HISTORICAL RESOURCES ASSESSMENT
AND ENVIRONMENTAL IMPACTS ANALYSIS REPORT

THE CULVER STUDIOS
9336 WEST WASHINGTON BOULEVARD
CULVER CITY, CALIFORNIA

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I. INTRODUCTION

A. EXECUTIVE SUMMARY

The purpose of this Historical Resources Assessment and Environmental Impact Analysis Report ("Report") is to identify and evaluate historical resources that may be affected by the implementation of The Culver Studios Comprehensive Plan Amendment #6 (CPA #6) project ("Project"), located at 9336 W. Washington Boulevard, Culver City, Los Angeles County, California on assessor parcel numbers 4206-022-002 and 4206-022-033, and 4206-022-006. This report was prepared to comply with the California Environmental Quality Act (CEQA), to assess the existing buildings and landscapes on the subject property for eligibility as historical resources, both as individual structures and as contributors to a potential historic district, and to analyze the potential impacts of the proposed Project on identified historical resources. This Report, completed by PCR Services Corporation (PCR), documents and evaluates the federal, state, and local significance and eligibility of the subject property. The Report includes a discussion of the survey methods used, a brief historic context of the property and surrounding area, the identification and evaluation of the subject property, and an impacts analysis.

The Project Site shown in **Figure 1**, *Regional Map*, is located in downtown Culver City. The Project Site is bordered by Washington Boulevard to the north, Ince Boulevard to the east, Van Buren Place to the west, and Lucerne Avenue to the south, as shown in **Figure 2**, *Aerial Photograph*. The Culver Studios project area is relatively flat, covering approximately 14 acres, and is developed with approximately 347,549 sq. ft. of office, stage and support space. The Studios include subterranean, surface and above ground parking facilities. Four gates provide vehicle access to the site from Washington Boulevard and Ince Boulevard, with an emergency access gate located on Van Buren Place. The existing buildings include single- and multi-story structures as tall as 80 feet in height, with varying setbacks. A cluster of historic buildings, including the Mansion (Building C), form the primary view of The Culver Studios from the north. The Mansion faces a vacated portion of Washington Boulevard, separated by a front lawn.

PCR identified the Subject Property as a potentially eligible historic district under national and state criteria A/1, B/2, C/3 and the Culver City Historic Preservation Ordinance. However, the Subject Property lacks integrity and no longer retains the historic feeling of an early twentieth-century motion picture studio. The Studio only possesses five (5) of the twelve (12) Essential Physical Features of the Major Motion Picture Studio property type: Administration Facilities, Stages, Talent Facilities, Power House, and its distinctive landscaping. The Subject Property is missing important examples of Film Processing Facilities, Construction Facilities, Storage Facilities, Service Facilities, Gates and Gatehouses, as well as its Back-Lot and Water Tower dating from the period of significance. In its present condition, there is little historic fabric remaining to distinguish the property as a Major Motion Picture Studio. Based on these findings, PCR believes the Studio possesses historical significance but fails to retain sufficient integrity conveying its association with the Major Motion Picture Studios of the early twentieth century. Therefore, the Studio is not eligible as a historic district under federal, state, and local criteria. As a result of these investigations, the proposed district is assigned a California Historical Resource Status Code of 6Z, "found ineligible for National Register, California Register or local designation through survey evaluation."

Although, The Culver Studios does not appear eligible as a historic district, several buildings appear individually eligible at the federal, state, and local level. Six structures have been designated at the local level

as Landmark and Significant structures, and also appear eligible for the National Register. Building C and D are designated by the City of Culver City as Landmark structures. Culver City has designated Building S, T, U, and V as Significant structures. In addition, PCR found Stage 2/3/4, Stage 7/8/9, Stage 11/12/14, and Stage 15/16 appear eligible for the National Register and local listing due to their association with the studio's transition from silent film productions into the era of the "Talkie" and the use of other emerging technologies. While many of the Sound Stages facilitated the filming of the early "talkies," it should be noted that it is the films produced during this period that are primarily significant and the role of the stage in their production is of secondary importance. Building E, H, and I also appear eligible for local listing. Table 5 on pages 68 to 70 lists the eligibility of the structures evaluated by PCR.

The proposed project ("Project") would have a less than significant impact on historical resources with mitigation incorporated. The project involves removal of seven ineligible buildings, relocation of four bungalows in accordance with the Secretary of the Interior's Standards, and plan review of new Building R for conformance with the Standards to reduce impacts to Stage 2/3/4.[1] Mitigation Measures 1, 2 and 3 are recommended to reduce impacts to less than significant for relocation of the bungalows including Recordation (MM1), Relocation, Storage and Rehabilitation (MM2), and Interpretive Plaque/Marker (MM3). Mitigation Measure 4, Preservation Design Recommendations, is provided to reduce potential impacts to Stage 2/3/4 including preservation design consultation and Secretary of the Interior's Standards Review.

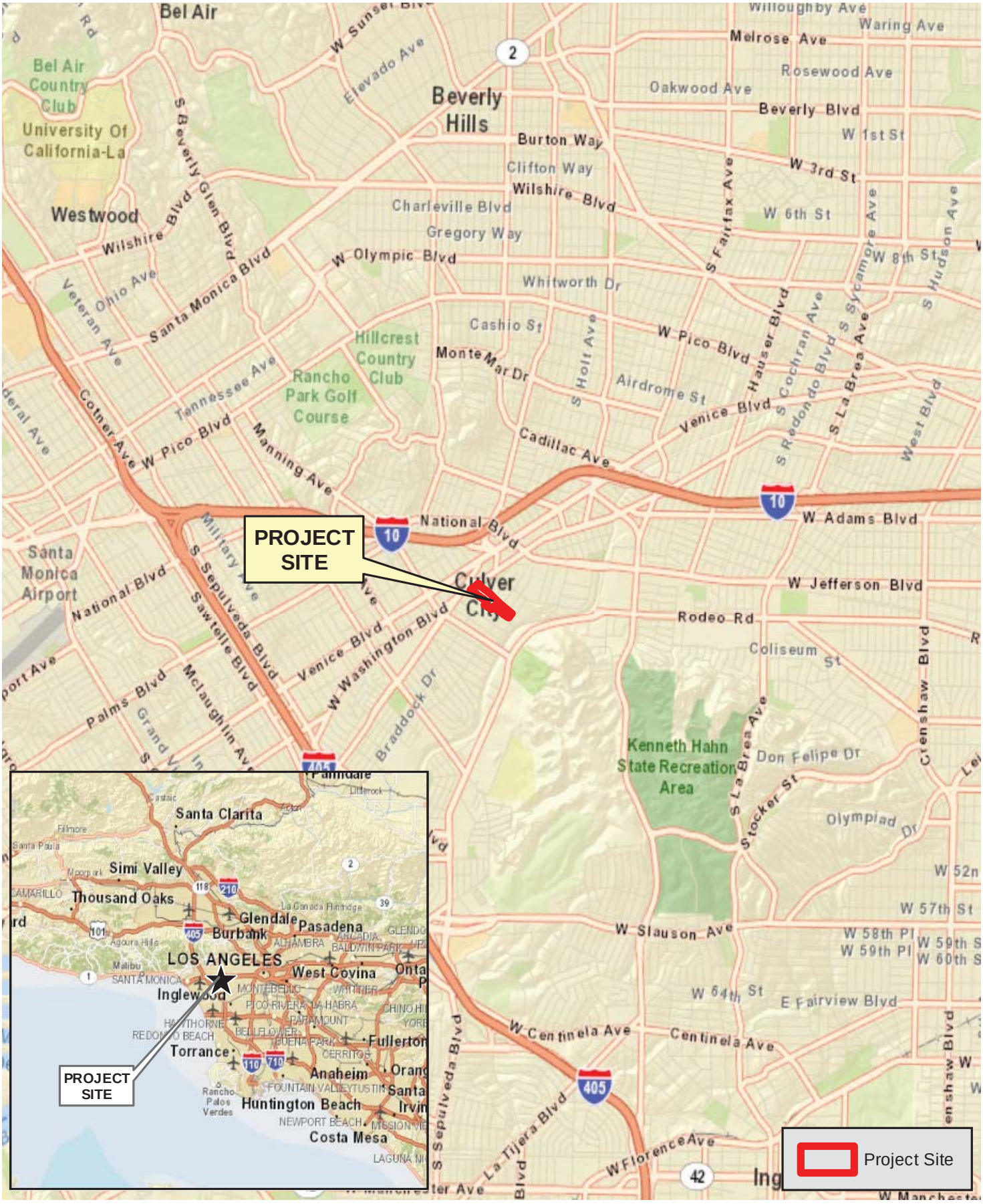
B. PROJECT DESCRIPTION

This assessment is required by the City of Culver City as part of the review process for a Project which would modernize and maximize the studio lot, its buildings, parking areas, landscaped areas, and internal operations. Since Comprehensive Plan Amendment #5 (CPA #5), both a new office/support building (Building J) and a new above-ground parking structure have been completed. Both projects, outlined in CPA #5, have improved efficiency in operations, filled the need for additional support, office, and parking, and built upon the tradition of innovation and development historically seen on The Culver Studios lot. Comprehensive Plan Amendment #6 (CPA #6) will seek to do the same, innovate and further develop the opportunities found on the studio lot. Proposed development for The Culver Studios consists of a new above grade parking structure, and three new buildings providing additional office space for the studio. Landscaping will be an integral piece to creating a cohesive aesthetic tying the entire campus together. Comprehensive Plan Amendment #6 will only apply to the main studio lot defined by the previously documented Assessor Parcel Numbers (APNs). Project plans are included in Appendix J.

C. METHODOLOGY

This Assessment Report was conducted by PCR's Historic Resources Division personnel, including Margarita Jerabek, Ph.D., Director of Historic Resources, Amanda Y. Kainer, M.S., Senior Architectural Historian, Christian Taylor, M.H.P., Architectural Historian, Virginia Harness, M.A., Architectural Historian, and Nicole Nietzel, M.A., Intern Architectural Historian who meet and exceed the Secretary of the Interior's

[1] *An eighth building, the parking garage located along Van Buren Place, will be replaced with a new parking structure. PCR did not evaluate the existing structure because it was not constructed within the Studio's period of significance.*



PCR

N

0 5,000 Feet

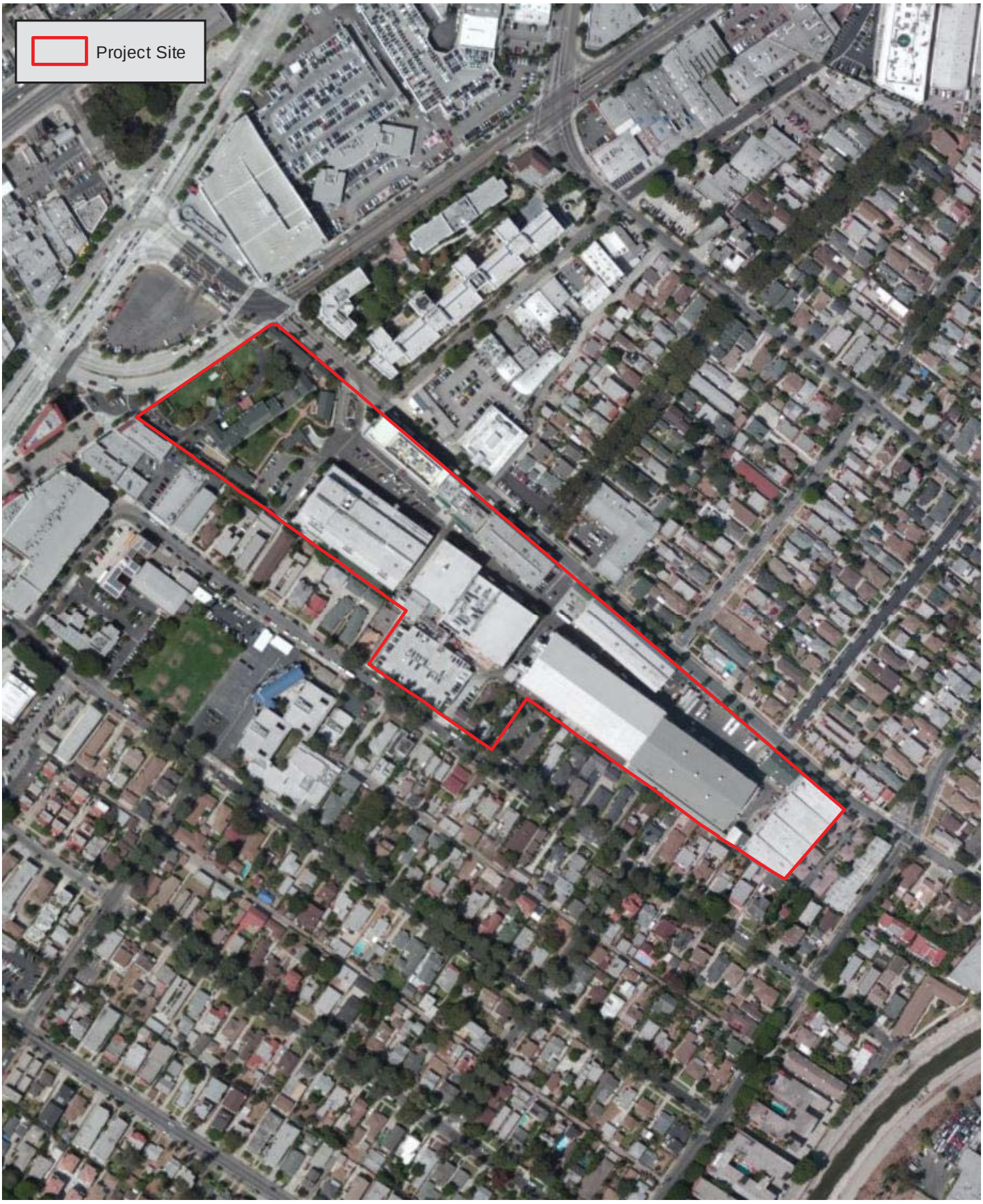
Regional Location and Project Vicinity Map

The Culver Studios – 9336 and 9300 Washington and 4050 Van Buren Place

Source: ESRI Street Map, 2010; PCR Services Corporation, 2015.

