in half by a projecting canopy. Below the canopy a recessed entry holds double metal-framed shop front doors. Above the canopy and flush with the overall wall, a vertical-striped mosaic inlay in emerald and light green call attention to the entry area. The west wall, as shown in Figure 8, is blank painted masonry and stands behind iron security fencing that is mounted on a masonry knee wall at the sidewalk.



Figure 6. Primary (North) Elevation of 8926 Venice Boulevard, View South (PCR 2015)



Figure 7. Additions on the East Elevation of 8926 Venice Boulevard, View West (PCR 2015)



Figure 8. Primary (North) and Side (West) Elevations of 8926 Venice Boulevard, View East (PCR 2015)

The building's west elevation (Figure 8) appears to be blank painted masonry with surface-mounted electrical channel. Its profile steps down from the additional half-story at the rear to the one story area.

The east elevation is a blank painted masonry wall along the warehouse except for parking regulation signage. The east elevation toward the street is flat plane devoid of ornamentation.

The south, or rear elevation (Figures 9 to 11), comprises the back of the original 1946 building to the west and the back of the 1966 warehouse addition to the east. The rear elevation of the original building is two floors. The first floor is obscured by a fence and various temporary storage buildings but appears to have three door openings and two barred window openings. The second floor has two narrow vertical windows toward the west side, two square sliding windows at the center and east sides, and two symmetrically-centered square louvered vents. Electrical channel, water, and drain pipes run vertically across both floors. The rear elevation of the warehouse addition is a blank painted masonry wall with one electrical connection at the eastern end of the wall.

Additional buildings appear to have been added to the east of the original construction and in front of the warehouse. These are not reflected in the available permits and their history is unknown.



Figure 9. Rear (South) Elevation of 8926 Venice Boulevard, View South (PCR 2015)



Figure 10. Rear (South) Elevation of 8926 Venice Boulevard, View South (PCR 2015)



Figure 11. Rear (South) and Side (West) Elevations of 8926 Venice Boulevard, View North (PCR 2015)

Integrity Analysis

The overall appearance of the commercial building at 8926 Venice Boulevard, constructed in 1946, the period of significance, indicates that the property's integrity is low in terms of design, materials, workmanship, feeling, setting, and association. Originally constructed as a one and half story building in 1946, 8916 Venice Boulevard has three alterations: one 50' x 50' addition constructed in 1966 and two undocumented additions. In 1961, the primary elevation was given a Mid-Century Modern style facelift removing the original appearance of the Vernacular commercial building. Other alterations include the

insertion of door openings and stairways, conversion of office space into dwelling use, and erection of walls. As a result of these interventions, 8926 Venice Boulevard has also lost integrity of design, workmanship, and materials.

Furthermore, the setting of the 8626 Venice Boulevard after the period of significance has eroded since the subject building was constructed in 1946. The commercial buildings to the east are also all highly altered; the commercial properties on the other side of Venice Boulevard to the north appear to be either of recent construction or are heavily altered; and the Metro Expo Line Station located on the remainder of the Project Site along with its asphalt parking lot opened in 2012. None of the other improvements presented on the 1949 Sanborn Map are extant with the exception of the improvements fronting Venice Boulevard. Because of the alterations to the subject building and historical setting, 8926 Venice Boulevard no longer retains the historic feeling of a commercial building constructed along a commercial corridor and is no longer associated with that historical theme. Furthermore, the subject building is not associated with any prominent occupants and owners or important events.

In summary, because of significant alterations to the subject 8926 Venice Boulevard building and its immediate setting, the property's integrity has been substantially compromised over the years in terms of design, materials, workmanship, setting, feeling, and association. 8926 Venice Boulevard only retains integrity of location. In order for the subject building to be eligible under the historical theme of Commercial Corridors (1875-1980) it should have integrity of location, feeling, design, and association. Because 8926 Venice Boulevard only retains integrity of location, it does not meet the integrity requirements for eligibility at the national, state or local level.

b. 8918 Venice Boulevard (APN 4312-014-278)

Architectural Description

8918 Venice Boulevard is a rectangular-shaped parcel facing north onto Venice Boulevard. It is bordered to the west by a wide gated two-car driveway that runs the length of the building, to the south by a chain-link fence separating the parcel from the large surface parking lot for the Culver City Metro Expo Line station, and to the east by 8916 Venice Boulevard.

While 8918 Venice Boulevard appears to be part of 8916, it is a separate one-story wood-frame and stucco building built in 1947 and through many alterations, as described in the historic context section above, it was conjoined with 8916 Venice Boulevard. The building is painted a uniform color and has a flat roof. It is an unadorned volume except for an applied window screen and door surround described below.

The lower part of the front façade (Figure 12) is divided into three parts. The east section contains a recessed entry with a fixed vertical metal frame shop glass window paired with double metal-frame shop glass entry doors. The center section contains a punched window and projecting sill infilled with a decorative floral screen. The west section has a surface-mounted Georgian door frame around a single metal security door. The front façade has been given definition at its top with the application of two horizontal boards running across the building face that form a crude cornice. Electrical cable is draped across the top of the cornice and feeds two spotlights mounted at the center of the building. The name of the business is painted in large letters across this upper surface.

The building's west elevation (Figure 13) is blank except for an attached painted sign near the front sidewalk. Its middle section is obscured by a large tree and its far end cannot be seen from the sidewalk. The building's south, or rear elevation (Figure 13), appears to be blank and may have been paneled over at an earlier date. The building's east elevation (Figures 14 and 15) butts up against 8916 Venice Boulevard.



Figure 12. Primary (North) Elevation of 8918 Venice Boulevard, View South (PCR 2015)



Figure 13. Rear (South) and Side (West) Elevations of 8918 Venice Boulevard, View Northeast (PCR 2015)

Integrity Analysis

Originally constructed as a one story building in 1947, the period of significance, 8918 Venice Boulevard was later conjoined with the adjacent building to the east at 8916 Venice Boulevard. While it is not recorded in the permits, it appears that the rear of the site was filled in with a one-story addition at a later date and the

primary elevation was updated with new double doors and a classical door surround. As a result of these interventions, 8918 Venice Boulevard has also lost integrity of design, workmanship, and materials.

Furthermore, the setting of the 8918 Venice Boulevard has eroded from the period of significance. The commercial buildings to the east and west are also all highly altered, the commercial properties on the other side of Venice Boulevard to the north appear to be either of recent construction or are heavily altered, and the Metro Expo Line Station located on the remainder of the Project Site along with its asphalt parking lot opened in 2012. None of the other improvements presented on the 1949 Sanborn Map are extant with the exception of the improvements fronting Venice Boulevard. Because of the alterations to the subject building and historical setting, 8918 Venice Boulevard no longer retains the historic feeling of a commercial building constructed along a commercial corridor and is no longer associated with that historical theme. Furthermore, the subject building is not associated with any prominent occupants and owners or important events.

In summary, because of significant alterations to the 8918 Venice Boulevard and its immediate setting, the property's integrity has been substantially compromised over the years in terms of design, materials, workmanship, setting, feeling, and association. 8918 Venice Boulevard only retains integrity of location. In order for the subject building to be eligible under the historical theme of Commercial Corridors (1875-1980) it should have integrity of location, feeling, design, and association. Because 8918 Venice Boulevard only retains integrity of location, it does not meet the integrity requirements for eligibility at the national, state or local level.

c. 8916 Venice Boulevard (APN 4312-014-279)

Architectural Description

8916 Venice Boulevard is a rectangular-shaped parcel facing north onto Venice Boulevard. It is bordered to the west by 8918 Venice Boulevard, to the south by a chain-link fence separating the parcel from the large surface parking lot for the Culver City Metro Expo Line station, and to the east by a wide two-car driveway that runs the length of the building.

The parcel contains a combination one- and two-story wood frame and stucco unadorned building constructed in several phases. The result of one-story additions in 1950 and 1951 onto the original 1948 building is a double-height volume at the parcel's center with one-story extensions on either side; the roof above each extension acts as a terrace for each side of the two-story center. As part of the 1951 construction, a showcase window was added at the sidewalk that angled back toward the one-story construction; this has been replaced by a metal-roofed shed enclosed with decorative ironwork and wood fencing that extends from the one-story front addition to the sidewalk. Each section of the main building has a flat roof. The building is painted a uniform color on all faces.

The front façade (Figure 14) is seen in three parts: at the sidewalk, at the first floor extension, and at the upper floor of the two-story volume. At the sidewalk is a low one-story metal framed shed with a sliding entry door that opens the west half of the wall plane. Horizontal wood boards are attached to vertical iron fencing on the east half of wall to provide a semi-solid enclosure. The metal-roofed shed slopes up to the wall at the front of the one-story building. Electrical channel outlines the edge of its parapet and feeds two security spotlights. Behind the terrace formed by the roof of the one-story extension is the upper wall of the two-story volume. It is organized with a single barred window on its eastern side paired with a door; three barred windows balance the composition on the western side. The business' name is painted in large letters

across the upper portion of the second floor front façade. Two vertical light poles rise one story from the terrace above the first floor.



