

PLEASE

PRINT

GROUP _____
 TYPE _____
 FIRE ZONE _____
 USE ZONE _____

✓ APPLICATION FOR PERMIT TO BUILD
 Two sets of Plans and Specifications
 including Details and Cross Sections
 Must be filed with Application and
 Approved by Building Inspector
 BUILDING DIVISION

\$ 9.00
 AMOUNT OF PERMIT
 \$ _____
 Value of Construc-
 tion, Including
 Labor & Materials

Permit No. A29164Culver City, Calif. 5/15 1980Job Address 9336 W. WASHINGTON Blvd

Lot _____, Block _____, Tract _____

Owner's Name LARD INT'L STUDIOS Address 9336 W. WASHINGTON Phone No. _____Contractor SOVEREIGN CONST INC Address 70 Box 58351 Phone No. 588 5836State License No. 276615 Workmen's Comp. 10 State Policy No. 369City License No. 097818/1/80ONE SET OF APPROVED PLANS TO REMAIN ON JOB UNTIL WORK IS COMPLETED.INSPECTOR MUST APPROVE EACH BRACKET ON JOB CARD BEFORE PROCEEDING TO NEXT WORK.Purpose building is to be used for DEMO. 7 Film VaultsDescription of Building2 FRAME STRUCTURES

Size of New Building
 or Addition _____ x _____ Total floor area _____ No. of Rooms _____
 1st Floor 2nd Floor Sq.Ft.

Size of Garage _____ x _____ Size of Lot _____ x _____ Size of Girders _____ x _____

Size of Mudsill _____ x _____ Size of floor joists _____ x _____
 1st Floor 2nd Floor

Size of exterior studs _____ x _____, Size of interior studs _____ x _____

Size of Ceiling Joists _____ x _____, Size of Roof Rafters _____ x _____

Material of Foundation _____, Width of Footings _____ Depth in Ground _____

Material of Exterior Walls _____ Interior Walls _____ Floor _____

Roof _____

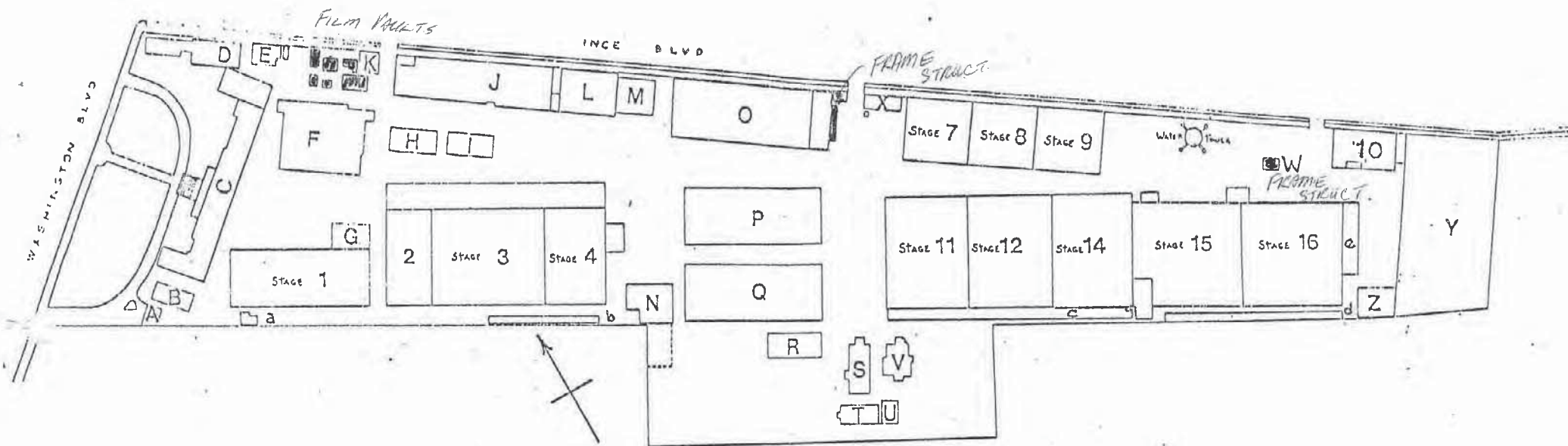
REMARKS

| | | | |
|------------|--|-------------|--|
| COMMERCIAL | | GARAGE APTS | |
| INDUSTRIAL | | RESIDENCE | |
| APARTMENTS | | FIREPLACE | |
| UNITS | | FURNACE | |
| DUPLEX | | TILE WORK | |



I have carefully examined and read the above application and know the same is true and correct and hereby certify and agree that if a permit is issued that all of the provisions of the Building Ordinances and the Uniform Building Code of the City of Culver City and building laws of the State of California will be complied with, whether hereby specified or not.

Applicant SOVEREIGN CONST INCBy [Signature]PLEASE
PRINTTitle PROJECT MANAGER



LAIRD INTL STUDIOS
 9336 W. Washington BLVD
 CULVER CITY

CULVER CITY BUILDING AND SAFETY
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232

FOR INSPECTION CALL:

(213) 202-5806

Validated:

G-30

18518 APR 24 A8:54
CITY OF CULVER CITY #010984
Permit # B ACCL/DEPT. 584
DATE: 04/24/89 TIME: 09:00:25

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FIVE COPIES)

Job Address 9330 W. WASHINGTON

Legal: Map Book _____ Page _____ Parcel _____

Zone _____ Lot _____ Tract _____

Occupancy Type _____ Construction Type _____

Owner GTG ENTERTAINMENT

Mailing Address 9330 W. WASHINGTON
CULVER CITY, CA 90230

Phone Number 213-202-3208

Contractor SELF

Address SAME AS ABOVE

Phone number _____

Signature _____

State License Number _____

Type _____

City Business License No. _____

Engineer SELF

Address SAME AS ABOVE

Phone Number _____

State Registration Number _____

Architect SELF

Address SAME AS ABOVE

Phone Number _____

State Registration Number _____

1st Floor Area Square Footage 241 LINEAL FEET

Number of Stories 2

Total Floor Area Square Footage _____

Number of Parking Spaces _____

Distribution: White-Office Green-Assessors Office Canary-Inspector
Pink-Applicant Gold-Cashier

Garage Area Square Footage _____

Square Feet Above Grade 241 LINEAL FT

Square Feet Below Grade _____

Valuation \$ 12,000

Description of Work: ☐ Alter ☒ Repair ☐ Demolish

☐ New ☐ Misc. ☐ Addition

☐ Commercial ☐ Residential

REPAIR SOUTH SIDE (BACK)

OF MANSION

FOR OFFICIAL USE ONLY

Permit Fees 14926

Plan Check # 14343 Plan Check Fees _____

Plan Check Deposit 93.50

Balance of Plan Check Fees _____

Bedroom Tax _____

Sewer Facility Fees _____

Street Use Fee _____

Investigation _____

| Approvals | Inspector | Date |
|--|---------------|------|
| Foundation | | |
| Concrete Slab | | |
| Wall Steel & Grout | | |
| Floor Joist | | |
| Roof Nail | | |
| Sheer Panel | | |
| Framing | | |
| Exterior Lath | | |
| Insulation | | |
| <input type="checkbox"/> Wall <input type="checkbox"/> Ceiling | | |
| Interior Lath | | |
| Dry Wall Nail | | |
| Scratch Coat | | |
| Brown Coat | | |
| Final Inspection | <u>9/8/89</u> | |

Application Received By: ll Date: 4/13/89

Application Approved By: HA Date: 4/24/89

Permit Issued By: tn Date: 4/24/89

4-20-89
DATE (Disposition)

| JOB | ADDRESS |
|-----|---------|
| 1 | 100 |
| 2 | 200 |
| 3 | 300 |
| 4 | 400 |
| 5 | 500 |
| 6 | 600 |
| 7 | 700 |
| 8 | 800 |
| 9 | 900 |
| 10 | 1000 |
| 11 | 1100 |
| 12 | 1200 |
| 13 | 1300 |
| 14 | 1400 |
| 15 | 1500 |
| 16 | 1600 |
| 17 | 1700 |
| 18 | 1800 |
| 19 | 1900 |
| 20 | 2000 |
| 21 | 2100 |
| 22 | 2200 |
| 23 | 2300 |
| 24 | 2400 |
| 25 | 2500 |
| 26 | 2600 |
| 27 | 2700 |
| 28 | 2800 |
| 29 | 2900 |
| 30 | 3000 |
| 31 | 3100 |
| 32 | 3200 |
| 33 | 3300 |
| 34 | 3400 |
| 35 | 3500 |
| 36 | 3600 |
| 37 | 3700 |
| 38 | 3800 |
| 39 | 3900 |
| 40 | 4000 |
| 41 | 4100 |
| 42 | 4200 |
| 43 | 4300 |
| 44 | 4400 |
| 45 | 4500 |
| 46 | 4600 |
| 47 | 4700 |
| 48 | 4800 |
| 49 | 4900 |
| 50 | 5000 |
| 51 | 5100 |
| 52 | 5200 |
| 53 | 5300 |
| 54 | 5400 |
| 55 | 5500 |
| 56 | 5600 |
| 57 | 5700 |
| 58 | 5800 |
| 59 | 5900 |
| 60 | 6000 |
| 61 | 6100 |
| 62 | 6200 |
| 63 | 6300 |
| 64 | 6400 |
| 65 | 6500 |
| 66 | 6600 |
| 67 | 6700 |
| 68 | 6800 |
| 69 | 6900 |
| 70 | 7000 |
| 71 | 7100 |
| 72 | 7200 |
| 73 | 7300 |
| 74 | 7400 |
| 75 | 7500 |
| 76 | 7600 |
| 77 | 7700 |
| 78 | 7800 |
| 79 | 7900 |
| 80 | 8000 |
| 81 | 8100 |
| 82 | 8200 |
| 83 | 8300 |
| 84 | 8400 |
| 85 | 8500 |
| 86 | 8600 |
| 87 | 8700 |
| 88 | 8800 |
| 89 | 8900 |
| 90 | 9000 |
| 91 | 9100 |
| 92 | 9200 |
| 93 | 9300 |
| 94 | 9400 |
| 95 | 9500 |
| 96 | 9600 |
| 97 | 9700 |
| 98 | 9800 |
| 99 | 9900 |
| 100 | 10000 |

LOT(S)

| | | |
|-------|-------|--|
| | | |
| BLOCK | TRACT | |

| ZONE | JOB DESCRIPTION | DATE | ESTIM. PRICE | ACTUAL PRICE | REMARKS |
|------|--|------|--------------|--------------|---------|
| S-1 | Repair and upgrade of exterior of mansion building (South side - rear) | | | | |

CHECK

NON-CONFORMANCE: CODE SECTION

YARD SETBACKS

OK
NA

FRONT

SIDES

REAR

BLDG. HEIGHT

| |
|----|
| OK |
| NA |

**OPEN SPACE &
LOT COVERAGE**

OK
NA

DISTANCE BTWN.
BUILDINGS &/OR
UNIT SIZE

OK
NA

FENCES, WALLS, HEDGES

| |
|----|
| OK |
| NA |

PARKING

| |
|----|
| OK |
| NA |

SIGNS

OK
NA

SITE PLAN ☐ OR
SPECIFIC PLAN ☐
CONDITIONS

OK
NA

OK Per Comprehensive Plan

OTHER

OK
NA

OK w/ Jerry Ichiu 4-20-89 over phone

☒ Approved

Rejected

BY S. Jordan

Special Action(s): Comprehensive Plan CP No. 87-01
TYPE DR

DATE APPROVED _____

Ord. No. _____ Res. No. _____ Admin. _____

for renovation of studio

CCPL 73

City of Culver City
Building & Safety Division

Threshold Calculation

Ordinance No 88-004

Existing:

1. Gross Floor Area: EXISTING MEZZ. / N.A.
2. Type of Construction: _____
3. Building Valuation Rate: _____
4. Replacement Cost (1. X 3.): ↓

New:

5. Valuation of Current Permit: 8/ 650
6. Percentage of Replacement Cost (5./ 4.): N/A

Summary:

☐ Major

☐ Minor

☒ Incidental

Plan Checker: HA Date: 4/18/89
Address: ~~14342~~ 8649 HAYDEN
Plan Check Number: 14342

CULVER CITY BUILDING AND SAFETY
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232

FOR INSPECTION CALL:

(213) 202-5806

Validated:

17781

JAN 13 A9:47

Permit # B

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FIVE COPIES)

Job Address 9336 W. Washington Blvd

Legal: Map Book 4206 Page 002 Parcel 002

Zone _____ Lot _____ Tract _____

Occupancy Type _____ Construction Type _____

Owner G.T.G. Entertainment

Mailing Address 9336 W. Washington Blvd

Culver City, CA 90230

Phone Number 213-202-3357

Contractor The Culver Studios

Address 9336 W. Washington Blvd

Phone number 213-202-3357

Signature [Signature]

State License Number _____

Type _____

City Business License No. 23435

Engineer The Luckman Partnership

Address 213-274-7755 9220 Sunset Blvd

Los Angeles, CA 90069

Phone Number 213-274-7755

State Registration Number #C8995

Architect SAME AS ABOVE

Address _____

Phone Number _____

State Registration Number _____

Existing: _____ New

1st Floor Area Square Footage: 0

Number of Stories: GROUNDEVEL

GateHouse #2 14X8 - 112 sq. ft

Total Floor Area Square Footage: _____

BLDG. I 60x28= 1680 sq. ft

Number of Parking Spaces: _____

Distribution: White-Office Green-Assessors Office Canary-Inspector
Pink-Applicant Gold-Cashier

Existing _____ New

Garage Area Square Footage: _____

Square Feet Above Grade: _____

Square Feet Below Grade: _____

Valuation \$ \$20,000

Description of Work: ☐ Alter ☐ Repair ☐ Demolish
☒ New ☐ Misc. ☐ Addition
☐ Commercial ☐ Residential

Re-Location and Foundation permits
for Bldg. I and GateHouse

FOR OFFICIAL USE ONLY

Permit Fees \$205.92

Plan Check # 14092 Plan Check Fees \$128.70

Plan Check Deposit 128.70

Balance of Plan Check Fees _____

Bedroom Tax _____

Sewer Facility Fees _____

Street Use Fee _____

Investigation _____

| Approvals | Inspector | Date |
|--|-----------|------|
| Foundation | 1/20/89 | 12 |
| Concrete Slab | | |
| Wall Steel & Grout | | |
| Floor Joist | | |
| Roof Nail | | |
| Sheer Panel | | |
| Framing | 5/11/89 | 12 |
| Exterior Lath | | |
| Insulation | | |
| <input type="checkbox"/> Wall <input type="checkbox"/> Ceiling | | |
| Interior Lath | | |
| Dry Wall Nail | 6/2/89 | 12 |
| Scratch Coat | | |
| Brown Coat | | |
| Final Inspection | 8/14/89 | 12 |

Application Received By: NA Date: 1/13/89

Application Approved By: NA Date: 1/20/89

Permit Issued By: _____ Date: _____

City of Culver City
Building & Safety Division

Threshold Calculation

Ordinance No 88-004

Existing:

1. Gross Floor Area: RELOCATION
2. Type of Construction: ↓
3. Building Valuation Rate: ↓
4. Replacement Cost: (1. X 3.): ↓

New:

5. Valuation of Current Permit: \$20,000-
6. Percentage of Replacement Cost (5./ 4.): N/A

Summary:

- ☒ Major
- ☐ Minor
- ☐ Incidental

Plan Checker: HA Date: 1-13-89
Address: 9336 W. WASH
Plan Check Number: 14092

CULVER CITY BUILDING AND SAFETY
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232

FOR INSPECTION CALL:

(213) 202-5806

Validated:

17858 JAN 30 P2:52

Permit # B CITY OF CULVER CITY #007966
ACCT/DEPT. 504 431.08
DATE: 01/30/89 TIME: 15:07:20

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FIVE COPIES)

Job Address 9336 W. WASHINGTON BL

Legal: Map Book 4206 Page 022 Parcel 022

Zone C- Lot _____ Tract _____

Occupancy Type B2 Construction Type _____

Owner CULVER STUDIOS

Mailing Address 9336 W. WASHINGTON BL
CULVER CITY, CA

Phone Number _____

Contractor Chen/Builder

Address _____

Phone number _____

Signature _____

State License Number _____

Type _____

City Business License No. _____

Engineer NORMAN J. EPSTEIN

Address 710 WILSHIRE BL. SUITE 401

SANTA MONICA, CA 90401

Phone Number (213) 393-0188

State Registration Number S-10560

Architect JAMES TYLER ARCHITECTS

Address 710 WILSHIRE BL SUITE 401

SANTA MONICA, CA 90401

Phone Number (213) 393-0197

State Registration Number C-4874

Existing: _____ New _____

1st Floor Area Square Footage: _____

Number of Stories: 2 2

Total Floor Area Square Footage: _____

Number of Parking Spaces: _____

Distribution: White-Office Green-Assessors Office Canary-Inspector
Pink-Applicant Gold-Cashier

Existing _____ New _____

Garage Area Square Footage: _____

Square Feet Above Grade: _____

Square Feet Below Grade: _____

Valuation \$ 50,000

Description of Work: ☐ Alter ☐ Repair ☐ Demolish
☐ New ☐ Misc. ☒ Addition
☐ Commercial ☐ Residential

ADD EXTERIOR ELEVATOR TO
STRUCTURE HOUSING STUDIOS 2,3,4

FOR OFFICIAL USE ONLY

| | | |
|--|----------------|-----------|
| Permit Fees | <u>431.08</u> | |
| Plan Check # | <u>13804</u> | |
| Plan Check Fees | <u>269.43</u> | |
| Plan Check Deposit | | |
| Balance of Plan Check Fees | | |
| Bedroom Tax | | |
| Sewer Facility Fees | | |
| Street Use Fee | | |
| Investigation | | |
| Approvals | Inspector | Date |
| Foundation <u>not per Drawing</u> | <u>1/16/89</u> | |
| Concrete Slab | | |
| Wall Steel & Grout | | |
| Floor Joist | | |
| Roof Nail | | |
| Sheer Panel | | |
| Framing | | |
| Exterior Lath | | |
| Insulation | | |
| <input type="checkbox"/> Wall <input type="checkbox"/> Ceiling | | |
| Interior Lath | | |
| Dry Wall Nail | | |
| Scratch Coat | | |
| Brown Coat | | |
| Final Inspection | <u>8/24/89</u> | <u>12</u> |

Application Received By: [Signature] Date: 7-22-88

Application Approved By: [Signature] Date: 10-10-88

Permit Issued By: [Signature] Date: 1-30-89

10-6-88
DATE (Disposition)

| | | |
|--|-------|-------|
| | BLOCK | TRACT |
|--|-------|-------|

JOB DESCRIPTION

NON-CONFORMANCE: CODE SECTION

REAR

NA

NA

NA

NA

NA

NA

NA

NA

BY S. Jordan

CP No 87-01

DATE APPROVED _____

Ord. No. _____ Res. No. _____ Admin. _____

for renovation of the Culver Studios

CCPL 73

City of Culver City
Building & Safety Division

Threshold Calculation

Ordinance No 88-004

Existing:

1. Gross Floor Area: N.A., ELEVATOR ADDITION
2. Type of Construction: ↓
3. Building Valuation Rate: ↓
4. Replacement Cost: (1. X 3.): ↓

New:

5. Valuation of Current Permit: \$50,000
6. Percentage of Replacement Cost (5./ 4.): N/A

Summary:

- ☐ Major
- ☐ Minor
- ☒ Incidental

Plan Checker: HA Date: 9-2-88

Address: 9336 W. WASH.

Plan Check Number: 13804

CULVER CITY BUILDING AND SAFETY
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232

FOR INSPECTION CALL:

(213) 202-5806

Validated:

17780 JAN 13 A9:46

Permit # B CITY OF CULVER CITY #007463
ACCT/DEPT. 504 262.08
DATE: 01/13/89 TIME: 09:47:36

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FIVE COPIES)

Job Address 9336 W. Washington Blvd
Culver City, CA 90230

Legal: Map Book 4026 Page 002 Parcel 002

Zone _____ Lot _____ Tract _____

Occupancy Type _____ Construction Type _____

Owner GTG Entertainment

Mailing Address 9336 W. Washington Blvd

Culver City, CA 90230

Phone Number 213-202-3357

Contractor The Culver Studios

Address 9336 W. Washington Blvd

Phone number 213-202-3357

Signature _____

State License Number _____

Type _____

City Business License No. 23435

Engineer Rogoway/Borkovetz Ass.

Address 4465 Wilshire Blvd

Los Angeles, CA 90010

Phone Number 213-937-2600

State Registration Number #14751

Architect SAME AS ENGINEER

Address _____

Phone Number _____

State Registration Number _____

1st Floor Area Square Footage N/A

Number of Stories N/A

Total Floor Area Square Footage 50,000

Number of Parking Spaces 91

Distribution: White-Office Green-Assessors Office Canary-Inspector
Pink-Applicant Gold-Cashier

Garage Area Square Footage N/A

Square Feet Above Grade N/A

Square Feet Below Grade N/A

Valuation \$ 25,000.00

Description of Work: ☒ Alter ☐ Repair ☐ Demolish
☒ New ☐ Misc. ☐ Addition
☐ Commercial ☐ Residential

Asphalt, Grading, and Planter

work, behind stages 5&6, 11&12

FOR OFFICIAL USE ONLY

Permit Fees \$262.08

Plan Check # 13811 Plan Check Fees \$163.80

Plan Check Deposit _____

Balance of Plan Check Fees _____

Bedroom Tax _____

Sewer Facility Fees _____

Street Use Fee _____

Investigation _____

| Approvals | Inspector | Date |
|--|-----------|------|
| Foundation <u>Susp By Eng Dept.</u> | | |
| Concrete Slab | | |
| Wall Steel & Grout | | |
| Floor Joist | | |
| Roof Nail | | |
| Sheer Panel | | |
| Framing | | |
| Exterior Lath | | |
| Insulation | | |
| <input type="checkbox"/> Wall <input type="checkbox"/> Ceiling | | |
| Interior Lath | | |
| Dry Wall Nail | | |
| Scratch Coat | | |
| Brown Coat | | |
| Final Inspection <u>Per Engineering Dept.</u> | | |

Application Received By: TA Date: 9-26-88

Application Approved By: NA Date: 1/13/89

Permit Issued By: NA Date: 1/13/89

City of Culver City
Building & Safety Division

Threshold Calculation

Ordinance No 88-004

Existing:

1. Gross Floor Area: Misc. Alteration, NA
2. Type of Construction: MA
3. Building Valuation Rate:
4. Replacement Cost: (1. X 3.):

New:

5. Valuation of Current Permit: 25000
6. Percentage of Replacement Cost (5./ 4.): N/A

Summary:

- ☐ Major
- ☐ Minor
- ☒ Incidental

Plan Checker: HA Date: 9-27-88

Address: 9336 W. WASH. BLVD

Plan Check Number: 13811

CULVER CITY BUILDING AND SAFETY
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232

FOR INSPECTION CALL:

(213) 202-5806

Validated:

N-10

17556

DEC-8 P2:00

Permit # B

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FIVE COPIES)

Job Address 9336 W. Washington Blvd

Legal: Map Book 4206 Page 002 Parcel 002

Zone _____ Lot _____ Tract _____

Occupancy Type _____ Construction Type _____

Owner GTG ENTERTAINMENT

Mailing Address 9336 W. Washington Blvd
Culver City, CA 90230

Phone Number 213/202-3357

Contractor SELF

Address 9336 W. Washington Blvd
Culver City, CA 90230

Phone Number 213/202-3357

State License Number _____

Type _____

City Business License No 23435/

Engineer Erkel/Greenfield & Assoc.

Address 9200 Sunset Blvd
Los Angeles, CA 90069

Phone Number 213/278-8133

State Registration Number 1513

Architect The Luckman Partnership

Address 9220 Sunset Blvd
Los Angeles, CA 90069

Phone Number 213/274-7755

State Registration Number C8995

1st Floor Area Square Footage 1800 sq. ft

Number of Stories 1

Total Floor Area Square Footage 1800 sq. ft

Number of Parking Spaces 8 spaces

Distribution: White-Office Green-Assessors Office Canary-Inspector

CITY OF CULVER CITY #006373
Garage Area Square Footage 205.92
ACCT/DEPT: 504
DATE: 12/08/88 TIME: 14:02:04
Square Feet Above Grade _____

Square Feet Below Grade -

Valuation \$ 8,000.00

Description of Work: ☒ Alter ☐ Repair ☐ Demolish
☐ New ☐ Misc. ☐ Addition
☐ Commercial ☐ Residential

Relocation and Foundation for

Building H

FOR OFFICIAL USE ONLY

Permit Fees 102.96

Plan Check # 13992 Plan Check Fees 64.35

Plan Check Deposit 64.35

Balance of Plan Check Fees _____

Bedroom Tax _____

Sewer Facility Fees 205.92

Street Use Fee _____

Investigation 102.96

| Approvals | Inspector | Date |
|--|-----------------|------|
| Foundation | <u>12/15/88</u> | |
| Concrete Slab | | |
| Wall Steel & Grout | | |
| Floor Joist | | |
| Roof Nail | | |
| Sheer Panel | | |
| Framing | | |
| Exterior Lath | | |
| Insulation | | |
| <input type="checkbox"/> Wall <input type="checkbox"/> Ceiling | | |
| Interior Lath | | |
| Dry Wall Nail | <u>3/14/89</u> | |
| Scratch Coat | | |
| Brown Coat | | |
| Final Inspection | <u>4/20/89</u> | |

Application Received By: tn Date: 11/29/88

Application Approved By: _____ Date: _____

Permit Issued By: tn Date: 12-8-88

CCPL 73

CULVER CITY BUILDING AND SAFETY
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232

FOR INSPECTION CALL:

(213) 202-5806

16183 JUN 21 11:36 AM

Permit # B

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FIVE COPIES)

Job Address 9336 W. Washington Boulevard

Legal: Map Book 4206 Page 002 Parcel 002

Zone _____ Lot _____ Tract _____

Occupancy Type _____ Construction Type _____

Owner GTG Entertainment

Mailing Address 9336 W. Washington Boulevard
Culver City, CA 90230

Phone Number 213-202-3357

Contractor SELF

Address SAME AS ABOVE

Phone Number SAME AS ABOVE

State License Number _____

Type _____

City Business License No. 23455

Engineer The Luckman Partnership

Address 9220 Sunset Boulevard
Los Angeles, CA 90069

Phone Number 213-274-7755

State Registration Number _____

Architect The Luckman Partnership

Address 9220 Sunset Boulevard
Los Angeles, CA 90069

Phone Number 213-274-7755

State Registration Number _____

1st Floor Area Square Footage _____

Number of Stories _____

Total Floor Area Square Footage 1404

Number of Parking Spaces 0

Distribution: White-Office Green-Assessors Office Canary-Inspector
Pink-Applicant Gold-Cashier

Garage Area Square Footage _____

Square Feet Above Grade _____

Square Feet Below Grade _____

Valuation \$ 2,200.00 4000

Description of Work: ☐ Alter ☐ Repair ☐ Demolish
☒ New ☐ Misc. ☐ Addition
☐ Commercial ☐ Residential

Fire Pump House

FOR OFFICIAL USE ONLY

Permit Fees 56.19 65.52

Plan Check # 13558 Plan Check Fees 40.95

Plan Check Deposit 35.10

Balance of Plan Check Fees _____

Bedroom Tax _____

Sewer Facility Fees _____

Street Use Fee _____

Investigation _____

| Approvals | Inspector | Date |
|--|--------------------------|----------------|
| Foundation | <u>7/20/99</u> | |
| Concrete Slab | | |
| Wall Steel & Grout | <u>1st LIFT. 8/11/98</u> | <u>8/11/98</u> |
| Floor Joist | <u>2nd LIFT. 8/11/98</u> | <u>8/11/98</u> |
| Roof Nail | | |
| Sheer Panel | | |
| Framing | | |
| Exterior Lath | | |
| Insulation | | |
| <input type="checkbox"/> Wall <input type="checkbox"/> Ceiling | | |
| Interior Lath | | |
| Dry Wall Nail | | |
| Scratch Coat | | |
| Brown Coat | | |
| Final Inspection | <u>10/14/98</u> | |

Application Received By: [Signature] Date: 6/11/99

Application Approved By: [Signature] Date: 7/11/99

Permit Issued By: [Signature] Date: 7/11/99

CITY OF CULVER CITY
Building & Safety Division

Threshold Calculation
Ordinance No. 88-004

EXISTING:

1. Gross Floor Area: N/A (NEW)
2. Type of Construction: 1
3. Building Valuation Rate: 1
4. Replacement Cost (1. x 3.): 1

NEW:

5. Valuation of Current Permit: \$ 2,200
6. Percentage of Replacement Cost (4. ÷ 5.): 1

SUMMARY:

- ☒ Major
☐ Minor
☒ Incidental

PLAN CHECKER: H.A. DATE: 6-21-88

ADDRESS: 836 W. WASHINGTON BLVD

PLAN CHECK NO: 13558

PLANNING
DIVISION

PLAN CHECK LIST



OWNER OR PROJECT NAME CATG Entertainment/The Culver Studios PHONE 202-3357 DATE (Disposition) 6-27-88
JOB ADDRESS 9336 Washington Blvd. LOT(S) _____ BLOCK _____ TRACT _____
ZONE S-1 JOB DESCRIPTION Fire Pump House (next to the mansion)

| CHECK | | NON-CONFORMANCE: CODE SECTION |
|--|----|---|
| YARD SETBACKS | OK | FRONT _____ |
| | NA | SIDES _____ |
| | | REAR _____ |
| BLDG. HEIGHT | OK | _____ |
| | NA | _____ |
| OPEN SPACE & LOT COVERAGE | OK | _____ |
| | NA | _____ |
| DISTANCE BTWN. BUILDINGS &/OR UNIT SIZE | OK | _____ |
| | NA | _____ |
| FENCES, WALLS, HEDGES | OK | _____ |
| | NA | _____ |
| PARKING | OK | _____ |
| | NA | _____ |
| SIGNS | OK | _____ |
| | NA | _____ |
| SITE PLAN <input type="checkbox"/> OR SPECIFIC PLAN <input type="checkbox"/> CONDITIONS | OK | <u>Fire pump house to house ^{+screen} equipment</u> |
| | NA | <u>Paint to match match the mansion</u> |
| OTHER | OK | <u>Subject to Comprehensive Plan, CP No. 87-01</u> |
| | NA | _____ |
| <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Rejected BY <u>S. Jordan</u> | | Special Action(s): <u>Comprehensive Plan</u> PL <u>CP-NO. 87-01</u> DATE APPROVED _____ Ord. No. _____ Res. No. _____ Admin. _____ for <u>renovation of The Culver Studios</u> |

CCPL 73

CULVER CITY BUILDING AND SAFETY
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232

FOR INSPECTION CALL:

(213) 202-5806

Validated:

H-3

Supplemental Fee

16559 AUG-3 P4:43

C. J. P.
#6358

Permit No

15916 MAY 17 P4:03

Permit # B

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FIVE COPIES)

Job Address 9336 W. Washington Blvd

Legal: Map Book 4206 Page 002 Parcel 002

Zone _____ Lot _____ Tract _____

Occupancy Type _____ Construction Type _____

Owner G.T.G Entertainment/The Culver Studios

Mailing Address 9336 W. Washington Blvd
Culver City, CA 90230

Phone Number (213) 202-3357

Contractor Swinerton and Walberg Co.

Address 680 Wilshire Place, Ste 300
Los Angeles, CA 90005
Phone number (213) 388-3900

Signature [Signature]

State License Number #92

Type 1 and 5

City Business License No. 111425

Engineer Erkel, Greenfield and Associates

Address 9200 Sunset Boulevard

Los Angeles, CA 90069

Phone Number (213) 278-8133 ALBERT ERKEL

State Registration Number SE 750

Architect THE LUCKMAN PARTNERSHIP, INC.

Address 9220 Sunset Boulevard

Los Angeles, CA 90069

Phone Number (213) 274-7755 Frederick Yerou

State Registration Number C. 8995

1st Floor Area Square Footage 0

Number of Stories 3 Below grade

Total Floor Area Square Footage 126,129

Number of Parking Spaces 494

Garage Area Square Footage 126,129

Square Feet Above Grade 0

Square Feet Below Grade 126,129

Valuation \$ 5,757,034

Description of Work: ☐ Alter ☐ Repair ☐ Demolish
☒ New ☐ Misc. ☐ Addition
☐ Commercial ☐ Residential

Underground Parking Structure

FOR OFFICIAL USE ONLY

Permit Fees 10,811.32 848.08

Plan Check # 13454 Plan Check Fees 6757.22

Plan Check Deposit 6,757.08

Balance of Plan Check Fees 1729.00

Balance of Bldg Permit 2766.40

Sewer Facility Fees PAID 8/3/88

Street Use Fee PAID

Investigation AUG 03 1988

| Approvals | SUE A. McCADE | Date |
|--|----------------|------|
| Foundation | CITY TREASURER | |
| Concrete Slab | | |
| Wall Steel & Grout | | |
| Floor Joist | | |
| Roof Nail | | |
| Sheer Panel | | |
| Framing | | |
| Exterior Lath | | |
| Insulation | | |
| <input type="checkbox"/> Wall <input type="checkbox"/> Ceiling | | |
| Interior Lath | | |
| Dry Wall Nail | | |
| Scratch Coat | | |
| Brown Coat | | |
| Final Inspection | | |

Application Received By: tru Date: 5/17/88

Application Approved By: [Signature] Date: 5/3/88

Permit Issued By: [Signature] Date: 5/3/88

Distribution: White-Office Green-Assessors Office Canary-Inspector
Pink-Applicant Gold-Cashier

PLAN CHECK LIST

G.T.G. Entertainment/The Culver Studios 202-3357 7-22-88
OWNER OR PROJECT NAME PHONE DATE (Disposition)

9336 Wash Blvd.

LOT(S)

| | | |
|--|-------|-------|
| | BLOCK | TRACT |
|--|-------|-------|

| ZONE | JOB DESCRIPTION |
|------|---|
| S-1 | Subterranean parking structure and surface improvements |

| CHECK | | NON-CONFORMANCE: CODE SECTION |
|---|---|---|
| YARD SETBACKS | OK <input checked="" type="checkbox"/> | FRONT |
| | NA <input type="checkbox"/> | SIDES |
| | | REAR |
| BLDG. HEIGHT | OK <input checked="" type="checkbox"/> NA <input type="checkbox"/> | Under this permit only single story structures are being constructed above grade |
| OPEN SPACE & LOT COVERAGE | OK <input type="checkbox"/> NA <input checked="" type="checkbox"/> | |
| DISTANCE BTWN. BUILDINGS &/OR UNIT SIZE | OK <input checked="" type="checkbox"/> NA <input type="checkbox"/> | |
| FENCES, WALLS, HEDGES | OK <input type="checkbox"/> NA <input type="checkbox"/> | See plans |
| PARKING | OK <input type="checkbox"/> NA <input type="checkbox"/> | Subterranean parking for 420 & 42 surface parking spaces |
| SIGNS | OK <input type="checkbox"/> NA <input type="checkbox"/> <input checked="" type="checkbox"/> | Sign are under a separate permit |
| SITE PLAN <input type="checkbox"/> OR SPECIFIC PLAN <input type="checkbox"/> CONDITIONS | OK <input type="checkbox"/> NA <input type="checkbox"/> | Subject to the Design for Development adopted for the property and Comprehensive Plan, CP No. 87-01 |
| OTHER | OK <input type="checkbox"/> NA <input type="checkbox"/> | Landscaping, signage, street improvements, etc. permits are still pending |

☒ Approved
☐ Rejected

☐ Rejected

BY S Jordan

Special Action(s) Comprehensive Plan CP No 87-01 DATE APPROVED

Ord. No. _____ Res. No. _____ Admin. _____

for renovation of studio

CCPL 73



June 10, 1988

CITY OF CULVER CITY

9770 CULVER BOULEVARD • P.O. BOX 507
CULVER CITY, CALIFORNIA 90230-0507

Mr. Robert Sirchia
The Culver Studios
9336 Washington Boulevard
Culver City, CA 90230

CONDITIONAL USE PERMIT, CUP NO. 88-01
9336 Washington Boulevard

Dear Mr. Sirchia:

On June 8, 1988, the Planning Commission disapproved your application for a conditional use permit for tandem parking in connection with the renovation of The Culver Studios at 9336 Washington Boulevard.

Please note that this decision will become final unless an appeal is filed on or before July 6, 1988, which is twenty working days after the June 8, 1988, date of decision. An appeal shall be in written form and filed with the City Clerk on or before the above-mentioned appeal deadline. A copy of the resolution describing the action of the Planning Commission will be forwarded to you as soon as it is available.

If you have any questions, please call me at 213/202-5777.

Sincerely,

Sherry Jordan
Sherry Jordan
Associate Planner

SJ:ee

Copy: Paul A. Jacobs, Mayor
James D. Boulgarides, Vice Mayor
Richard M. Alexander, Councilmember
Steven Gourley, Councilmember
Jozelle Smith, Councilmember
Dale Jones, Chief Administrative Officer
Pauline C. Dolce, City Clerk
Joseph W. Pannone, City Attorney
Jody Hall-Esser, Community Development Director
James S. Davis, City Engineer
Rocco Serrato, Building Official
Phillip Garcia, Fire Marshal
Susan Berg, Redevelopment Project Manager

CITY OF CULVER CITY
Building & Safety Division

Threshold Calculation
Ordinance No. 88-004

EXISTING:

1. Gross Floor Area: 126129
2. Type of Construction: T-3
3. Building Valuation Rate: 45¢/sq ft
4. Replacement Cost (1. x 3.): 5757034

NEW:

5. Valuation of Current Permit: Same
6. Percentage of Replacement Cost (4. ÷ 5.): 100%

SUMMARY:

- ☒ Major
☐ Minor
☐ Incidental

PLAN CHECKER: Ala DATE: 5/17/88

ADDRESS: 9336 Wash

PLAN CHECK NO: 13454

[illegible]

②

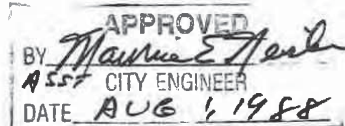
CITY OF CULVER CITY
INTER - OFFICE CORRESPONDENCE

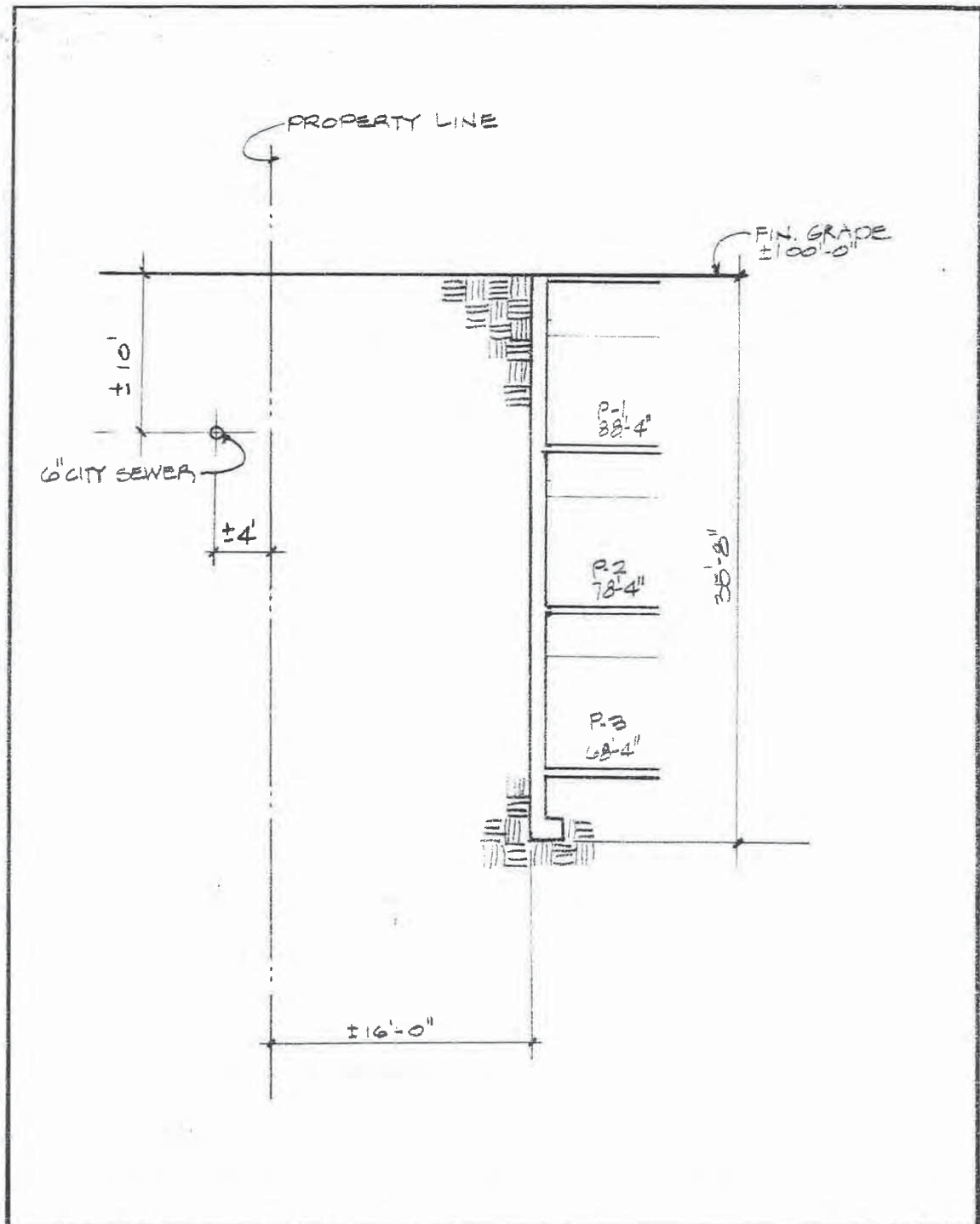
DATE: May 26, 1988
TO: Rocco Serrato, Building Official
FROM: Maurice E. Neisler, Assistant City Engineer
SUBJECT: PARKING STRUCTURE BUILDING PERMIT APPLICATION
FOR THE CULVER STUDIOS

All of the previous Engineering Division conditions set forth in the memorandums to Sherry Jordan dated, September 22, 1987 and May 10, 1988, that have not been addressed shall be complied with prior to the issuance of the building permit. This refers, especially, to the surcharge of the parking structure to the existing 8" V.C.P. sanitary sewer, construction of the parking area paving for conformance with Municipal Code Sections 37-91 and Resolution No. CS-6486 relating to Parking Lots and Off-Street Parking, through the curb drains, existing and new grades, etc. The portion of the surface parking lot that, in reality, is the roof of the subterranean parking structure should be inspected by the Building Department.

Maurice E. Neisler
Maurice E. Neisler

MEN:SRC:ra
cc: James S. Davis, City Engineer
S.R. Cerra, Associate Civil Engineer
Sherry Jordan, Associate Planner





**The Luckman
Partnership, inc.**
9220 Sunset Boulevard
Los Angeles, California

PARKING STRUCTURE FOR THE CULVER STUDIOS

SECTION AT WEST PROPERTY LINE

1/8"=1'-0"





**ERKEL, GREENFIELD
AND ASSOCIATES, INC.**

STRUCTURAL
ENGINEERS

ALBERT A. ERKEL
PAUL N. GREENFIELD
MATTI J. PRABHU
KULWANT S. BRAH

June 6, 1988

City of Culver City
2770 Culver Blvd.
Culver City, California 90230

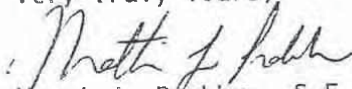
Attention: James S. Davis
City Engineer

Reference: 6" City sewer line
West of Parking
E.C.A. Job No. 87-904

Dear Mr. Davis,

Please be advised that the above noted line will not experience any adverse surcharge loading due to the proposed parking structure. Also, note that the contractor is responsible for taking the necessary precautions during the construction phase.

Very Truly Yours,


Matti J. Prabhu, S.E.
Vice President

MJP/TD/pr

cc. Fred Yerou

CITY OF CULVER CITY
Building Safety Division Plan Check Correction List

Date: 6/30/88

Address: 933C W Wash
Phone: 202-3357

Plan Check No. 13454

BUILDING DATA: * Resubmit originally checked plans and calculations with two (2) revised sets.
* Applicant shall obtain separate permit for Electrical, Mechanical and Plumbing.

| TORY | CONST. TYPE/OCC. | AREA (SQ.FT.) | \$/SQ.FT.* | VALUATION |
|-------|------------------|--------------------|------------------------------------|-------------------------|
| 1 | I-sprk / B-1 | 41788 0 | \$ 38 ⁵⁰ / 0 | 1,608,838 ⁰⁰ |
| 2 | I-sprk / B-1 | 41788 0 | \$ 38 ⁵⁰ / 0 | 1,608,838 ⁰⁰ |
| 3 | I-sprk / B-1 | 41788 0 | \$ 38 ⁵⁰ / 0 | 1,608,838 ⁰⁰ |
| Grade | V-sprk / B-2 | 4000 0 | \$ 50 ⁵⁰ / 0 | 200,000 ⁰⁰ |

* From ICBO Building Valuation Data

\$ + 2 ⁵⁰ C A.C.
\$ + 1 ³⁰ C sprk

+ Landscaping balance

=> \$ 5,757,034 ⁰⁰
OK

BUILDING PERMIT AND PLAN CHECKING FEES:

Plan Check Fee: 8486 ⁰³Building Permit Fee: 13577 ⁷²

Total Building Permit

Credit: 6757 ⁰²Credit: 10811 ³²Fees: 4495 ⁴⁰Plan Check Fee: 1729 ⁰⁰Building Permit Fee: 2766 ⁴⁰Bedroom Tax: ~~0~~

(See attached Calculation Sheet)

Development Fee: T.B.D.

