

HISTORIC RESOURCES ASSESSMENT

CULVER CITY SENIOR ASSISTED LIVING FACILITY

CULVER CITY

LOS ANGELES COUNTY, CALIFORNIA



December 2019

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LSA Project No. SRD1801



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MANAGEMENT SUMMARY

LSA conducted a historic resources assessment for the Culver City Senior Assisted Living Facility located in Culver City (City), Los Angeles County, California. The assessment included archival research, a field survey, and this report. The subject property is approximately 0.9 acre and consists of five properties (Assessor Identification Numbers [AINs] 4213-015-015, 016, 017, 019, and 021) that are currently developed with four commercial buildings and related parking at 11133, 11143–11145, 11153, and 11155–11157 Washington Boulevard. The project proposes to demolish these buildings and construct a new assisted living facility. The City as Lead Agency for the project required this study as part of the environmental review process to comply with the California Environmental Quality Act (CEQA).

The purpose of the study is to provide the City with the necessary information and analysis to determine, as mandated by CEQA, whether the proposed project would cause substantial adverse changes to any historical resources that may exist in or around the project area. In order to identify and evaluate such resources, LSA conducted historical background research and carried out an intensive-level field survey. As a result of these efforts, three historic-period (pre-1970) buildings were identified in the project area (11143–11145, 11153, and 11155–11157 Washington Boulevard). In compliance with CEQA and City requirements, these buildings were evaluated for historical significance using the California Register of Historical Resources criteria and Chapter 15.05 (Historic Preservation Program) of the Culver City Municipal Code.

Through the various avenues of research, this study did not encounter any “historical resources,” as defined by CEQA, within the project area. Therefore, LSA recommends to the City a finding of *No Impact* regarding historic-period built environment resources. No further investigation and no mitigation measures are recommended for the project unless development plans undergo such changes as to include areas not covered by this study.

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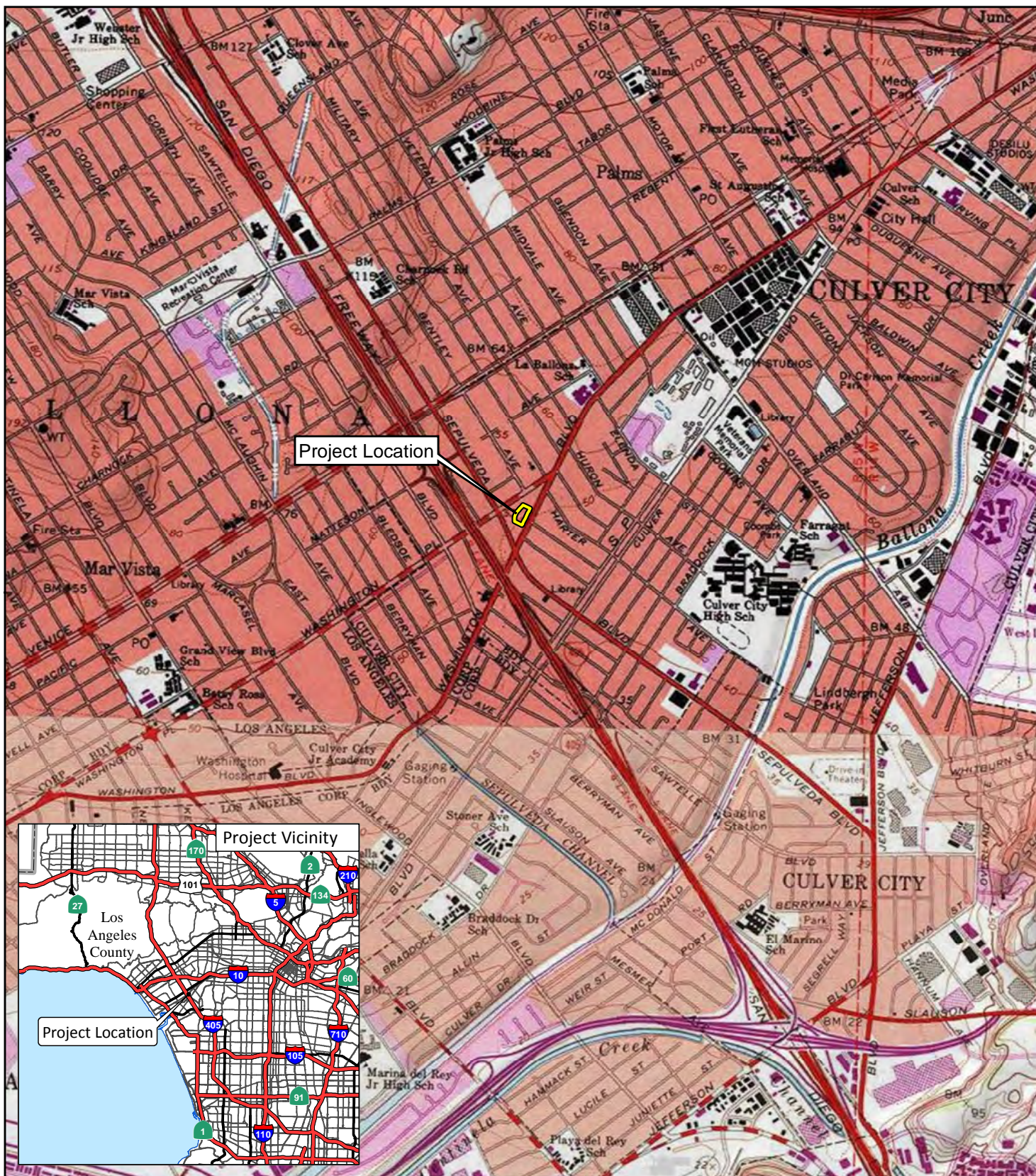
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INTRODUCTION

In October and November 2019, at the request of the SRM Development, LSA performed a historic resources study on approximately 0.9 acre in Culver City (City), Los Angeles County, California (Figures 1 and 2). The subject property consists of five properties (Assessor Identification Numbers [AINs] 4213-015-015, 016, 017, 019, and 021) that are currently developed with four commercial buildings and related parking at 11133, 11143–11145, 11153, and 11155–11157 Washington Boulevard. The project area is in Township 2 South, Range 15 West, San Bernardino Baseline and Meridian, as depicted on the United States Geological Survey (USGS) *Beverly Hills, California* 7.5-minute topographic quadrangle map. The project proposes to demolish the existing buildings and construct a new assisted living facility. The City, as Lead Agency for the project, required this study in compliance with the California Environmental Quality Act (CEQA; PRC § 21000, et seq.) and the City's Historic Preservation Program (Chapter 15.05 of the Culver City Municipal Code).

LSA performed the present study to provide the City with the necessary information and analysis to determine, as mandated by CEQA, whether the proposed project would cause substantial adverse changes to any historical resources that may exist in or around the project area. In order to identify and evaluate such resources, LSA conducted historical background research and carried out an intensive-level field survey. This report is a complete account of the methods, results, and final conclusion of the study.



LSA

LEGEND

Project Location



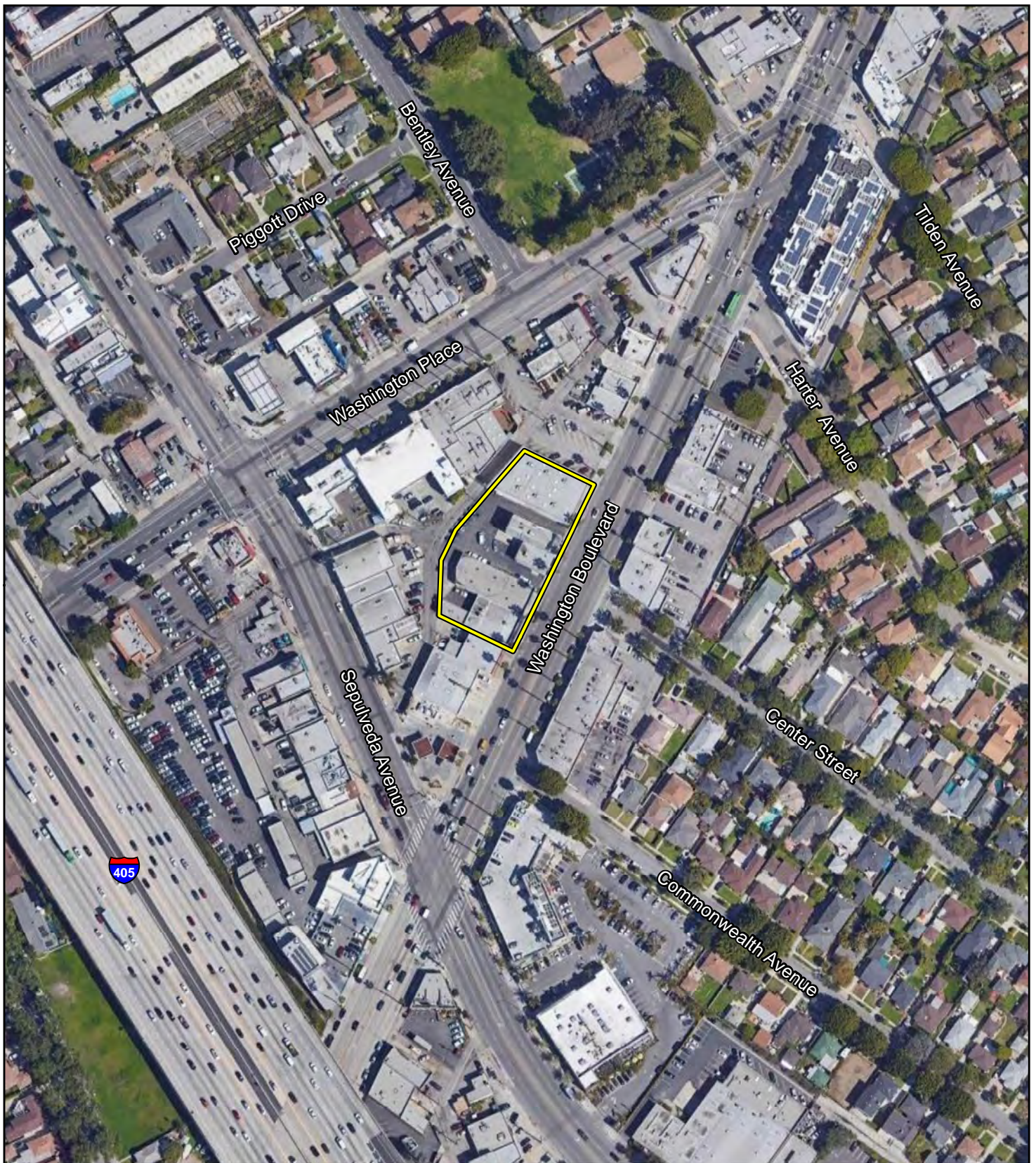
0 1000 2000
FEET

SOURCE: USGS 7.5' Quad - Beverly Hills (1995), Venice (1981), CA

I:\SRD1801\GIS\MXD\Cultural\ProjLoc.mxd (10/23/2019)

FIGURE 1

Culver City Senior Assisted Living Facility
Regional and Project Location



LSA

LEGEND

Project Area



0 100 200
FEET

SOURCE: Google (2018)

I:\SRD1801\GIS\MXD\Cultural\ProjectArea.mxd (10/23/2019)

FIGURE 2

*Culver City Senior Assisted Living Facility
Project Area*

METHODS

ARCHIVAL RESEARCH

Archival research was conducted by Bill Bell and Casey Tibbet during the months of October and November 2019. Research methods focused on the review of a variety of primary and secondary source materials relating to the history and development of the project area. Sources included, but were not limited to, online sources, published literature in local and regional history, news articles, historic aerial photographs, and historic maps. Repositories contacted as part of this effort include the Los Angeles Public Library, the Culver City Library, the Culver City Historical Society, and the Culver City Building and Safety Division.