FIGURE

1



PCR

N

0 300 Feet

Aerial Photograph of Project Site and Vicinity

The Culver Studios – 9336 and 9300 Washington and 4050 Van Buren Place

Source: Microsoft, 2010 (Aerial); PCR Services Corporation, 2015.

FIGURE

2

Professional Qualification Standards in history and architectural history.[2] Professional qualifications are provided in Appendix L of this report.

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

- Searched records of the National Register, California Register, California Historical Resources Inventory Database, and City of Culver City Landmark or Significant designations.
- Conducted field inspections of the study area and the Project Site, and utilized the survey methodology of the State OHP.
- Photographed The Culver Studios and examined other properties in the area that exhibited potential architectural and/or historical associations.
- Conducted site-specific research on the property utilizing building permits, assessor's records, Sanborn fire insurance maps, historical photographs, Online Archive of California, USC Digital Collections, historical *Los Angeles Times*, and other published sources. Conducted research at the City of Culver City Division of Building Safety, Los Angeles County Assessor, and Culver City Historical Society.
- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- Evaluated potential historical resources based upon criteria used by the National Register, California Register, and the City of Culver City Historic Preservation Ordinance.
- Assessed the Project against the CEQA thresholds for determining the significance of impacts to historical resources.

[2] *The Professional Qualification Standards are requirements used by the National Park Service and have been published in the Code of Federal Regulations ("CFR"), 36 CFR Part 61.*

II. REGULATORY FRAMEWORK

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

A. FEDERAL LEVEL

1. National Register of Historic Places

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

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

A. It is associated with events that have made a significant contribution to the broad patterns of our history;

B. It is associated with the lives of persons significant in our past;

C. It embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

D. It yields, or may be likely to yield, information important in prehistory or history.[4]

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

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[3] *36 CFR Section 60.2.*

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

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

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

1. *Location* is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

2. *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

3. *Setting* is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space.

4. *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

5. *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

6. *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

7. *Association* is the direct link between an important historic event or person and a historic property. A property retains association if it *is* the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.[6]

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

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

B. STATE LEVEL

1. California Register of Historical Resources

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

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

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

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

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

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

11 *PRC Section 5024.1(a).*

12 *PRC Section 5024.1(b).*

13 *PRC Section 5024.1(d).*

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

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

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

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

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

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

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

[14] *Ibid.*

[15] *PRC Section 5024.1(e)*

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

2. California Office of Historic Preservation Survey Methodology

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

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

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

C. LOCAL LEVEL

1. City of Culver City

The City enacted a Historic Preservation Ordinance in 1991 which defines Cultural Resources. The Historic Preservation Ordinance (Chapter 15.05 of the City's Municipal Code)[18] is administered through the City's Community Development Department by Cultural Affairs. The Ordinance outlines a designation process, criteria, and procedures for altering or modifying designated Cultural Resources. Pursuant to the City's Ordinance, a Cultural Resource is a property that has aesthetic, cultural, architectural or historical significance to the city, state, or nation, and may have been designated as a Landmark Structure, Significant Structure, or Recognized Structure. After satisfying at least one of the threshold criteria, classification is based on a ranking system, currently outlined in Resolution No. 91-R015.

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

[17] *Ibid.*

[18] *Culver City Historic Preservation Ordinance, www.culvercity.org/~/media/Files/Culture/Ordinance2004%20004%20pdf.ashx, accessed February 12, 2015.*

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

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

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

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

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

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

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

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

III. HISTORIC CONTEXT AND EVALUATION

A. HISTORIC CONTEXT

The historic context developed below presents the background necessary to evaluate the historical and architectural significance of The Culver Studios within the Project Site, including the construction and alterations history, the history of the development of Culver City and the neighborhoods surrounding the subject property. The overall period of significance associated with The Culver Studios is 1918-1949, beginning with Thomas Ince's founding of Ince Studios in 1918 and ending with the 1949 bankruptcy of Vanguard Pictures, David O. Selznik's final venture on the former Ince Studio's lot. Research indicates the subject property is associated with the following historical and architectural themes: Major Motion Picture Studios (1919-1949); Harry Culver (1880-1946); Incorporation of Culver City (1913-1917); Heart of Screenland (1915-1929); and Ince Studios (The Culver Studios) Development (1918-1949).

1. Motion Picture Studios (1919-1949)

During the early twentieth century, many motion picture production companies made Southern California their home, embracing the region's abundant natural lighting and open spaces. Due to limited lighting technology, the motion picture industry relied heavily on natural lighting, and California's year-round sunshine proved to be ideal. By the 1920s, several of the once small studios began to establish themselves as major motion picture companies. Often referred to as *The Big Eight*, Metro-Goldwyn-Meyer (MGM), Fox Film Corporation, Paramount, Warner Brothers, Columbia, Universal, United Artists, and RKO developed a management model known as the "studio system," owning their own studios, distribution offices, and theaters. "The studio system was in essence an assembly line that cranked out roughly a feature film per week for each of the major studios, regimented into 'A' pictures with top casts and directors and luxurious shooting schedules, and 'B' pictures, which were shot in one or two weeks on existing sets, using second-string players under contract to the studio for maximum economy."[19] The "studio system" allowed *The Big Eight* to control their products from inception to public consumption, generating the maximum profit possible.

While *The Big Eight* dominated the industry, MGM dominated *The Big Eight*. "MGM was widely considered the Tiffany of all the studios making all-star vehicles such as Edmund Goulding's *Grand Hotel* (1932) and George Cukor's *Dinner at Eight* (1933), featuring John Barrymore, Greta Garbo, Joan Crawford, Wallace Beery, Jean Harlow, Marie Dressler, and other luminaries from their glittering roster of contract players."[20] Located at the former Ince Triangle Studios in Culver City, MGM dominated the industry through wise investments and superior motion picture products. Also located in Culver City, RKO (formerly Ince Studios, now known as The Culver Studios) joined *The Big Eight* after the success of *King Kong* in 1933.[21] RKO operated two lots. In addition to the studio in Culver City, RKO operated a lot adjacent Paramount Studios in Hollywood. In 1935, RKO leased the Culver lot to David O. Selznik and his independent Selznik International Studios.[22] Although Selznik was not part of *The Big Eight*, he distributed many of his films through United

[19] *Wheeler Winston Dixon and Gwendolyn Audrey Foster, A Short History of Film, New York, Rutgers University Press, 2008, 90-91.*

[20] *Ibid. 92.*

[21] *Additional information about Ince Triangle Studios and MGM can be found in section 4: Heart of Screenland starting on page 15 of this report.*

[22] *Additional information about Ince Studios, RKO, and Selznik International Studios can be found in section 5: Ince Studios on pages 17 and 18 of this report.*

Artists as well as MGM.[23] Selznik agreed to distribute *Gone with the Wind* through MGM's distribution department and network of theaters in exchange for Clark Gable's acting services.[24]

2. Harry H. Culver



Figure 3: Harry Culver, date unknown (Davis-Monthan Aviation Field Register, http://www.dmairfield.org/people/culver_hh/index.html).

Harry H. Culver (1880 -1946), the founder of Culver City, was born in Milford, Nebraska on January 22, 1880 (Figure 3).[25] The middle child of five, Culver was raised on a farm along with three brothers and a sister. His father, Jacob Hazel Culver, was a brigadier general in the National Guard and a strict disciplinarian. Culver followed in his father's footsteps, enlisting in the military during the Spanish-American War. He studied at Doane College before spending three years at the University of Nebraska. In 1901, Culver traveled to the Philippines where he began working in the mercantile business, worked as a reporter for the *Manila Times*, and served as a special agent for the customs department. After more than three years in the Philippines, Culver returned to the United States, performing his customs duties in Detroit and Saint Louis. He resigned from the customs department in 1910 when he moved to California and began working for real estate giant I.N. Van Nuys. "As the story goes, after Van Nuys offered to make him a manager because of his exemplary work, Culver decided to venture out on his own. After intense study, Harry Culver pinpointed the area between Los Angeles and Abbot Kinney's resort of Venice for his city."[26]

[23] *Thomas Schatz, The Genius of the System, New York, Metropolitan Books, 1988. 177.*

[24] *Ibid. 133.*

[25] *Cerra, Julie Lugo. Culver City Chronicles. Charleston, History Press, 2013. p35*

[26] *Ibid.*

3. Incorporation of Culver City

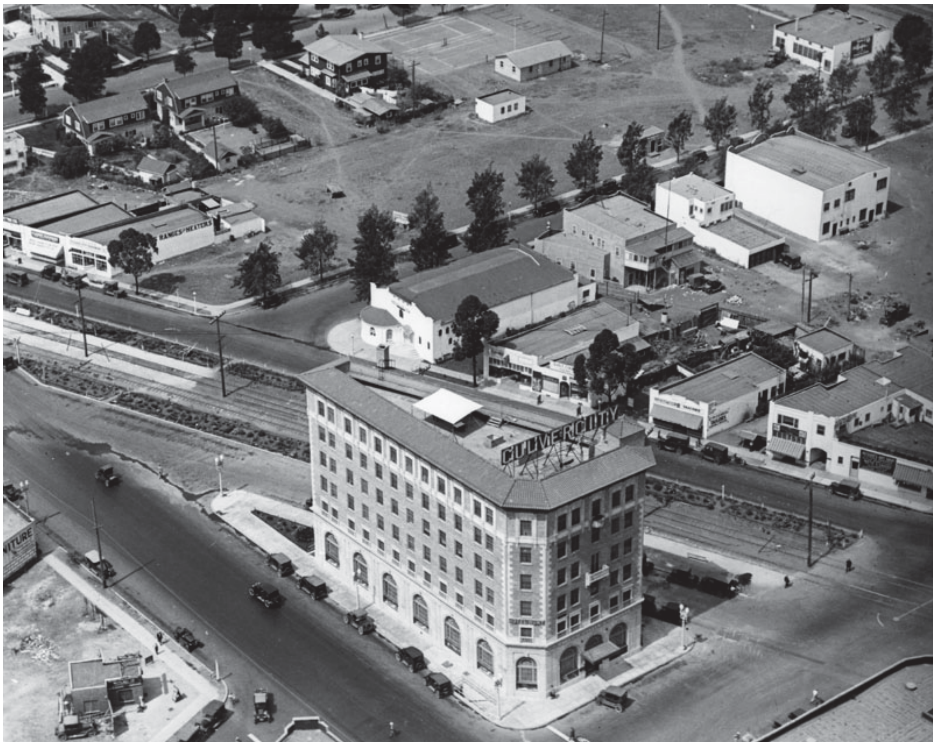


Figure 4: Culver Hotel and downtown Culver City, date unknown (Los Angeles Public Library Images, http://jpg1.lapl.org/pics32/00035857.jpg).

At the California Club in 1913, Harry Culver announced his plans to develop a city west of downtown Los Angeles. Culver saw an opportunity to capitalize on the excitement generated by Abbot Kinney's Venice of America development along the California coast south of Santa Monica. Between Venice and Los Angeles sat open land, originally part of Rancho La Ballona, and as the relationship between Los Angeles and Venice took shape, Culver saw a spot in between that was ideal for a new town site. "If you draw a line from the Story Building to the Ocean Front at Venice, at the halfway mark you will find three intersection electric lines—the logical center for what we propose to develop a townsite."[27] Soon after Culver's speech, the city of Culver City was established. Culver promoted his new community by holding special events like "prettiest baby contests" and an annual marathon race. Newspaper advertisements exclaimed "All Roads Lead to Culver City!" Culver City continued to grow and finally incorporated in 1917 (Figure 4).

4. Heart of Screenland

During the early twentieth century, Culver City was defined by the role it played in the movie industry and the several motion picture studios located there. Culver knew for his community to thrive there needed to be some form of industry driving the economy. He was interested in the developing motion picture industry and after witnessing Thomas Ince film a western along Ballona Creek, Culver convinced the filmmaker to establish a studio in Culver City. In 1915, Ince established Ince/Triangle Studios with partners D.W. Griffith and Mack Sennet.[28] Ince would eventually leave the partnership, seeking to establish his own studio. The

[27] *Ibid.*

[28] *Cerra, Julie Lugo and Marc Wanamaker. Movie Studios of Culver City. Charleston, Arcadia Publishing, 2011. p17*

Ince/Triangle Studios became Goldwyn Studios in 1919 and MGM Studios in 1924 after the Metro-Goldwyn-Mayer merger (Figure 5). Today the studio is the world headquarters for Sony Pictures Entertainment.[29]



Figure 5: Aerial view of Goldwyn Studios (Triangle Studios) 1919 (University of Southern California Digital Image Archives, California Historical Society Collection, 1860-1960, CHS-9918).

Hal Roach opened his "Laugh Factory to the World" in 1919, producing popular comedies like the Our Gang and Laurel and Hardy films. The studio supported the nation's efforts during World War II by producing training films for the military. Hal Roach Studios closed in 1963.[30]

In 1936 "The Heart of Screenland" was adopted on Culver City's official seal. This was a reflection of the prominence of the movie studio property type in Culver City, a result of Harry Culver's passion for motion pictures and their role in Culver City's development.[31] Countless movies have been created and filmed in Culver City and the movie studio property type is a reflection of the city's history. In addition to the major studios mentioned above, Culver City was home to several smaller studios including Master Pictures (1919), Henry Lehrman Studio (1919) (Figure 6), Romayne Studios (1919), Willat Productions (1920), Pacific Film Company (1922), and Davis Studio (1929).