(See Attached Planning Calculation Sheet)

Street Use Fee: ~~0~~

(See Attached Engineering Calculation Sheet)

Investigation Fee: ~~0~~

(For Starting Work W/O Permits)

Total Fees: 4495 ⁴⁰ + Dev Fee if applicable

MAKE THE FOLLOWING CORRECTIONS:

☒ Planning & Zoning. Call 213-202-5777 for information. See attached Planning Correction Sheet. Planning has denied permit.OK Engineering & Public Works (Streets). Call 213-202-5791 for more information.☒ Submit Soils Report and ~~and~~ structural engineering calculations.☒ Calif. Licensed Civil Structural Engineer's Signature and License # are required on each sheet of plans and ~~and~~ make corrections indicated on marked plans.☒ Calif. Licensed Architect's wet signature and license # are required on each sheet of plans and/or make corrections indicated on marked set of plans.N/A Title 24 Energy Certification by licensed Calif. Engineer or Architect is required and/or submit energy calc's.☒ Title 24, Handicap Access requirements have not been met. Make corrections indicated on marked set of plans.

CONTRACTOR'S INFORMATION:

OK Signature. Authorized signature is required on application.OK State Contractor's License NumberOK City Business License Number☒ Worker's Compensation certificate to be filed with Culver City Building Division.

ADDITIONAL CORRECTIONS AND/OR COMMENTS: See Below and on Back.

See Attached sheets for written corrections

City of Culver City
Building & Safety Division

Plan Check Correction

Address: 9336 W. Washington Blvd.
Building: Three Story Underground Parking Structure
Plan Check Number: 13454
Date: 6/30/1988

Architectural Corrections:

Sht. A1.4: Show min steel reinforcing

Sht. A1.5: Show max slope on all ramps.

Sht. A3.1: Show 8'2" min height for handicap access. Other area
to be 7'0" min hieght.

Sht. A3.2: Specify waterproofing membrane and show complete
detail. All material used must be ICBO certified. Consider
hydro static pressure. Soil engineer to review waterproofing
detsign

Sht. A4.1: Show dimension shown on the sheet.

5/5

City of Culver City
Building & Safety Division

Plan Check Correction

Address: 9336 W. Washington Blvd.
Building: Three Story Underground Parking Structure
Plan Check Number: 13454
Date: 6/30/1988

Structural Corrections:

Submit precast drawings showing an elevation for each beam type and indicate PT (with profile) and rebar arrangement. Cross reference each beam on plans.

Submit hand verification of computer programs used in design.

Show the I used for deflection calculation whenever maximum tensile stress exceeds 6 f'c.

Skip live loads for one way slab and evaluate the effect on negative moments.

Check deflection of slabs. Check slab for loading as specified in Section 2304(c), 79 UBC.

Check punching shear on pad footings.

Provide calculation for beam number 11 to investigate the shear and bending at pocket and check max rebar percentage.

Provide calculation for design and detail for stairs. Use 100psf live loading.

Design base plates of columns considering moments due unbalanced condition if present and/or earthquake forces.

Evaluate torsional moments on girders or grade beams due to both unbalanced dead and live loads.

Provide ICBO approval for all hardwares used in connections.

Provide welding of reinforcing specification.

Outline design measures that are taken to minimize cracking in concrete around the welding connections due to thermal expansion.

Building design engineer must review and approve all shop drawing and calculations by manufacturer, shop drawings are stamped by building design engineer for general compliance, however, no original design has been given to provide bases for compliance. Manufacturer's design engineer must sign and stamp the shop drawings.

City of Culver City
Building & Safety Division

Plan Check Corrections

Address: 9336 W. Washington BLvd.
Building: Three Story Underground Parking Structure
Plan Check Number: 13454
Date: 6/30/1988

Structural Corrections

Reference all bearing pockets, ledgers, and corbels to the corresponding member and detail on plan.

Provide column schedule. Show detail for splicing and connection
Detail all reinforcing steel.

Show sample calculation for generating column tables. Show
sample application for design.

Maintain minimum spacing of vertical rebars in columns.

Provide structural calculation and connection details for
structures on grade. These structures must be brought up to
current building code standards for all electrical, mechanical,
seismic, and plumbing systems.

Submit design detail for all planters and other structures on
grade levels, including paving, planters, trees, and consider
construction equipment loading.

Sht. s 1.1: Provide standard strength specification for precast
construction structural members.

: Include Building and Safety as agency to receive
inspection reports.

Sht. S 1.2: Provide length of shear key as shown on detail 3.

Sht. 2.1: Make correction as indicated. Design footings
for eccentric loading.

Sht. S 3.1: Show cross section as shown at ramp. Identify all
beams. Design for pockets in wall are required.

Sht. S 3.2: Make correction as indicated.

Sht. 3.3: Provide design for opening in beam as shown.

Section 9 is not acceptable. Provide design calc's
for torsion and tie rebar and ledger section together.

ShtS 3.4: Detail 7 is not acceptable. Design for shear.

Show construction joints. Drainage control
is questionable. Provide complete design of water control.
Design for hydro static pressure.

City of Culver City
Building & Safety Division

Plan Check Correction
Address: 9336 W. Washington Blvd.
Building: Three Story Underground Parking Structure
Plan Check Number: 13454
Date: 6/30/88

Sht. 3.5: Make correction as indicated.

Sht. S 3.6: Where is the design for wall as shown.

Sht. S 3.8: Make corrections as shown.

Structural Corrections: Calculations

Sht. 1: Consider and justify all loading shown. Consider construction equipment loading such as asphalt rolling machine. What about moved on building loads? What about planter and water load. All of these must be considered and designed for.

Sht 2: Justify live load. How did you come up with this?

Seismic Design: Provide explanation for not considering seismic.

Sheet C-1: Use 100 psf in design

Sheet C-3: Min. thickness is 10.2 as shown. Redesign.

Sheet C-26: Check deflection.

Sheet C-27: Error in shear calculation.

Sheet C-36: Check for loading as specified in sec. 2304(c). Consider truck loading, asphalt roller, and dynamic impact loading from vehicles.

Sheet D-6: Error in calc's. Consider hydro static loading.

Sheet F-21: Provide explanation or letter from soils engineer explaining how a bearing pressure 6300 psf can be allowed when the max. is 6000 psf.

Submit seismic calc's for buildings at grade level. Design connections and members to resist all loads.

City of Culver City
Building & Safety Division

Plan Check Correction List
9336 W. Washington Blvd.
Plan Check No. 13454

- Complete stair design. Provide all details for construction. Show all connections and member sizes.
- Design walls in elevator, stair, and mechanical shafts for total unsupported spans.
- Provide profile of reinforcing strands in the precast structural beams.
- Provide close ties for torsion as shown on drawing B-5 and B-6.
- All precast calculations and plans must be signed by California registered civil/structural engineer.
- On sheet 101 verify torsional load.
- On sheet 102 submit sample calc for determining shear steel spacing.
- Sht. BDC2: How is landing supported? Show all connection and structural details on plans.
- Sht. BDC4: Item #11: Show how truck loading and dynamic loading are including in 190psf loading.
- Sht. BDC5: Parking structure must be designed for building loads. Show how 300psf is equivalent to building load considering seismic. How are overturning forces of building going to be resisted?
- Sht. C-44: Show how you got 6.75kips
- Sht. BDC6: Show how you obtained the seismic coefficient.

ARCHITECTURAL:

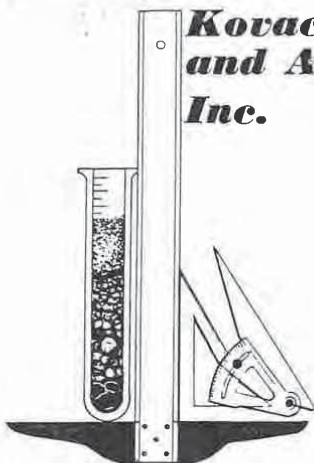
- Sht. A 1.0: Revise Note 11 as shown.
- Sht. A 1.3: Submit contour plan to show direction of drainage. Water must not be allowed to pond on surface level.
- Submit specification of water proofing membrane.
- Sht. A 4.1: Stair details are not complete. Show all connections and member sizes.

STRUCTURAL PLANS:

- Sht. 1.1: Provide shotcrete specifications.
- Sht. S 3.1: Verify foundation design.
- Sht S 3.2: Error in dimension.
- Sht. S 3.4: Verify width of footing. Show anchor size and length.
- Sht. S 3.5: See note on plans.

GENERAL CORRECTIONS:

- Planning and Engineering approvals are required.



**Kovacs-Byer
and Associates
Inc.**

RECEIVED

JUL 5 1988

July 1, 1988
KB 11270-S

LUCKMAN PARTNERSHIP INC.

The Culver Studios
9336 West Washington Boulevard
Culver City, California 90230

Attention: Rick Donahoo

Subject:

Subdrain System
Proposed Parking Structure
9336 West Washington Boulevard
Culver City, California

Reference: Report by Kovacs-Byer and Associates, Inc.:
Soil Engineering Investigation, December 28, 1988.

Gentlemen:

This letter has been prepared pursuant to an on-site discussion between Mr. Ray Sopp of Swinerton-Walberg Company and the undersigned. It is the recommendation of the undersigned that the proposed two-foot thick subdrainage system, as described in our referenced investigation, be included beneath the entire southern portion of the lowest level slab, between lines "A" and "C". A 4-inch thick layer of gravel, without perforated pipe, should be placed beneath the remainder of the slab between lines "C" and "E".

We understand that weep holes are to be placed on 10-foot centers above the top of the wall footing and below the floor slab, to allow perimeter water to drain into the subdrainage system. These weep holes should be included in all the P-3 parking level exterior basement walls. In the area between lines "A" and "C" these weep holes will drain into the two-foot thick subdrainage system. In the area between lines "C" and "E" the weep holes will drain into the four-inch layer of gravel.

An exterior drain system should be included on the exterior of all lower level walls. The exterior drain system should consist of gravel or a geotextile product such as Enkadrain or Miradrain. The exterior drain system should extend a minimum of 6 feet above the level of the weep hole openings on the outside of the proposed basement walls. The drain should connect with the perimeter subdrain system below. Further recommendations

ENGINEERING GEOLOGY / SOILS & FOUNDATION ENGINEERING

11430 VENTURA BLVD., STUDIO CITY, CALIFORNIA 91604-3182 (818) 980-0825 (213) 877-2757

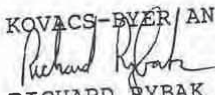
July 1, 1988
KB 11270-S
Page 2

regarding the drainage system may be required after further observation of soldier pile excavations so that this system can be modified to conform to observed conditions.

If you have any questions, please feel free to call the undersigned.

Respectfully submitted,

KOVACS-EVER AND ASSOCIATES, INC.


RICHARD RYBAK
Geotechnical Engineer

RR:cw

xc: (2) Addressee
(1) The Luckman Partnership
(1) Swinerton and Walberg Co.

ENGINEERING GEOLOGY / SOILS & FOUNDATION ENGINEERING

10000 BLYDEN AVE. STUDIO CITY, CALIFORNIA 91604-3182 (818) 980-0825 (213) 877-2757

AYRES EZER LAU

CONSULTING ENGINEERS

1180 SOUTH BEVERLY DRIVE, SUITE 600, LOS ANGELES, CALIFORNIA 90035 213 / 553-5285

March 1, 1988

Mr. Rocco Serrato
Division of Building & Safety
9770 Culver Blvd.
Culver City, CA 90230

Project: Culver Studios Parking
AEL No. 35500

Subject: Example installations of carbon monoxide
detection fan modulation systems.

Dear Mr. Serrato:

Per our 2/29/88 telephone conversation the following are
installations that you can examine.

1. Century West Development Inc.
Portofino Plaza
1401 Ocean Blvd.
Santa Monica, CA 90405
2. Arizona Place
1250 Sixth Street
Santa Monica, CA 90401

Please contact Louis G. Horsefield (the local supplier), located
at 240 E. Alameda Ave., Burbank, CA 91502, (213) 245-1823, who
will be phoned to take you to the installations.

Very truly yours,



James Shwe

JS/gh

AYRES EZER LAU

CONSULTING ENGINEERS

1180 SOUTH BEVERLY DRIVE, SUITE 600, LOS ANGELES, CALIFORNIA 90035 213/553-5225

February 17, 1988

Mr. Rocco Serrato, P.E., C.B.O.
Building Official
Division of Building & Safety of Culver City
9770 Culver Blvd.
Culver City, CA 90230

Project: Culver Studios Parking
AEL No. 35500

Subject: Confirmation of garage ventilation
system requirements.

Dear Mr. Serrato:

In reference to our telephone conversation on 2/17/88 regarding a written request for confirmation of the following ventilation system design requirements stated in the meeting on 1/22/88 and subsequent telephone conversations.

1. Design exhaust air CFM capacity to be at 2.5% of 14,000 CFM per vehicle multiplied by the vehicle capacity of the garage.
2. The exhaust air intakes should be within 18" above floor level and distributed evenly along the perimeter at not more than 50 ft. center to center.
3. Forced air make up should be provided for all levels except level P-1, (the topmost level).
4. Fan modulation by carbon monoxide sensors will not be permitted .

A letter confirming the above mentioned statements will be greatly appreciated.

Very truly yours,

James H. Shwe

James Shwe

JS/gh

| | | | | |
|---------------|---|---------|---------------|----------|
| To | The Record | Copy to | Those Present | Route to |
| From | F. Yerou | | R. Aficial | |
| | | | Project File | |
| | | | Master File | |
| Date | September 20, 1988 | | | |
| Project & No. | The Culver Studios Parking Structure 2391.9.005 | | | |
| Subject | Meeting at Culver City City Hall September 19, 1988 | | | |

This memorandum sets forth the writer's understanding of the matters discussed and the conclusions reached. All parties are requested to review this memorandum and advise in writing of any discrepancies.

Those Present:

| | |
|------------------------------|-------------------------------------|
| Jim Davis, Maurice Neisler, | Culver City Public Works Department |
| Sam Cerra, Bill Agnew | Culver City Building Department |
| Rocco Serrato, John Burleson | Culver City Fire Department |
| Bob Klein | The Culver Studios |
| Rick Donahoo | Ayres Ezer Lau |
| Meir Ezer | Store, Matakovich & Wolfberg |
| Ken Lucci | Calair |
| Dick Shawcroft | The Luckman Partnership |
| Fred Yerou | |

The meeting was held to resolve the issues still holding up the release of the mechanical, plumbing and electrical permits.

The first issue concerned the separation of the sub-drain system from the building and site storm drainage system. Revised plumbing drawings (Revision 2) have been submitted to the city and non-written comments have been received. After much discussion it was resolved to resubmit the design with the following modifications:

1. The two systems will be constructed and maintained as completely separate systems. No cross-connection for overflow control between the two sumps will be provided.
2. Each sump (actually two isolated compartments within a single precast vault assembly) will have a float switch to activate its own pump, a high level alarm to annunciate a potential overflow condition, and a valved connection to the discharge to allow use of a portable pump in the event of pump failure and impending overflow conditions.
3. Concerns about water quality and other related questions in a letter from the Public Works Department to The Culver Studios will be resolved.

Memorandum

4. Calculations regarding the sump and pump capacity and the sizing of the discharge and vent piping will be submitted to the Building Department with the revised drawings.

The second issue concerned evacuation of smoke from levels P-2 and P-3 of the garage. After discussion, it was resolved to resubmit the design with the following modifications:

1. The two speed exhaust fans, capable of developing at least six air changes per hour, will be used for smoke exhaust as well as for general exhaust.
2. Exhaust grilles will be provided at locations to be designated by the mechanical engineer in the exhaust ductwork. These openings will be equipped with normally open dampers that can be released and closed by manual operation of a remote switch, to be operated by the Fire Department, at a location on the Washington Boulevard ramp.
3. Emergency power is not required under the UBC for low-rise buildings and need not be provided.
4. Smoke exhaust is not required in the stairs.

It is anticipated that revised plans will be submitted by the end of the week. Subject to review by the Building Department, the satisfactory submission of the above listed items will be sufficient to allow the issuance of the mechanical and plumbing permits. Since none of the above items involve the electrical design, the electrical permit can be released at this time.

CULVER CITY BUILDING AND SAFETY
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232

FOR INSPECTION CALL:

(213) 202-5806

Validated:

15729 ABR 21 P1:48

Permit # B

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FIVE COPIES)

Job Address 9336 West Washington

Legal: Map Book _____ Page _____ Parcel _____

Zone _____ Lot _____ Tract _____

Occupancy Type R Construction Type ✓

Owner THE CULVER STUDIOS.

Mailing Address 9336 West Washington
Culver City.

Phone Number (213) 836-5537

Contractor SEAN HOUSE MAINT
8664 RHEEM AVE. SOUTH GATE

Phone number (213) 564-7777

Signature [Signature]

State License Number _____

Type C 21

City Business License No. _____

Engineer GILBERT ENGINEERING

Address 4552 LINCOLN AVE.
Unit 201 Cypress CA. 90630

Phone Number (714) 995-7144

State Registration Number No. 16104

Architect J.J. SERVICE SYSTEMS

Address P.O. Box 6066
ORANGE CA 92667

Phone Number (714) 921 0826

State Registration Number _____

1st Floor Area Square Footage _____

Number of Stories ONE

Total Floor Area Square Footage _____

Number of Parking Spaces N/A.

Distribution: White-Office Green-Assessors Office Canary-Inspector
Pink-Applicant Gold-Cashier

Garage Area Square Footage _____

Square Feet Above Grade _____

Square Feet Below Grade _____

Valuation \$ 4,000.00

Description of Work: ☐ Alter ☐ Repair ☐ Demolish
☐ New ☐ Misc. ☐ Addition
☒ Commercial ☐ Residential

RELOCATE AND RESTONE
BLOG "H"

FOR OFFICIAL USE ONLY

| | | |
|--|-----------------------|-----------|
| Permit Fees | <u>65.52</u> | |
| Plan Check # <u>13384</u> | Plan Check Fees _____ | |
| Plan Check Deposit <u>40.95</u> | | |
| Balance of Plan Check Fees _____ | | |
| Bedroom Tax _____ | | |
| Sewer Facility Fees _____ | | |
| Street Use Fee _____ | | |
| Investigation _____ | | |
| Approvals | Inspector | Date |
| Foundation | <u>5/3/82</u> | |
| Concrete Slab | | |
| Wall Steel & Grout | | |
| Floor Joist | | |
| Roof Nail | | |
| Sheer Panel | | |
| Framing | | |
| Exterior Lath | | |
| Insulation | | |
| <input type="checkbox"/> Wall <input type="checkbox"/> Ceiling | | |
| Interior Lath | | |
| Dry Wall Nail | | |
| Scratch Coat | | |
| Brown Coat | | |
| Final Inspection | <u>10/14/88</u> | <u>C2</u> |

Application Received By: [Signature] Date: 4-21-88

Application Approved By: [Signature] Date: 4-22-88

Permit Issued By: [Signature] Date: 4/22/88

PLANNING
DIVISION

PLAN CHECK LIST



The Culver Studios

836-5537

4-22-88

OWNER OR PROJECT NAME

PHONE

DATE (Disposition)

9336 Washington Blvd

JOB ADDRESS

LOT(S)

BLOCK TRACT

S-1 Temporary relocation of Building H pending construction of parking structure

ZONE

JOB DESCRIPTION

CHECK

NON-CONFORMANCE: CODE SECTION

YARD SETBACKS

OK

NA

FRONT

SIDES

REAR

BLDG. HEIGHT

OK

NA

OPEN SPACE &
LOT COVERAGE

OK

NA

DISTANCE BTWN.
BUILDINGS &/OR
UNIT SIZE

OK

NA

FENCES, WALLS,
HEDGES

OK

NA

PARKING

OK

NA

Requires Fire Dept. review ~~for~~ and approval for circulation on studio lot.

SIGNS

OK

NA

SITE PLAN ☐ OR
SPECIFIC PLAN ☐
CONDITIONS

OK

NA

Temporary relocation - only permitted until construction of the parking structure. This is being done in connection with Comprehensive Plan 87-01. Not approved for permanent location OK per Jerry on phone

OTHER

OK

NA



Approved



Rejected

BY

J. Jordan

Special Action(s):

TYPE

PL-

DATE APPROVED

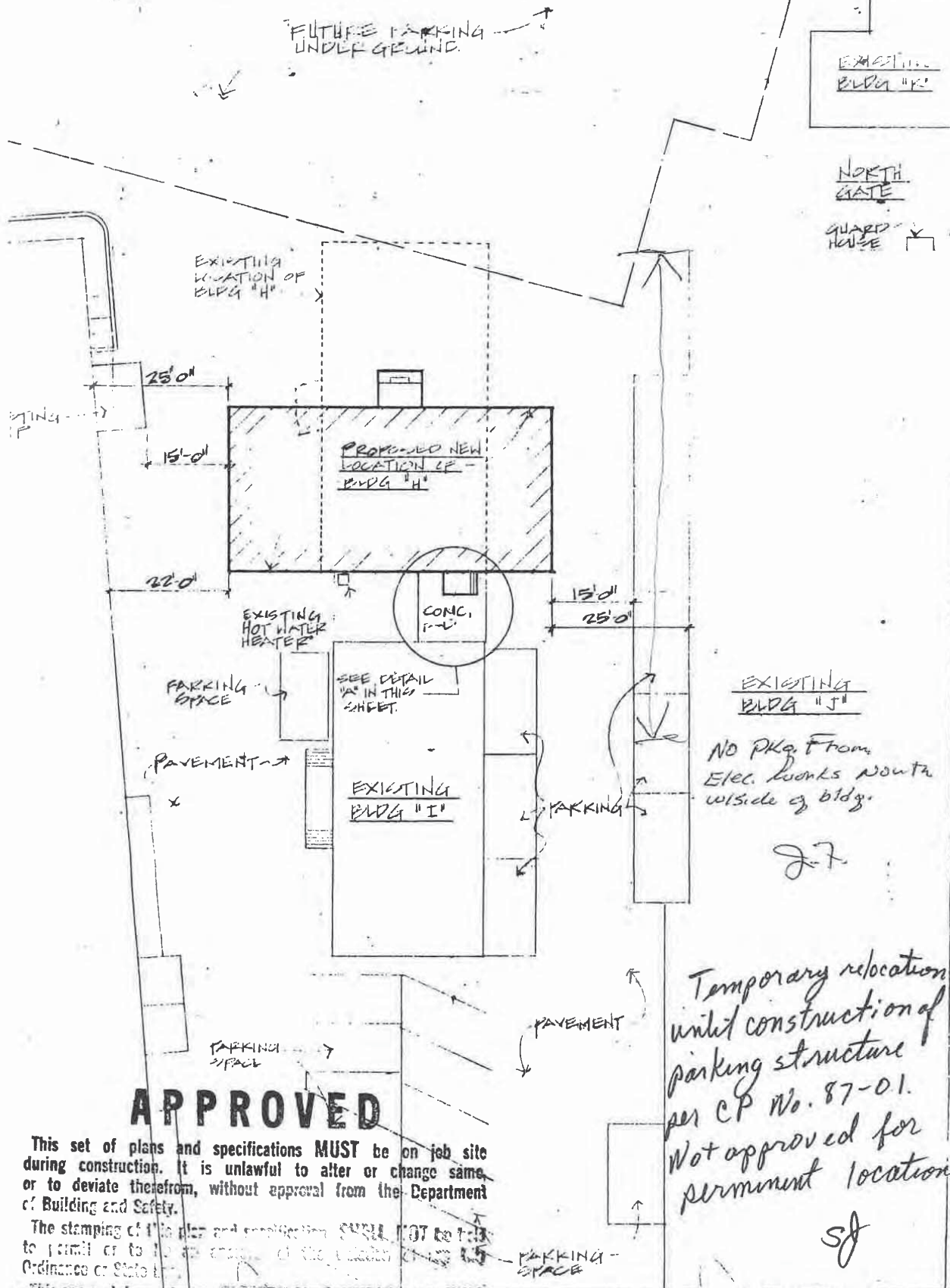
Ord. No.

Res. No.

Admin.

for

CCPL 73



APPROVED

This set of plans and specifications **MUST** be on job site during construction. It is unlawful to alter or change same, or to deviate therefrom, without approval from the Department of Building and Safety.

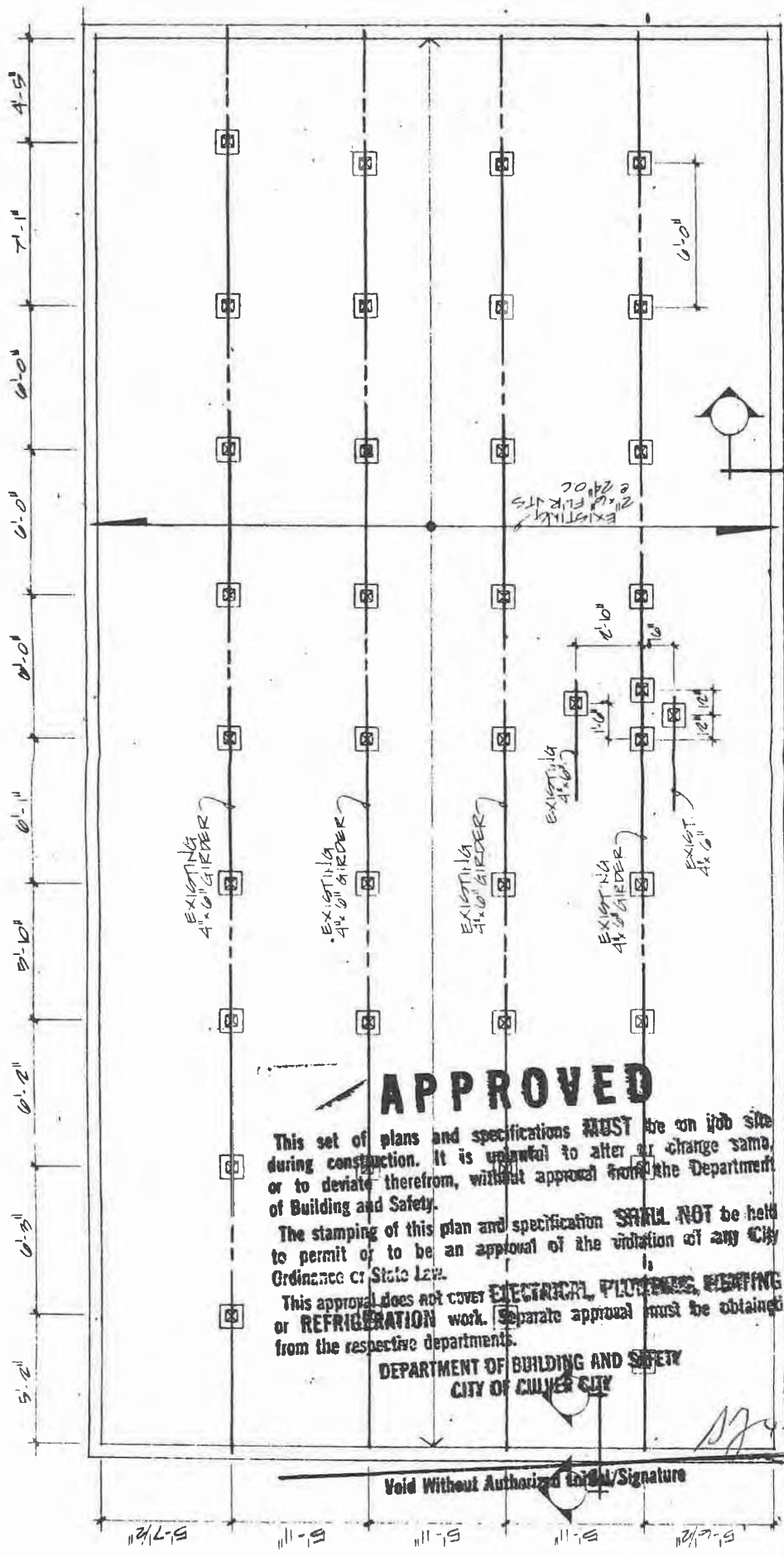
The stamping of this plan and specifications **CANNOT** be used to permit or to be an excuse for the violation of any City Ordinance or State Law.

This approval does not cover **ELECTRICAL, PLUMBING, HEATING & REFRIGERATION** work. Separate approval must be obtained from the respective departments.

DEPARTMENT OF BUILDING AND SAFETY
CITY OF CULVER CITY

Signature

Void Without Authorized Initial/Signature



EXISTING
FIRST FLOOR FRAMING - BLDG H

18-22-87

to conform
to current
standards
Electrical,
Mechanical,
Plumbing

FOUNDATION PLAN

SCALE: 1/8" = 1'

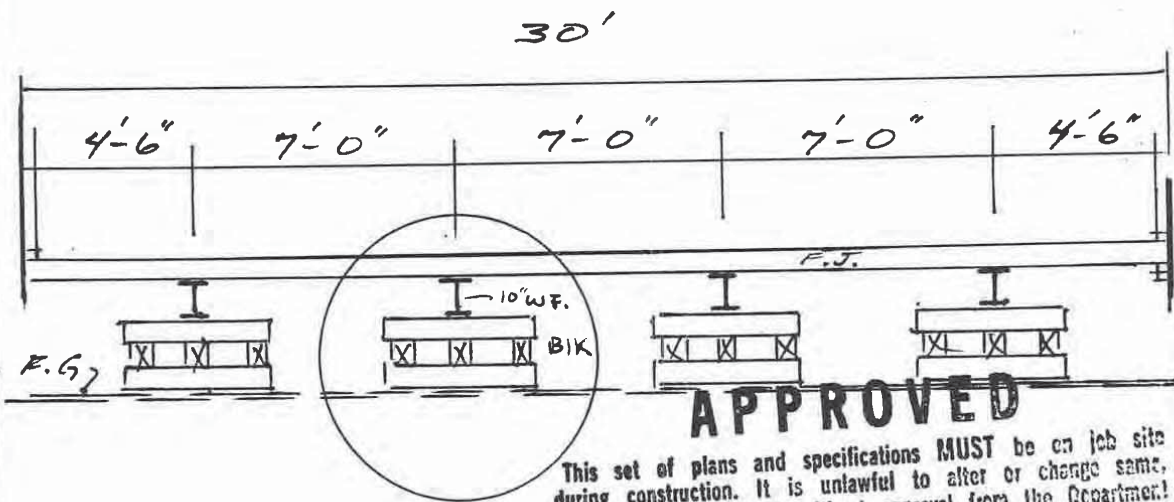
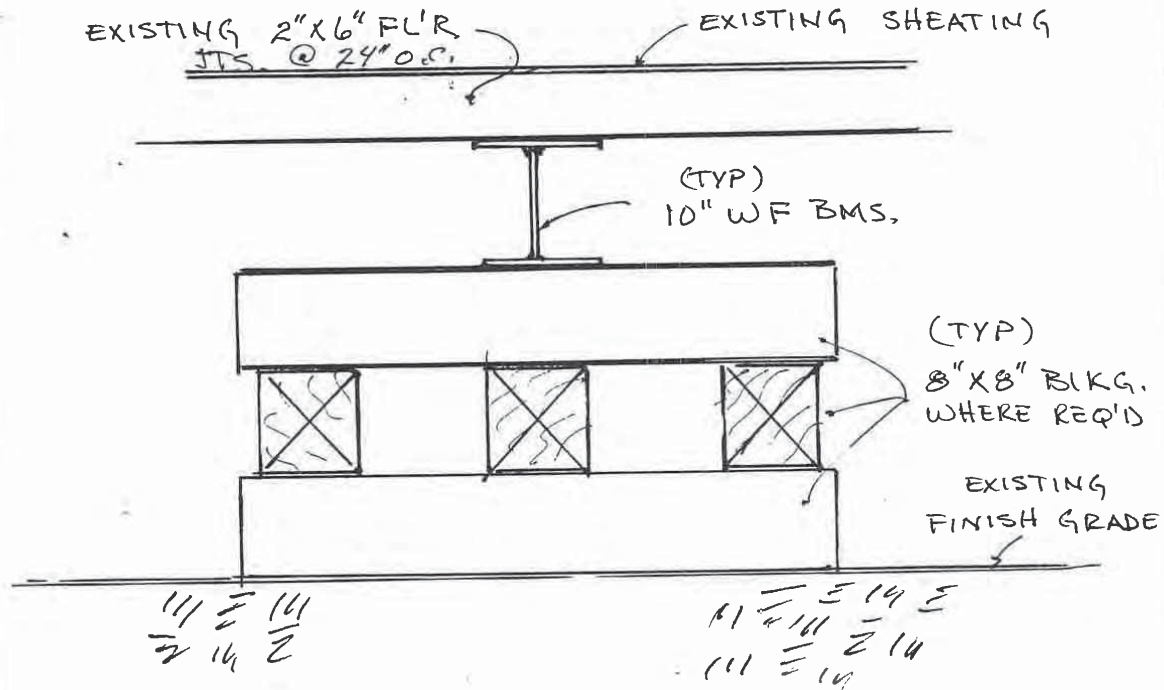


are submitted



J. J. SERVICE SYSTEMS

Moving and Permit Service



This set of plans and specifications **MUST** be on job site during construction. It is unlawful to alter or change same, or to deviate therefrom, without approval from the Department of Building and Safety.

The stamping of this plan and specification **SHALL NOT** be held to permit or to be an approval of the violation of any City, Ordinance or State Law.

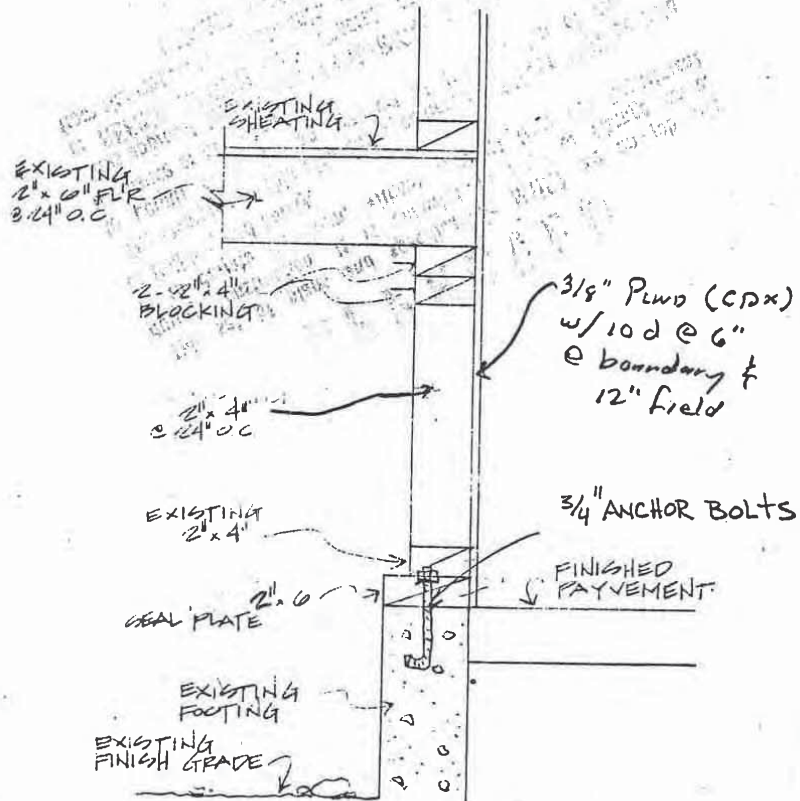
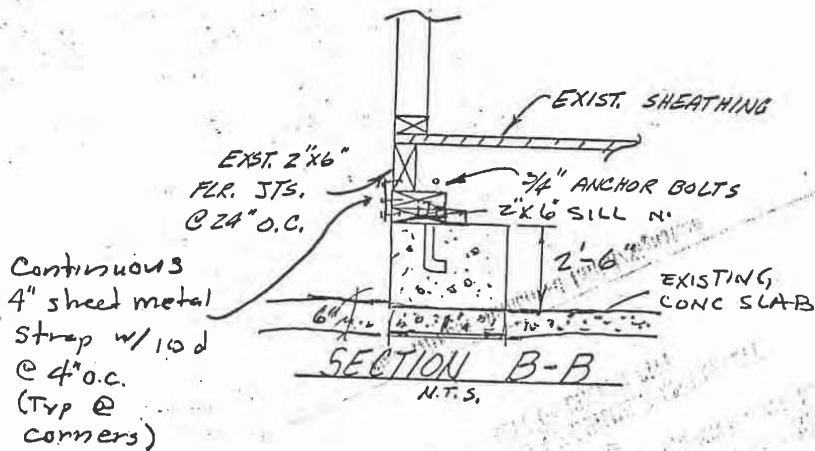
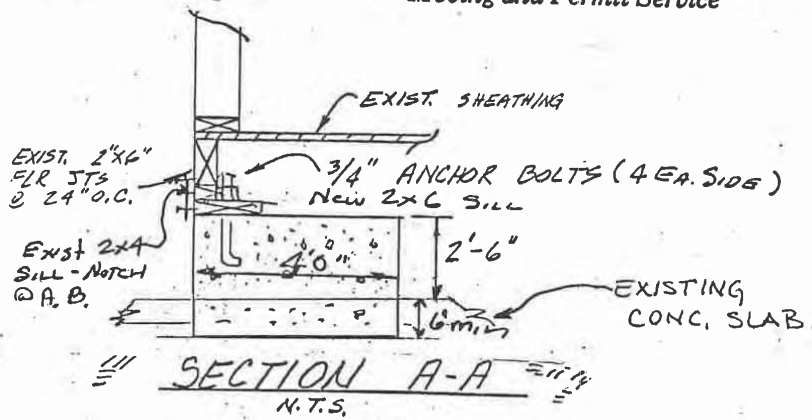
This approval does not cover **ELECTRICAL, PLUMBING, HEATING or REFRIGERATION** work. Separate approval must be obtained from the respective Departments.

DEPARTMENT OF BUILDING AND SAFETY
CITY OF CULVER CITY

74-22-8

Void Without Authorized Initial/Signature

J. J. SERVICE SYSTEMS
Moving and Permit Service



CULVER CITY BUILDING AND SAFETY
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232

FOR INSPECTION CALL:

(213) 202-5806

Validated:

L-9

15310

FEB 25 P3:28

Permit # B

DEMOLITION

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FIVE COPIES)

Job Address 9336 W. Washington Blvd.

Legal: Map Book 4206 Page 002 Parcel 002

Zone _____ Lot _____ Tract _____

Occupancy Type _____ Construction Type _____

Owner GTG ENTERTAINMENT

Mailing Address 9336 W. Washington Blvd.
Culver City, CA 90230

Phone Number 202-3357

Contractor The Culver Studios

Address Same as above

Phone Number 213/202-3357

State License Number _____

Type _____

City Business License No. _____

Engineer The Culver Studios

Address Same as above

Phone Number 202 3357

State Registration Number _____

Architect The Luckman Partnership

Address 9220 Sunset Blvd

Los Angeles, CA 90069

Phone Number (213) 274-7755

State Registration Number #C8995

1st Floor Area Square Footage _____

Number of Stories _____

Total Floor Area Square Footage 29,013 sq.ft X

Number of Parking Spaces _____

Distribution: White-Office Green-Assessors Office Canary-Inspector

Garage Area Square Footage _____

Square Feet Above Grade _____

Square Feet Below Grade _____

Valuation \$ 76,000.00

Description of Work: ☐ Alter ☐ Repair ☒ Demolish
☐ New ☐ Misc. ☐ Addition
☐ Commercial ☐ Residential

Demo Buildings A, B, C, F, G & STAGE #1, as well as Asphalt Removal

FOR OFFICIAL USE ONLY

Permit Fees \$2500

Plan Check # 0 Plan Check Fees 0

Plan Check Deposit 0

Balance of Plan Check Fees _____

Bedroom Tax _____

Sewer Facility Fees _____

Street Use Fee _____

Investigation 0

| Approvals | Inspector | Date |
|--|-----------|------|
| Foundation | | |
| Concrete Slab | | |
| Wall Steel & Grout | | |
| Floor Joist | | |
| Roof Nail | | |
| Sheer Panel | | |
| Framing | | |
| Exterior Lath | | |
| Insulation | | |
| <input type="checkbox"/> Wall <input type="checkbox"/> Ceiling | | |
| Interior Lath | | |
| Dry Wall Nail | | |
| Scratch Coat | | |
| Brown Coat | | |
| Final Inspection | | |

Application Received By: [Signature] Date: 2/25/88

Application Approved By: [Signature] Date: 2/25/88

Permit Issued By: [Signature] Date: 2/25/88

| CHECK | NON-CONFORMANCE: CODE SECTION |
|-------|-------------------------------|
|-------|-------------------------------|

CCPL 73

Address: 9336 WASHINGTON
Phone: _____Plan Check No. 12958

BUILDING DATA: PLEASE RETURN THE PLAN AND CALCULATION CHECK PRINTS
WITH TWO SETS OF REVISED PLANS AND CALCULATIONS

| STORY | CONST. TYPE/OCC. | AREA (SQ.FT.) | \$/SQ.FT.* | VALUATION |
|-------|------------------|---------------|------------|-----------|
| | <u>grading</u> | | | |
| | | | | |
| | | | | |

* From ICBO Building Valuation Data

BUILDING PERMIT AND PLAN CHECKING FEES:

| | | |
|------------------------------|--|-----------------------|
| Plan Check Fee: <u>93.60</u> | Building Permit Fee: <u>149.76</u> | Total Building Permit |
| Credit: <u>93.60</u> | Credit: <u>0</u> | Fees: <u>149.76</u> |
| Plan Check Fee: <u>0</u> | Building Permit Fee: <u>149.76</u> | |
| Bedroom Tax: _____ | (See attached Calculation Sheet) | |
| Development Fee: _____ | (See Attached Planning Calculation Sheet) | |
| Street Use Fee: _____ | (See Attached Engineering Calculation Sheet) | |
| Investigation Fee: _____ | (For Starting Work W/O Permits) | |
| Total Fees: <u>149.76</u> | | |

MAKE THE FOLLOWING CORRECTIONS:

OK Planning & Zoning. Call 213-202-5777 for information. See attached Planning Correction Sheet.

✓ Engineering & Public Works (Streets). Call 213-202-5791 for more information.
(SEE COMMENTS)

NA Submit Soils Report and/or structural engineering calculations.

NA Calif. Licensed Civil Structural Engineer's Signature and License # are required on each sheet of plans and/or make corrections indicated on marked plans.

NA Calif. Licensed Architect's wet signature and license # are required on each sheet of plans and/or make corrections indicated on marked set of plans.

NA Title 24 Energy Certification by licensed Calif. Engineer or Architect is required and/or submit energy calc's.

NA Title 24, Handicap Access requirements have not been met. Make corrections indicated on marked set of plans.

CONTRACTOR'S INFORMATION:

NA Signature. Authorized signature is required on application.

NA State Contractor's License Number

NA City Business License Number

NA Worker's Compensation certificate to be filed with Culver City Building Division.

ADDITIONAL CORRECTIONS AND/OR COMMENTS: See Below and on Back.

SEE ENGR'S COMMENTS

CITY OF CULVER CITY
I N T E R - O F F I C E C O R R E S P O N D E N C E

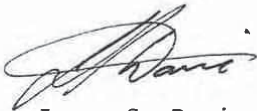
DATE: November 11, 1987
TO: Rocco Serrato, Building Official
FROM: James S. Davis, City Engineer
SUBJECT: REVIEW OF GRADING REQUEST FOR 9336 WASHINGTON BOULEVARD

I have reviewed the above-referenced grading request and have the following comments:

1. Approval of this plan is for the area outlined in yellow only. To properly evaluate this plan, additional information is required, such as a total overall site plan which is now in the process with the Planning Division and Commission.

A revised site plan shall be submitted to the Engineering Division that illustrates the direction of drainage and finished elevations on the site, and ground elevations on property lines showing any grade differentials. In addition, the site plan must show details on the construction of parking area paving for conformance with Municipal Code Sections 37-91 and Resolution No. CS 6486 relating to Parking Lots and Off-Street Parking. Additionally, the site shall be graded and drained in such a manner that no drainage shall be allowed to pass over the public sidewalk. A minimum of 1-1/2" sumped and grated catch basins with through-the-curb drains or comparable drainage systems will be required.

2. The concrete gutter shown on the plan shall be 3'-0" instead of 2'-0" per Resolution No. 6486 attached.
3. Any import and export of earth materials on public streets shall comply with Ordinance No. 84-023 and Resolution No. 84-R121.
4. The Geotechnical Investigation for the site will be subject to the review and approval of the Building Division.



James S. Davis

JSD:MEN:ra

WHEN PLAN CHECK OF PLANS IS COMPLETED,
DATE, INITIAL AND SEND TO NEXT DEPARTMENT FOR
THEIR REVIEW.

[illegible]

CULVER CITY BUILDING AND SAFETY
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232

FOR INSPECTION CALL:

(213) 202-5806

Validated:

g-4

240
#06357

15274

Permit # B

FEB 22 P3:54

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FIVE COPIES)

Job Address 9336 W. WASHINGTON BL

Legal: Map Book 4206 Page 002 Parcel 002

Zone _____ Lot _____ Tract _____

Occupancy Type _____ Construction Type _____

Owner GIG ENTERTAINMENT

Mailing Address 9336 W. WASHINGTON BL

CULVER CITY 90230

Phone Number 202-3357

Contractor SWINERTON & WALSERG

Address 680 WILSHIRE BL. #300

L.A. CA 90005

Phone Number 213-388-3900

State License Number 92

Type C W/C OIL

City Business License No. 111425

Engineer KING-BENNETT STEWART-KING

Address 15217 BURBANK BL

Van Nuys CA 91411

Phone Number 818-988-8484

State Registration Number 51409

Architect _____

Address _____

Phone Number _____

State Registration Number _____

1st Floor Area Square Footage 36,100

Number of Stories 2

Total Floor Area Square Footage 45,200

Number of Parking Spaces _____

Garage Area Square Footage _____

Square Feet Above Grade _____

Square Feet Below Grade _____

Valuation \$ 5,747,335.-

Description of Work: ☐ Alter ☐ Repair ☐ Demolish
☒ New ☐ Misc. ☐ Addition
☐ Commercial ☐ Residential

2 SOUND STGS + 1-2 STY

SUPPORT BLDG.

