

H P A C

R A N K E D

" S I G N I F I C A N T "

ADDRESS:  
3927  
VAN BUREN PLACE

DATE:  
1923

STYLE:  
MODERNE

HPAC RANKING:  
SIGNIFICANT



#### DESCRIPTION:

Stucco covers all faces of the three-story Zigzag Moderne-style Washington Hotel. Most of the Moderne decoration is located at the top of the unusual parapet. Ledges outline both the bottom and the top of the stepped parapet. Vertical projections form Egyptian-influenced zigzag forms in the center and in the corners of the parapet. Double-hung, wood framed windows line the second and third floors on the front and sides. An elaborate cartouche is centered between the second and third floors, above the main entrance. The first floor of the front facade contains three deeply recessed spaces. The arched recess in the center leads to the double wooden doors of the main entrance. The recesses on each side contain large sliding doors with wrought iron railing along the front. The building side facades are plain, with a few double-hung windows on the second and third floors.

#### SIGNIFICANCE:

Three stories high, with 53 hotel rooms, the Washington Hotel was built by R.P. Davidson in 1923. The original owner was Jesse M. Lewis. In 1927 the large electric sign on top of the building was erected. An awning, now gone, was added over the front entrance in 1929 by the Lewis family. In 1937 then-owner J.C. Johnson built an addition. The Washington Hotel, constructed in 1923, gains historical significance because of its probable relationship to the movie industry and the contribution of the technical persons who once stayed there. The building retains most of its original integrity and is architecturally significant for its Zigzag Moderne style. This is a very early example of the style, which was not used extensively until 1930.

ADDRESS:  
3430

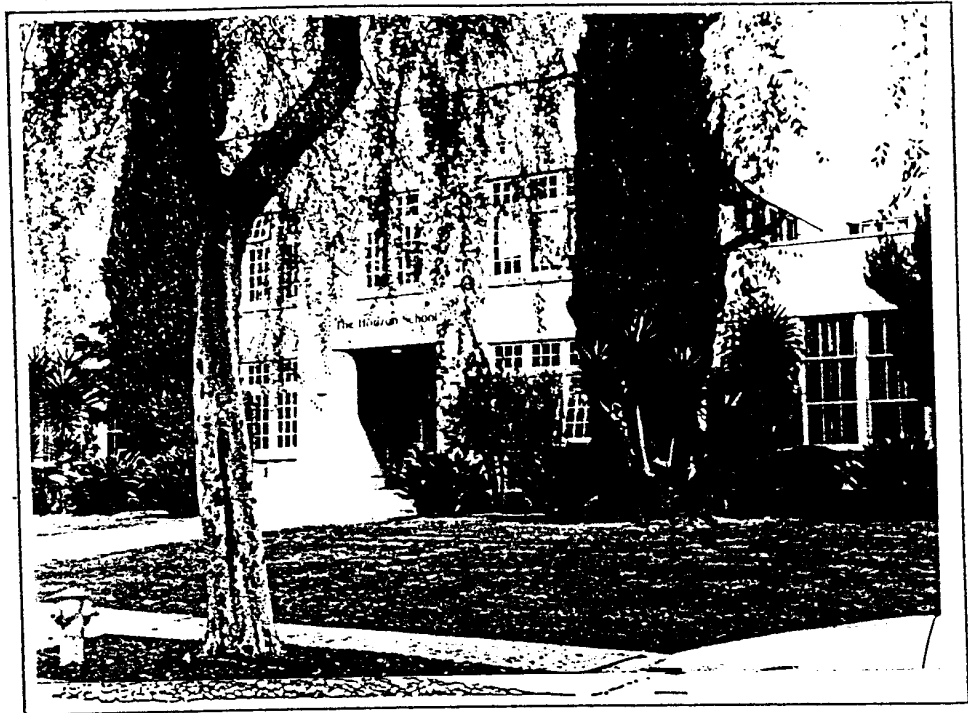
MC MANUS AVENUE

DATE:  
1935

STYLE:  
MODERNE SCHOOL

HPAC RANKING:  
SIGNIFICANT

COMMENT:  
HORIZON SCH.



#### DESCRIPTION:

Moderne in style, the stucco-clad Horizon School has a rectangular two-story center section with matching single-story wings extending both north and south. Secondary wings extend forward a few feet from the end of each wing. The flat roof features an unbroken parapet with a row of rounded Moderne trim along the top. Large recessed multi-paned windows, with matching transoms, lets much light into the second floor rooms. The centered entrance is deeply recessed and reached by wide rounded concrete steps. A rounded window accents the area above the multi-paned wood-framed double entrance doors. Banks of five large multi-paned windows are used along the first floor.

#### SIGNIFICANCE:

Originally called Washington School, this building took the Moderne form in 1934-35, when it was rebuilt after the Long Beach Earthquake. In the early 1920's, the voters passed a \$100,000 school bond issue to build Washington School, the second school, in the city. Helen Hayward, the first principal, was a teaching principal. The school served students from Kindergarten to the eight grade until 1939, when the seventh and eight grades were sent to another school. 1944 there were 400 students. Mrs. Gladys Chandler, prominent Culver City educator, was the principal at this school in 1934. This school is the only school over 50 years old still standing in Culver City.

ADDRESS:  
4034 (REAR)  
IRVING PLACE

DATE:  
1920

STYLE:  
SPANISH COLONIAL

HPAC RANKING:  
SIGNIFICANT



#### DESCRIPTION:

A prominent red-tile-clad cornice, supported by heavy brackets, crowns this flat-roofed apartment building. Casement windows, with mullioned borders, line the front facade, while double-hung windows are used on the sides. The building is entered through a wide door, with sidelights, in the middle of the first floor front facade. A red-tile-clad portico, also supported by brackets that match those below the main cornice, shelters the front porch. Cantilevered square bays, with red-tile-clad gable roofs at the top, accent the side facades.

#### SIGNIFICANCE:

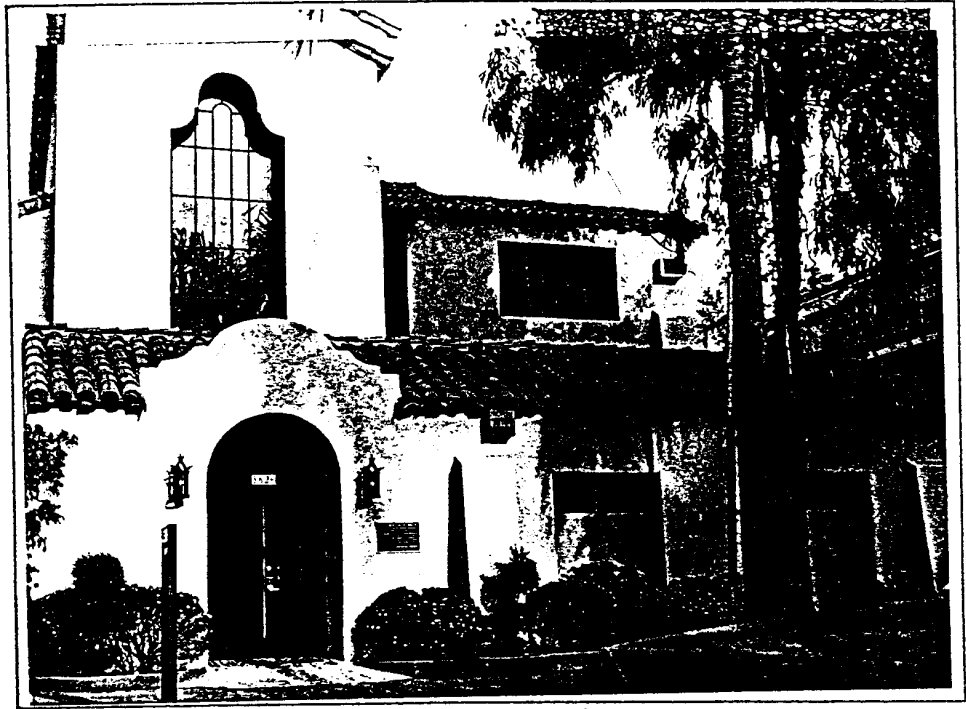
In the late Teens and early 20's several large flat-roofed rectangular fourplexes were built in Culver City. The apartments were large and airy, and usually opened off a central entrance. This building has added architectural character in the use of red tile on the prominent cornice, the large supporting brackets, and the large windows.

ADDRESS:  
3824  
HUGHES AVENUE

DATE:  
1929-30

STYLE:  
SPANISH COLONIAL

HPAC RANKING  
SIGNIFICANT



#### DESCRIPTION:

Culver City Historical site No. 5, built by the American Legion Post #46 is a two-story Spanish Colonial building with a red clay tile roof. The second floor is ell-shaped with a large open patio in the corner of the ell. The prominent gabled front-facing wing is centered with a large multi paned Byzantine window. A recessed hallway at the back of the patio leads to the rear wing. A trio of deeply recessed multi-paned windows is located in the front facade of the rear wing. A red-tile clad shed style roof runs across the front of the first floor. A shaped parapet emphasizes the deeply-recessed wood entry doors, repeating the shape of the large window above. Recessed openings along the front have been covered over and now have small jalousied windows at the top. A narrow cantilevered bay on the south side of the second story is underscored with rounded stucco-clad brackets. A shed-style wing on the north side features a row of large multi-paned windows with transoms above.