Figure 14. Primary (North) and Side (East) Elevations of 8916 Venice Boulevard, View West (PCR 2015)

The building's west elevation is invisible at the first floor as it butts up against 8918 Venice Boulevard. The second floor elevation is blank. The building's south, or rear, elevation (Figure 15) has three infilled-door openings. Two narrow horizontal sliding windows have been cut into the wall just above the height of the door frames, one on the elevation's west side and one at its center. One security light is secured to the wall on the east side. The building's east elevation (Figures 14 and 15) has an infilled single-door opening with protruding flashing at the southern end of the wall. A drain pipe is attached to the rear edge of the two-story volume at the rear center of the wall. Electrical channel runs along the center two-story and the front one-story area of the wall and connects to the main power wires. The east elevation's profile follows the building's transition from single to double to single to shed height as it moves from back to front.



Figure 15. Rear and Side (East) Elevations of 8916 Venice Boulevard, View Northwest (PCR 2015)

Integrity Analysis

The commercial building at 8916 Venice Boulevard no longer represents its historical appearance from its period of significance, 1948, the construction date. The subject building has two additions onto the front and rear elevations that were constructed in 1950 and 1951. In 1952, a door was cut into the west wall of the subject building to create a passageway into the adjacent building at 8918 Venice Boulevard. Currently the appearance of 8916 and 8918 Venice Boulevard suggests the building is one building when historically they were two separate buildings. Therefore, physical evidence and building permits illustrate that the property's integrity is low in terms of design, workmanship, and materials.

Furthermore, the setting of the 8916 Venice Boulevard since the period of significance has eroded since the subject building was constructed in 1948. The commercial buildings to the east and west are also all highly altered, the commercial properties on the other side of Venice Boulevard to the north appear to be either of recent construction or are heavily altered, and the Metro Expo Line Station located on the remainder of the Project Site along with its asphalt parking lot opened in 2012. None of the other improvements presented on the 1949 Sanborn Map are extant with the exception of the improvements fronting Venice Boulevard. Because of the alterations to the subject building and historical setting, 8916 Venice Boulevard no longer retains the historic feeling of a commercial building constructed along a commercial corridor and is no longer associated with that historical theme. Furthermore, the subject building is not associated with any prominent occupants and owners or important events.

In summary, because of significant alterations to the 8916 Venice Boulevard and its immediate setting, the property's integrity has been substantially compromised over the years in terms of design, materials, workmanship, setting, feeling, and association. 8916 Venice Boulevard only retains integrity of location. In order for the subject building to be eligible under the historical theme of Commercial Corridors (1875-1980) it should have integrity of location, feeling, design, and association. Because 8916 Venice Boulevard only retains integrity of location, it does not meet the integrity requirements for eligibility at the national, state or local level.

d. 8910 Venice Boulevard (APN 4312-014-180)

Architectural Description

8910 Venice Boulevard is a rectangular-shaped parcel facing north onto Venice Boulevard. It is bordered to the west by a wide two-car driveway that runs the length of the building, to the south by a chain-link fence separating the parcel from the large surface parking lot for the Culver City Metro Expo Line station, and to the east by a small surface parking and truck-delivery lot.

The parcel contains two identically-sized one-story 25' x 80' masonry-block buildings constructed in 1946 and 1955. These two buildings are adjoined along a longitudinal party wall and unified behind a single stucco and brick-veneer façade. From the street, the two buildings appear to be a single unit; their small difference in height is visible only from an aerial perspective showing the roof plane. Each building has a flat roof; the roof on the slightly lower east building steps up to meet the height of the west building as it approaches the front wall.

The conjoined property is an unadorned masonry rectangle that occupies the full parcel. Its masonry- block side and rear elevations are painted while the north, or front, façade has been faced with stucco and brick veneer, both also painted. The front façade (Figure 17) is divided into an equally proportioned top and bottom, defined by a projecting light tray that runs the length of the elevation. The front façade is stucco above the light tray with the name of the business painted across this surface. Below the light tray, the façade is divided into three almost equal zones: the east zone is faced in stucco and holds a metal-frame display window in front of two narrow metal-column supports and a recessed two-door entry; the center zone is faced in brick veneer with a large square recessed blank niche and a small, lower square opening with utility connections; the west zone is also faced in brick veneer and holds a metal-framed double shop-front door with a transom above. At the building's roofline, six long metal poles project out from the building to hold spotlight illumination. Two lengths of electrical channel connect from the roof line to the light tray, one at the center of the front façade and the other on the eastern side of the front façade.



Figure 17. Primary (North) Elevation of 8910 Venice Boulevard, View West (PCR 2015)

The building's west elevation (Figure 18) is blank except for two rectangular tie-rod plates and a run of electric channel just below the roofline connecting three symmetrically-spaced security lights. The wall's profile steps up in two equal increments from the back to the front. The building's south or rear elevation (Figure 19) is obscured by overgrown vegetation on its east side; on its west side it appears to have an infilled door frame at its outer edge and three window openings covered with metal bars towards its center; a metal ladder leads from above the windows to the roof. The building's east elevation (Figure 20) is blank and its profile steps up in height once as it approaches the front wall.



Figure 18. Primary (North) and Side (West) Elevations of 8910 Venice Boulevard, View West (PCR 2015)



Figure 19. Rear and Side (West) Elevations of 8910 Venice Boulevard, View North (PCR 2015)



Figure 20. Primary (North) and Side (East) Elevations of 8910 Venice Boulevard, View West (PCR 2015)

Integrity Analysis

Based upon the subject building's physical appearance and the construction history, it appears the integrity of 8910 Venice Boulevard, constructed in 1946 and 1955, the period of significance, is low in terms of design, materials, workmanship, feeling, setting, and association. Originally constructed as a single building with the dimensions of 25' x 80' in 1946, a second building was constructed on to the east elevation in 1955 with similar dimensions, and now because of updates to the storefronts, sheathing, and doors the buildings have a unified appearance. The buildings have been remodeled into a bar, dance club, theater, and now an antique/furniture store. As a result of these interventions, 8910 Venice Boulevard has also lost integrity of design, workmanship, and materials.

Furthermore, the setting of the 8910 Venice Boulevard since the period of significance has eroded since the subject building was constructed in 1946. The commercial buildings to the west are also all highly altered, the commercial properties on the other side of Venice Boulevard to the north appear to be either of recent construction or are heavily altered, and the Metro Expo Line Station located on the remainder of the Project Site along with its asphalt parking lot opened in 2012. None of the other improvements presented on the 1949 Sanborn Map are extant with the exception of the improvements fronting Venice Boulevard. To the direct west of the subject building at the corner of Venice and National Boulevards was a gas station that has been removed at an unknown date. Because of the alterations to the subject building and historical setting, 8910 Venice Boulevard no longer retains the historic feeling of a commercial building constructed along a commercial corridor and is no longer associated with that historical theme. Furthermore, the subject building is not associated with any prominent occupants and owners or important events.

In summary, because of significant alterations to the 8910 Venice Boulevard and its immediate setting, the property's integrity has been substantially compromised over the years in terms of design, materials, workmanship, setting, feeling, and association. 8910 Venice Boulevard only retains integrity of location. In order for the subject building to be eligible under the historical theme of Commercial Corridors (1875-1980) it should have integrity of location, feeling, design, and association. Because 8910 Venice Boulevard only

retains integrity of location, it does not meet the integrity requirements for eligibility at the national, state or local level.

3. Significance Evaluation of Potential Historical Resources

Based on an intensive site survey and historic research, the four identified commercial buildings over 45 years in age on the Project Site that include 8910 Venice Boulevard (constructed in 1946 and 1955), 8916 Venice Boulevard (constructed 1948), 8918 Venice Boulevard (constructed 1947), and 8926 Venice Boulevard (constructed 1947) do not possess sufficient historical or architectural importance to reach the threshold of significance as historical resources either individually or as contributing members of potential district, under any of the applicable federal, state or local eligibility criteria. Although the commercial strip along Venice Boulevard is associated with historic themes identified in the Los Angeles' Citywide Historic Context Statement, such as Commercial Corridors (1875-1980), the four commercial buildings are heavily altered examples of postwar commercial development related to the automobile era and the transition of Venice Boulevard from Pacific Electric Route to automobile thoroughfare, do not retain integrity, and are not part of a distinctive grouping of commercial buildings. Furthermore, the four commercial buildings within the project site are common, undistinguished, and highly altered examples of a type and style of commercial buildings built in mass throughout Southern California and the United States during the postwar era. They do not reflect or exemplify the broad cultural, political, economic, or social history of the nation, state, City of Los Angeles or City of Culver City, and are not identified with historic personages or events. PCR has assigned each of the four commercial buildings at 8910 Venice Boulevard, 8916 Venice Boulevard, 8918 Venice Boulevard, and 8926 Venice Boulevard a California Historical Resource ("CHR") status code of 6Z, "found ineligible for the National Register, California Register, or Local designation through survey evaluation."