[29] *Cerra, Julie Lugo and Marc Wanamaker. Movie Studios of Culver City. Charleston, Arcadia Publishing, 2011. p17*

[30] *Cerra, Julie Lugo and Marc Wanamaker. Movie Studios of Culver City. Charleston, Arcadia Publishing, 2011. p105*

[31] *Cerra, Julie Lugo. Culver City Chronicles. Charleston, History Press, 2013. p 99*

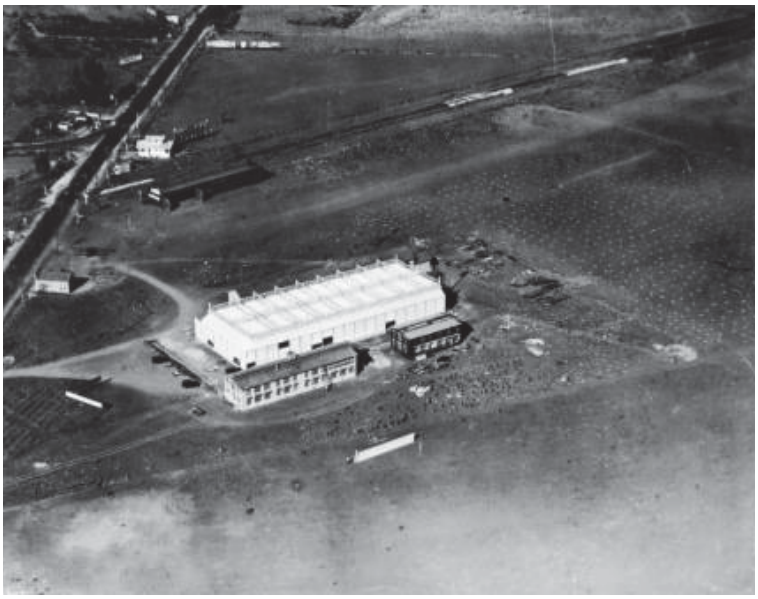


Figure 6: Aerial view of Lehrman Studios, 1918 (University of Southern California Digital Image Archives, California Historical Society Collection, 1860-1960, CHS-9907).

5. The Culver Studios (1918 – 1949)

Thomas Ince severed ties with his former partners, D.W. Griffith and Mack Sennet, leaving the Ince/Triangle Studios to pursue his own production company. In 1917, Ince purchased fourteen acres of land off of Washington Boulevard in Culver City, just east of his former studio. In January of 1919, the Colonial style Administration Building became the first structure constructed on the lot (Figure 7). By March of 1920, Ince Studios began releasing its first films, including *Behind the Door* featuring Hobart Bosworth, *Black is white* with Dorothy Dalton, *Homer Comes Home* with Charles Ray, and *Hairpins* with Enid Bennett. Ince continued to produce films and expand the studio until his unexpected death from a heart attack in 1924.



Figure 7: The Administration Building, Ince Studios, 1920 (Bison Archives).

Upon his passing, Ince's wife sold the studio to Cecil B. DeMille who took over in 1925 and subsequently offered the studio as well as its output to the newly formed Producers Distributing Corp (PDC). The studio was involved with a series of mergers between 1926 and 1928. First Keith-Albee-Orpheum (K-A-O) merged with PDC followed by the Radio Corporation of America. Then in October of 1926, the Pathé Exchange Inc. merged with PDC/K-A-O/DeMille. When the dust had settled in 1928, the merging groups formed a new distributing group known as Radio-Keith-Orpheum, more commonly known as RKO and had forty productions planned for the year. Cecil B. DeMille sold his shares to Pathé and went on to produce films for nearby MGM.

RKO would continue to manage the studio for nearly thirty years, changing its name to RKO- Pathé in 1930 and then leasing the studio to David O. Selznik in 1935. Selznik rose through the ranks among the major studios—MGM, Paramount, and RKO—before deciding to start his own production company. "His years at MGM, Paramount, and RKO schooled him well in production management, and his recent stint as a unit producer at MGM proved he could turn out profitable first-run product."[32] Selznik had no problem attracting investors and in 1935, Selznik International Studios began making movies. Although the sign on the building changed to read Selznik International Studios, RKO- Pathé retained its ownership of the property until 1956. The two entities operated on the lot simultaneously until RKO- Pathé relocated a majority of its filming to its Gower Street Studio in 1939, the same year Selznik produced *Gone with the Wind*. In 1943, Selznik International Pictures closed and David O. Selznik formed Vanguard Pictures. Vanguard Pictures produced a number of films, including *The Paradine Case* by Alfred Hitchcock, featuring Gregory Peck in 1948. The company later went bankrupt in 1949. Howard Hughes owned RKO from 1950 to 1956 but despite his financial backing, the studio was losing money. In 1956 Desilu Productions purchased the lot, operating the space until 1967. It was at this time when the studio began to transition more toward television production.[33]

6. Construction History

a. The Thomas Ince Era (1918 – 1924)

When Thomas Ince opened his second studio in Culver City it was during what many would call the golden age of film making. Silent films, like Ince's *Civilization* (1916) entertained millions of moviegoers each week resulting in a billion dollar industry. Thomas Ince, born into a family of actors in 1882, made his Broadway debut at age 15. While trying to make it as an actor, Ince also worked as a lifeguard and promoter. Ince realized his stage career was going nowhere so he decided to try directing, where he found much more success. "In 1911, he joined the New York Motion Picture Co. and headed to California to make westerns."[34] Before being enticed by Harry Culver to setup a studio in Culver City, Ince based his operation in Santa Monica at a place he called Inceville. In 1913, Ince filmed 150 pictures, including his epic, *The Battle of Gettysburg.* In 1915, Ince partnered with D.W. Griffith and Mack Sennett forming the Triangle Motion Picture Company. However, Ince's relationship with his partners would soon sour and the three would part ways. Ince formed Ince Studios a few block east of the Triangle Studios in 1918 (Figure 8).

[32] *Schatz, The Genius of the System, 177.*

[33] *Wanamaker, Marc. Laird International Studios: Chronology and History of the Studio, no date. Provided by the Culver City Historical Society.*

[34] *Fontana, T. (n.d.). Biography. Retrieved February 26, 2015, from http://www.imdb.com/name/nm0408436/bio?ref_=nm_ov_bio_sm*

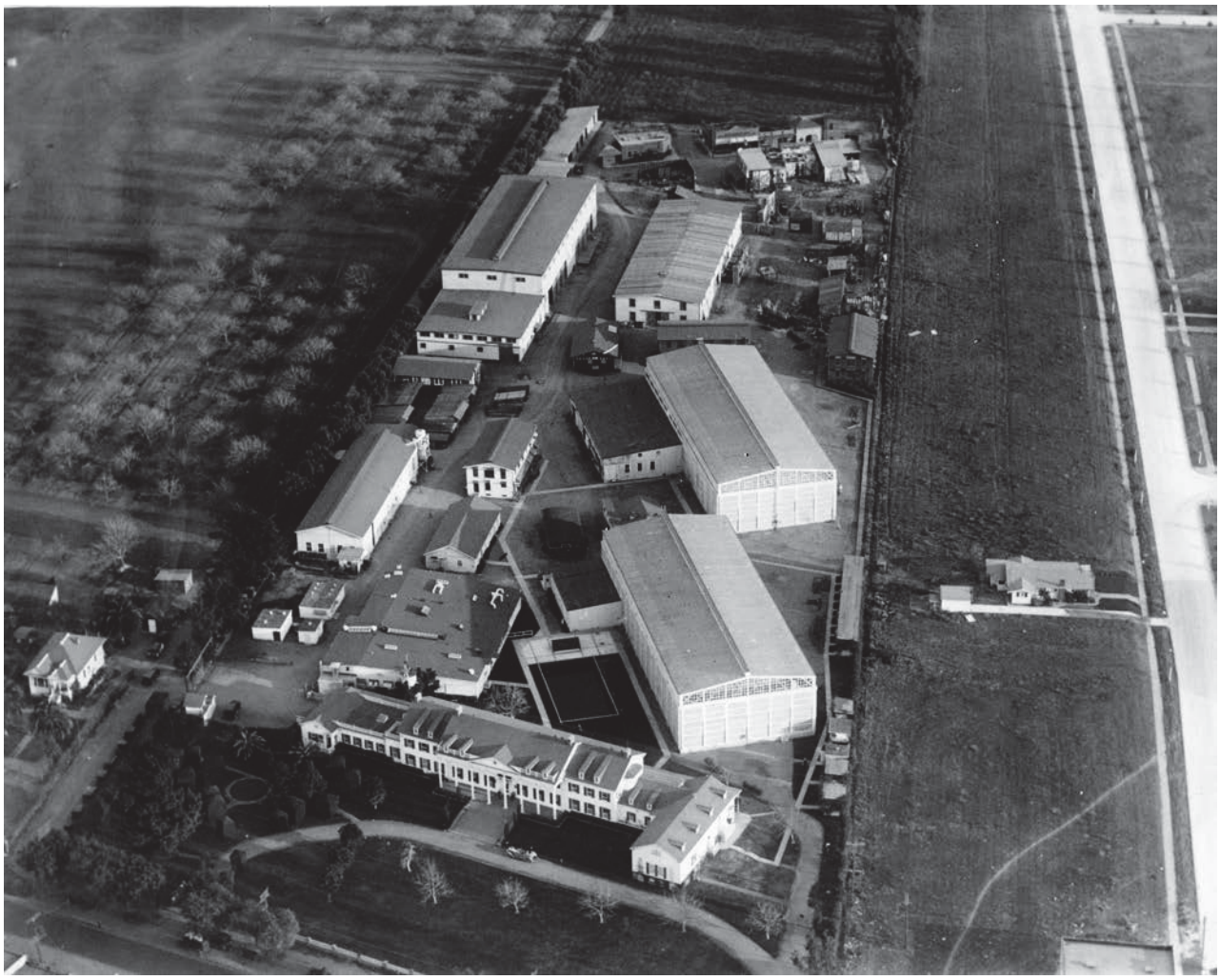


Figure 8: Aerial view of Ince Studios, 1920 (Bison Archives).

Ince's new studio was constructed on lots 1-6 of tract number 2530, which was originally subdivided in 1917. The earliest available depiction of the property is the 1919 Sanborn map, which illustrates fourteen structures on the north end of the tract, including an administration building and two large stages as well as several smaller support structures (Figure 9). The Administration Building was the first building constructed on the 14 acre lot and is commonly referred to as the Mansion Building (Building C). The two-story Colonial style structure housed Ince Studios' administration offices and was constructed facing north towards Washington Boulevard in December of 1918. Additional administration offices were added in 1919, including Buildings D and I. Like Building C, both structures were designed in the Colonial style. Building D remains in its original location at the northeast side of the lot, while Building I has been relocated, possibly more than once, to its current location on the northwest end of the lot. Later that year, Building O was added to the east side of the lot. The building was originally used as Stage 3 but by 1922 it was converted into office spaces and identified as a service building. In 1922, Building Z was constructed; however its original location is unknown. The building currently sits on the south west corner of lot 6.

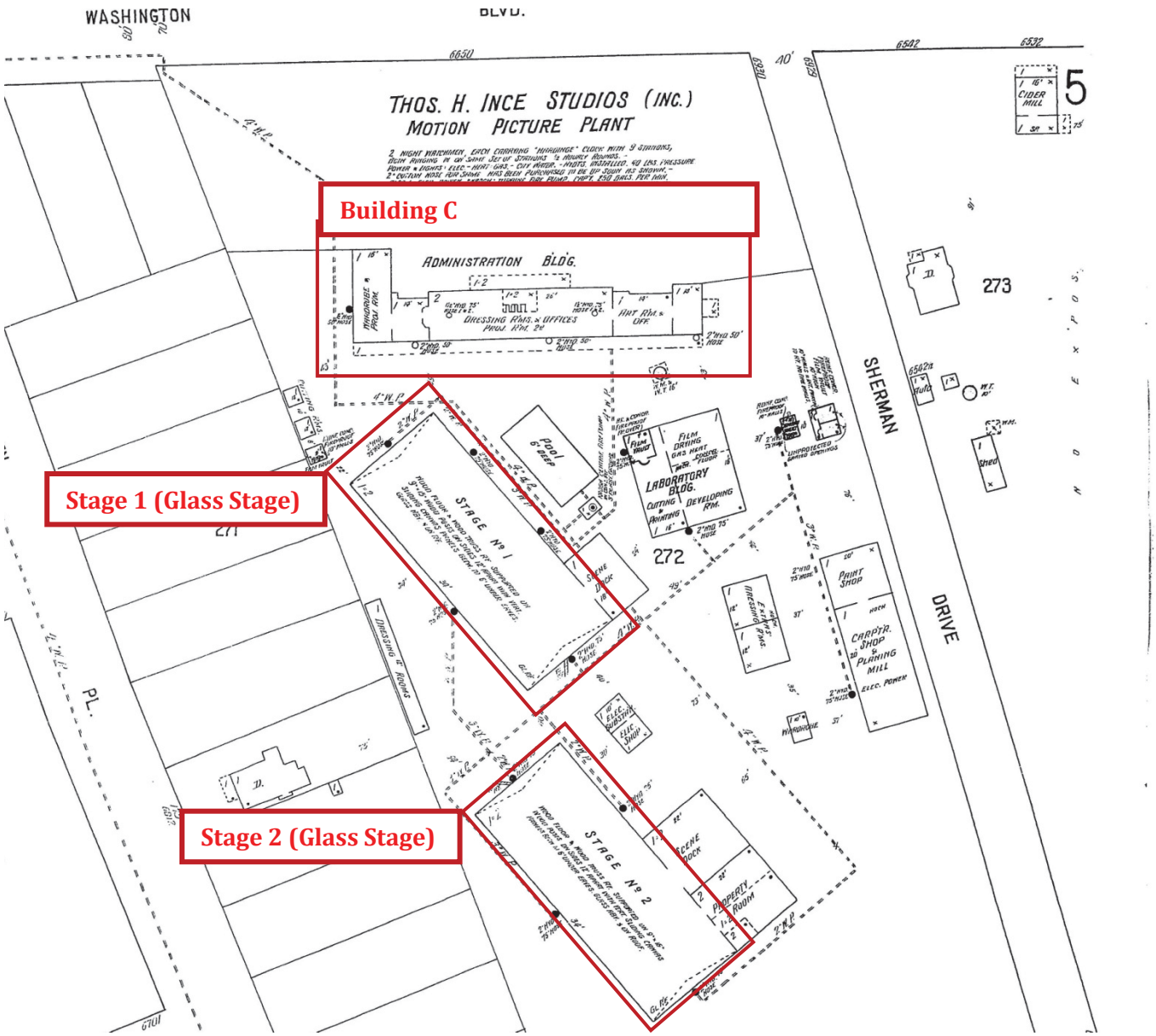


Figure 9: Sanborn Map depicting Ince Studios, 1919 (PCR, 2015).