#### SIGNIFICANCE:

A plaque on the building dedicated February 27, 1985 reads "The American Legion Post #46 Clubhouse was dedicated Aug. 9, 1930. Contractor Don Ely erected the building on this site over the first swimming pool in the area, in land donated for this purpose by Harry H. Culver. The structure was restored by new owner Brotman Medical Center and reopened in 1984". The building is significant for its architecture, prominent builder, and its role in the broad patterns of Culver City history.

ADDRESS:

5835  
WASHINGTON BLVD.

DATE:

1928

STYLE:

SPANISH ECLECTIC

HPAC RANKING:

SIGNIFICANT



DESCRIPTION:

Clad in stucco, this commercial building features an elongated "v" - shape with a flat roof. Spanish style piers accented with recessed stuccoed arched panels are placed at the corners. The original main door, in the center of the Washington facade has been covered over with stucco. Small windows on each side are covered with shutters. The windows across the diagonal of the "V" are also covered with louvered windows. The red tile-clad portico above the entrance is supported with stucco-clad brackets. A small square second story section is located near the rear and supports a large hexagonal tower. The tower features a red tile-clad roof, arched openings and a wrought iron balcony on all sides. A large stucco-clad shed style addition is located on the east side.

SIGNIFICANCE:

Although this building has been somewhat altered, the prominent tower is still a striking feature. It is significant as an important building during the 1920's nightclub era.

ADDRESS:  
8695  
WASHINGTON BLVD.

DATE:  
1931

STYLE:  
ZIGZAG MODERNE

HPAC RANKING:  
SIGNIFICANT



#### DESCRIPTION:

The Beacon Laundry building, still in use as a laundry, relates in style and age to the Helms Building and Helms Garage to the north and west. It has strong zigzag lines, in the use of vertical pilaster with pointed, projecting caps. Vertical scoring adds to their strength. The building consists of 14 matching bays on the west side and three matching bays on the south side. Multi-paned metal-framed aluminum windows are used between the projecting pilasters. The main entrance is in the middle bay on Washington Blvd and consists of a recessed walk-in door, no longer in use. The tall triangular Beacon Laundry sign on the top of the building can be seen for blocks and fits the zigzag theme. Alterations consist of aluminum framed doors on the west sides, near the corner, with an aluminum awning and a canopy above, and take very little from the strong integrity of the building.

#### SIGNIFICANCE:

Not only the Zigzag Moderne architecture is significant here, but also the economic impact of this large business during the Depression, when employment opportunities were at a premium. The Beacon Laundry has continued to provide employment and a strong visual Moderne statement for over 50 years.

## CULVER CITY HISTORICAL SURVEY

ADDRESS:  
10722  
WASHINGTON BLVD.

DATE:  
1923

STYLE:  
MANUF. STONE COMMERCIAL

HPAC RANKING:  
SIGNIFICANT



### DESCRIPTION:

Manufactured stone covers the exterior of the single-story commercial building at 10722 Washington. A flat roof, fronted with a straight parapet and topped with a ledge, is accented with short pilasters at the corners. Large plate glass windows flank the deeply-recessed centered entrance. Manufactured stone was the forerunner of our modern-day concrete block and was a very popular product in Southern California. This building is a good example of construction with that material.

### SIGNIFICANCE:

The building at 10722 was constructed in 1923 by owner George J. Kam. Described in the permit records as a "concrete block store and dwelling", the building housed a store room and three living rooms in a 21' by 25' area with a 20' by 20' garage. In 1961 Beacon Laundry owned the building. This building is interesting as an early example of combined commercial and residential use and is significant for its use of manufactured stone as a building material, since it is one of the few remaining in Culver City from that era.

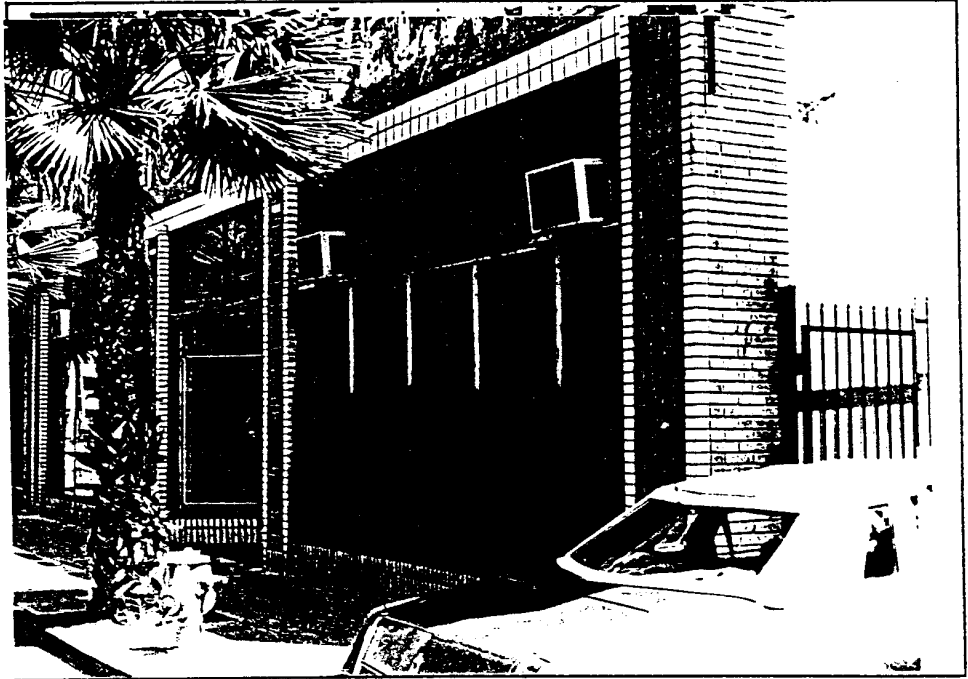


ADDRESS:  
9050  
WASHINGTON BLVD.

DATE:  
1920

STYLE:  
NEO-CLASSICAL COMMERCIAL

HPAC RANKING:  
SIGNIFICANT



#### DESCRIPTION:

Tan brick walls contrast with white face brick trim to form patterns on the single-storied commercial building located at 9050 Washington Boulevard. Neo-classical in style, the building retains much of its original integrity. The original vertical-paneled transoms still exist along most of the front facade and a large plate glass window on the east side appears to be original. On the west side, the original plate glass windows have been replaced with wood. Square white ceramic tiles, along with the white brick, form patterns along the unbroken parapet. Two large recessed stucco-clad panels accent the front of the parapet. The transom in the middle is original, while the others have been replaced with jalousied windows or air conditioners. The centered entrance consists of diagonal storefront windows on each side of a wood-framed glass entry door which is accented with a large window. The tile and brick work on the front facade of this building are good examples of 1920's decorative brick work and add to its architectural significance.

#### SIGNIFICANCE:

City permit files do not include early permits for this building. Collins Engineering Corporation was the building owner in the 1950's and 1960's. The building is significant for its contribution to the early economic growth of the City and, more importantly, for its architectural design, since there are few examples of neo-classical architecture in the City.

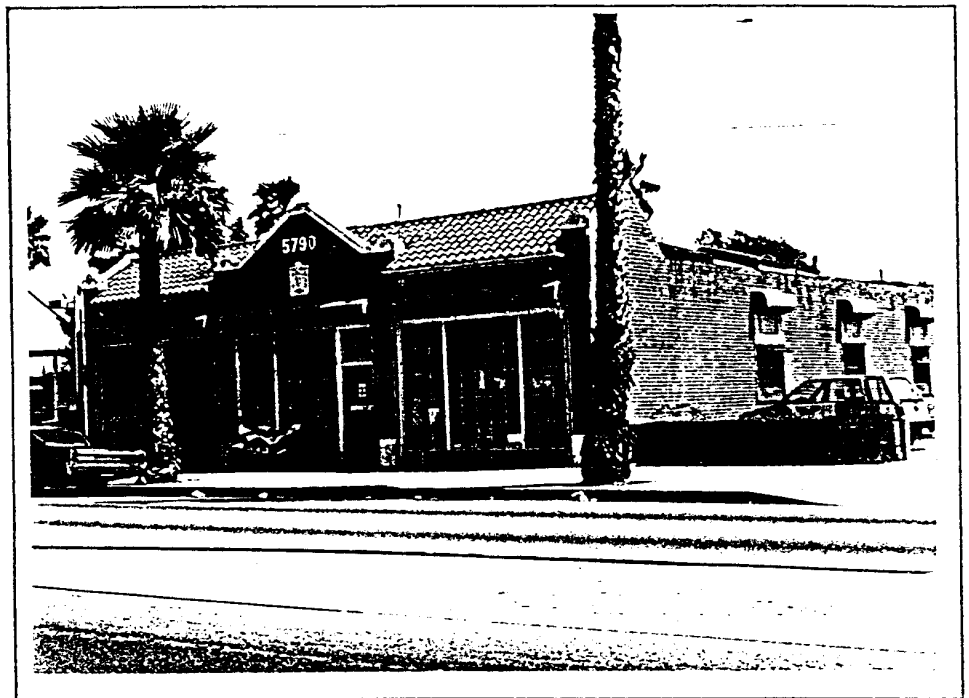
The Collins V. and B. Aviation Company, with Joe Collins as President, Val Bonzer as Vice-President and Clemen Nelson, Secretary occupied this building in 1927. Joe Collins was active in civic affairs and was a War Assets Administrator during the 1940's.