V. CEQA IMPACTS ANALYSIS

A. SIGNIFICANCE THRESHOLDS

The thresholds for determining the significance of environmental effects on historical resources identified below are derived from the CEQA Guidelines as defined in §15064.5 and the City of Los Angeles CEQA Thresholds Guide. Pursuant to this guidance, a project that would physically detract, either directly or indirectly, from the integrity and significance of the historical resource such that its eligibility for listing in the National Register, California Register, as Los Angeles City Monument, or Culver City Landmark would no longer be maintained, is considered a project that would result in a significant impact on the historical resource. Adverse impacts, that may or may not rise to a level of significance, result when one or more of the following occurs to a historical resource: demolition, relocation, conversion, rehabilitation, or alteration, or new construction on the site or in the vicinity.³²

1. CEQA Guidelines

According to the State *CEQA Guidelines*, Section 15064.5(b) a project involves a “substantial adverse change” in the significance of the resource when one or more of the following occurs:

- Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- The significance of a historical resource is materially impaired when a project:
 - A. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources; or
 - B. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
 - C. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

The *L.A. CEQA Thresholds Guide* states that a project would normally have a significant impact on a significant resource if it would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State *CEQA Guidelines* when one or more of the following occurs:

³² *L.A. CEQA Thresholds Guide, Section D.3. Historical Resources, City of Los Angeles, 2006, p. D.3-1 (<http://environmentla.org/programs/Thresholds/D-Cultural%20Resources.pdf>, accessed 6/04/2013)*

- Demolition of a significant resource that does not maintain the integrity and significance of a significant resource;
- Relocation that does not maintain the integrity and significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (“Standards”); or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.³³

Under CEQA, a proposed development must be evaluated to determine how it may impact the potential eligibility of a structure(s) or a site for designation as a historic resource. The Standards were developed as a means to evaluate and approve work for federal grants for historic buildings and then for the federal rehabilitation tax credit (see 36 Code of Federal Regulations (“CFR”) Section 67.7). Similarly, the Los Angeles Cultural Heritage Ordinance provides that compliance with the Standards is part of the process for review and approval by the Cultural Heritage Commission of proposed alterations to City Monuments (see Los Angeles Administrative Code Section 22.171.14.a.1). Therefore, the Standards are used for regulatory approvals for designated resources but not for resource evaluations.³⁴ Similarly, CEQA recognizes the value of the Standards by using them to demonstrate that a project may be approved without an EIR. In effect, CEQA has a “safe harbor” by providing either a categorical exemption or a negative declaration for a project which meets the Standards (see State *CEQA Guidelines* Section 15331 and 15064.5(b)(3)).

Based on the above considerations, the factors listed in the *L.A. CEQA Thresholds Guide* have been reviewed and refined for this analysis.³⁵ As such, the Project would have a significant impact on historic resources, if:

- HIST-1** The Project would demolish, destroy, relocate, or alter a historical resource such that eligibility for listing on a register of historical resources would be lost (i.e., no longer eligible for listing as a historic resource); or
- HIST-2** The Project would reduce the integrity or significance of important resources on the Project Site or in the vicinity.

B. ANALYSIS OF PROJECT IMPACTS

1. Project Description

This Report is required by the City of Los Angeles and City of Culver City as part of the review process for a proposed Project which would redevelop the Project Site. The project would include a stand-alone 5-story

³³ *L.A. CEQA Thresholds Guide, Section D.3. Historical Resources, City of Los Angeles, 2006, p. D.3-1* (<http://environmentla.org/programs/Thresholds/D-Cultural%20Resources.pdf>, accessed 6/04/2013)

³⁴ *Century Plaza Hotel EIR, Appendix IV.D-3, Historic Thresholds Letter, from Michael J. Logrande, Director of Planning and Ken Bernstein, Manager, Office of Historic Resources, City of Los Angeles, to Bruce Lackow, President, Matrix Environmental, Los Angeles, California, December 15, 2010.*

³⁵ *As documented in the Assessment Report in Appendix F-3 of this Draft EIR, the refinements to the factors listed in the L.A. CEQA Thresholds Guide were concurred with by the City Planning Department’s Office of Historic Resources.*

(~72 feet tall³⁶) Office Building with mostly retail and restaurant uses on Level 1 (Ground Level) and office uses on Levels 1 to 5. In addition, two interconnected 5 to 6-story buildings atop a single-level podium are proposed that would include a 200-unit Residential Building (up to ~69 feet tall) and a 148-room boutique Hotel Building (up to ~77 feet tall), both of which would have retail and restaurant uses on the Ground Level.³⁷ The three buildings would be built over a three level subterranean parking structure. The buildings would be connected through a series of landscaped courtyards and open spaces at both the pedestrian and podium levels. Adjacent to the Metro Station would be the Transit Plaza, which would be a transitional area to the site's centrally located Great Lawn and Central Plaza, which would offer a wide variety of entertainment and programs to serve the project residents and local community.

2. Direct Impacts

PCR found the four commercial buildings located on the Project Site lack architectural merit, historical significance, and integrity for individual listing or as a contributors to a district under any of the applicable federal, state or local eligibility criteria. Therefore, PCR found that the commercial buildings within the Project Site do not qualify as historical resources under CEQA. Therefore, the Project would have no direct impact to historical resources on the project site.

3. Indirect Impacts

Indirect impacts were analyzed to determine if the Project would result in a substantial material change to the integrity and significance of historical resources or their contributing setting within the Project vicinity. There are no historical resources immediately adjacent or across the street from the project site; there are three historical resources approximately 0.19 miles away from the Project Site and do not have direct views of the project site. Two historical resources, the Helms Bakery (Primary Number 19-167071) and the Los Angeles Pacific Company Ivy Park Station (Primary Number 19-162271), are listed on the National Register, California Register and as a Culver City Landmarks. The third historical resource, the Beacon Laundry, is recognized as a significant structure in Culver City. Because of large-scale contemporary construction surrounding the triangular-shaped project site which isolates the project site from view, none of the identified historical resources in the vicinity would have views of the Project Site. Additionally, the historic setting in the area around the Project Site is already eroded by contemporary development. Therefore, the setting of these historical resources is already destroyed and cannot be further eroded by the construction of the Project. Therefore, the Project would have no indirect impacts to the surrounding setting.

C. CONCLUSION

Because none of the commercial buildings on the Project Site are historical resources, the Project would have no direct impacts on historical resources. Furthermore, the Project would result in no indirect impacts to historical resources in the vicinity of the Project Site. Pursuant to CEQA, the project would not result in direct or indirect impacts to historical resources.

³⁶ The height to the Office Building rooftop would be up to approximately 72 feet. Mechanical screening of equipment on some areas of the rooftop would be up to approximately 8 feet, or 80 feet from ground level.

³⁷ The height to the Hotel and Residential Building rooftops would be up to approximately 77 feet. Mechanical screening of equipment on some areas of the rooftops would be up to approximately 8 feet, or 85 feet from ground level.

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The Los Angeles Times

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City of Los Angeles Office of Historic Resources

County of Los Angeles, Tax Assessor.

Culver City Palms City Directories

Haines LA West Suburban Directories

Los Angeles Public Library Photo Database.

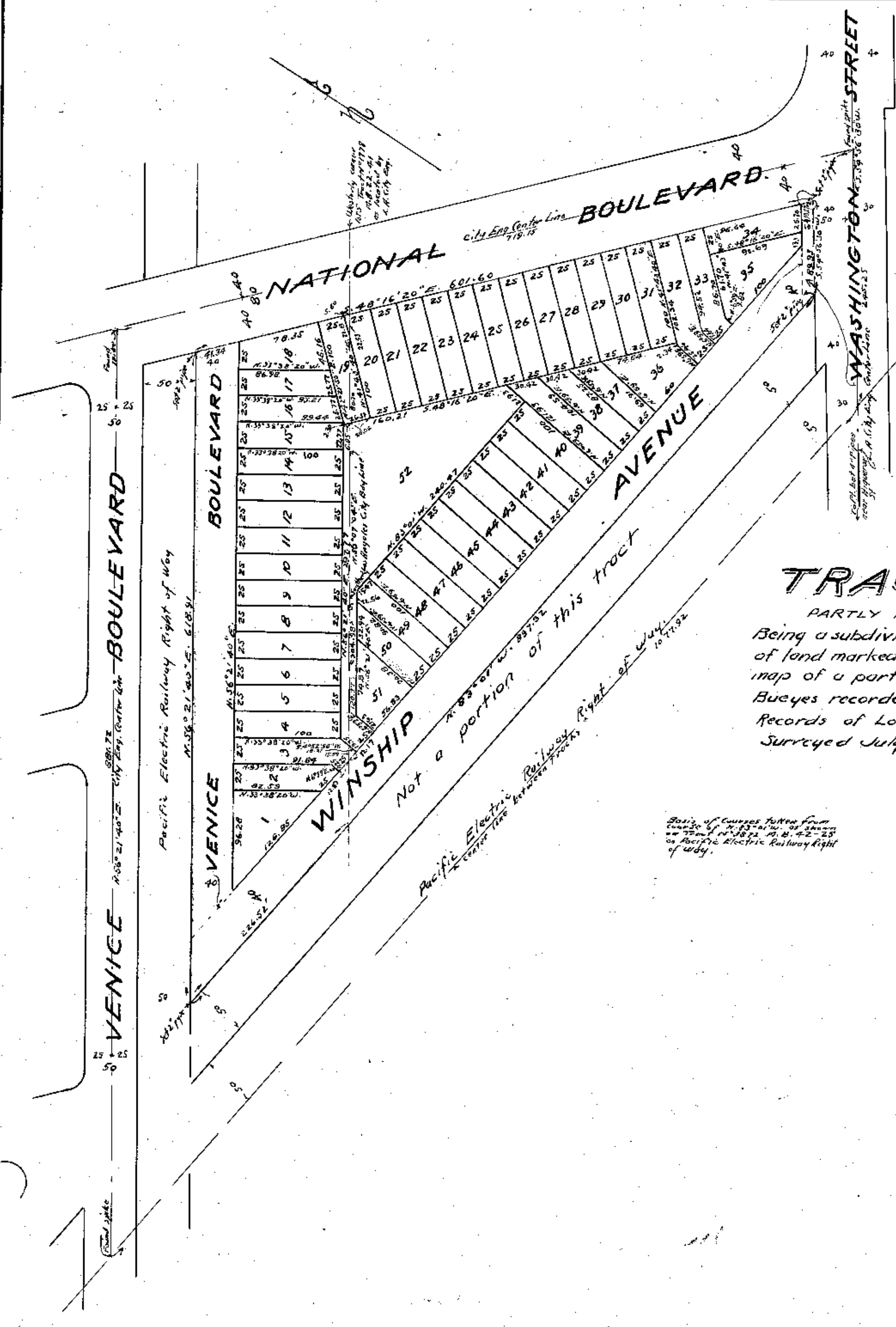
Sanborn Fire Insurance Company Maps –Los Angeles, California.