FIELD SURVEY

On November 19, 2019, LSA Architectural Historian Casey Tibbet, M.A., conducted the intensive-level architectural survey. During the survey, Ms. Tibbet took numerous photographs of the exteriors of the buildings, as well as overviews of the setting. In addition, she made detailed notations regarding the structural and architectural characteristics and current conditions of the buildings and associated features. She then conducted a brief reconnaissance survey of the vicinity to determine whether the project area is within a potential historic district.

RESULTS

ARCHIVAL RESEARCH

Development of the area that would become Culver City was rapid beginning with Spanish land grants, which led to Mexican ranchos and Anglo settlers who began planting the fertile land, primarily with barley. In the early 1900s, electric railways made light industry possible before the discovery of oil, which then became the main industry until the explosion of the motion picture era beginning in 1915 (KCET.org 2012; CulverCity.org 2019). The movie industry has been by far the industry most identified with and impactful to the development of Culver City (*Los Angeles Times* 2008).

The following provides a more detailed historical overview of the settlement and development of Culver City and identifies some of the important historic contexts and themes in the City's history.

The Native Americans who lived in the area now encompassing Culver City were known as the Gabrieleno because of their proximity to the Mission San Gabriel, which was established in 1771. In 1769, King Carlos III of Spain initiated colonization of present-day California and began establishing missions beginning in San Diego and progressing northward through the state. However, before the Spanish settled California, Native American people lived off the rich land surrounding Yanga (present-day downtown Los Angeles) (Sony Pictures Museum 2019). The area that would become Culver City lay in a valley formed by La Ballona Creek, which flowed toward Playa del Rey on the coast. The year-round natural waterway created rich silt, which later made it fertile land for agriculture, principally barley fields (Robinson 1939:1).

La Ballona Creek is an approximately nine-mile long waterway in southwestern Los Angeles County (Public Works Los Angeles County n.d.). Its watershed drains the Los Angeles basin from the Santa Monica Mountains on the north, the Harbor Freeway (I-110) on the east, and the Baldwin Hills on the south. Beginning in the historical Rancho Las Cienegas, La Ballona Creek flows through present-day Culver City and the Del Rey district before emptying into Santa Monica Bay between Marina del Rey and the Playa del Rey district (Anonymous 2019).

In 1781, "El Pueblo de Nuestra Senora la Reina de los Angeles" began settlement in the Los Angeles Basin, then known as La Bollana Valley. Land grants were fluid in exchanging ownership rights until 1850, when California became the 31st state of the Union. Culver City was formed out of portions of the 14,000-acre Rancho La Ballona and Rincon de los Bueyes (CulverCity.org 2019).

In 1886, three land developers; Joseph Curtis, E.H. Sweetser, and C.J. Harrison platted and subdivided a triangular tract within the Rancho la Ballona land and called it "The Palms." The 500-acre tract was bounded by Ballona Road (present-day Overland Avenue) and by Manning Avenue. The three investors paid \$40,000 for the 500 acres (Robinson 1939:12).

Development began with a harbor being constructed at the coastal termination of La Ballona Creek and a right-of-way was granted to California Central Railway Company (which later became Santa Fe Railroad). The railroad was completed in 1887, connecting Los Angeles to the harbor, which was still under construction. The harbor, which would later be named Port Ballona, was not fully realized until 1902, when it was refurbished and renamed Playa Del Rey (Robinson 1939:13). A new pavilion, an 18-

mile speedway for automobile racing, and a 50-room hotel were all constructed with the hope of attracting tourists to the harbor area (Robinson 1939:15). In 1907, the Ivy Park substation was constructed to provide power for the Los Angeles Pacific Railway (Culver City Historical Society 1999–2014).

Leaving his home in Milford, Nebraska, Henry H. Culver arrived in southern California in 1910, and immediately saw potential in the land nestled at the foot of the Baldwin Hills, strategically located between the original pueblo of Los Angeles and the newly developed and promising coastal resort town of Venice, which was being developed by Abbot Kinney (KCET.org 2012). In 1913, Culver initiated plans to develop the 1.2 square-mile area that would soon bear his name (CulverCity.org 2019). Another factor playing into Culver's choice of location was the junction of three Pacific Electric Railway routes. The Venice Short Line, the Del Rey Line, and the Santa Monica Air Line all converged in Culver City at Washington, National, and Pico Boulevards. Over a three-year period, Henry Culver was able to sell more than \$1.5 million in acreage convincing investors that Culver City presented "the greatest town site investment opportunity on the market" (KCET.org 2019). When proposing his development idea to investors Culver told them, "If you draw a straight line from downtown Los Angeles to the oceanfront at Venice, at the halfway mark you will find three intersecting electric lines, the logical center for a town site" (*Los Angeles Times* 2008). His argument was a convincing one and the investments and development began (Ibid.).

In 1912, sub-dividers picked the higher ground of the La Ballona rancho land and began forming the boundaries of what a year later would be called Culver City. The barley fields began evolving into houses and industries along the electric railways (Robinson 1939:16). In 1914, the area known as "Palms" voted to become a part of Los Angeles, but Culver City voted to remain independent (Culver City Historical Society 1999–2014).

After the town was established, Henry Culver became enamored with the prospect of Culver City attracting movie studios after witnessing the early successes of nearby Hollywood. Culver personally witnessed the filming of one of Thomas Ince's western-themed movies. The scene was of several canoes full of "Indians" paddling downstream on the Ballona Creek, which ran through the town. The excitement from witnessing the filming of the movie ignited in Culver the idea that Culver City could potentially become a viable motion picture studio location, close in proximity to the Hollywood studios (KCET.org 2012). This idea would lead to Culver City eventually being known as "The Heart of Screenland" (*Los Angeles Times* 2008).

Culver approached movie producer and director Ince with a plan for Ince to move his movie studio from what is presently the Pacific Palisades to a 10-acre parcel of land near Washington Boulevard and Sixth Street, just across from the Palms subdivision. Ince agreed that Culver City could be the new Hollywood, especially since land was cheaper and more readily available at that time (Robinson 1939:20). Ince's Triangle Studios opened in 1915 and eventually became Metro-Goldwyn-Mayer (MGM) Studios; the final incarnation became Sony Pictures Studios (KCET.org 2012).

Culver City was incorporated on September 15, 1917, and the official boundaries at that time included Culver's subdivision (Tract #2444), Washington Park (Tract #1775), and a portion of the Palms that had not been annexed to the City of Los Angeles (Robinson 1939:21).

After the conclusion of World War I, the Hoover administration began promoting a program it initiated called “Better Homes in America,” with home ownership being the central objective of the program. Prospective home owners were encouraged to attend public lectures and seminars on methods of financing the purchase or building of a home (Hise 1997:38, 39). Supporters formed local “Better Homes” committees nationwide. These groups, which numbered 760 in 1924, spread to 7,279 by 1930 (Ibid.). Culver City, calling itself the “City of Better Homes” sponsored two “demonstration houses” during the National Better Home week in April 1926, joining 49 other California communities offering demonstration houses, lectures, and events (Hise 1997:40). Civic architect Siegfried Goetz designed the two demonstration houses, which were described as the epitome of economy, featuring “unusual and charming features seldom found in small home buildings and a great aid to families of modest income who want to own homes which are comfortable and attractive” (Hise 1997:40).

The movie industry-related growth was the backdrop to the “Better Homes” demonstrations. Six studios including MGM, the Cecil B. DeMille Studios, and United Artists supported the population in Culver City which had grown to nearly 15,000 (Culver City Historical Society 1999–2014). In 1925, the DeMille Studios became the Pathe Studios and in 1930, the Pathe Studios became RKO-Pathe Studios (Culver City Historical Society 1999–2014). In 1936, the MGM Studios purchased land on Jefferson Boulevard for the purpose of building outdoor sets (Ibid.).

The Federal Housing Administration (FHA) was a stimulus for the construction of new homes, which affected the growth of the entire Los Angeles area, especially suburbs like Culver City. The Administration’s mortgage guarantee program revolutionized the purchasing of homes, offering as much as 90 percent of the face value of the mortgage. As Culver City embraced the “Better Homes” strategy, Henry Culver saw the potential to lure the motion picture companies and their employed population to Culver City’s burgeoning development (Hise 1997:42).

During World War II (WWII), Hal Roach made military training films at his “Fort Ranch” studios in Culver City at 8822 Washington Boulevard (approximately two miles from the project area; Sony Pictures Museum 2019). Culver City became a charter city in 1947, and established its own city administration resulting in a city council and school district, along with police and fire departments. Once the wartime growth moratorium was lifted development began again, including the Hayden Tract, which was constructed in the late 1940s, to house industrial businesses (Ibid.).

In addition to the motion picture studios and their related facilities, other industries opened in Culver City in the 1920s and 1930s. Western Stove opened its factory in 1922, and in 1931, Helms Bakery, on Venice Boulevard began delivering Olympic Bread and other baked goods across southern California (Culver City Historical Society 1999–2014).

During the 1920s, Culver City garnered a notorious reputation for its wild nightlife, at least wild in comparison with tamer communities like Hollywood, which was more scrutinized during prohibition (Culver City Historical Society 1999–2014). Lax enforcement of prohibition laws attracted Los Angeles area residents to the nightclubs and bootleggers who were proliferating in Culver City. It was during this time that the two-story building in the project area at 11143 Washington Boulevard opened as the Red Lion Inn nightclub (*Los Angeles Times* 1930a). Culver City’s population grew from 503 residents in 1920 to 9,000 in 1940 (KCET.org 2012).

From the 1920s until the mid-1930s, Washington Boulevard was a hot spot for “tawdry” Las Vegas style nightclubs. Sebastian’s Cotton Club and the Plantation were two of the most successful and popular clubs. They were allegedly stocked with liquor supplied by bootleggers who reportedly crafted the liquor in private homes along West Washington Boulevard (*Los Angeles Times* 1996). Sebastian’s Cotton Club, where local resident Louis Armstrong played, was located at the intersection of Washington Boulevard and National Avenue (approximately 1.5 miles northeast of the project area; Kirk 2017). Some of the other popular nightclubs in the area were the Casa Manana, Gladys’s Hot Spot, and the King’s Tropical Inn (Sony Pictures Museum 2019).