Behind Building C, once stood Stages 1 and 2, both of which have since been demolished. Constructed in 1919, the "Glass Stages" were located diagonally on the west side of the lot. The two stages consisted of glass walls, which provided ample natural lighting for the early film productions. "During the first decade of filmmaking, most films were shot in daylight."[35] In New York, studios constructed rotating stages on rooftops to take advantage of the natural sunlight throughout the day. Southern California's ample sunlight year-round was a key factor attracting film production companies to the region. The Glass Stages were oriented diagonally and offset from each other to take advantage of the sunlight as the sun traveled from east to west. By the nineteen–teens many studios were beginning to incorporate artificial lighting into their operations. First was the use of mercury-vapor lamps, followed by arc lamps. "By 1918, the significant types of arc lighting were available to motion picture producers. They presented a flexible range of equipment which

[35] *David Bordwell, Janet Staiger, and Kristin Thompson, The Classical Hollywood Cinema: Film Style and Mode of Production to 1960 (New York: Columbia University Press, 1985), p. 271*

Table 1

Extant and Non-Extant Structures from the Ince Era

Thomas Ince Era (1918-1924)	
Building	**Date of Construction**
Extant	
Building C (Administration Building)	1918
Building D	1919 (Addition Added in 1935 and 1937)
Building I	1919
Building O	1919
Building Z	1922 (Relocated)
No Longer Extant	
Building F	1919
Building J	1919
Stage 1 (Glass Stage)	1919
Stage 2 (Glass Stage)	1919
Camera Vault	1919
Pool	Pre-1920
Film Vaults	1922

Source: PCR Services Corporation, 2015

could be used in various combinations for effects and selective lighting."[36] The Glass Stages had large canvas window coverings when the use of artificial lighting was necessary.

Also constructed in 1919 was a brick structure with 10 rooms used to store cameras. The camera vault was located near the location of the current Gate 2. In 1922, multiple concrete film vaults were constructed near the camera vault. All of the vault structures dating from this period have since been demolished.[37]

b. The Cecil B. DeMille/Early RKO Era (1925 – 1935)

Due to an acute case of indigestion causing his heart to fail, Thomas Ince's life came to an untimely end in November of 1924. Following Ince's death, Cecil B. DeMille purchased the studio in 1925. When DeMille took over, he brought in partners from Producers Distributing Corp. (PDC). By 1928, through a series of mergers and partnerships, the RKO conglomerate emerged and DeMille left to produce pictures with Metro-Goldwyn-Meyer (MGM). However, before he left, DeMille guided the studio into the new era of sound. By 1927, "Silent Films – an art impassioned by music, focused by darkness, pure emotion transmitted through light – were at the height of their aesthetic and commercial success."[38] Despite the silent film industry's success, many saw the limitless potential of the new "talkies." A year earlier, Warner Brothers' experimentation with sound

[36] *David Bordwell, Janet Staiger, and Kristin Thompson, The Classical Hollywood Cinema: Film Style and Mode of Production to 1960 (New York: Columbia University Press, 1985), p. 275*

[37] *Information pertaining to the dates of alterations were found in the site's Los Angeles County Assessor File.*

[38] *Eyman, Scott, The Speed of Sound: Hollywood and the Talkie Revolution, 1926-1930. (New York: Simon and Schuster, 1997), p16.*

resulted in the production of the world's first "talkie," *The Jazz Singer*. The film grossed two million dollars, setting the studio up financially while simultaneously demonstrating the feasibility of talking motion pictures. In April of 1926, Warner Brothers formed a partnership with Western Electric to produce and distribute sound films and the device that made them possible. This partnership, known as Vitaphone, was the beginning of a new era in film production.

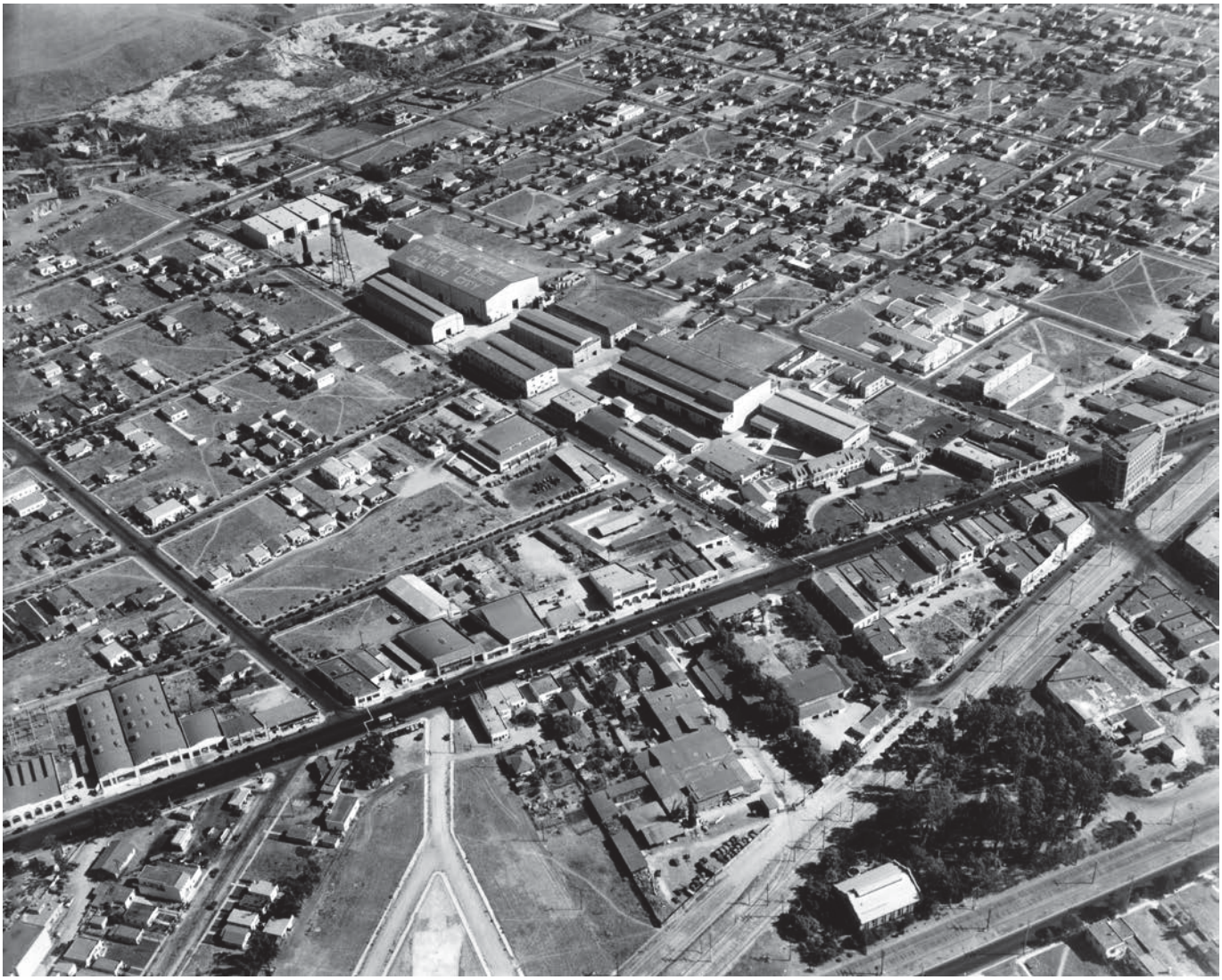


Figure 10: Aerial view of The Culver Studios (RKO-Pathé), 1931 (Bison Archives).

In October of 1926, DeMille was one of many industry elites waiting to see Warner Brothers' production of *Don Juan*. Although DeMille "was a loyal silent-movie man" according to Scott Eyman's book, *The Speed of Sound: Hollywood and the Talkie Revolution, 1926-1930*, he must have been impressed by Warner Brothers' Vitaphone.[39] Despite his reservations against "talkies," a majority of the sound stages were constructed during DeMille's tenure at the studio between 1925 and 1928. The new sound stages abandoned the glass paneled walls for thick soundproof walls restricting outside noise. The 1929 Sanborn Map (Figures 11 and 12) shows the changes to the studio after DeMille took over. Due to the uncontrollable nature of the sun, studios began to gradually move towards the exclusive use of artificial lighting. "Although arc and mercury-

[39] *Eyman, Scott, The Speed of Sound: Hollywood and the Talkie Revolution, 1926-1930. (New York: Simon and Schuster, 1997), p103.*

vapor lamps were the chief types of lighting during the early 1920s, some cinematographers used incandescent lighting occasionally, and many cameramen expected incandescent light eventually to become the industry standard."[40] The original Glass Stages remained on the site, however they were relocated to make room for Stage 2/3/4 at the north end of the lot in 1926. Stage 11/12/14 was built a year later along with Stage 10 (Originally known as Stage 7) near the lot's southwest corner. Stage 10 was relocated to the southeast section in 1940. Shortly after DeMille left to direct films for MGM, Stage 7/8/9 was constructed on the east side of the lot in 1929. The new stages constructed during the latter half of the 1920s abandoned the glass walls, opting to take advantage of artificial lighting which was much easier to control. New administrative office buildings and dressing rooms, like Buildings E, H, and W, were added. On the east side of the lot, the first of the four bungalows, known as Building V, was constructed for Gloria Swanson in 1929.

Building N, the lot's powerhouse, was added near the middle of the property along the west side in 1926. The mid 1920s were a period of technological innovation in the motion picture industry, including advancements in lighting equipment, changes to camera technology, and the addition of sound at the end of the decade. The powerhouse was necessary to operate all of the studio's new equipment, as well as provide power to the growing compound. Building C was expanded with the addition of the DeMille Theatre in 1929; however it may not have been originally called the DeMille Theatre since DeMille left the studio in 1928.[41]

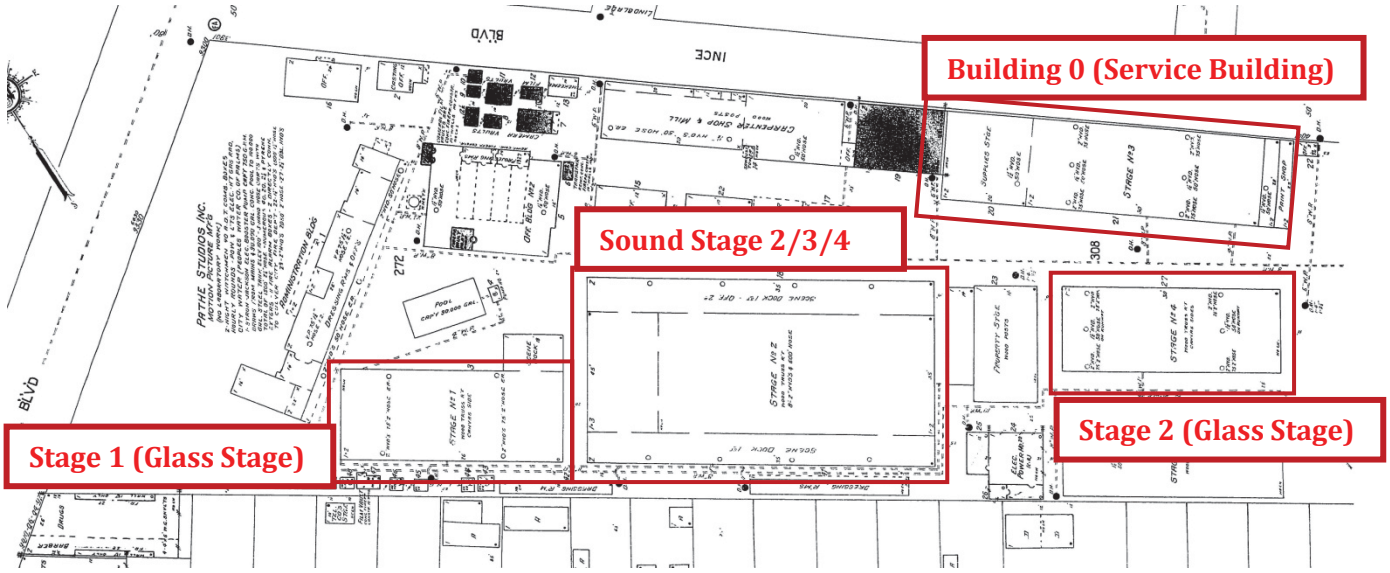


Figure 11: Sanborn Map, north end of the lot, 1929 (PCR, 2015).

[40] *David Bordwell, Janet Staiger, and Kristin Thompson, The Classical Hollywood Cinema: Film Style and Mode of Production to 1960 (New York: Columbia University Press, 1985), p. 294*

[41] *Information pertaining to the dates of alterations were found in the site's Los Angeles County Assessor File.*

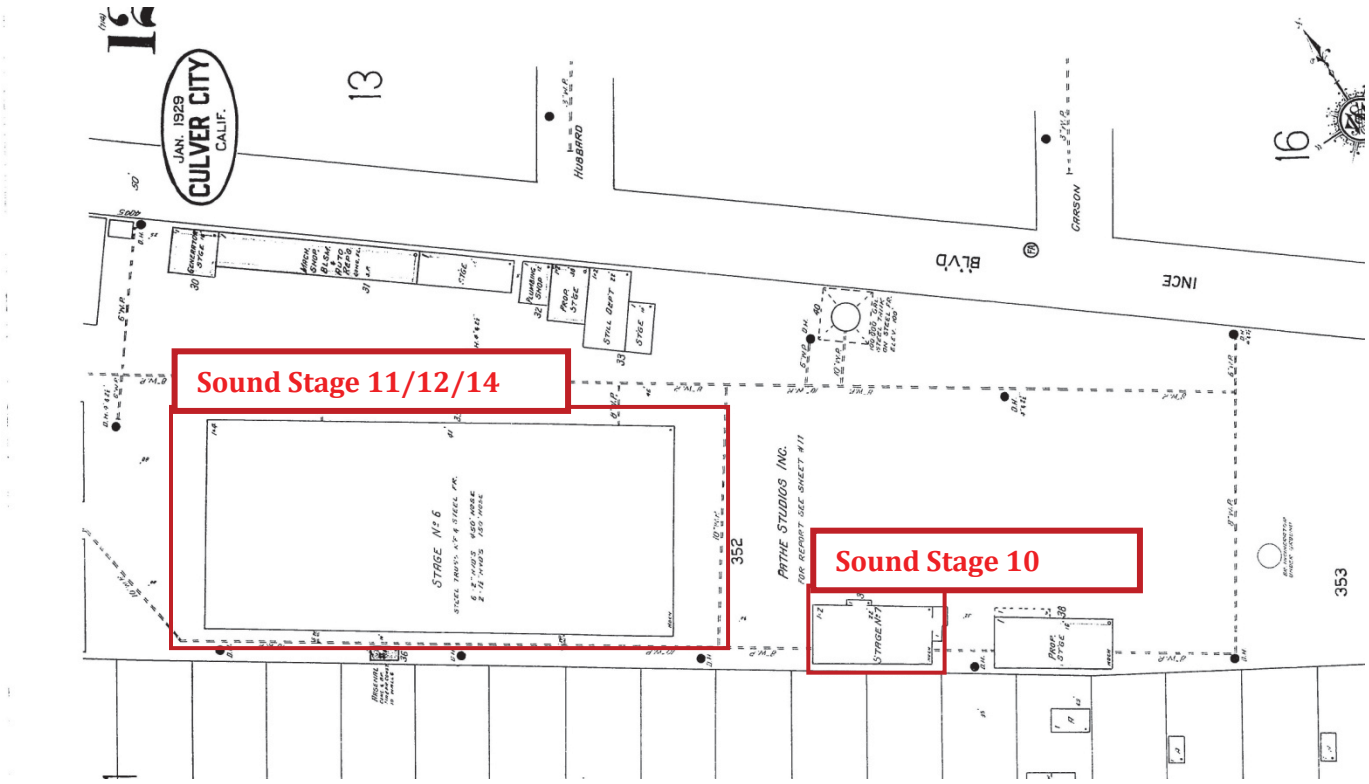


Figure 12: Sanborn Map, south end of the lot, 1929 (PCR, 2015).