Stages 546

FOR OFFICIAL USE ONLY

Permit Fees \$13554.32

Plan Check # 13044 Plan Check Fees _____

Plan Check Deposit 8,473.08

Balance of Plan Check Fees _____

Bedroom Tax _____

Sewer Facility Fees _____

Street Use Fee _____

Investigation _____

Approvals _____ Date _____

Foundation _____

Concrete Slab _____

Wall Steel & Grout _____

Floor Joist _____

Roof Nail _____

Sheer Panel _____

Framing _____

Exterior Lath _____

Insulation _____

☐ Wall ☐ Ceiling

Interior Lath _____

Dry Wall Nail _____

Scratch Coat _____

Brown Coat _____

Final Inspection 3/3/89

Application Received By: to Date: 11/23/87

Application Approved By: la Date: 2/22/88

Permit Issued By: la Date: 2/22/88





NEW DEVELOPMENT IMPACT FEE
CALCULATION SHEET & RECEIPT
CITY OF CULVER CITY

APPLICANT INFORMATION

Property Address: 7336 Washington Boulevard

A.P. No.: 4206-22-125 Lot No. 12-190 Block No. 12-190 Tract 2530

Applicant's Name: STG P. Co. (The Culver City)

Address: 7336 Washington Boulevard, Culver City, CA 90230

TO BE COMPLETED BY PLANNING DIVISION

Type of Occupancy: Two stage stages and one support facility

Redevelopment Project Area: 12.3 OPA/DDA (which replaces fee requirement?) N/A

Work Space:

| | |
|---------|--------|
| Stage 5 | 13,515 |
| Stage 6 | 14,896 |
| Support | 21,381 |
| | 49,796 |



Accounting Area:

☐ 1: DA4-014 501 0000 00 283

☒ 2: DB4-014 501 0000 00 283

☐ 3: DC4-014 501 0000 00 283

☐ : Other

Total Square Footage 49,796

Less: 5,000 - 5,000

Total Fee: \$ 44,796

Prepared by: 111425 Date: 1-27-88

RECEIPT

Date: _____ Amount: _____

Issued by: _____

Per Ordinance 83-021 and Resolution No. 83-R115

Original Applicant (white);

City Clerk/Accntg (green);

Building (pink);

Treasurer (blue);

Planning (canary);

Community Dev.
(golden rod);

REDEVELOPMENT PROJECT No. 9 PLANS

Requiring Agency Approval

APPLICANT GTG Entertainment DATE RECEIVED
ADDRESS 9336 W. Washington Blvd.
SUBJECT Stages 5 & 6 and Support Facilities

PLANNING ZONING REQTS. ☒ OK ☒ SEE BELOW STAFF MEMBER S Jordan
Per Comprehensive Plan, CP No. 87-01

AGENCY STAFF MEMBER G Ichien DATE 1/28/88
☒ APPROVED ☐ W/CONDITIONS pursuant to Agency authorization
☐ NOT APPROVED given 1/25/88

BUILDING___ ENGINEERING___ PARKS___ TRAFFIC POLICE___ FIRE___ SANITATION___

| ZONE | JOB DESCRIPTION |
|------|---|
| S-1 | Two sound stages (Nos. 5 & 6) with 2 story support facility |

| CHECK | | NON-CONFORMANCE: CODE SECTION |
|---|----|---|
| YARD SETBACKS | OK | <p>FRONT This construction is in connection with</p> <p>SIDES Comprehensive Plan, CP No. 87-01, approved</p> <p>REAR by the Planning Commission on Nov. 19/1987</p> <p>and the City Council / CCRA on January 25, 1988. All construction on the studio lot is subject to the provisions and conditions of the Design For Development for the property, Comprehensive Plan, CP No. 87-01, Zone Change, ZC No. 87-04, Conditional Use Permit CUP No. 87-11 (shared parking), and Conditional Use Permit, CUP No. 87-14 (beer and wine sales) which make up the overall project for the renovation of the studio. The Certificate of Occupancy will <u>not</u> be released until all on and offsite improvements for the overall renovation project is completed to the satisfaction of the city.</p> <p>Landscape plans are required to be separately submitted. All mechanical equipment must be architecturally screened.</p> <p>Per studio - RD - Stage 5: 13,5156 FA, Stage 14: 84646 FA Support = 21,43546 FA</p> |
| | NA | |
| BLDG. HEIGHT | OK | |
| OPEN SPACE & LOT COVERAGE | OK | |
| DISTANCE BTWN. BUILDINGS &/OR UNIT SIZE | OK | |
| FENCES, WALLS, HEDGES | OK | <p>Per studio - RD - Stage 5: 13,5156 FA, Stage 14: 84646 FA Support = 21,43546 FA</p> |
| PARKING | OK | |
| SIGNS | OK | |
| SITE PLAN <input type="checkbox"/> OR SPECIFIC PLAN <input type="checkbox"/> CONDITIONS | OK | |
| OTHER | OK | |
| <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Rejected BY: <u>S. Jordan</u> | | Special Action(s): _____ PL- _____ DATE APPROVED _____ Ord. No. _____ Res. No. _____ Admin. _____ for _____ |

CITY OF CULVER CITY DEPARTMENT OF PUBLIC WORKS

SEWERAGE FACILITY CHARGE CALCULATION SHEET

PROPERTY ADDRESS: 9336 WASHINGTON BLVD.
 PORTION OF LOT NO. 5 BLOCK NO. — TRACT NO. 2530
 TYPE OCCUPANCY: 2-SOUND STAGES & 1-2 STORY SUPPORT BLDG. (THE CULVER STUDIOS) FEE: \$ 8,725 50
 PREPARED BY: S. CERRA DATE: 12-18-87

SEWERAGE FACILITY CHARGE @ SOUND STAGES - 26,000# = \$ 682 50
 @ \$ 26 35 / 1000 #
 PLUS SEATING AREA 3864 # = \$ 2898 00 PLUS 1ST FLOOR PRODUCERS DIRECTORS OFFICES ETC. 9800#
 @ \$ 533 / 1# = \$ 210 00 / 1000 # = \$ 2058 00
 PLUS 2ND FLOOR DRESSING ROOMS ETC. 9800# = \$ 3087 00
 @ \$ 315 00 / 1000 # SEMI-TOTAL \$ 8,725 50

ST. USE PER POLICY MEMORANDUM NO. 4 & 4b (attached) = \$ 1500 00

PARKING AREA PERMIT - EXISTING PLUS NEW PARKING STRUCTURE
 NO CHARGE AT THIS TIME — 0 —

* SEWER CONNECTION PERMIT - RE CONNECT TO EXIST. ON SITE
 PRIVATE SEWER AFTER VERIFYING CONDITION - BLDG. DEPT. PERMIT
 ✓ MAY BE REQUIRED — 0 —

| | |
|-------------------|-------------|
| SFC # | \$ 8,725 50 |
| ST. USE # | 1500 00 |
| PARKING AREA | — 0 — |
| * SEWER SEE ABOVE | — 0 — |
| GRAND TOTAL | \$ 8,875 50 |

[illegible]

②

PLAN CHECK LIST

GTC Entertainment
 OWNER OR PROJECT NAME
 9336 Washington Blvd.
 JOB ADDRESS
 S-1
 ZONE
 Two sound stages (Nos. 5 & 6) with 2 story support facilities
 JOB DESCRIPTION
 1-7-88
 DATE (Disposition)
 PHONE
 LOT(S)
 BLOCK
 TRACT

| CHECK | | NON-CONFORMANCE: CODE SECTION |
|---|----|---|
| YARD SETBACKS | OK | FRONT |
| | NA | SIDES |
| | | REAR |
| BLDG. HEIGHT | OK | |
| | NA | |
| OPEN SPACE & LOT COVERAGE | OK | |
| | NA | |
| DISTANCE BTWN. BUILDINGS &/OR UNIT SIZE | OK | |
| | NA | |
| FENCES, WALLS, HEDGES | OK | |
| | NA | |
| PARKING | OK | |
| | NA | |
| SIGNS | OK | Additional information needed but not limited to: detailed plot plan, materials and colors called out, placement of mechanical equipment etc. |
| | NA | |
| SITE PLAN <input type="checkbox"/> OR SPECIFIC PLAN <input type="checkbox"/> CONDITIONS | OK | I met with Rick Donahoo on 1-7-88 and we went over the plans - SJ |
| | NA | |
| OTHER | OK | |
| | NA | |
| <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Rejected | | Special Action(s): _____ PL- _____ DATE APPROVED _____ Ord. No. _____ Res. No. _____ Admin. _____ for _____ |

CULVER CITY BUILDING AND SAFETY
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232

FOR INSPECTION CALL:

(213) 202-5806

Validated:

J-16

14494

OCT 27 AIO:22

Permit # B

APPLICATION FOR BUILDING PERMIT

CITY OF CULVER CITY #005032
DATE: 11/28/87

(PLEASE PRINT, YOU ARE MAKING FIVE COPIES)

Job Address 9336 W. Washington

Legal: Map Book 4206 Page 002 Parcel 002

Zone _____ Lot _____ Tract _____

Occupancy Type _____ Construction Type _____

Owner J.T.J. Entertainment

Mailing Address 9336 W. Washington

Culver City, CA. 90230

Phone Number 213-702-3357

Contractor SELF

Address SAME AS ABOVE

Phone Number SAME AS ABOVE

State License Number _____

Type _____

City Business License No. 23435

Engineer Soil Engineer/Woodward-Clyde

Address 203 North Golden Circle Dr

Santa Ana, CA. 92705

Phone Number (213) 581-7164

State Registration Number #017910

Architect R.J.S. Engineering

Address 621 Broadway

Santa Monica, CA. 90401

Phone Number (213) 395-6551

State Registration Number #14356 RCE

1st Floor Area Square Footage _____

Number of Stories _____

Total Floor Area Square Footage 26,432 #

Number of Parking Spaces _____

Garage Area Square Footage _____

Square Feet Above Grade _____

Square Feet Below Grade _____

Valuation \$ 1800 Fill / 1779 Borrow

Description of Work: ☐ Alter ☐ Repair ☐ Demolish
☒ New ☐ Misc. ☐ Addition
☐ Commercial ☐ Residential

- Request grading permit -
Includes Demolition of
existing Bldg on site.

FOR OFFICIAL USE ONLY

Permit Fees 14976

Plan Check # 12958 Plan Check Fees 93.60

Plan Check Deposit _____

Balance of Plan Check Fees _____

Bedroom Tax _____

Sewer Facility Fees _____

Street Use Fee _____

Investigation _____

| Approvals | Inspector | Date |
|--|-----------|------|
| Foundation | | |
| Concrete Slab | | |
| Wall Steel & Grout | | |
| Floor Joist | | |
| Roof Nail | | |
| Sheer Panel | | |
| Framing | | |
| Exterior Lath | | |
| Insulation | | |
| <input type="checkbox"/> Wall <input type="checkbox"/> Ceiling | | |
| Interior Lath | | |
| Dry Wall Nail | | |
| Scratch Coat | | |
| Brown Coat | | |
| Final Inspection <u>per Engineering Dept</u> | | |

Application Received By: [Signature] Date: 4/21/87

Application Approved By: [Signature] Date: 4/17/87

Permit Issued By: [Signature] Date: 4/17/87

CULVER CITY BUILDING AND SAFETY
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232

FOR INSPECTION CALL:

(213) 202-5806

Validated:

Permit # B **14435**

OCT 20 AIO:26

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FIVE COPIES)

Job Address 9336 W. Washington Blvd.

Legal: Map Book _____ Page _____ Parcel _____

Zone _____ Lot _____ Tract _____

Occupancy Type _____ Construction Type _____

Owner Culver Studio's

Mailing Address 9336 W. Washington Blvd.

Culver City 90232

Phone Number 202-3441

Contractor Hull Bros.

Address 9034 Lindblade St.

Culver City 90232

Phone Number 553-1999

State License Number 178874

Type C39

City Business License No. 083798

Engineer _____

Address _____

Phone Number _____

State Registration Number _____

Architect _____

Address _____

Phone Number _____

State Registration Number _____

1st Floor Area Square Footage _____

Number of Stories _____

Total Floor Area Square Footage _____

Number of Parking Spaces _____

Garage Area Square Footage _____

Square Feet Above Grade _____

Square Feet Below Grade _____

Valuation \$ 7,225.00

Description of Work: ☐ Alter ☐ Repair ☐ Demolish
☐ New ☐ Misc. ☐ Addition
☐ Commercial ☐ Residential

Remove all shingles, apply plywood

one layer of 30# felt, and apply

220# composition shingles, 22¢/sq.

FOR OFFICIAL USE ONLY

Permit Fees 93.96

Plan Check # _____ Plan Check Fees _____

Plan Check Deposit _____

Balance of Plan Check Fees _____

Bedroom Tax _____

Sewer Facility Fees _____

Street Use Fee _____

Investigation _____

| Approvals | Inspector | Date |
|--|-----------------|-----------|
| Foundation | | |
| Concrete Slab | | |
| Wall Steel & Grout | | |
| Floor Joist | | |
| Roof Nail | | |
| Sheer Panel | | |
| Framing | | |
| Exterior Lath | | |
| Insulation | | |
| <input type="checkbox"/> Wall <input type="checkbox"/> Ceiling | | |
| Interior Lath | | |
| Dry Wall Nail | | |
| Scratch Coat | | |
| Brown Coat | | |
| Final Inspection | <u>12-15-88</u> | <u>Ed</u> |

Application Received By: _____ Date: _____

Application Approved By: _____ Date: _____

Permit Issued By: tw Date: 10/20/88

Distribution: White-Office Green-Assessors Office Canaan Inspector
Pink-Applicant Gold-Cashier Milton

CULVER CITY BUILDING AND SAFETY, 4095 OVERLAND AVENUE

CULVER CITY, CALIFORNIA 90232-0507

FOR INSPECTION CALL
(310) 202-5806



| Treasurer | Account Number | Account Title | Amount |
|-----------|----------------|------------------|--------|
| 118 | 01-457-3211 | Building Permits | 1.05 |
| 137 | 01-151-3190 | Tax | |
| 132 | 01-22005 | Deposits | |
| 128 | 01-457-3489 | Plan Check | |

Validated: CITY OF CULVER CITY #006027

ACCT/DEPT. 118 1.05

DATE: 06/14/94 TIME: 11:28:42

Permit # B

34576 JUN 14 AM 11:28

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FOUR COPIES)

Job Address 9336 Washington Blvd.

Legal: Map Book _____ Page _____ Parcel _____

Zone _____ Lot _____ Tract _____

Occupancy Type _____ Construction Type _____

Owner The Culver Studios

Mailing Address 9336 W. Washington Blvd.
Culver City, CA 90232

Phone Number 310-202-3261

Non-Residential owner/applicant hereby certifies that the applicant or future building occupant ☐ will ☐ will not need to comply with the applicable requirements of Section 25505, 25533, and 25534 of the Health and Safety Code and the requirements for a permit for construction or modification from the Air Quality Management District.

Signature Peter C. Ocampo

Print Name PETER C. Ocampo

Contractor AJP Construction Co.

Address 3555 Voyager St. #B

City/Zip TORRANCE, CA

Phone Number 310-~~202-3261~~ 793-2310

Signature PJO

State License Number 304420

Type B

City Business License No. 38293 W/O

Engineer _____

Address _____

Phone Number _____

State Registration Number _____

Architect _____

Address _____

Phone Number _____

State Registration Number _____

Existing New

1st Floor Area Square Footage: _____

Number of Stories: _____

Total Floor Area Square Footage: _____

Number of Parking Spaces: _____

\$ 14.88

Garage Area Square Footage: _____

Square Feet Above Grade: _____

Square Feet Below Grade: _____

Valuation \$ 5,000.00

Description of Work: ☐ Alter ☐ Repair ☐ Demolish

☒ New ☐ Misc. ☐ Addition

☐ Commercial ☐ Residential

Cosmetic Chimneys (4)

Replace TO MATCH Existing.

FAIR OAK REPAIR

FOR OFFICIAL USE ONLY

Permit Fees 74.88

Plan Check # _____ Plan Check Fees _____

Plan Check Deposit _____

Balance of Plan Check Fees _____

Bedroom Tax _____

Sewer Facility Fees _____

Street Use Fee _____

Seismic Fee 1.05

OCCSD/OLASD Dev. Fee _____

DEV. Impact Fee _____

Investigation _____

Approvals Inspector Date

Foundation _____

Concrete Slab _____

Wall Steel & Grout _____

Floor Joist _____

Roof Nail _____

Shear Panel _____

Framing 6/23/94

Exterior Lath _____

Insulation _____

☐ Wall ☐ Ceiling

Interior Lath _____

Dry Wall Nail _____

Scratch Coat _____

Brown Coat _____

Haz. Mat. CCR _____

Final Inspection 7/12/94

Application Received By: [Signature] Date 6/14/94

Application Approved By: [Signature] Date [Signature]

Permit Issued By: [Signature] Date [Signature]

CULVER CITY BUILDING AND SAFETY
9770 CULVER BLVD.
CULVER CITY, CALIFORNIA 90232-0507

FOR INSPECTION CALL
(310) 253-5800

Permit #

N-23

| Treasurer | Account Number | Account Title | Amount |
|-----------|----------------|------------------|--------|
| 118 | 01-515-3211 | Building Permits | 808.33 |
| 137 | 01-151-3190 | Tax | 25.00 |
| 132 | 01-22005 | Deposits | |
| 128 | 01-515-3489 | Plan Check | 526.40 |

1359.73

CITY OF CULVER CITY #000745
 ACCT/DEPT: 118 045184 DEC 12 '97 808.33
 DATE: 12/12/97 TIME: 09:46:28

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FOUR COPIES)

Job Address 9336 W. WASHINGTON BLVD

Legal: Map Book _____ Page _____ Parcel _____

Zone _____ Lot _____ Tract _____

Occupancy Type _____ Construction Type _____

Owner SONY PICTURES / THE CULVER STUDIOS

Mailing Address 9336 W. WASHINGTON BLVD

Phone Number (310) 202-3281

Non-Residential owner/applicant hereby certifies that the applicant or future building occupant ☐ will ☒ will not need to comply with the applicable requirements of Section 25505, 25533, and 25534 at the Health and Safety Code and the requirements for a permit for construction or modification from the Air Quality Management District.

Signature [Signature]

Print Name TON DILLAWAY

Contractor OWNER/BUILDER

Address _____

City/Zip _____

Phone Number _____

Signature [Signature]

State License Number (310) 202-3281

Type _____

City Business License No. _____

Engineer _____

Address _____

Phone Number _____

State Registration Number _____

Architect _____

Address _____

Phone Number _____

State Registration Number _____

| | Existing | New |
|----------------------------------|----------|-----|
| 1st Floor Area Square Footage: | | |
| Number of Stories: | | |
| Total Floor Area Square Footage: | | |
| Number of Parking Spaces: | | |

Distribution: White-Office Canary-Inspector Pink-Applicant Gold-Cashier

Garage Area Square Footage:

Square Feet Above Grade: _____

Square Feet Below Grade: _____

Valuation \$ 125,000

Description of Work: ☒ Alter ☐ Repair ☒ Demolish
☐ New ☐ Misc. ☐ Addition
☐ Commercial ☐ Residential

Demolish existing wall and canopy and replace with new wall and canopy

FOR OFFICIAL USE ONLY

Permit Fees 782.08

Plan Check # 20422 Plan Check Fees 526.40

Plan Check Deposit 0

Balance of Plan Check Fees 526.40

Sewer Facility Fees _____

Seismic Instrum. Fee 26.25

CCSD Dev. Fee _____

DEV. Impact Fee _____

Investigation _____

| Approvals | Inspector | Date |
|--|-----------|---------|
| Foundation | | |
| Concrete Slab | | |
| Wall Steel & Grout | | |
| Floor Joist | | |
| Roof Nail | Rm | 3-13-98 |
| Shear Panel | Rm | 3-13-98 |
| Framing | Rm | 3-9-98 |
| Exterior Lath | Rm | 3-6-98 |
| Insulation | | |
| <input type="checkbox"/> Wall <input type="checkbox"/> Ceiling | | |
| Interior Lath | | |
| Dry Wall Nail | | |
| Scratch Coat | Rm | 3-9-98 |
| Brown Coat | | |
| Haz. Mat. CCR | | |
| Final Inspection | | 4/23/98 |

Application Received By: [Signature] Date 11-26-97

Application Approved By: [Signature] Date 12/4/97

Permit Issued By: [Signature] Date 12/12/97

PLANNING PLAN CHECK LIST BY S. Jordan

OWNER OR PROJECT NAME The Culver Studios (Sony Pictures) PHONE _____ DATE 12-4-97
 JOB ADDRESS 9336 Washington Boulevard LOT(S) _____ BLOCK TRACT _____
 ZONE S-1 JOB DESCRIPTION Demolish existing block wall & canopy & Replace

| CHECK | | EXISTING/PROPOSED |
|---|----|---|
| BLDG. SETBACKS | OK | FRONT _____ |
| | NA | SIDES _____ |
| | | REAR _____ |
| BLDG. HEIGHT | OK | _____ |
| | NA | _____ |
| OPEN SPACE & LOT COVERAGE | OK | _____ |
| | NA | _____ |
| DISTANCE BTWN. BUILDINGS &/OR UNIT SIZE | OK | _____ |
| | NA | _____ |
| FENCES, WALLS, HEDGES | OK | _____ |
| | NA | _____ |
| PARKING | OK | _____ |
| | NA | _____ |
| SIGNS | OK | <p>Replace existing 20' block wall with wood canopy with a $\approx 12\frac{1}{2}'$ stucco wall & new canopy. Existing wall is unsafe. Building is requiring demolition color to be approved by Planning. This is for the block wall running behind Stages 15 & 16. Color of stucco to be approved by Planning.</p> |
| | NA | |
| SPECIAL CONDITIONS | OK | |
| | NA | |
| OTHER | OK | |
| | NA | |

☒ Approved

☐ Disapproved

Reason: S. Jordan

Special Action(s): Comprehensive Plan PL- _____

Ord. No. _____ Res. No. _____ Admin. _____

for _____

DATE APPROVED _____

CULVER CITY BUILDING AND SAFETY, 4095 OVERLAND AVENUE

CULVER CITY, CALIFORNIA 90232-0507

FOR INSPECTION CALL
(310) 202-5806

| Treasurer | Account Number | Account Title | Amount |
|-----------|----------------|------------------|--------|
| 118 | 01-457-3211 | Building Permits | \$2.10 |
| 137 | 01-151-3190 | Tax | |
| 132 | 01-22005 | Deposits | |
| 128 | 01-457-3489 | Plan Check | |

Validated:

Permit # B
34592 JUN 15 P4:10

APPLICATION FOR BUILDING PERMIT

(PLEASE PRINT, YOU ARE MAKING FOUR COPIES)

Job Address 9336 W. WASHINGTON BLVD

Legal: Map Book _____ Page _____ Parcel _____

Zone _____ Lot _____ Tract _____

Occupancy Type _____ Construction Type _____

Owner THE CULVER STUDIOS

Mailing Address 9336 W. WASHINGTON BLVD
CULVER CITY

Phone Number (310) 202-3281

Non-Residential owner/applicant hereby certifies that the applicant or future building occupant ☐ will ☒ will not need to comply with the applicable requirements of Section 25505, 25533, and 25534 of the Health and Safety Code and the requirements for a permit for construction or modification from the Air Quality Management District.

Signature [Signature]

Print Name FOR DILLAWAY (AGENT)

Contractor OWNER/BUILDER

Address 9336 W. WASHINGTON BLVD

City/Zip CULVER CITY

Phone Number (310) 202-3281

Signature [Signature] (agent)

State License Number _____

Type _____

City Business License No. _____

Engineer _____

Address _____

Phone Number _____

State Registration Number _____

Architect _____

Address _____

Phone Number _____

State Registration Number _____

Existing New
1st Floor Area Square Footage: _____

Number of Stories: _____

Total Floor Area Square Footage: _____

Number of Parking Spaces: _____

CITY OF CULVER CITY #006118
Existing New
ACCT/DEPT. 118 DATE: 06/15/94 TIME: 16:03:34
Garage Area Square Footage: _____

Square Feet Above Grade: _____

Square Feet Below Grade CULVER CITY #006119

Valuation \$ ACCT/DEPT. 118 DATE: 06/15/94 TIME: 15:16:08

Description of Work: ☐ Alter ☐ Repair ☐ Demolish
☐ New ☐ Misc. ☐ Addition
☐ Commercial ☐ Residential

20 Repair on Culver Studios Bldg 5 - Upgrade to CE 3 standards

FOR OFFICIAL USE ONLY

Permit Fees _____

Plan Check # _____ Plan Check Fees _____

Plan Check Deposit _____

Balance of Plan Check Fees _____

Bedroom Tax _____

Sewer Facility Fees _____

Street Use Fee _____

Seismic Fee 2.10

OCCSD/OLASD Dev. Fee _____

DEV. Impact Fee _____

Investigation _____

Approvals Inspector Date

| | | |
|--|----------------|--|
| Foundation | | |
| Concrete Slab | | |
| Wall Steel & Grout | | |
| Floor Joist | | |
| Roof Nail | | |
| Shear Panel | | |
| Framing | | |
| Exterior Lath | | |
| Insulation | | |
| <input type="checkbox"/> Wall <input type="checkbox"/> Ceiling | | |
| Interior Lath | | |
| Dry Wall Nail | | |
| Scratch Coat | | |
| Brown Coat | | |
| Haz. Mat. CCR | | |
| Final Inspection | <u>7/12/94</u> | |

Application Received By: _____ Date _____

Application Approved By: [Signature] Date 6/15/94

Permit Issued By: [Signature] Date 6-15-94

Distribution: White-Office Green-Assessors Office Canary-Inspector Pink-Applicant Gold-Cashier

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.

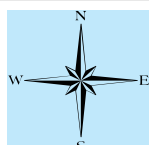
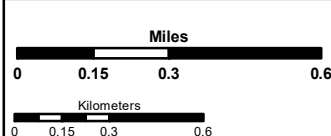
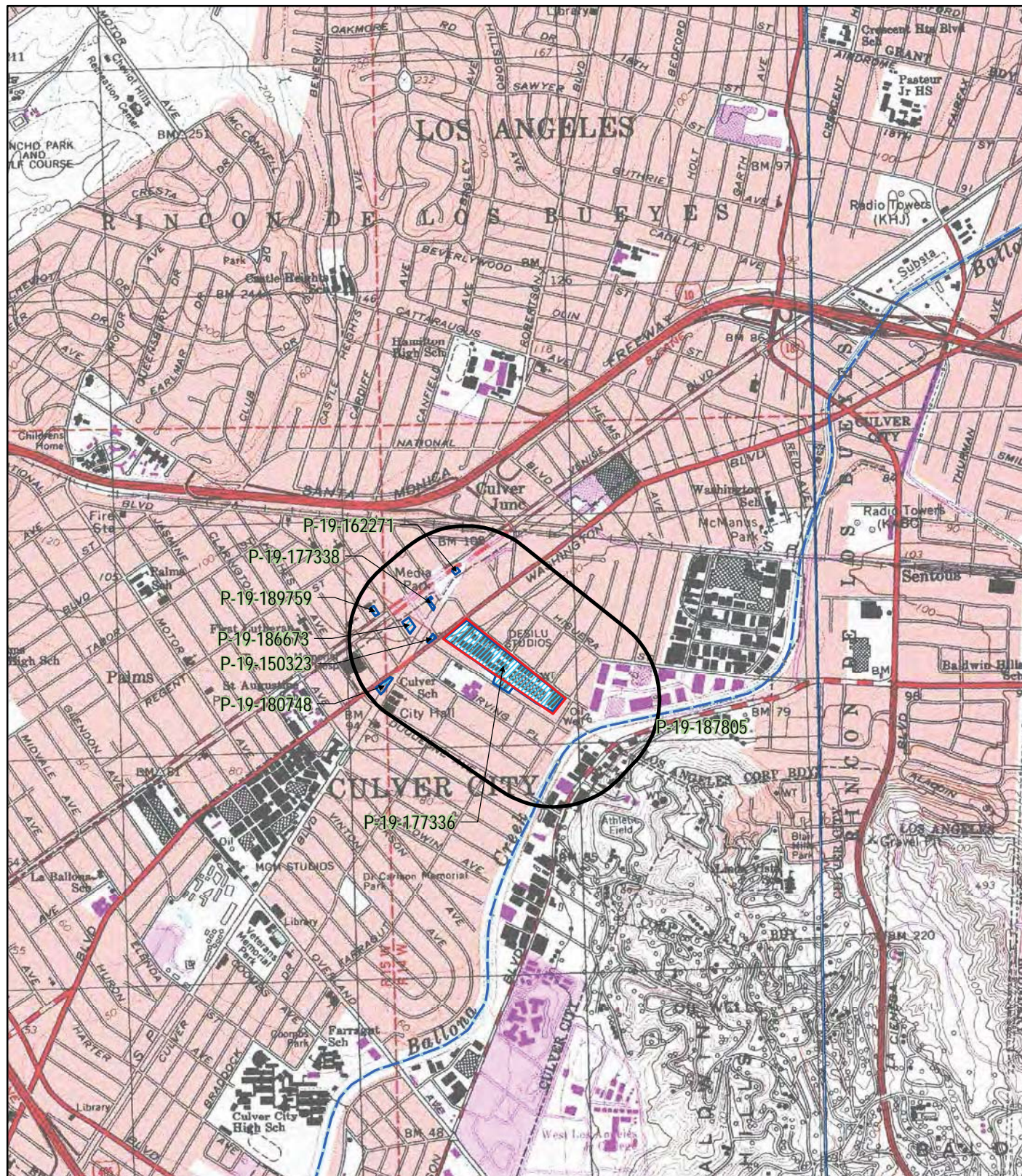
7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation

- 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 | | | | |
| 126180 | | 4906 BERRYMAN AVE | | CULVER CITY | P | 1948 | HIST.RES. | DOE-19-00-0293-0000 | 03/02/00 | 6Y | | | | | |
| | | | | | | | PROJ.REVW. | FHWA000207C | 03/02/00 | 6Y | | | | | |
| | | | | | | | HIST.RES. | DOE-19-02-0112-0000 | 03/25/02 | 6Y | | | | | |
| | | | | | | | PROJ.REVW. | FHWA990922X | 03/25/02 | 6Y | | | | | |
| 126181 | | 4941 BERRYMAN AVE | | CULVER CITY | P | 1949 | HIST.RES. | DOE-19-00-0294-0000 | 03/02/00 | 6Y | | | | | |
| | | | | | | | PROJ.REVW. | FHWA000207C | 03/02/00 | 6Y | | | | | |
| | | | | | | | HIST.RES. | DOE-19-02-0113-0000 | 03/25/02 | 6Y | | | | | |
| | | | | | | | PROJ.REVW. | FHWA990922X | 03/25/02 | 6Y | | | | | |
| 126182 | | 5011 BERRYMAN AVE | | CULVER CITY | P | 1950 | HIST.RES. | DOE-19-00-0295-0000 | 03/02/00 | 6Y | | | | | |
| | | | | | | | PROJ.REVW. | FHWA000207C | 03/02/00 | 6Y | | | | | |
| | | | | | | | HIST.RES. | DOE-19-02-0116-0000 | 03/25/02 | 6Y | | | | | |
| | | | | | | | PROJ.REVW. | FHWA990922X | 03/25/02 | 6Y | | | | | |
| 126098 | | 5136 BERRYMAN AVE | | CULVER CITY | P | 1951 | HIST.RES. | DOE-19-00-0296-0000 | 03/02/00 | 6Y | | | | | |
| | | | | | | | PROJ.REVW. | FHWA000207C | 03/02/00 | 6Y | | | | | |
| | | | | | | | HIST.RES. | DOE-19-02-0042-0000 | 03/25/02 | 6Y | | | | | |
| | | | | | | | PROJ.REVW. | FHWA990922X | 03/25/02 | 6Y | | | | | |
| 126097 | | 5140 BERRYMAN AVE | | CULVER CITY | P | 1951 | HIST.RES. | DOE-19-00-0225-0000 | 03/02/00 | 6Y | | | | | |
| | | | | | | | PROJ.REVW. | FHWA000207C | 03/02/00 | 6Y | | | | | |
| | | | | | | | HIST.RES. | DOE-19-02-0041-0000 | 03/25/02 | 6Y | | | | | |
| | | | | | | | PROJ.REVW. | FHWA990922X | 03/25/02 | 6Y | | | | | |
| 126096 | | 5144 BERRYMAN AVE | | CULVER CITY | P | 1951 | HIST.RES. | DOE-19-00-0224-0000 | 03/02/00 | 6Y | | | | | |
| | | | | | | | PROJ.REVW. | FHWA000207C | 03/02/00 | 6Y | | | | | |
| | | | | | | | HIST.RES. | DOE-19-02-0040-0000 | 03/25/02 | 6Y | | | | | |
| | | | | | | | PROJ.REVW. | FHWA990922X | 03/25/02 | 6Y | | | | | |
| 126095 | | 5152 BERRYMAN AVE | | CULVER CITY | P | 1951 | HIST.RES. | DOE-19-00-0223-0000 | 03/02/00 | 6Y | | | | | |
| | | | | | | | PROJ.REVW. | FHWA000207C | 03/02/00 | 6Y | | | | | |
| | | | | | | | HIST.RES. | DOE-19-02-0039-0000 | 03/25/02 | 6Y | | | | | |
| | | | | | | | PROJ.REVW. | FHWA990922X | 03/25/02 | 6Y | | | | | |
| 126171 | | 11323 BRADDOCK DR | | CULVER CITY | P | 1947 | HIST.RES. | DOE-19-00-0222-0000 | 03/02/00 | 6Y | | | | | |
| | | | | | | | PROJ.REVW. | FHWA000207C | 03/02/00 | 6Y | | | | | |
| | | | | | | | HIST.RES. | DOE-19-02-0103-0000 | 03/25/02 | 6Y | | | | | |
| | | | | | | | PROJ.REVW. | FHWA990922X | 03/25/02 | 6Y | | | | | |
| 126174 | | 11329 BRADDOCK DR | | CULVER CITY | P | 1947 | HIST.RES. | DOE-19-00-0285-0000 | 03/02/00 | 6Y | | | | | |
| | | | | | | | PROJ.REVW. | FHWA000207C | 03/02/00 | 6Y | | | | | |
| | | | | | | | HIST.RES. | DOE-19-02-0106-0000 | 03/25/02 | 6Y | | | | | |
| | | | | | | | PROJ.REVW. | FHWA990922X | 03/25/02 | 6Y | | | | | |
| 028014 | 19-177338 | 9355 CULVER BLVD | CITIZEN PUBLISHING COMPANY BUILDIN | CULVER CITY | P | 1929 | HIST.RES. | DOE-19-00-0288-0000 | 03/02/00 | 6Y | | | | | |
| | | | | | | | PROJ.REVW. | FHWA000207C | 03/02/00 | 6Y | | | | | |
| | | | | | | | HIST.RES. | NPS-87000082-0000 | 02/12/87 | 1S | | | | | |
| | | | | | | | HIST.SURV. | 0230-0003-0000 | 02/12/87 | 1S | | | | | |
| 073799 | | 9400 CULVER BLVD | CULVER HOTEL/HUNT HOTEL | CULVER CITY | P | 1924 | HIST.RES. | SPHI-LAN-038 | 09/02/86 | 7L | | | | | |
| | | | | | | | NAT.REG. | NPS-97000296-0000 | 04/14/97 | 1S | BC | | | | |
| | | | | | | | TAX.CERT. | 19-0243 | 04/14/97 | 1S | BC | | | | |
| | | | | | | | PROJ.REVW. | 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 | | | | | |
| | | | | | | | PROJ.REVW. | FHWA000207C | 03/02/00 | 6Y | | | | | |
| 126127 | | 11258 CULVER BLVD | | CULVER CITY | P | | HIST.RES. | DOE-19-02-0067-0000 | 03/25/02 | 6Y | | | | | |
| | | | | | | | PROJ.REVW. | FHWA990922X | 03/25/02 | 6Y | | | | | |
| | | | | | | | HIST.RES. | DOE-19-00-0250-0000 | 03/02/00 | 6Y | | | | | |
| | | | | | | | 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 | | | | |
| | | | | | | | PROJ.REVW. | FHWA990922X | 03/25/02 | 6Y | | | | |
| | | | | | | | 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 | | | | |
| | | | | | | | PROJ.REVW. | FHWA990922X | 03/25/02 | 6Y | | | | |
| | | | | | | | HIST.RES. | DOE-19-00-0251-0000 | 03/02/00 | 6Y | | | | |
| | | | | | | | PROJ.REVW. | FHWA000207C | 03/02/00 | 6Y | | | | |
| 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 | | | | |
| | | | | | | | HIST.RES. | DOE-19-00-0234-0000 | 03/02/00 | 6Y | | | | |
| | | | | | | | PROJ.REVW. | FHWA000207C | 03/02/00 | 6Y | | | | |
| 126105 | | 11348 UTOPIA AVE | | CULVER CITY | P | 1951 | HIST.RES. | DOE-19-02-0049-0000 | 03/25/02 | 6Y | | | | |
| | | | | | | | PROJ.REVW. | FHWA990922X | 03/25/02 | 6Y | | | | |
| | | | | | | | HIST.RES. | DOE-19-00-0232-0000 | 03/02/00 | 6Y | | | | |
| | | | | | | | PROJ.REVW. | FHWA000207C | 03/02/00 | 6Y | | | | |
| 126106 | | 11349 UTOPIA AVE | | CULVER CITY | P | 1951 | HIST.RES. | DOE-19-02-0050-0000 | 03/25/02 | 6Y | | | | |
| | | | | | | | PROJ.REVW. | FHWA990922X | 03/25/02 | 6Y | | | | |
| | | | | | | | 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 | | | | |
| | | | | | | | PROJ.REVW. | HRG940202Z | 06/19/94 | 6Y | | | | |
| 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 | | | | |
| | | | | | | | PROJ.REVW. | FHWA990922X | 03/25/02 | 6Y | | | | |
| | | | | | | | 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 | | | | |
| | | | | | | | PROJ.REVW. | FHWA990922X | 03/25/02 | 6Y | | | | |
| | | | | | | | HIST.RES. | DOE-19-00-0235-0000 | 03/02/00 | 6Y | | | | |
| | | | | | | | PROJ.REVW. | FHWA000207C | 03/02/00 | 6Y | | | | |
| 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 VERDON 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 | | |



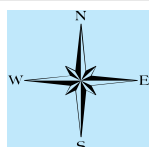
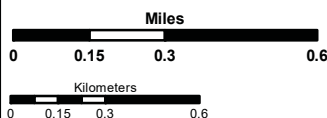
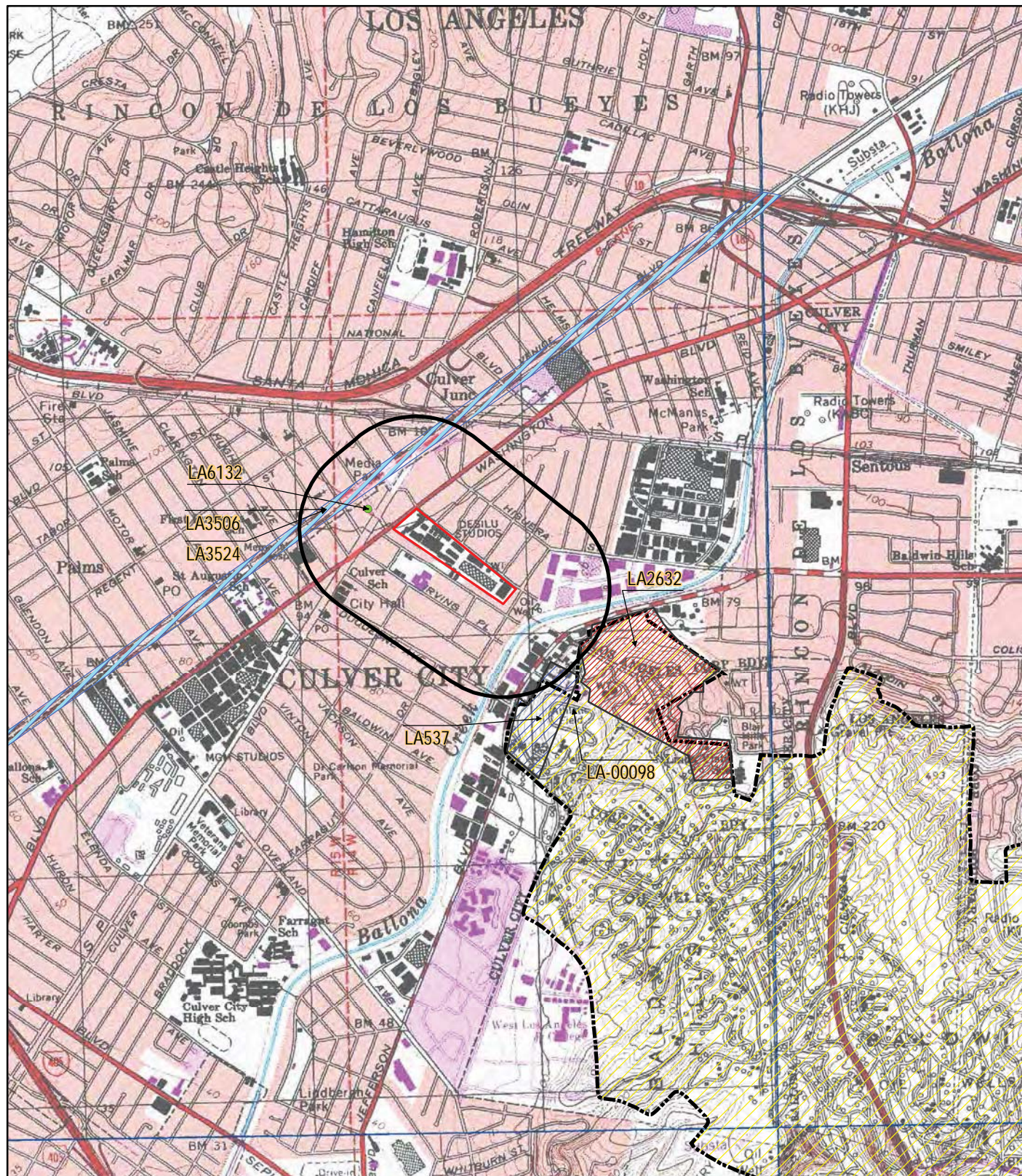
South Central Coastal Information Center

Resources, 1/4-mile APE:

19-150323, 19-162271, 19-177336,
19-177338, 19-180748, 19-186673,
19-187805, 19-189759

Beverly Hills, CA
USGS 7.5'
PR:1981 | 1:24,000
Inv. #14647
Dec 2014

May contain confidential information, NOT for public distribution

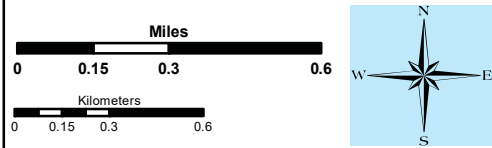
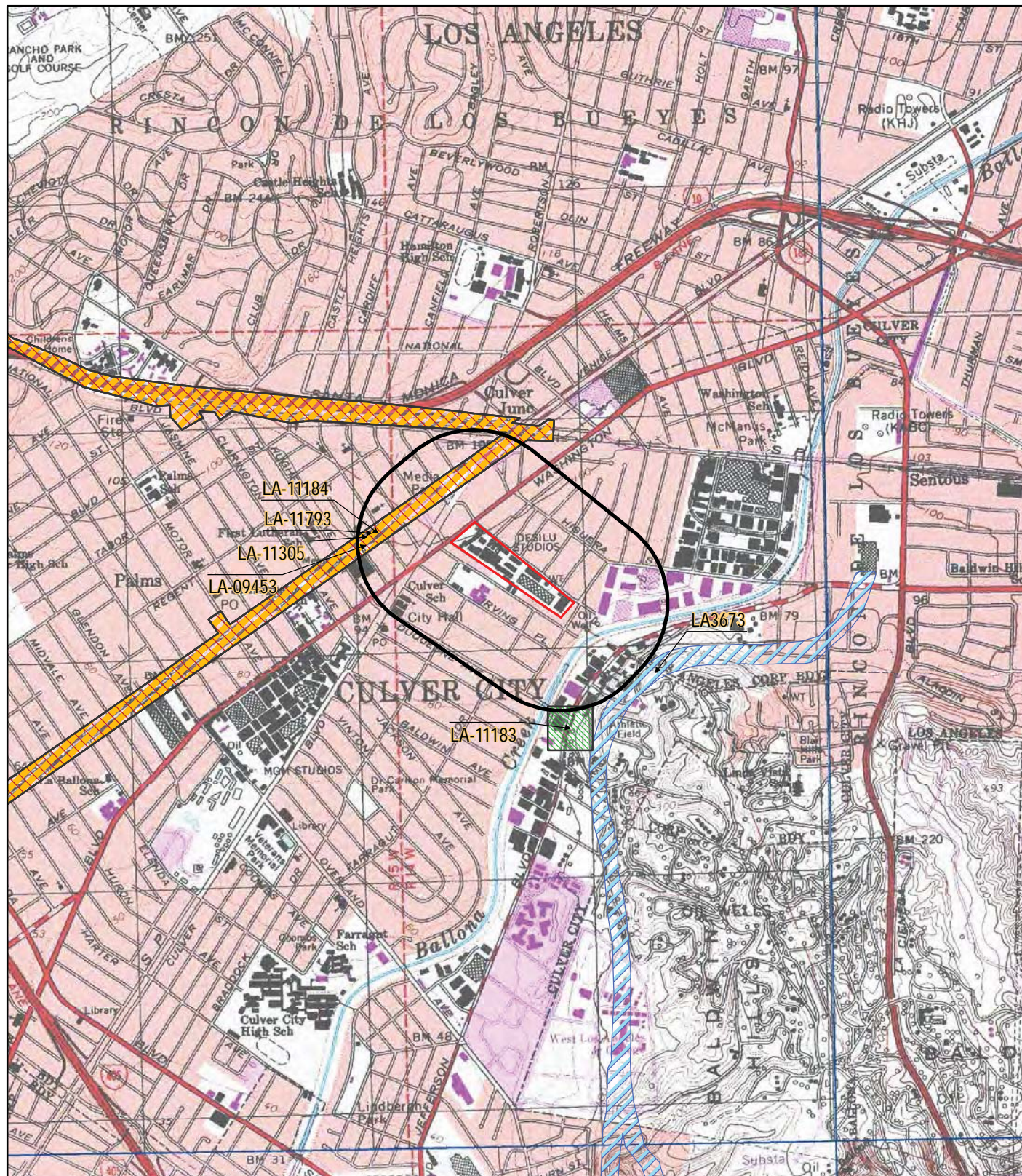


South Central Coastal Information Center

Reports, 1/4-mile APE:
LA98, LA537, LA2632, LA3506,
LA3524, LA6132

Beverly Hills, CA
USGS 7.5'
PR:1981 | 1:24,000
Inv. #14647
Dec 2014

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South Central Coastal Information Center

Reports, 1/4-mile APE:
LA3673, LA9453, LA11183,
LA11184, LA11305, LA11793

Beverly Hills, CA
USGS 7.5'
PR:1981 | 1:24,000
Inv. #14647
Dec 2014

May contain confidential information, NOT for public distribution

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542
sccic@fullerton.edu

California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

12/23/2014

Records Search File No.: 14647.795

Amanda Kainer
PCR Services
201 Santa Monica Blvd, Ste. 500
Santa Monica CA 90401

Re: The Culver Studios, 9336 and 9300 West Washington Boulevard, Culver City CA

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Beverly Hills, CA USGS 7.5' quadrangle. The following reflects the results of the records search for the project area and a ¼-mile radius:

As indicated on the data request form, the locations of reports and resources are provided in the following format: ☒ custom GIS maps ☐ shape files

| | |
|-----------------------------------|-------------------|
| Resources within project area: 1 | 19-177336 |
| Resources within ¼-mile radius: 7 | SEE ATTACHED LIST |
| Reports within project area: 0 | None |
| Reports within ¼-mile radius: 12 | SEE ATTACHED LIST |

Resource Database Printout (list):

☒ enclosed ☐ not requested ☐ nothing listed

Resource Database Printout (details):

☒ enclosed ☐ not requested ☐ nothing listed

Resource Digital Database (spreadsheet):

☐ enclosed ☒ not requested ☐ nothing listed

Report Database Printout (list):

☒ enclosed ☐ not requested ☐ nothing listed

Report Database Printout (details):

☒ enclosed ☐ not requested ☐ nothing listed

Report Digital Database (spreadsheet):

☐ enclosed ☒ not requested ☐ nothing listed

Resource Record Copies:

☒ enclosed ☐ not requested ☐ nothing listed

Report Copies:

☒ enclosed ☐ not requested ☐ nothing listed

OHP Historic Properties Directory:

☒ enclosed ☐ not requested ☐ nothing listed

Archaeological Determinations of Eligibility: ☐ enclosed ☒ not requested ☐ nothing listed

Los Angeles Historic-Cultural Monuments ☐ enclosed ☐ not requested ☒ nothing listed

Historical Maps: ☒ enclosed ☐ not requested ☐ nothing listed

Ethnographic Information: ☒ not available at SCCIC

Historical Literature: ☒ not available at SCCIC

GLO and/or Rancho Plat Maps: ☒ not available at SCCIC

Caltrans Bridge Survey: ☒ not available at SCCIC; please go to

<http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>

Shipwreck Inventory: ☒ not available at SCCIC; please go to

http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp

Soil Survey Maps: (see below) ☒ not available at SCCIC; please go to

<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

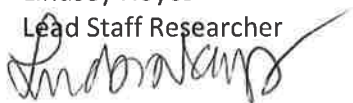
The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the [California Historical Resources Information System](#),

Lindsey Noyes
Lead Staff Researcher



Enclosures:

- (X) Custom Maps – 3 pdf pages
- (X) Resource Database Printout (list) – 1 pdf page
- (X) Resource Database Printout (details) – 8 pdf pages
- (X) Report Database Printout (list) – 2 pdf pages
- (X) Report Database Printout (details) – 13 pdf pages
- (X) Resource Record Copies (all) – 169 pdf pages
- (X) Report Copies (all) – 548 pdf + 75 hardcopy pages
- (X) OHP Historic Properties Directory – 3 pdf pages
- (X) National Register Status Codes – 1 pdf page
- (X) Historical Maps – 4 pdf pages
- (X) Invoice #14647.795

Report Detail: LA-00098

The Culver Studios

Identifiers

Report No.: LA-00098

Other IDs:

Cross-refs:

Citation information

Author(s): Clewlow, William C. Jr.