In 1931, the Los Angeles County Flood Control District proposed a permanent improvement of the Ballona channel, which was constantly flooding in heavy rains. This important improvement resulted in the channel being straightened, widened, and deepened, with three bridges being constructed over the channel as well (Robinson 1939:22). In 1924, Culver City annexed a stretch of land along Washington Boulevard that resulted in the western boundary extending to Lincoln Boulevard. In 1940, Sony Pictures Studios purchased the MGM Studios and invested \$100 million in its renovation (KCET.org 2012). After the Great Depression and WWII, Culver City continued expanding, leaving its somewhat colorful past behind as the residential population reached 20,000 by 1950 (*Los Angeles Times* 1996).

During the 1950s, urban development resulted in the prominent building of car dealerships along Washington Boulevard and, in 1957, another studio was added to the Culver City landscape: Desilu Production’s second studio at 9336 Washington Boulevard (approximately two miles from the project area; Culver City Historical Society 1999–2014). In 1965, the first condominiums, Studio Village Townhouses, were built in the city (Culver City Historical Society 1999–2014). Some businesses began closing including the Helms Bakery, which closed its doors in 1969, only to be repurposed years later. The Helms Bakery District, one block east of the Metro Expo Line, presently houses award-winning restaurants and a popular collection of home and design furnishings stores (Ibid.; Helms Bakery District 2019).

In 1970, the Desilu Productions facility became the Culver City Studios. This was representational of motion picture studios acknowledging the moniker of their location in Culver City (Sony Pictures Museum 2019). In 1971, Culver City created the Culver City Redevelopment Agency (CCRA), resulting in development of numerous commercial properties, such as the Fox Hills Mall, along with affordable housing programs (Culver City Historical Society 1999–2014). When the Fox Hills Mall (now Westfield Culver City) was built, it immediately became one of the City’s largest producers of sales tax revenue (*Los Angeles Times* 1996).

In the mid-1970s, three “enormous condo complexes” were built on land that had been the back lot of MGM Studios (*Los Angeles Weekly* 1995). They were called Raintree, Tara Hill, and Lakeside Village (approximately two miles from the project area; Ibid). Later in 1977, the Culver City Studios became the Laird International Studios (Culver City Historical Society 1999–2014). The Culver City Historical Society was formed and incorporated in 1980, using the Veterans Memorial Building at 4117 Overland Avenue as its headquarters (Ibid.). Also in 1980, the first of three phases of the 40-acre Culver City Park was developed (Ibid.). Another important development in Culver City in the 1980s, was the completion of the Filmland Corporate Center in 1985, later becoming the Sony Pictures Plaza at 10202

Washington Boulevard (a little more than a mile from the project area; *Ibid.*). In 1986, Lorimar purchased the MGM studios lot (*Ibid.*).

In 1990, Sony Pictures Entertainment purchased Lorimar and then became Columbia Pictures, followed by Sony Picture Studios, while the Culver Studios became a part of the Sony Pictures Plaza. By the early 1990s, Culver City had lost most of its military, aviation, and entertainment-related jobs and much of the city had become blighted (*Los Angeles Times* 2008). By the 1990s, the ethnic makeup of Culver City had also changed drastically. What had once been 90 percent Anglo was now a mixture of black, Asian, and Latino populations (*Los Angeles Weekly* 1995).

A 1990 survey of Culver City listed it as being 4.94 square-miles (after numerous annexations) with a population of 38,793. The ethnic breakdown was 58 percent white, 20 percent Latino, 12 percent Asian, and 10 percent black (*Los Angeles Times* 1996). The current population of Culver City (as of 2019) is 39,214 and the ethnic make up (as of 2018) is roughly the same as it was in 1900 (World Population Review 2019). In response to loss of revenues and the consequent vacancies created by closing businesses, Culver City began providing incentives including helping to negotiate favorable leases for businesses and, in some instances, offering to pay for remodeling (*Los Angeles Times* 2008). These incentives helped bring back some businesses to Culver City (*Ibid.*).

Concurrently with the efforts by the City to encourage change and new development revenues, developers Frederick and Laurie Samitaur Smith began renovating the 57-acre Hayden Tract (approximately three miles from the project area), an industrial sector on Culver City's east side along National Boulevard that had been largely abandoned (Culver City Historical Society 1999–2014). They began working with architect Eric Owen Moss, known for his futuristic designs (*Los Angeles Times* 2008). The development team along with architect Moss began transforming the vacant warehouse buildings into innovative avant-garde designed structures that attracted world-wide attention from writers about architecture (*Los Angeles Weekly* 1995). The project also gained positive responses from residents and business owners in Culver City who saw the artistic acclaim as a positive direction for the City to pursue (*Los Angeles Weekly* 1995). In 1996, the City initiated a "Downtown Redevelopment" agency to create a new look for the City and, in 1998, the Washington Streetscape Project, which was included improvements to the City's eastern gateway, was dedicated (Culver City Historical Society 1999–2014; *Culver Historical Highlights* 1998).

In 2004, the Culver Studios were sold by Sony to PCCP in Studio City (Sony Pictures Museum 2019). In 2008, Culver City had a population of 40,000 and Sony Pictures was employing 3,000 people (*Los Angeles Times* 2008). The addition of a Metro rail line in 2012 connected Culver City to other communities in the Los Angeles basin resulting in a renaissance of media firms, retail businesses, and an Art District (Sony Pictures Museum 2019).

Project Area-Specific History

Limited information was found about the construction history of the three historic-period buildings in the project area. Refer to the attached Department of Parks and Recreation (DPR) forms for more detailed permit information.

11143–11145 Washington Boulevard (1929)

Research indicates the two-story building was constructed in 1929 (Los Angeles County Office of the Assessor n.d.). News articles from 1930 announced the opening of the Red Lion Inn nightclub at this address (*Los Angeles Times* 1930a). The club was hosted by “well-known entertainer and musical comedy star” Jerry Ryan (Ibid.). In 1926 and 1930, city directories list Jerry Ryan as an actor living in Los Angeles (Ancestry.com var.). Research revealed that Mr. Ryan was the master of ceremonies (MC) at the “famous” Plantation Café nightclub in 1926 (*Los Angeles Times* 1926). In 1929, he was billed as “the Human Dynamo of Joy” in his role as MC at Coffee Dan’s (*Los Angeles Times* 1929). In July 1930, an article indicated that the Red Lion Inn was Ryan’s, but in October 1930 it was advertised as Karno Cook’s (*Los Angeles Times* 1930a and 1930b). In 1925, Karno and Cook owned the Royale Barbeque Inn, a nightclub on Washington Boulevard “one mile east of Venice” (*Los Angeles Times* 1925). No additional relevant information was found for Jerry Ryan or Karno and Cook.

In 1931, city directories listed the Red Lion Inn at this address and Carman and Anne Anone as the owners/residents (Ancestry.com var.). In 1937, city directories list the building as vacant, but in July there was a small article announcing the opening of Cecil Rockney’s Club Luana and an advertisement for “Luana, world famous Hawaiian dancer” and “Carl Jason’s famous Luana band” at this address (Ancestry.com var.; *Los Angeles Times* 1937a and 1937b). At that time, Frank Robinson Brown was the MC (*Los Angeles Times* 1937c). In 1940, a news article mentioned Cecil R. Fairfield at this address, which may have been Luana owner Cecil Rockney (Ancestry.com var.; *The Signal* 1940). No additional information was found for the Anones or Mr. Rockney.

In 1941, an advertisement stated “future activity here” and described the building as a two-story stucco building with a six-room apartment above a 1,750-square foot storeroom (*Los Angeles Times* 1941). By 1948, building permits reveal that A.B. Miner was the owner (Culver City var.). Miner’s Hardware was on the first floor and Miner and his wife Bernice lived in the apartment above (11143½ Washington Boulevard) (Ancestry.com var.). Various advertisements indicate Miner’s Hardware was still at this location in 1963. In 1964, Sam Paperny was listed as the owner and, in 1965, Carpet Town moved into the building (Culver City var.). Paperny, who also owned several nearby properties, owned this property until at least 2005 (Ibid.). Research revealed that as early as 1958, Mr. Paperny was very active in Temple Akiba, which was founded in 1953 in Culver City (*Los Angeles Times* 1958; Temple Akiba of Culver City 2017). Mrs. Paperny was also active in the community and served as president of the Mildred Strauss Child Care chapter of Cedars-Sinai Medical Center in 1966 (*Los Angeles Times* 1966). No additional relevant information was found for the Papernys.

11153 Washington Boulevard (1965)

According to building permits, Sam Paperny was the original owner of this building and Delta Industrial Builders was the contractor. Delta Industrial Builders incorporated in 1963 and registered at an address in Las Vegas although it was a California company owned by Glen Knupp (Company Search n.d.). The last statement date for the company was in 1989 (Ibid.). An online search of news articles in California from 1963 to 1970 found no references to this company. As previously stated (see 11143–11145 Washington Boulevard), Sam Paperny and his wife were active in Temple Akiba and Cedars Sinai Medical Center. The two businesses identified during the historic period were Center Paint and Renault car sales, but no additional relevant information about either one was found.

11155–11157 Washington Boulevard (1952)

The name of the original owner is illegible on the building permits, but the contractor is listed as Cal West Construction. Based on newspaper employment advertisements, in 1965, Cal-West Construction was a Sacramento firm with a branch office in Santa Rosa (*The Press Democrat* 1965). By 1966, the company was also located in Irwindale (*San Bernardino County Sun* 1966). However, it should be noted that there are numerous listings for companies named Cal West Construction or something similar and it could not be verified that the information found was for the company that built this building. By 1960, Sam Paperny was listed as the owner (Culver City var.; see previous discussion under 11143–11145 Washington Boulevard). In 1963, city directories list Center Paint & Wallpaper at 11157 Washington Boulevard and newspaper advertisements revealed that, in 1969 and 1970, Jack Sweet's Music Store was located at 11155 Washington Boulevard (Ancestry.com var.; *Los Angeles Times* 1969; *The Van Nuys News* 1970). No additional relevant information was found for either business.

Previous Studies

None of the addresses are in the Culver City Historic Resources Report Phase 2.0 (1987), the list of Culver City Historically Designated Properties (1999), or the list of historic sites. None is listed in the most current version of the State's Historic Properties Database.

FIELD SURVEY

During the field survey, three historic-period commercial buildings were identified and documented in the project area: 11143–11145, 11153, and 11155–11157 Washington Boulevard.

11143–11145 Washington Boulevard (AINs 4213-015-015 and 4213-015-016)

This one- and two-story vernacular commercial building is L-shaped in plan and has a multi-level, multi-pitch roof (Figures 3 through 5). The one-story section has a flat roof with a parapet and the two-story section has a steeply-pitched shed roof flanked by triangular parapets in front of a nearly flat roof with parapets. The exterior walls are covered with stucco. The asymmetrical southeast-facing façade includes four non-original metal-framed sliding windows above a cloth awning that shelters the ground-level metal-framed display windows and recessed metal-framed glass doors. The metal-framed glass door at the north end of the façade has its own cloth awning. Two pairs of thin vertically scored lines frame the windows above the awning and extend to the roof. The upper levels of the northeast elevation include two aluminum-framed sliding windows, four wood-framed double-hung windows, two small fixed windows that are boarded up, and two wall-mounted air conditioning units. The ground level has three boarded-up door openings, two narrow wood-framed double-hung windows, and a wall-mounted air conditioning unit. The upper levels of the rear elevation include five aluminum-framed sliding windows, an aluminum-framed ribbon window with end vent sliders, and a wall-mounted air conditioning unit. The ground level has two doors (one with a transom), a broken multi-paned window that is boarded up, and an aluminum-framed sliding



Figure 3: 11143–11145 Washington Boulevard. Façade, view to the northwest (11/19/19).