SurveyLA

Appendix A - No. 5461 Tract Map

RECORDED
 AUG 22 1922
 46 MIN 3 PM
 57
 76
 Maps

G. B. Estomman
 500 Deputy



TRACT No 5461

PARTLY IN THE CITY OF LOS ANGELES
 Being a subdivision of a portion of the tract
 of land marked Clemente Cruz de Coronel on the
 map of a part of the Rancho Rincon de Los
 Bueyes recorded in Book 13 page 18 Miscellaneous
 Records of Los Angeles County.
 Surveyed July 1922 By Wm M. Janson
 Scale 1"=80'

Small text note: Basis of courses taken from... of M. B. 42-25... Pacific Electric Railway Right of way.

We
 we are
 we are
 Venice Boulevard & Washington Street
 Winship Avenue
 Los Angeles Trust & Savings Bank
 J. D. Carson
 F. M. Riley
 Los Angeles Trust & Savings Bank
 Asst Secy

18th August
 Pauline Hudson

Vice
 Asst
 J. D. Carson
 F. M. Riley
 Los Angeles Trust & Savings Bank

Pauline Hudson

John A. Griffin

Title Insurance and Trust Company
 614938 August 17, 22

Los Angeles Trust & Savings Bank, a corporation
 is

John A. Griffin

TRACT No. 5461

7th August 22

William M. Janson
 Licensed Surveyor of the State of California
 012

1922

William M. Janson

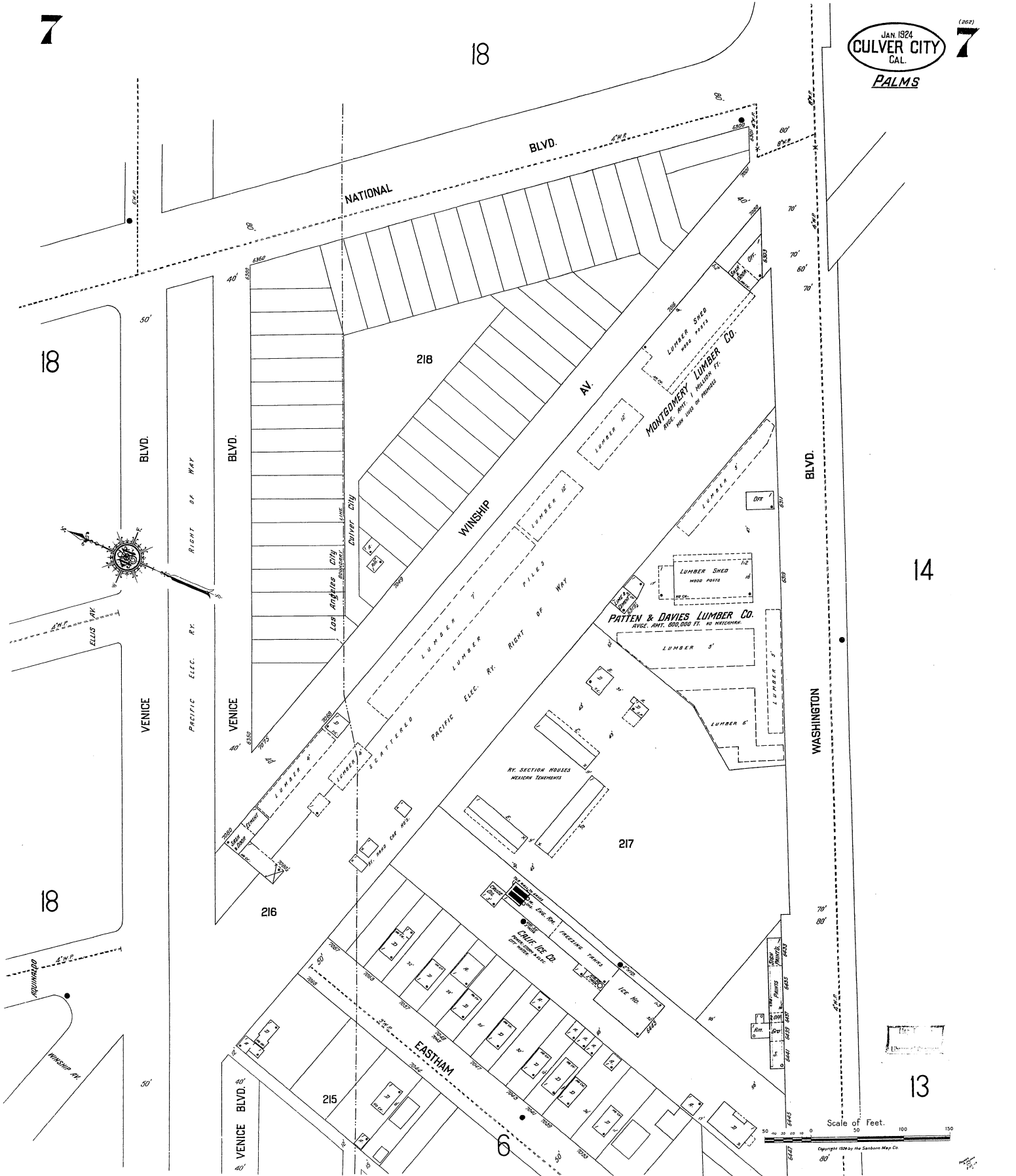
Appendix B - Sanborn Maps 1924

7

18

JAN. 1924
CULVER CITY
CAL.
PALMS

7



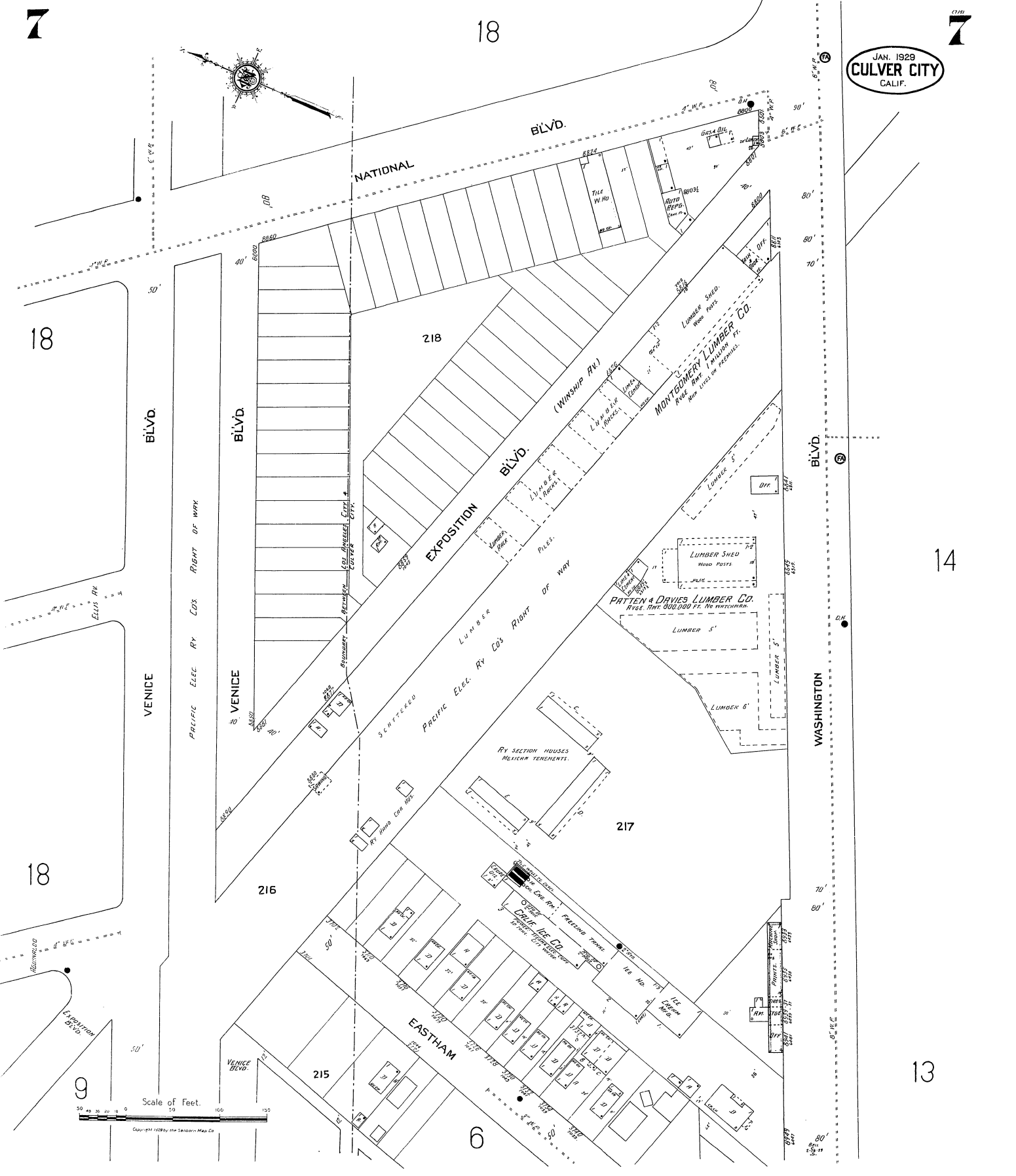
14

13

Scale of Feet.