Year: 1975

Title: Evaluation of the Archaeological Resources and Potential Impact of the Development of Baldwin Hills County Regional Park

Affiliation: University of California, Los Angeles Archaeological Survey

No. pages: 25

No. maps:

Attributes: Archaeological, Field study

Inventory size: 900 ac

Disclosure:

Collections:

General notes

Associated resources

No. resources: 0

Has informals:

Location information

County(ies): Los Angeles

USGS quad(s): HOLLYWOOD, INGLEWOOD

Address:

PLSS:

Database record metadata

| | <i>Date</i> | <i>User</i> | |
|-----------------------|-------------|-------------|---|
| <i>Entered:</i> | 5/5/2008 | jay | |
| <i>Last modified:</i> | 8/6/2014 | agarcia | |
| <i>IC actions:</i> | <i>Date</i> | <i>User</i> | <i>Action taken</i> |
| | 5/6/2008 | jay | Appended records from old Surveys database. |
| <i>Record status:</i> | | | |

Report Detail: LA-00537

The Culver Studios

Identifiers

Report No.: LA-00537

Other IDs:

Cross-refs:

Citation information

Author(s): Whitley, David S.

Year: 1979

Title: Cultural Resources Assessment of the Proposed Culver City Park

Affiliation: Ancient Enterprises, Inc.

No. pages: 8

No. maps:

Attributes: Archaeological, Field study

Inventory size:

Disclosure:

Collections:

General notes

Associated resources

No. resources: 0

Has informals:

Location information

County(ies): Los Angeles

USGS quad(s): BEVERLY HILLS

Address:

PLSS:

Database record metadata

| <i>Date</i> | <i>User</i> |
|-------------|-------------|
|-------------|-------------|

| | |
|--------------------------|-----|
| <i>Entered:</i> 5/5/2008 | jay |
|--------------------------|-----|

| | |
|--------------------------------|---------|
| <i>Last modified:</i> 8/6/2014 | agarcia |
|--------------------------------|---------|

| <i>IC actions:</i> | <i>Date</i> | <i>User</i> | <i>Action taken</i> |
|--------------------|-------------|-------------|---------------------|
|--------------------|-------------|-------------|---------------------|

| | | | |
|--|----------|-----|---|
| | 5/6/2008 | jay | Appended records from old Surveys database. |
|--|----------|-----|---|

Record status:

Report Detail: LA-02632

The Culver Studios

Identifiers

Report No.: LA-02632

Other IDs:

Cross-refs:

Citation information

Author(s): Demcak, Carol R.

Year: 1992

Title: Cultural Resources Assessment of the 67-acre Vista Pacifica Project Area, Cities of Culver City and Los Angeles (Beverly Hills Quad), Los Angeles County, California

Affiliation: ARMC

No. pages: 10

No. maps:

Attributes: Archaeological, Field study

Inventory size:

Disclosure:

Collections:

General notes

Associated resources

No. resources: 0

Has informals:

Location information

County(ies): Los Angeles

USGS quad(s): BEVERLY HILLS

Address:

PLSS:

Database record metadata

| <i>Date</i> | <i>User</i> |
|-------------|-------------|
|-------------|-------------|

| | |
|--------------------------|-----|
| <i>Entered:</i> 5/5/2008 | jay |
|--------------------------|-----|

| | |
|--------------------------------|---------|
| <i>Last modified:</i> 8/6/2014 | agarcia |
|--------------------------------|---------|

| <i>IC actions:</i> | <i>Date</i> | <i>User</i> | <i>Action taken</i> |
|--------------------|-------------|-------------|---------------------|
|--------------------|-------------|-------------|---------------------|

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|--|----------|-----|---|
| | 5/6/2008 | jay | Appended records from old Surveys database. |
|--|----------|-----|---|

Record status:

Report Detail: LA-03506

The Culver Studios

Identifiers

Report No.: LA-03506

Other IDs:

Cross-refs:

Citation information

Author(s): Sweet, R. K.

Year: 1963

Title: Ucas-1963-x2 Venice Boulevard, Route 163, Los Angeles County

Affiliation: UCAS

No. pages:

No. maps:

Attributes: Archaeological, Field study

Inventory size: 3 li mi

Disclosure:

Collections:

General notes

Associated resources

No. resources: 0

Has informals:

Location information

County(ies): Los Angeles

USGS quad(s): BEVERLY HILLS, VENICE

Address:

PLSS:

Database record metadata

| <i>Date</i> | <i>User</i> |
|-------------|-------------|
|-------------|-------------|

| | |
|--------------------------|-----|
| <i>Entered:</i> 5/5/2008 | jay |
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Last modified:

| <i>IC actions:</i> | <i>Date</i> | <i>User</i> | <i>Action taken</i> |
|--------------------|-------------|-------------|---------------------|
|--------------------|-------------|-------------|---------------------|

| | | | |
|--|----------|-----|---|
| | 5/6/2008 | jay | Appended records from old Surveys database. |
|--|----------|-----|---|

Record status:

Report Detail: LA-03524

The Culver Studios

Identifiers

Report No.: LA-03524

Other IDs:

Cross-refs:

Citation information

Author(s): Chartkoff, Joe and Kerry Chartkoff

Year: 1965

Title: Ucas-073 Venice Boulevard 7-la-187, Los Angeles County

Affiliation: UCAS

No. pages:

No. maps:

Attributes: Archaeological, Field study

Inventory size: 2.74 li mi

Disclosure:

Collections:

General notes

Associated resources

No. resources: 0

Has informals:

Location information

County(ies): Los Angeles

USGS quad(s): BEVERLY HILLS, HOLLYWOOD

Address:

PLSS:

Database record metadata

| <i>Date</i> | <i>User</i> |
|-------------|-------------|
|-------------|-------------|

| | |
|--------------------------|-----|
| <i>Entered:</i> 5/5/2008 | jay |
|--------------------------|-----|

Last modified:

| <i>IC actions:</i> | <i>Date</i> | <i>User</i> | <i>Action taken</i> |
|--------------------|-------------|-------------|---------------------|
|--------------------|-------------|-------------|---------------------|

| | | | |
|--|----------|-----|---|
| | 5/6/2008 | jay | Appended records from old Surveys database. |
|--|----------|-----|---|

Record status:

Report Detail: LA-03673

The Culver Studios

Identifiers

Report No.: LA-03673

Other IDs:

Cross-refs:

Citation information

Author(s): Anonymous

Year: 1987

Title: Historic Property Survey Report North Outfall Relief Sewer (nors)

Affiliation: Myra L. Frank & Associates

No. pages: 45

No. maps:

Attributes: Archaeological, Field study, Other research

Inventory size: Unknown

Disclosure:

Collections:

General notes

Associated resources

| Primary No. | Trinomial | Name |
|-------------|-----------|-----------------------------|
| P-19-150439 | | Sybil Furthman Residence |
| P-19-150440 | | Knaster Furniture Factory |
| P-19-150441 | | Westchester Lutheran School |
| P-19-150442 | | Broadway Dept Store |
| P-19-150443 | | Spencer Residence |
| P-19-150444 | | Ferro Composites |
| P-19-150445 | | Korner Deli Restaurant |

No. resources: 7

Has informals:

Location information

County(ies): Los Angeles

USGS quad(s): BEVERLY HILLS, HOLLYWOOD, INGLEWOOD, VENICE

Address:

PLSS:

Database record metadata

| | Date | User | |
|----------------|-----------|--------|---|
| Entered: | 5/5/2008 | jay | |
| Last modified: | 7/20/2009 | mgalez | |
| IC actions: | Date | User | Action taken |
| | 5/6/2008 | jay | Appended records from old Surveys database. |
| | 7/20/2009 | mgalez | addes sites to list. |
| Record status: | | | |

Report Detail: LA-06132

The Culver Studios

Identifiers

Report No.: LA-06132

Other IDs:

Cross-refs:

Citation information

Author(s): Duke, Curt

Year: 2001

Title: Cultural Resource Assessment Cingular Wireless Facility No. Sm 133-09 Los Angeles County, California

Affiliation: LSA Associates, Inc.

No. pages:

No. maps:

Attributes: Archaeological, Field study

Inventory size: .25 ac

Disclosure:

Collections:

General notes

NR 97000296 is .5 mile from facility (Culver Hotel) 19-186673

Associated resources

No. resources: 0

Has informals:

Location information

County(ies): Los Angeles

USGS quad(s): BEVERLY HILLS

Address:

PLSS:

Database record metadata

| Date | User |
|------|------|
|------|------|

| | |
|-------------------|-----|
| Entered: 5/5/2008 | jay |
|-------------------|-----|

Last modified:

| IC actions: | Date | User | Action taken |
|-------------|------|------|--------------|
|-------------|------|------|--------------|

| | | | |
|--|----------|-----|---|
| | 5/6/2008 | jay | Appended records from old Surveys database. |
|--|----------|-----|---|

Record status:

Report Detail: LA-09453

The Culver Studios

Identifiers

Report No.: LA-09453

Other IDs:

Cross-refs:

Citation information

Author(s): Ehringer, Candice and Strauss, Monica

Year: 2009

Title: Exposition Corridor Transit Project Phase 2 Archaeological Survey Report

Affiliation: EDAW, Inc.

No. pages: 100

No. maps:

Attributes: Archaeological, Field study

Inventory size:

Disclosure: Not for publication

Collections: Unknown

General notes

Associated resources

| <i>Primary No.</i> | <i>Trinomial</i> | <i>Name</i> |
|--------------------|------------------|-------------------------------|
| P-19-003803 | CA-LAN-003803H | Santa Monica Air Line Segment |

No. resources: 1

Has informals:

Location information

County(ies): Los Angeles

USGS quad(s): BEVERLY HILLS

Address:

PLSS:

Database record metadata

| <i>Date</i> | <i>User</i> |
|---------------------------------|-------------|
| <i>Entered:</i> 9/16/2008 | tshackford |
| <i>Last modified:</i> 12/6/2011 | mgalaz |
| <i>IC actions:</i> | |
| <i>Record status:</i> | |

Report Detail: LA-11183

The Culver Studios

Identifiers

Report No.: LA-11183

Other IDs:

Cross-refs:

Citation information

Author(s): Bost, Matthew A.

Year: 2006

Title: A Phase I Archaeological Study for the Culver City Park Skate Park Project, Culver City, California

Affiliation: Patricia A. Mooney

No. pages: 20

No. maps:

Attributes: Archaeological, Field study

Inventory size:

Disclosure: Not for publication

Collections: Yes

General notes

Associated resources

| Primary No. | Trinomial | Name |
|-------------|---------------|--------------------------------|
| P-19-000053 | CA-LAN-000053 | Farragut Drive School Site |
| P-19-000055 | CA-LAN-000055 | Shulene #1 |
| P-19-000056 | CA-LAN-000056 | Rozaire #1 |
| P-19-000057 | CA-LAN-000057 | Lindberg Park Site |
| P-19-000058 | CA-LAN-000058 | Machado Site |
| P-19-000066 | CA-LAN-000066 | Malcolm Farmer's Playa del Rey |
| P-19-000068 | CA-LAN-000068 | Malcolm Farmer's Baldwin Hills |

No. resources: 7

Has informals:

Location information

County(ies): Los Angeles

USGS quad(s): BEVERLY HILLS

Address: Address

City

Assessor's parcel no.

Zip code

Culver City

PLSS:

Database record metadata

| Date | User |
|------|------|
|------|------|

| | |
|--------------------|---------|
| Entered: 11/8/2011 | agarcia |
|--------------------|---------|

| | |
|-------------------------|---------|
| Last modified: 8/7/2014 | agarcia |
|-------------------------|---------|

IC actions:

Record status:

Report Detail: LA-11184

The Culver Studios

Identifiers

Report No.: LA-11184

Other IDs:

Cross-refs:

Citation information

Author(s): Born, Monica

Year: 2008

Title: Exposition Corridor Project Phase 2 (FTA 070320A), Request for Concurrence--Detailed Reconnaissance Survey

Affiliation: Exposition Metro Line Construction Authority

No. pages: 75

No. maps:

Attributes: Excavation

Inventory size:

Disclosure:

Collections:

General notes

Associated resources

No. resources: 0

Has informals:

Location information

County(ies): Los Angeles

USGS quad(s): BEVERLY HILLS

Address:

PLSS:

Database record metadata

| <i>Date</i> | <i>User</i> |
|-------------|-------------|
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|---------------------------|--------|
| <i>Entered:</i> 11/3/2011 | Inoyes |
|---------------------------|--------|

| | |
|---------------------------------|--------|
| <i>Last modified:</i> 11/3/2011 | Inoyes |
|---------------------------------|--------|

IC actions:

Record status:

Report Detail: LA-11305

The Culver Studios

Identifiers

Report No.: LA-11305

Other IDs:

Cross-refs:

Citation information

Author(s): Meiser, M.K.

Year: 2009

Title: Historical Resources Evaluation Report for the Exposition Corridor Transit Project Phase 2, Los Angeles County, California

Affiliation: EDAW, Inc.

No. pages: 283

No. maps:

Attributes: Architectural/historical, Evaluation

Inventory size:

Disclosure: Not for publication

Collections: No

General notes

Associated resources

| Primary No. | Trinomial | Name |
|-------------|-----------|---------------------------------|
| P-19-162271 | | Los Angeles Pacific Co, Ivy Sub |
| P-19-177851 | | Dr Nathaniel Huns House |
| P-19-178087 | | 528 Colorado Ave |
| P-19-189750 | | Motor Ave & National Blvd Bridg |
| P-19-189751 | | 1920 Olympic Blvd |
| P-19-189752 | | 1301 Olympic Blvd |
| P-19-189753 | | 2431 Corinth Ave |
| P-19-189754 | | 1804 Colorado Ave |
| P-19-189755 | | 1706 21st St |
| P-19-189756 | | 1625 20th St |
| P-19-189757 | | 2200 Wellesley Ave |
| P-19-189758 | | 9813 Venice Blvd |
| P-19-189759 | | Culver City Masonic Lodge #467 |
| P-19-189760 | | 10966 Venice Blvd |
| P-19-189761 | | Citizens State Bank |
| P-19-189762 | | 3801-3803 Tilden Ave, 11030-11 |
| P-19-189763 | | W J Sloan Warehouse |
| P-19-189764 | | Westdale Savings & Loan |
| P-19-189765 | | 2527-2531 S Sepulveda Blvd |
| P-19-189766 | | Kelbo's Hawaiian Barbeque |
| P-19-189767 | | 12414 Exposition Blvd |
| P-19-189768 | | 11928 Exposition Blvd |
| P-19-189769 | | 11156 Charnock Rd |
| P-19-189770 | | Sears Roebuck & Co Automotiv |
| P-19-189771 | | Sears Roebuck & Co Bldg |

No. resources: 25

Has informals:

Location information

County(ies): Los Angeles

USGS quad(s):

Address:

PLSS:

Report Detail: LA-11305

The Culver Studios

Database record metadata

| | <i>Date</i> | <i>User</i> |
|-----------------------|-------------|-------------|
| <i>Entered:</i> | 12/9/2011 | agarcia |
| <i>Last modified:</i> | 8/7/2014 | agarcia |
| <i>IC actions:</i> | | |
| <i>Record status:</i> | | |

Report Detail: LA-11793

The Culver Studios

Identifiers

Report No.: LA-11793

Other IDs:

Cross-refs:

Citation information

Author(s): Meiser, M.K.

Year: 2009

Title: Addendum to the Historical Resources Evaluation Report and Archeological Survey Report for Project Changes and Design Options the Exposition Corridor Transit Project Phase 2, Los Angeles County, California

Affiliation: Exposition Metro Line Construction Authority

No. pages: 28

No. maps:

Attributes: Architectural/historical, Evaluation

Inventory size:

Disclosure:

Collections:

General notes

Associated resources

| <i>Primary No.</i> | <i>Trinomial</i> | <i>Name</i> |
|--------------------|------------------|-----------------------|
| P-19-190024 | | 11150 Exposition Blvd |
| P-19-190025 | | 11158 Exposition Blvd |
| P-19-190026 | | 11170 Exposition Blvd |
| P-19-190027 | | 3401 Exposition Blvd |

No. resources: 4

Has informals:

Location information

County(ies): Los Angeles

USGS quad(s): BEVERLY HILLS

Address:

PLSS:

Database record metadata

| <i>Date</i> | <i>User</i> |
|-------------|-------------|
|-------------|-------------|

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|---------------------------|--------|
| <i>Entered:</i> 10/3/2012 | Inoyes |
|---------------------------|--------|

| | |
|---------------------------------|--------|
| <i>Last modified:</i> 10/3/2012 | Inoyes |
|---------------------------------|--------|

IC actions:

Record status:

Report List

The Culver Studios

| Report No. | Other IDs | Year | Author(s) | Title | Affiliation | Resources |
|------------|-----------|------|---------------------------------------|---|---|---|
| LA-00098 | | 1975 | Clewlöw, William C. Jr. | Evaluation of the Archaeological Resources and Potential Impact of the Development of Baldwin Hills County Regional Park | University of California, Los Angeles Archaeological Survey | |
| LA-00537 | | 1979 | Whitley, David S. | Cultural Resources Assessment of the Proposed Culver City Park | Ancient Enterprises, Inc. | |
| LA-02632 | | 1992 | Demcak, Carol R. | Cultural Resources Assessment of the 67-acre Vista Pacifica Project Area, Cities of Culver City and Los Angeles (Beverly Hills Quad), Los Angeles County, California | ARMC | |
| LA-03506 | | 1963 | Sweet, R. K. | Ucas-1963-x2 Venice Boulevard, Route 163, Los Angeles County | UCAS | |
| LA-03524 | | 1965 | Chartkoff, Joe and Kerry Chartkoff | Ucas-073 Venice Boulevard 7-la-187, Los Angeles County | UCAS | |
| LA-03673 | | 1987 | Anonymous | Historic Property Survey Report North Outfall Relief Sewer (nors) | Myra L. Frank & Associates | 19-150439, 19-150440, 19-150441, 19-150442, 19-150443, 19-150444, 19-150445 |
| LA-06132 | | 2001 | Duke, Curt | Cultural Resource Assessment Cingular Wireless Facility No. Sm 133-09 Los Angeles County, California | LSA Associates, Inc. | |
| LA-09453 | | 2009 | Ehringer, Candice and Strauss, Monica | Exposition Corridor Transit Project Phase 2 Archaeological Survey Report | EDAW, Inc. | 19-003803 |
| LA-11183 | | 2006 | Boxt, Matthew A. | A Phase I Archaeological Study for the Culver City Park Skate Park Project, Culver City, California | Patricia A. Mooney | 19-000053, 19-000055, 19-000056, 19-000057, 19-000058, 19-000066, 19-000068 |
| LA-11184 | | 2008 | Born, Monica | Exposition Corridor Project Phase 2 (FTA 070320A), Request for Concurrence-- Detailed Reconnaissance Survey | Exposition Metro Line Construction Authority | |
| LA-11305 | | 2009 | Meiser, M.K. | Historical Resources Evaluation Report for the Exposition Corridor Transit Project Phase 2, Los Angeles County, California | EDAW, Inc. | 19-162271, 19-177851, 19-178087, 19-189750, 19-189751, 19-189752, 19-189753, 19-189754, 19-189755, 19-189756, 19-189757, 19-189758, 19-189759, 19-189760, 19-189761, 19-189762, 19-189763, 19-189764, 19-189765, 19-189766, 19-189767, 19-189768, 19-189769, 19-189770, 19-189771 |

Report List

The Culver Studios

| Report No. | Other IDs | Year | Author(s) | Title | Affiliation | Resources |
|------------|-----------|------|--------------|---|--|--|
| LA-11793 | | 2009 | Meiser, M.K. | Addendum to the Historical Resources Evaluation Report and Archeological Survey Report for Project Changes and Design Options the Exposition Corridor Transit Project Phase 2, Los Angeles County, California | Exposition Metro Line Construction Authority | 19-190024, 19-190025, 19-190026, 19-190027 |

Resource Detail: P-19-150323

The Culver Studios

Identifying information

Primary No.: P-19-150323

Trinomial:

Name: Culver Hotel

Other IDs: Type

Name

OHP Property Numb 073799

Resource Name Culver Hotel

Other Hunt Hotel

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Other

Attribute codes: HP05 (Hotel/motel)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

| Date | Recorder(s) | Affiliation | Notes |
|----------|-------------|-------------|-------|
| 1/2/1997 | | | |

Associated reports

Location information

County: Los Angeles

USGS quad(s): BEVERLY HILLS

Address: Address

City

Assessor's parcel no.

Zip code

9400 Culver Blvd

Culver City

90232

PLSS:

UTMs:

Management status

Database record metadata

Date User

Entered: 5/1/2008 jay

Last modified: 5/31/2012 mgalaz

IC actions: Date

User

Action taken

5/1/2008 jay

Appended records from Encodent database.

Record status:

Resource Detail: P-19-162271

The Culver Studios

Identifying information

Primary No.: P-19-162271

Trinomial:

Name: Los Angeles Pacific Co, Ivy Substation

| | | |
|-------------------|-------------------|--|
| <i>Other IDs:</i> | <i>Type</i> | <i>Name</i> |
| | OHP Property Numb | 021226 |
| | Resource Name | Los Angeles Pacific Co, Ivy Substation |
| | Other | Pacific Electric RR Co Culver Substation |
| | Voided | 19-167271 |

Cross-refs: See also 19-167271

Attributes

Resource type: Building

Age: Historic

Information base: Other

Attribute codes: HP04 (Ancillary building); HP09 (Public utility building); HP10 (Theater)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

| <i>Date</i> | <i>Recorder(s)</i> | <i>Affiliation</i> | <i>Notes</i> |
|-------------|--------------------|--|--|
| 1/20/1981 | David G. Cameron | Electric Railway Historical Association of Southern California | National Register of Historic Places Inventory-Nomination Form |
| 6/5/2008 | M. K. Meiser | EDAW, Inc | DPR Forms |

Associated reports

| <i>Report No.</i> | <i>Year</i> | <i>Title</i> | <i>Affiliation</i> |
|-------------------|-------------|--|--------------------|
| LA-11305 | 2009 | Historical Resources Evaluation Report for the Exposition Corridor Transit Project Phase 2, Los Angeles County, California | EDAW, Inc. |

Location information

County: Los Angeles

USGS quad(s): BEVERLY HILLS

| | | | | |
|-----------------|------------------|-------------|------------------------------|-----------------|
| <i>Address:</i> | <i>Address</i> | <i>City</i> | <i>Assessor's parcel no.</i> | <i>Zip code</i> |
| | 9015 Venice Blvd | Los Angeles | 4206-034-906 | |

PLSS:

UTMs:

Management status

Database record metadata

| <i>Date</i> | <i>User</i> | |
|---------------------------------|-------------|-------------|
| <i>Entered:</i> 9/16/2010 | mgalaz | |
| <i>Last modified:</i> 10/20/201 | sstjames | |
| <i>IC actions:</i> | <i>Date</i> | <i>User</i> |
| | 9/16/2010 | mgalaz |
| | 12/6/2011 | mgalaz |

Action taken

Inoyes-entered

Updated.

Record status:

Resource Detail: P-19-177336

The Culver Studios

Identifying information

Primary No.: P-19-177336

Trinomial:

Name: Culver City Studio

| Other IDs: | Type | Name |
|------------|-------------------|--------------------|
| | OHP Property Numb | 028012 |
| | Resource Name | Culver City Studio |
| | Other | Desilu Studios |
| | Other | Thomas Ince Studio |
| | Other | Selznick Studio |
| | Other | DeMille Studio |

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Other

Attribute codes: HP06 (1-3 story commercial building)

Disclosure: Unrestricted

Collections:

Accession no(s):

Facility:

General notes

Recording events

| Date | Recorder(s) | Affiliation | Notes |
|-----------|---------------------------|------------------------|-------|
| 11/1/1976 | Smith, Dennis, Tom Sitton | Natural History Museum | |

Associated reports

Location information

County: Los Angeles

USGS quad(s): BEVERLY HILLS

| Address: | Address | City | Assessor's parcel no. | Zip code |
|----------|----------------------|-------------|-----------------------|----------|
| | 9336 Washington Blvd | Culver City | | |

PLSS:

UTMs:

Management status

Database record metadata

| Date | User |
|------|------|
|------|------|

Entered: 9/3/2008

Last modified: 7/10/2012 mgalaz

| IC actions: | Date | User | Action taken |
|-------------|------|------|--------------|
|-------------|------|------|--------------|

| | | | |
|--|----------|-----|---|
| | 9/3/2008 | jay | Appended data from Encodent database (standalone historics table; not in Sites-All) |
|--|----------|-----|---|

Record status:

Resource Detail: P-19-177338

The Culver Studios

Identifying information

Primary No.: P-19-177338

Trinomial:

Name: Citizen Publishing Co Bldg

Other IDs: Type Name

OHP Property Numb 028014

Resource Name Citizen Publishing Co Bldg

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Other

Attribute codes: HP06 (1-3 story commercial building)

Disclosure: Unrestricted

Collections:

Accession no(s):

Facility:

General notes

Recording events

| Date | Recorder(s) | Affiliation | Notes |
|-----------|-----------------|-------------|-------|
| 5/19/1986 | C . A. Anderson | | |

Associated reports

Location information

County: Los Angeles

USGS quad(s): BEVERLY HILLS

Address: Address

9355 Culver Blvd

City

Culver City

Assessor's parcel no.

Zip code

PLSS:

UTMs:

Management status

Database record metadata

Date User

Entered: 1/27/2011 mgalaz

Last modified: 10/9/2012 sstjames

IC actions:

Record status:

Resource Detail: P-19-180748

The Culver Studios

Identifying information

Primary No.: P-19-180748

Trinomial:

Name: Washington Bldg

| | | |
|------------|-------------------|-----------------|
| Other IDs: | Type | Name |
| | OHP Property Numb | 073357 |
| | Resource Name | Washington Bldg |
| | Other | Flatiron Bldg |

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Other

Attribute codes: HP06 (1-3 story commercial building)

Disclosure: Unrestricted

Collections: No

Accession no(s):

Facility:

General notes

Recording events

| Date | Recorder(s) | Affiliation | Notes |
|-----------|-------------|-------------|-------|
| 11/9/1989 | C Anderson | | |

Associated reports

Location information

County: Los Angeles

USGS quad(s): BEVERLY HILLS

| Address: Address | City | Assessor's parcel no. | Zip code |
|----------------------|-------------|-----------------------|----------|
| 9720 Washington Blvd | Culver City | | |

PLSS:

UTMs:

Management status

Database record metadata

| Date | User |
|------|------|
|------|------|

Entered: 9/3/2008

Last modified: 12/22/2011 sstjames

| IC actions: Date | User | Action taken |
|------------------|------|--------------|
|------------------|------|--------------|

| | | |
|----------|-----|---|
| 9/3/2008 | jay | Appended data from Encodent database (standalone historics table; not in Sites-All) |
|----------|-----|---|

Record status:

Resource Detail: P-19-186673

The Culver Studios

Identifying information

Primary No.: P-19-186673

Trinomial:

Name: Pacific Bell Switch Bldg

Other IDs: Type Name

Resource Name Pacific Bell Switch Bldg

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Other

Attribute codes: HP09 (Public utility building)

Disclosure: Unrestricted

Collections:

Accession no(s):

Facility:

General notes

Recording events

| Date | Recorder(s) | Affiliation | Notes |
|------------|-------------|-------------|-------|
| 11/19/2001 | J. Marvin | LSA | |

Associated reports

Location information

County: Los Angeles

USGS quad(s): BEVERLY HILLS

| Address: Address | City | Assessor's parcel no. | Zip code |
|------------------|-------------|-----------------------|----------|
| 3847 Cardiff Ave | Culver City | 4207-001-801 | |

PLSS:

UTMs:

Management status

Database record metadata

| Date | User |
|------|------|
|------|------|

Entered: 5/1/2008 jay

Last modified: 7/25/2012 sstjames

| IC actions: Date | User | Action taken |
|------------------|------|--------------|
|------------------|------|--------------|

| | | |
|----------|-----|--|
| 5/1/2008 | jay | Appended records from Encodent database. |
|----------|-----|--|

Record status:

Resource Detail: P-19-187805

The Culver Studios

Identifying information

Primary No.: P-19-187805

Trinomial:

Name: Ballona Creek Flood Control Channel

| | | |
|------------|-------------------|-------------------------------------|
| Other IDs: | Type | Name |
| | OHP Property Numb | 162277 |
| | Resource Name | Ballona Creek Flood Control Channel |
| | Other | 07-LA-1-KP 48.9/49.4 EA166061 |

Cross-refs:

Attributes

Resource type: Structure

Age: Historic

Information base: Other

Attribute codes: HP20 (Canal/aqueduct)

Disclosure: Unrestricted

Collections:

Accession no(s):

Facility:

General notes

Recording events

| Date | Recorder(s) | Affiliation | Notes |
|-----------|-------------|-------------|-------|
| 8/15/2000 | D. Kane | Caltrans | |

Associated reports

Location information

County: Los Angeles

USGS quad(s): BEVERLY HILLS, HOLLYWOOD, VENICE

Address:

PLSS:

UTMs:

Management status

Database record metadata

| Date | User | | |
|--------------------------|----------|------|---|
| Entered: 9/3/2008 | | | |
| Last modified: 6/12/2012 | agarcia | | |
| IC actions: | Date | User | Action taken |
| | 9/3/2008 | jay | Appended data from Encodent database (standalone historics table; not in Sites-All) |
| Record status: | | | |

Resource Detail: P-19-189759

The Culver Studios

Identifying information

Primary No.: P-19-189759

Trinomial:

Name: Culver City Masonic Lodge #467

Other IDs: *Type* *Name*

Resource Name Culver City Masonic Lodge #467

Cross-refs:

Attributes

Resource type: Building

Age: Historic

Information base: Other

Attribute codes: HP13 (Community center/social hall)

Disclosure: Unrestricted

Collections:

Accession no(s):

Facility:

General notes

Recording events

| <i>Date</i> | <i>Recorder(s)</i> | <i>Affiliation</i> | <i>Notes</i> |
|-------------|--------------------|--------------------|--------------|
| 6/5/2008 | M. K. Meiser | EDAW, Inc | |

Associated reports

| <i>Report No.</i> | <i>Year</i> | <i>Title</i> | <i>Affiliation</i> |
|-------------------|-------------|--|--------------------|
| LA-11305 | 2009 | Historical Resources Evaluation Report for the Exposition Corridor Transit Project Phase 2, Los Angeles County, California | EDAW, Inc. |

Location information

County: Los Angeles

USGS quad(s): BEVERLY HILLS

| <i>Address:</i> | <i>Address</i> | <i>City</i> | <i>Assessor's parcel no.</i> | <i>Zip code</i> |
|-----------------|------------------|-------------|------------------------------|-----------------|
| | 9635 Venice Blvd | Culver City | | |

PLSS:

UTMs:

Management status

Database record metadata

| <i>Date</i> | <i>User</i> |
|---------------------------------|-------------|
| <i>Entered:</i> 12/6/2011 | mgalaz |
| <i>Last modified:</i> 9/25/2012 | sstjames |
| <i>IC actions:</i> | |
| <i>Record status:</i> | |

Resource List

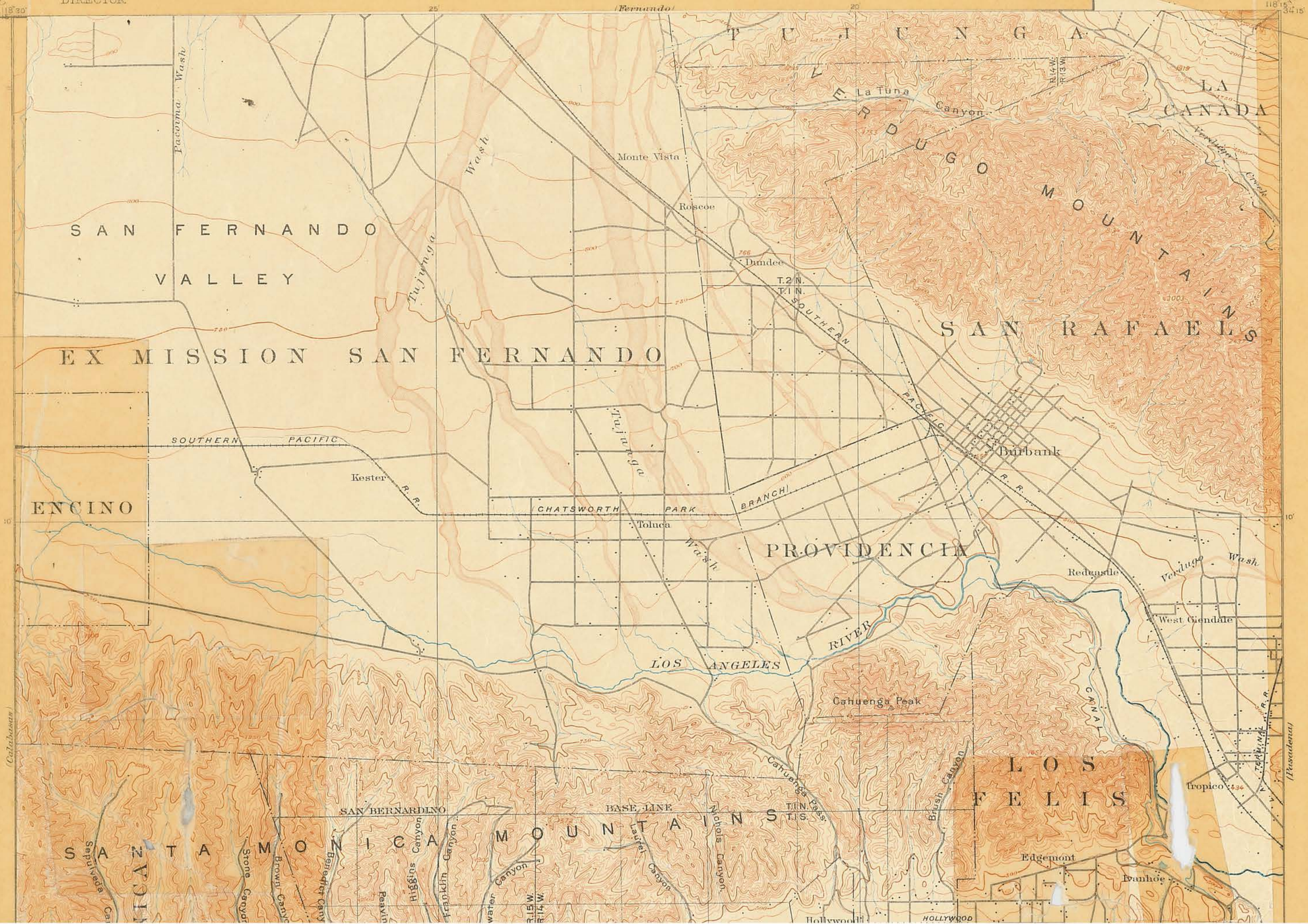
The Culver Studios

| Primary No. | Trinomial | Other IDs | Type | Age | Attribute codes | Recorded by | Reports |
|-------------|-----------|---|-----------|----------|--|--|----------|
| P-19-150323 | | OHP Property Number - 073799; Resource Name - Culver Hotel; Other - Hunt Hotel | Building | Historic | HP05 (Hotel/motel) | 1997 | |
| P-19-162271 | | OHP Property Number - 021226; Resource Name - Los Angeles Pacific Co, Ivy Substation; Other - Pacific Electric RR Co Culver Substation; Voided - 19-167271 | Building | Historic | HP04 (Ancillary building); HP09 (Public utility building); HP10 (Theater) | 1981 (David G. Cameron, Electric Railway Historical Association of Southern California); 2008 (M. K. Meiser, EDAW, Inc) | LA-11305 |
| P-19-177336 | | OHP Property Number - 028012; Resource Name - Culver City Studio; Other - Desilu Studios; Other - Thomas Ince Studio; Other - Selznick Studio; Other - DeMille Studio | Building | Historic | HP06 (1-3 story commercial building) | 1976 (Smith, Dennis, Tom Sitton, Natural History Museum) | |
| P-19-177338 | | OHP Property Number - 028014; Resource Name - Citizen Publishing Co Bldg | Building | Historic | HP06 (1-3 story commercial building) | 1986 (C . A. Anderson) | |
| P-19-180748 | | OHP Property Number - 073357; Resource Name - Washington Bldg; Other - Flatiron Bldg | Building | Historic | HP06 (1-3 story commercial building) | 1989 (C Anderson) | |
| P-19-186673 | | Resource Name - Pacific Bell Switch Bldg | Building | Historic | HP09 (Public utility building) | 2001 (J. Marvin, LSA) | |
| P-19-187805 | | OHP Property Number - 162277; Resource Name - Ballona Creek Flood Control Channel; Other - 07-LA-1-KP 48.9/49.4 EA166061 | Structure | Historic | HP20 (Canal/aqueduct) | 2000 (D. Kane, Caltrans) | |
| P-19-189759 | | Resource Name - Culver City Masonic Lodge #467 | Building | Historic | HP13 (Community center/social hall) | 2008 (M. K. Meiser, EDAW, Inc) | LA-11305 |

U.S. GEOLOGICAL SURVEY
CHARLES D. WALCOTT
DIRECTOR.

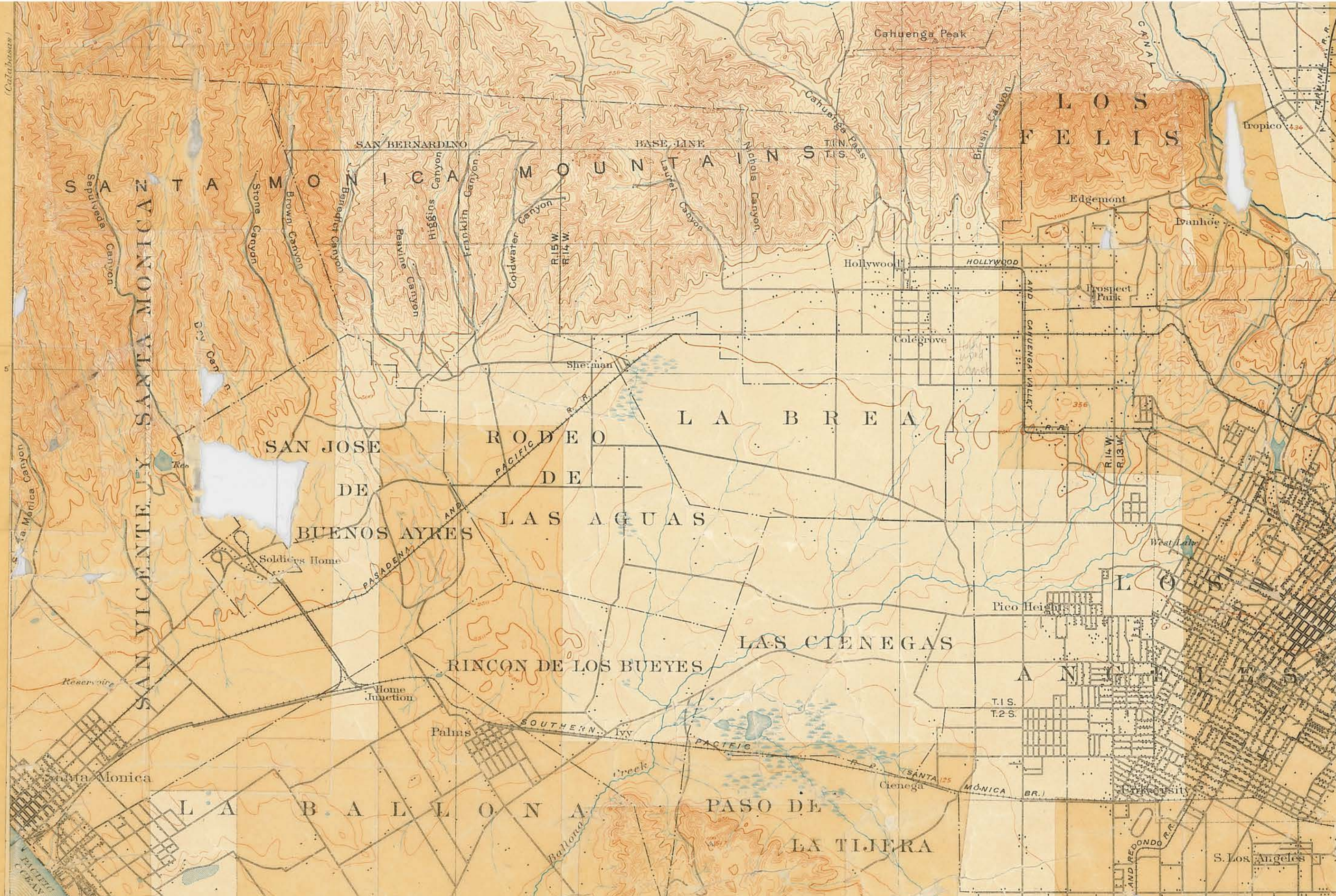
TOPOGRAPHY

CALIFORNIA
(LOS ANGELES COUNTY)
SANTA MONICA QUADRANGLE



(Calabasas)

(Pasadena)



A.H. Thompson, Geographer.
A.P. Davis, Topographer in charge.
Triangulation by A.P. Davis.
Topography by W.S. Post.
Surveyed in 1893.

ENGRAVED MAR. 1896 BY U.S.G.S.



Edition of Mar. 1902, reprinted April 1906.