Figure 4: Side and rear elevations. View to the south (11/19/19).



Figure 5: Side and rear elevations. View to the east (11/19/19).

window. The rear of the one-story portion has a pair of metal doors. The west elevation includes a metal-framed storefront entry in the one-story portion of the building and what appears to be an enclosed balcony on the second story with T-111 siding, two sliding glass doors, and an aluminum-framed sliding window. The interior of the buildings has been combined to create a large first-floor space with a dropped ceiling. The building is in fair to poor condition and the integrity has been

compromised by alterations to the windows and doors, and what may have been a second-floor balcony.

11153 Washington Boulevard (AIN 4213-015-019)

This one-story vernacular concrete block commercial building is nearly rectangular in plan and has a flat roof with a parapet (Figure 6). The exterior walls are painted concrete block. The symmetrical southeast-facing façade has two large metal-framed storefront windows, two metal-framed glass doors, and two more large metal-framed storefront windows. A cloth awning extends nearly the full width of the façade. The northeast elevation is adjacent to a driveway and includes a storefront entry with metal-framed glass windows and a door. The northwest (rear) elevation is adjacent to a parking lot and drive aisle and has one bay door. Most of the southwest elevation abuts the building at 11155 Washington Boulevard, but the rear portion has a door, two metal-framed multi-paned hopper windows, and a window-mounted air conditioning unit. The building is in good condition and appears to retain a high degree of integrity.



Figure 6: 11153 Washington Boulevard. Façade, view to the northwest (11/19/19).

11155–11157 Washington Boulevard (AIN 4213-015-017)

This one-story vernacular commercial building is rectangular with a small rectangular addition that creates an L-shaped plan (Figure 7). The original building is surmounted by a low-pitched roof with a parapet and the small addition has a lower nearly flat roof with a parapet. The recessed asymmetrical southeast-facing façade has a pair of metal-framed fixed windows below a flat canopy with transom windows above, a recessed metal-framed glass door with transom sidelights that are perpendicular to the door, two large metal-framed fixed windows, a metal-framed fixed window topped by a horizontal architectural feature that extends northeast across the wall and above a recessed metal-framed glass door and connects to a vertical support that separates the door from a pair of metal-

framed fixed windows with transoms. There is a shed-roof awning across the façade and above the soffit lighting. The side elevations of the original building abut the adjacent buildings. The rear of the original building has a door and two metal-framed, multi-paned hopper windows, as well as a patch where another opening may have been. The northeast elevation of the addition has a door, a fixed window, an aluminum-framed sliding window, and a metal-framed multi-paned hopper window. The building appears to be in good condition, but has sustained alterations (windows and canopy).



Figure 7: 11155–11157 Washington Boulevard. Façade, view to the northwest (11/19/19).

SIGNIFICANCE EVALUATION

Based on the research results discussed above, the following sections present the historical significance evaluation for the three historic-period buildings in the project area and the conclusion on whether any of them qualifies as a “historical resource” as defined by CEQA.

DEFINITIONS

CEQA (PRC Chapter 2.6, Section 21083.2 and CCR Title 145, Chapter 3, Article 5, Section 15064.5) calls for the evaluation and recordation of historical resources. The criteria for determining the significance of impacts to historical resources are based on Section 15064.5 of the *CEQA Guidelines* and *Guidelines for the Nomination of Properties to the California Register*. Properties eligible for listing in the California Register of Historical Resources (California Register) and subject to review under CEQA are those meeting the criteria for listing in the California Register, National Register of Historic Places (National Register), or designation under a local ordinance.

California Register of Historical Resources

The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion in the California Register, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource’s period of significance to “obtain a scholarly perspective on the events or individuals associated with the resource.” Fifty years is used as a general estimate of time needed to develop the perspective to understand the resource’s significance (CCR 4852 [d][2]).

The California Register also requires that a resource possess integrity, which is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (California Office of Historic Preservation 1999:2). To retain integrity, a resource should have its original location, design, setting, materials, workmanship, feeling, and association. Which of these factors is most important depends on the particular criterion under which the resource is considered eligible for listing (California Office of Historic Preservation 1999).

Local Register of Historic Landmarks

Pursuant to Chapter 15.05 (Historic Preservation Program) of the Culver City Municipal Code, the City has three classifications of historical significance: Landmark, Significant, and Recognized.

- A **Landmark Structure** is defined as an exceptional example of the highest architectural, historical, or cultural significance to the community (15.05.10 Definitions).
- A **Significant Structure** is defined as being of substantial architectural, historical, or cultural significance to the community (15.05.10 Definitions).
- A **Recognized Structure** is defined as being of architectural, historical, or cultural interest (15.05.10 Definitions). Recognized structures do not appear to be “historical resources” as defined by CEQA since they are not subject to any additional regulatory review or processes.

In order to be eligible for consideration at any level, a structure must first meet one of the following threshold criteria (15.05.20A):

- At least 50 years old and the exterior is accessible or visible to the public; and/or
- The structure or district has special importance to the City.

If the structure meets the threshold criteria, it must also be assessed for significance under the Assessment Criteria (15.05.20B) and must meet at least one of the following:

- Is architecturally significant;
- Is of historical or cultural significance; or
- Is part of a historic district that collectively meets either of the above criteria.

EVALUATION

As previously discussed, three commercial buildings were documented in the project area: 11143–11145, 11153, and 11155–11157 Washington Boulevard. These properties date from 1929 to 1965 and no evidence was found that any of them has been previously evaluated. The related DPR 523 forms can be found in Appendix A.

The buildings are being evaluated below for historical significance under the criteria for listing in the California Register and for designation under the City’s ordinance. Because the City’s Assessment Criteria are so general, the California Register criteria are being used to determine whether any of the historic-period structures in the project area meet the City’s criteria for Landmark, Significant, or Recognized designation.

11143–11145 Washington Boulevard

Under Criterion 1, research revealed that this two-story building was originally built for use as a nightclub and is, therefore, associated with the historic theme of the 1930s entertainment industry in Culver City. Nightclubs proliferated in Culver City in the 1930s thanks in large part to the success of the movie studios located there and the resultant demand for places that provided late meals and

entertainment. However, no evidence was found to indicate that either of the nightclubs that operated here was especially popular, successful, or influential. Furthermore, alterations to the building to facilitate its use as a retail store have compromised its ability to convey its association with that period or that use.

Under Criterion 2, research did not reveal any historically significant people or businesses associated with this building. Although it was a nightclub in the 1930s and possibly the early 1940s, very little information about the businesses (Red Lion Inn and Club Luana) was found. In addition, there is no indication that it was a hot spot for notable people or owned/operated by historically significant people. In the post-World War II period it was owned by A.B. Miner (Miner's Hardware) and later by Sam Paperny, neither of whom appears to have been a significant person in local history.

Under Criterion 3, this one and two-story vernacular building does not embody the characteristics of any specific architectural style or period. It has sustained alterations (windows and doors). No evidence was found that it is the work of a master and it does not possess high artistic values.

Under Criterion 4, the building was built in 1929 using common construction methods and materials. It does not have the potential to yield important prehistoric or historical information.

11153 Washington Boulevard

Under Criterion 1, the building is associated with the post-World War II development boom that made a significant contribution to the broad patterns of local, regional, and even national history. Many returning veterans settled in southern California creating an unprecedented demand for new housing in the region. As a result, "more than 40 million housing units were built in the United States during the 30 year period following the end of World War II" (California Department of Transportation 2011:2). This in turn created a need for schools, parks, shopping centers, churches, etc. The subject building is one of millions of commercial buildings constructed during this period to support the growing population; however, its utilitarian design devoid of architectural stylistic elements or adornments prevents it from conveying its association with the early post-war period.

Under Criterion 2, almost no information was found regarding the owners, occupants, or businesses associated with this building, which tends to indicate that it is not associated with historically significant people or businesses.

Under Criterion 3, the building does not embody the characteristics of a particular style, period, or region. No evidence was found to indicate it is the work of a master and it does not possess high artistic value. It is a commonplace example of a post-war commercial building.

Under Criterion 4, the building was built in 1965 using common construction methods and materials. It does not have the potential to yield important prehistoric or historical information.

11155–11157 Washington Boulevard

Under Criterion 1, the building is associated with the post-World War II development boom that made a significant contribution to the broad patterns of local, regional, and even national history. Many returning veterans settled in southern California creating an unprecedented demand for new housing

in the region. As a result, "more than 40 million housing units were built in the United States during the 30 year period following the end of World War II" (California Department of Transportation 2011:2). This in turn created a need for schools, parks, shopping centers, churches, etc. The subject building is one of millions of commercial buildings constructed during this period to support the growing population and although its horizontal orientation and minimal Modern-style elements convey some association with the early post-war period, individually it is unimportant and insignificant.

Under Criterion 2, almost no information was found regarding the owners, occupants, or businesses associated with this building, which tends to indicate that it is not associated with historically significant people or businesses.

Under Criterion 3, although the building has some minor Modern-style elements, it does not embody the distinctive characteristics of a particular style, period, or region. No evidence was found to indicate it is the work of a master and it does not possess high artistic value. It is a commonplace example of a post-war commercial building.

Under Criterion 4, the building was built in 1952 using common construction methods and materials. It does not have the potential to yield important prehistoric or historical information.

Conclusion

For the reasons discussed above, none of the historic-period buildings in the project area appears to be eligible for listing in the California Register or for designation under the local ordinance.

RECOMMENDATIONS

The foregoing report has provided background information on the project area, outlined the methods used in the current study, and presented the results of the various avenues of research. Throughout the course of the study, no “historical resources,” as defined by CEQA, were encountered within or adjacent to the project area. Therefore, the City may reach a finding of *No Impact* regarding historic-period built environment resources. No mitigation measures are recommended for historic-period built environment resources.