Table 2

Extant and Non-Extant Structures from the DeMille/Early RKO Era

Cecil B. DeMille/Early RKO Era (1925-1935)	
Building	**Date of Construction**
Extant	
Building E	1925
Building H	1925
Building L	1926
Building N	1926
Stage 2/3/4	1926 (Offices Added in 1943)
Stage 11/12/14	1927 (Dressing Rooms Added 1931)
Building W	1927
Stage 10	1928 (Relocated in 1940)
Building V	1929
Stage 7/8/9	1929
Theatre (DeMille Theatre)	1929
Building Y	1931
No Longer Extant	
Building K	1926
Film Vaults	1926
Building G	1927
Water Tower	1927-1929
Building A (Gate 1 Guard House)	1931
Building M	1933

Source: PCR Services Corporation, 2015

c. The David O. Selznik Era (1935 – 1949)

RKO continued to own and operate the lot until Desilu took over in 1956, however from 1935 to 1949 the lot was leased to Selznik International Pictures, established by David O. Selznik. During the Selznik era, the studio produced many high profile films, including *Gone with the Wind*, released in January of 1940, *Citizen Kane,* released in 1941, and feature films directed by Alfred Hitchcock like *The Paradine Case,* starring Gregory Peck, released in 1947. RKO continued to produce films in Culver City during this period until moving a majority of their film production to their Gower Street Studio in 1939.



Figure 13: Aerial view of The Culver Studios (RKO-Pathé/Selznik International Pictures), 1939 (Bison Archives).

There was little new construction during the Selznik Era, most likely due to the outbreak of World War II. However, some of the existing buildings were altered during this period. Building D was altered with the addition of David O. Selznik's office in 1935 and expanded again in 1937. One of the major changes to the lot in the Selznik period was the construction of Sound Stage 15/16 in 1940. To make room for the new stages, Sound Stage 10 was relocated to the west side of the lot. Bungalows S, T, and U were added next to Bungalow V, providing additional dressing room space and a gym for major film stars like Orson Wells. In 1948 a new camera storage facility was built next to Sound Stage 7/8/9. The camera vault is known as Building X. The 1950 Sanborn Map displays the major changes to the lot during the Selznik period (Figures 14 & 15).

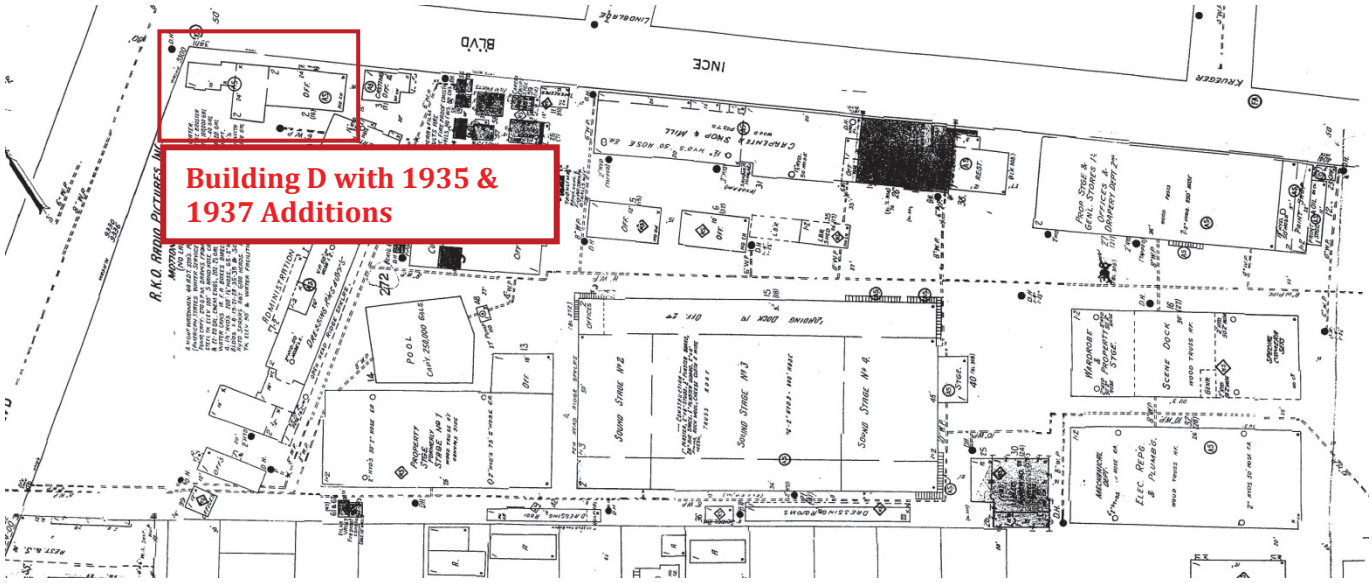


Figure 14: Sanborn Map, north end of the lot, 1950 (PCR, 2015).

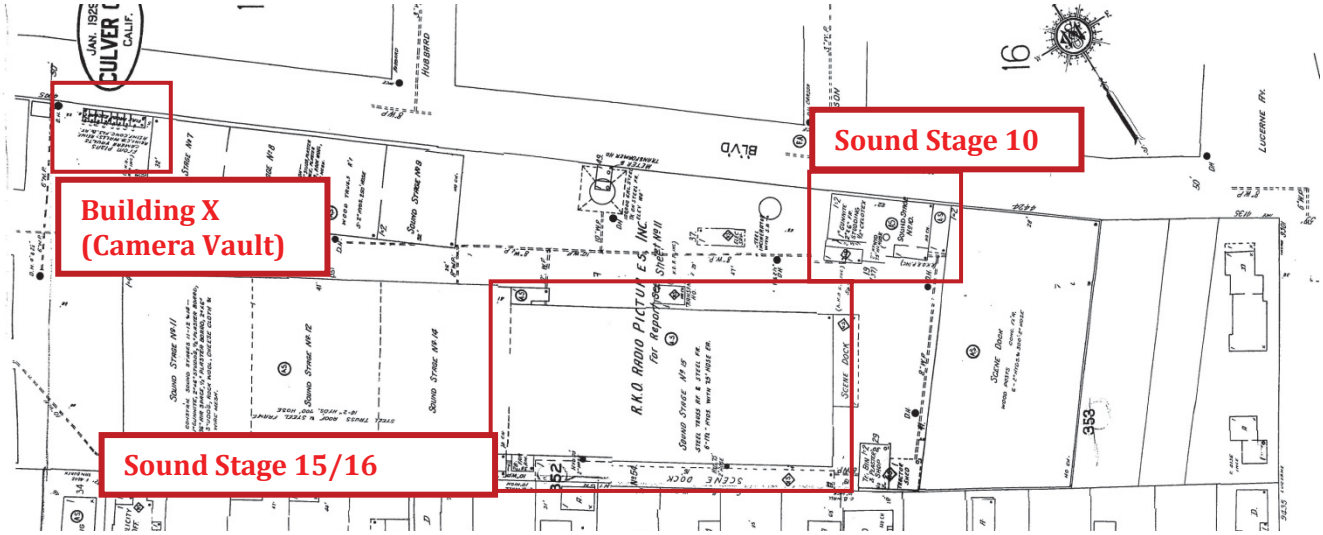


Figure 15: Sanborn Map, north end of the lot, 1950 (PCR, 2015).

Table 3

Extant and Non-Extant Structures from the Selznik Era

David O. Selznik Era (1935-1949)	
Building	**Date of Construction**
Extant	
Building S	1936
Stages 15/16	1940
Building U	1941
Building T	1942
Building X	1948
No Longer Extant	
Building B	1942

Source: PCR Services Corporation, 2015

IV. EVALUATION

A. PREVIOUS EVALUATIONS

1. Historical Resources in the Project Vicinity

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

Four (4) properties are listed on the National Register and California Register, and are also designated City of Culver City Landmark structures:

- Washington Building/Flatiron Building, 9720 Washington Boulevard (Property# 073357): constructed in 1926. National Register# 19-044, May 28, 1991. Approximately 0.17 miles (890 feet) to the southwest of Project; no view of the Project.
- Culver Hotel/Hunt Hotel, 9400 Culver Boulevard (Property# 073799): Neo-Classical style hotel constructed in 1924. Historic Res. NPS-97000296-0000, April 14, 1997. Approximately 0.06 miles (290 feet) to the southwest of Project; view of the Project.
- Hull Building, 9543 Culver Boulevard: Neo-Classical style commercial Building constructed in 1925. Approximately 0.14 miles (717 feet) to the southwest of Project; no view of the Project.
- Citizen Publishing Company Building, 9355 Culver Boulevard (P# 19-177338): Art Deco/Moderne commercial Building constructed in 1929. Historic Res. NPS-87000082-0000, February 12, 1987. Approximately 0.07 miles (350 feet) to the west of Project; view of the Project.

One (1) property is listed on the National Register and California Register (1S) and also listed as a City of Los Angeles Historical-Cultural Monument (HCM #182) :

- Los Angeles Pacific Company Ivy Park Substation, 9015 Venice Boulevard (Primary# 19-167271, LAHCM #182): constructed in 1907. Historic Res. NPS-81000155-000, March 25, 1981. Approximately 0.22 miles (1,180 feet) to the north of Project; no view of the Project.

One (1) property appears eligible for the National Register as an individual property through survey evaluation (3S):

- Culver City Masonic Lodge No. 467, 9635 Venice Boulevard (Primary# 19-189759): Italian Renaissance style masonic lodge constructed in 1928. Evaluation, June 5, 2008. Approximately 0.22 miles (1,150 feet) to the west of Project; no view of the Project.

One (1) property is a designated Culver City Landmark:

- 4052-4070 LaFayette Place, Residential, Landmark District. Approximately 0.20 miles (1,040 feet) to the southwest of Project; no view of the Project.

One (1) property is a designated Culver City Significant Structure:

- 3927 Van Buren Place, West End Hotel, Former Washington Hotel, Significant. Approximately 0.05 miles (270 feet) to the south of Project; view of the Project.

Fifteen (15) properties are designated Culver City Recognized Structures:

- 9026 Carson Street, Residence, Recognized Structure: Craftsman style bungalow constructed in 1922. Approximately 0.10 miles (530feet) to the north of Project; no view of the Project.
- 9054-56 Carson Street, Residence, Recognized Structure: Craftsman style bungalow court constructed in 1922. Approximately 0.05 miles (268 feet) to the northeast of Project; indirect view of the Project.
- 9058 Carson Street, Residence, Recognized Structure: Spanish Colonial style bungalow court constructed in 1925. Approximately 0.02 miles (118 feet) to the northeast of Project; indirect of the Project.
- 4117-19 Higuera Street, Residence, Recognized Structure: Byzantine Revival style single-family residence constructed in 1932. Approximately 0.13 miles (675 feet) to the northeast of Project; no view of the Project.
- 4230 Irving Place, Residence, Recognized Structure. Approximately 0.12 miles (650 feet) to the southeast of Project; no view of the Project.
- 9031-33 Krueger Avenue, Residence, Recognized Structure: Spanish Colonial Revival single-family residence constructed in 1938. Approximately 0.11 miles (555 feet) to the north of Project; no view of the Project.
- 9034 Krueger Avenue, Residence, Recognized Structure: Colonial Revival style bungalow court constructed in 1923. Approximately 0.09 miles (500 feet) to the north of Project; no view of the Project.
- 4041 LaFayette Place, Residence, Recognized Structure: Spanish Colonial Revival style bungalow court constructed in 1924. Approximately 0.23 miles (1,195 feet) to the southwest of Project; no view of the Project.
- 4114 LaFayette Place, Residence, Recognized Structure: Spanish Colonial style bungalow court constructed in 1920. Approximately 0.17 miles (875 feet) to the south of Project; no view of the Project.

- 4125 LaFayette Place, Residence, Recognized Structure: Spanish Colonial Revival style bungalow court constructed in 1922. Approximately 0.20 miles (1,060 feet) to the south of Project; no view of the Project.
- 4144-46 LaFayette Place, Residence, Recognized Structure: Spanish Colonial Revival style single-family residence constructed in 1930. Approximately 0.16 miles (845 feet) to the south of Project; no view of the Project.
- 4115 Van Buren Place, Residence, Recognized Structure: Tudor Revival style single-family residence constructed in 1928. Approximately 0.06 miles (307 feet) to the south of Project; view of the Project.
- 4122 Van Buren Place, Residence, Recognized Structure: Spanish Colonial Revival style single-family residence constructed in 1930. Approximately 0.01 miles (75 feet) to the south of Project; view of the Project.
- 9400-10 Washington Boulevard, Recognized Structure. Approximately 0.02 miles (105 feet) to the south of Project; view of the Project.
- 9540 Washington Boulevard, Recognized Structure. Approximately 0.11 miles (570 feet) to the south of Project; no view of the Project.