ADDRESS:  
5788 -90  
WASHINGTON BLVD.

DATE:  
1925

STYLE:  
NEO-CLASSICAL COMMERCIAL

HPAC RANKING:  
SIGNIFICANT



#### DESCRIPTION:

A side-facing gabled roof, clad in red-clay tiles, crowns the single-storied brick Neo-classical commercial building at 5790 Washington Blvd. Square pilasters, topped with cast concrete caps, emphasize the corners of the front facade. A triangular pediment, also in cast concrete, crowns the center section of the three-bayed store front. Two groups of large multi-paned windows flank the front door, which is topped with a transom. A freight door occupies the eastern-most bay. The awning holders visible above the windows are not original. Behind the side-facing gabled front section, the building has a flat roof, red brick walls, and a row of double-hung windows down each side.

#### SIGNIFICANCE:

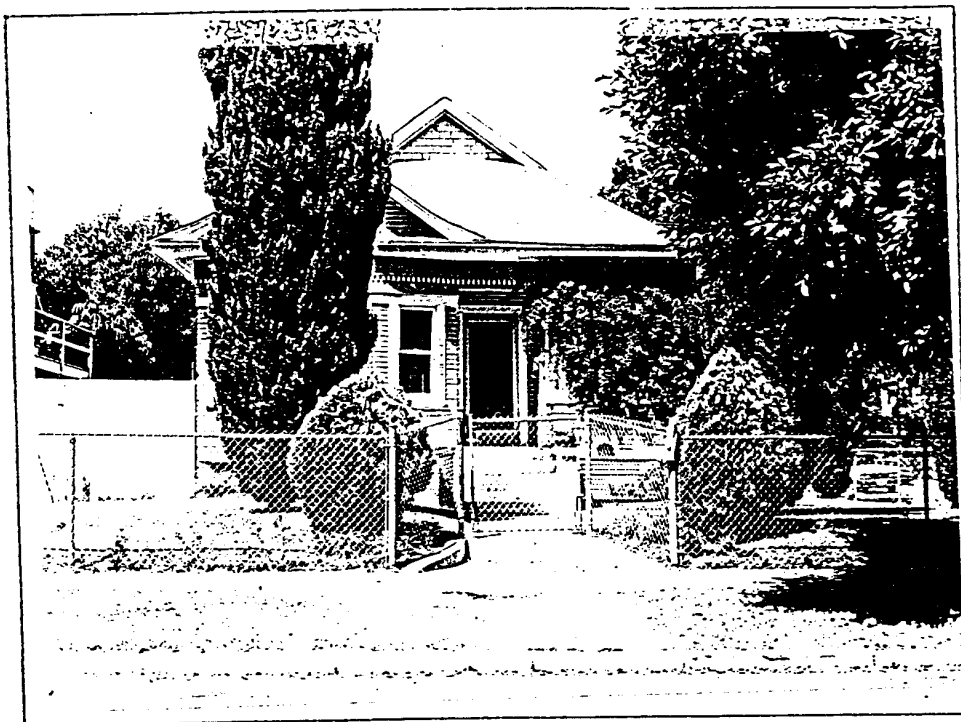
H.M. Waterman was the first owner of the brick store building located at 5788-90 Washington Blvd. Various businesses, including the F.W. Shrader Company in 1954, have occupied the building. It is architecturally significant because it is a good example of the style of Neo-classical brick commercial buildings built in the 1920's in California and because it retains much of its original architectural character.

ADDRESS:  
4190  
LINCOLN AVE.

DATE:  
1906

STYLE:  
COLONIAL REVIVAL

HPAC RANKING:  
SIGNIFICANT



#### DESCRIPTION:

Early Colonial Revival bungalows are rare in Culver City because the style was popular from about 1898 until 1906, several years before Harry Culver founded Culver City. The high-pitched hipped roof, with a gablet at the peak, is fronted with a pedimented gable with a bellcast pitch. The eaves are enclosed and a row of dentil trim decorates the wide frieze below the roof line. Narrow lapped board siding covers the exterior. The cantilevered slanted bay, which takes up the north half of the front facade, contains a centered plate glass window with a transom above and double-hung windows on the sides. A matching slanted bay adorns the north side. The recessed porch is supported by plain wooden posts (not original). The rail is solid lapped boards.

#### SIGNIFICANCE:

This well-detailed house appears to have been moved to this site in 1925. Records show Star House Movers as the contractors. W. H. Breck was the owner. During the 1930's, Hugh and Theodora McDonald lived here. He was with the Culver City Police Department. In the 1950's the owner was Judge Emmons. By 1972 the house belonged to John Menritto. As one of the few pre-1910 houses in Culver City, the house has the significance of having belonged to one of the area's early settlers. This is a good example of the early Colonial Revival style, rare in Culver City.

The Emmons family moved from Ohio to Culver City in 1923. Although William Emmons had practiced law in Alliance, Ohio, he went into the shoe repair business until he passed the California Bar, when he opened a law practice. In the early 1930's Mr. Emmons was City Attorney for the City of Culver City. By 1942, he was the City Judge for Culver City and handled police cases. He served until he was almost 90 years old. He and his wife, Victoria, had three children: Homer, Royal and Lucille.

ADDRESS:  
9054 -56  
CARSON STREET

DATE:  
1922

STYLE:  
COLONIAL REVIVAL

HPAC RANKING:  
SIGNIFICANT



#### DESCRIPTION:

Five bungalows and two garages make up this single-storied Colonial Revival Court. Two buildings are placed on each side of the centered driveway, with 1 bungalow located in the center at the back. The two garages are behind the middle bungalow. The original driveway has had the grass strip in the middle replaced with concrete. Each bungalow is topped with a medium-pitched gabled roof, with small hipped sections at the gable peaks. A louvered vent accents the gable end. Lapped siding covers the exterior. An eyebrow-shaped portico, supported by large ornate brackets, shelters each door. The doors are multi-paned french style, and the windows are in a 6-over-1 pattern and double-hung.

#### SIGNIFICANCE:

Another of the trend-setting bungalow courts, designed in a distinctive Colonial Revival style, this group of small houses was built in 1922 by Mrs. M. E. Fullinwider. The Singery Construction Company was the contractor. George E. Williams, Mrs. Edna Lavenborg, John and Augusta Rayment (he was in auto repair), and James and Charleni McGarr (he was a cigar maker) were among those who lived there during the 1930's. Clinton Lavenborg, a mechanic, lived with his mother, Edna. The court is significant because it is representative of a new life style in California during the 1920's. The individual houses and the unusual Period Revival architecture add to its significance. It retains most of its original integrity.

ADDRESS:  
9034 A-F  
KRUEGER STREET

DATE:  
1923

STYLE:  
1920'S COL. REVIVAL COURT

HPAC RANKING:  
SIGNIFICANT



#### DESCRIPTION:

This five building court is formed by two pairs of single-story clapboard cottages on each side of the centered walk and a fifth cottage at the end of the walk. Gabled roofs top the structures. Large elaborate brackets support the segmental arched poricos which shelter the multi-paned french doors and sidelights. A 6-over-1 double hung window and high horizontal window face the front, and 6-over-1 double hung windows are used throughout the rest of the cottages.

#### SIGNIFICANCE:

This bungalow court is one of two in the City with an English cottage theme. It is significant because it is a good example of a bungalow court.

ADDRESS:  
9058  
CARSON STREET

DATE:  
1925

STYLE:  
SPANISH COLONIAL COURT

HPAC RANKING:  
SIGNIFICANT



#### DESCRIPTION:

The imposing central entrance to the courtyard of this single-story stucco-clad Spanish Colonial bungalow court is through a large square opening with a square tower above. The tower roof is clad in red clay tile. Serpentine columns, accented with Ionic capitals, flank the entrance. A fringe of red clay tiles runs around the perimeter of the flat roof, with a narrow strip of tile-clad roof forming a diagonal below the parapet on the west side. The driveway forms the entire center of the space between the two buildings. Pairs of multi-paned casement windows are placed on each side of the main entrance. Each building contains two apartments, with entrances accented by small red-tile-clad porticos and stucco-clad brackets. Plank doors lead to the interiors. 6-over-6 windows line the facades. A row of single-story garages, topped by a flat roof, run across the back. The awnings on the front are not original.

#### SIGNIFICANCE:

The unusual design of this bungalow court is elegant and a good example of a Spanish Colonial court. Among those who lived here in the 1930's were Mrs. Martha Spence, L. G. Hilborn (he had an auto top business in Inglewood), and G. Parks and Opal Addington. The driveway down the middle of the serpentine columns and the tower entrance are design forms which make this court significant.