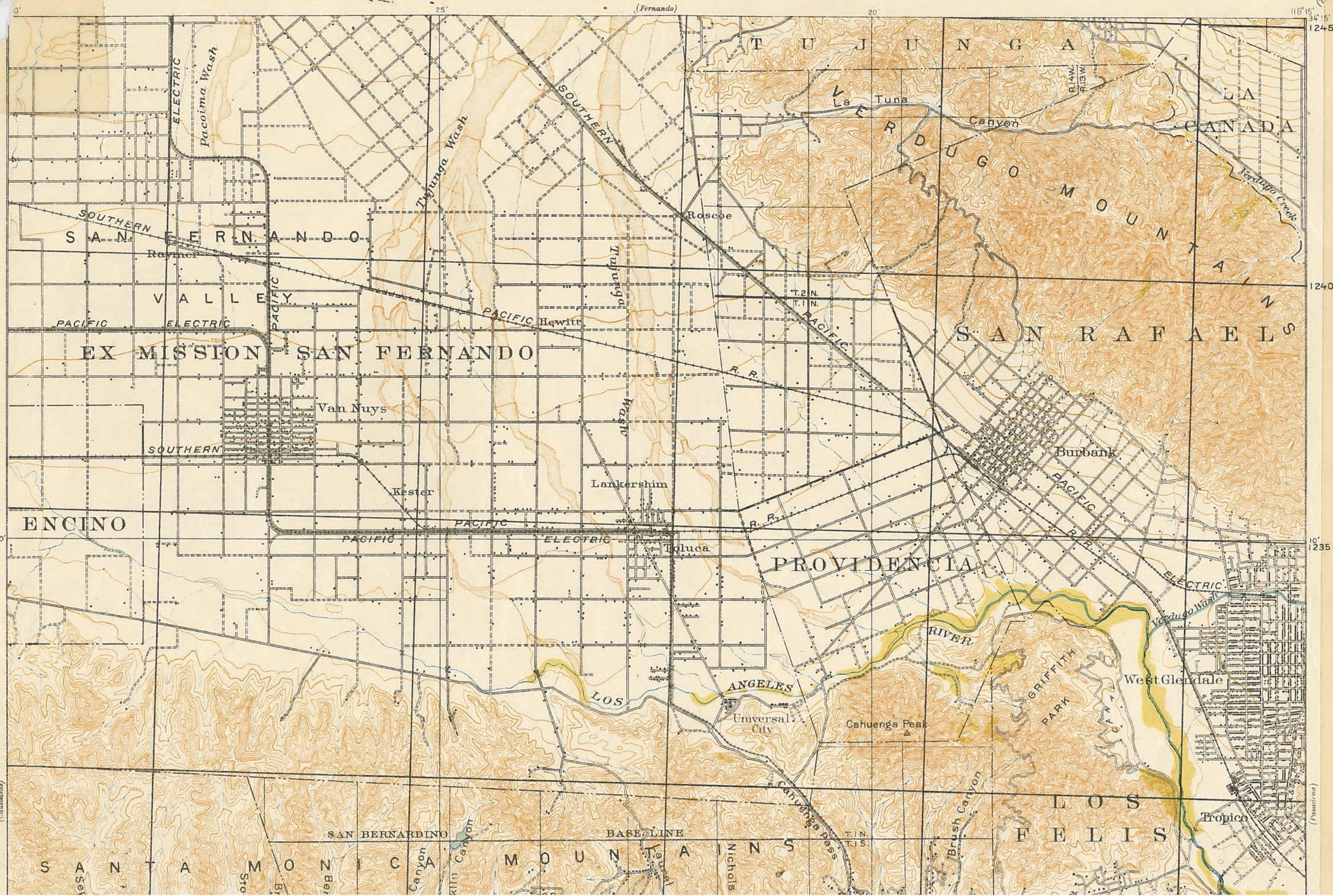
Santa Monica

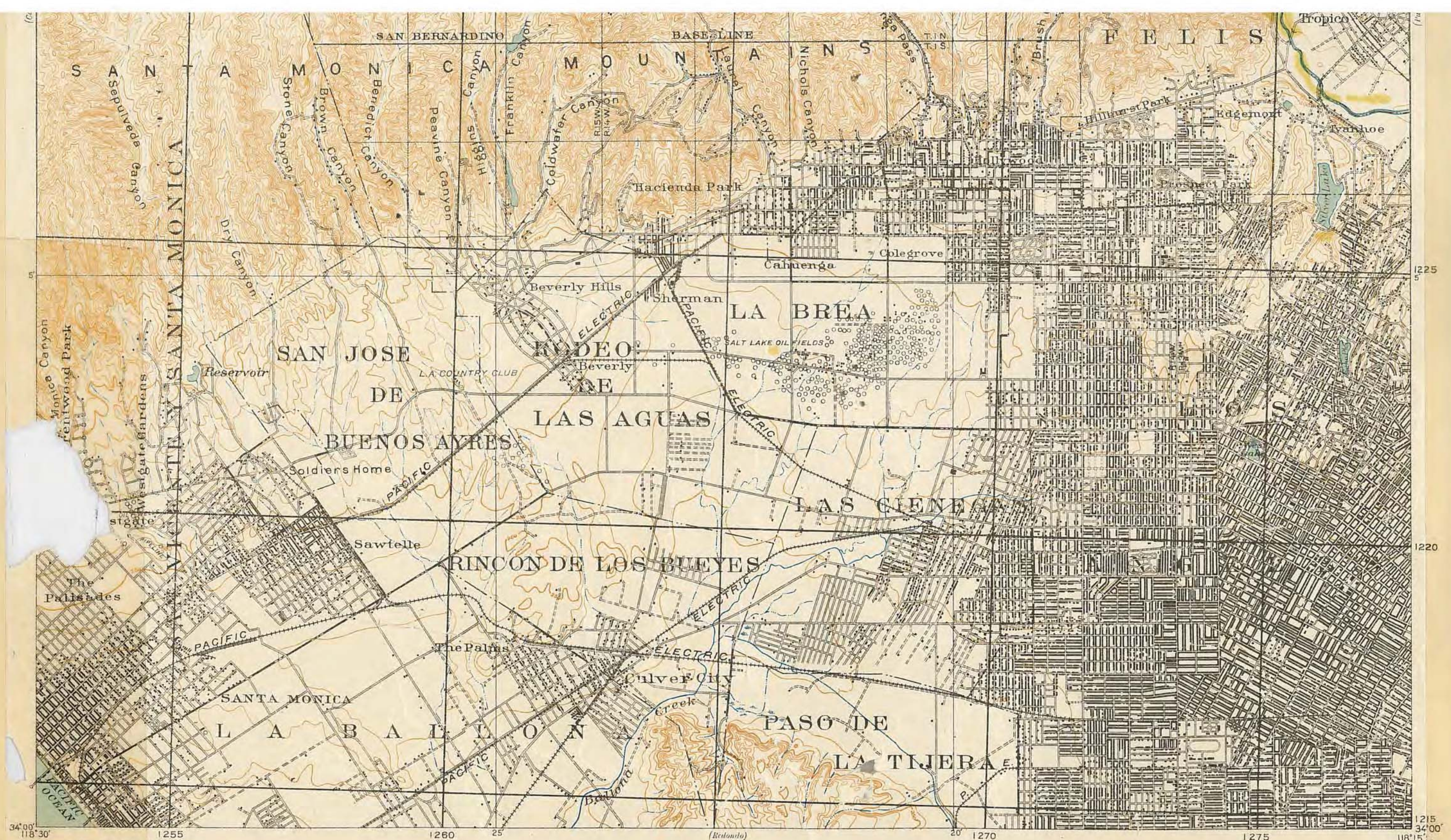
Lbk-134-142

CORPS OF ENGINEERS, U. S. ARMY
TACTICAL MAP

92-S-IV-W/2

CALIFORNIA
SANTA MONICA QUADRANGLE
GRID ZONE "G"





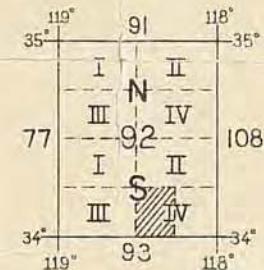
Revision by means of Bagley Aerial Camera.
Photography by 2nd. Lts. W. K. Wood, and T. J. Giboney, Engrs.
Jan. 1919.
Transformation and revision under the direction of
Capt. C. E. Giffin, Engrs., Engineer reproduction Plant,
Feb. 1920.
Base map from U. S. G. S. original drawing



Contour Interval 50 feet
Datum is mean sea level

NOTE: OFFICERS USING THIS MAP WILL MARK HEREON CORRECTIONS AND ADDITIONS WHICH COME TO THEIR ATTENTION AND MAIL DIRECT TO "THE CHIEF OF ENGINEERS, WASHINGTON, D.C."

FIVE THOUSAND YARD GRID COMPUTED FROM "GRID SYSTEM FOR PROGRESSIVE MAPS IN THE U.S." ZONE G. U. S. C. & G. S. SPECIAL PUBLICATION NO. 59.
(THE LAST THREE DIGITS OF THE GRID NUMBERS ARE OMITTED.)



TRUE NORTH
MAGNETIC NORTH
APPROXIMATE MEAN DECLINATION 1921

SANTA MONICA

Engineer reproduction Plant, U. S. Army, Washington Barracks, D. C.
1921

Appendix J

Previous Evaluations

CULVER STUDIOS

The Culver Studios, originally owned by Thomas H. Ince, consist of approximately 40 buildings, most of which were designed in the Colonial Revival style. The complex is located at the corner of Washington and Ince Boulevards. On July 19, 1918, Harry Culver agreed to supply the land for the new Ince Studios, on an option basis, and to supply Ince with a \$132,000 loan. Within a year the grand administration building, called the "mansion", was finished, with stages and auxiliary buildings completed soon after. A wide circular driveway leads to the brick steps of the two-story Colonial Revival building, which closely resembles a southern mansion, with its white clapboards and two-story columned porch. Green shutters flank the 6-over-6 double hung windows and a Palladian window caps the paneled front door. The expansive lawn is well maintained and surrounded by the original brick and lattice-work fence. Other buildings, added at the sides in the 1920's, 30's, and 40's, continue the Colonial Revival theme. Behind the administration building are located several single-story Colonial Revival buildings, as well as the more utilitarian stages, carpenter shop, scene dock and power plant. A small group of bungalows, built for various movie stars, is located on the west side and were designed in styles popular in the 1920's and 30's. The buildings and grounds are all well maintained and retain their original integrity. The entire studio lot appears to be eligible for the National Register of Historic Places on the basis of its architectural character and integrity, as well as for the persons and events connected with it from its beginnings in 1918 to the present. During the last 70 years a myriad of world famous directors, producers, movie stars, and artists passed through the gates of this studio. The following movie production studios have occupied the premises:

Thomas H. Ince Studios Inc.

Thomas Ince must have been captivated by the charm and romance of the Colonial Revival architecture represented in the typical southern mansion. His large, two-story administration building, the centerpiece of the studio lot, sets the theme for eleven other buildings flanking both sides of the main building and extending behind it. Meyer and Holler were the architects for the administration building, which was the first building to be built on the lot. The Milwaukee Building Company was in charge of construction. Not only does the building retain its original architectural integrity, but also its original setting.

In 1920 two glass stages, a hospital, fire department, reservoir/swimming pool, and back lot were completed. Two film companies, the Charles Ray Company and the Dorothy Dalton Company, were already at work on the lot. The first films released which were made at the new studio were: Irving Willat's *Behind the Door* (with Hobart Bosworth), Dorothy Dalton's *Black is White*, Charles Ray's *Homer Comes*

Home, directed by Jerome Storm, *Hairpins*, starring Enid Bennett and directed by Fred Niblo, and *The Typhoon*, starring Sessue Hayakawa. President Wilson visited the Ince Studios in 1920. The King and Queen of Belgium, along with Prince Leopold, took a tour of the studio, among much pomp and ceremony.

David Shepard says, in the book, The American Film Heritage,

"Thomas Ince did everything. He was so proficient at every aspect of film making that even films he didn't direct have the Ince-print, because he exercised such tight control over his scripts and edited so mercilessly that he could delegate direction to others and still get what he wanted. Much of what Ince contributed to the American film took place off the screen; he established production conventions that persisted for years, and, though his career in films lasted only fourteen years, his influence far outlived him."

Louis Dullac wrote that "He was the first to synthesize the confused but brilliant impulses of this art as it emerges from the matrix". Jean Cocteau, in describing the movie *Carmen of the Klondike*, said that "a spectacle such as this seems in recollection to equal the world's greatest literature." Others called Ince "the enigma of the picture drama." Marc Wanamaker, film historian, says that the Thomas H. Ince Studios Inc. was a center of creativity and innovation in film production until Mr. Ince's untimely death at the end of 1924".

Charles Ray, Sessue Hayakawa and William S. Hart were some of Ince's best known stars. Charles Ray starred in several Ince pictures from 1912 to 1921. Their most famous picture was *The Coward*, a drama about the Civil War. Ray usually played a simple, but sensitive country boy who was threatened by bullies, but his courage and convictions always surfaced to win in the end. Sessue Hayakawa was discovered by Ince in 1913, when he starred in the play *The Typhoon*. In the 1920's he made 25 pictures in three years. Sessue lived the part of a star both on and off the screen, often entertaining as many as 900 people for dinner in his greystone castle. He rose to a stature enjoyed by no other non-Caucasian actor. William S. Hart was considered by some to have been the greatest early western star. He achieved an unparalleled authenticity in his movies. He grew up in the West with his half Irish and half English family, and had high standards of integrity. *The Squaw Man*, *The Virginian*, and *The Trail of the Lonesome Pine* were three of his most famous pictures. The mansion itself "starred" in some films. In 1924, Regal Pictures, a new film distributing company in conjunction with Ince Productions, produced the movie *Barbara Frietchie* using the Ince Studios mansion as its setting.

DeMille Studios.

The next owner of the studio complex, in 1925, was Cecil B. De Mille. He bought the property from Mrs. Ince, with financing from the Producers Distributing Corp. On February 26, 1925, all of Culver City welcomed the De Mille Studios with a ceremony held on the steps of the "mansion". Mayor Houck, Louis B. Mayer, and Joseph Schenck presented De Mille with the key to the city. The headlines of the Culver City Star proclaimed:

"Welcome Cecil B. De Mille! Welcome Joseph Schenck! Welcome Wampas and Baby Stars--and all other celebrities of filmdom! Culver City greets you with sincere hospitality and offers you the "golden" key to the 'The Heart of Screenland.' On every hand our merchants are displaying this welcome to you in the form of flags, banners, bunting, pennants and other colorful decorations. This manifestation of welcome comes direct from the heart of our citizens -- a silent demonstration of our solid friendship for you and yours".

The newspaper also reported that De Mille was planning a forty million dollar production schedule for 1925. De Mille also instituted a "buy-at-home" movement to utilize local products and local talents which helped to bring added revenue to Culver City.

The Road to Yesterday, starring Joseph Schildkraut and Jetta Goudal, was the first picture produced by De Mille Studios on the new lot. Directors working on the lot included William De Mille (Cecil's brother), James Horne, William K. Howard, and Donald Crisp. Stars of this era working at the studio included Zazu Pitts, Bessie Love, Jack Mulhall, Bryant Washburn, and William Boyd (familiar to most as Hopalong Cassidy). *The Volga Boatman* and *Her Man O' War* were two of the films produced that year. In 1927 De Mille Studios produced *King of Kings*, *The Yankee Clipper*, *Rubber Tires*, and *The Heart Thief*. In that year DeMille built the theater located on the east side of the administration building (the "mansion") and matched its Colonial Revival styling. The theatre is still known as the DeMille Theatre.

RKO and RKO-Pathe Studios.

Several smaller companies, R. C. A, K-A-O, Pathe, and PDC merged together to form a new company called RKO. Although the RKO name was to become one of the most prominent among movie studios, few people know that the initials stand for Radio Keith Orpheum. Cecil B. De Mille wrote "I turned over all my keys to my office to William Siström, general manager for PDC. My letter of transmittal was significantly addressed to him at the Pathe Studios, Culver City, Calif. The De Mille

Studio is no more." Having sold all of his stock to the new organization, De Mille moved over to MGM to continue to make motion pictures.

January 1929 brought a significant change to motion pictures: the first "talkies" were introduced. *Geraldine* was that first movie to have talking sequences. Tay Garnett, Joseph Santley, and Edmund Goulding were among the directors working at RKO. Carol Lombard appeared in *Big News*, Ann Harding was in *Paris Bound*, and Ina Claire was in *The Awful Truth*. Pola Negri, Constance Bennett, and Robert Armstrong were other prominent RKO stars. At the end of 1930 RKO merged with Pathe to create the RKO-Pathe Studios.

The studio instituted an austerity program during the early 1930's, due to the economic hardships of the Great Depression. However, movies continued to be made and watched since these were inexpensive entertainment and gave the public a chance to spend a few hours a week trying to forget their troubles. Several landmark movies were made during the early 30's, including *King Kong*, *Bring 'Em Back Alive*, *What Price Hollywood*, and *A Bill of Divorcement*. Several of the sound stages and portions of the back lot were leased out. Popular stars at the studio in 1934 included June Collyer, Paul Kelly, Neil Hamilton, William Boyd, Jack La Rue, Fred Astaire, Ginger Rogers, William Powell, Kathryn Hepburn, and Victor McLaglen. *Top Hat* and *Becky Sharp* were among the most popular pictures produced that year.

The Selznick Years.

Well known producer David Selznick leased the entire RKO-Pathe Studio in 1935. Selznick International Pictures took up residence on the lot and produced fine classic pictures for the next 14 years. Selznick made architectural changes to the studio by moving one of the Colonial Revival buildings to the east side of the lot, beside the mansion and adding a compatible building on to the front. Perhaps the most memorable film produced here during the Selznick years was *Gone With the Wind*. The studio lot still includes the Colonial Revival double bungalow shared by Clark Gable and Vivian Leigh during the production of this film. Other films were *The Garden of Allah*, *A Star is Born*, *The Prisoner of Zenda*, *Rebecca*, *Duel in the Sun*, *Since You Went Away*, and *Little Lord Fauntleroy* (with Freddie Bartholomew). Marlene Dietrich and Charles Boyer were in *The Garden of Allah*.

In the late 1930's such films as *Room Service* with the Marx Brothers and *Intermezzo* with Ingrid Bergman were produced. In 1940 Selznick produced *Rebecca*, featuring Laurence Olivier. Orson Welles started production on the classic *Citizen Kane* on June 24, 1940. He used one of the bungalows on the west side of the lot for his office.

In 1943 David Selznick formed Vanguard Pictures. He continued to produce fine movies throughout the 1940's, including *The Robe*, *Three's a Family*, *Tarzan and the Amazons*, *Since you Went Away*, *I'll Be Seeing You*, *Spellbound*, *The Spiral Staircase*, *Till the end of Time* and *The Paradine Case*. Jennifer Jones starred in *Portrait of Jennie* in 1949. Selznick Studios and Vanguard Pictures filed for bankruptcy. That same year all assets of the companies were liquidated.

The Studio 1950's to Present.

In 1950 Howard Hughes took over ownership of the RKO studios. Some of his directors were: Mel Ferrer, Don Siegel, Alfred Werker, John Cromwell, and Lesley Selander. The popular *Superman* series was made from 1951-1953. Independent producers rented space on the lot and made features and television movies.

In 1957 Desilu Productions purchased the studio and made significant changes in the use of the lot. There were several newspaper pictures showing Lucille Ball and Desi Arnaz receiving the key to the city or holding a press conference. The residents of Culver City were enthusiastic about the sale, and felt that Desilu would bring new life to the old studio. Pilots for many important television series were made under the Desilu name: *The Untouchables*, *Whirlybirds*, *Sheriff of Cochise*, *The Texan* and *U. S. Marshal*, and *Star Trek*. From 1957 until 1967 the lot was very busy with all kinds of independent productions. *The Greatest Story Ever Told* was released in 1965. After the breakup of the Arnaz-Ball marriage, Lucille Ball ran the studio. In 1967 the holdings were sold to Paramount Pictures. They kept the studio lot for one year before selling it to a real estate investor. Television series made on the lot included *Peyton Place*, *Felony Squad*, *Green Hornet*, *Batman*, and *Lassie*.

Laird International purchased the studio complex in 1977 and the lot continued to produce quality motion pictures. The films *Under the Rainbow*, *Airplane*, *Carrie*, *True Confessions*, *Rocky II*, *King of the Gypsies*, *Raging Bull*, and *The Jerk* were some of the movies made here during that time. The *Cher Specials* and *Osmond Brothers Christmas Shows* were also produced here.

The studio lot is being restored under its present ownership and Thomas Ince would be proud of the sparkling clean white and green buildings and the well-tended landscaping. The studio is significant for many of the same economic and social reasons as MGM Studios. As the second major studio in the City, it helped to identify the City as a center for the industry, rather than a "Company Town" with a single employer. The changing ownerships of this studio is indicative of the changing nature of the industry and the rise in prominence of many independent producers. Additionally, this studio is significant architecturally for its "Mt. Vernon" theme (1920's Colonial Revival) which is interpreted in the mansion (administration building) as well as many other buildings on the lot.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336

WASHINGTON BLVD.

DATE:

1927

STYLE:

1920'S COLONIAL REVIVAL

SOURCE: RATING:

E

B+

ALTERATIONS:

F

RESIDENCE:**COMMENT:**

DEMILLE THEATRE

**DESCRIPTION:**

The entrance to the Cecil B. DeMille Theatre, built by the famous producer in 1927, faces onto a brick courtyard on the east side of the administration building. Five square wooden posts, with chamfered edges and trimmed at the top with molding, support the full porch. A pair of paneled wooden doors lead to the small lobby. Round classical pilasters, supporting a segmented portico, flank the single wood paneled door to the theatre. A swagged Palladian window tops the door. Classical pilasters and ceiling molding trim the interior of the theatre, which is topped by an arched ceiling. The facade which faces the street matches the other Colonial Revival buildings across the front of the lot, and has 6-over-6 windows and red brick wainscoting.

SIGNIFICANCE:

Cecil B. DeMille built this theatre in 1927, and it was dedicated to him in a ceremony on July 27, 1984. It is used to show daily rushes and for special screenings.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #B
WASHINGTON BLVD.

DATE:
1940

STYLE:
1920'S COLONIAL REVIVAL

SOURCE: **RATING:**
E C+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

Wide lapped siding covers the exterior of the single-storied Colonial- styled double bungalow to the west of the administration building. A side-facing gabled roof tops features enclosed eaves and returns. Matching 9-light windows, which open from the top, are used throughout the building. Gabled porticos shelter the two entrances, on the east side of the building. Chippendale-style balustrades border the porches and run along the sidewalk at the front of the building.

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 #C

WASHINGTON BLVD.

DATE:

1918-19

STYLE:

1920'S COLONIAL REVIVAL

SOURCE: RATING:

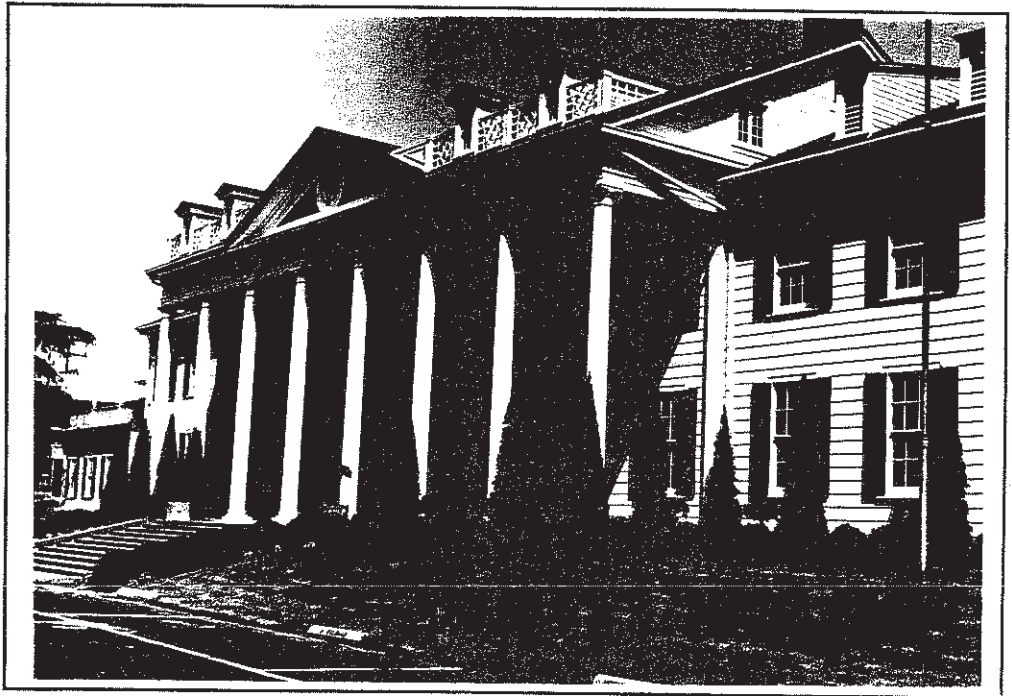
E A+

ALTERATIONS:

F

RESIDENCE:**COMMENT:**

CULVER STUDIO

**DESCRIPTION:**

An outstanding example of 1920's architecture, this large office building is the centerpiece of the Culver City Studios, and was the first building on the lot. The main section is two-stories-high, with a side-facing gabled roof. Single-storied wings extend from each end and extend forward, to form ells. The formal landscaped yard is quite large and features a circular drive and a wide brick walk leading to the brick steps in the center. Wide shiplap siding covers the exterior, and wide boards trim the corners. The side-facing gabled roof is centered with a large pedimented front-facing gable and topped by four narrow gabled dormers. The dormers extend forward, almost the roof edge, and are joined by a Chippendale-style balustrade. A multi-paned round window, with a keystone on each side, is centered in the gable, and the eaves of both the roof and dormers are enclosed. Eight two-story-high round pillars, accented with Doric capitals, support the recessed porch roof. The porch floor is made of red brick and has no balustrade. The 13-course Colonial-style front facade features 12 sets of 6-over-6 double-hung windows, flanked with green shutters. The centered front door is topped with a Palladian window and segmented cornice, supported by a pair of Doric columns. Red brick chimneys extend from the roof at each end of the main gabled section. The wings on each side are different in design. The wing on the west end is topped with a side-facing gabled roof with gabled dormers which match the center section of the building. A large front-facing gabled wing extends forward. Enclosed eaves, with returns, and a Palladian-style vent accent the facade of the wing. Rows of identical 6-over-6 windows are flanked with green shutters. Red brick wainscoting adds visual weight to the bottom third of the wing. A Palladian window accents the 6-over-6 window on the bay at the corner of the ell. The east wing has a flat roof, bordered by a Chippendale-style wooden balustrade. Urns top each corner post. The fence across the front features red brick piers with criss-cross latticework panels in the center. White wrought iron gates lead to the walk in the center and the driveway on each end. The rear of the building features a single-story porch which runs its length. Several small porch landings, with wooden stairs and rails, lead to the rooms inside. This portion of the building once housed the artist section of the studio.

SIGNIFICANCE:

This building has served as the main administration building since the studio was built in 1918-19. World-famous directors and producers once worked here. Through the years such giants of the movie industry as Thomas Ince, Cecil B. DeMille, and David Selznick had their offices here. In later years Desilu Productions, a pioneering television company owned by Desi Arnaz and Lucille Ball, had its headquarters in the building. It is fondly known on the lot as the "mansion", and was modeled after Mt. Vernon. It would appear to be eligible for the National Register on its own, as well as part of a historic district.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 #D (N)
WASHINGTON BLVD.

DATE:

1936

STYLE:

1920'S COLONIAL REVIVAL

SOURCE: RATING:

P A+

ALTERATIONS:

F

RESIDENCE:**COMMENT:**

CULVER STUDIO

**DESCRIPTION:**

Two large single-storied multi-paned curved bay windows, accented along the bottom with vertical siding, accent the Colonial Revival-style wing on the northeast corner. Lapped siding, trimmed with wide corner boards, cover the exterior. The two-story section on the south is topped with a side-facing gabled roof, while the northern section features a gabled roof running at right angles to the taller structure. A large red brick chimney runs up the north side. 6-over-6 double-hung windows are used throughout the building.

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 #D (S)
WASHINGTON BLVD.

DATE:

1924

STYLE:

1920'S COLONIAL REVIVAL

SOURCE: RATING:

E A+

ALTERATIONS:

F

RESIDENCE:**COMMENT:**

CULVER STUDIO

**DESCRIPTION:**

Horizontal lapped siding covers the exterior of the two-story Colonial Revival building to the east of the mansion. Rows of 6-over-6 double-hung windows are used singly and in pairs on both the first and second floors. The low-pitched gabled roof runs from the north to south. A pedimented gabled portico, supported by round Doric columns, shelters the paneled front door. The porch and stairs are of red brick. A plain railing borders the porch. Multi-paned sidelights flank the front door. The building is connected on both ends to other buildings.

SIGNIFICANCE:

David Selznick moved this building here from another location on the lot in 1927.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 #E

WASHINGTON BLVD.

DATE:

1922

STYLE:

1920'S COLONIAL REVIVAL

SOURCE: RATING:

E B+

ALTERATIONS:

F

RESIDENCE:**COMMENT:**

CULVER STUDIO

**DESCRIPTION:**

Narrow shiplap siding covers the exterior of the Colonial-style cottage across from the DeMille Theatre. The side-facing gabled roof is centered with a front-facing portico with a gabled roof. Square wood posts with champfores edges and molding at the top support the portico. 6-over-6 windows, used both in pairs and singly, match the windows on the administration building. A gabled wing, with a recessed porch across the back, extends from the south side.

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 #F

WASHINGTON BLVD.

DATE:

1920

STYLE:

1920'S COLONIAL REVIVAL

SOURCE: RATING:

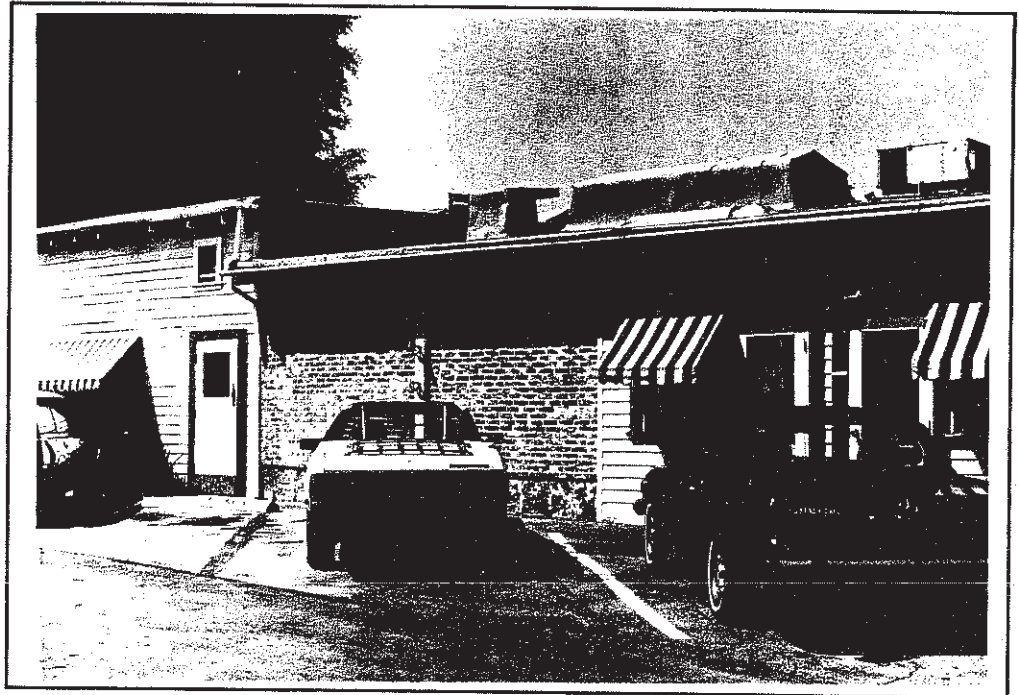
E B+

ALTERATIONS:

F

RESIDENCE:**COMMENT:**

CULVER STUDIO

**DESCRIPTION:**

This single-storied rectangular bungalow occupies the center of the lot behind the administration building. It is clad in lapped siding, with wide boards at the corners. The low-pitched gabled roof is edged in closely spaced carved exposed beam ends. Aluminum windows have replaced the original. All doors and windows are edged in wide board trim. One section of the building is clad in red brick and was used as a film vault. The entrance to the Ince Theatre is located in the east facade.

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 #G

WASHINGTON BLVD.

DATE:

1930

STYLE:

1920'S COLONIAL REVIVAL

SOURCE: RATING:

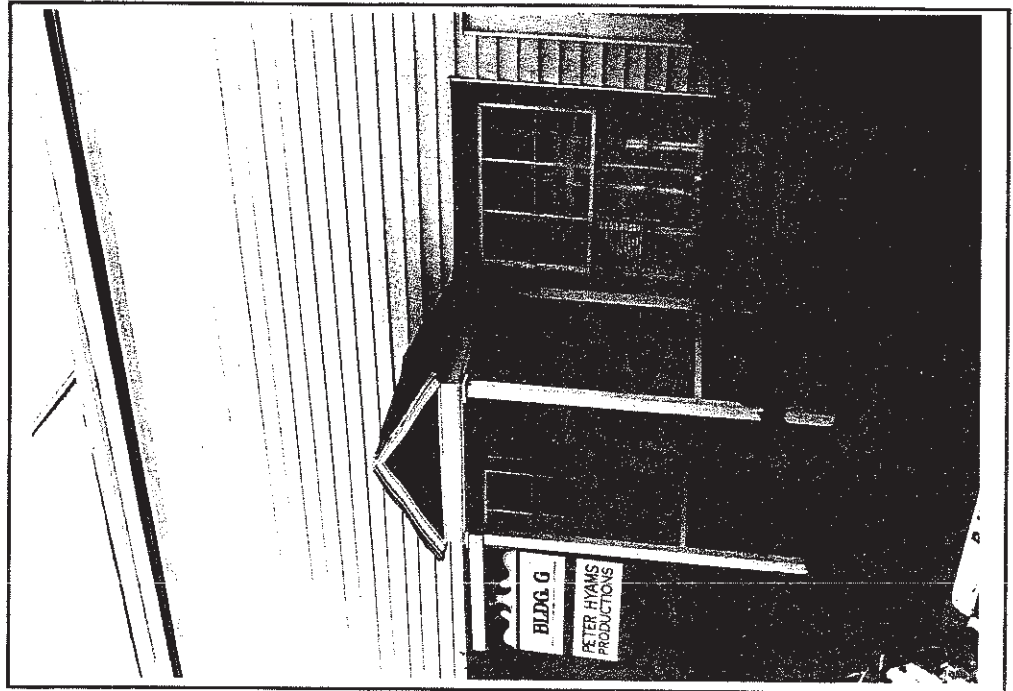
E C+

ALTERATIONS:

F

RESIDENCE:**COMMENT:**

CULVER STUDIO

**DESCRIPTION:**

This single-storied rectangular bungalow occupies the center of the lot behind the administration building. It is clad in lapped siding, with wide boards at the corners. The low-pitched gabled roof is edged in closely spaced carved exposed beam ends. Aluminum windows have replaced the original. All doors and windows are edged in wide board trim. One section of the building is clad in red brick and was used as a film vault. The entrance to the Ince Theatre is located in the east facade.

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #H
WASHINGTON BLVD.

DATE:
1925

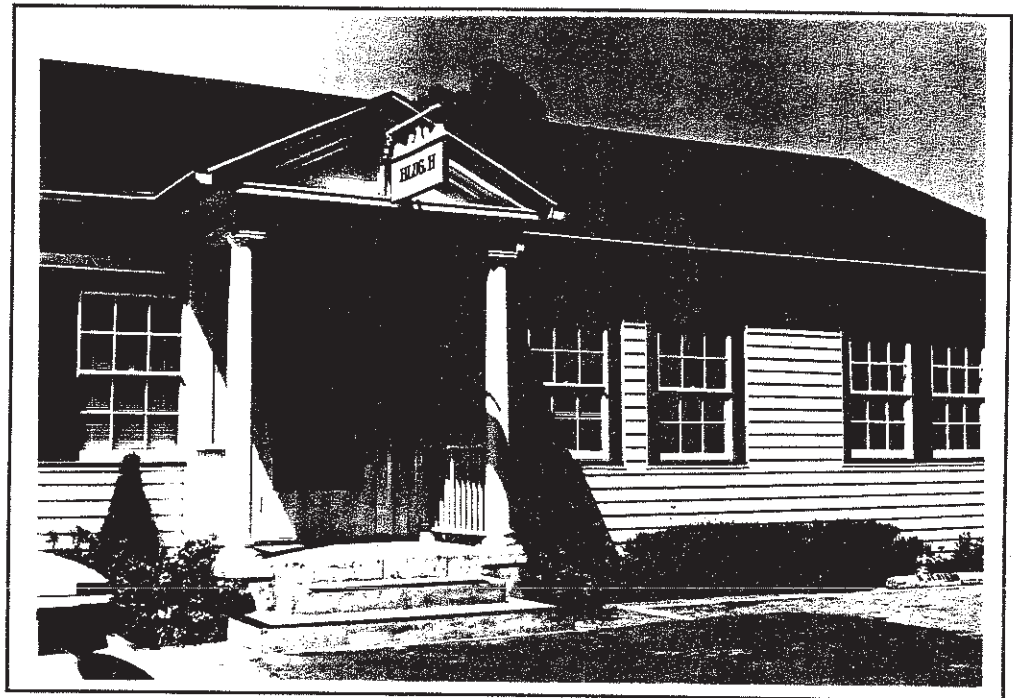
STYLE:
1920'S COLONIAL REVIVAL

SOURCE: **RATING:**
E B+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

The Colonial-style detailing of the single-storied bungalow shown here is more pronounced than on the other small buildings. The side-facing gabled roof is of medium pitch. Lapped siding, which matches the administration building, covers the exterior and is trimmed in corner boards. Pairs of 6-over-6 double-hung windows, edged with plain trim and narrow molding, are used throughout the building. Round Doric pillars support the pedimented gabled portico, and a plain railing runs along each side. The wood-paneled door is topped with a fine swagged Palladian transom. A smaller gabled portico is located on the west side.

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 #I

WASHINGTON BLVD.

DATE:

1925

STYLE:

1920'S COLONIAL REVIVAL

SOURCE: RATING:

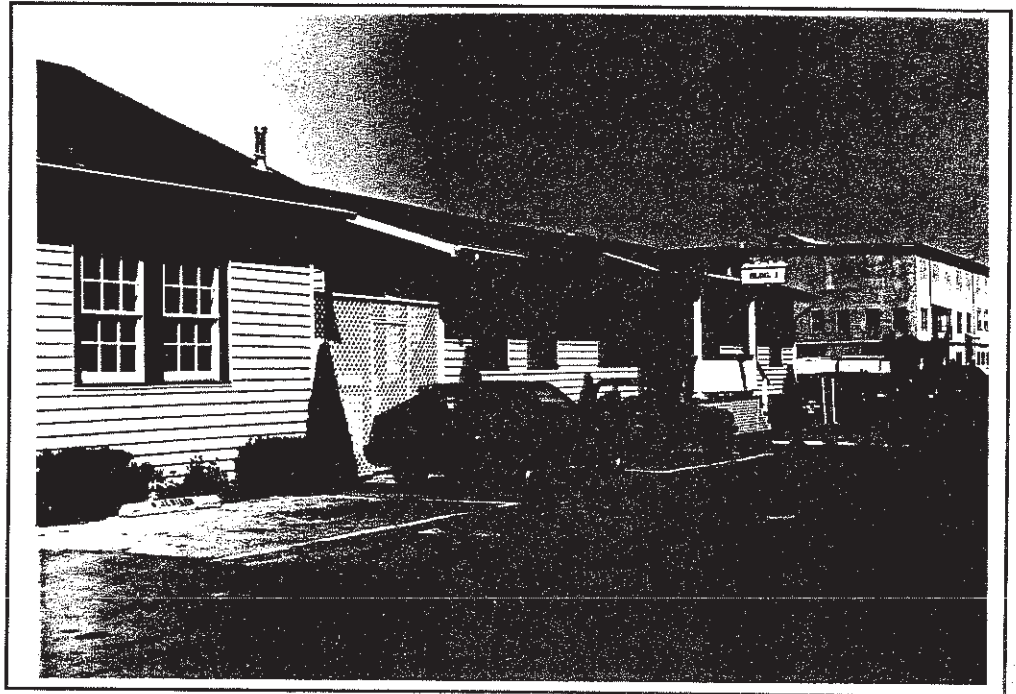
E B+

ALTERATIONS:

F

RESIDENCE:**COMMENT:**

CULVER STUDIO

**DESCRIPTION:**

Another in the row of bungalows which runs perpendicular to the administration building, this single-storied lapped-sided structure is topped with a low-pitched side-facing gabled roof. Single and double 6-over-6 double-hung windows, surrounded by wide trim, occupy all facades. A shed-style porch, supported by round Doric columns, is placed slightly off center. The plain railing runs across the front of the porch, with the steps on the south side.

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 #J

WASHINGTON BLVD.

DATE:

1920

STYLE:

BOARD AND BATTEN

SOURCE: RATING:

E B+

ALTERATIONS:

F

RESIDENCE:**COMMENT:**

CULVER STUDIO

**DESCRIPTION:**

Board-and-batten siding covers the exterior of the two-storied gable-roofed electric ship building, located on the eastern boundary of the studio lot. The front-facing gabled roof is topped by a narrow projecting gablet, which runs the length of the building. 3 large two-story-high wooden freight doors, trimmed with narrow boards, are located along the west side. The north side features a row of small aluminum windows. An addition on the south end is clad in plywood, trimmed in batts, and has a flat roof. It features one of the two-story-high wooden doors and rows of aluminum windows. A shed-style porch shelters the windows along the first floor at the south end.

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 #K

WASHINGTON BLVD.

DATE:

1930

STYLE:

CALIFORNIA BUNGALOW

SOURCE: RATING:

E C+

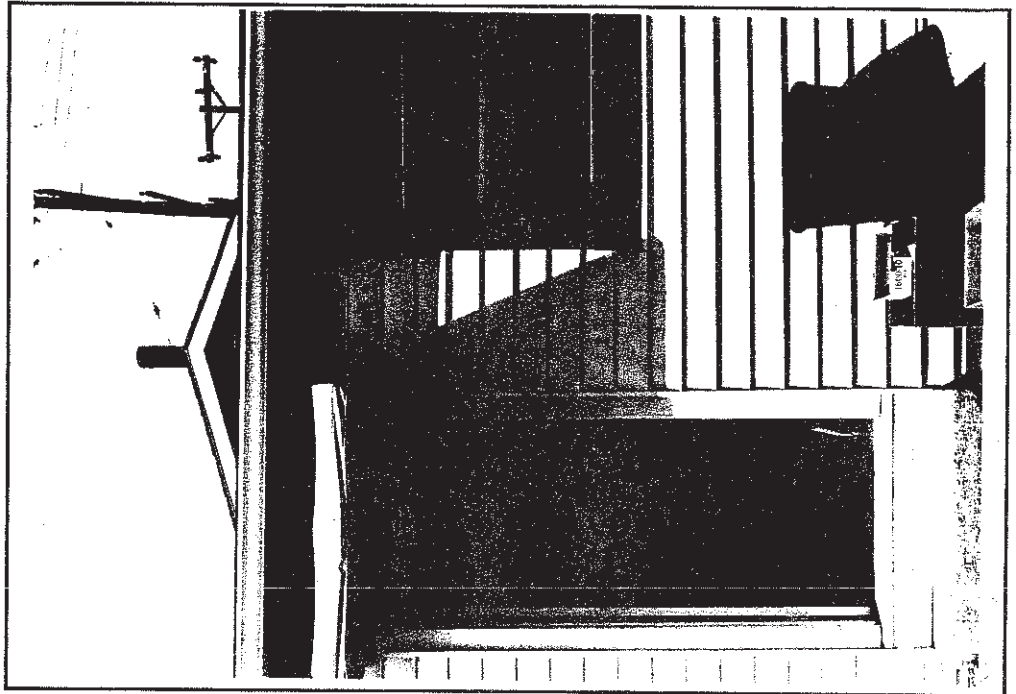
ALTERATIONS:

M

RESIDENCE:

COMMENT:

CULVER STUDIO

**DESCRIPTION:**

Horizontal lapped siding covers the exterior of the small rectangular bungalow located along the eastern border of the studio lot. A low-pitched gabled roof, with a shed-style enclosed porch on the front, tops the structure. Double-hung windows and a wooden door occupy the front facade. A small awning shelters the door.

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 #L

WASHINGTON BLVD.

DATE:

1926

STYLE:

BRICK COMMERCIAL

SOURCE: RATING:

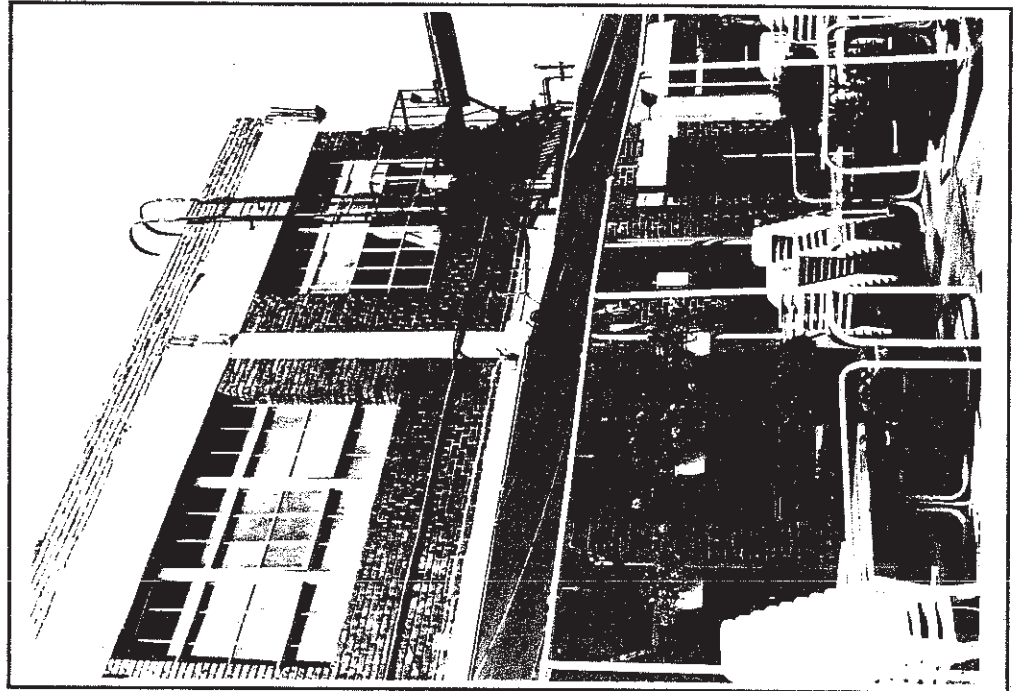
E A+

ALTERATIONS:

M

RESIDENCE:**COMMENT:**

CULVER STUDIO

**DESCRIPTION:**

Originally used as the nitrate film processing lab, this two-story brick building now serves as the commissary. Two stories high, with a flat roof and unbroken parapet, the structure is reinforced with visible concrete beams. Sets of large, recessed, multi-paned metal-framed windows occupy the second floor of the front (west) facade. Below, a metal and canvas awning shelters the dining terrace. New large recessed metal-framed windows are interspersed with recessed aluminum-framed doors, topped with transoms.