One (1) district appears to be eligible for the National Register (assigned rating codes of A) during the 1987 Citywide Survey:

- Lafayette Historic District: Four bungalow courts with the addresses of 4052, 4058, 4068, and 4070 Lafayette constructed during the 1920s. Approximately 0.17 miles (895 feet) to the south of Project; no view of the Project.

Six (6) properties appear to be individually eligible for local listing (assigned rating codes of B) during the 1987 Citywide Survey:

- 9343 Culver Boulevard: Moderne style commercial building constructed in 1930. Approximately 0.08 miles (430 feet) to the west of Project; view of the Project.
- Paramount Laundry, 3800 Ince Boulevard: Industrial building constructed in 1924. Approximately 0.02 miles (98 feet) to the north of Project; view of the Project.
- 9050 Washington Boulevard: Neo-classical Revival style building constructed in 1920. Approximately 0.08 miles (435 feet) to the northeast of Project; no view of the Project.
- Culver City Hotel, 9400-10 Washington Boulevard: Spanish Colonial Revival style hotel constructed in 1925. Approximately 0.02 miles (105 feet) to the south of Project; view of the Project.
- 9540 Washington Boulevard: Neo-classical Revival style commercial building constructed in 1928. Approximately 0.11 miles (585 feet) to the south of Project; no view of the Project.

One (1) property was found ineligible for the National Register, California Register, and local listing (6Z):

- Pacific Bell Switch Building, 3847 Cardiff Avenue (P# 19-186673): public utility building constructed in 1927. Reconnaissance survey, November 19, 2001. Approximately 0.11 miles (585 feet) to the west of Project; no view of the Project.

2. Previous Evaluations of The Culver Studios

Previous evaluations of The Culver Studios are described below, and copies of the reports are included in Appendix H.

Natural History Museum, Historic Survey, 1976

Dennis Smith and Tom Sitton of the Natural History Museum surveyed the subject property in 1976. The subject property (P# 19-177336) was assigned a status code of 3S, "appears eligible for the National Register as an individual property through survey evaluation."

Thirtieth Street Architects, *1987 Citywide Survey*

The subject property was previously evaluated in the 1987 Citywide Survey conducted by Thirtieth Street Architects, Inc. Inventory forms were completed for those structures fifty years of age or older and assigned a rating (A, B, C, or D):[42]

- "A" Buildings – This category includes buildings which are potential candidates for listing on the National Register of Historic Places
- "B" Buildings – This category includes buildings which are not architecturally distinctive or historically significant enough to be considered for the National Register, but which maintain local importance
- "C" Buildings – This category includes buildings which maintain their original style, but are not individually distinctive architecturally or historically. These buildings may be important when grouped in a district
- "D" Buildings – This category includes pre-1940 buildings which have been altered and do not maintain sufficient integrity to be considered for a higher category, but may possibly be restorable. (buildings unlikely to be restorable are not listed)
- "+" Buildings – A "+" is added to any A, B, or C rating for buildings located in a potential district. Thus a "C+" building is a contributor to an historic district while an "A+" or "B+" Building is a contributor to a district and important in its own right

Shown in Table 4 below are the thirty-two structures identified in the 1987 Survey. One district comprised of thirty-two (32) contributors was found potentially eligible. Fifteen (15) structures were assigned "A" ratings and found potentially eligible for the National Register. Since the survey one of these structures, Stage 1, has been demolished. Nine (9) structures were assigned B ratings and found potentially eligible for the local listing. Four of the 9 structures have been demolished. Eight (8) structures were assigned C ratings and found to be contributors to the potential The Culver Studios district.

[42] *Thirtieth Street Architects, Inc, Culver City Historic Resources Report Phase 2.0: Survey Forms of Significant Structures, Prepared for the City of Culver City (November 20, 1987), http://www.culvercity.org/en/Culture/HistoricPreservation/hpac_survey.aspx, accessed February 25, 2015.*

Historic Preservation Advisory Committee (HPAC) Survey Report, 1990

Three years after the 1987 Citywide Survey, the Historic Preservation Advisory Committee (HPAC) was formed to review the survey work and develop recommendations for a historic preservation program in the City.[43] HPAC identified The Culver Studios as a potentially eligible historic district and recommended the Mansion (Building C), DeMille Theatre, and Building D should be designated as Landmark Buildings and Bungalows S, T, U and V should be recognized as Significant Buildings.

Historic Resources Group (HRG), Preliminary Historic Resources Assessment, 2006

In 2006, HRG prepared an "Existing Conditions Report and Preliminary Environmental Analysis" report that evaluated the subject property against national, state, and local criteria and undertook a preliminary analysis of potential project impacts of the proposed master plan.[44] HRG determined the subject property was eligible as a potentially eligible National Register historic district with twenty-four (24) contributors under Criterion A. Since the time of their evaluation, two buildings have been demolished, Buildings J and R, dropping the number of contributors to twenty-two (22).

Jones and Stokes, Historic Resources Technical Report, October 2010

In 2010, Jones and Stokes conducted a full evaluation of the subject property and evaluated impacts of "The Culver Studios: Comprehensive Plan Amendment #6" project.[45] Jones and Stokes confirmed the findings presented in HRG's Preliminary Historical Resources Assessment and identified the subject property as a potential historic district eligible for the National Register. Of the thirty-two (32) structures within the district, twenty-two (22) structures were identified as contributors.

[43] *Historic Preservation Advisory Committee, Culver City Historic Preservation Advisory Committee Report (August 29, 1990), http://www.culvercity.org/Culture/HistoricPreservation/historic_report.aspx, accessed February 25, 2015.*

[44] *Historic Resources Group, Existing Conditions Report and Preliminary Environmental Analysis, Prepared for The Culver Studios (2006).*

[45] *Jones and Stokes, The Culver Studios: Comprehensive Plan Amendment #6 Historic Resources Technical Report, Prepared for The Culver Studios (October 2010).*

Table 4

Structures Identified in the 1987 Citywide Survey

Address	Date	Style	Source*	Rating	Alterations**	Extant or Demolished?
9336 Washington Blvd., DeMille Theatre	1927	1920s Colonial Revival	E	B+	F	Extant
9336 Washington Blvd. #B	*1940*	*1920s Colonial Revival*	*E*	*C+*	*F*	*Demolished*
9336 Washington Blvd. #C	1918-19	1920s Colonial Revival	E	A+	F	Extant
9336 Washington Blvd. #D (N)	1936	1920s Colonial Revival	P	A+	F	Extant
9336 Washington Blvd. #D (S)	1924	1920s Colonial Revival	E	A+	F	Extant
9336 Washington Blvd. #E	1922	1920s Colonial Revival	E	B+	F	Extant
9336 Washington Blvd. #F	*1920*	*1920s Colonial Revival*	*E*	*B+*	*F*	*Demolished*
9336 Washington Blvd. #G	*1930*	*1920s Colonial Revival*	*E*	*C+*	*F*	*Demolished*
9336 Washington Blvd. #H	1925	1920s Colonial Revival	E	B+	F	Extant
9336 Washington Blvd. #I	1925	1920s Colonial Revival	E	B+	F	Extant
9336 Washington Blvd. #J	*1920*	*Board and Batten*	*E*	*B+*	*F*	*Demolished*
9336 Washington Blvd. #K	*1930*	*California Bungalow*	*E*	*C+*	*M*	*Demolished*
9336 Washington Blvd. #L	*1926*	*Brick Commercial*	*E*	*A+*	*M*	*Demolished*
9336 Washington Blvd. #M	*1930*	*Brick Commercial*	*E*	*B+*	*F*	*Demolished*
9336 Washington Blvd. #N/Power House	1925	Brick	P	C+	F	Extant
9336 Washington Blvd. #O	1919	1920s Industrial	E	C+	M	Extant
9336 Washington Blvd. #R	*1925*	*1920s Colonial Revival*	*E*	*B+*	*M*	*Demolished*
9336 Washington Blvd. #S	1935	1920s Colonial Revival	E	A+	F	Extant
9336 Washington Blvd. #T	1938	1920s Colonial Revival	E	A+	F	Extant
9336 Washington Blvd. #U	1924	Streamline Moderne	E	A+	M	Extant
9336 Washington Blvd. #V	1924	Prairie School	E	A+	F	Extant
9336 Washington Blvd. #X	1930	Film Vaults	E	C+	F	Extant

Table 4 (Continued)

Structures Identified in the 1987 Citywide Survey

Address	Date	Style	Source*	Rating	Alterations**	Extant or Demolished?
9336 Washington Blvd. #S-1	*1919*	*Industrial*	*E*	*A+*	*M*	*Demolished*
9336 Washington Blvd. #S-2, 3	1926	Industrial	E	A+	M	Extant
9336 Washington Blvd. #S-4	1926	Industrial	E	A+	F	Extant
9336 Washington Blvd. #S-7, 8	1928	Industrial	E	A+	M	Extant
9336 Washington Blvd. #S-9	1928	Industrial	E	A+	M	Extant
9336 Washington Blvd. #S-10	1935	Industrial	E	B+	S	Extant
9336 Washington Blvd. #S-11 and 12	1930	Industrial	E	A+	F	Extant
9336 Washington Blvd. #S-14, 15, 16	1930	Industrial	E	A+	F	Extant
9336 Washington Blvd. #Z/Scene Dock	1930	Scene Dock	E	C+	S	Extant
9336 Washington Blvd, #Y/ Scene Dock	1930	Scene Dock	E	C+	S	Extant

** Source identified as Permit (P) and Estimated, because permit unavailable (E)*

*** Alterations identified as Severe (S), Moderate (M), or Few (F)*

City of Culver City Designated Historic Resources

Six structures have been designated as City of Culver City Historic Resources at the "Landmark" or "Significant" levels:[46]

- Mansion Building and DeMille Theatre, Building C, Landmark
- Building D, Landmark

[46] *"City of Culver City Historically Designated Properties" City of Culver City Historic Preservation (March 15, 1999), http://www.culvercity.org/~/media/Files/Culture/HistoricallyDesignatedProperties%20pdf.ashx, accessed February 25, 2015.*

- Bungalow S, Significant
- Bungalow T, Significant
- Bungalow U, Significant
- Bungalow V, Significant

B. EVALUATION OF POTENTIAL INDIVIDUAL HISTORICAL RESOURCES WITHIN THE PROJECT SITE

In addition to investigating the Subject Property's eligibility as a historic district, PCR evaluated each building's eligibility as an individual resource. An architectural description, significance evaluation, and an integrity analysis were produced for each building constructed within the Subject Property's period of significance. Based upon these evaluations, PCR found several buildings individually eligible as national, state, and local historical resources, due to their association with different significant periods of the Studio's history.

1. Architectural Description, Integrity Analysis, and Significance Evaluation of Building C

a. Architectural Description

Constructed in 1918, Building C is an excellent example of the American Colonial Revival style. In 1929, the DeMille Theatre was added to the east end of the building and in 1936 the "Selznick wing" was also added to the east end. Building C faces west towards W. Washington and Culver Boulevards and is the most visible and distinctive building on the subject property. The main section is two-stories high with a side-facing gable roof flanked by single-storied wings extending out from each end and forward, forming an overall U-shaped building. The exterior is sheathed with wide wood shiplap siding, trimmed with wide boards at the corners.

The east and west wings are subtly different in design. The west wing is topped with a side-facing gabled roof with gabled dormers, which match the center section of the building. A large front-facing gabled wing extends forward from the west wing. The east wing has a flat roof, bordered by a Chippendale-style wooden balustrade. Character-defining features of Building C include the large pedimented front-facing gable; dormers; red brick chimneys; wide wood shiplap siding, trimmed with wide boards at the corners; Chippendale-style balustrade; two-story high Doric columns; primary entrance door topped with a Palladian window and segmented cornice, supported by a pair of Doric columns; and six-over-six double-hung windows, flanked with green shutters. Building C is set deeply into the lot from Washington Boulevard, within a formal landscape, which includes a large brick pathway adorned by low clipped hedges and rose bushes. A wide circular driveway of decomposed granite borders a manicured lawn dotted with trees. A pedestrian pathway bisects the broad lawn, leading directly to the pedimented portico projecting from Building C's primary elevation.

Constructed onto the east wing of Building C in 1927, the primary entrance to the Cecil B. DeMille Theatre faces onto a brick courtyard and has five square wooden posts, with chamfered edges and molding trimmed tops, supporting the full porch. A pair of paneled wooden doors lead into the small lobby. Character-defining features include the round classical pilasters, supporting a segmented portico; a swagged Palladian window; and six-over-six windows and red brick wainscoting. On July 27, 1984 the DeMille Theatre was dedicated to the famous movie director and producer.





Figure 16: (Left) Primary (West) Elevation, View East (PCR, 2015)
Figure 17: (Right) The DeMille Theatre, Primary Elevation, View West (PCR, 2015)



Figure 18: Interior of the DeMille Theatre (PCR, 2015)

b. Integrity Analysis

The American Colonial Revival style Building C was built in 1918 and remains the oldest structure on the lot. Building C has two additions onto the east wing, in 1929 the DeMille Theatre was added and in 1936 the "Selznick wing" was added. As the most iconic representation of the studio, this structure is a city of Culver City Historic Landmark. Building C retains integrity of design, workmanship, materials, feeling, association, setting, and location. The use of this building has remained substantially the same, as administrative offices, over the years.

c. Significance Evaluation

The American Colonial Revival style Building C is a relatively intact and rare property type in southern California region and represents the early history of the subject property. Previous surveys have identified Building C as individually eligible for National Register. This structure is also a designated City of Culver City "Landmark" and as such is considered a local cultural resource. Since the property has been acknowledged as National Register eligible and has also been formally determined historically significant in a local register it is considered a historical resource pursuant to the CEQA Guidelines, Section 15064.5(a). Furthermore, Building C is eligible as a contributor to a potential historic district.

2. Architectural Description, Integrity Analysis, and Significance Evaluation of Building D

a. Architectural Description

Building D, located immediately east of Building C, is an excellent example of the American Colonial Revival style. Building D was constructed in three phases, the two-story south section was constructed in 1919, the two-story middle section was constructed in 1935, housing David O. Selznick's office, and the one-story north section was constructed in 1937. Character defining-features include its irregular shaped footprint; two-story massing; low-pitched cross-gable roof; red brick chimney; horizontal wood siding; pedimented gabled portico, supported by round Doric columns; rows of six-over-six double-hung wood windows; multi-pane curved bay windows; and wood paneled front doors.