ADDRESS:

4041

LAFAYETTE PLACE

DATE:

1924

STYLE:

SPANISH COLONIAL COURT

HPAC RANKING:

SIGNIFICANT



DESCRIPTION:

This unusual Spanish Colonia style court is centered with the original double-lane concrete driveway, which passes under a stucco-clad arch supported on each side by large, round stucco-clad columns. The facade is symmetrical, with four units in a each row extending toward the back. The units are flat-roofed and edged in a row of red clay tile. Sets of 3 windows, flanked with rustic shutters and shaded by striped awnings, are featured in each side of the front facade. Wing walls extend to each side. Note the unusual pattern of the front parapet and the manner in which it extends downward to form the top of the wingwall. A row of garages runs along the back.

SIGNIFICANCE:

W.A. Abbot built this bungalow court in 1924. A variety of working people lived there through the years. Among them were Dan and Jessie Faure, a salesman, Elva and R. W. Shetrone, a gardener, and Neal and Helen Tawney. From the 1940's through the 70's, Forest Gephart was the owner. The building is significant for its architectural character and because bungalow courts were such an important part of California's settlement pattern. The two-lane driveway is typical of those built from 1910 to 1935.

According to local sources, Johnny Johnson, a local policeman, lived here in the early 1930's. In 1927 Roland and Cora Johnston lived here. He was also with the City Police Department. A carpenter, W. A. Tate, and his wife, Jeanie, were also listed here. Jay and Minnie Boyd were tenants in 1927. He was the branch manager of Daley's Inc., a grocery company with stores at 7009 Main Street and 10203 Venice Boulevard. Roy Weller, a photographer, and his wife, Mary, were here in 1927 also.

ADDRESS:  
4114  
LAFAYETTE PLACE

DATE:  
1920

STYLE:  
SPANISH COLONIAL COURT

HPAC RANKING  
SIGNIFICANT



#### DESCRIPTION:

The Spanish Colonial duplex on the south side of this double lot was built in 1920 and the matching duplex on the north side in 1923. They were joined at that time by a common parapet which arches above the walkway to the courtyard between the duplexes. The flat-roofed units are fronted with a modified crenelated parapet, partly trimmed with a row of red clay tiles across the top. All of the front doors open off of the courtyard and the identical front facades feature a picture window topped with a multi-paned transom and multi-paned sidelights. Open wingwalls extend from each end of the parapet. Small graduated porticos shelter the doors along the courtyard. The wooden garage in the rear was built in 1924.

#### SIGNIFICANCE:

C. E. Dooley built these duplexes. Some of the people who lived here in the 1930's were Les and Millie Tronsier, Edwin and Ruby Tulp (he was a driver), Alex Shaffer, a studioworker, and his wife Gertrude, and Mrs. J. M. Rix and her son, Laurence, also a studioworker. Charles Kersey owned the court during the 1950's. This type of court was a sharp contrast to the multi-family living units found in the East. New arrivals from those areas particularly enjoyed the convenience of the bungalow court. It allowed the occupants to enjoy the wonders of California weather and live in close proximity to the out-of-doors, yet not have the upkeep of a large yard. Such courts are considered significant because they are so representative of the California atmosphere.



## CULVER CITY HISTORICAL SURVEY

ADDRESS:  
4125  
LAFAYETTE PLACE

DATE:  
1922

STYLE:  
SPANISH COLONIAL COURT

HPAC RANKING:  
SIGNIFICANT



### DESCRIPTION:

This building has a more formal facade than most of the Spanish Colonial courts. With its symmetrical stepped parapet and squared stucco walls, the court has a proper look. The four front doors face on the courtyard, which is entered through an large rectangular opening between the two buildings. Red-clay-tile hoods crown the matching windows in each half of the front facade. The sets consist of plate glass windows, topped with multi-paned transoms, and flanked by 6-over-6 double-hung windows on each side. Squared wingwalls extend to each side. The doors, facing on the courtyard, are sheltered by small arched porticos. The windows are 12-over-1 double-hung style. A four-stall garage was added at the back in 1922.

### SIGNIFICANCE:

This is one of several significant courts in Culver City. The city of Pasadena has led the way in the recognizing the significance of the bungalow court in the history and development of California. This one was built by A. C. Bourland. Some of the people who lived there in the 1930's were : William Robertson, a plumber, and his wife, Anne; Anthony Speir, a driver for the Culver City Bus Lines, and his wife, Merle; George and Elsie Fisher (he was a cook); and Vincent Macaulay.

Spanish Colonial bungalow courts are fairly rare and this one is a good example. The stepped parapet red rake tile and red clay tile hoods above the windows are significant design elements. Spanish style bungalow courts were part of the California "mystic" that brought families from the East and Midwest in search of a more comfortable way of life.

ADDRESS:  
3923  
PROSPECT AVENUE

DATE:  
1926

STYLE:  
SPANISH COLONIAL COURT

HPAC RANKING:  
SIGNIFICANT



#### DESCRIPTION:

Four single story stucco-clad buildings, facing on a central courtyard form this Spanish Colonial Court. A fountain is centered in the courtyard. Red clay tiles cover the gabled roofs and are accented with a stucco ledge. Pairs of multi-paned wood windows are used throughout the bungalows. A small entry, covered by a shed-style roof and a stucco-clad chimney, occupy the front facade. The side facades, facing the street, feature plate glass windows, flanked by multi-paned casement windows and arched multi-paned triple transoms. A small arched multi-paned window is centered in each gabled wing which extends 1-1/2 feet forward from the end of the main facade.

#### SIGNIFICANCE:

This is an unusually fine example of a Spanish Colonial Court because of its fine detailing.

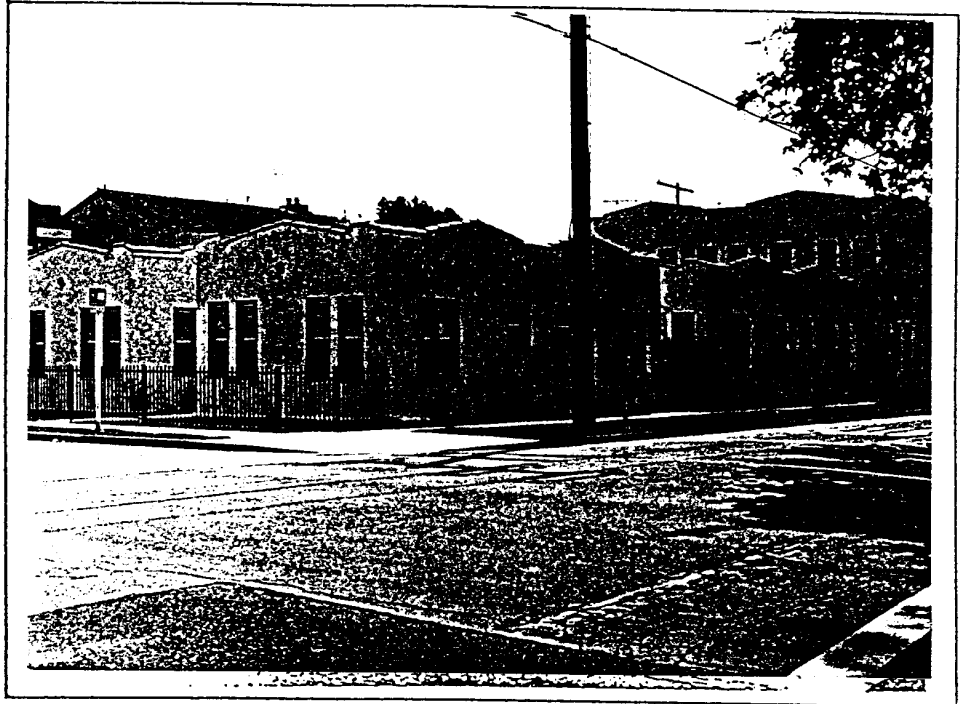
ADDRESS:  
4105  
DUQUESNE STREET

DATE:  
1925

STYLE:  
SPANISH COLONIAL COURT

HPAC RANKING:  
SIGNIFICANT

COMMENT:  
5-BLDS.



#### DESCRIPTION:

The arrangement of this bungalow court, with its two rows of single-story buildings facing each other across a narrow courtyard and a matching two-story unit across the back, was popular in Pasadena and San Diego in the 1910's and 20's. The stucco cladding and Mission-style parapet, with its fringe of red clay tiles, indicate a Spanish Colonial theme. The original pairs and smaller single double-hung windows have been replaced with aluminum double-hung sliders. Round clay tile vents are located below each Mission Revival parapet. The wooden doors are recessed in stucco-clad entries. The entry floor features colored tiles, some with designs, in tones of turquoise, blue, green, and black.

#### SIGNIFICANCE:

In the 1910's and 20's, Bungalow courts were an attractive new type of housing that contrasted with the large tenement apartments available back east. Not only did the occupant have more privacy, but he could also be just a step away from the outdoors and California's greenery and flowers. The court at 4105 was called the Alpine Court in the 1930's and was managed by Herman and Ann Abrahamson. Others who lived there were C. R. Senf, Mrs. J. B. Nogle, Fred and Nellie Morgan, F. L. and Phyllis Baldwin, Mrs. Mattie Burke, Frank Hemsted, and Mrs. Jennie McDonald.

In 1927 several actors occupied this court and it was called Braddock Court. Edward Dahlstrom was the manager of the building. Rodney Doremus and his wife, Genevieve, Harry and Velma Penn, George Haverstadt, and Joseph Koelemy were all actors who lived here.