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APPENDIX A

DEPARTMENT OF PARKS AND RECREATION (DPR) 523 FORMS

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: 11143–11145 Washington Boulevard

P1. Other Identifier: _____

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County:** Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Beverly Hills, CA **Date:** 1966 PR 1981 **T 2S; R 15W; Rancho La Ballona S.B.B.M.**

c. Address: 11143–11145 Washington Boulevard **City:** Culver City **Zip:** 90232

d. UTM: Zone: 11; _____ mE/ _____ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): AINs 4213-015-015 and -016

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story and two-story vernacular commercial building is situated on the northwest side of the Washington Boulevard commercial corridor. It is L-shaped in plan and has a multi-level, multi-pitch roof. The one-story section has a flat roof with a parapet and the two-story section has a steeply-pitched, shed roof flanked by triangular parapets in front of a nearly flat roof with parapets. The exterior walls are covered with stucco. The asymmetrical southeast-facing façade includes four non-original metal-framed sliding windows above a cloth awning that shelters the ground-level metal-framed display windows and recessed metal-framed glass doors. The metal-framed glass door at the north end of the façade has its own cloth awning. Two pairs of thin vertically scored lines frame the windows above the awning and extend to the roof. The upper levels of the northeast elevation include two aluminum-framed sliding windows, four wood-framed double-hung windows, two small fixed window that are boarded up, and two wall-mounted air conditioning units. The ground level has three boarded up door openings, two narrow wood-framed double-hung windows, and a wall-mounted air conditioning unit. The upper levels of the rear elevation include five aluminum-framed sliding windows, an aluminum-framed ribbon window with end vent sliders, and a wall-mounted air conditioning unit. The ground level has two doors (one with a transom), a broken multi-paned window that is boarded up, and an aluminum-framed sliding window. The rear of the one-story portion has a pair of metal doors. The west elevation includes a metal-framed storefront entry in the one-story portion of the building and what appears to be an enclosed balcony on the second story with T-111 siding, two sliding glass doors, and an aluminum-framed sliding window. The interiors of the buildings have been combined to create a large first floor space with a dropped ceiling. The building is in fair to poor condition and the integrity has been compromised by alterations to the windows and doors, and what may have been a second-floor balcony.

***P3b. Resource Attributes:** (List attributes and codes) HP6-1-3 story commercial building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Façade, view to the northwest (11/19/19)

***P6. Date Constructed/Age and Sources:** ☒ Historic

☐ Prehistoric ☐ Both
1929 and 1948 (Los Angeles County Assessor)

***P7. Owner and Address:**

Unknown

***P8. Recorded by:** (Name, affiliation, and address)

Casey Tibbet, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507

***P9. Date Recorded:** November 19, 2019

***P10. Survey Type:** (Describe) Intensive-level CEQA compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historic Resources Assessment, Culver City Senior Assisted Living Facility, Culver City, Los Angeles County, California, 2019. Prepared by LSA.

***Attachments:** ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 11143-11145 Washington Boulevard

B1. Historic Name: Red Lion Inn; Club Luana; Miner's Hardware Store; Carpet Town

B2. Common Name: _____

B3. Original Use: Commercial (nightclub)

B4. Present Use: Commercial (retail)

***B5. Architectural Style:** Vernacular

***B6. Construction History:** (Construction date, alterations, and date of alterations)

No original building permits were found for this property. The Los Angeles County Assessor's online property information states it was built in 1929 and altered in 1948 (Los Angeles County Office of the Assessor n.d.).

1948 – Permit issued to A.B. Miner for a 618(?) square foot storage addition with an asphalt roof.

1949 – Permit issued to owner Miner's Hardware to remodel commercial building. Contractor is listed as Ray V. Anderson.

1954 – Permit issued to owner Old Colony Paints for a sign.

1958 – Permit issued to owner A.B. Miner to install wood awnings and composition roof.

1964 – Permit issued to owner Sam Paperney-Sam Carl for cutting 9-foot window and door. Contractor is listed as Delta Industrial. Business is listed as retail hardware and sundries.

1965 – Permit issued to owner Carpet Town for suspended acoustical ceiling.

1973 – Permit issued to owner Ren Friedman for advertising on a sign.

1994 – Permits issued to owner Sam Paperney to repair and re-stucco (earthquake damage) and to replace doors and front windows, repair fascia and canopy, and create accessible restroom. Joseph Watari is listed as the architect. Permit also issued for two logos to be painted on the wall.

2005 – Permit issued to owners Sam and Charlotte Paperney for reroof with asphalt fiberglass.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____

***B8. Related Features:** parking lot

B9a. Architect: Unknown

b. Builder: Delta Industrial (1948 addition)

***B10. Significance: Theme:** Entertainment Industry **Area:** Culver City

Period of Significance: 1929-1948 **Property Type:** Commercial **Applicable Criteria:** NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1929 vernacular commercial building does not appear to be eligible for listing in the California Register of Historical Resources (California Register) or for designation under the local ordinance under any criteria (see evaluation below). It is not a historical resource as defined by the California Environmental Quality Act (CEQA).

Historic Context. Non-native settlement of California began in earnest in 1769 with Spain's support of Father Junipero Serra and the establishment of a series of Catholic missions stretching from San Diego to San Francisco. The nearest mission to the subject property was Mission San Gabriel, which was founded in 1771 approximately 20 miles east of the present-day Culver City. In 1781, a closer settlement to the project area, El Pueblo de Nuestra Senora la Reina de Los Angeles (Los Angeles), began (Culver City 2019). After Mexico won independence from Spain in 1822 and took control of California, a number of large land grants were confirmed by the new government (National Park Service n.d.). Among those were Rancho La Ballona, a nearly 14,000-acre grant (Huntington Library n.d.), and Rincon de Los Bueyes, an approximately 3,200-acre grant (Beck and Haas 1988). Culver City was formed from portions of these two land grants (Culver City 2019). In 1848, California came under control of the United (See *Continuation Sheet*)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** See *Continuation Sheet*

B13. Remarks:

***B14. Evaluator:** Casey Tippet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, California 92507

***Date of Evaluation:** November 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

Refer to Location Map

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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*Recorded by LSA Associates, Inc. *Date: November 2019 X Continuation Update

***B10. Significance:** (continued from page 2)

States and was admitted to the Union as the 31st state in 1850 (Culver City 2019). Throughout the remainder of the 1800s, the area developed very slowly.

In 1905, Abbot Kinney developed "Venice of America" (now Venice Beach) as a resort (Culver City Historical Society 2014). A few years later, in 1910, Harry H. Culver, from Milford, Nebraska, arrived in Los Angeles and started working for I.N. Van Nuys, learning about California real estate (Ibid.). By 1913, Culver had developed a plan for a balanced residential/commercial city that would be located along a transportation route halfway between the growing pueblo of Los Angeles and Abbot Kinney's resort of Venice (Culver City 2019). The 1.2-square mile community of Culver City incorporated in 1917 with movie studios forming the early economic base (Ibid.). Other industry followed with Western Stove in 1922, Helms Bakeries in 1930, and the Hayden Industrial Tract in the 1940s (Ibid.).

Throughout the Prohibition years (1920-1933), Culver City had numerous nightclubs and bootlegging (Ibid.). In June 1930, the two-story building at 11143 Washington Boulevard opened as the Red Lion Inn, a nightclub with local actor Jerry Ryan as host (*Los Angeles Times* 1930a). In 1932, Los Angeles hosted the summer Olympics and Helms Bakeries supplied bread to the nearby Olympic Village (Culver City Historical Society 2014). That same year (1932), the Culver City Kennel Club was granted a dog racing permit at 13455 Washington Boulevard, approximately 2.5 miles southwest of the subject property (Culver City Historical Society 2014). Throughout the 1930s, the Culver City movie studios remained active and in 1936 the new City seal was adopted which included the motto "the Heart of Screenland" (Ibid.). According to one 1937 news article, "the past year has seen the greatest boom in eateries and nightclubs in Southern California's short but event jammed history" (*Los Angeles Times* 1937a). The article further stated, "Good cafes are now as widely scattered as homes and studios" and tagged the growth of Hollywood and the entertainment industry as the driving force (Ibid.). Capitalizing on this, in 1937 Club Luana, opened at 11143 Washington Boulevard (Ibid.). It was one of the many "niteries" that were part of the "Hawaiian craze" such as Club Hawaii, the Tropics, the Seven Seas, and the Hawaiian Paradise (Ibid.).

World War II (WWII) stalled growth in most communities throughout the nation and Culver City was no exception. However, the studios continued to prosper. In 1947, the city became a charter city and in 1949 Culver City became a unified school district (Culver City Historical Society 2014). In the 1950s, car dealerships became prominent on Washington Boulevard and were major contributors to the local economy (Ibid.). In 1958, the 405 freeway was dedicated by Governor Brown on the bridge over Washington Boulevard less than 1,000 feet southwest of the subject property (Ibid.).

In the 1960s, Hal Roach Studios, Inc. closed (1963) as did Helms Bakery (1969), but the Robert Frost Auditorium opened (1964) and the first condominiums in the city were built (1965). "Over the years, more than forty annexations increased [the] city size to about five square miles ... Today the city has quadrupled in size with a community of nearly 40,000 residents" (Culver City 2019).

For a more detailed context refer to the related report (see P11 on page 1).

People/Businesses Associated with this Property. Research indicates this building was constructed in 1929 (Los Angeles County Office of the Assessor n.d.). News articles from 1930 announced the opening of the Red Lion Inn nightclub at this address (*Los Angeles Times* 1930a). The club was hosted by "well-known entertainer and musical comedy star" Jerry Ryan (Ibid.). In 1926 and 1930, city directories list Jerry Ryan as an actor living in Los Angeles (Ancestry.com var.). Research revealed that Mr. Ryan was the master of ceremonies (MC) at the "famous" Plantation Café nightclub in 1926 (*Los Angeles Times* 1926). In 1929, he was billed as "the Human Dynamo of Joy" in his role as MC at Coffee Dan's (*Los Angeles Times* 1929). In July 1930, an article indicated that the Red Lion Inn was Ryan's, but in October 1930 it was advertised as Karno Cook's (*Los Angeles Times* 1930a and 1930b). In 1925, Karno and Cook owned the Royale Barbeque Inn, a nightclub on Washington Boulevard "one mile east of Venice" (*Los Angeles Times* 1925). No additional relevant information was found for Jerry Ryan or Karno and Cook.

In 1931, city directories listed the Red Lion Inn at this address and Carman and Anne Anone as the owners/residents (Ancestry.com var.). In 1937, city directories list the building as vacant, but in July there was a small article announcing the opening of Cecil Rockney's Club Luana and an advertisement for "Luana, world famous Hawaiian dancer" and "Carl Jason's famous Luana band" at this address (Ancestry.com var.; *Los Angeles Times* 1937b and 1937c). At that time, Frank Robinson Brown was the MC (*Los Angeles Times* 1937c). In 1940, a news article mentioned Cecil R. Fairfield at this address, which may have been Luana owner Cecil Rockney (Ancestry.com var.; *The Signal* 1940).

In 1941, an advertisement stated "future activity here" and described the building as a two-story stucco building with a six-room apartment above a 1,750-square foot storeroom (*Los Angeles Times* 1941). By 1948, building permits reveal that A.B. Miner was the owner (Culver City var.). Miner's Hardware was on the first floor and Miner and his wife Bernice lived in the apartment above (11143½ Washington Boulevard) (Ancestry.com var.). Various advertisements indicate Miner's Hardware was at this location into 1963. In 1964, Sam Paperny was listed as the owner and in 1965 Carpet Town moved into the building (Culver City var.). Paperny, who also owned several nearby properties, owned this property until at least 2005 (Ibid.). Research revealed that as early as 1958, Mr. Paperny was very active in Temple Akiba, which was founded in 1953 in Culver City (*Los Angeles Times* 1958; Temple Akiba of Culver City 2017). Mrs. Paperny was also active in the community and served as president of the Mildred Strauss (see *Continuation Sheet*)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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*Recorded by LSA Associates, Inc. *Date: November 2019 X Continuation Update

***B10. Significance:** (continued from page 3)

Child Care chapter of Cedars-Sinai Medical Center in 1966 (*Los Angeles Times* 1966). No additional relevant information was found for the Papernys.