Copyright 1924 by the Sanborn Map Co.

Appendix C – Sanborn Map 1929



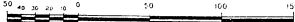
18

18

14

13

Scale of Feet.



Copyright 1928 by the Standard Map Co.

Appendix D - Sanborn Map 1949

7

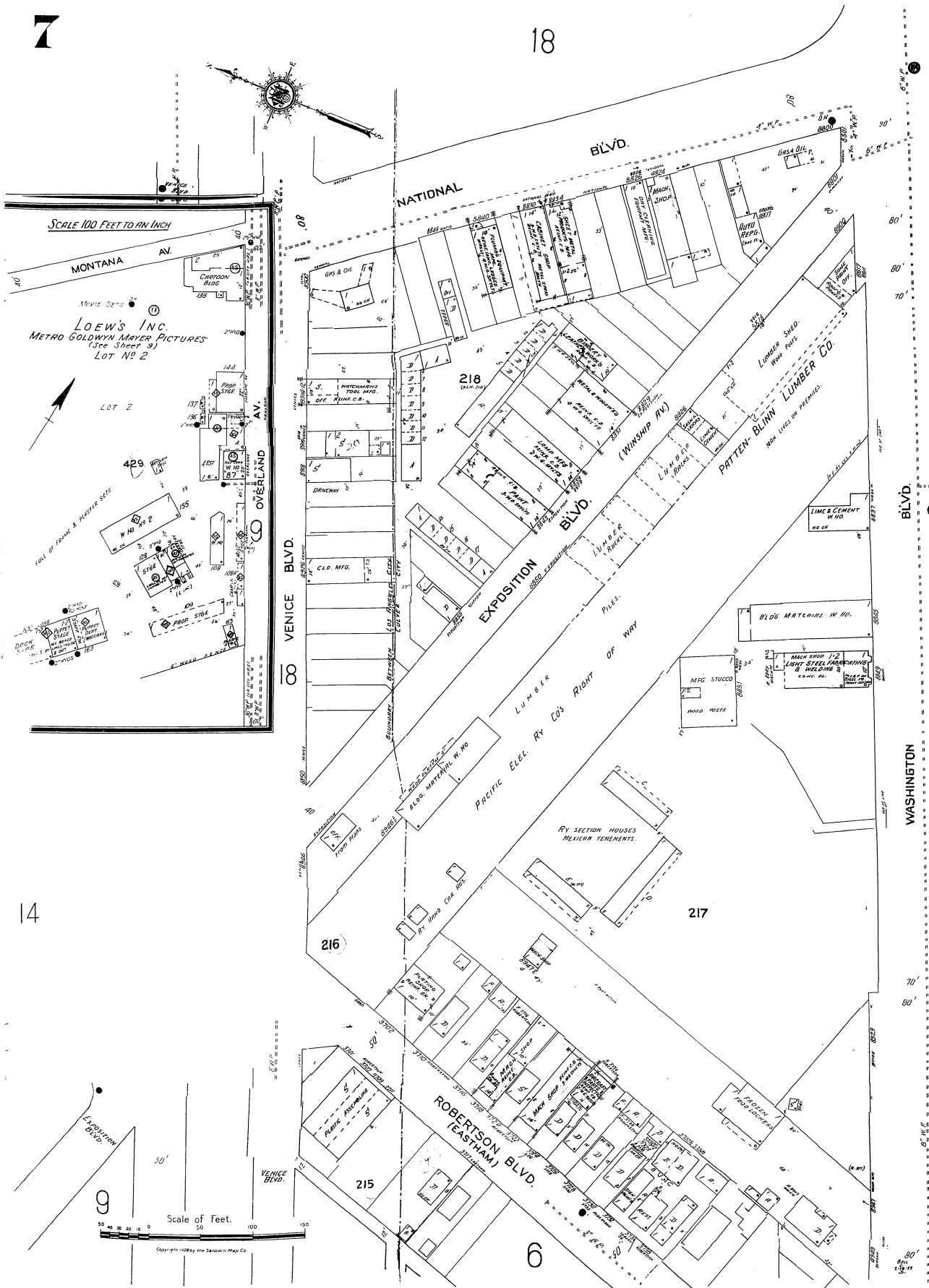
18

7

JAN. 1929
CULVER CITY
CALIF.

49

CAL 50.9



SCALE 100 FEET TO AN INCH

LOEW'S INC.
METRO GOLDWYN MAYER PICTURES
(See Sheet 9)
LOT NO 2

LOT 2

FULL OF FRAME & PROOF SEPS

429

W. HD. SP. 2

PROP. SITE

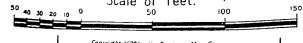
DECK
STAIR
PROP. SITE

14

14

9

Scale of Feet.



Copyright 1928 by the Standard Map Co.

6

13

Appendix E – Record Search Results

California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.

- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.

- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.

- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation

- 4CM Master List - State Owned Properties – PRC §5024.

5 Properties Recognized as Historically Significant by Local Government

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.

- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.

- 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

6 Not Eligible for Listing or Designation as specified

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for LOS ANGELES County.										Page 89	04-05-12	
PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT	
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							HIST. RES.	DOE-19-00-0294-0000	03/02/00	6Y		
							PROJ. REVW.	FHWA000207C	03/02/00	6Y		
126181		4941 BERRYMAN AVE		CULVER CITY	P	1949	HIST. RES.	DOE-19-02-0113-0000	03/25/02	6Y		
							PROJ. REVW.	FHWA990922X	03/25/02	6Y		
							HIST. RES.	DOE-19-00-0295-0000	03/02/00	6Y		
							PROJ. REVW.	FHWA000207C	03/02/00	6Y		
126182		5011 BERRYMAN AVE		CULVER CITY	P	1950	HIST. RES.	DOE-19-02-0116-0000	03/25/02	6Y		
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							HIST. RES.	DOE-19-00-0296-0000	03/02/00	6Y		
							PROJ. REVW.	FHWA000207C	03/02/00	6Y		
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							HIST. RES.	DOE-19-00-0225-0000	03/02/00	6Y		
							PROJ. REVW.	FHWA000207C	03/02/00	6Y		
126097		5140 BERRYMAN AVE		CULVER CITY	P	1951	HIST. RES.	DOE-19-02-0041-0000	03/25/02	6Y		
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							HIST. RES.	DOE-19-00-0223-0000	03/02/00	6Y		
							PROJ. REVW.	FHWA000207C	03/02/00	6Y		
126095		5152 BERRYMAN AVE		CULVER CITY	P	1951	HIST. RES.	DOE-19-02-0039-0000	03/25/02	6Y		
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							HIST. RES.	DOE-19-00-0222-0000	03/02/00	6Y		
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126171		11323 BRADDOCK DR		CULVER CITY	P	1947	HIST. RES.	DOE-19-02-0103-0000	03/25/02	6Y		
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							HIST. RES.	DOE-19-00-0285-0000	03/02/00	6Y		
							PROJ. REVW.	FHWA000207C	03/02/00	6Y		
126174		11329 BRADDOCK DR		CULVER CITY	P	1947	HIST. RES.	DOE-19-02-0106-0000	03/25/02	6Y		
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							HIST. RES.	DOE-19-00-0288-0000	03/02/00	6Y		
							PROJ. REVW.	FHWA000207C	03/02/00	6Y		
028014	19-177338	9355 CULVER BLVD	CITIZEN PUBLISHING COMPANY BUILDIN	CULVER CITY	P	1929	HIST. RES.	NPS-87000082-0000	02/12/87	1S		
							HIST. SURV.	0230-0003-0000	02/12/87	1S		
							HIST. RES.	SPHI-LAN-038	09/02/86	7L		
073799		9400 CULVER BLVD	CULVER HOTEL/HUNT HOTEL	CULVER CITY	P	1924	HIST. RES.	NFS-97000296-0000	04/14/97	1S	BC	
							NAT. REG.	19-0243	04/14/97	1S	BC	
							TAX. CERT.	537.9-19-0173	01/28/88	2S3		
155290		9942 CULVER BLVD	GATEWAY STATION POST OFFICE	CULVER CITY	P	1939	PROJ. REVW.	USPS010215A	04/06/01	2S2	AC	
126126		11256 CULVER BLVD		CULVER CITY	P		HIST. RES.	DOE-19-02-0066-0000	03/25/02	6Y		
							PROJ. REVW.	FHWA990922X	03/25/02	6Y		
							HIST. RES.	DOE-19-00-0249-0000	03/02/00	6Y		
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126127		11258 CULVER BLVD		CULVER CITY	P		HIST. RES.	DOE-19-02-0067-0000	03/25/02	6Y		
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							PROJ. REVW.	FHWA000207C	03/02/00	6Y		
126167		11277 CULVER BLVD		CULVER CITY	P	1950	HIST. RES.	DOE-19-02-0099-0000	03/25/02	6Y		
							PROJ. REVW.	FHWA990922X	03/25/02	6Y		
							HIST. RES.	DOE-19-00-0281-0000	03/02/00	6Y		