ADDRESS:  
4151 -53  
DUQUESNE STREET

DATE:  
1938

STYLE:  
NORMAN REVIVAL

HPAC RANKING:  
SIGNIFICANT



#### DESCRIPTION:

The Second Empire roof line, quoins, small turret, and stucco walls define the Norman Revival character of this two-story duplex. A stairway, with stucco-clad enclosed sides, extends from the southeast corner to a landing in the center of the front facade. The front door leading from the balcony is made of wood panels. The first floor entry is located in the arched opening below the landing. 4-over-1 double-hung windows are used throughout the building.

#### SIGNIFICANCE:

This building is significant because its Norman Revival architecture is a rather rare style in Southern California. Another substyle, the English Tudor, tends to be much more rounded, with the look of a cottage. The Norman Revival architectural elements are seen in the mansard roof, turret, quoins, and vertical emphasis. This building has a twin across the street and was occupied by several people during the 1930's, including Mrs. Edna Vilm, a studio worker.

ADDRESS:  
4154 -56  
DUQUESNE STREET

DATE:  
1938

STYLE:  
NORMAN REVIVAL

HPAC RANKING:  
SIGNIFICANT



#### DESCRIPTION:

This two-story house is a twin to the house at 4151-53 Duquesne, and also has a Second Empire roof line, quoins at the corners, a small turret, and stucco cladding. The stairway to the second floor runs up from the southeast corner to a landing in the center of the front facade. The railings are enclosed with stucco cladding. Below the landing is an archway leading to the first floor apartment entrance. 4-over-1 double-hung windows are used throughout the house. Two small windows on each floor add to the castle-like appearance. A metal canopy has been added over the second floor entrance.

#### SIGNIFICANCE:

Henry and Margaret Woelher lived here during the 1930's. Henry Woelher was a production manager at MGM studios. Lawton and Frances Williams lived upstairs. This building is significant because of its rare Norman Revival architecture. This style was sometimes used in Beverly Hills during the 1920's and 1930's. It retains most of its original integrity. The Woelher's grandson-in-law, Michael Olson, is Culver City's current (1990) Fire Chief.

ADDRESS:  
4077  
LINCOLN AVE.

DATE:  
1929

STYLE:  
ENGLISH TUDOR

HPAC RANKING:  
SIGNIFICANT



#### DESCRIPTION:

Inspired by visions of an English fairy tale castle, this Tudor Revival House is quite unique. The exterior is covered with stucco in a pattern made to resemble stone walls. The roofline, still clad in its original pattern of irregular shingles made to look like a thatched roof, features two towers, a hipped central section, and projecting gables. A courtyard, bordered with round stucco posts and black wrought iron railings, is centered between the two towers. A large arched plate glass window is centered in the southernmost wing, and probably indicates the location of the living room. Trios of arched windows accent the second floor of both towers, and the recessed arch theme is again used for the entrance and the first floor of the northernmost tower. A plate glass window, flanked by narrow double-hung windows is centered in the space between the towers. Similar windows are used throughout the house.

#### SIGNIFICANCE:

A fine representation of English Tudor Revival architecture, this house was built in 1929 by Louis and Dorothy Don. The contractor was R. M. Fuller. In the 1930's Samuel Goldstein, a tailor, and his wife, Millie, lived there. Later, Dr. Buford Criswell owned and lived in the house for several years. The fanciful towers, long narrow arched windows, entrance way, and patterned roof mark this house as a very fine example of the Tudor Revival style.

Dr. Buford Criswell was a local podiatrist. Louis Don was head of the makeup department for MGM Studios.

ADDRESS:  
4155  
MADISON AVE.

DATE:  
C. 1926

STYLE:  
TUDOR REVIVAL

HPAC RANKING:  
SIGNIFICANT



#### DESCRIPTION:

The distinctive high-pitched gabled roof of this multi-gabled house is indicative of the Tudor Revival style. Stucco cladding, edged in wide half timbers, covers the exterior of the house. Two front-facing gables form wings on the front facade. The wing at the north end curves downward to form a graceful bellcast wingwall above the arched entry way. A trio of matching diamond-paned casement windows, typical of the Tudor style, occupies the space beside the front door. Another trio of tall, narrow windows of the same design is centered in the southern-most gabled wing. A red brick chimney climbs the south wall, next to the driveway.

#### SIGNIFICANCE:

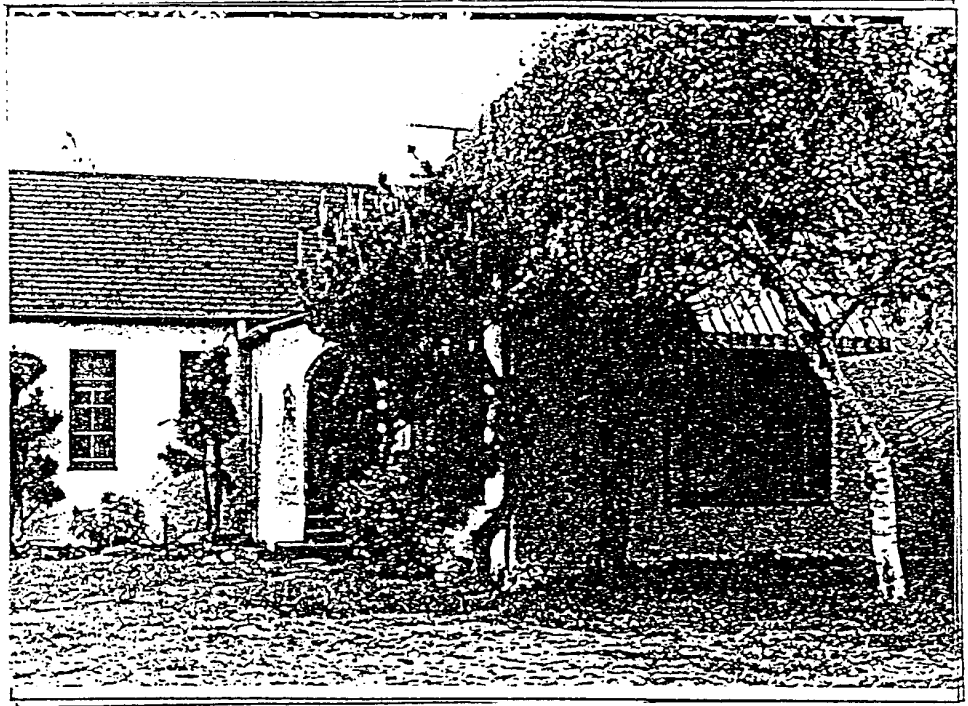
There are few English Tudor Revival houses in Culver City. This one is a good example of the style and features leaded glass diamond paned casement windows, half-timbering, steeply-pitched gables, an arched brick-edged entry and a bellcast entrance roof. The current owners, David and Lorraine Henderson, have written that this house was moved in 1965 from 3840 Delmas Terrace to its current location. The Hendersons understand the date of the house to be 1926. The house was previously owned by Adolph Stellar of Stellar Hardware on Culver City's Main Street.

ADDRESS:  
10412  
PARK AVENUE

DATE:  
1928

STYLE:  
TUDOR REVIVAL

HPAC RANKING:  
SIGNIFICANT



#### DESCRIPTION:

Ell-shaped, with a steeply-pitched gabled roof, the stucco-clad Tudor Revival house shown here features gables faced with board-and-batten vertical siding. The covered entry way is located in the apex of the ell and covered with a bellcast shed-style roof. The doorway is arched. Pairs of multi-paned casement windows grace the front-facing wing, while single multi-paned casement windows are used in the side-facing wing. A large multi-paned plate glass window is centered in the front facade. On the west side a delicate cast concrete cupid and flowers accent the large red brick chimney. The original driveway, with a strip of grass down the center, is typical of the 1920's. Today most of these strips are filled with concrete.

#### SIGNIFICANCE:

Ieslie E. and Alice Hardy built this house in 1928. The Hardys lived there for several years. Elmer B. Johnston lived here in the 1940's. The house is significant as a good example of Tudor Revival architecture. The building contractor was Daniel Coombs who, in addition to being an important local builder - he constructed the famous Plantation Nightclub in 28 days - was prominent in early Culver City civic affairs. Dan Coombs was one of the first Trustees (Councilmen) of Culver City. A city street and park are named after him in recognition of his service to the city.