SIGNIFICANCE:

Constructed of brick because of the highly flammable characteristics of nitrate film, this building is very different in style and character from the frame Colonial Revival buildings that dominate the Culver City Studio lot. All of the studio's early films were processed here.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 #M

WASHINGTON BLVD.

DATE:

1930

STYLE:

BRICK COMMERCIAL

SOURCE: **RATING:**

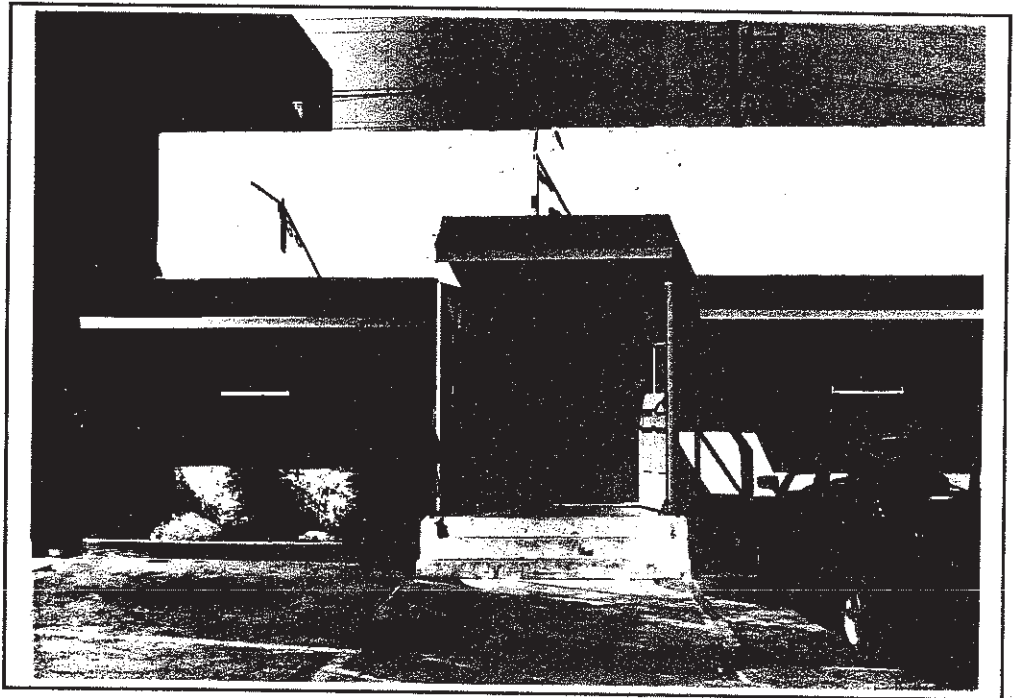
E B+

ALTERATIONS:

F

RESIDENCE:**COMMENT:**

CULVER STUDIO

**DESCRIPTION:**

A flat roof and stucco exterior are the predominate features of the single-storied building connected to the south side of the old nitrate film lab. Short shed-style roofs shelter the row of double-hung windows, used in sets of three, on each side of the portico. A pair of wooden doors, accented with 4-light windows, provide entrance.

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 #N

WASHINGTON BLVD.

DATE:

1925

STYLE:

BRICK

SOURCE: RATING:

P C+

ALTERATIONS:

F

RESIDENCE:**COMMENT:**

POWER HOUSE

**DESCRIPTION:**

This building is the power house for the Culver Studios, and is located in the midst of the large movie production lot. This structure is one of several pre-1937 buildings still surviving on the premises. Single-storied, with gables at each end, the power house is constructed of brick. Two large multi-paned windows on the east side reach from the ground to the roof and have metal frames. A freight door is located on the south end and smaller metal-framed windows are located on the west side. The power lines and insulators are located on the west side.

SIGNIFICANCE:

Historical research related to the movie industry indicates that the studio site was built in 1918, borrowing an architectural design from Thomas Jefferson's Mt. Vernon. The lot in 1920 included two glass stages, a hospital, fire department and a back lot. The studio has been held by a number of owners, possibly the most famous being Cecil B. deMille who was known as the "leader among the Independents" [film producers] during his ownership (1925-28). Subsequent owners included Selznick, RKO, Desilu, Paramount, Laird, and (most currently) Culver Studios/GTG Entertainment. While this building alone does not appear to have architectural significance, it is part of a larger group of buildings which likely has historical significance.

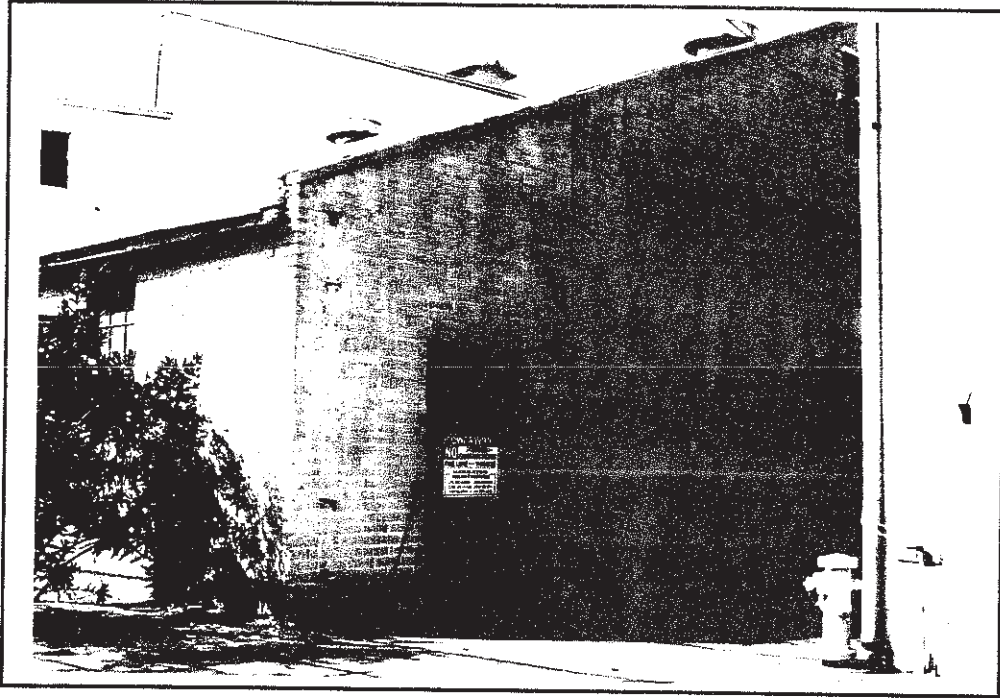
CULVER CITY HISTORICAL SURVEY

second page of photos

9336

#N

WASHINGTON BLVD.



CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #O
WASHINGTON BLVD.

DATE:
1919

STYLE:
1920'S INDUSTRIAL

SOURCE: **RATING:**
E C+

ALTERATIONS:
M

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

Three stories high, Building O is clad in stucco. The low-pitched front-facing gabled roof is accented with a plain frieze and molding. The row of windows along the third floor has been removed and stuccoed over. The double-hung windows on the second floor have been replaced with aluminum double-hung windows, but the original wide board trim, bordered with narrow molding, is still intact. Two sets of exterior stairs lead to the second floor. A narrow beltcourse separates the first and second floors. A variety of wood-trimmed windows and doors are used along the first floor west facade. A pair of large wooden freight doors open into the building from the west side. The east side is blank and faces Ince Blvd.

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 #R

WASHINGTON BLVD.

DATE:

1925

STYLE:

1920'S COLONIAL REVIVAL

SOURCE: RATING:

E B+

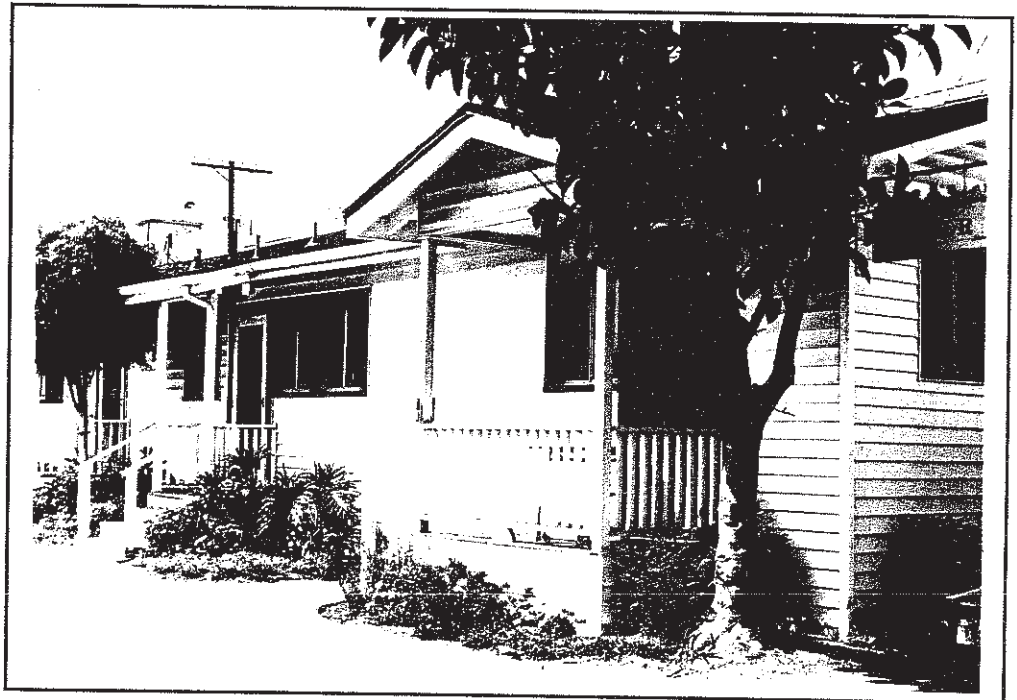
ALTERATIONS:

M

RESIDENCE:

COMMENT:

CULVER STUDIO

**DESCRIPTION:**

Although this building still retains much of its original character, it must be noted that it has been covered with aluminum siding and windows. The siding is lapped, with corner boards. the low-pitched side-facing gabled roof features hipped peaks at each end. Gabled porticos shelter two of the four entrances on the west side. Square posts and a plain railing, with closely-spaced balusters, are featured on the porch. Other porches are similar, with small shed-style roofs. Aluminum windows, edged in green plastic replace the original.

SIGNIFICANCE:

This bungalow's plain appearance and major alterations are offset by the fact that Alfred Hitchcock used it for his office/study for several years.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 #S

WASHINGTON BLVD.

DATE:

1935

STYLE:

1920'S COLONIAL REVIVAL

SOURCE: RATING:

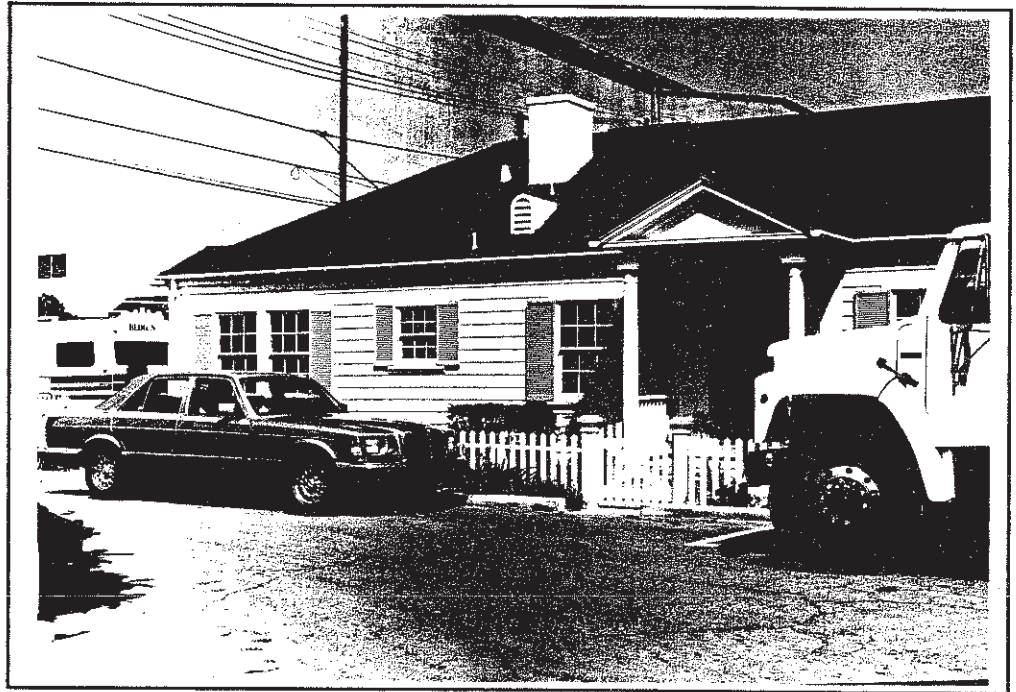
E A+

ALTERATIONS:

F

RESIDENCE:**COMMENT:**

CULVER STUDIO

**DESCRIPTION:**

Following the Colonial Revival theme set by most of the buildings on this studio lot, Building S has wide lapped siding, 6-over-6 double-hung windows and shutters. The hipped roof is centered with pedimented front-facing gabled porticos on both the north and east sides. The porticos are supported by round Doric columns and bordered with plain balustrades. The wood-paneled doors are topped with three-paneled transoms. A small yard and white picket fence surrounds the bungalow.

SIGNIFICANCE:

This double bungalow was built for Clark Gable and Vivian Leigh for the classic movie "Gone With the Wind" in the early 1930's. It is now occupied by Blake Edwards Productions, an internationally-known film production firm.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 #T

WASHINGTON BLVD.

DATE:

1938

STYLE:

1920'S COLONIAL REVIVAL

SOURCE: RATING:

E A+

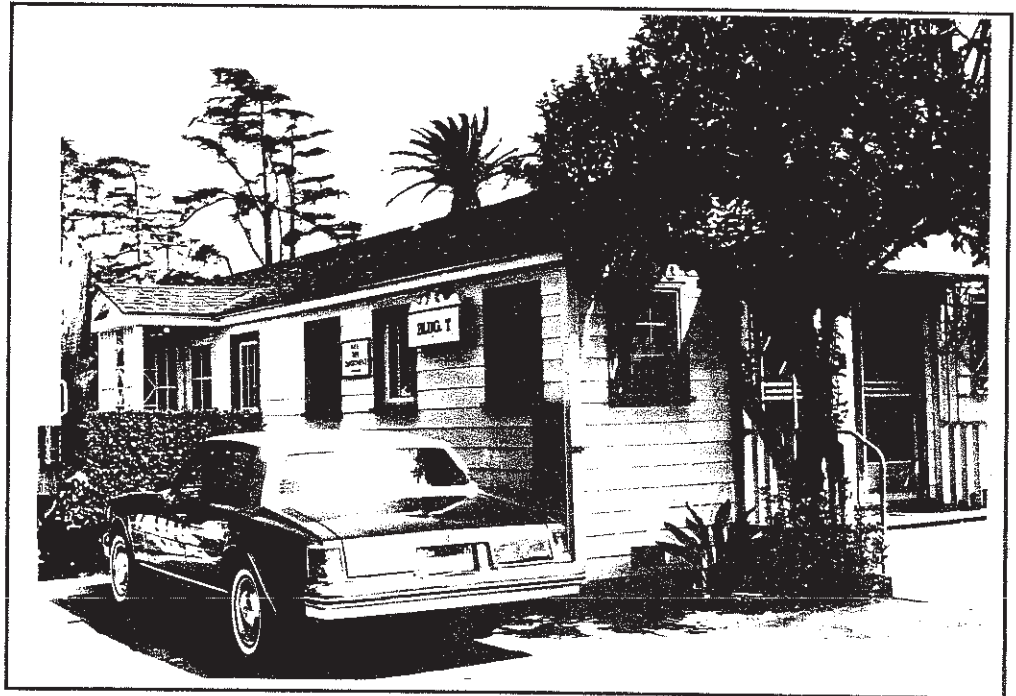
ALTERATIONS:

F

RESIDENCE:

COMMENT:

CULVER STUDIO

**DESCRIPTION:**

A slight variation of the Colonial Revival theme is seen in the bungalow called Building T. Like Building S, it was constructed several years after the administration building. Wide lapped board, trimmed with corner boards, covers the exterior. The side-facing gabled roof features enclosed eaves and returns. Small pedimented, gabled porticos extend from the east and south sides. Square posts support the porticos and trellises accent the spaces on the sides of the porch. A pair of matching doors is centered in the north end, while a single wood-paneled door is located under the portico on the east side. Small 9-light windows, with plain trim are used on all sides. A small yard surrounds the bungalow.

SIGNIFICANCE:

Built for Olivia DeHavaland in 1938, this building retains almost all of its original integrity.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 #U

WASHINGTON BLVD.

DATE:

1924

STYLE:

STREAMLINE MODERNE

SOURCE: RATING:

E A+

ALTERATIONS:

M

RESIDENCE:**COMMENT:**

CULVER STUDIO

**DESCRIPTION:**

A flat roof, with unbroken parapet, caps the single story stucco-clad Moderne building called Building U. Small double-hung windows, edged with narrow molding and installed flush with the exterior, are used on all facades. A plain door, sheltered by a horizontal Moderne-style flat canopy, is centered in the front facade. The canopy is supported by pipes leading from the outside corners of the canopy to the face of the building. A wooden water heater addition on the front is an obvious alteration. Rows of double-hung windows are used on all facades.

SIGNIFICANCE:

This bungalow was used by Orson Wells for his office/study area in the 1930's. Because it was used by a person who played an important role in the history of our nation, it is given an A rating.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 #V

WASHINGTON BLVD.

DATE:

1924

STYLE:

PRAIRIE SCHOOL

SOURCE: RATING:

E

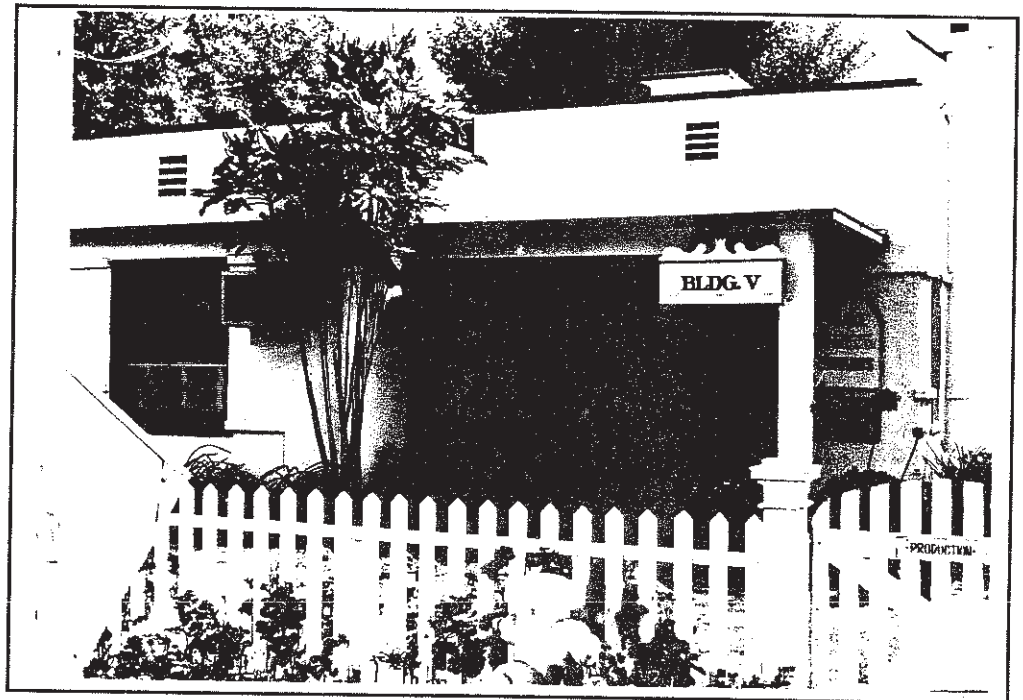
A+

ALTERATIONS:

F

RESIDENCE:**COMMENT:**

CULVER STUDIO

**DESCRIPTION:**

A narrow border edges the top of the unbroken parapet of this stucco-clad building. The front is single-story, but there is a flat-roof second-story room at the back. A flat-roofed porch, supported by square wooden posts, occupies the southeast corner. Double-hung windows are used throughout the building. Those on the bay on the southside have Oriental-style muntins. Narrow horizontal banding accents the face above the windows and at wainscot height. A small yard and picket fence surround the building.

SIGNIFICANCE:

Joseph Kennedy built this building for Gloria Swanson. It is now occupied by Blake Edwards Productions.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 #X

WASHINGTON BLVD.

DATE:

1930

STYLE:

FILM VAULTS

SOURCE: RATING:

E

C+

ALTERATIONS:

F

RESIDENCE:**COMMENT:**

CULVER STUDIO

**DESCRIPTION:**

Long and narrow, with its back on Ince Blvd., the film vaults are constructed of brick, topped with a very low-pitched hipped roof. Six single-paneled doors, edged in egg-and-dart molding, are spaced along the west facade.

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 #Y

WASHINGTON BLVD.

DATE:

1930

STYLE:

SCENE DOCK

SOURCE: RATING:

E C+

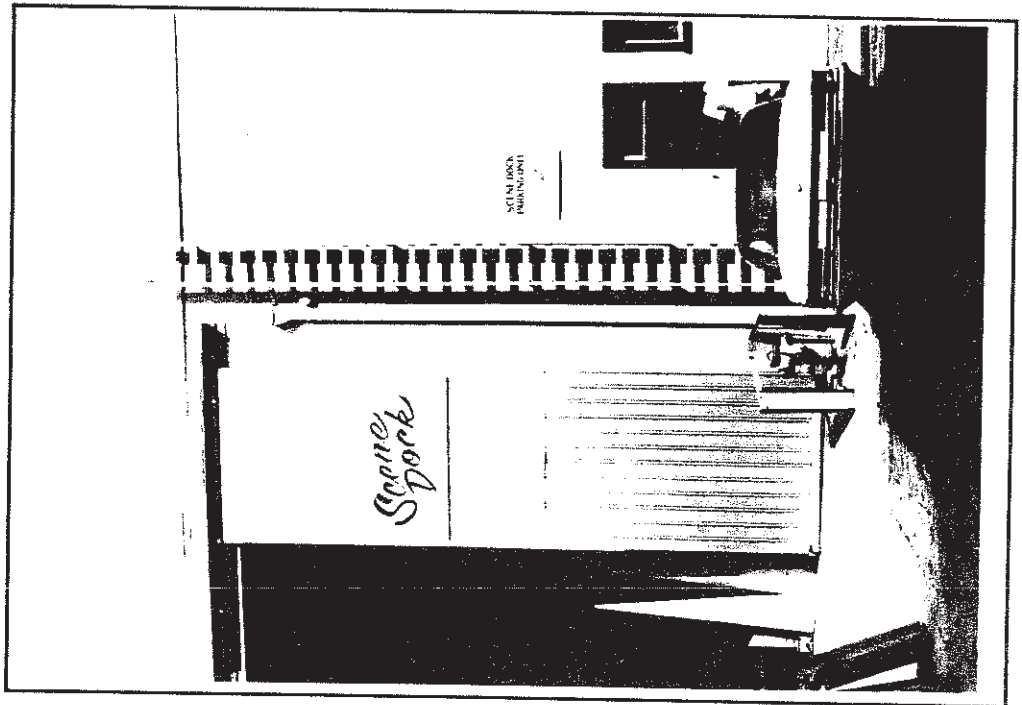
ALTERATIONS:

S

RESIDENCE:

COMMENT:

CULVER STUDIO

**DESCRIPTION:**

A flat roof and stucco cladding cover the exterior of the two-story- high scene dock. Three sets of metal-clad doors are located on the north side. Two small aluminum windows, a door, and a transom indicate the location of the office.

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 #Z

WASHINGTON BLVD.

DATE:

1930

STYLE:

SCENE DOCK

SOURCE: RATING:

E C+

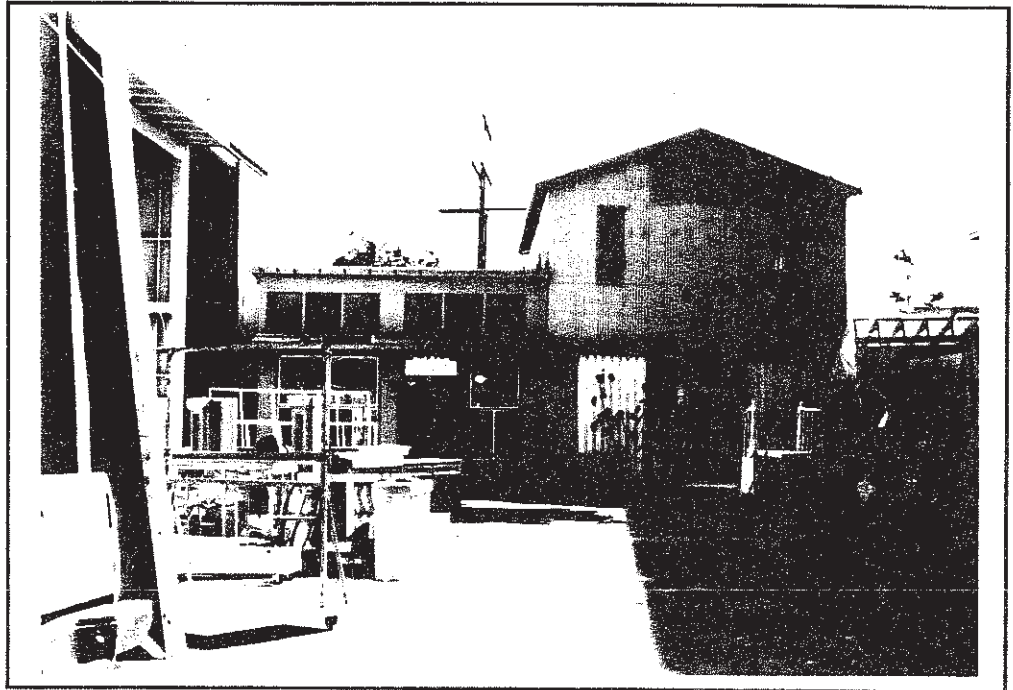
ALTERATIONS:

S

RESIDENCE:

COMMENT:

CULVER STUDIO

**DESCRIPTION:**

Corrugated metal covers the 2-story portion of the scene dock office at the back of the lot. Board-and-batten covers the southernmost single-story section. Two tall, narrow multi-paned windows are located on the second floor and metal-clad freight doors are used on the first floor. A row of wood-framed windows forms a transom above the shed-style porch roof. New aluminum windows and french doors are in place at the first floor level.

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 S-1

WASHINGTON BLVD.

DATE:

1919

STYLE:

INDUSTRIAL

SOURCE:

E

RATING:

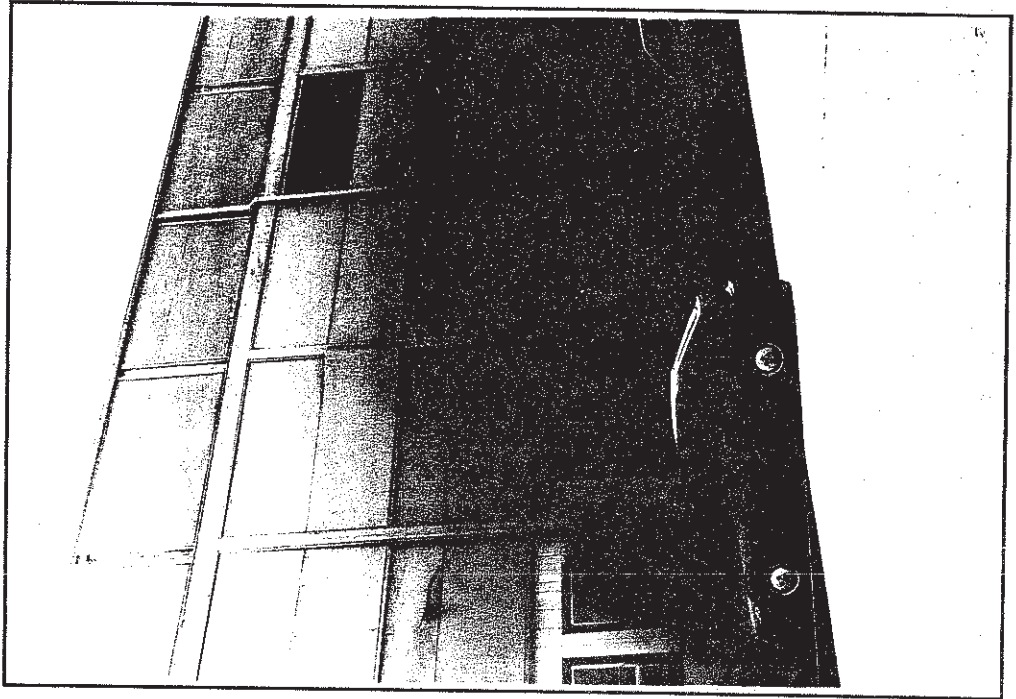
A+

ALTERATIONS:

M

RESIDENCE:**COMMENT:**

CULVER STUDIO

**DESCRIPTION:**

The original sound stage, built in 1919, is placed on a diagonal. The first floor is clad in board-and-batten siding and carries out the Colonial theme. The upper two-thirds is clad in large wood panels, with wide trim boards in between. A low-pitched gabled roof, running north to south, caps the structure. The original multi-paned glass gable is visible on the north end. Multi-paned double-hung windows, which match those in the administration building, are used along the first floor facade. The doors feature multi-paned windows in the center and are topped with multi-paned transoms. Wood porches with plain balustrades border the porches. All openings are neatly trimmed in dark green boards.

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 S-2,3

WASHINGTON BLVD.

DATE:

1926

STYLE:

INDUSTRIAL

SOURCE: RATING:

E A+

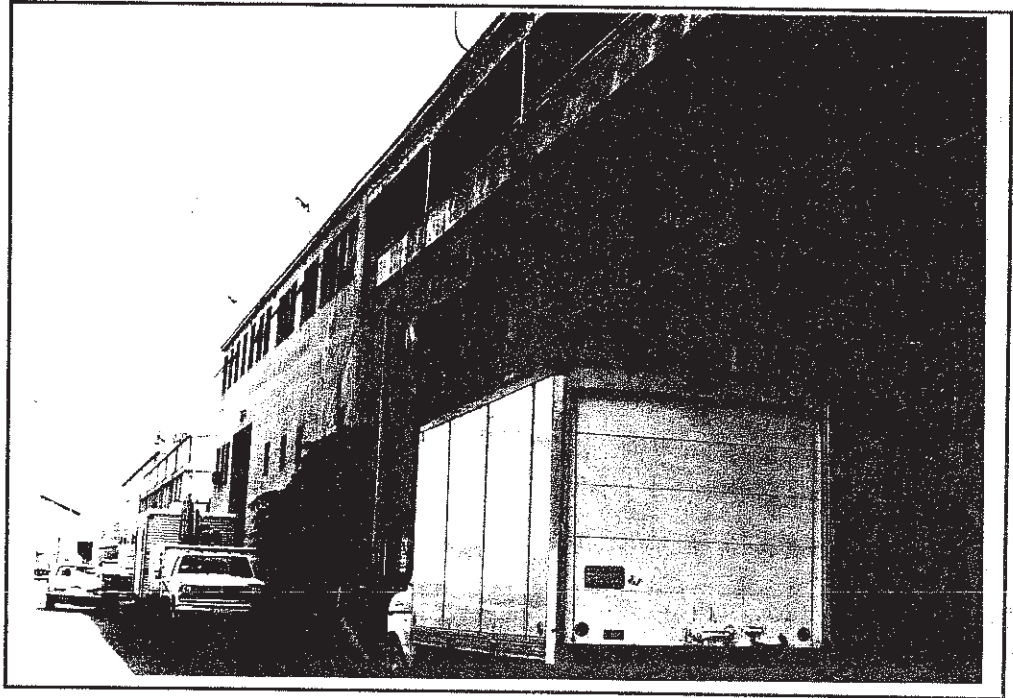
ALTERATIONS:

M

RESIDENCE:

COMMENT:

CULVER STUDIO

**DESCRIPTION:**

Wood panels cover the exterior of the three story high stages located in the center of the lot. The roof is flat. A row of multi-paned metal windows and a recessed porch, supported by wood posts, run along the third floor. Wooden stairs lead to the second floor at the south end and metal stairs lead to the north end of the third floor porch. Recessed 4-over-4 windows run occupy the first and second floor at the north end. The large wooden doors are left open most of the time and ramps allow vehicles to drive into the lobby.

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 S-4

WASHINGTON BLVD.

DATE:

1926

STYLE:

INDUSTRIAL

SOURCE:

E

RATING:

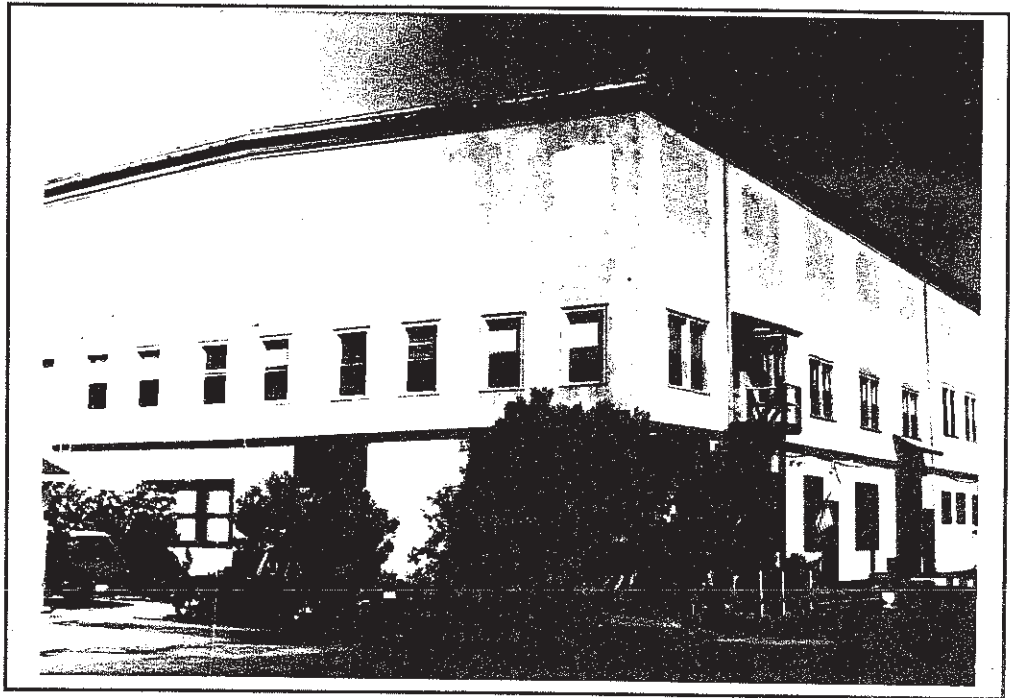
A+

ALTERATIONS:

F

RESIDENCE:**COMMENT:**

CULVER STUDIO

**DESCRIPTION:**

Wood panels cover the exterior of the three story high stages located in the center of the lot. The roof is flat. A row of multi-paned metal windows and a recessed porch, supported by wood posts, run along the third floor. Wooden stairs lead to the second floor at the south end and metal stairs lead to the north end of the third floor porch. Recessed 4-over-4 windows run occupy the first and second floor at the north end. The large wooden doors are left open most of the time and ramps allow vehicles to drive into the lobby.

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 S-7,8

WASHINGTON BLVD.

DATE:

1928

STYLE:

INDUSTRIAL

SOURCE: RATING:

E A+

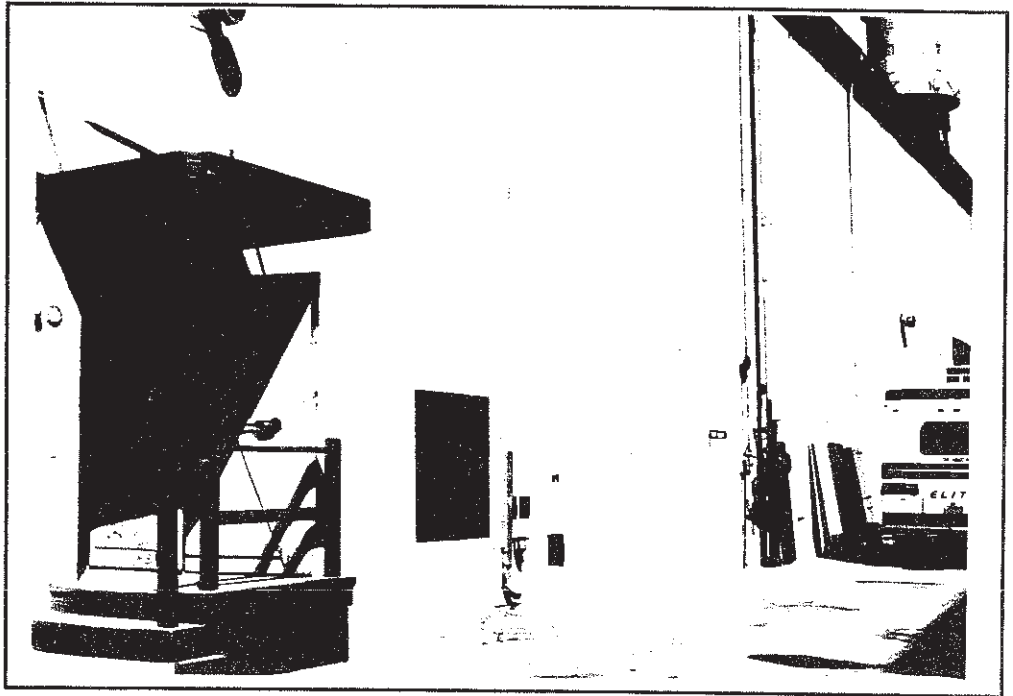
ALTERATIONS:

M

RESIDENCE:

COMMENT:

CULVER STUDIO

**DESCRIPTION:**

Stucco covers the exterior of this 3-story-high rectangular building. A low-pitched Dutch Colonial-style roof forms wide gables at the front and back. There are no windows in the building. Large wooden freight doors, sometimes clad in diagonal car siding, lead to the interior. 3 flat metal Moderne-style canopies, interspersed along the west side, shelter the walk-in doors.

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 S-9

WASHINGTON BLVD.

DATE:

1928

STYLE:

INDUSTRIAL

SOURCE: RATING:

E

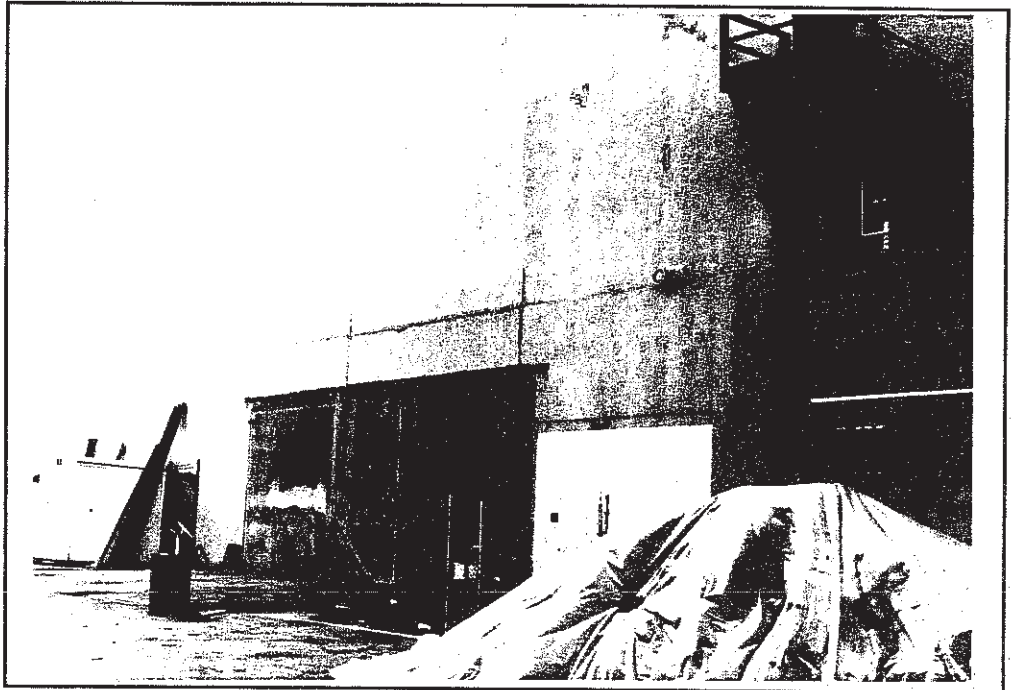
A+

ALTERATIONS:

M

RESIDENCE:**COMMENT:**

CULVER STUDIO

**DESCRIPTION:**

Stucco covers the exterior of this 3-story-high rectangular building. A low-pitched Dutch Colonial-style roof forms wide gables at the front and back. There are no windows in the building. Large wooden freight doors, sometimes clad in diagonal car siding, lead to the interior. 3 flat metal Moderne-style canopies, interspersed along the west side, shelter the walk-in doors.

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 S-10
WASHINGTON BLVD.

DATE:
1935

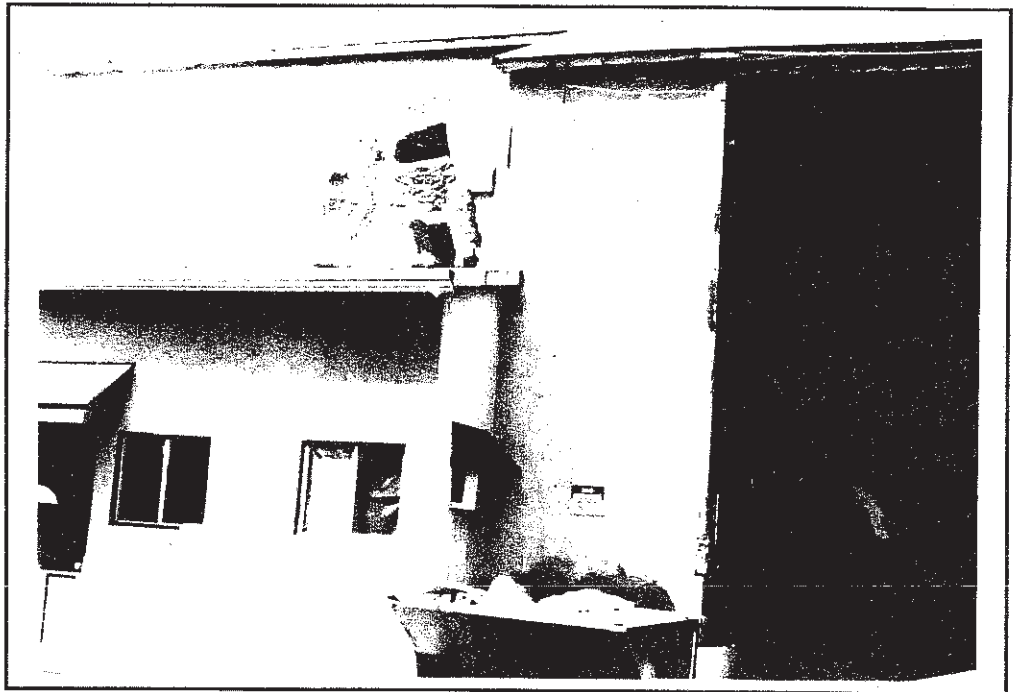
STYLE:
INDUSTRIAL

SOURCE: RATING:
E B+

ALTERATIONS:
S

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

Stage 10 is located in the southeast corner of the lot. Clad in stucco, it is capped with a side-facing gabled roof. There are no windows in the main section. A pair of large wooden doors lead to the interior and are sheltered by a shed-style porch. An addition to the north of the main entrance has aluminum windows and paneled wood doors, sheltered by shed style porticos.

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 S-11 & 12

WASHINGTON BLVD.