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for LOS ANGELES County.										Page 94	04-05-12
PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS	NAMES	CITY NAME	OWN	YR-C	OHP-PROG.	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
126130		4216 TULLER AVE		CULVER CITY	P	1946	HIST. RES.	DOE-19-02-0070-0000	03/25/02	6Y	
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							HIST. RES.	DOE-19-00-0253-0000	03/02/00	6Y	
							PROJ. REVW.	FHWA000207C	03/02/00	6Y	
126128		4221 TULLER AVE		CULVER CITY	P	1947	HIST. RES.	DOE-19-02-0068-0000	03/25/02	6Y	
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126108		11343 UTOPIA AVE		CULVER CITY	P	1950	HIST. RES.	DOE-19-02-0051-0000	03/25/02	6Y	
							PROJ. REVW.	FHWA990922X	03/25/02	6Y	
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126105		11348 UTOPIA AVE		CULVER CITY	P	1951	HIST. RES.	DOE-19-02-0049-0000	03/25/02	6Y	
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							HIST. RES.	DOE-19-00-0232-0000	03/02/00	6Y	
							PROJ. REVW.	FHWA000207C	03/02/00	6Y	
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							HIST. RES.	DOE-19-00-0233-0000	03/02/00	6Y	
							PROJ. REVW.	FHWA000207C	03/02/00	6Y	
168088		12841 W WASHINGTON BLVD		CULVER CITY	P	1953	PROJ. REVW.	HUD071004B	10/10/07	6Y	
097877		5879 WASHINGTON BLVD	METROPOLITAN COMMUNITY CHURCH	CULVER CITY	P	1930	HIST. RES.	DOE-19-94-0453-0000	06/19/94	6Y	
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028012	19-177336	9336 WASHINGTON BLVD	THOMAS INCE / SELZNICK / DEMILLE S	CULVER CITY	P	1918	HIST. SURV.	0230-0001-0000		3S	
073357		9720 WASHINGTON BLVD	WASHINGTON BLDG / FLATIRON BLDG	CULVER CITY	P	1926	HIST. RES.	NPS-91000635-0000	05/28/91	1S	BC
							NAT. REG.	19-0044	05/28/91	1S	BC
							HIST. SURV.	0230-0006-0000	05/28/91	1S	BC
097878		9820 WASHINGTON BLVD	CULVER THEATER	CULVER CITY	M	1945	HIST. RES.	DOE-19-94-0292-0000	04/10/94	5S2	
							PROJ. REVW.	HRG940202Z	04/10/94	5S2	
028013	19-177337	10202 WASHINGTON BLVD	TRIANGLE NEW YORK MOTION PICTURE S	CULVER CITY	P	1915	HIST. SURV.	0230-0002-0000		3S	
126133		11218 WASHINGTON BLVD		CULVER CITY	P	1947	HIST. RES.	DOE-19-02-0073-0000	03/25/02	6Y	
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							HIST. RES.	DOE-19-00-0256-0000	03/02/00	6Y	
							PROJ. REVW.	FHWA000207C	03/02/00	6Y	
126109		11338 YOUNG WORTH ST		CULVER CITY	P	1951	HIST. RES.	DOE-19-02-0052-0000	03/25/02	6Y	
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166238		7532 2ND ST		DOWNEY	P	1940	PROJ. REVW.	HUD070326B	03/27/07	6Y	
077602		7965 2ND ST		DOWNEY	U	1937	PROJ. REVW.	HUD920803E	09/08/92	6Y	
028020	19-177344	3RD ST	THIRTEEN MILE POST	DOWNEY	P	1906	HIST. SURV.	0241-0004-0000		7N	
076300		7520 3RD ST		DOWNEY	U	1938	PROJ. REVW.	HUD920324A	04/21/92	6Y	
185579		7545 3RD ST		DOWNEY	P	1941	PROJ. REVW.	HUD100505B	05/13/10	6Y	
129497		8553 5TH ST		DOWNEY	P	1930	HIST. RES.	DOE-19-02-0017-0000	01/31/02	6Y	
							PROJ. REVW.	HUD020128D	01/31/02	6Y	
177489		7973 6TH ST		DOWNEY	P	1936	PROJ. REVW.	HUD091224A	01/21/10	6Y	
162647		8539 6TH ST		DOWNEY	P	1926	PROJ. REVW.	HUD060728F	08/01/06	6Y	
172751		8721 6TH ST		DOWNEY	P	1948	PROJ. REVW.	HUD080811B	08/20/08	6Y	
172553		8449 7TH ST		DOWNEY	P	1957	PROJ. REVW.	HUD080714A	08/06/08	6Y	
164066		8702 7TH ST		DOWNEY	P	1953	PROJ. REVW.	HUD061127F	11/28/06	6Y	
173469		11723 ADENMOOR AVE		DOWNEY	P	1949	PROJ. REVW.	HUD080924C	10/14/08	6Y	
170009		8140 ADOREE ST		DOWNEY	P	1952	PROJ. REVW.	HUD071212T	12/28/07	6Y	
177523		8149 ADOREE ST		DOWNEY	P	1947	PROJ. REVW.	HUD091221B	01/20/10	6Y	
182520		8240 ADOREE ST		DOWNEY	P	1949	PROJ. REVW.	HUD110512R	05/16/11	6Y	
175205		8438 ADOREE ST		DOWNEY	P	1950	PROJ. REVW.	HUD090401H	04/14/09	6Y	