Significance Evaluation. The building is being evaluated for historical significance under the criteria for listing in the California Register and for designation under the City's ordinance. Because the City's Assessment Criteria are so general, the California Register criteria are being used to determine whether the historic-period structure meets the City's criteria for Landmark, Significant, or Recognized designation. (Refer to the related report for the specific State and local criteria.)

Under Criterion 1, research revealed that this two-story building was originally built for use as a nightclub and is, therefore, associated with the historic theme of the 1930s entertainment industry in Culver City. Nightclubs proliferated in Culver City in the 1930s thanks in large part to the success of the movie studios located there and the resultant demand for places that provided late meals and entertainment. However, no evidence was found to indicate that either of the nightclubs that operated here was especially popular, successful, or influential. Furthermore, alterations to the building to facilitate its use as a retail store have compromised its ability to convey its association with that period or that use.

Under Criterion 2, research did not reveal any historically significant people or businesses associated with this building. Although it was a nightclub in the 1930s and possibly the early 1940s, very little information about the businesses (Red Lion Inn and Club Luana) was found. In addition, there is no indication that it was a hotspot for notable people or owned/operated by historically significant people. In the post-World War II period, it was owned by A.B. Miner (Miner's Hardware) and later by Sam Paperny, neither of whom appears to have been a significant person in local history.

Under Criterion 3, this one and two-story vernacular building does not embody the characteristics of any specific architectural style or period. It has sustained alterations (windows and doors) and no evidence was found that it is the work of a master and it does not possess high artistic values.

Under Criterion 4, the building was built in 1929 using common construction methods and materials. It does not have the potential to yield important prehistoric or historical information.

***B12. References:** (continued from page 2)

Ancestry.com

Var. A variety of records were accessed online in October and November 2019 at: <http://home.ancestry.com/>. These include city directories, voter registration records, and United States Census Data.

Beck, Warren A. and Ynez D. Haas

1988 Historical Atlas of California. University of Oklahoma Press.

Culver City

2019 About Culver City. Accessed online in October 2019 at: <https://www.culvercity.org/how-do-i/learn/about-culver-city>

Var. Building permits provided by Culver City Building Department staff in October 2019.

Culver City Historical Society

2014 Culver City Timeline: A Work in Progress. Accessed online in October 2019 at: <http://www.culvercityhistoricalsociety.org/about/culver-city-timeline/>

Huntington Library

n.d. Map of the Rancho "La Ballona." Accessed online in December 2019 at: <https://hdl.huntington.org/digital/collection/p15150coll4/id/11328/>

Los Angeles County Office of the Assessor

n.d. Property information for 11143 Washington Boulevard. Accessed online in October 2019 at: http://maps.assessor.lacounty.gov/GVH_2_2/Index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/viewers/PAIS_hv/virtualdirectory/Resources/Config/Default

Los Angeles Times

1925 Advertisement for the Royale Barbeque Inn. November 25, page 7.

1926 At Plantation Café. November 17, page 24.

1929 Advertisement for Coffee Dan's. October 17, page 32.

1930a News of the Cafes. June 13, page 30.

See Continuation Sheet

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 6 *Resource Name or #: (Assigned by recorder) 11143-11145 Washington Boulevard
*Recorded by LSA Associates, Inc. *Date: November 2019 X Continuation _____ Update

***B12. References:** (continued from page 4)

Los Angeles Times

- 1930b Advertisement for the Red Lion Inn. October 31, page 27.
- 1937a Nightclubs and Cafes Blossom in Movie Capital. July 18, pages 41 and 43.
- 1937b Around and About in Hollywood. July 14, page 13.
- 1937c Advertisement for Club Luana. July 16, page 9.
- 1941 Advertisement - Future Activity Here! July 17, page 16.
- 1958 Temple Akiba Slates Bizarre, Carnival. June 22, page 217.
- 1966 Hospital Group Picks Officers. July 24, page 70.

National Park Service

- n.d. The Spanish and Mexican Period, 1776-1846. Accessed online in October 2019 at: <https://www.nps.gov/goga/learn/historyculture/spanish-mexican-period.htm>

Temple Akiba of Culver City

- 2017 Our Legacy. Accessed online in October 2019 at: <https://www.templeakiba.net/legacy>

The Signal

- 1940 Father and Son Killed in Mint Canyon Crash. August 9, page 3).

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

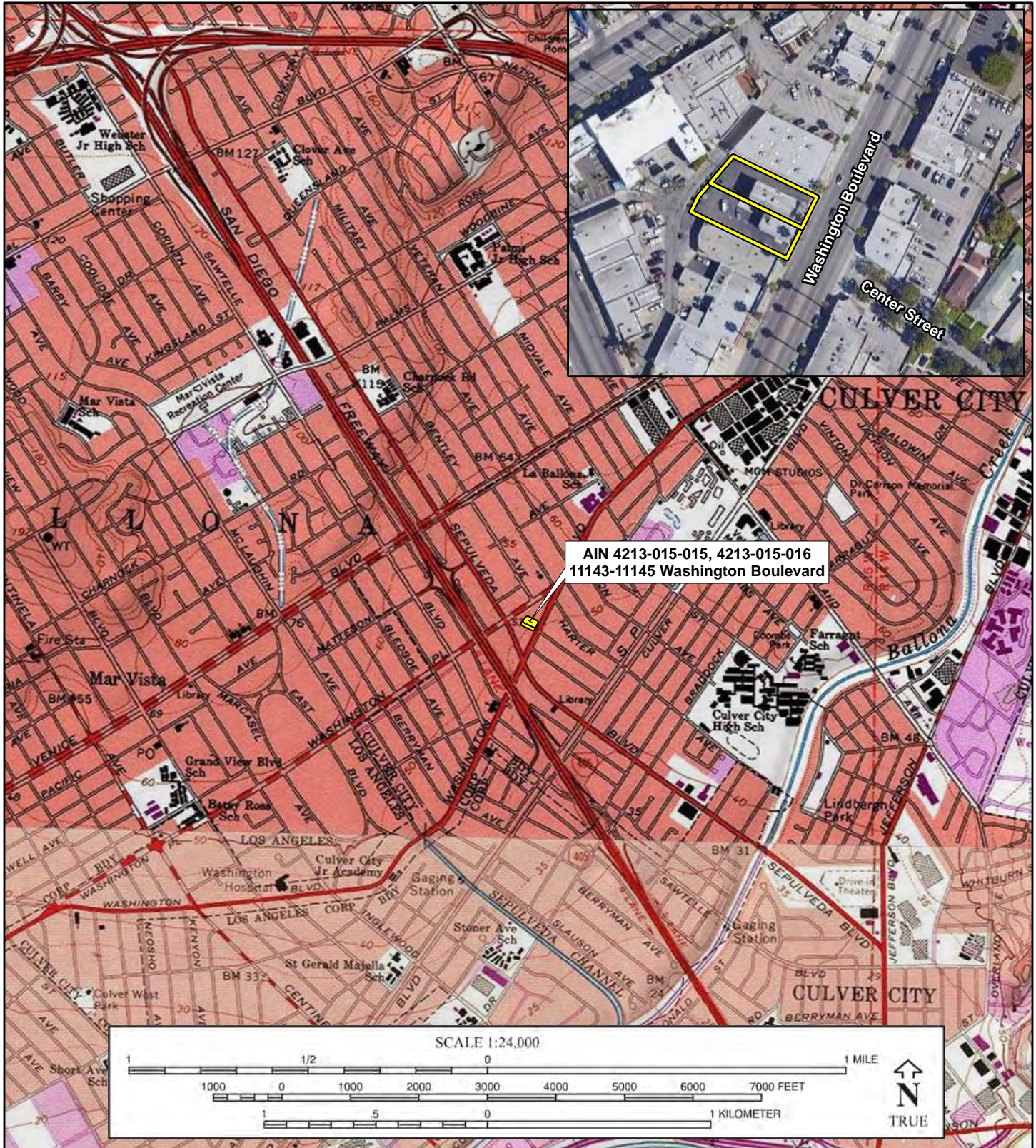
Page 6 of 6

*Resource Name or # (Assigned by recorder) 11143-11145 Washington Boulevard

*Map Name: USGS 7.5' Quad, Beverly Hills; Google

*Scale: 1:24000

*Date of Map: 1995; 2018



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

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Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

Resource Name or #: 11153 Washington Boulevard

P1. Other Identifier: Cox Paint Center; Tract No. 9312 Lots 27 and 28

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County:** Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Beverly Hills, CA **Date:** 1966 PR 1981 **T** 2S; **R** 15W; **Rancho La Ballona S.B.B.M.**

c. Address: 11153 Washington Boulevard **City:** Culver City **Zip:** 90232

d. UTM: Zone: 11; _____ mE/ _____ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): AIN 4213-015-019

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story vernacular concrete block commercial building is situated on the northwest side of the Washington Boulevard commercial corridor between Center Street and Sepulveda Boulevard. It is nearly rectangular in plan and has a nearly flat roof with a parapet. The exterior walls are painted concrete block. The symmetrical southeast-facing façade has two large metal-framed storefront windows, two single metal-framed glass doors, and two more large metal-framed storefront windows. A cloth awning extends nearly the full width of the façade. The northeast elevation is adjacent to a driveway and includes a typical storefront metal-framed glass windows and a door. The northwest (rear) elevation is adjacent to a parking lot and drive aisle and has one bay door. Most of the southwest elevation abuts the building at 11155 Washington Boulevard, but the rear portion has a door, two metal-framed multi-paned hopper windows, and a wall-mounted air conditioning unit. The building is in good condition and appears to retain a high degree of integrity.

***P3b. Resource Attributes:** (List attributes and codes) HP6-1-3 story commercial building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Façade, view to the northwest (11/19/19).

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐ Both
1965 (Los Angeles County Assessor)

***P7. Owner and Address:**
Unknown

***P8. Recorded by:** (Name, affiliation, and address)
Casey Tibbet, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507

***P9. Date Recorded:**
November 19, 2019

***P10. Survey Type:** (Describe) Intensive-level CEQA compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historic Resources Assessment, Culver City Senior Assisted Living Facility, Culver City, Los Angeles County, California, 2019. Prepared by LSA.

***Attachments:** ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 11153 Washington Boulevard

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)
1965 – Permit issued to Center Paint to build a 5,250-square foot, concrete block commercial building with two rooms to be used as a hardware store. Contractor is listed as Delta Industrial Builders.
1965 – Permits issued to owner Sam Paperny for an illuminated wall sign.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: parking lot

B9a. Architect: Unknown b. Builder: Delta Industrial Builders

*B10. Significance: Theme: Post-World War II Commercial Development Area: Culver City

Period of Significance: 1965 Property Type: Commercial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1965 vernacular commercial building does not appear to be eligible for listing in the California Register of Historical Resources (California Register) or for designation under the local ordinance under any criteria (see evaluation below). It is not a historical resource as defined by the California Environmental Quality Act (CEQA).