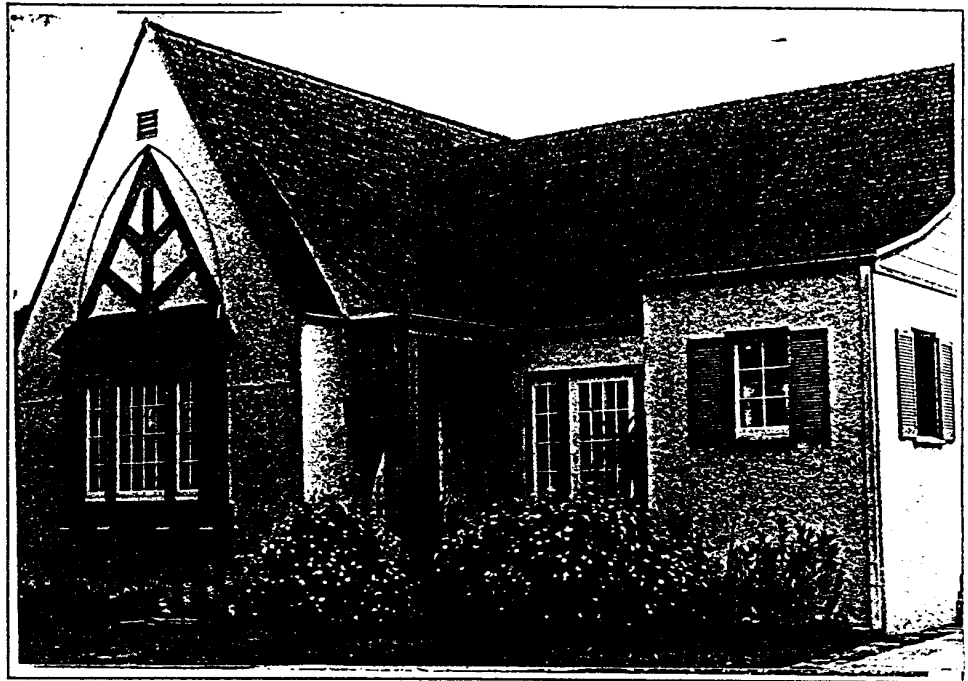


ADDRESS:  
10852  
WAGNER STREET

DATE:  
1927

STYLE:  
TUDOR REVIVAL

HPAC RANKING:  
SIGNIFICANT



#### DESCRIPTION:

A high-pitched front-facing wing, centered with half-timbering in a filled arch, is the center of interest for this single-storied stucco-clad Tudor Revival house. A bellcast shed-style roof forms the smaller branch of the U-shaped front facade. Horizontal shingle siding covers the ends of the gables. The section between the two wings is in the form of a side-facing gabled roof, with the eaves of the center section lower than the two wings. An open porch leads to the entrance, centered in the north wall. The door is sheltered by a bellcast shed-style roof decorated with spindles and heavy carved supports. Three multi-paned french windows occupy the east side of the porch. The multi-paned three-sectioned window in the center of the front gable is embellished with wood molding and brackets below the window sill.

#### SIGNIFICANCE:

Though small, this house has several good Tudor Revival architectural elements that make it significant. The unusual half timbering, the bell-cast roof on the south wing, the use of recessed multi-paned windows, and the steeply-gabled roof line all contribute to its architectural character.



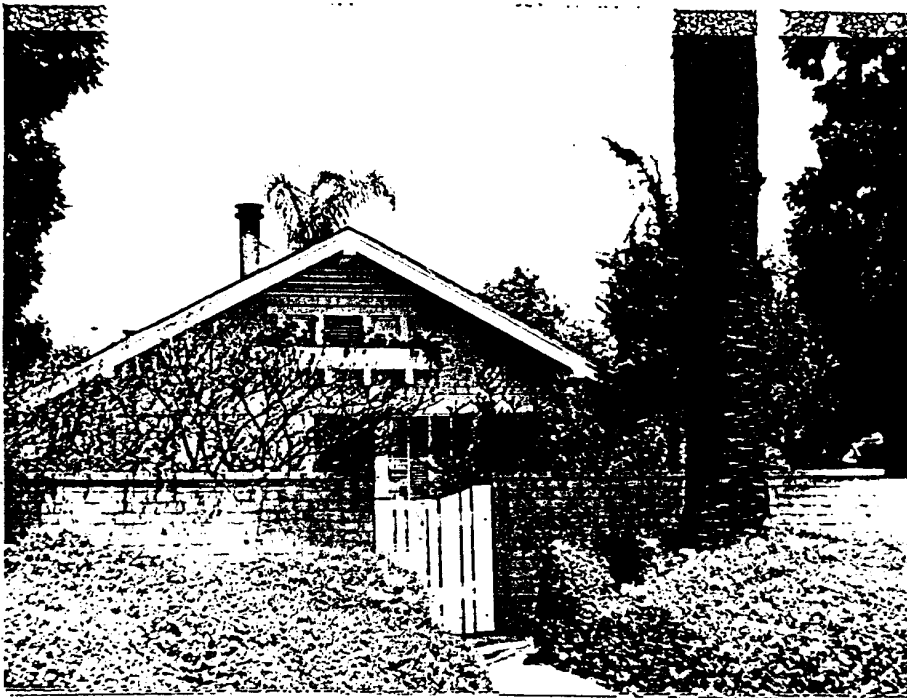
1215 Barman Avenue  
4373 Tuller

STYLE: STREAMLINE MODERNE  
DATE: c. 1930  
HPAC RANKING: SIGNIFICANT

Streamlined Moderne in style, the single-storied four-unit apartment building on the corner of Barman and Tuller is a good example of that style. A flat roof, edged with a narrow banding, features horizontal louvered venting as decoration approximately 1 foot below the top. Stucco covers the exterior of the building. The rounded corner features a curved window made of 56 glass blocks. A pair of matching doors, accented with porthole-style windows at eye level, and single double-hung windows are located in the front facade, facing Barman. Flat hoods, typical of Moderne architecture, shelter the doors. Matching double-hung windows, another curved glass block window, and two more matching doors, with hoods, are located along the facade facing Tuller. The garage, located to the east of the front facade, is original to the building and is topped with an unbroken parapet with a narrow band of trim. Each wooden door is centered with a porthole at eye level. Horizontal venting adds a typical Moderne design element to the garage. A rectangular older house is located behind these units and appears to have been built in the 1920's, predating the Moderne building.

John Santora built this Streamlined Moderne apartment building ca. 1930 in front of the five-room dwelling he had built in 1927. E. L. Holden was the contractor. Mr. Santora lived in the apartment at 4320 Tuller until 1945. By 1949 B. K. Clark was the owner. In 1969 the new owner, Mrs. Brandt, is listed in building records. Francisca Saunders, who also occupied one of the units was the owner in the 1970's and 80's.

SUMMARY SIGNIFICANCE: ARCHITECTURE



HPAC RANKING: SIGNIFICANT  
STYLE: CRAFTSMAN DATE: C. 1913

4214 Madison Avenue

The Cereghino House is a single-storied California Bungalow on a large corner lot, approximately 200' by 200'. The entire property is bordered by a slumpstone wall, and the view of the house and outbuildings is hampered by a heavy growth of trees and bushes. A front-facing medium-pitched gabled roof, accented with single exposed beam ends, exposed rafter tails, and horizontal ventwork, tops the rectangular structure. A large window box, underscored with large beam ends, is located in the center of the front gable, below a pair of small stationary windows and louvered venting. Wood shingles cover the exterior of the gable facades and narrow clapboard siding covers the body. Multi-paned windows and a security door enclose the porch. The original recessed front porch has been enclosed with vertically-placed grooved board siding and brick bulkheads. A gable-roofed garage is located to the south of the rear corner of the house. It still has its original carsiding-clad hinged doors. The house has lost a considerable amount of its original architectural integrity because of the enclosure of the front porch with modern materials.

Camillo Cereghino, and his wife, Louise, built this single-storied bungalow soon after he purchased a 15-acre parcel on July 16, 1912. He and several associates from San Francisco and Oakland passed through Ballona Valley that year. He liked this particular section of Macedonio Aguilar's pasture land and purchased it with the idea of starting a subdivision. The group formed a partnership, The Washington Boulevard Development Company, filed a subdivision map for Tract No. 1775, and called the new neighborhood Washington Park. Cereghino picked this particular corner to build his own home, living there until his death in 1969. He named the streets after important people such as Lincoln, Madison, Jackson, and Franklin. Washington Park extended from Washington Boulevard on the north to La Ballona Creek on the south. This house, although altered, is significant because of its associations with Camillo Cereghino and the development patterns of Culver City.