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for LOS ANGELES County.										Page 551	04-05-12			
PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS	NAMES	CITY NAME	OWN	YR-C	OHP-PROG	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT			
026098	19-172086	500 VARAS SQUARE	BUILDING #66 / LUMBER AND PIPE SHE	LOS ANGELES	F	1934	HIST.RES.	NPS-86000326-0039	01/01/84	6X				
026116	19-172104	500 VARAS SQUARE	BUILDING 184 / GARAGES	LOS ANGELES	F	1935	HIST.RES.	NPS-86000326-0057	01/01/84	6X				
026100	19-172088	500 VARAS SQUARE	BUILDING #68 / WAREHOUSE	LOS ANGELES	F	1934	HIST.RES.	NPS-86000326-0041	01/01/84	6X				
026117	19-172105	500 VARAS SQUARE	BUILDING #88, POST ENGINEER MAINT	LOS ANGELES	F	1916	HIST.RES.	NPS-86000326-0058	01/01/84	6X				
026083	19-172071	500 VARAS SQUARE	BUILDING #51 / DOUBLE NCO HOUSE	LOS ANGELES	F	1933	HIST.RES.	NPS-86000326-0024	01/01/84	1D				
026118	19-172106	500 VARAS SQUARE	BUILDING #93, BACHELOR OFFICERS QU	LOS ANGELES	F	1916	HIST.RES.	NPS-86000326-0059	01/01/84	6X				
026087	19-172075	500 VARAS SQUARE	BUILDING #55 / DOUBLE NCO HOUSE	LOS ANGELES	F	1933	HIST.RES.	NPS-86000326-0028	01/01/84	1D				
026119	19-172107	500 VARAS SQUARE	500 VARAS SQUARE / FORT MACARTHUR	LOS ANGELES	F	1823	NAT.REG.	19-0400	07/16/02	7J				
							HIST.RES.	NPS-86000326-9999	03/12/86	1S	AC			
026093	19-172081	500 VARAS SQUARE	BUILDING #42 / EXCHANGE SERVICE ST	LOS ANGELES	F	1951	HIST.RES.	NPS-86000326-0034	01/01/84	6X				
026104	19-172092	500 VARAS SQUARE	BUILDING #76 / FLAMMABLE MATERIALS	LOS ANGELES	F	1918	HIST.RES.	NPS-86000326-0045	01/01/84	6X				
026097	19-172085	500 VARAS SQUARE	BUILDING #64 / POST ENGINEER MAINT	LOS ANGELES	F	1924	HIST.RES.	NPS-86000326-0038	01/01/84	6X				
026110	19-172098	500 VARAS SQUARE	BUILDING #91, ENGINEERING ADMINIST	LOS ANGELES	F	1941	HIST.RES.	NPS-86000326-0051	01/01/84	6X				
026085	19-172073	500 VARAS SQUARE	BUILDING #53 / DOUBLE NCO HOUSE	LOS ANGELES	F	1933	HIST.RES.	NPS-86000326-0026	01/01/84	1D				
026107	19-172095	500 VARAS SQUARE	BUILDING #81 / FIRE STATION	LOS ANGELES	F	1941	HIST.RES.	NPS-86000326-0048	01/01/84	6X				
026095	19-172083	500 VARAS SQUARE	BUILDING #44 / POST ENGINEER FACIL	LOS ANGELES	F	1918	HIST.RES.	NPS-86000326-0036	01/01/84	6X				
026105	19-172093	500 VARAS SQUARE	BUILDING #78, POST ENGINEER MAINT	LOS ANGELES	F	1918	HIST.RES.	NPS-86000326-0046	01/01/84	6X				
026099	19-172087	500 VARAS SQUARE	BUILDING #67 / LUMBER AND PIPE SHE	LOS ANGELES	F	1934	HIST.RES.	NPS-86000326-0040	01/01/84	6X				
152765		7304 VARNA AVE		LOS ANGELES	P	1954	HIST.RES.	DOE-19-05-0033-0000	03/25/05	6Y				
							PROJ.REVW.	FCC050314E	03/25/05	6Y				
098210	19-175569	7326 VASSAR AVE		LOS ANGELES	M	1919	HIST.RES.	DOE-19-94-0174-0000	04/27/94	6Y				
							PROJ.REVW.	HRG940202Z	04/27/94	6Y				
100595	19-176148	7340 VASSAR AVE		LOS ANGELES	P	1924	HIST.RES.	DOE-19-94-0518-0000	12/20/94	6Y				
							PROJ.REVW.	HRG940202Z	12/20/94	6Y				
021167	19-167221	VENICE BLVD	VENICE SHORT LINE TRACT	LOS ANGELES	D	0	HIST.SURV.	0053-0269-0000	01/01/77	2S				
							PROJ.REVW.	65001085	10/21/77					
099430	19-175841	685 VENICE BLVD	LOS ANGELES POLICE DEPARTMENT, VEN	LOS ANGELES	M	1930	HIST.RES.	DOE-19-94-0175-0000	08/08/94	2S2	AC			
							PROJ.REVW.	HRG940202Z	08/08/94	2S2	AC			
026019	19-172007	1147 VENICE BLVD	LOS ANGELES PACIFIC RAILROAD SUBST	LOS ANGELES	P	1903	HIST.SURV.	0053-3422-0000		5S2				
021226	19-167271	9015 VENICE BLVD	LOS ANGELES PACIFIC COMPANY IVY PA	LOS ANGELES	M	1907	HIST.RES.	DOE-19-94-0380-0000	08/08/94	2S2				
							PROJ.REVW.	HRG940202Z	09/30/94	2S2				
							ST.FND.PRG	619.0-HP-88-19-004	08/21/92	3S				
							HIST.RES.	NPS-81000155-0000	03/25/81	1S	AC			
							HIST.SURV.	0053-0108-0000	07/01/77	3S				
136567		10875 VENICE BLVD		LOS ANGELES	P	1924	HIST.RES.	DOE-19-02-1171-0000	12/18/02	6Y				
							PROJ.REVW.	FCC020923E	12/18/02	6Y				
098213	19-175570	21000 VENTURA BLVD		LOS ANGELES	M		HIST.RES.	DOE-19-94-0176-0000	04/27/94	6Y				
							PROJ.REVW.	HRG940202Z	04/27/94	6Y				
074198	19-174129	2521 VERDE ST		LOS ANGELES	U	1924	PROJ.REVW.	HUD911202D	12/31/91	6Y				
024767	19-170787	3501 VERDUGO RD		LOS ANGELES	P	1920	HIST.SURV.	0053-2236-0000		5S2				
024768	19-170788	3729 VERDUGO RD		LOS ANGELES	P	1959	HIST.SURV.	0053-2237-0000		7R				
167418		4062 VERDUGO RD		LOS ANGELES	P		PROJ.REVW.	FCC070601E	08/09/07	6Y				
116378		6330 VERDUN AVE		LOS ANGELES	P	1940	HIST.RES.	DOE-19-96-0290-0000	09/16/96	6U				
							PROJ.REVW.	HUD970203Z	09/16/96	6U				
143762		VERMONT AVE	VERMONT AVENUE SQUARE HISTORIC DIS	LOS ANGELES	P	1911	HIST.RES.	DOE-19-03-0265-9999	09/17/03	2S2	AC			
							PROJ.REVW.	HUD030904A	09/17/03	2S2	AC			
069744	19-173836	4621 VERMONT PL		LOS ANGELES	U	1922	PROJ.REVW.	HUD901114D	12/10/90	6Y				
023645	19-169667	319 VERNON AVE		LOS ANGELES	P	1907	HIST.SURV.	0053-1100-0000		7R				
023646	19-169668	330 VERNON AVE		LOS ANGELES	P	1913	HIST.SURV.	0053-1101-0000		5S2				
023647	19-169669	502 VERNON AVE		LOS ANGELES	P	1906	HIST.SURV.	0053-1102-0000		5S2				
023648	19-169670	519 VERNON AVE		LOS ANGELES	P	1923	HIST.SURV.	0053-1103-0000		7R				
023649	19-169671	546 VERNON AVE		LOS ANGELES	P	1906	HIST.SURV.	0053-1104-0000		5S2				
023650	19-169672	550 VERNON AVE		LOS ANGELES	P	1916	HIST.SURV.	0053-1105-0000		5S2				
027217	19-173149	1090 VETERAN AVE	ENGINE COMPANY #37	LOS ANGELES	M	1942	HIST.SURV.	0053-4513-0000		7N				

March 15, 1999

**CITY OF CULVER CITY OF CULVER CITY
HISTORICALLY DESIGNATED PROPERTIES**

B

11215 Barman Avenue/4373 Tuller	R	Res
11027 Braddock Drive	R	Res, Dist
11033 Braddock Drive	R	Res, Dist
11034 Braddock Drive	R	Res, Dist
11037 Braddock Drive	R	Res, Dist
11043 Braddock Drive	R	Res, Dist
11047 Braddock Drive	R	Res, Dist

C

9026 Carson Street	R	Res
9054-56 Carson Street	R	Res
9058 Carson Street	R	Res
9355 Culver Boulevard (Citizen Building)	L	CR NR
9400 Culver Boulevard (Culver Hotel)	L	CR NR
9543 Culver Boulevard (Hull Building)	L	
9942 Culver Boulevard (Post Office)	R	
10858 Culver Boulevard (VFW)	R	

D

4105 Duquesne Avenue	R	Res
4133-35 Duquesne Street	R	Res
4151-53 Duquesne Street	R	Res
4154-56 Duquesne Street	R	Res
4245 Duquesne Street	L	Res

G

3823 Girard Avenue	R	Res
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Note: L = Landmark
S = Significant
R = Recognized (honorific category)
Res = Residential
Dist = Historic District
CR = California Register of Historical Resources
NR = National Register of Historic Places

City of Culver Culver City
Historically Designated Properties
Page 2

H

3505 Hayden Avenue.....	R	Res
11373 Herbert Street.....	R	Res
4117-19 Higuera Street.....	R	Res
3824 Hughes Avenue (Legion Building).....	S	
3914-16 Huron Avenue.....	R	Res

I

4230 Irving Place.....	R	Res
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J

3832 Jasmine Avenue (Covent).....	R	
3850 Jasmine Avenue (Rectory).....	R	

K

4222 Keystone Avenue.....	R	Res
9031-33 Krueger Street.....	R	Res
9034 Krueger Street.....	R	Res

L

4041 LaFayette Place.....	R	Res
4052-A LaFayette Place.....	L	Res, Dist
4052-B LaFayette Place.....	L	Res, Dist
4052-C LaFayette Place.....	L	Res, Dist
4058-A LaFayette Place.....	L	Res, Dist
4058-B LaFayette Place.....	L	Res, Dist
4058-C LaFayette Place.....	L	Res, Dist
4068-A LaFayette Place.....	L	Res, Dist
4068-B LaFayette Place.....	L	Res, Dist
4068-C LaFayette Place.....	L	Res, Dist
4070-A LaFayette Place.....	L	Res, Dist
4070-B LaFayette Place.....	L	Res, Dist
4070-C LaFayette Place.....	L	Res, Dist
4114 LaFayette Place.....	R	Res
4125 LaFayette Place.....	R	Res
4144-46 LaFayette Place.....	R	Res
4058 Lincoln Avenue.....	R	Res
4077 Lincoln Avenue.....	R	Res
4105 Lincoln Avenue.....	R	Res
4190 Lincoln Avenue.....	R	Res
4191 Lincoln Avenue.....	L	Res
4210 Lincoln Avenue.....	R	Res

M

4049 Madison Avenue.....	R	Res
4058 Madison Avenue.....	R	Res
4155 Madison Avenue.....	R	Res
4179-81 Madison Avenue.....	R	Res
4214 Madison Avenue.....	R	Res

4128 McConnell Boulevard.....	R	Res, Dist
4132 McConnell Boulevard.....	R	Res, Dist
4138 McConnell Boulevard.....	R	Res, Dist
4141 McConnell Boulevard.....	R	Res, Dist
4148 McConnell Boulevard.....	R	Res, Dist
4150 McConnell Boulevard.....	R	Res, Dist
4154 McConnell Boulevard.....	R	Res, Dist
4158 McConnell Boulevard.....	R	Res, Dist
4160 McConnell Boulevard.....	R	Res, Dist
4161 McConnell Boulevard.....	R	Res, Dist
4163-65 McConnell Boulevard.....	R	Res, Dist
4166 McConnell Boulevard.....	R	Res, Dist
4173 McConnell Boulevard.....	R	Res, Dist
4177 McConnell Boulevard.....	R	Res, Dist
4181 McConnell Boulevard.....	R	Res, Dist