DATE:

1930

STYLE:

INDUSTRIAL

SOURCE: RATING:

E

A+

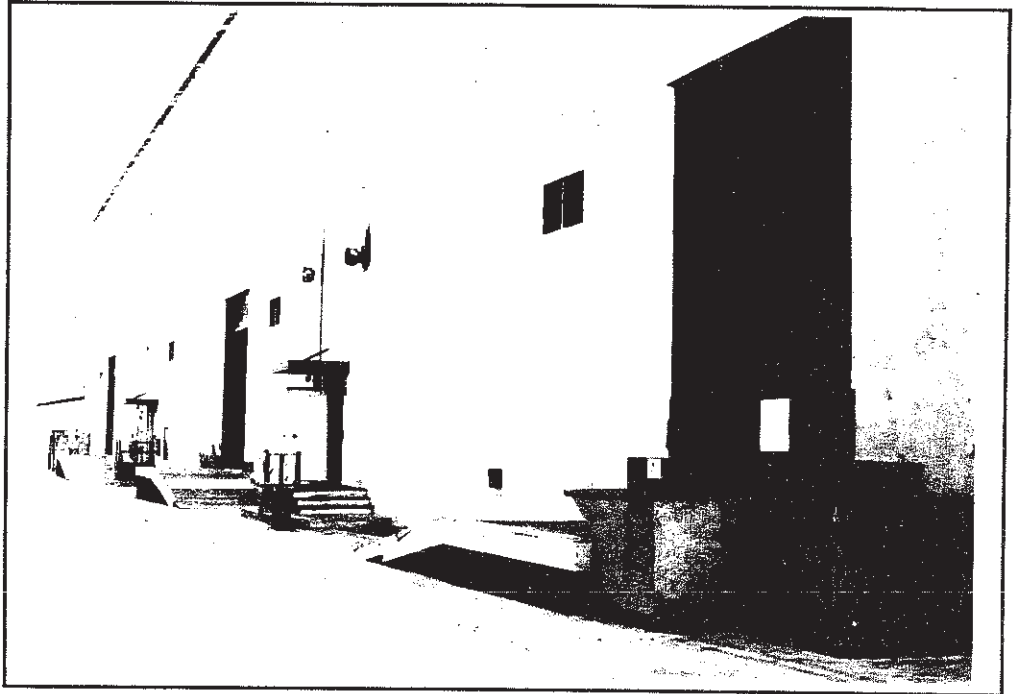
ALTERATIONS:

F

RESIDENCE:

COMMENT:

CULVER STUDIO

**DESCRIPTION:**

This large stucco-clad building has no decoration and is topped with a low-pitched gabled roof with narrow overhangs. Three metal-clad freight doors lead to the interior from the east side. Two metal-striped canopys shelter the two walk-in doors. A single story shed style additon runs along the west side.

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:

9336 S-14,15,16

WASHINGTON BLVD.

DATE:

1930

STYLE:

INDUSTRIAL

SOURCE:

E

RATING:

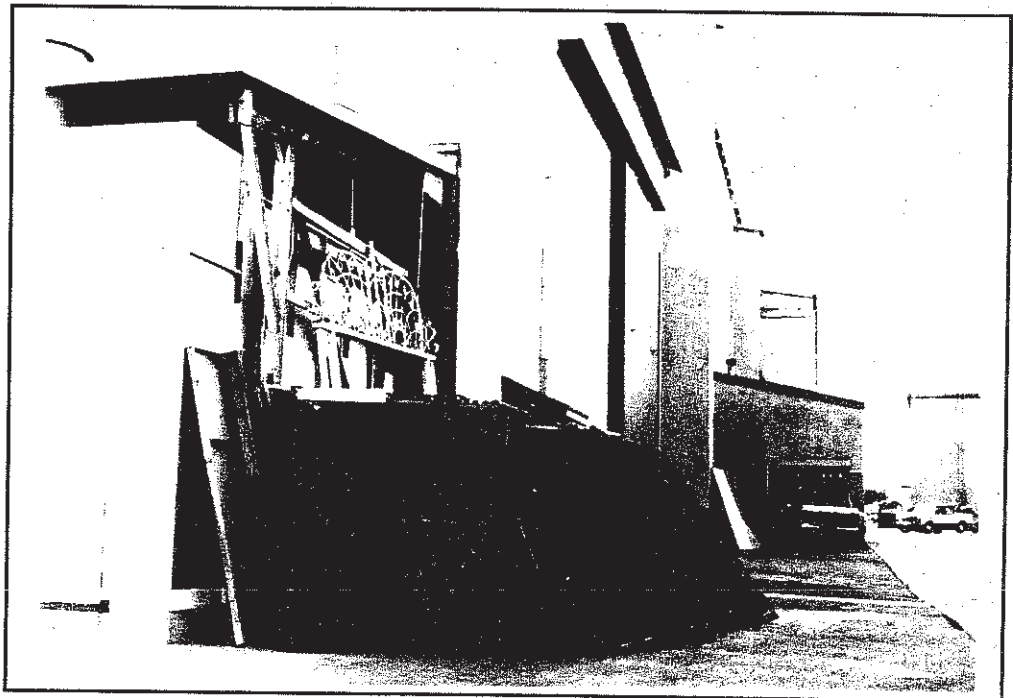
A+

ALTERATIONS:

F

RESIDENCE:**COMMENT:**

CULVER STUDIO

**DESCRIPTION:**

Stages 14,15, and 16 were built in 1939 and are an additon to stages 11 and 12. They are two stories high and clad in stucco. Large one and one-half high freight doors lead to the sound stages. A single story style lean-to has been added to the side.

SIGNIFICANCE:

See District Introduction for General Significance.

THE CULVER STUDIOS

The Culver Studios helped to identify the City as a center for the movie industry. Its impact has been economic and social. The wide variety of owners this studio has witnessed is indicative of the changing nature of the industry and reflects many of the great names in movie and television production (Cecil B. de Mille, Desilu, RKO and others). Additionally, this studio has architectural significance with its distinctive architectural theme which is carefully elaborated in its "Mt. Vernon" (1920's Colonial Revival) styled administration building and is carried throughout many of the major buildings on the lot.

The Culver Studios

Recognize site and the following buildings:

- (1) Landmark: 9336 Washington Boulevard, Mansion Building and Ince appendage;
- (2) Significant Buildings: "S", "T", "U", "V" (four bungalows).

ADDRESS:
9336 #C
WASHINGTON BLVD.

DATE:
1918-19

STYLE:
1920'S COLONIAL REVIVAL
HPAC RANKING
LANDMARK

COMMENT:
CULVER STUDIO



DESCRIPTION:

An outstanding example of 1920's architecture, this large office building is the centerpiece of the Culver City Studios, and was the first building on the lot. The main section is two-stories-high, with a side-facing gabled roof. Single-storied wings extend from each end and extend forward, to form ells. The formal landscaped yard is quite large and features a circular drive and a wide brick walk leading to the brick steps in the center. Wide shiplap siding covers the exterior, and wide boards trim the corners. The side-facing gabled roof is centered with a large pedimented front-facing gable and topped by four narrow gabled dormers. The dormers extend forward, almost the roof edge, and are joined by a Chippendale-style balustrade. A multi-paned round window, with a keystone on each side, is centered in the gable, and the eaves of both the roof and dormers are enclosed. Eight two-story-high round pillars, accented with Doric capitals, support the recessed porch roof. The porch floor is made of red brick and has no balustrade. The 13-course Colonial-style front facade features 12 sets of 6-over-6 double-hung windows, flanked with green shutters. The centered front door is topped with a Palladian window and segmented cornice, supported by a pair of Doric columns. Red brick chimneys extend from the roof at each end of the main gabled section. The wings on each side are different in design. The wing on the west end is topped with a side-facing gabled roof with gabled dormers which match the center section of the building. A large front-facing gabled wing extends forward. Enclosed eaves, with returns, and a Palladian-style vent accent the facade of the wing. Rows of identical 6-over-6 windows are flanked with green shutters. Red brick wainscoting adds visual weight to the bottom third of the wing. A Palladian window accents the 6-over-6 window on the bay at the corner of the ell. The east wing has a flat roof, bordered by a Chippendale-style wooden balustrade. Urns top each corner post. The fence across the front features red brick piers with criss-cross latticework panels in the center. White wrought iron gates lead to the walk in the center and the driveway on each end. The rear of the building features a single-story porch which runs its length. Several small porch landings, with wooden stairs and rails, lead to the rooms inside. This portion of the building once housed the artist section of the studio.

SIGNIFICANCE:

This building has served as the main administration building since the studio was built in 1918-19. World-famous directors and producers once worked here. Through the years such giants of the movie industry as Thomas Ince, Cecil B. DeMille, and David Selznick had their offices here. In later years Desilu Productions, a pioneering television company owned by Desi Arnaz and Lucille Ball, had its headquarters in the building. It is fondly known on the lot as the "mansion", and was modeled after Mt. Vernon. It would appear to be eligible for the National Register on its own, as well as part of a historic district.

ADDRESS:
9336

WASHINGTON BLVD.

DATE:
1927

STYLE:
1920'S COLONIAL REVIVAL

HPAC RANKING:
LANDMARK

COMMENT:
DEMILLE THEATRE



DESCRIPTION:

The entrance to the Cecil B. DeMille Theatre, built by the famous producer in 1927, faces onto a brick courtyard on the east side of the administration building. Five square wooden posts, with chamfered edges and trimmed at the top with molding, support the full porch. A pair of paneled wooden doors lead to the small lobby. Round classical pilasters, supporting a segmented portico, flank the single wood paneled door to the theatre. A swagged Palladian window tops the door. Classical pilasters and ceiling molding trim the interior of the theatre, which is topped by an arched ceiling. The facade which faces the street matches the other Colonial Revival buildings across the front of the lot, and has 6-over-6 windows and red brick wainscoting.

SIGNIFICANCE:

Cecil B. DeMille built this theatre in 1927, and it was dedicated to him in a ceremony on July 27, 1984. It is used to show daily rushes and for special screenings.

ADDRESS:
9336 #D (N)
WASHINGTON BLVD.

DATE:
1936

STYLE:
1930S COLONIAL REVIVAL

HPAC RANKING:
LANDMARK

COMMENT:
CULVER STUDIO



DESCRIPTION:

Two large single-storied multi-paned curved bay windows, accented along the bottom with vertical siding, accent the Colonial Revival-style wing on the northeast corner. Lapped siding, trimmed with wide corner boards, cover the exterior. The two-story section on the south is topped with a side-facing gabled roof, while the northern section features a a gabled roof running at right angles to the taller structure. A large red brick chimney runs up the north side. 6-over-6 double-hung windows are used throughout the building.

SIGNIFICANCE:

ADDRESS:
9336 #D (S)
WASHINGTON BLVD.

DATE:
1924

STYLE:
1920'S COLONIAL REVIVAL

HPAC RANKING:
LANDMARK

COMMENT:
CULVER STUDIO



DESCRIPTION:

Horizontal lapped siding covers the exterior of the two-story Colonial Revival building to the east of the mansion. Rows of 6-over-6 double-hung windows are used singly and in pairs on both the first and second floors. The low-pitched gabled roof runs from the north to south. A pedimented gabled portico, supported by round Doric columns, shelters the paneled front door. The porch and stairs are of red brick. A plain railing borders the porch. Multi-paned sidelights flank the front door. The building is connected on both ends to other buildings.

SIGNIFICANCE:

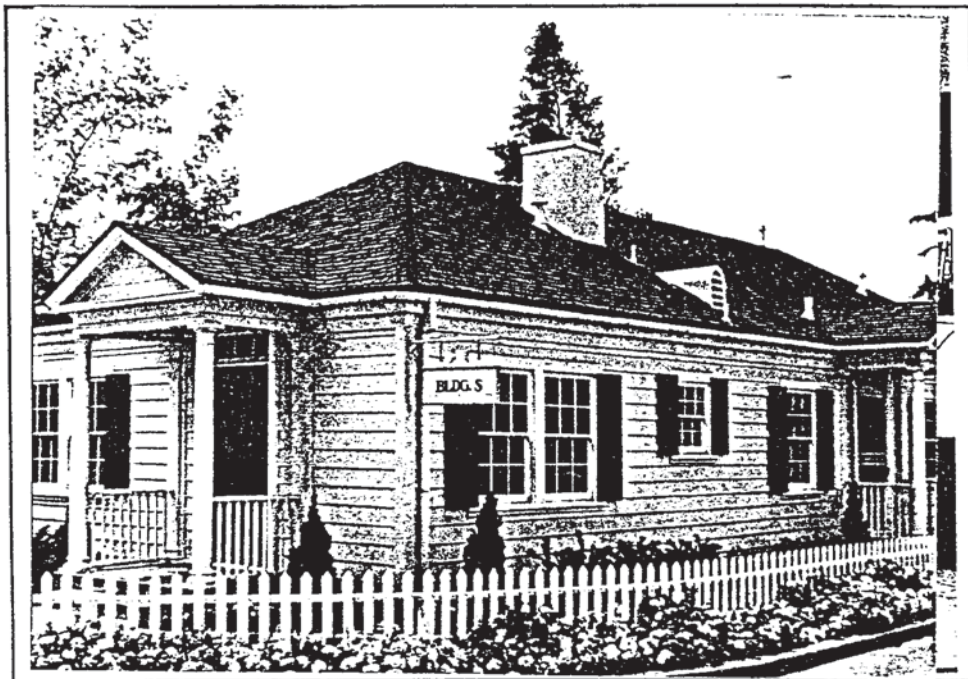
ADDRESS:
9336 #S
WASHINGTON BLVD.

DATE:
1935

STYLE:
1920'S COLONIAL REVIVAL

HPAC RANKING
SIGNIFICANT

COMMENT:
CULVER STUDIO



DESCRIPTION:

Following the Colonial Revival theme set by most of the buildings on this studio lot, Building S has wide lapped siding, 6-over-6 double-hung windows and shutters. The hipped roof is centered with pedimented front-facing gabled porticos on both the north and east sides. The porticos are supported by round Doric columns and bordered with plain balustrades. The wood-paneled doors are topped with three-paneled transoms. A small yard and white picket fence surrounds the bungalow.

SIGNIFICANCE:

This double bungalow was built in the mid-1930's for use by major stars during the filming of movies such as "Gone With the Wind." It is now occupied by Blake Edwards Productions, an internationally known film production firm.

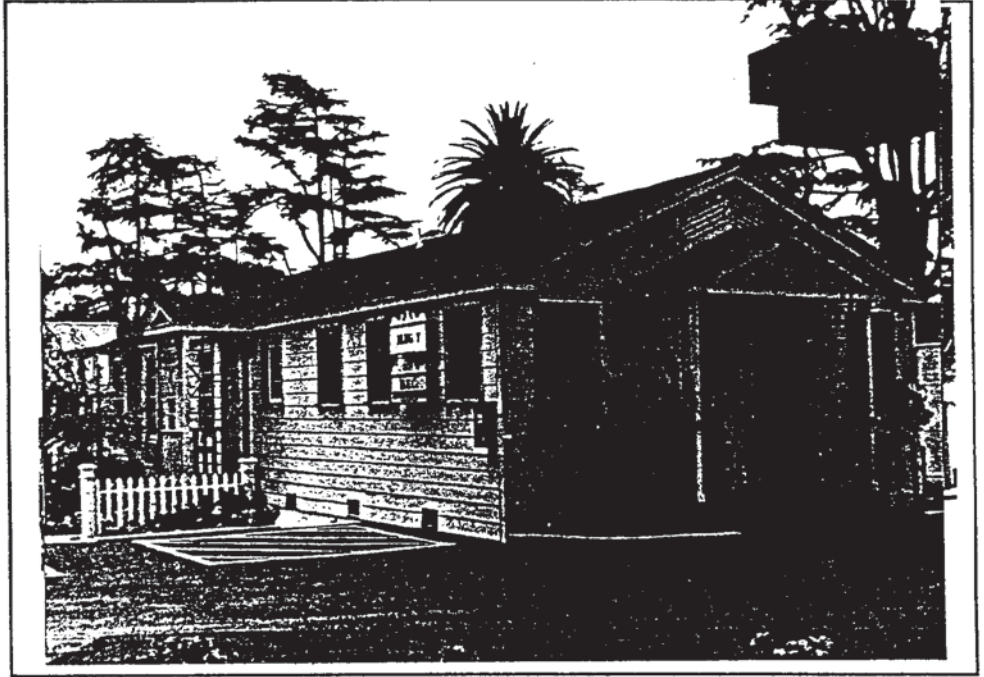
ADDRESS:
9336 #T
WASHINGTON BLVD.

DATE:
1938

STYLE:
1920'S COLONIAL REVIVAL

HPAC RANKING
SIGNIFICANT

COMMENT:
CULVER STUDIO



DESCRIPTION:

A slight variation of the Colonial Revival theme is seen in the bungalow called Building T. Like Building S, it was constructed several years after the administration building. Wide lapped board, trimmed with corner boards, covers the exterior. The side-facing gabled roof features enclosed eaves and returns. Small pedimented, gabled porticos extend from the east and south sides. Square posts support the porticos and trellises accent the spaces on the sides of the porch. A pair of matching doors is centered in the north end, while a single wood-paneled door is located under the portico on the east side. Small 9-light windows, with plain trim are used on all sides. A small yard surrounds the bungalow.

SIGNIFICANCE:

This building containing four dressing rooms was used by many actors until it was converted to office space. There is an unsubstantiated oral tradition that it may have been built for, and/or used by Olivia De Havilland. The bungalow retains almost all of its original architectural integrity.

ADDRESS:
9336 #U
WASHINGTON BLVD.

DATE:
1924

STYLE:
STREAMLINE MODERNE

HPAC RANKING
SIGNIFICANT

COMMENT:
CULVER STUDIO



DESCRIPTION:

A flat roof, with unbroken parapet, caps the single story stucco-clad Moderne building called Building U. Small double-hung windows, edged with narrow molding and installed flush with the exterior, are used on all facades. A plain door, sheltered by a horizontal Moderne-style flat canopy, is centered in the front facade. The canopy is supported by pipes leading from the outside corners of the canopy to the face of the building. A wooden water heater addition on the front is an obvious alteration. Rows of double-hung windows are used on all facades.

SIGNIFICANCE:

This building was built as the gym/steam room for the Gloria Swanson Building, according to Studio sources. There is an unsubstantiated oral tradition that it was used by Orson Wells as an office, although Studio officials believe this unlikely.

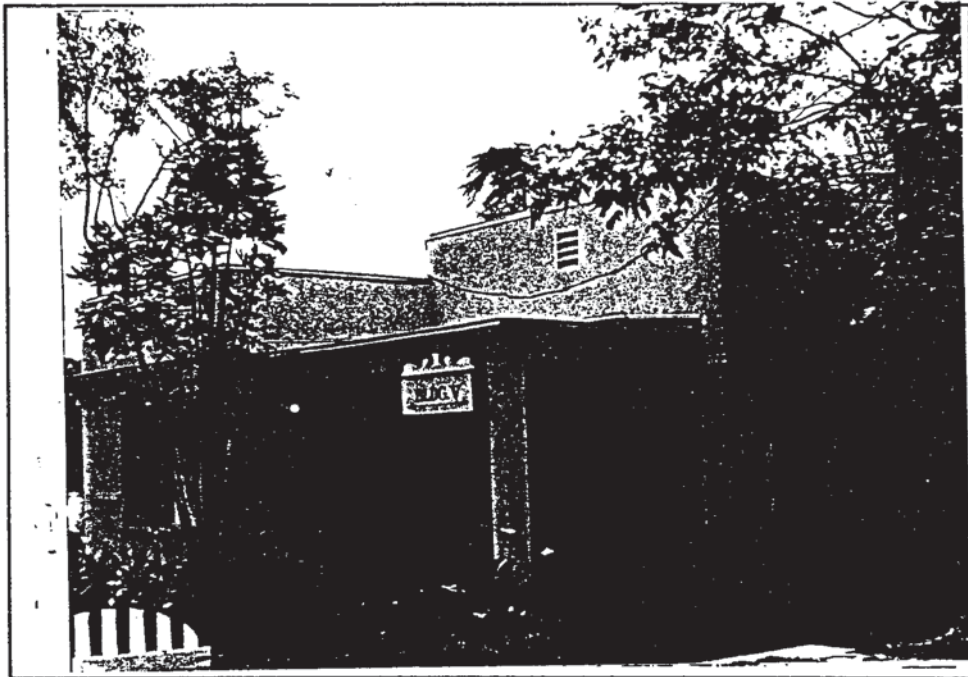
ADDRESS:
9336 #V
WASHINGTON BLVD.

DATE:
1924

STYLE:
PRAIRIE SCHOOL

HPAC RANKING
SIGNIFICANT

COMMENT:
CULVER STUDIO



DESCRIPTION:

A narrow border edges the top of the unbroken parapet of this stucco-clad building. The front is single-story, but there is a flat-roof second-story room at the back. A flat-roofed porch, supported by square wooden posts, occupies the southeast corner. Double-hung windows are used throughout the building. Those on the bay on the southside have Oriental-style muntins. Narrow horizontal banding accents the face above the windows and at wainscot height. A small yard and picket fence surround the building.

SIGNIFICANCE:

This building was built for Gloria Swanson. It is now occupied by Blake Edwards Productions.

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

EXISTING CONDITIONS REPORT AND PRELIMINARY
ENVIRONMENTAL ANALYSIS

The Culver Studios

Culver City, California



Prepared for:
The Culver Studios
9336 W. Washington Boulevard
Culver City, California 90232

Prepared by:
HISTORIC RESOURCES GROUP
1728 N Whitley Avenue
Hollywood, California 90028



EXISTING CONDITIONS

The Culver Studio site today consists of approximately twenty acres of land in downtown Culver City. Thomas H. Ince initially purchased these twenty acres in 1918 as the main studio site with administrative offices and filming and production capability, plus an additional forty-acre back lot behind the main studio site for filming. The most prominent structures at this site are massive production stages. Other significant structures consist of administrative offices and production support services.

Brief History

Ownership

There have been multiple owners of The Culver Studios over the last eight decades. Originally developed by Thomas H. Ince in 1918, this became the second major motion picture concern in Culver City. After Ince's sudden death in 1924, his widow sold the studio to Cecil B. DeMille. From February 1925 through 1927, DeMille ran the Culver Studio site, overseeing the first large-scale site renovations, including construction of the DeMille Theatre. In 1928 a conglomerate of several companies, known as RKO, took over the studio lot, and by the end of 1930 two of the subsidiaries merged to form RKO-Pathe' studios. Another round of site renovations were initiated throughout the RKO-Pathe' studio era. Selznick International Studios leased the entire site from 1935 to 1946, although it was still held by RKO-Pathe'; more renovations were commenced during Selznick's leadership at the studio site.

When Selznick International suspended operations, RKO-Pathe once again ran the studio site, leasing space to Selznick's new Vanguard pictures company, amongst other various independent production companies. Howard Hughes bought the studio site in 1950, leasing out the space for productions. Following Hughes' ownership, Desilu productions purchased the site in 1957. After several owners in the intervening years, the studio was acquired by Columbia Pictures Entertainment Inc. in 1991, followed by the most recent ownership change of The Culver Studios in April 2004.

Site Development

Paralleling the contraction and expansion of the lot acreage, the main studio site underwent a variety of configurations, consistent with motion picture studio lots during this time. A small land addition was made to the main studio site in the early years of the studio site. Sometime between 1929 and 1931, RKO acquired several parcels of land on the western edge of the main studio site, according to a Sanborn



Figure 1: Aerial View, during Ince Studio Era. Photo courtesy of Bison Archives, 2005.

map from 1929 and an aerial photograph dated 1931.

A requisite component of the motion picture production studios are the back lots, where different scene backdrops and sets were built for filming purposes. The old back lot connected with present-day Culver Studios covered forty acres south of the main studio lot. It was best known as the site where Atlanta burned during filming of “Gone with the Wind”. As the needs of the motion industry evolved, the owners of the studio site (Perfect Film and Chemical) sold off the back lot in 1968.



Figure 2: Back Lot (located at right side of photo). Photo courtesy of Bison Archives,

Major Periods of Renovation

Thomas H. Ince’s studio initiation was followed by three phases of development. Exhibit E, located at the end of this document, shows the site layout of the 1924 Sanborn map. An aerial photograph depicting the studio layout at this time is provided in Figure 1: *Aerial View, during Ince Studio Era*.

When DeMille took over the site in early 1925, the first massive site renovations were initiated. He re-oriented the existing glass stages and moved numerous office bungalows

and production service buildings. To match production needs, Stage 2 (now known as Stages 2/3/4), four new double-barrelled projection rooms and seven new cutting rooms were added to the studio site. See Exhibit F for a site plan during this studio era.

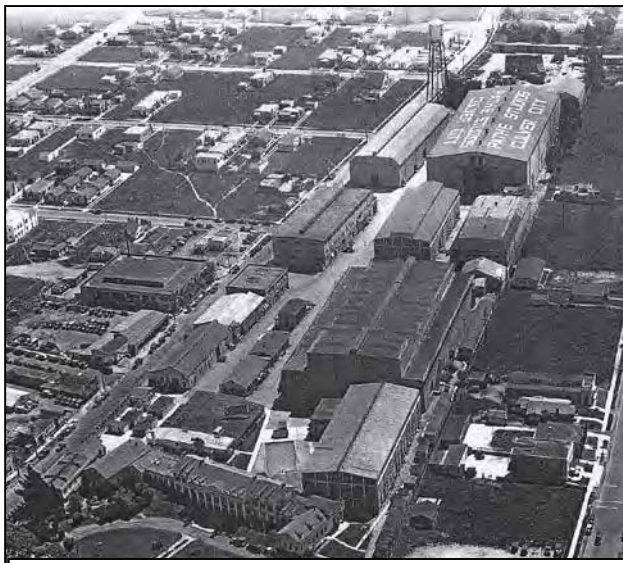


Figure 3: Aerial Photograph, RKO Studio Era. Photo courtesy of Bison Archives, 2005.

The second significant period of renovations on the site began in 1930 with the merging of two companies to form the RKO-Pathe’ Studio. Figure 3 *Aerial Photograph, RKO Studio Era* displays the site design at this time. In 1929 talking movie technology brought a change to the motion picture industry, which involved different methods of

production and a rise in consumer demand for movies. The new production company adapted to this innovation by constructing two large stage facilities (now known as Stages 7/8/9 and Stages 11/12/14) and several production service buildings.

During David O. Selznick's tenure at the site from 1935-1946, the site was almost completely built out, as seen in Figure 4: *Aerial Photograph, Selznick Studio*. Two significant bungalows (Building S & T) and one addition to Building D facing



Figure 4: Aerial Photograph, Selznick Studio Era. Photo courtesy of Bison Archives, 2005.

Washington Blvd. were constructed during this time; the last stage facility (Stages 15/16) was erected in 1940, which expanded the production capability of Stages 11/12/14. The development on the main studio site at this time most closely resembles its current configuration in site layout and scale. Exhibit A *Existing Site Plan* adequately illustrates this site layout.

To fully illustrate the growth of the studio during the period of significance, Exhibit H *Existing Site Plan, Coded by Studio Era* has the buildings and structures labeled according to studio era constructed.

Site Description

Comprised of a variety of buildings, some retaining a high degree of integrity in design and utilization, reflective of both the historic and contemporary uses on The Culver Studios lot. These structures are the defining features of the potential Culver Studios historic district. Each illustrates the types of activity required for a functioning studio lot: stages for film production; office buildings for administrative functions; dressing rooms for production support; support buildings for activities including set design, storage and power; and a commissary for service functions.

Offices and administrative uses are located predominantly at the front northern portion and the southwestern portion of the studio lot. Stages run the along the central spine of the studio lot from a mid-northern point to the back of the lot, in some locations forming the western boundary line. Support and service buildings line the front portion of the studio boundary along Ince Blvd, with some interspersed around the studio lot.

The studio lot consists of one major thoroughfare running north-south from the Administration Building area at the front of the lot back to Building Y, connecting smaller internal pathways on the lot. Circulation within the studio lot evolved as building placement and studio access changed.

Established by the innovative site design of Thomas H. Ince and the subsequent renovations, The Culver Studios' spatial relationship between the types of buildings and structures remains relatively unchanged: demolition and new construction, with few exceptions, has occurred in the same location with similar uses.

The front lawn remains the major landscape feature on the relatively flat Culver Studios site. Amongst the various modifications at the Culver Studios site, this notable aspect has been consistently maintained. Several small additions such as fencing, signage and pathways were added to the lawn area as stewardship of the site evolved. A significant attribute to the historic viewscape of the studio site from Washington Blvd., the lawn reinforces the historic character of the studio site by maintaining the relationship between the studio buildings and the surrounding neighborhood, a relationship instituted during the initial site planning phase.

Perimeter Boundary

The Culver Studios property line follows an irregular rectangular outline, defined by a combination of gates, walls, fences and buildings. Beginning at Gate #1 in the northwest point of the studio lot, the line moves northerly along Washington Blvd. and then northeasterly following Ince Blvd. The southeasterly property line and most of the property line on the southwestern side abut residential property, with exception the small portion on the southwestern side extending to Van Buren Place. A site map is provided in Exhibit A.

Four gates provide ingress and egress to the studio site – one on Washington Blvd. (Gate #1) and three on Ince Blvd. (Gates #2, 3 and 4). A low exposed brick wall and posts, enclosed with painted wood lattice rails, fence gates #1, 2 and 3; Gate #4 is a chain-link fence attached to a tall painted brick forming the boundary along Ince Blvd. Along Washington Blvd., a similar brick and wood fence bounds the front lawn, which represents the northerly property line of the studio lot.

Buildings D, E, J, L, O, Y and Stages 7/8/9 and 10 are situated at the property line, abutting the sidewalk on Ince Blvd., forming the perimeter boundary without fences or walls. A tall stucco wall outlines the remainder of the perimeter boundary at southeastern and southwestern edges of the studio lot, a majority of which abuts residential uses. Several parcels were annexed during the RKO ownership along the southwesterly edge which extend the studio perimeter to Van Buren Pl; this portion, which houses five bungalows and surface parking, is enclosed by a tall painted brick wall with two wood access doors.

Neighborhood Context

Culver City's built form is an amalgamation of different uses and architectural styles, and the studio site remains as one of the oldest sites and one of the most visually prominent in the city. In the year of the studio's inception, 1918, the neighborhood surrounding the

studio site witnessed a modicum of commercial and residential development. Sanborn Fire Insurance maps and aerial photography indicate the neighborhood surrounding the studio site became progressively denser with residential, commercial and institutional developments, commensurate with the population growth in Culver City over this time. Culver Studios' site boundary, including the buildings lining the exterior, were established within the period of significance over fifty years ago. Thus, the interrelationship between the studio site and the neighborhood evolved as the surrounding neighborhood was developed during the past century.

Buildings and Structures

Organization by Studio Era

The multiple changes in ownership invoked numerous modifications in site configuration, involving re-location of existing structures, new construction and demolition of offices and stages, and alterations of existing structures. Table 1 *Organization by Studio Era*, below, organizes the extant and demolished buildings and structures according to the era of studio ownership through the end of 1946, when Selznick International Pictures suspended operations and ended the lease on the RKO-Pathe'-owned studio lot.

Table 1. *Organization by Studio Era*

| Studio Era | Building/ Structure Name |
|-------------------------------|---|
| Ince (1918-1925) | |
| Extant | Administration Building (Building C) |
| | Building D (original southern portion) |
| | Building E |
| | Building J (Mill) |
| | Building O (originally Stage No. 3) |
| | Building U (re-located?) |
| | Building V (re-located?) |
| | Stage 10 (re-located) |
| | Gate #2 (original Gate #1) |
| | Gate #3 |
| | Gate #4 |
| <i>Demolished</i> | <i>Building A</i> |
| | <i>Building F</i> |
| | <i>Stage 1 (glass stage)</i> |
| | <i>*Stage 2 (glass stage), later known as Stage 5 & Bldg P & re-located</i> |
| | <i>Pool (original capacity)</i> |
| | <i>Water tower</i> |
| | <i>Paint shop</i> |
| DeMille (1925-1928) | |
| Extant | DeMille Theatre |
| | Building H (re-located) |
| | Building I (re-located) |
| | Building L |
| | Building N |
| | Building R |
| | Building W |
| | Stages 2/3/4 (originally built as Stage 2) |
| <i>Demolished</i> | <i>Stage 4, later known as Bldg Q</i> |
| RKO-Pathe' (1928-1935) | |
| Extant | Building X |
| | Building Y |
| | Building Z |
| | Stages 7/8/9 |
| | Stages 11/12/14 |
| <i>Demolished</i> | <i>Building B</i> |
| | <i>Building G</i> |
| | <i>Building K</i> |
| | <i>Building M</i> |

| Studio Era | Building/ Structure Name |
|------------------------------------|--|
| Selznick (1935-1946) | |
| Extant | Building D (additional northern portion) |
| | Building S |
| | Building T |
| | Stages 15/16 |
| Structures Built Since 1988 | |
| | Building P |
| | Stages 5 & 6 |
| | New Commissary |
| | Gate #1 |
| | Elevator Shaft |

Since the 1987 Survey conducted by Thirtieth Street Architects, Inc. (Survey) some reorganization at the studio site has occurred, including demolitions and building re-locations. Table 1 *Organization by Studio Era* lists the extant and demolished buildings and structures according to the studio era of construction. Two site plans located at the end of this document accompany this discussion; they are titled Exhibit C *Changes Since 1987 Historic Survey* and Exhibit D *Building Demolition Since 1987*.

The Survey identified eight structures built during the Ince studio era. Of these six are extant; the two demolished include the original glass Stage 1 and Building F. Three entrance gates to the studio site date from this period, yet were not included in the Survey; the three gates are located along Ince Blvd. and are currently labeled Gates #2, #3, and #4.

Since the Survey no buildings or structures dating from the DeMille studio era have been demolished, but two have been re-located. Buildings H & I were moved from their original location on the site to accommodate new development in the late 1980s.

Nine buildings and structures built during 1928 until 1935 were surveyed in 1987. Approximately half of these (five out of nine) dating from this RKO-Pathe' studio era identified in the Survey remain in existence. Four buildings -- B, G, K, M -- have been demolished since the Survey.

No buildings or structures constructed during the Selznick studio era and identified in the Survey have been demolished since that time; four structures are extant on the site.

Other Structures

Two buildings dating from the period of significance were not evaluated in the Survey, yet remain integral components of the site history. Stage 10 was re-located to its current position adjacent to Building Y in 1940 during the Selznick studio era. Originally used as a "trick gallery", the use shifted at the same time of re-location to a Stage. Both of these

activities date to the period of significance and are consistent with the interchangeable nature of structures on studio sites. Building W, constructed during the DeMille studio era as dressing rooms, has retained a high degree of integrity in use, in location and in exterior appearance. These two structures have been evaluated for integrity and determined to be contributors to a potential historic district.

The three gates located along Ince Blvd. are part of the original studio development. Gates #2 and #4 do not retain original integrity. A new security booth was installed and a driveway was re-configured at current Gate #2, the main visitor entrance. Gate #4 does not retain the original gate fencing. What is currently Gate #3 was the original main entrance to the studio; the structure, defined by the (original) walls and the space of the gate opening, maintains its integrity.

Site Development Since 1987

New construction in the late 1980s involved some demolition of buildings and structures from the period of significance; the new ones are used for essential studio functions but are not historically significant. Exhibit D *Building Demolition Since 1987* accompanies this section. GTG Entertainment (site owners at the time) completed an extensive renovation agenda in 1988-89, which included a new entrance gate for employees (Gate #1) leading to the site from Washington Blvd., a new underground parking structure situated south of the Administration Building, and other accessory construction on site. At this time, Stage 1 and Building P (original glass and muslin stages), the editing facility (Building F) and a warehouse (Building Q) were demolished to accommodate the new facilities. Also, the pool that had been filled in sometime during the 1960s was discovered during excavation for the underground parking; it was subsequently removed. These buildings and structures built during this time are non-contributors to a potential historic district: Gate #1; new Building P; Stages 5 & 6; and elevator shaft.

Categorization by Use and Property Type

The individual components of studio lots can be categorized into six general areas: stages; administrative; dressing rooms/ bungalows; process; support; service. In Table 2. *Studio Use by Property Type*, below, all extant structures as of 2005 are organized according to historic use by property type. The 1987 ranking is included, if applicable, and the individual contributor status to a potential historic district is identified.

Table 2. *Studio Use by Property Type*

| Use by Property Type (historic) | Building/ Structure Name | Studio Era | 1987 Ranking | Contributor Y/N |
|-----------------------------------|--------------------------|----------------------|--------------|-----------------|
| <i>Stages</i> | Stage 2/3/4 | DeMille | A+ | Y |
| | Stage 5 & 6 | GTG (1988) | N/A | N |
| | Stage 7/8/9 | RKO-Pathe' | A+ | Y |
| | Stage 10 | Ince (re-located) | ** | Y |
| | Stage 11/12/14 | RKO-Pathe' | A+ | Y |
| | Stage 15/16 | Selznick | A+ | Y |
| | | | | |
| <i>Administrative^a</i> | Building C | Ince | A+ | Y |
| | DeMille Theatre | DeMille | B+ | Y |
| | Building D | Ince/ Selznick | A+ | Y |
| | Building E | Ince | B+ | Y |
| | Building H | DeMille (re-located) | B+ | Y |
| | Building I | DeMille (re-located) | B+ | Y |
| | | | | |
| <i>Dressing Rooms/ Bungalows</i> | Building W | DeMille | ** | Y |
| | Building R | DeMille | B+ | Y |
| | Building S | Selznick | A+ | Y |
| | Building T | Selznick | A+ | Y |
| | Building U | Ince (re-located*) | A+ | Y |
| | Building V | Ince (re-located*) | A+ | Y |
| | | | | |
| <i>Process^b</i> | None remain | | | |
| | | | | |
| <i>Support^c</i> | Building J | Ince | B+ | Y |
| | Building L | DeMille | A+ | Y |
| | Building N | DeMille | C+ | Y |
| | Building O | Ince | C+ | N |
| | Building P | GTG (1988) | N/A | N |
| | Building X | RKO-Pathe' | C+ | Y |
| | Building Y | RKO-Pathe' | C+ | Y |
| | Building Z | RKO-Pathe' | C+ | Y |

| Use by Property Type (historic) | Building/Structure Name | Studio Era | 1987 Ranking | Contributor Y/N |
|---------------------------------|-------------------------|------------|--------------|-----------------|
| <i>Service^d</i> | Commissary | GTG (1988) | N/A | N |
| | | | | |
| <i>Other</i> | Gate #1 | GTG (1988) | N/A | N |
| | Gate #2 | Ince | ** | N |
| | Gate #3 | Ince | ** | Y |
| | Gate #4 | Ince | ** | N |
| | Elevator Shaft | GTG (1988) | N/A | N |

^a Administrative and office uses.

^b Editing and production uses.

^c Support uses include: costumes, mill, set design, power buildings, film vaults, scene docks, storage, water tower, pool.

^d Service uses include: commissary, hospital.

** Not included in the 1987 survey.

The Culver Studio site retains a majority of the historic studio uses that are successful in portraying the property's historic development and use. Of the thirty-two buildings and structures extant on site, twenty-four of these (75%) have been determined contributors to a potential historic district.

Narrative Building Description

The following building narratives provide a descriptive overview of the structures comprising The Culver Studio site. The first section includes structures existing on the site as of 2005. Demolished buildings are referenced in the second part of this narrative.¹

Existing Buildings and Structures²

Buildings.

Building C. Also known as the Administration Building, Building C was built in 1918 and remains the oldest structure on the lot. In 1927 the DeMille Theater was added to the east end of the building. The “Selznick wing” was added to the east end in 1936. This structure is a city of Culver City Historic Landmark. There have been numerous interior renovations over the years; the use of this building has remained substantially the same, as administrative offices, however evolved into executive offices when the editing spaces were removed during the Selznick era.



Figure 5: Administration Building, De Mille Studio Era. Photo courtesy of Bison Archives, 2005.

The Administration Building remains an outstanding example of 1920s colonial revival architecture, a good interpretation of Mt. Vernon architecture, and is the most visible and distinctive structure on the lot. The main section is two-stories high with a side-facing gable roof. Single-storied wings extend from each end and extend forward, forming an overall U-shaped building; the east wing was added during David O. Selznick’s reign. The exterior is clad with wide shiplap siding,

¹ Several sources were utilized in assembling these descriptions. Architectural descriptions are excerpted from the 1987 survey conducted by Thirtieth Street Architects, Inc. More intensive research on the history of site ownership offered supplementary data on the history of individual structures. A site visit on November 22, 2005 supplied recent information on the site and structures, from observation and conversation with James Nale (Works Department Manager).

² See Exhibit A *Existing Site Plan* for building and structure location on the site.

trimmed with wide boards at the corners. The side-facing gabled roof is centered with a large pedimented front-facing gable and topped by four narrow gabled dormers. The dormers extend forward, almost to the roof edge, and are joined by a Chippendale-style balustrade. A multi-paned round window, with a keystone on each side, is centered in the gable, and the eaves of both the roof and the dormer are enclosed. Eight two-story high round pillars, accented with Doric capitals, support the recessed porch roof. The porch floor is made of red brick and has no balustrade. The 13-course Colonial-style front façade features 12 sets of 6-over-6 double-hung windows, flanked with green shutters. In between the number five and number six windows, a miniature double-hung window was installed by 1930, according to photographic evidence. The centered front door is topped with a Palladian window and segmented cornice, supported by a pair of Doric columns. Red brick chimneys extend from the roof at each end of the main gabled section. The wings on each side are different in design. The wing on the west end is topped with a side-facing gabled roof with gabled dormers which match the center section of the building. A large front-facing gabled wing extends forward. Enclosed eaves, with returns, and a Palladian-style vent accent the façade of the wing. Rows of identical 6-over-6 windows are flanked with green shutters. Red brick wainscoting adds visual weight to the bottom third of the wing. A Palladian window accents the 6-over-6 window on the bay at the corner of the ell. The east wing has a flat roof, bordered by a Chippendale-style wooden balustrade. Urns top each corner post. The fence across the front features red brick piers with criss-cross latticework panels in the center. White wrought iron gates lead to the walk in the center and the driveway on each end. The rear of the building features a single-story porch which runs its length. Several small porch landings, with wooden stairs and rails, led to the rooms inside, however the doors have been removed and replaced with windows. This portion of the building once housed the artist section of the studio.

DeMille Theater. The DeMille Theatre appendage is attached to the east wing of the Administration Building.

The entrance to the Cecil B. DeMille Theatre, built by the famous producer in 1927, faces onto a brick courtyard on the east side of the administration building. Five square wooden posts, with chamfered edges and trimmed at the top with molding, support the full porch. A pair of paneled wooden doors lead to the small lobby. Round classical pilasters, supporting a segmented portico, flank the single wood paneled door to the theatre. A swagged Palladian window tops the door. Classical pilasters and ceiling molding trim the interior of the theatre, which is topped by an arched ceiling. The façade that faces the street matches the other Colonial Revival buildings across the front of the lot, and has 6-over-6 windows and red brick wainscoting. This theatre was dedicated to him on July 27, 1984.

Building D. This structure was built in 1924 during the Ince studio era, with a large addition made in 1936 to the north end during the Selznick era. This structure is a city of Culver City Historic Landmark.

Building D is composed of two phases, north and south, constructed in 1936 and 1924, respectively. The north section is a large single-storied multi-paned curved bay windows, accented along the bottom with vertical siding, accent the Colonial Revival-style wing on the northeast corner. Lapped siding, trimmed with wide corner boards, covers the exterior. The two-story section on the south is topped with a side-facing gabled roof, while the northern section features a gabled roof running at right angles to the taller structure. A large red brick chimney runs up the north side. 6-over-6 double-hung windows are used throughout the building. The south section of the building was moved from its original location on the lot. Horizontal lapped siding covers the exterior of the two-story Colonial Revival building to the east of the mansion. Rows of 6-over-6 double-hung windows are used singly and in pairs on both the first and second floors. The low-pitched gabled roof runs from the north to south. A pedimented gabled portico, supported by round Doric columns, shelters the paneled front door. The porch and stairs are of red brick. A plain railing borders the porch. Multi-paned sidelights flank the front door. The building is connected on both ends to other buildings.

Building E. Building E was built in 1922 during the Ince studio era.

Narrow shiplap siding covers the exterior of the Colonial-style cottage across from the DeMille Theatre. The side-facing gabled roof is centered with a front-facing portico with a gabled roof. Square wood posts with champfores edges and molding at the top support the portico. 6-over-6 windows, used both in pairs and singly, match the windows on the administration building. A gabled wing, with a recessed porch across the back, extends from the south side.

Building H. Built in 1925 during the DeMille studio era, building H was relocated from its original location in the front central area in 1988 to its new location southeast of the Administration Building. It was relocated to accommodate a new Gate #2 entrance configuration, vehicular pathways, and a new underground parking entrance ramp.

The Colonial-style detailing of the single-storied bungalow shown here is more pronounced than on the other small buildings. The side-facing gabled roof is of medium pitch. Lapped siding, which matches the administration building, covers the exterior and is trimmed in corner boards. Pairs of 6-over-6 double-hung windows, edged with plain trim and narrow molding, are used throughout the building. Round Doric pillars support the pedimented gabled portico, and a plain railing runs along each side. The wood-paneled door is topped with a fine swagged Palladian transom. A smaller gabled portico is located on the west side.

Building I. Building I was built in 1925 in the front central area of the lot. In 1988 the building was re-located to its current position southwest of the Administration Building, to accommodate a new Gate #2 entrance configuration, vehicular pathways, and a new underground parking entrance ramp.

This is a single-storied lapped-sided structure is topped with a low-pitched side-facing gabled roof. Single and double 6-over-6 double-hung windows, surrounded by wide trim, occupy all facades. A shed-style porch, supported by round Doric columns, is placed slightly off center. The plain railing runs across the front of the porch, with the steps on the south side.

Building J. Built in 1920 during the Ince studio era, Building J has remained in continuous use as the Mill (or carpenter's) shop since the beginning of The Culver Studios. There have been alterations to the Mill shop over the years. Several alterations to the Mill have been made both within the period of significance and after this period: the replacement (in kind) of the exterior wall, the enclosure of the dormer roof, the enclosure of the dust suction tower; various interior partition change; and an addition to the southern end was made in 1940.

Board-and-batten siding covers the exterior of the two-storied gable-roofed "electric shop building", located on the eastern boundary of the studio lot. The front-facing gabled roof is topped by a narrow projecting gablet, which runs the length of the building. Three large two-story high wooden freight doors, trimmed with narrow boards, are located along the west side. The north side features a row of small aluminum windows. An addition on the south end is clad in plywood, trimmed in batts, and has a flat roof. It features one of the two-story high wooden windows. An addition on the south end is clad in plywood, trimmed in batts, and has a flat roof. It features one of the two-story high wooden doors and rows of aluminum windows. A shed-style porch shelters the windows along the first floor at the south end.

Building L. Building L was built in 1926 during the DeMille studio era. In 1998 there were significant alterations to the structure; exterior changes were made in keeping with the original stucco, box-like appearance.

Originally used as the nitrate film-processing lab, this two-story brick building served as the original Commissary until 1988, and remains in use as a part of the Bistro restaurant. Two stories high, with a flat roof and unbroken parapet, the structure is reinforced with visible concrete beams. Sets of large, recessed, multi-paned metal-framed windows occupy the second floor of the front (west) façade. New large recessed metal-framed windows are interspersed with recessed aluminum-framed doors, topped with transoms.