Historic Context. Non-native settlement of California began in earnest in 1769 with Spain's support of Father Junipero Serra and the establishment of a series of Catholic missions stretching from San Diego to San Francisco. The nearest mission to the subject property was Mission San Gabriel, which was founded in 1771 approximately 20 miles east of the present-day Culver City. In 1781, a closer settlement to the project area, El Pueblo de Nuestra Senora la Reina de Los Angeles (Los Angeles), began (Culver City 2019). After Mexico won independence from Spain in 1822 and took control of California, a number of large land grants were confirmed by the new government (National Park Service n.d.). Among those were Rancho La Ballona, a nearly 14,000-acre grant (Huntington Library n.d.), and Rincon de Los Bueyes, an approximately 3,200-acre grant (Beck and Haas 1988). Culver City was formed from portions of these two land grants (Culver City 2019). In 1848, California came under control of the United States and was admitted to the Union as the 31st state in 1850 (Culver City 2019). Throughout the remainder of the 1800s, the area developed very slowly. (See *Continuation Sheet*)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: *See Continuation Sheet*

B13. Remarks:

*B14. Evaluator: Casey Tibbet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, California 92507

*Date of Evaluation: November 2019

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 5 *Resource Name or #: (Assigned by recorder) 11153 Washington Boulevard

*Recorded by LSA Associates, Inc. *Date: November 2019 ☒ Continuation ☐ Update

***B10. Significance:** (continued from page 2)

In 1905, Abbot Kinney developed "Venice of America" (now Venice Beach) as a resort (Culver City Historical Society 2014). A few years later, in 1910, Harry H. Culver, from Milford, Nebraska, arrived in Los Angeles and started working for I.N. Van Nuys, learning about California real estate (Ibid.). By 1913, Culver had developed a plan for a balanced residential/commercial city that would be located along a transportation route halfway between the growing pueblo of Los Angeles and Abbot Kinney's resort of Venice (Culver City 2019). The 1.2-square mile community of Culver City incorporated in 1917 with movie studios forming the early economic base (Ibid.). Other industry followed with Western Stove in 1922, Helms Bakeries in 1930, and the Hayden Industrial Tract in the 1940s (Ibid.). Throughout the Prohibition years (1920–1933), Culver City had numerous night clubs and bootlegging (Ibid.). In 1932, Los Angeles hosted the summer Olympics and Helms Bakeries supplied bread to the nearby Olympic Village (Culver City Historical Society 2014). That same year (1932), the Culver City Kennel Club was granted a dog racing permit at 13455 Washington Boulevard, approximately 2.5 miles southwest of the project area (Culver City Historical Society 2014). Throughout the 1930s, the Culver City movie studios remained active and in 1936 the new City seal was adopted which included the motto "the Heart of Screenland" (Ibid.). In 1938, Hotel Hunt (now Culver City Hotel), approximately 1.25 miles northeast of the subject property, hosted "the little people" who were part of filming for the Wizard of Oz which was released in 1939 (Ibid.).

World War II (WWII) stalled growth in most communities throughout the nation and Culver City was no exception. However, the studios continued to prosper. In 1947, the city became a charter city and in 1949 Culver City became a unified school district (Culver City Historical Society 2014). In the 1950s, car dealerships became prominent on Washington Boulevard and were major contributors to the local economy (Ibid.). In 1958, the 405 freeway was dedicated by Governor Brown on the bridge over Washington Boulevard less than 1,000 feet southwest of the subject property (Ibid.).

In the 1960s, Hal Roach Studios Inc. closed (1963) as did Helms Bakery (1969), but the Robert Frost Auditorium opened (1964) and the first condominiums in the city were built (1965). The building at 11153 Washington Boulevard was built in 1965 and various news ads indicate it was a car dealership into the 1970s. "Over the years, more than forty annexations increased [the] city size to about five square miles ... Today the city has quadrupled in size with a community of nearly 40,000 residents" (Culver City 2019).

Refer to the related report (P11) for a detailed historic context.

People/Businesses Associated with this Property. According to building permits, Sam Paperny was the original owner of this building and Delta Industrial Builders were the contractors. Delta Industrial Builders was incorporated in 1963 and registered to an address in Las Vegas although it was a California company owned by Glen Knupp (Company Search n.d.). The last statement date for the company was in 1989 (Ibid.). An online search of news articles in California from 1963 to 1970 found no references to this company. Sam Paperny, who also owned several nearby properties, was very active in Temple Akiba, which was founded in 1953 in Culver City (Los Angeles Times 1958; Temple Akiba of Culver City 2017). Mrs. Paperny was also active in the community and served as president of the Mildred Strauss Child Care chapter of Cedars-Sinai Medical Center in 1966 (Los Angeles Times 1966). No additional relevant information was found for the Papernys. The two businesses identified during the historic period were Center Paint and Renault car sales, but no additional relevant information about either one was found.

Significance Evaluation. The building is being evaluated for historical significance under the criteria for listing in the California Register and for designation under the City's ordinance. Because the City's Assessment Criteria are so general, the California Register criteria are being used to determine whether the historic-period structure meets the City's criteria for Landmark, Significant, or Recognized designation. (Refer to the related report for the specific State and local criteria.)

Under Criterion 1, the building is associated with the post-World War II development boom that made a significant contribution to the broad patterns of local, regional, and even national history. Many returning veterans settled in southern California creating an unprecedented demand for new housing in the region. As a result, "more than 40 million housing units were built in the United States during the 30 year period following the end of World War II" (California Department of Transportation 2011:2). This in turn created a need for schools, parks, shopping centers, churches, etc. The subject building is one of millions of commercial buildings constructed during this period to support the growing population; however, its utilitarian design devoid of architectural stylistic elements or adornments prevents it from conveying its association with the early post-war period.

Under Criterion 2, almost no information was found regarding the owners, occupants, or businesses associated with this building, which tends to indicate that it is not associated with historically significant people or businesses.

Under Criterion 3, the building does not embody the characteristics of a particular style, period, or region. No evidence was found to indicate it is the work of a master and it does not possess high artistic value. It is a commonplace example of a post-war commercial building. (See Continuation Sheet)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5 *Resource Name or #: (Assigned by recorder) 11153 Washington Boulevard
*Recorded by LSA Associates, Inc. *Date: November 2019 X Continuation _____ Update

***B10. Significance:** (continued from page 3)

Under Criterion 4, the building was built in 1965 using common construction methods and materials. It does not have the potential to yield important prehistoric or historical information.

***B12. References:**

Beck, Warren A. and Ynez D. Haas

1988 Historical Atlas of California. University of Oklahoma Press.

California Department of Transportation

2011 Tract Housing in California, 1945–1973. A Context for National Register Evaluation. Caltrans Division of Environmental Analysis, Sacramento.

Company Search

n.d. Delta Industrial Builders, Inc. Accessed online in November 2019 at:

<https://www.californiacompany.info/companies/458377/>

Culver City

2019 About Culver City. Accessed online in October 2019 at: <https://www.culvercity.org/how-do-i/learn/about-culver-city>

Var. Building permits provided by Culver City Building Department staff in October 2019.

Culver City Historical Society

2014 Culver City Timeline: A Work in Progress. Accessed online in October 2019 at: <http://www.culvercityhistoricalsociety.org/about/culver-city-timeline/>

Huntington Library

n.d. Map of the Rancho "La Ballona." Accessed online in December 2019 at:

<https://hdl.huntington.org/digital/collection/p15150coll4/id/11328/>

Los Angeles Times

1958 Temple Akiba Slates Bizarre, Carnival. June 22, page 217.

1966 Hospital Group Picks Officers. July 24, page 70.

National Park Service

n.d. The Spanish and Mexican Period, 1776-1846. Accessed online in October 2019 at: <https://www.nps.gov/goga/learn/historyculture/spanish-mexican-period.htm>

Temple Akiba of Culver City

2017 Our Legacy. Accessed online in October 2019 at: <https://www.templeakiba.net/legacy>

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

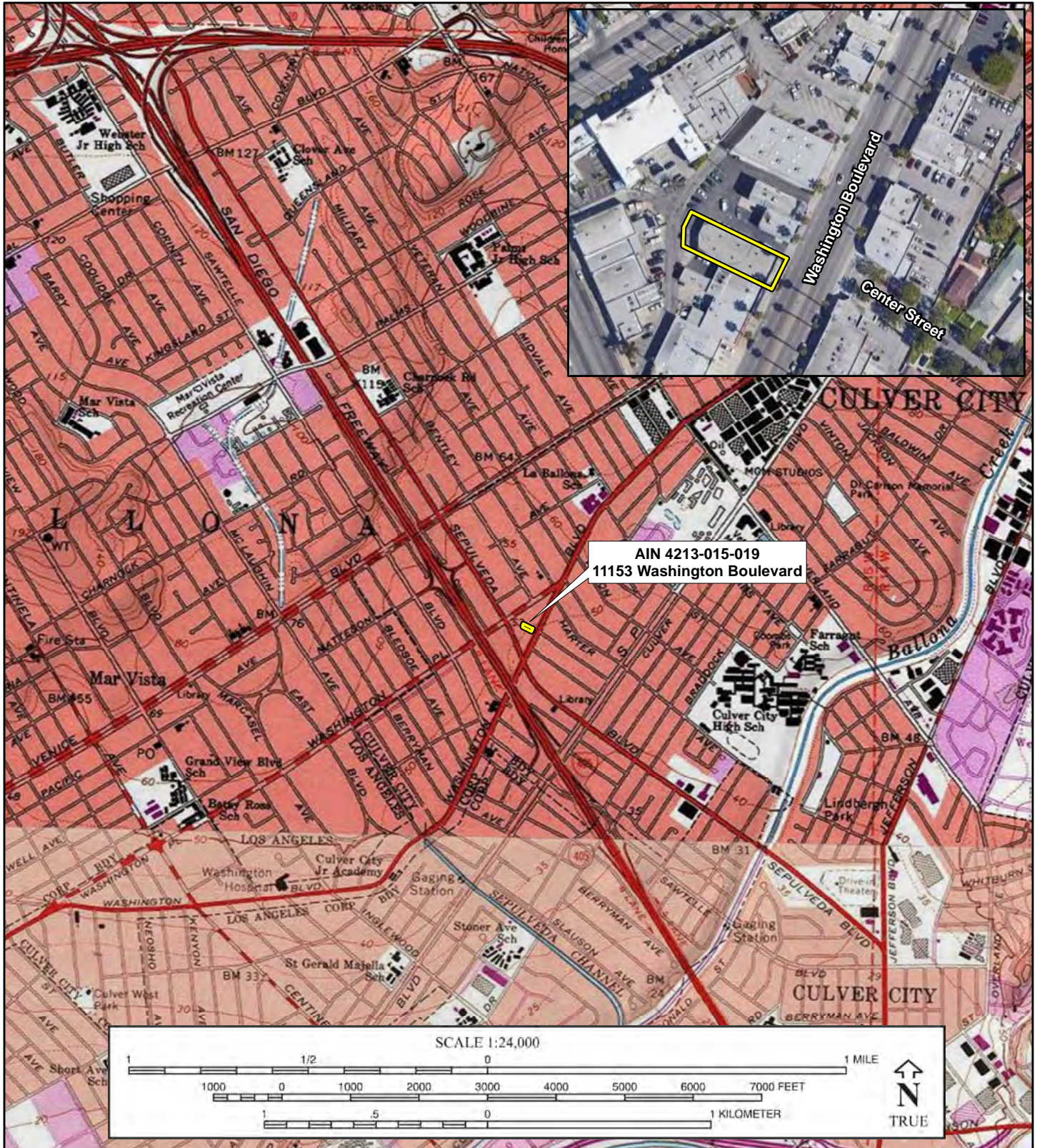
Page 5 of 5

*Resource Name or # (Assigned by recorder) 11153 Washington Boulevard

*Map Name: USGS 7.5' Quad, Beverly Hills; Google

*Scale: 1:24000

*Date of Map: 1995; 2018



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DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: 11155–11157 Washington Boulevard