3430 McManus Avenue (Moderne School).....	S	CR
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O

10834 Oregon Avenue.....	R	Res
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P

10412 Park Avenue.....	R	Res
10865 Pickford Way.....	R	Res
3923 Prospect Avenue.....	R	Res

S

10664 Saint James Drive (Marycrest).....	L	Res
3535 Schaefer Street.....	R	Res

T

11215 Barman Avenue/4373 Tuller.....	R	Res
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V

3927 Van Buren Place (West End Hotel, formerly Washington Hotel)	S	
4115 Van Buren Place	R	Res
4122 Van Buren Place	R	Res
11300-04 Venice Boulevard	R	

W

4019 Wade Street.....	R	Res
4121 Wade Street.....	L	Res
10852 Wagner Street.....	R	Res
5788-90 Washington Boulevard	S	
5812 Washington Boulevard	R	
8695 Washington Boulevard (Beacon Laundry)	S	
8703-35 Washington Boulevard (Helms Building)	L	CR NR
9400-10 Washington Boulevard	R	
9540 Washington Boulevard	R	
9720-30 Washington Boulevard (Washington Building)	L	CR NR
9820 Washington Boulevard (Culver Theater).....	L	
10195 Washington Boulevard (St. Augustine's).....	L	
10722 Washington Boulevard	S	
11333 Washington Boulevard	L	
12400-04 Washington Boulevard	R	

The following addresses were removed from the April 24, 1991 list:

- 5879 Washington Boulevard (King's Tropical Inn) suffered irreparable damage in the Northridge Earthquake and was subsequently demolished.
- 9050 Washington Boulevard was demolished in 1994 after the Planning Commission approved Historic Preservation Certificate of Appropriateness, HP/CA No. 93-05.

STUDIO PROPERTIES

9336 Washington Boulevard The Culver Studios (Sony Studios)

"Landmark"

1. Mansion Building and Ince Appendage

"Significant"

1. Bungalow S
2. Bungalow T
3. Bungalow U
4. Bungalow V

10202 Washington Boulevard Sony Studios

"Landmark"

1. Thalberg Building
2. The Colonnade

"Significant"

1. Crawford Building (Schoolhouse)
2. Sound Stages 3, 4, 5, 6
3. Jean Harlow Building (Art Deco Portion)
4. Garland Building
5. Tracy Building
6. Hepburn Building
7. Myrna Loy Building
8. Gable Building
9. Commissary
10. Water Tower

Appendix F – Professional Qualifications



Margarita Jerabek, Ph.D.

ASSOCIATE PRINCIPAL, DIRECTOR OF HISTORIC RESOURCES

SUMMARY

Margarita Jerabek has 25 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. She has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

EXPERIENCE

Dr. Jerabek has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California counties. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Dr. Jerabek regularly performs assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

She is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, Dr. Jerabek is a highly experienced project manager with broad national experience throughout the United States. She currently manages PCR's on-call preservation services with the City of Santa Monica, County of San Bernardino Department of Public Works, City of Hermosa Beach, Los Angeles Unified School District, and Long Beach Unified School District.

Education

Ph.D., Art History, University of California, Los Angeles, 2005

M.A., Architectural History, School of Architecture, University of Virginia, Charlottesville, 1991

Certificate of Historic Preservation, School of Architecture, University of Virginia, Charlottesville, 1991

B.A., Art History, Oberlin College, Oberlin, Ohio, 1983

Awards/Recognition

2014 Preservation Award, *The Dunbar Hotel*, L.A. Conservancy

2014 Westside Prize, *The Dunbar Hotel*, Westside Urban Forum,

2014 Design Award: *Tongva Park & Ken Genser Square*, Westside Urban Forum

2012 California Preservation Foundation Award, *RMS Queen Mary Conservation Management Plan*, California Preservation Foundation

Professional Affiliations

California Preservation Foundation

Santa Monica Conservancy

Los Angeles Conservancy

Society of Architectural Historians

National Trust for Historic Preservation Leadership Forum

American Institute of Architects (AIA), National Allied Member

American Architectural Foundation

Association for Preservation Technology



Amanda Kainer, M.S.

SENIOR ARCHITECTURAL HISTORIAN

SUMMARY

Amanda Kainer has more than eight years of professional and academic experience in the practice of historic preservation and architectural history. Ms. Kainer has conducted extensive archival research, field observation, recordation, and prepared survey documentation and assisted in database management for numerous PCR historic resources projects. She has training and substantial experience in the evaluation and conservation of art and architecture and passion for interior design.

EXPERIENCE

Ms. Kainer has completed and co-authored a wide range of architectural investigations including historic resources assessment and impacts analysis reports for compliance with CEQA, character-defining features reports, plan reviews, investment tax credit applications, Section 106 significance evaluations, and HABS documentations. She has also performed extensive research, survey work, and prepared numerous landmark and preliminary assessment reports as a part of PCR's On-Call Historic Preservation Contract with the City of Santa Monica.

She is involved a diverse set of projects and analyses. These include anything from a California Register nomination for the UCLA Faculty Center to a paint analysis for a Churrigueresque style 1920s commercial building in Santa Monica. She has co-authored Section 106 reports for the residential development in Thousand Oaks, Santa Monica Pier, Avalon Fuel Dock on Catalina Island, and a Mid-Century roadside motel in Bakersfield. For LAUSD, Ms. Kainer authored a character-defining features analysis for seven historic schools, provided historic analysis for an MND, and preliminary resource evaluations and plan reviews for various historic schools.

Historic Resources Assessments: Ms. Kainer has contributed to the research, site inspections, and report preparation of a number of historic resources assessments in the Los Angeles metropolitan area for compliance with CEQA. Ms. Kainer has evaluated a number of different types of potential historical resources, including single-family and multi-family residences, banks, commercial buildings, schools, hotels, and cultural landscapes in Beverly Hills, Venice, Los Angeles, and Santa Monica.

Large Scale Survey Experience: She was a contributing author for three major Community Redevelopment Agency of the City of Los Angeles—Adelante Eastside, Wilshire Center/Koreatown, and Normandie 5 Redevelopment Areas. Ms. Kainer also served as PCR Survey Team Leader and co-author for the comprehensive survey of over 4,000 objects of fine and decorative arts aboard the RMS Queen Mary in Long Beach. Additionally, Ms. Kainer helped complete the district-wide survey and evaluation of the Long Beach Unified School District and a windshield survey of Hermosa Beach for the Historic Resources Chapter of the Hermosa Beach General Plan Update.

Education

M.S., Historic Preservation
(Emphasis: Conservation Science),
Columbia University, New York, New
York, 2008

B.S., Design (Emphasis: Interior
Architecture), University of
California, Davis, 2002

B.A., Art History, University of
California, Davis, 2002

Awards/Recognition

Joel Polsky Academic Achievement
Award, American Society of Interior
Designers, 2008

Continuing Education

CEQA and Historic Resources:
Thresholds, Mitigation & Case
Studies, California Preservation
Foundation Workshop, March 2011

Professional Affiliations

California Preservation Foundation

Los Angeles Conservancy

Santa Monica Conservancy
(Volunteer Docent for the Shotgun
House)

Docomomo SoCal

Association of Preservation
Technology Western Chapter



Stephanie Hodal

ARCHITECTURAL HISTORIAN INTERN

SUMMARY

Stephanie Hodal is an experienced professional with expertise in communications for the architectural and engineering sector. She will apply her corporate communication and marketing expertise and academic experience in historic preservation/conservation to support the Historic Resources Division.

Ms. Hodal provides research and writing support regarding permit and assessor information, construction and owner chronologies, architectural descriptions, and historic context. Thus far, she has provided a brief history of golf course design for the Verdugo Hills Golf Course, the history of San Fernando Valley development as context for an early house in Studio City; and LGBT history as context for an office/retail/restaurant complex in West Hollywood. Ms. Hodal has also prepared an architectural description for a multi-building mid-century apartment complex in Hollywood and comprehensive research on the land development, corporate, and design history regarding a factory complex in Whittier.

RELEVANT COURSEWORK

History of the American City
History of American Architecture and Urbanism
Cross Cultural Issues in Landscape Design
Topics in Modern Architecture in Southern California
Global History of Architecture to 1500

Introduction to Historic Site Documentation
Fundamentals of Historic Preservation
Historic Preservation Management, Planning and Development
Historic Preservation Philosophy

Conservation Methods and Materials
Historic Materials and Construction
Sustainable Conservation of the Built Environment

Smart Growth Planning
Urban Villages
Design Skills for Urban Planners
Introduction to City Planning
Communicating City Design

Education

Candidate, Master of Heritage Conservation, University of Southern California School of Architecture, 2016

Certificate of Historic Preservation, Boston Architectural College, 2009

A.B., American Studies, Smith College, Northhampton, Massachusetts, 1980

Continuing Education

Historic Real Estate Finance + Real Estate Deal Structuring, National Trust for Historic Preservation, Philadelphia, PA + Washington, D.C.