Commissary. This new Commissary was built in 1988. During renovations in the late 1980s, the original Commissary was torn down and replaced by the current Commissary in the same location.

Building N. Built in 1925 during the DeMille studio era, it was originally used as a power building and retains the same use.

This structure is one of several pre-1937 buildings still surviving on the premises. Single-storied, with gables at each end, the power house is constructed of brick. Two large multi-paned windows on the east side reach from the ground to the roof and have metal frames. A freight door is located on the south end and smaller metal-framed windows are located on the west side. The power lines and insulators are located on the west side.

Building O. Built in 1919 during the original Ince studio era as the original Stage No. 3, Building O is currently a general storage space. According to the Sanborn maps, this building was initially Stage No. 3, transformed into a storage and scene dock space during DeMille's studio ownership. Building O has undergone substantial alterations, first in 1988 and again in 1998.

This three-storied building is clad in stucco. The low-pitched front-facing gabled roof is accented with a plain frieze and molding. The row of windows along the third floor has been removed and stuccoed over. The double-hung windows on the second floor have been replaced with aluminum double-hung windows, but the original wide board trim, bordered with narrow molding, is still intact. Two sets of exterior stairs lead to the second floor. A narrow beltcourse separates the first and second floors. A variety of wood-trimmed windows and doors are used along the first floor west façade. A pair of large wooden freight doors open into the building from the west side. The east side is blank and faces Ince Blvd.

Building P. The new Building P was constructed in 1988. At this time, the original Building P and Old Stage 5 (originally glass Stage 2, re-located) were demolished. In the same part of the lot, a new Building P was erected alongside new Stages 5 and 6.

Building R. Built in 1925 during the DeMille studio era, this structure is located adjacent to the bungalow cluster on the southwestern extended side of the lot.

Although this building still retains much of its original character, it must be noted that it has been covered with aluminum siding and windows. The siding is lapped, with corner boards. The low-pitched side-facing gabled roof features hipped peaks at each end. Gabled porticos shelter two of the four entrances on the west side. Square posts and a plain railing, with closely-spaced balusters, are featured on the porch. Other porches are similar, with small shed-style roofs. Aluminum windows, edged in green plastic replace the original. This bungalow's plain appearance and major alterations are offset by the fact that Alfred Hitchcock used it for his office/ study for several years. Note: this is not included as a "significant" bungalow.

Building S. Built in 1935 during the Selznick studio era as a residential bungalow for stars Clark Gable and Vivien Leigh during the filming of “Gone with the Wind”, this bungalow has been previously designated by the city of Culver City as a locally significant structure. This is one of four bungalows of significance on the site; these bungalows are situated on the southwestern extended side of the lot.

Following the Colonial Revival theme set by most of the buildings on this studio lot, Building S has wide lapped siding, 6-over-6 double-hung windows and shutters. The hipped roof is centered with pedimented front-facing gabled porticos on both the north and east sides. The porticos are supported by round Doric columns and bordered with plain balustrades. The wood-paneled doors are topped with three-paneled transoms. A small yard and white picket fence surrounds the bungalow.



Figure 6: Bungalow S circa 1930s. Photo courtesy of Bison Archives, 2005.

Building T. Bungalow T was built in 1938 as a residential bungalow, and designated a locally significant structure by the City of Culver City due its association with the actress Olivia deHavilland. This is one of four bungalows in existence on the site; these bungalows are situated on the southwestern extended side of the lot.

A slight variation of the Colonial Revival theme is seen in the bungalow called Building T. Like Building S, it was constructed several years after the Administration Building. Wide lapped board, trimmed with corner boards, covers the exterior. The side-facing gabled roof features enclosed eaves and returns. Small pedimented, gabled porticos extend from the east and south sides. Square posts support the porticos and trellises accent the spaces on the sides of the porch. A pair of matching doors is centered in the north end, while a single wood-paneled door is located under the portico on the east side. Small 9-light windows, with plain trim are used on all sides. A small yard surrounds the bungalow. This bungalow retains almost all of its original integrity.

Building U. Building U is a residential bungalow, constructed in and designated locally significant by the city of Culver City due to its association with Orson Welles during filming of “Citizen Kane”. This is one of four bungalows in

existence on the site; these bungalows are situated on the southwestern extended side of the lot.

A flat roof, with unbroken parapet, caps the single story stucco-clad Moderne building. Small double-hung windows, edged with narrow molding and installed flush with the exterior, are used on all facades. A plain door, sheltered by a horizontal Moderne-style flat canopy, is centered in the front façade. Pipes, leading from the outside corners of the canopy to the face of the building, support the canopy. A wooden water heater addition on the front is an obvious alteration. Rows of double-hung windows are used on all facades.

Building V. Bungalow V was built in 1924 and designated locally significant by the city of Culver City due to its association with actress Gloria Swanson. This is one of four bungalows in existence on the site; these bungalows are situated on the southwestern extended side of the lot.



Figure 7: Aerial View, Bungalow V, 1930. Photo courtesy of Bison Archives, 2005.

A narrow border edges the top of the unbroken parapet of this stucco-clad building. The front is single-story, but there is a flat-roof second-story room at the back. A flat-roofed porch, supported by square wooden posts, occupies the southeast corner. Double-hung windows are used throughout the building. Those on the bay on the south side have Oriental-style muntins. Narrow horizontal banding accents the face above the windows and at wainscot height. A small yard and picket fence surround the building.

Building W. These dressing rooms (now editing bays) were constructed during the DeMille studio era at the same time Stages 2/3/4 were constructed; this structure was intended as a support structure for the stages. This building has not changed location. Building W is located directly behind (south) Stages 2/3/4, and according to photographic evidence, have been in this same location since its construction. Note: There is no individual survey sheet for Building W from the 1987 survey, nor was this denoted on the Gensler site plan.

Following the Colonial Revival theme, the narrow rectangular shaped building is clad in wide lapped board, trimmed with corner boards. The low-pitched side gabled roof, with overhanging eaves and exposed rafters, fully encloses the building and full-length porch. Each editing (office) bay is entered through a separate door accessed from the porch. Square wooden posts support the raised, full-length porch; there are three sets of wooden steps to access the porch. Double-hung windows are used throughout. A pair of double-hung windows flanked on each side by one door is the pattern along the façade. This pattern is interrupted in the façade center, where one window is flanked by one door on each side.

Building X. Built in 1930 during the RKO-Pathe' studio era, Building X is one of the original concrete vaults on site. It is currently situated north of Stages 7/8/9, near Gate #3. These old film vaults are currently used for storage.

Long and narrow, with its back on Ince Blvd., the film vaults are constructed of brick, topped with a very low-pitched hipped roof. Six single-paneled doors, edged in egg-and-dart molding, are spaced along the west façade.

Building Y. Building Y was constructed in 1930 during the RKO-Pathe' studio era. This structure was initially used as a plaster shop; this building is currently used for various carpenter activities.

A flat roof and stucco cladding cover the exterior of the two-story high scene dock. Three sets of metal-clad doors are located on the north side. Two small aluminum windows, a door, and a transom indicate the location of the office.

Building Z. Built in 1930 during the RKO-Pathe' studio era, Building Z has remained in continual use as a scene dock at the back of the lot.

Corrugated metal covers the two-story portion of the scene dock at the back of the lot. Board-and-batten covers the southern-most single-story section. Two tall, narrow multi-paned windows are located on the second floor and metal-clad freight doors are used on the first floor. A row of wood-framed windows forms a transom above the shed-style porch roof. New aluminum windows and French doors are in place at the first floor level.

Stages 2/3/4. Built in 1926 during the DeMille studio era, Stages 2/3/4 were first known as Stage 2. The original intended use as stage production space with second-level offices continues today. This stage facility is different from the original glass Stage 2.

Wood panels cover the exterior of the three-story high stages located in the center of the lot. The roof is flat. A row of multi-paned metal windows and a recessed porch, supported by wood posts, run along the third floor. Wooden stairs lead to the second floor at the south end and metal stairs lead to the north end of the third floor porch. Recessed 4-over-4 windows occupy the first and second floor at the north end. The large wooden doors are left open most of the time and ramps allow vehicles to drive into the lobby.

Stages 5 and 6. Stages 5 and 6 were constructed in 1988. At this time, the original Building Q (previously Stage 4) and Building P (previously glass Stage 2, re-located, then old Stage 5) were demolished. These two new stages were built in a different orientation on the same place on the lot.

Stages 7/8/9. Built in 1928 during the RKO studio era, Stages 7/8/9 have been continually used as stages.



Figure 8: View of Stage 7/8/9 (left) and Stage 11/12/14 (right), and Circulation corridor, Selznick Studio Era. Photo courtesy of Bison Archives 2005.

Stucco covers the exterior of this three-story high rectangular building. A low-pitched Dutch Colonial-style roof forms wide gables at the front and back. There are no windows in the building. Large wooden freight doors, sometimes clad in diagonal car siding, lead to the interior. Three flat metal Moderne-style canopies,

interspersed along the west side, shelter the walk-in doors.

Stage 10. Possibly built during the first phase of Ince's studio construction, it is assumed that Stage 10 was constructed before 1920. It was originally a special effects ("trick gallery") building, and is currently used as a stage area. This stage was probably re-located from its original location at the southeast mid-part of the lot to northeast back of the lot, adjacent to buildings Y and Z. Photographic and written evidence suggest that Stage 10 was re-located in 1940 to make way for the construction of Stages 15/16. Note: There is no individual survey form from the 1987 survey.

Stage 10 is unique among the remaining expansive, utilitarian, stucco-clad stage structures. Pulling from the Southern Colonial theme found on the lot, Stage 10 is clad in wide lapped board, trimmed with corner boards. A side-gabled roof with slightly overhanging eaves and exposed rafter tails caps this two-story high stage area. The walls exhibit arbitrary fenestration patterns. On the side walls, three pairs of 2-over-2 double hung windows are set directly below the roofline; a single 6-over-6 double hung window and two door entrances are situated at the first level. Elephant service doors are located at the entrances; they are flanked by double hung windows at the second-level. After being re-located to its current position, a small covered addition was made to the southern portion of the stage.

Stages 11/12/14. Stages 11/12/14 were constructed in 1930 during the RKO-Pathe' studio era. One of the most obvious exterior alterations was the addition of a large silent air system at the northern side of these stages during "Mad About You" filming.

This large stucco-clad building has no decoration and is topped with a low-pitched gabled roof with narrow overhangs. Three metal-clad freight doors lead to

the interior from the east side. Two metal-striped canopies shelter the two walk-in doors. A single-story shed-style addition runs along the west side. See Figure 7: *View of Stage 7/8/9 (left) and Stage 11/12/14 (right), and Circulation corridor* for an image of this structure.

Stages 15/16. Built in 1940 during the Selznick studio era, Stages 15/16 were built as additions to Stages 11/12/14.

They are two stories high and clad in stucco. Large one and one-half high freight doors lead to the sound stages. A single-story style lean-to has been added to the side.

Structures

Gate 1. Built in 1988-89 this new entrance gate provides access to the studio site off of Washington Blvd.

Gate 2. This Gate was established during the Ince studio era and re-configured in 1988 to be used as the main visitor entrance from Ince Blvd. The new security booth is a good example of Mount Vernon architectural infill.

Gate 3. Built during the Ince studio era as the original main entrance from Ince Blvd. into the studio site, this entrance is used intermittently.

Gate 4. This entrance was built during the Ince studio era leading to the studio site from Ince Blvd., however is used for emergency situations now.

Elevator shaft. This elevator shaft was erected in 1988 to access the newly constructed underground parking structure. Located behind the Administration Building, it is a good example of Mount Vernon architectural infill.

Demolished Buildings and Structures (as of 2005)³

The structures listed below were erected on site at some point within the defined period of significance, but have since been demolished. They are no longer part of the existing fabric. These structures are documented as important components of development on this site. These demolitions provide reference to the evolving nature of the site as it developed for studio use.

Buildings

Building A. Built in 1922 as offices, Building A was demolished in 1988 for a new Gate #1 entrance configuration and vehicular pathway.

Building B. Built 1940 during the RKO-Pathe' studio era, Building B was demolished in 1988 to make way for a new Gate #1 entrance configuration and vehicular pathway.

Building F. Built in 1920 during the Ince studio era as the Production Building, Building F housed a variety of production activities. It remained in the same location, directly behind the Administration Building, until its demolition. It was demolished in 1988 to accommodate the new Gate #2 entrance configuration, paved surface parking with ramp leading to underground parking and elevator shaft leading to the underground parking.

Building G. Building G was constructed in 1930 during the RKO-Pathe' studio era. Originally used as a scene dock servicing the original Stage 1, it was probably demolished along with Stage 1 in 1988.

Building K. Building K was constructed in 1930 during the RKO-Pathe' studio era. This building was probably demolished in the late 1980s during the large-scale site renovations.

Building M. Built in 1930 during the RKO-Pathe' studio era, Building M was adjacent to the original Commissary. This building was demolished in 1988.

Building Q. Building Q was constructed during the early years of the DeMille studio era as Stage 4, but as the studio site needs changed its use evolved into a warehouse. Before demolition in 1988 this structure was situated parallel to the original Building P.

Original Commissary. The original Commissary was built during the Selznick studio era in a style maintaining the southern Colonial revival theme of the

³ Some of these demolitions are noted on Exhibit D *Building Demolition Since 1987*.

Administration building and others. It was demolished in 1988 for construction of a new Commissary in the same location.

Paint Shop. The original Paint Shop built during Ince's studio development era was probably demolished during the studio era of RKO. The paint shop was adjacent to/ attached to Building O. It was demolished before 1950, according to Sanborn maps.

Stage 1. The original glass Stage 1 was constructed during the Ince studio era in 1919. The structure was re-oriented in 1925 during the DeMille studio era. Initially used as a stage, it evolved into a property stage. This Stage was demolished in 1988.

(Original) Stage 2/ (original) Building P. Built in 1919, Stage 2 became known as Original Stage 5, situated adjacent to original Building Q. Initially used as a stage, this structure evolved into a scene dock and wardrobe and property stage known as Building P. In 1926 during the DeMille studio era, this structure was re-located on the site. It was demolished in 1988 for construction of new Stages 5 and 6 and new Building P.

Structures

Water Tower. Probably built during the first phase of the Ince studio era, according to aerial photographs. The water tower was always located at the northeastern a side of the site near Gate #4, and was demolished in 1991.

Summary of Prior Evaluations

1987 Historic Survey

In November 1987 Thirtieth Street Architects, Inc. completed survey fieldwork to prepare an Historic Resources Report for the City of Culver City, under contract with the Culver City Redevelopment Agency. It is important to note that in 1987, structures built before 1937 met the fifty-year old threshold. Some structures extant on the site may have been assigned a non-significant ranking due to age, however all surveyed structures were considered contributors to a potential studio district.

The Historic Resources Report has three parts. The first part, Phase 1.0, includes those structures previously identified from the City's seismic survey. Phase 2.0 includes a final overview of the 1987 survey methodology and identification of any new historically, culturally or architecturally significant structures in the City. The final part of the Report consists of the individual survey forms with historical description and rating of eligibility. This Report does identify numerous residential and commercial structures, specified as possible individual structures or contributors to a district, however, for the purposes of this summary only the *Culver Studio District* will be discussed.

A brief history of The Culver Studios is included in the Report. It outlines the numerous ownership changes; references notable film and television productions at the site over the decades; and creates a contextual foundation of the overall significance of the Culver Studios site. All individual structures on site were evaluated and ranked according to an A, B, C, D rating system. The forms contain research such as year of construction, architectural style, association with persons of importance, and permitted (or observed) alterations. This alphabetical system was developed to categorize structures according to eligibility for listing at various levels (National and local; individually or part of a district) or lack thereof.

"A"- ranked structures include those considered potential candidates for listing in the National Register of Historic Places. As a result of the historic survey, the Administration Building and Building D were deemed eligible for "landmark" status. Four other bungalow structures were designated locally "significant" structures (bungalows S, T, U and V). "B"- ranked structures include those not individually potentially eligible for listing in the National Register yet maintain local individual significance. "C"- ranked structures include those maintaining the original style, not individually distinctive, and may be possible contributors to a district. "D"- ranked structures include those pre-1940 which have undergone alterations so that they are no longer legible (but may be restorable). For those structures determined to be contributors to a potential historic district, a "+" was added to the letter rating; all of the structures surveyed in this survey were determined to be contributing structures. Table 3. *Structures Organized by Previous Evaluation* displays the buildings and structures organized by the 1987 ranking.

Table 3. *Buildings and Structures Organized by Previous Evaluation*

| Eligibility Survey | 1987 | Structure Name | Studio Era |
|--------------------|------|------------------|----------------------|
| Category A+ | | Building C | Ince |
| | | Building D | Ince/Selznick |
| | | Building L | DeMille |
| | | Building S | Selznick |
| | | Building T | Selznick |
| | | Building U | Ince (re-located) |
| | | Building V | Ince (re-located) |
| | | Original Stage 1 | Ince |
| | | Stages 2/3/4 | DeMille |
| | | Stages 7/8/9 | RKO-Pathe' |
| | | Stages 11/12/14 | RKO-Pathe' |
| | | Stages 15/16 | Selznick |
| | | | |
| Category B+ | | DeMille Theatre | DeMille |
| | | Building E | Ince |
| | | Building F | Ince |
| | | Building H | DeMille (re-located) |
| | | Building I | DeMille (re-located) |
| | | Building J | Ince |
| | | Building F | Ince |
| | | Building M | RKO-Pathe' |
| | | Building R | DeMille |
| | | | |
| Category C+ | | Building B | RKO-Pathe' |
| | | Building G | RKO-Pathe' |
| | | Building K | RKO-Pathe' |
| | | Building N | DeMille |
| | | Building O | Ince |
| | | Building X | RKO-Pathe' |
| | | Building Y | RKO-Pathe' |
| | | Building Z | RKO-Pathe' |

Note: There are thirteen structures listed in Category A, a ranking that indicates the individual structures potentially eligible for listing in the National Register. Of these one structure (Original Stage 1) has been demolished; the remaining twelve retain a high degree of integrity.

1990 Historic Preservation Advisory Committee Report – Recommendations for Historic Preservation Program

Following the 1987 intensive survey, an Historic Preservation Advisory Committee (HPAC) was formed at the end of 1989 through the direction of City Council and City Staff. The HPAC was charged with developing recommendations for an Historic Preservation Program for the city of Culver City. Utilizing the database of architecturally/ historically/ culturally significant properties from the 1987 survey and examining the City's policies impacting such resources (or lack thereof), the HPAC developed a strategy for the City. The HPAC Report (Report) provides recommendations for the development and the implementation of an historic preservation program in a five-part approach.

The first three parts of the Report discuss the categorization of properties and a procedural structure for designation. Part I describes the "Criteria for Significance", including the categories under which the resource can be listed (i.e. architectural, historic, cultural) and the point system for determining the resource's significance level (i.e. "Landmark", "significant", or "recognized"). Establishment of an "Historic Preservation Program" is recommended in Part II. The Program would function as a three-tiered system according to the above-mentioned rankings, and some specific regulations, such as permit review and waiting periods and required minimum maintenance standards, were recommended. Part III outlines a specific designation process for identified structures and a continuing designation process for the future.

Part IV of the Report defined a Financial Assistance Program, to provide financing for preservation assistance. In order for a property owner to obtain financial assistance, the site or structure must meet two requirements. The first requires the site or structure to meet one or more of the threshold components: situated within Redevelopment Agency area; or, low- to moderate-income residential unit; or, publicly owned. Second, the site or structure must meet the criteria of significance: listed as a "landmark" or "significant" property; in need of seismic upgrades; extant code deficiencies; requires rehabilitation of architectural significant features.

The last section of the Report's recommendations, Part V, issued the preliminary identification of residential and commercial properties, and individual and district listings within each use type. The *Culver Studio District* is one of two studio districts identified in Culver City, the other named the *Columbia Studio District*, each with individually designated "landmark" and "significant" structures on the site. These designated buildings are shown in Exhibit B *Historic Building Designation*.

Evaluation of Significance

Historical Designations

A property may be designated as historic by National, State, and Local authorities. In order for a building or grouping of buildings (district) to qualify for listing in the National Register or California Register, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated.

The criteria for eligibility for listing in the California Register are based upon National Register Criteria. Current CEQA guidelines require cultural resources reviews to consider eligibility for the California Register of Historical Resources. Historic sites no longer have to be eligible for the National Register of Historic Places to be considered as “historical resources” under CEQA.

The individual buildings and structures on site were evaluated in 1987 as contributors to a potential historic district. Although no district designation has been sought, several individual buildings and structures have been designated as landmarks or significant at the local level.

National Register Criteria for Evaluation

The National Register of Historic Places is an authoritative guide used by Federal, State and local governments, private groups and citizens to identify historic and cultural resources. The National Park Service has established criteria for the evaluation of properties proposed for inclusion in the National Register of Historic Places. These criteria are the Register’s standards for determining the significance of properties. The categories are related to the four National Register Criteria for Significance, which are described in the National Park Service’s *National Register Bulletin 15* as follows:

Criterion A: Associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: Associated with the lives of persons significant in our past.

Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.

Criterion D: Has yielded, or may be likely to yield, information important in prehistory or history [pertains to archaeological sites].

Eligibility as a District – National Register

According to the National Register guidelines, properties with large acreage or a number of resources are usually considered a district. A district must possess a significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan of physical development. It derives its importance from being a unified entity.

The preliminary research documented in preceding sections has evaluated The Culver Studios site with twenty-four historic structures as contributors to a (potential) historic district. The site qualifies as an historic district at the National level, and subsequently state and local levels. While studio facilities are often altered as production needs change and technology evolves, a high proportion of structures on site remain in the location established during the period of significance or have been minimally altered. Therefore the site maintains high integrity and provides a sense of the scale and nature of historic studio facilities due to the high proportion of extant contributing resources. The contributing historic resources continue to dominate the studio site, defining the site's status and purpose. Therefore, the district appears eligible under Criterion A as a cohesive representation of early motion picture studios at the local level.

Resources were reviewed as to whether they were contributing or non-contributing to the potential historic district. After conducting research and fieldwork, incorporating the previous survey, Historic Resources Group has evaluated the following resources within The Culver Studios site as contributors to its significance.

The twenty-four contributors to a potential Culver Studios historic district include:

- Building C (building)
- DeMille Theatre*
- Building D (building)
- Building E (building)
- Building H (building)
- Building I (building)
- Building J (building)
- Building L (building)
- Building N (building)
- Building R (building)
- Building S (building)
- Building T (building)
- Building U (building)
- Building V (building)
- Building W (building)
- Building X (building)

- Building Y (building)
- Building Z (building)
- Stage 2/3/4 (building)
- Stage 7/8/9 (building)
- Stage 10 (building)
- Stage 11/12/14 (building)
- Stage 15/16 (building)
- Gate #3 (structure)

**Please note that the DeMille Theatre is attached to (and part of) Building C, the Administration Building.*

The built environment consisting of the contributing resources is significant for the development pattern it reflects and also because it is comprised of buildings used to perform each task necessary to produce a film, from housing actors during filming to storing props and viewing scenes for editing (with the exception of process facilities). The contributing structures provide a strong physical link to the creation and development of all aspects of filmmaking as practiced by the multiple owners of the facility. Their unified aesthetic, first defined by Thomas H. Ince's development of the site and later by Cecil B. de Mille, RKO-Pathe' and David O. Selznick, further defines the resources that contribute to the district.

Period of Significance

Period of significance is determined by analyzing the history of the site and associated themes as identified in National Register guidelines. The theme that most applies to The Culver Studios site is social history, including its relation to the broad patterns of local history and the history of filmmaking. Social history is defined as "the history of society and the life-ways of its social groups" to the extent that the property represented a way of life that was typical of other sites involved in early filmmaking in the Los Angeles area.

The Culver Studio site grew to its current configuration over four phases, spanning four studio eras between 1918 and 1946, which incorporates the studio ownership periods of Thomas H. Ince, Cecil B. DeMille, and RKO-Pathe' and the full studio lease period by David O. Selznick from RKO-Pathe'. When Thomas H. Ince acquired the property in 1918 the site was centered at the northern section of lot on Washington Blvd. As subsequent owners acquired the property, additions were made to meet production needs and to incorporate new technologies; this development extended the site in a southerly direction along Ince Blvd. The Culver Studios site is composed of twenty-eight buildings and structures and four entrance gates. A large proportion of these, approximately 81%, were constructed within the period of significance.

Integrity

Integrity is defined as “the ability of a property to convey its significance.” The National Register has seven criteria on which the integrity of an historic property is based: **location, setting, design, materials, workmanship, feeling and association.**

Thomas H. Ince chose the original **location** for present-day Culver Studios, in Culver City, site for its proximity to a natural waterway for filming purposes and for the availability of acquisition from landowner Harry Culver. Ince’s original site included the twenty-acre studio filming and production site and a forty-acre back lot. During the period of significance, the main production site was enlarged by the acquisition of several parcels at the west edge of the original rectangular lot to form its current boundary. The back lot was sold off in 1968; although filming did occur on the back lot, the components of film production – writing, editing, filming, processing – did, and still do, occur on the subject property (the main studio site), representative of the activities associated with motion picture production. No other boundary alterations have been documented. The district retains the integrity of location.

The Culver Studios’ **setting** includes two areas: the city within which the site is located and the motion picture industry within which it operates. In 1918 the property surrounding the studio site witnessed a modicum of commercial and residential development that grew denser over the decades, paralleling the growth in population in Culver City. The relationship established at the onset between the surrounding neighborhood and the studio site has remained the same. As the second large motion picture studio to be located in the city, Culver Studios contributed to the expansion of this industry at a local level, as well as the regional level within the Los Angeles area entertainment industry. The integrity of setting remains strong.

The Culver Studios site **design** is relatively cohesive, and one of the better remaining, representations of the development of motion picture studios in the Los Angeles area. Its current site configuration was established within the period of significance (1918-1945) and retains a high number of buildings and structures dating from the period of significance. The spatial relationship between the types of buildings and structures remains relatively unchanged: demolition and new construction, with few exceptions, has occurred in the same location with similar uses. The Colonial Revival architectural theme applied to the first building on the site and to other administrative, process and support buildings have been well maintained. Massive stage buildings, which occupy a large portion of the site, exhibit the utilitarian-style design and construction typical to this type of building. Both of these styles were established at the studio site during the period of significance and have been actively preserved since that time. The site retains a high degree of integrity of design.

The site functions today, as it did at its inception in 1918, as a studio site with filming and production capabilities. The **feeling** of an early twentieth century motion picture studio is sufficiently expressed by the current Culver Studios site; its has remained in continuous

use as a studio facility and the design of the main studio site has been relatively unchanged since the period of significance. The integrity of feeling remains strong.

Architectural **workmanship** on the site is reflected in the interpretation of the Colonial Revival theme, initiated in the Administration Building and reproduced in other supporting structures on the lot. The alterations on these buildings have preserved the architectural style. The integrity of workmanship remains strong.

Its **association** with the enlargement of the motion picture industry in Culver City and the Los Angeles area remains strong. The City gained a presence as a formidable production district within the larger Southern California entertainment industry after the construction of the first studio (now Sony) in the early 1910s -- a presence that was further solidified in 1918 by present-day The Culver Studios. The integrity of association is strong.

Summary

With seventy-five percent of the extant resources contributing to a potential historic district and a current site configuration that resembles the site layout from 1946 with little exception, the historic, and continued use, of film production are both adequately portrayed by The Culver Studios site. This studio retains its connection to the development of the motion picture industry in the Los Angeles area and is an exemplary development within this context. The Culver Studios retains eligibility, first determined in 1987, as an historic district, under Criterion A due to its associative value within the context of motion picture studios at the local level.

Under the California Environmental Quality Act (CEQA), adopted in 1970 and most recently revised in 1998, the potential impacts of a project on historical resources must be considered. The next part of this report provides a determination of potential impacts on the site by the proposed project, including an overview of the proposed project and the preliminary evaluation of impacts upon historic resources of The Culver Studios.

DETERMINATION OF IMPACTS

In determining potential impacts, a “substantial adverse change” means “demolition, destruction, relocation, or alteration of the resource such that the significance of an historical resource would be materially impaired”.⁴ The setting of a resource should also be taken into account in that it too may contribute to the significance of the resource, as impairment of the setting could affect the significance of a resource. Material impairment occurs when a project:

1. “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
2. 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 Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, 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
3. Demolishes or materially alters in an adverse manner those physical characteristics of an 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.⁵

CEQA regulations identify the Secretary of Interior’s Standards as the measure to be used in determinations of whether or not a project of new development or rehabilitation adversely impacts an “historical resource.” Section 15064.5(b)(3) states:

Generally, a project that follows the Secretary of Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimer, shall be considered as mitigated to a level of less than significant impact on the historical resource.

Proposed Project

Culver Studios has developed a proposed Master Plan for the Culver Studios property and the adjacent “Parcel B”, the triangular site north of The Culver Studios lawn across Washington Boulevard. Preliminary information on this project has been extrapolated from the conceptual site design drawings, e-mails, and telephone conversations from the project architects. One of the main objectives of the Master Plan is to increase office square footage at the production site. This will involve demolition and new construction

⁴ See California Public Resources Code 5020.1(q)

⁵ State CEQA Guidelines, 15064.5(b)(2).

on the subject property. Another related objective is to increase parking on site, to be provisioned through surface and structured parking.

The proposed project involves the demolition of Building J and the construction of a new four-story Building J comprised of 49,500 s.f. office space. A new 200-space parking structure may have impacts on Buildings S, T, U and V. Additional demolition, site planning and design of new construction will be factors in determining the impacts of the plan.

California Environmental Quality Act

Under the California Environmental Quality Act (CEQA), adopted in 1970 and most recently revised in 1998, the potential impacts of a project on historical resources must be considered. The purpose of CEQA is to evaluate whether a proposed project may have an adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation measures.

The impacts of a project on an historical resource may be considered an environmental impact. Section 21084.1 of the California Public Resources Code states:

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources.

Thus, under CEQA, an evaluation of project impacts requires a two-part inquiry: a determination of whether or not the resource is historically significant and a determination of whether the project will result in a “substantial adverse change” in the significance of the resource.

A building is considered historically significant, and therefore an “historical resource” under CEQA, if it falls into one of three categories defined by Section 21084.1 of the Public Resources Code. Mandatory historical resources are sites listed in or eligible for listing in the California Register of Historical Resources. Presumptive historical resources include site officially designated on a local register or sites found by the State Historic Preservation Officer (SHPO) under Section 5024.1(j) of the Public Resources Code. Discretionary historical resources are those resources that are not listed but determined to be eligible under the criteria for the California Register of Historical Resources.

Properties formally determined eligible for listing in the National Register of Historic Places are automatically listed in the California Register (see California Public Resources Code 5024.1(c)). Properties designated by local municipalities can also be considered historical resources. It is considered an historic resource under CEQA.

A review of properties that are potentially affected by a project for eligibility is also required under CEQA.

Preliminary Evaluation of Impacts

Historic Significance

CEQA requires an assessment of a property's historic significance before analyzing the environmental impacts associated with a proposed project. In 1987 consultants determined The Culver Studios site a potential historic district. Based on research conducted by HRG in 2005, the site retains historic district eligibility, under Criterion A due to its associative value within the context of motion picture studios at the local level⁶; several locally-listed monuments of cultural and historic significance are located on the site. Therefore the proposed redevelopment Master Plan for The Culver Studios must address any substantial adverse changes to cultural resources on the site, which is discussed in the next section.

Substantial Adverse Change

According to the project there will be two geographic areas of impact within The Culver Studios boundaries: one along the property line wall on Ince Blvd. and the other located at the western, or "residential area", of the lot.

In the first area, Building J is slated for demolition. Demolition of a contributing resource (Building J) may have a significant adverse impact and should be analyzed for its role in its overall contribution to the district. The proposed project states that a new building will be constructed on the original Building J footprint. Under the assumption that a new building will occupy the same spatial area, no major circulation patterns will be substantially altered. The loss of a contributor may be an unmitigatable impact; however, its demolition alone will not threaten the district's eligibility.

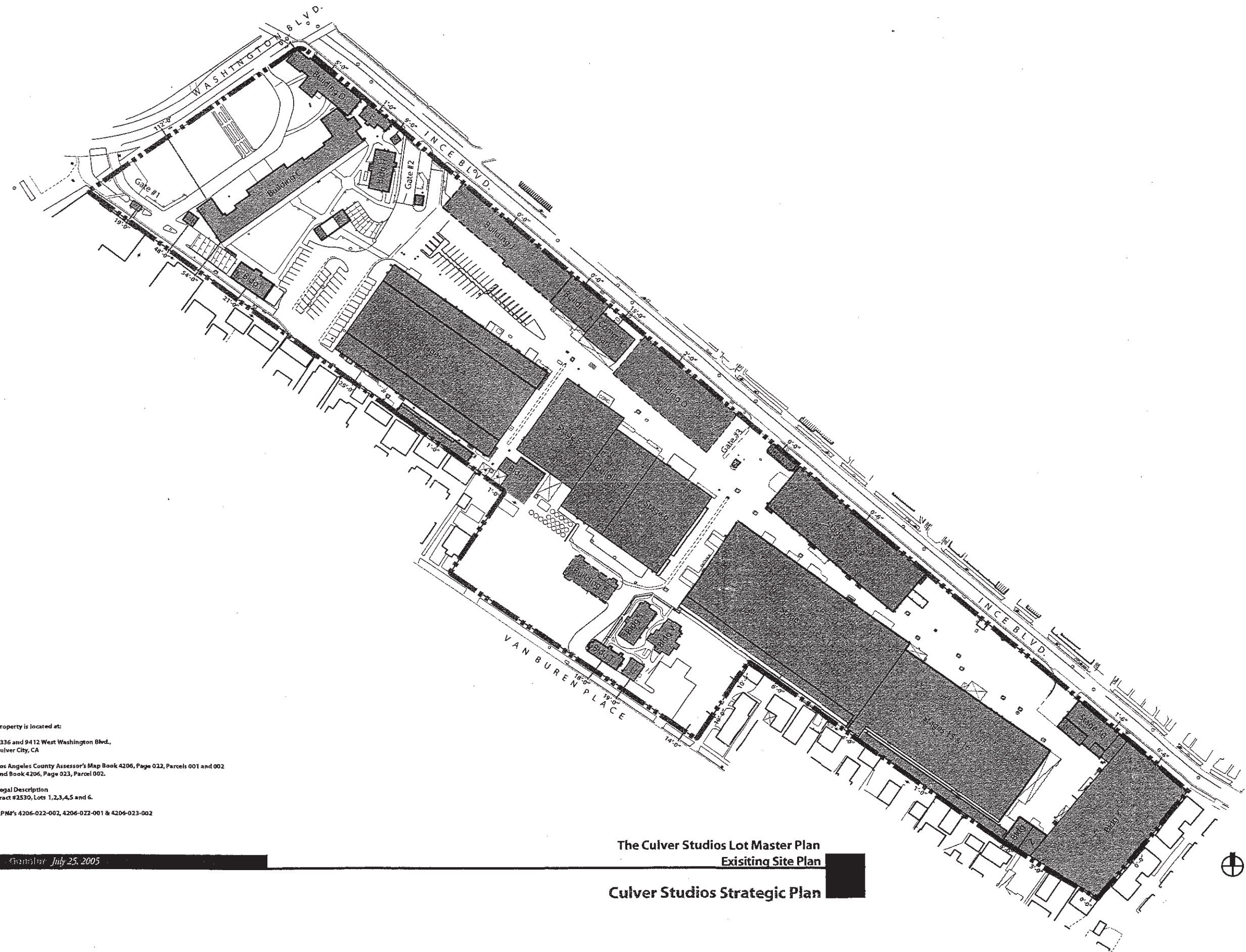
Currently six buildings are located on the southern portion of the residential area; new construction proposed for this location would represent the second area of impact. A parking structure is proposed for this location. Resources in this area include Buildings R, S, T, U, and V. Re-location or demolition of these buildings could constitute an impact. This impact can be mitigated to a less than significant impact, if relocation and other issues of the Master Plan are designed in accordance with the Secretary of Interior's Standards.

This report is a preliminary assessment of impacts to identified cultural resources, and is not intended to be a full evaluation of impacts on cultural resources under CEQA.

⁶ The historic significance of The Culver Studios is fully documented in the Existing Conditions part at the beginning of this report.

List of Exhibits

- A. Existing Site Plan (Gensler)
- B. Historic Building Designation (Gensler)
- C. Changes Since 1987 Survey (Gensler)
- D. Building Demolitions Since 1987 (Gensler)
- E. Sanborn Map, 1924
- F. Sanborn Map, 1929
- G. Sanborn Map, 1929-1950
- H. Existing Site Plan, Coded by Studio Era



Property is located at:

9336 and 9412 West Washington Blvd.,
Culver City, CA

Los Angeles County Assessor's Map Book 4206, Page 022, Parcels 001 and 002
and Book 4206, Page 023, Parcel 002.

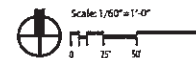
Legal Description
Tract #2530, Lots 1,2,3,4,5 and 6.

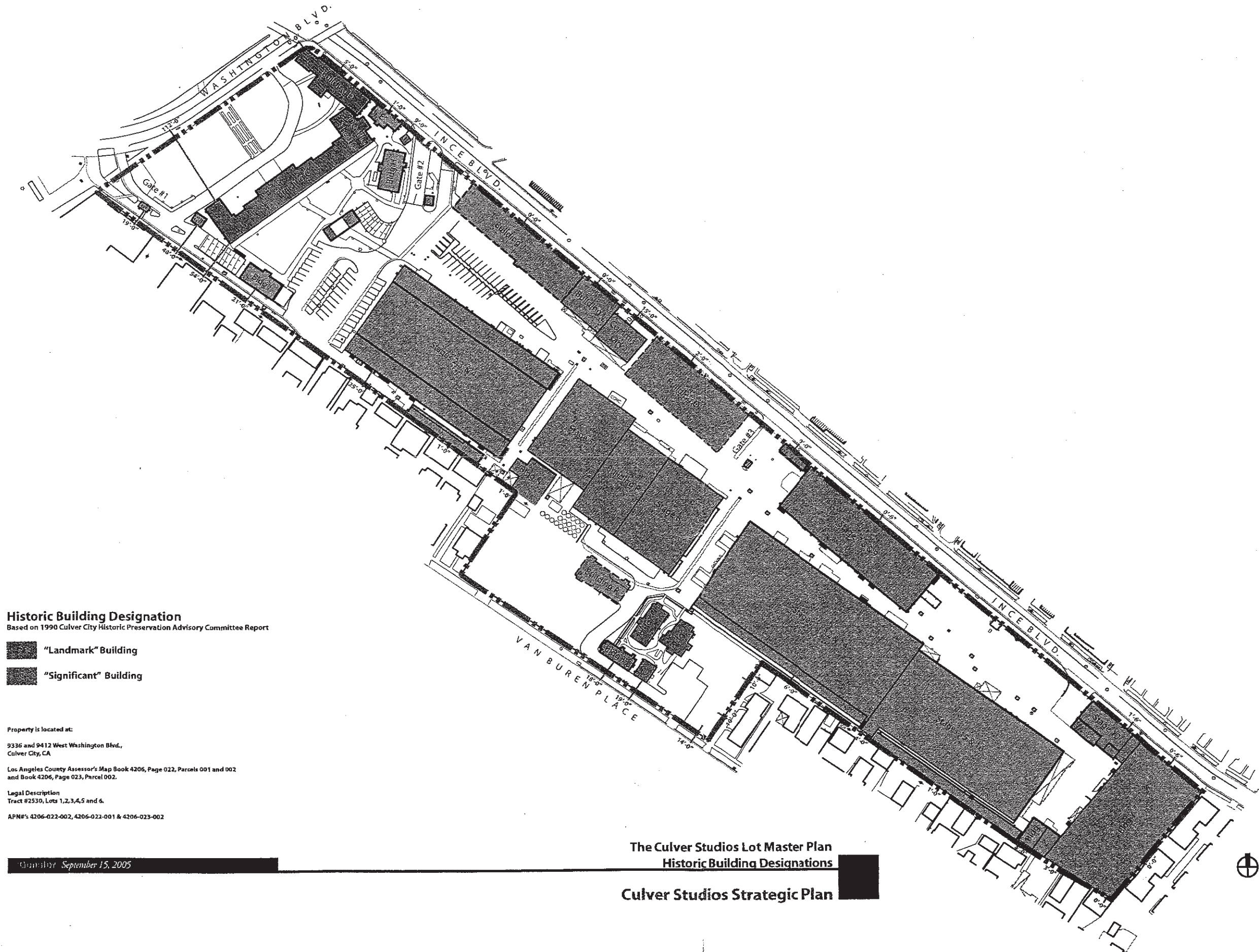
APNs 4206-022-002, 4206-022-001 & 4206-023-002

Graveler July 25, 2005

The Culver Studios Lot Master Plan
Existing Site Plan

Culver Studios Strategic Plan





Historic Building Designation Based on 1990 Culver City Historic Preservation Advisory Committee Report

-  "Landmark" Building

 "Significant" Building

Property is located at:

9336 and 9412 West Washington Blvd.,
Culver City, CA

Los Angeles County Assessor's Map Book 4206, Page 022, Parcels 001 and 002
and Book 4206, Page 023, Parcel 002.

Legal Description
Tract #2530, Lots 1, 2, 3, 4, 5 and 6.

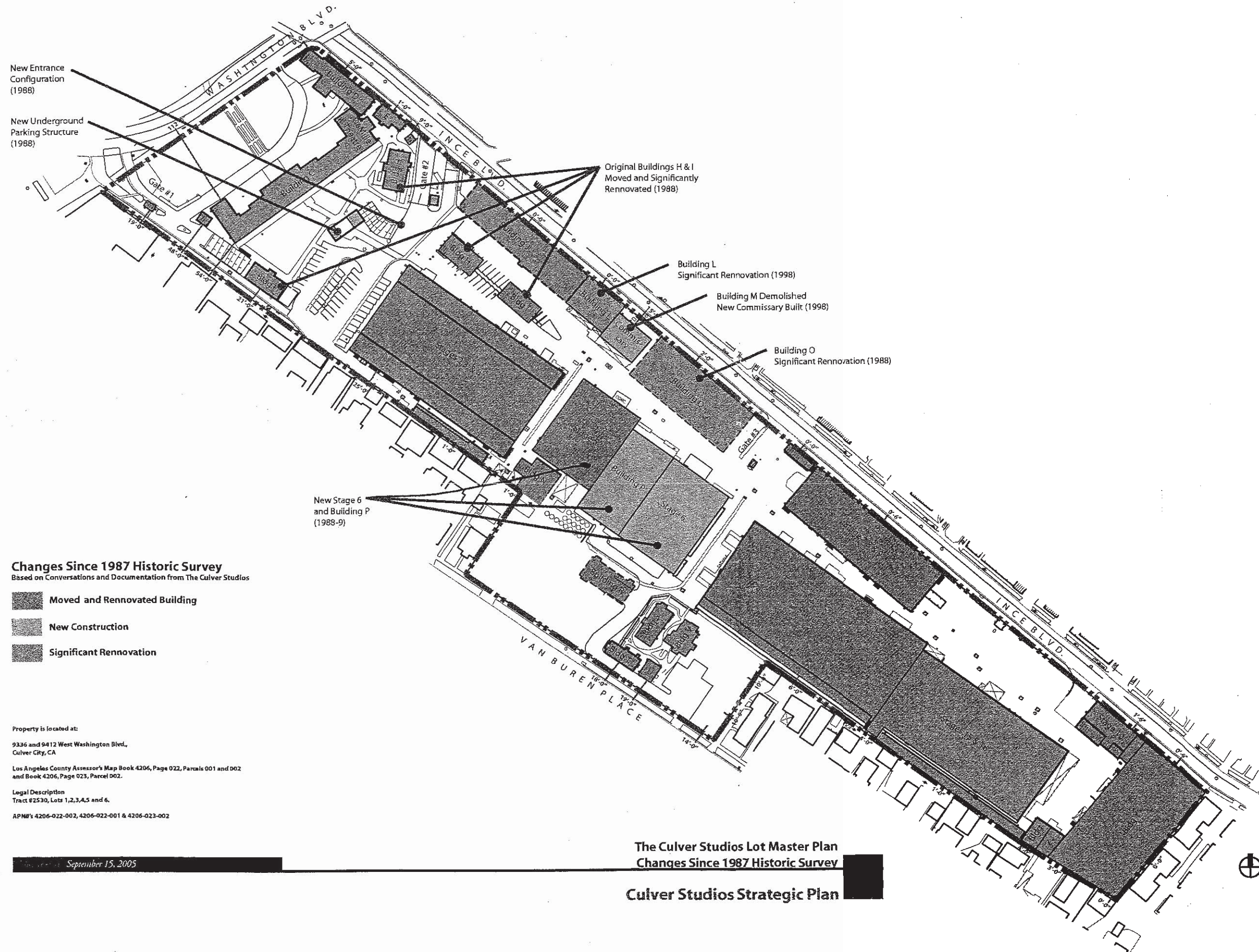
APNs: 4206-022-002, 4206-022-001 & 4206-023-002

Updated September 15, 2005

The Culver Studios Lot Master Plan
Historic Building Designations

Culver Studios Strategic Plan

Scale: 1/80"=1'-0"



Changes Since 1987 Historic Survey
Based on Conversations and Documentation from The Culver Studios

- Moved and Renovated Building
- New Construction
- Significant Renovation

Property is located at:

9336 and 9412 West Washington Blvd.,
Culver City, CA

Los Angeles County Assessor's Map Book 4206, Page 022, Parcels 001 and 002
and Book 4206, Page 023, Parcel 002.

Legal Description
Tract #2530, Lots 1,2,3,4,5 and 6.

APNs: 4206-022-002, 4206-022-001 & 4206-023-002

September 15, 2005

**The Culver Studios Lot Master Plan
Changes Since 1987 Historic Survey**

Culver Studios Strategic Plan

Scale: 1/60"=1'-0"