P1. Other Identifier: Pacifica; Tract No. 9312 Lots 25 and 26

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County:** Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Beverly Hills, CA **Date:** 1966 PR 1981 **T 2S; R 15W; Rancho La Ballona S.B.B.M.**

c. Address: 11155–11157 Washington Boulevard **City:** Culver City **Zip:** 90232

d. UTM: Zone: 11; _____ mE/ _____ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): AIN 4213-015-017

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story vernacular commercial building is situated on the northwest side of the Washington Boulevard commercial corridor between Center Street and Sepulveda Boulevard. It is rectangular with a small rectangular addition that creates an L-shaped plan. The original building is surmounted by a low-pitched roof with a parapet and the small addition has a lower nearly flat roof with a parapet. The recessed asymmetrical southeast-facing façade has a pair of metal-framed fixed windows below a flat canopy with transom windows above, a recessed metal-framed glass door with a transom sidelights that are perpendicular to the door, two large metal-framed fixed windows, a metal-framed fixed window topped by a horizontal architectural feature that extends northeast across the wall and above a recessed metal-framed glass door and connects to a vertical support that separates the door from a pair of metal-framed fixed windows with transoms. There is a shed-roof awning across the façade and above the soffit lighting. The side elevations of the original building abut the adjacent buildings. The rear of the original building has a door and two metal-framed, multi-paned hopper windows, as well as a patch where another opening may have been. The northeast elevation of the addition has a door, a fixed window, an aluminum-framed sliding window, and a metal-framed multi-paned hopper window. The building appears to be in good condition, but has sustained alterations (windows and canopy).

***P3b. Resource Attributes:** (List attributes and codes) HP6-1-3 story commercial building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Façade, view to the northwest (11/19/19).

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐ Both
1952 (Los Angeles County Assessor)

***P7. Owner and Address:**
Unknown

***P8. Recorded by:** (Name, affiliation, and address)
Casey Tibbet, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507

***P9. Date Recorded:**
November 19, 2019

***P10. Survey Type:** (Describe) Intensive-level CEQA compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historic Resources Assessment, Culver City Senior Assisted Living Facility, Culver City, Los Angeles County, California, 2019. Prepared by LSA.

***Attachments:** ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 11155–11157 Washington Boulevard

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Commercial B4. Present Use: Commercial
*B5. Architectural Style: Vernacular with _____ Modern
elements _____

*B6. Construction History: (Construction date, alterations, and date of alterations)
1952 – Permit issued to owner A.O. (name illegible) for a new 3,750-square foot (50 × 75), concrete block commercial building with concrete floors and interior wood walls. Contractor listed as Cal West Construction. Building to be used as a store.
1960 – Permit issued to owner Sam Paperny for new 880-square foot (20 × 44), concrete block storage room with concrete floors and concrete block interior walls. Contractor is listed as Delta Builders.
1961 – Permit issued to Colorama Paint for a 160-square foot roof sign and to Center Paint for a wall sign.
1965 – Permits issued to Carpet Town for signage (however, the business was located at 11143 Washington Boulevard).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: parking lot

B9a. Architect: Unknown b. Builder: Cal West Construction

*B10. Significance: Theme: Post-World War II Commercial Development Area: Culver City

Period of Significance: 1952 Property Type: Commercial Applicable Criteria: NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1952 vernacular commercial building does not appear to be eligible for listing in the California Register of Historical Resources (California Register) or for designation under the local ordinance under any criteria (see evaluation below). It is not a historical resource as defined by the California Environmental Quality Act (CEQA).

Historic Context. Non-native settlement of California began in earnest in 1769 with Spain's support of Father Junipero Serra and the establishment of a series of Catholic missions stretching from San Diego to San Francisco. The nearest mission to the subject property was Mission San Gabriel, which was founded in 1771 approximately 20 miles east of the present-day Culver City. In 1781, a closer settlement to the project area, El Pueblo de Nuestra Senora la Reina de Los Angeles (Los Angeles), began (Culver City 2019). After Mexico won independence from Spain in 1822 and took control of California, a number of large land grants were confirmed by the new government (National Park Service n.d.). Among those were Rancho La Ballona, a nearly 14,000-acre grant (Huntington Library n.d.), and Rincon de Los Bueyes, an approximately 3,200-acre grant (Beck and Haas 1988). Culver City was formed from portions of these two land grants (Culver City 2019). In 1848, California came under control of the United States and was admitted to the Union as the 31st state in 1850 (Culver City 2019). Throughout the remainder of the 1800s, the area developed very slowly. (See *Continuation Sheet*)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: *See Continuation Sheet*

B13. Remarks:

*B14. Evaluator: Casey Tippet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, California 92507

*Date of Evaluation: November 2019

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 5 *Resource Name or #: (Assigned by recorder) 11155-11157 Washington Boulevard
*Recorded by LSA Associates, Inc. *Date: November 2019 ☒ Continuation ☐ Update

***B10. Significance:** (continued from page 2)

In 1905, Abbot Kinney developed "Venice of America" (now Venice Beach) as a resort (Culver City Historical Society 2014). A few years later, in 1910, Harry H. Culver, from Milford, Nebraska, arrived in Los Angeles and started working for I.N. Van Nuys, learning about California real estate (Ibid.). By 1913, Culver had developed a plan for a balanced residential/commercial city that would be located along a transportation route halfway between the growing pueblo of Los Angeles and Abbot Kinney's resort of Venice (Culver City 2019). The 1.2-square mile community of Culver City incorporated in 1917 with movie studios forming the early economic base (Ibid.). Other industry followed with Western Stove in 1922, Helms Bakeries in 1930, and the Hayden Industrial Tract in the 1940s (Ibid.). Throughout the Prohibition years (1920-1933), Culver City had numerous night clubs and bootlegging (Ibid.). In 1932, Los Angeles hosted the summer Olympics and Helms Bakeries supplied bread to the nearby Olympic Village (Culver City Historical Society 2014). That same year (1932), the Culver City Kennel Club was granted a dog racing permit at 13455 Washington Boulevard, approximately 2.5 miles southwest of the project area (Culver City Historical Society 2014). Throughout the 1930s, the Culver City movie studios remained active and in 1936 the new City seal was adopted which included the motto "the Heart of Screenland" (Ibid.). In 1938, Hotel Hunt (now Culver City Hotel), approximately 1.25 miles northeast of the subject property, hosted "the little people" who were part of filming for the Wizard of Oz which was released in 1939 (Ibid.).

World War II (WWII) stalled growth in most communities throughout the nation and Culver City was no exception. However, the studios continued to prosper. In 1947, the city became a charter city and in 1949 Culver City became a unified school district (Culver City Historical Society 2014). In the 1950s, car dealerships became prominent on Washington Boulevard and were major contributors to the local economy (Ibid.). In 1958, the 405 freeway was dedicated by Governor Brown on the bridge over Washington Boulevard less than 1,000 feet southwest of the subject property (Ibid.).

In the 1960s, Hal Roach Studios Inc. closed (1963) as did Helms Bakery (1969), but the Robert Frost Auditorium opened (1964) and the first condominiums in the city were built (1965). "Over the years, more than forty annexations increased [the] city size to about five square miles ... Today the city has quadrupled in size with a community of nearly 40,000 residents" (Culver City 2019).

Refer to the related report (P11) for a detailed historic context.

People/Businesses Associated with this Address. The name of the original owner is illegible on the building permits, but the contractor is listed as Cal West Construction. Based on newspaper employment advertisements, in 1965, Cal-West Construction was a Sacramento firm with a branch office in Santa Rosa (*The Press Democrat* 1965). By 1966, the company was also located in Irwindale (*San Bernardino County Sun* 1966). However, it should be noted that there are numerous listings for companies named Cal West Construction or something similar and it could not be verified that the information found was for the company that built this building.

By 1960, Sam Paperny was listed as the owner (Culver City var.). Paperny, who also owned several nearby properties, was very active in Temple Akiba, which was founded in 1953 in Culver City (*Los Angeles Times* 1958; Temple Akiba of Culver City 2017). Mrs. Paperny was also active in the community and served as president of the Mildred Strauss Child Care chapter of Cedars-Sinai Medical Center in 1966 (*Los Angeles Times* 1966). No additional relevant information was found for the Papernys.

In 1963, city directories list Center Paint & Wallpaper at 11157 Washington Boulevard and newspaper advertisements revealed that in 1969 and 1970, Jack Sweet's Music Store was located at 11155 Washington Boulevard (Ancestry.com var.; *Los Angeles Times* 1969; *The Van Nuys News* 1970). No additional relevant information was found for either business.

Significance Evaluation. The building is being evaluated for historical significance under the criteria for listing in the California Register and for designation under the City's ordinance. Because the City's Assessment Criteria are so general, the California Register criteria are being used to determine whether the historic-period structure meets the City's criteria for Landmark, Significant, or Recognized designation. (Refer to the related report for the specific State and local criteria.)

Under Criterion 1, the building is associated with the post-World War II development boom that made a significant contribution to the broad patterns of local, regional, and even national history. Many returning veterans settled in southern California creating an unprecedented demand for new housing in the region. As a result, "more than 40 million housing units were built in the United States during the 30 year period following the end of World War II" (California Department of Transportation 2011:2). This, in turn, created a need for schools, parks, shopping centers, churches, etc. The subject building is one of millions of commercial buildings constructed during this period to support the growing population and although its horizontal orientation and minimal Modern-style elements convey some association with the early post-war period, individually it is unimportant and insignificant.

Under Criterion 2, almost no information was found regarding the owners, occupants, or businesses associated with this building, which indicates that it is not associated with historically significant people or businesses. *See Continuation Sheet*

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5 *Resource Name or #: (Assigned by recorder) 11155–11157 Washington Boulevard
*Recorded by LSA Associates, Inc. *Date: November 2019 X Continuation _____ Update

***B10. Significance:** (continued from page 3)

Under Criterion 3, although the building has some minor Modern-style elements, it does not embody the distinctive characteristics of a particular style, period, or region. No evidence was found to indicate it is the work of a master and it does not possess high artistic value. It is a commonplace example of a post-war commercial building.

Under Criterion 4, the building was built in 1952 using common construction methods and materials. It does not have the potential to yield important prehistoric or historical information.

***B12. References:**

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State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

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*Resource Name or # (Assigned by recorder) 11155 Washington Boulevard

*Map Name: USGS 7.5' Quad, Beverly Hills; Google

*Scale: 1:24000

*Date of Map: 1995; 2018