Figure 19: Primary (South) Elevation Showing all Three Eras of Construction, View North (PCR, 2015)





Figure 20: (Left: Primary (South) Elevation of Middle Section Constructed in 1935 (left) South Section Constructed in 1919 (right), View North (PCR, 2015)

Figure 21: (Right) Primary (South) Elevation of North Section constructed in 1937, View North (PCR, 2015)




Figure 22: (Left): Rear and Side Elevation, View Southeast (PCR, 2015)
Figure 23: (Right): Rear Elevation, View South (PCR, 215)

b. Integrity Analysis

Spanning three periods of history, the Thomas Ince, Cecil B. DeMille, and David O Selznick eras, Building D retains sufficient integrity of design, workmanship, materials, setting, feeling, association, and location. It appears the building is substantially unaltered despite the two additions. The property retains enough integrity of design, workmanship, and materials to retain feeling and association of the overall period of significance for the subject property (1918-1949).

c. Significance Evaluation

Similar to Building C, Building D was found to be individually significant for National Register listing by previous evaluations. In addition, the City of Culver City designated the property a "Landmark" structure. As an excellent example of the American Colonial Revival style, Building C retains enough integrity to exemplify the history associated with the three associated eras of Ince, DeMille, and Selznick. Since Building D has been formally determined historically significant at the local level and is potentially eligible for the National Register, Building D is considered a historical resource pursuant to the CEQA Guidelines, Section 15064.5(a). Furthermore, Building D is eligible as a contributor to a potential historic district.

3. Architectural Description, Integrity Analysis, and Significance Evaluation of Building E

a. Architectural Description

Constructed in 1925, narrow shiplap siding covers the exterior of the American Colonial Revival-style cottage known as Building E. Located directly across from the DeMille Theatre, Building E has an overall rectangular plan with a side-facing gabled roof. A centered front- facing entrance portico with a gabled roof protects the primary entrance. Fenestration consists of six-over-six windows, used both in pairs and singly, that match the windows on Building C. A gabled wing, with a recessed porch across the back, extends from the south side.





Figure 24: (Left) Primary Elevation, View East (PCR, 2015)
Figure 25: (Right) Rear Elevation, View Southeast (PCR, 2015)

b. Integrity Analysis

Building E retains integrity of design, workmanship, materials, feeling, association, setting, and location from the period of significance associated with the early Cecil B. DeMille Era (1925-1935). It appears there are no substantial alterations to Building E and the distinctive American Colonial Revival style of architectural fits within the setting of the adjacent significant Buildings C and D. Because of this, Building E retains its feeling and association from the early Cecil B. DeMille Era.

c. Significance Evaluation

Constructed in 1925 as an ancillary support building to Building C and Building D, it functioned as a casting office. While Building E does not meet the threshold of significance to be eligible for the National Register and California Register for its association with patterns of history, significant persons, or architecture, Building E retains enough integrity from its period of significance to be considered for local designation. Building E has substantial architectural, historical, or cultural significance to the community to express its association with the Cecil B. DeMille/RKO Era. Building E is a good example of the American Colonial Revival style applied to an ancillary structure. Furthermore, Building E is eligible as a contributor to a potential historic district.

4. Architectural Description, Integrity Analysis, and Significance Evaluation of Building H

a. Architectural Description

Constructed in 1925, the American Colonial Revival style Building H is one-story with a rectangular plan and massing, covered by a medium-pitched side-gable roof, and sheathed with shiplap wood siding. The fenestration includes single six-over-six double-hung windows, surrounded by plain trim and narrow molding on all elevations. A shed-style porch, supported by round Doric columns, is placed slightly off center. An ornate wood railing with steps and a wheel chair runs across the front of the porch and appears to be an alteration. Located on the primary elevation, round Doric pillars support the pedimented gabled portico, and a plain railing runs along each side. Underneath the portico, is a wood-paneled door topped with a swagged Palladian transom. A smaller gabled portico is located on the west side.




Figure 26: (Left) Primary (South) and Side Elevations, View North (PCR, 2015)
Figure 27: (Right) Rear Elevation, View Northwest (PCR, 2015)



Figure 28: Rear and Side Elevations, View Northwest (PCR, 2015)

b. Integrity Analysis

Attributed in past historical evaluations with the construction date of 1925, it appears Building H was relocated from another area of the subject property to its current location at an unknown date. Building H retains integrity of design, workmanship, materials, feeling, association, setting, and location from the period of significance associated with the early Cecil B. DeMille/RKO Era (1925-1935). It appears there are no substantial alterations to Building H and the distinctive American Colonial Revival style of architectural fits within the setting of the adjacent significant Buildings C and D. Because of this, Building H retains its feeling and association from the early Cecil B. DeMille/RKO Era.

c. Significance Evaluation

Most likely constructed in 1925 as an ancillary support building, Building H does not meet the threshold of significance to be eligible for the National Register and California Register for its association with patterns of history, significant persons, or architecture. However, Building H retains enough integrity from its period of significance to be considered for local designation by the City of Culver City, exemplifying the Cecil B. DeMille/RKO Era and as a good example of the American Colonial Revival style applied to an ancillary structure. Furthermore, Building H is eligible as a contributor to a potential historic district.

5. Architectural Description, Integrity Analysis, and Significance Evaluation of Building I

a. Architectural Description

Constructed in 1919, the American Colonial Revival style Building I is a one-story structure with a rectangular plan and massing, covered by a low-pitched side-gable roof, and sheathed with shiplap wood siding. Building I has single and paired six-over-six double-hung windows, surrounded by wide trim on all facades. A shed-style porch, supported by round Doric columns, is placed slightly off center. An ornate wood railing with steps and a wheel chair runs across the front of the porch and appears to be an alteration.





Figure 29: (Left) Primary (North) Elevation, View South (PCR, 2015)
Figure 30: (Right) Side (West) Elevation, View East (PCR, 2015)

b. Integrity Analysis

Building I was constructed in 1919 in an unknown area of the subject property and relocated in 1936 near the southern end of Building C, as represented on the 1950 Sanborn Map. At this time it was used as offices. Following the construction of Gate 1, Building I was relocated to its current position to the rear of the southern end of Building C. Building I retains integrity of design, workmanship, materials, feeling, association, setting, and location from the period of significance associated with the early Thomas Ince Era. It appears there are no substantial alterations to Building I and the distinctive American Colonial Revival style of architectural fits within the setting of the adjacent significant Buildings C, D, and E. Because of this, Building I retains its feeling and association from the early Cecil B. DeMille Era.

c. Significance Evaluation

Constructed in 1919 as an ancillary support building, Building I most likely functioned as an office. The original location of Building I is unknown, however, in 1936 it was relocated near the south end of Building C. While Building I does not meet the threshold of significance to be eligible for the National Register and California Register for its association with patterns of history, significant persons, or architecture, Building I retains enough integrity from its period of significance to be considered for local designation by the City of Culver City for its association with the early Thomas Ince era and is a good example of the American Colonial Revival style applied to an ancillary structure. Furthermore, Building I is eligible as a contributor to a potential historic district.

6. Architectural Description, Integrity Analysis, Significance Evaluation of Building L

a. Architectural Description

Constructed in 1926, Building L is located along the north property line flanked by modern construction, Building J (constructed 2006) and the Commissary (substantially remodeled in 1998). Renovated in 1998, Building L is a two-story, simple rectangular box sheathed in stucco with a rectangular footprint and flat roof. Oversize mechanical equipment sits on the flat roof shielded by a short parapet. The primary elevation is divided into five bays by pilasters. Each bay is punctuated by multi-pane steel industrial windows (alteration, replacements) except the fourth bay to the east (window opening appears infilled). The first floor has a patio covered by fabric awnings attached to square concrete columns connected by a low knee wall. This patio appears to be a modern addition. Underneath the patio cover are two sets of multi-pane doors flanked by multi-pane sidelights (alteration). There are two other entrances into the building (alteration, replacements), a flat panel door with single-light leads to the second-story and the other door is a flat-panel opening onto the first floor, located in the far west corner of the primary elevation. The rear elevation has a row of four evenly-spaced steel multi-light windows (alteration, replacements) on the first and second story. There appears to be two missing windows. The east elevation is conjoined to the Commissary, only the secondary story of the east elevation is visible. The west elevation abuts Building J and is not visible.





Figure 31: (Left) Primary (South) Elevation, View North (PCR, 2015)
Figure 32: (Right) Underneath the Patio Cover on the Primary Elevation, View West (PCR, 2015)





Figure 33: (Left) Rear (North) Elevation, View South (PCR, 2015)
Figure 34: (Right) Photograph of the Primary Elevation of Building L from the 1987 Citywide Survey

b. Integrity Analysis

In 1998 Building L was significantly altered, it appears the windows may have been replaced, window openings infilled, a new patio added, the exterior brickwork covered in stucco, and new doors inserted into the first floor. A grainy, black and white photograph is shown on the survey form from 1987. The survey form states the building is brick reinforced with visible concrete beams, has multi-paned metal-framed windows, and new large recessed metal-framed windows. In comparing the 1987 photograph and description to the current conditions of the building, it appears to be significantly altered and does not retain integrity of design, workmanship, and materials. Furthermore, Building L was originally the nitrate film processing lab, however, as a result of the aforementioned alteration the building no longer retains feeling or association as a nitrate processing lab. The building has been converted into office space. Additionally, Building L no longer retains feeling of setting because of recently constructed buildings to the east, west, and south. Building L appears to retain its original location.

c. Significance Evaluation

Because Building L was substantially altered in 1998 and does not retain integrity, as described above, Building L no longer conveys its historical significance at the national, state, or local levels. Furthermore, Building L is ineligible as a contributor to a potential historic district.

7. Architectural Description, Integrity Analysis, Significance Evaluation of Building N

a. Architectural Description





Figure 35: (Left) North elevation of Building N, with cinder-block addition, view to south (PCR, 2015)
Figure 36: (Right) Roof top alterations on cinder-block addition, view to south (PCR, 2015)




Figure 37: (Left) South elevation of Building N with infill openings, view to northeast (PCR, 2015)
Figure 38: (Right) Shed roof addition to west elevation of Building N, view to north (PCR, 2015)

Building N is a one-story vernacular utilitarian structure located on the west side of the lot next to Stage 5. Oriented north toward Stage 2/3/4, the building has a rectangular footprint and a corrugated steel gabled roof with open eaves. The building is used as the studio's power station and is constructed out of brick on a concrete foundation. Building N has been modified multiple times since its construction in 1926. Many window openings have been bricked over with cinder blocks. The primary façade (north façade) includes double steel doors leading into the power station's main space (Figure 35). West of the doors is a shed which appears to have been expanded with a rectangular addition made of cinder blocks. The addition has a shed roof topped with plywood barriers blocking the view of rooftop mechanical equipment (Figure 36). The east façade consists of multiple large bays that have been infilled with cinder blocks and metal brackets supporting aluminum ducting. The south façade contains two large infilled openings and a secondary entrance with a steel door (Figure 37). The west façade contains more infilled window openings and a shed roof addition to protect mechanical equipment from the elements (Figure 38).

b. Integrity Analysis

Building N displays a moderate level of integrity due to alterations over time required to update its ability to perform as the Studio's power station. The building retains its original materials and form as well as its original location and its feeling as a power station. However, alterations include a large cinder-block addition to the building's primary façade and the infilling of multiple openings with cinder-blocks. The structure retains enough integrity to remain a contributor to a potential historic district, however significant changes to the building's primary façade detract from its eligibility as an individual resource.

c. Significance Evaluation

Although Building N is associated with the DeMille/Early RKO Era period of significance (1925-1935), there is no indication that Building N individually played a role in the studio's development or significant events surrounding the studio when it was constructed in 1926. The building is not identified with historic personages related to the main currents of national, state, or local history. As an early power station, Building N does not appear individually eligible for listing in the national, state or local registers as an exceptional, distinctive, outstanding, or singular example of its type or style. The building is an undistinguished example of a utilitarian structure. Furthermore, Building N processes a moderate level of integrity required to exemplify its historical and/or architectural significance for individual listing.

Therefore, Building N does not appear individually eligible under any of the applicable federal, state or local eligibility criteria. However, Building N does appear eligible as a contributor to a potential historic district.

8. Architectural Description, Integrity Analysis, Significance Evaluation of Building O

a. Architectural Description

The three-story Building O has a rectangular plan and low-pitched front-facing gabled roof accented with a plain frieze and molding. Building O is clad in stucco. The row of windows along the third floor has been removed, infilled, and stuccoed over. The double-hung windows on the second floor have been replaced with aluminum double-hung windows, but the original wide board trim, bordered with narrow molding, is still intact. Two sets of exterior stairs lead to the second floor. Separating the first and second floors is a narrow belt-course. Along the west elevation are a variety of wood-trimmed windows and doors. A pair of large wooden freight doors is located on the west side. The east side is devoid of ornamentation and is a flat, stucco surface.



Figure 39: Side and Primary Elevations, View Northwest (PCR, 2015)

b. Integrity Analysis

Originally constructed in 1919 during the Ince studio era as Stage 3, Building O is now used as a general storage space. According to the Sanborn maps, it was initially Stage 3 and was transformed into a storage and scene dock space when DeMille operated the Studio. Since its initial construction, Building O has undergone substantial alterations, first in 1988 and again in 1998. The third floor windows have been infilled and second-story windows have been replaced. It also appears the oversized first floor openings have been infilled and altered. Because of these alterations Building O no longer retains integrity of design, workmanship, materials, feeling and association. Building O only retains integrity of location.

c. Significance Evaluation

Because Building O is substantially altered and does not retain integrity, as described above, it no longer conveys its historical and architectural significance at the national, state, or local levels. The extensive additions to Building O have lessened its ability to express historical and architectural significance associated with the early Thomas Ince era. Furthermore, Building L is ineligible as a contributor to a potential historic district.