SUMMARY SIGNIFICANCE: AGE/ASSOCIATIONS

## CULVER CITY HISTORICAL SURVEY

**ADDRESS:**

9026

CARSON STREET

**DATE:**

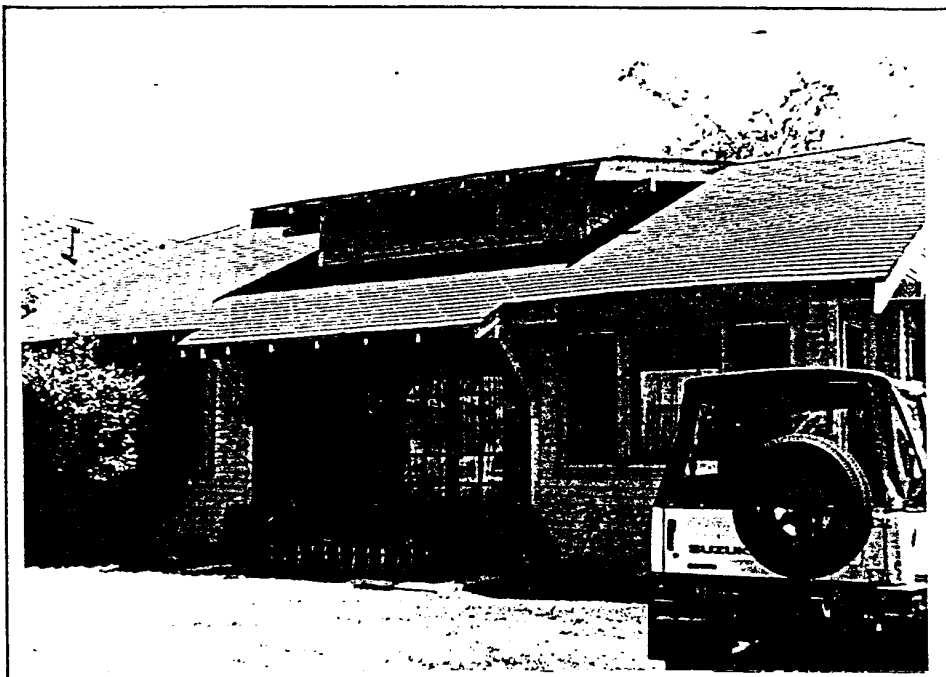
1922

**STYLE:**

CRAFTSMAN BUNGALOW

**HPAC RANKING:**

SIGNIFICANT



**DESCRIPTION:**

Symmetrical in shape, this single-story Craftsman Bungalow is topped by a side-facing gabled roof with hips at the gable peaks. The wide shed-style dormer contains a horizontal multi-paned window, flanked by louvered vents. A recessed porch in the center of the front facade is flanked by two wings with each featuring a trio of windows. A pair of multi-paned double doors, with a casement window on each side, is centered at the back of the entry porch. All windows have a double row of mullions at the top. A cantilevered square bay is located on the west side.

**SIGNIFICANCE:**

Culver City's stock of Craftsman Bungalows is very small, because the city was sparsely settled during the Craftsman era. The house at 9026, with its casement windows with a double row of mullions across the top, is a good example of a late Craftsman Bungalow, built at a time when most houses were Spanish or Tudor in design. Edward Sanchez, a clerk, and his wife, Marjorie, lived here in the 1930's.

This was the first house owned by Mr. and Mrs. Henry Porter (Carl Porter's grandparents) after their arrival in Culver City in the early 1930's following hearing a promotional talk by Harry Culver in Kentucky.

ADDRESS:  
11373  
HERBERT STREET

DATE:  
1915

STYLE:  
CRAFTSMAN BUNGALOW

HPAC RANKING:  
SIGNIFICANT



#### DESCRIPTION:

Narrow clapboards covers the exterior of the single-storied Craftsman Bungalow at 11373 Herbert St. the gabled T-shaped roofs intersect to form gables on the front(south), rear, and west sides of the house. Tapered wooden posts on concrete piers support the recessed porch and continue on the west side to form the porte-cochere. The stucco-clad concrete railing has stepped sections on each end. The front door and matching sidelights have mullioned borders. Picture windows, topped with multi-paned transoms and flanked with double hung sidelights occupy the front and west side facades. All other windows are double-hung.

#### SIGNIFICANCE:

This home is the only Craftsman Bungalow in the immediate area and is the earliest house here. It is a good example of the late Craftsman style.

ADDRESS:  
3535  
SCHAEFER STREET

DATE:  
1922

STYLE:  
CRAFTSMAN BUNGALOW

HPAC RANKING:  
SIGNIFICANT



#### DESCRIPTION:

One and one-half stories high, with a steeply pitched gabled roof, this Craftsman Bungalow is clad in narrow clapboards. Gables accented with triangular braces face all four directions. An arched multi-paned window is centered in the front facing gable and a row of dentil trim runs along the bottom. The front porch extends across the entire front and is supported by square wood posts, accented with recessed panels. A plain wood rail runs between the posts. Two pairs of double-hung windows flank the plain wood door. Double hung windows are used throughout the rest of the house. A red brick chimney is located on the east side.

#### SIGNIFICANCE:

This Craftsman Bungalow is significant because it is a good example of the style and because Craftsman Bungalows are rare in Culver City.



4230 Irving Place      HPAC RANKING: SIGNIFICANT  
STYLE: SPANISH COLONIAL    DATE: C. 1930

Spanish Colonial in style, the single-storied house at 4230 Irving Place is capped with a red-clay-tile-clad side-facing gabled roof. Textured stucco covers the exterior. A large tapered stucco-clad chimney, flanked by horizontal plate glass windows, is a prominent feature of the house. A pair of matching arched openings on the south end lead to the porch and to the port cochere. The heavy wooden door, with a grill at eye level, is located in the north side of the porch. An arch leads from the south side of the porch into the port cochere. The arch in the back of the port cochere has been enclosed with a wooden fence. The house is larger than it appears from the street and has a large rectangular flat-roofed section behind the gables.

Mike Tellefson was one of Culver City's most influential citizens during the 31 years he served in various municipal capacities. During the early 1930's he was elected a councilman and served as mayor. He was a major force in the development of the city's fine park system, and the construction of the Veteran's Memorial Building and Auditorium. He cleared up the Mattoon Act problems on the west side of town. As Chairman of the Tax Act Recovery Program, he cleared title to over 2500 vacant parcels of land during the years from 1945 to 1953. In 1934 he was appointed as City Attorney and remained in that job until his retirement in 1960. From 1948 to 1953 he was the Chief Administrative Officer for the city. Mr. Tellefson was honored on several occasions including having a park and a street named for him, and was acclaimed as "Mr. Culver City."

SUMMARY SIGNIFICANCE: ARCHITECTURE/ASSOCIATIONS



**ADDRESS:**

4049

MADISON AVE.

**DATE:**

1928

**STYLE:**

SPANISH COL. BYZANTINE

**HPAC RANKING:**

SIGNIFICANT

**DESCRIPTION:**

There are four units in the two-story Spanish Colonial-styled Madison Apartments. The side-facing gabled roof is clad in red clay tiles and has almost no eaves, a popular style in the 1920's. The symmetrical front facade features 5 ranks of windows. The front door and sidelights are recessed in the center of the front facade. A large cartouche crowns the doorway. Concrete steps, edged with wrought iron railings, lead off to each side from a rectangular open porch. Casement windows are used on the second floor, with the first floor arched windows placed directly below each one. Each window has a rectangular cast concrete surround at the top. Two smaller arched windows, with a wrought iron balcony, occupy the center of the second floor, front facade. Cast concrete quoins accent the sides and top of the windows.

**SIGNIFICANCE:**

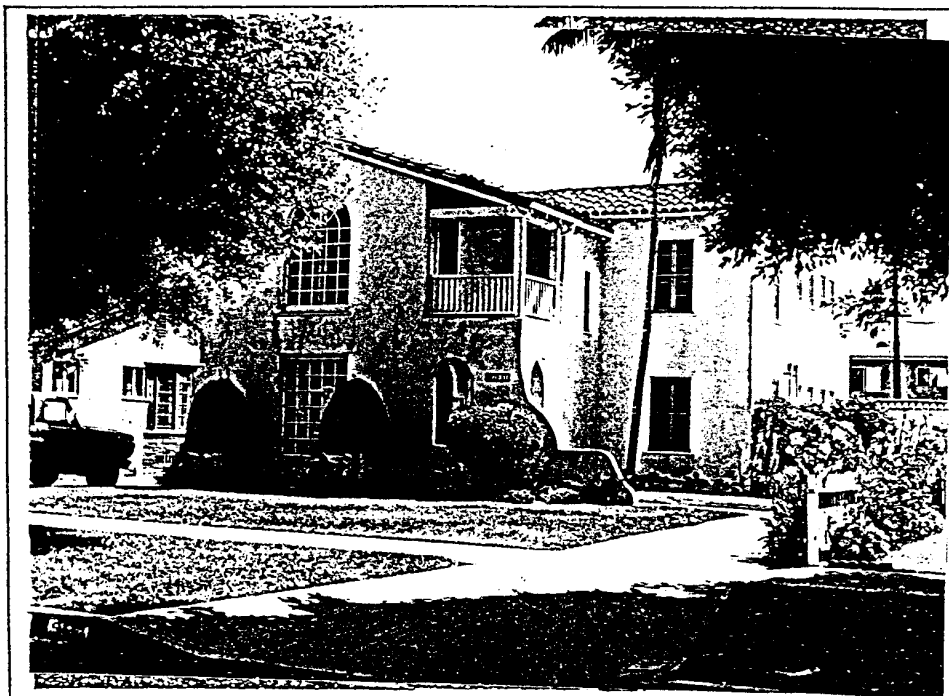
Though fairly plain in terms of decoration, this apartment house displays an elegant and stately exterior. It shows good attention to detailing in the use of cast concrete ornamentation, the arched windows, and the unusual frieze. It has the shape, volume and symmetrical lines of a Colonial home, but is interpreted in the Spanish style. Some of the people who lived there in the 1930's were: William and Velma Ehfe, who were the managers of the building; Edwin Luttrell, a librarian, and his wife, Joy; and Samuel and Geraldine Sachs.

ADDRESS:  
4179 -81  
MADISON AVE.

