

**CULVER CITY  
HISTORIC RESOURCES REPORT  
PHASE 2.0**

**Survey Forms of Significant Structures**

Field Survey Work Completed

**November 20, 1987**

Report Received and Filed by:  
Culver City Redevelopment Agency  
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**CULVER CITY  
PLANNING DIVISION**

**Thirtieth Street Architects, Inc.**

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## INTRODUCTION

This survey was prepared under contract to the Culver City Redevelopment Agency by Thirtieth Street Architects, Inc.

The main purpose of the historic resources survey, was to identify structures of historical/architectural/cultural significance to Culver City. The resulting information, set forth in this document, is intended for use by the Redevelopment Agency as it pursues potential implementation of an historic preservation (rehabilitation) program to provide financial assistance to private property owners who may not be able to preserve their historically, architecturally and/or culturally significant structures without such aid.

The Agency's consultants, in preparing this document, applied and interpreted the criteria used by the State Office of Historic Preservation which, in turn, is based upon the federal National Register of Historic Places criteria.

The information and evaluations set forth by the consultants in this document are subject to local review and evaluation. Structures could be added or deleted depending upon the criteria and interpretations that may be determined to best reflect "significance" to Culver City.

Certain structures in this report are subject to seismic safety retrofit under the City's Seismic Safety Ordinance adopted February 9, 1987. Of those buildings affected, some have already complied with the Ordinance's requirements; others are under review or in some stage of the compliance process.

For information on the Seismic Safety Ordinance please contact the City Building Official at 213/202-5822. For further information on the Historic Resources Survey or the proposed Agency Preservation (Rehabilitation) Program, please call the Redevelopment Agency office at 213/202-5773.

This document is one of three products of the Historic Resources for Culver City:

- 1) Historic Resources Report, Phase 1.0;
- 2) Historic Resources Report, Phase 2.0; and
- 3) Survey Forms Report (this report).

The Phase 1.0 report was an interim report focusing on buildings identified in the City's seismic survey. The Phase 2.0 report is the final overview report for the study. It describes the study methodology and findings and identifies which buildings were found to be historically significant.

The significant buildings are individually described in this document (the Survey Forms Report). For each building, four types of information is presented:

- 1) Data from the field survey and records check;
- 2) a black and white photograph of the building facade;
- 3) Architectural description; and
- 4) Significance statement.

The data from the field survey and records check includes specific information such as construction date. The data presented and codes used are further described later in this introduction.

The architectural description identifies the building's architectural style. This section describes what elements of the building's design are consistent with its style or are unusual for that style.

The significance statement includes historical data about the building (e.g. what business occupied the premises or who lived there). This section concludes with a statement of whether the building is significant architecturally or historically and why.

The information provided is consistent with that required by the California State Office of Historic Preservation on their Inventory Forms (DPR 523) and can be transferred to those forms if desired. Additional information requested on those forms (parcel number, present owner, etc.) requires primarily clerical work to obtain.

For information on the criteria used to determine historical significance or to identify potential districts, the reader is referred to the Phase 2.0 report.

## LEGEND FOR FINAL FIELD SURVEY

### 1. Address

Address number are listed sequentially by street. Street names are listed alphabetically.

### 2. Date

This item indicates the original construction date of the building. Where the original date is difficult to determine (\*e.g. no permits are found and the original building has been modified), this date may be shown simply as a decade, such as "1920's".

### 3. Style

This item provides a brief description of the architectural style of the building. The basic-characteristic of major styles identified throughout Culver City are described in the Survey Report, prepared at the end of Phase 2.0. Many commercial and industrial buildings were functional in their original design and do not include design elements depicting a particular architectural style. These are simply listed as "20's Commercial" or "30's Brick Commercial", as appropriate.

### 4. Source

This item indicates whether permit records or a visual evaluation of the building was used to determine the date. The code used is: P = permit and E = estimated (permit not available).

### 5. Rating

The buildings are rated into four groups (A,B,C,D). Initially this rating was based on a visual review of architectural style. When research was completed on the historical significance of these buildings and when the full extent of historic resources in the City was known, the ratings were modified, as needed, to reflect architectural style, the uniqueness of that style in the City, and historical significance. The meaning of each rating is listed below:

- "A" Buildings - This category includes buildings which are potential candidates for listing on the National Register of Historic Places.

- "B" Buildings - This category includes buildings which are not architecturally distinctive or historically significant enough to be considered for the National Register, but which maintain a local importance.

- "C" Buildings - This category includes buildings which maintain their original style, but are not individually distinctive architecturally or historically. These buildings may be important when grouped in a district.

- "D" Buildings - This category includes pre-1940 buildings which have been altered and do not maintain sufficient integrity to be considered for a higher category, but may possibly be restorable. (Buildings unlikely to be restorable are not listed)

- "+" Buildings - A "+" is added to any A, B or C rating for buildings located in a potential historic district. Thus a "C+" building is a contributor to an historic district while an "A+" or "B+" building is both a contributor to a district and important in its own right (nationally or locally).

## 6. Alterations

This item indicates the degree of alterations and, if available from permit records, the dates of alterations. The initial letter identifies the degree of alterations in terms of severe (S), moderate (M), or few (F). Thus, an entry reading "S-'37, '41, '60" indicates a building which has been severely altered from its original style and for which alteration permits were obtained in 1937, 1942, and 1960.

## 7. Residence

This item identifies which buildings are single residences or duplexes (multi-unit buildings are not identified).

## 8. Notes/Comments

This item is an open category to include notes or comments as needed. Buildings which house a particular use or have a common name, may be identified by that use or name in this item, e.g. Helms Bakery.

## 9. Phase I

Although not listed as a distinct item, three asterisks appear over the upper right-hand corner of the photograph if the building was included in the Phase I study.