DATE:  
1928

STYLE:  
SPANISH COLONIAL

HPAC RANKING:  
SIGNIFICANT



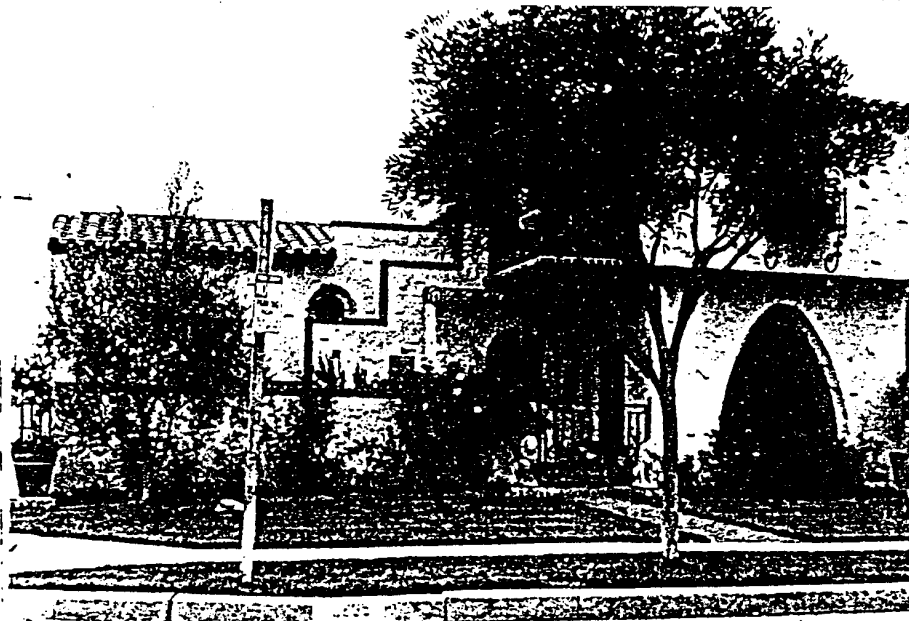
#### DESCRIPTION:

This two-story stucco-clad duplex has always been a two-family house. Although it is basically a Spanish Colonial building, it has some elements of the Monterey style in the roof line and second floor balcony. A front-facing gabled wing extends to the front from the main side-facing gabled roof. Both are clad in red clay tiles. The recessed corner balcony, supported by a large square wooden post, features a balustrade with plain balusters. A large recessed multi-paned window is centered in the front wing, at the second story level. The recessed multi-paned window below is approximately the same size but has a rectangular shape. Entrance is through an arched entry below the balcony. The front door also carries out the arched shape. A shaped wingwall leads to the arched entry. Tall recessed casement windows are used throughout the rest of the house.

#### SIGNIFICANCE:

Bert and Lena Berres, of Bert's Toggery, built this elegant house in 1928. The building permit calls it a two-family, two-story dwelling and garage, built for the Berres family. However, no one else, except the Berres, is listed as occupant in 1937. The contractor was the firm of Kennedy and Johnson. The house is significant because it is one of the few Spanish Colonial houses with Monterey overtones in the city. The second floor recessed corner porch, the covered entry porch below, and rectangular volume are all Monterey style architectural elements. The large multi-paned windows and shaped wingwall at the entrance are attractive design elements.

According to film histories, this house was used in some Laurel and Hardy films.



10865 Pickford Way

Spanish Colonial Revival

1929

Few alterations

HPAC RANKING: SIGNIFICANT

Large and impressive, the two-story Spanish Colonial Revival house at 10865 Pickford Way features a stepped-back plan with the two-story section along the right side of the property. A red-clay-tile-clad roof, with a shed-style extension forming a balcony on the left side, crowns the building. The exterior is clad in stucco, with simulated stones placed in a random pattern on the facades. The balcony is constructed of heavy wood beams and the floor is clad in orange tile. Heavy square wood braces underscore the floor. Wrought iron balusters run between the rails. A small wrought iron balcony, centered in the front-facing gabled wing facing Pickford Way, is decorated with an elaborate pair of S-shaped wrought iron braces. The S shape is repeated in the balcony railing. A pair of multi-paned casement windows look out onto the balcony. Below, a row of square wooden beams provides visual support for the cantilevered second story. A large plate glass window, deeply recessed in the center of the first floor, features a parabolic arch. An open courtyard, surrounded by a 4-foot-high stucco-clad wall with a row of brick along the top, extends from the front-facing wing across to the sidewalk on Kinston Avenue. Wrought iron gates, and an elaborate brick and patterned tile sidewalk lead to the front entry. A small shed-style red-clay-tile-clad roof shelters the front door. A small grill and window are located at eye level in the heavy wood door. A cast concrete surround, designed in a tabbed stone pattern accents the arched front door. Arched niches, featuring a brass lantern in the center, flank the front door. A pair of french doors, also with a tabbled surround, are located adjacent to the front door, in the side of the front-facing wing. A stairway, edged in brick along the top, leads from the courtyard, across the top of the entry, and connects with the balcony. A pair of multi-paned casement windows and a small recessed round window, delicately framed with a wrought iron grill, are located in the back wall of the front patio.

The single-storied gabled wing, which reaches to the sidewalk on Kinston Ave., is capped with a red-clay-tile-clad roof. A large pueblo-style stucco-clad chimney is the most prominent architectural feature of the wing. It is flanked by small stained glass windows, deeply recessed and capped with a wide wooden lintel across the top. A pair of wooden gates connects the house with the garage. They lead to a small rear patio. The original garage, with its flat roof, is crowned by a stucco-clad belvedere at the back. A red-clay-tile-clad hipped roof adds a Spanish touch. A ceramic ram's head is centered above each of the two single-car garage doors. The doors are clad in vertically-grooved wood and are not original. This house appears to have very few alterations. The used brick along the patio wall and stairway was probably added and some of the tile work appears to be new. The entire property retains the majority of its architectural integrity.

To be included in Significance:

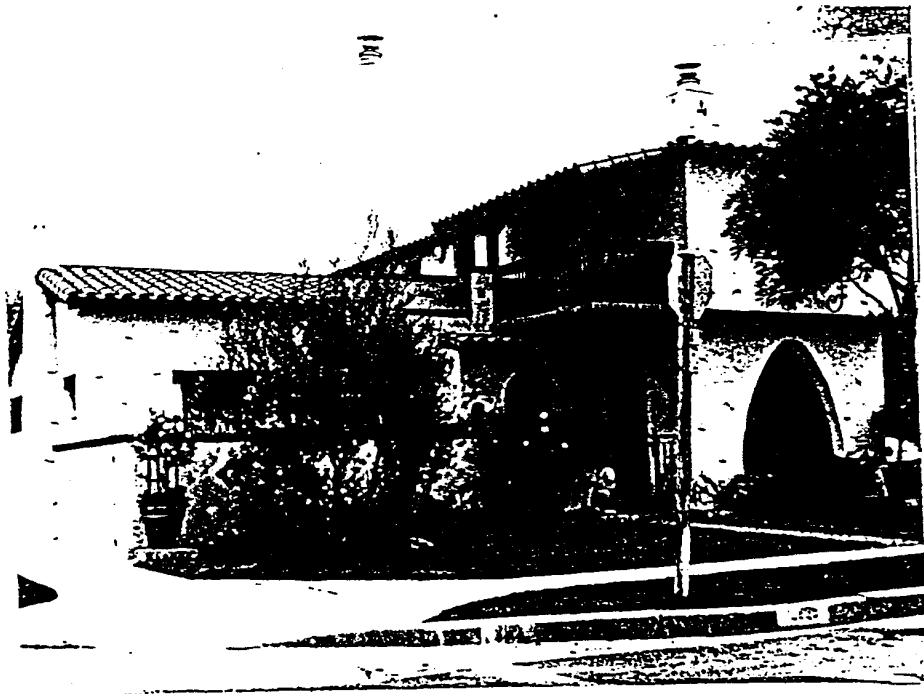
Building Department information

Lelia Evans built this seven-room two-story dwelling in 1929 (building permit 7/29/29). C. O. Napper was the contractor. On October 16, 1929 she took out an additional permit to add a den on the second floor over a storage room. The garage was part of the original permits.

Robert Oppen shows as the owner in 1964, 1970, 1971, and 1976. He added a sprinkler system, repaired termite damage, and installed three new water heaters. In February of 1979 Frank Depto added a new electrical service. He is also listed as owner in 1987.

According to local tradition, Mary Pickford lived here at one time; however, no documentation can now be found to that effect.

SUMMARY SIGNIFICANCE: ARCHITECTURE/AGE/ASSOCIATIONS  
(tradition).



ADDRESS:  
10834  
OREGON AVENUE

DATE:  
1905

STYLE:  
GREEK REVIVAL

HPAC RANKING:  
SIGNIFICANT



DESCRIPTION:

Built during the 1920's, this bungalow is clad in narrow clapboard siding and topped with a hipped roof with enclosed eaves. The general shape is square with a wing off the back. The open concrete porch, bordered with a white wrought iron railing, is entered from the west end. Pairs of multi-paned casement windows flank the Colonial style front door. Square pilasters, trimmed in molding, support the pedimented door surround. The multi-paned casement windows are used throughout the rest of the house."

SIGNIFICANCE:

This house is significant for its Twenties Colonial Revival architecture. There are few bungalows in this particular style in Culver City