9. Architectural Description, Integrity Analysis, Significance Evaluation of Building S

a. Architectural Description




Figure 40: (Left) Primary (north) elevation of Building S, view to south (PCR, 2015)
Figure 41: (Right) West elevation of Building S, view to east (PCR, 2015)




Figure 42: (Left) South elevation of Building S, view to north (PCR, 2015)
Figure 43: (Right) Secondary (east) elevation of Building S, view to west (PCR, 2015)

Building S is a one-story American Colonial Revival style bungalow constructed in 1936. The bungalow is one of four bungalows grouped together and is oriented to the north, facing a parking structure. It was originally used as dressing rooms and consists of a rectangular floor plan on a concrete foundation. The bungalow is clad in wood clapboard siding and topped with a hipped roof with wood shingles and boxed eaves with a cornice. The primary façade (north façade) has a centrally located stoop with two concrete steps, a canopy supported by two wood columns, and wooden balustrades on both sides of the stoop (Figure 40). The main entrance consists of a red wood panel door with a transom. Fenestration on the north façade is made up of wood frame, double-hung windows with divided light and shutters. Each window has its own awning (alterations). The west elevation consists of a single double-hung wood frame window with shutters (Figure 41). The south elevation contains tripartite, paired, and single double hung wood frame windows. Also on the south façade are two utility boxes, one constructed with wood lattice and the other constructed with wood boards (Figure 42). Offset to the northern side of the east elevation is a stoop similar to the one located on the primary elevation, with a canopy supported by wood columns, balustrades and concrete steps (Figure 43). On the south side of the east elevation are paired wood frame double-hung windows.

b. Integrity Analysis

Building S possesses a high level of integrity, retaining its original materials and form. The building remains in its original location and its setting among three other bungalows remains intact. There are no major alterations to the bungalow. Minor alterations to the building's awnings and canopies due to filming are reversible and do not affect the building's individual eligibility as a resource. In its present condition, Building S continues to signify a 1930s era bungalow and therefore retains a high level of integrity.

c. Significance Evaluation

Building S is associated with the David O. Selznik Era (1935-1949) within the overall period of significance as a residence for stars like Clark Gable and Vivian Leigh during the filming of *Gone with the Wind*. The structure has been previously identified at the local level as a Significant structure of substantial architectural, historical, or cultural significance to the community, and previously identified as eligible for the National Register of Historic Places. The building retains a high level of integrity and therefore, remains eligible for local designation and potentially eligible for the National Register and California Register under criteria A/1 for its association with the filming of notable motion pictures like *Gone with the Wind*. Furthermore, Building S is eligible as a contributor to a potential historic district.

10. Architectural Description, Integrity Analysis, Significance Evaluation of Building T

a. Architectural Description





Figure 44: (Left) Primary (north) elevation of Building T, view to south (PCR, 2015)
Figure 45: (Right) Secondary (east) elevation of Building T, view to southwest (PCR, 2015)




Figure 46: (Left) South elevation of Building T, view to northwest (PCR, 2015)
Figure 47: (Right) West elevation of Building T, view to southeast (PCR, 2015)

Building T was originally constructed in 1942 as army barracks but moved to its current location sometime around 1946 when it was converted into office spaces. The building is oriented with its primary façade facing north, towards a parking garage. The bungalow has a rectangular footprint with concrete foundation and wood clapboard siding. It has a forward facing gabled roof with wood shingles and boxed eaves with a decorative cornice with cornice returns. The primary façade (north elevation) consists of a central stoop with two concrete steps, metal railings (alteration), and a canopy. Wood posts with decorative trellises and balustrades support the canopy, which mirrors the bungalow's forward facing gable and is decorated with a simple pediment. Two fully glazed, divided light doors provide access to the building (alterations) (Figure 44). The secondary façade (east elevation) contains a secondary entrance with a stoop and gabled roof with pediment. Like the canopy on the primary façade, the east façade canopy is supported by wood posts with decorative trellises and balustrades. A fully glazed wood door provides access to the office spaces (alteration) (Figure 45). A second door on the east façade is located at the south end of the building. A small stoop with a shed roof supported by wood posts, wood railings and wood steps lead to fully glazed wood door (alteration). Fenestration on the east elevation includes several wood frame double-hung and tilting windows with divided light. The south façade (rear elevation) consist of two wood frame double hung windows flanking an electrical box and aluminum ducting (alteration) (Figure 46). The west façade of the bungalow consists of several wood frame tilting windows with divided light.

b. Integrity Analysis

Building T possesses a high level of integrity, retaining its original materials and form. The building was relocated to its current location in 1946 and its original location is unknown. However, it remains in its original location based on its relationship with the studio and its setting among 3 other bungalows remains intact. There are no major alterations to the bungalow. Minor alterations to the building's south elevation include the addition of air-conditioning ducting, however this is not a primary façade and therefore these alterations do not affect the building's individual eligibility as a historical resource. In its present condition, Building T continues to signify a 1940s era bungalow and therefore retains a high level of integrity.

c. Significance Evaluation

Building T is associated with the David O. Selznik Era (1935-1949) within the overall period of significance. The structure has been previously identified at the local level as a Significant structure of substantial architectural, historical, or cultural significance to the community, and previously identified as eligible for

the National Register of Historic Places. The building retains a high level of integrity and therefore, remains eligible for local designation and potentially eligible for the National Register and California Register under criteria A/1 for its association with the studio's David O. Selznik Era. Furthermore, Building T is eligible as a contributor to a potential historic district.

11. Architectural Description, Integrity Analysis, Significance Evaluation of Building U

a. Architectural Description

Constructed in 1941, assessor records note Building U was used as a gym. Designed in the Moderne style, Building U is one-story with a square footprint and is covered in stucco. The front portion of the building is taller than the back, as the side elevations stepdown to the rear. The primary entrance has single-pane non-original door inset within a wood door-surround sheltered by a horizontal Moderne canopy and is flanked by two double-hung wood frame windows. Just below the canopy is a single wall light. The other secondary elevations are also punctuated by narrow and regular sized double-hung wood-frame windows. Both side elevations have wall vents underneath the roof-line. There is a small three feet by four feet heater enclosure with a shed roof on the primary elevation just north of the entrance (noted on the assessor records).





Figure 48: (Left) Primary (East) Elevation, View West (PCR, 2015)
Figure 49: (Right) Side (North) Elevation, View Southwest (PCR, 2015)





Figure 50: (Left) Side (South) Elevation, View North (PCR, 2015)
Figure 51: (Right) Rear (West) Elevation, View East (PCR, 2015)

b. Integrity Analysis

Building U retains integrity of workmanship, feeling, materials, location, setting, association, and feeling from its period of significance, the David O. Selznick Era (1925-1935). Based upon physical examination and review of assessor records and Sanborn Maps, there are few alterations to Building U. Alterations appear to include a replaced primary entrance door, new mechanical equipment on the roof, and an electrical box at the southern end of the primary elevation. The hardscape and plantings around Building U has been updated. However, Building U retains its original relationship to Buildings S, T and V and the view of the sound stages to the east.

c. Significance Evaluation

Building U was built in 1941 and is associated with Orson Welles during the filming of "Citizen Kane." The building retains integrity from its period of significance, the Cecil B. DeMille/Early RKO Era, to express its association with the studio and Orson Welles while he directed *Citizen Kane*. Previous surveys have identified Building U as individually eligible for National Register listing. In addition, Bungalow U has been designated a Significant structure by the City of Culver City and as such is considered a local cultural resource. Building U also appears eligible for the California Register for its association to the history of The Culver Studios. Since Building U has been acknowledged as National Register eligible, appears eligible for the California Register, and has also been formally determined historically significant in a local register it is considered a historical resource pursuant to the CEQA Guidelines, Section 15064.5(a). Furthermore, Building U is eligible as a contributor to a potential historic district.

12. Architectural Description, Integrity Analysis, Significance Evaluation of Building V

a. Architectural Description

Constructed in 1929, the assessor records note Building V was used as a dressing room for Gloria Swanson and the 1950 Sanborn map notes it was a publicity office. Originally Building V had a living room, two dressing rooms, a bathroom, and a kitchen. The one-and-a-half story Moderne style Building V has an overall rectangular plan and massing covered in stucco with narrow horizontal Moderne banding accenting the primary and side elevations. The flat roof has metal coping at the roofline. There is a second-story towards the rear of the building historically noted as a "sun room." The primary elevation has a recessed partial-width front porch supported by a square wood post. Underneath the porch are two entrances, one entrance has a single-light wood-frame door (alteration, replacement) flanked by sidelights and the other is a flat-panel wood door (alteration, replacement). The elevations are punctuated by double-hung wood-frame windows, however, there are double-hung and single-hung wood-frame windows with geometric panes on the side (north) and rear elevations. The assessor records note there was a garage attached to the rear elevation, which has been converted into office space and has three wood-frame fixed louvre windows. To the north of the former garage, is a secondary entrance into the building covered by a wood awning. Underneath the roofline are wall-vents.




Figure 52: (Left) Primary (East) Elevation, View West (PCR, 2015)
Figure 53: (Right) Side (South) Elevation, View North (PCR, 2015)




Figure 54: (Left) Primary (North) Elevation, View Southeast (PCR, 2015)
Figure 55: (Right) Primary (North) Elevation, View Southwest (PCR, 2015)



Figure 56: Rear (West) Elevation, View East (PCR, 2015)

b. Integrity Analysis

Overall Building V retains integrity of workmanship, feeling, materials, location, setting, association, and feeling. Based upon physical examination and review of assessor records and Sanborn Maps, there are minor alterations to Building V. It appears alterations include: the conversion of the rear garage into the office, replacement of the primary entrance doors, and new mechanical equipment on the roof. The hardscape and plantings around Building V has been updated and a parking lot was constructed directly to the south. However, despite these changes to the setting, Building V retains its original relationship to Buildings S, T and U and the view of the sound stages to the east.

c. Significance Evaluation

Building V was built in 1929 and is associated with movie star Gloria Swanson, who used the building as her dressing room during the late 1920s. Building V has enough integrity to exemplify its period of significance associated with the early Thomas Ince era. Previous surveys have identified Building V as individually eligible for National Register listing. In addition, Bungalow V has been designated a Significant structure by the City of Culver City and as such is considered a local cultural resource. Building V also appears eligible for the California Register for its association with the history of The Culver Studios. Since Building V has been acknowledged as National Register eligible, appears eligible for the California Register, and has also been formally determined historically significant in a local register it is considered a historical resource pursuant to the CEQA Guidelines, Section 15064.5(a). Furthermore, Building V is eligible as a contributor to a potential historic district.

13. Architectural Description, Integrity Analysis, Significance Evaluation of Building W

a. Architectural Description





Figure 57: (Left) Recessed porch and entrances to offices, east elevation, view to south (PCR, 2015)
Figure 58: (Right) Recessed porch and entrances to offices, east elevation, view to north (PCR, 2015).





Figure 59: (Left) Porch addition with air-conditioning unit at south elevation, view from above (PCR, 2015)
Figure 60: (Right) Air-conditioning ducts and equipment at north elevation of Building W, view to south (PCR, 2015)

Constructed sometime between 1922 and 1927, Building W is a wood frame Building with a rectangular footprint and concrete foundation. The building is located on the east side of the lot and is oriented to the east, inward towards the interior of the property. The primary façade (east elevation) has a recessed porch three quarters of the building's overall length (Figure 57). The porch is supported by wood beams with wood railings between the beams support beams. The building is clad with wood clapboard siding and topped by a gabled roof with overhanging eaves and composite shingles. Several entrances are located on the east elevation and consist of wood doors, most of which are fully glazed, divided light (Figure 58). Fenestration includes multiple wood frame double-hung windows. At the south end of the east elevation is a pair of wood frame double-hung windows. The south elevation has a stoop with a secondary entrance consisting of a fully glazed wood door. An overhang supported by wood posts provides shade to this end of the building (alteration) as well as housing an air-conditioning unit on the roof (alteration) (Figure 59). The north elevation provides access to the east elevations porch with a single concrete step. Aluminum ventilation ducts and an air-conditioning unit (alterations) decorate this side of the building (Figure 60).

b. Integrity Analysis

Building W possesses a high level of integrity, retaining its original materials and design. The building remains in its original location and its original setting remains intact. There are no major alterations to the building. Minor alterations include the addition of a porch and roof-top air-conditioning unit on the building's south elevation and the addition of air-conditioning ducting to the building's north elevation, however these are not primary façades and therefore these alterations do not affect the building's individual eligibility as a historical resource. Building W originally housed dressing rooms but is currently used as office space. Nonetheless, the building continues to present itself as it did when it was first constructed in the 1920s and therefore, retains a high level of integrity.

c. Significance Evaluation

Building W processes a high level of integrity required to exemplify its historical and/or architectural significance for individual listing. Although Building W is associated with the DeMille/Early RKO period of significance (1925-1935), there is no indication that Building W individually played a role in the studio's development or significant events surrounding the studio when it was constructed in the mid-1920s. The building is not identified with historic personages related to the main currents of national, state, or local history. As an early film industry dressing room, Building W does not appear individually eligible for listing

in the national, state or local registers as an exceptional, distinctive, outstanding, or singular example of its type or style. The building is an undistinguished example of a dressing room built on studio lots throughout Southern California during the early twentieth century. Therefore, Building W does not appear individually eligible under any of the applicable federal, state or local eligibility criteria. However, Building W does meet the criteria to be considered eligible as a contributor to a potential historic district.

14. Architectural Description, Integrity Analysis, Significance Evaluation of Building X

a. Architectural Description





Figure 61: (Left) West façade of Building X, view to east (PCR, 2015)
Figure 62: (Right) Original storage entrances on south end of Building X, view to east(PCR, 2015)





Figure 63: (Left) Altered portion at north end of Building X, view to east (PCR, 2015)
Figure 64: (Right) East elevation of Building X, view to southwest (PCR, 2015)

Building X is located on the east side of The Culver Studios lot near Gate 3. Oriented fronting west towards the interior of the compound, Building X is a one story, utilitarian structure with a rectangular footprint (Figure 61). Constructed in 1948, the structure is built out of brick and topped with a low sloping hipped roof and composite shingles. Open eaves reveal exposed rafter tails. Four wood paneled doors lead to individual offices and utility spaces (Figure 62). In addition to the four wooden doors, there is a new metal door at the north end of the main façade and a large water pipe protruding from the center of the building (Figure 63). The north elevation consists of another red water pipe protruding from the wall as well as a pipe for ventilation. A brick pillar is attached to the north elevation and is part of the studio's gate. The east

elevation consists of more red piping protruding from the wall (Figure 64). The south elevation contains electrical boxes. The structure has no fenestration.

b. Integrity Analysis

Building X possesses a low level of integrity due to extensive alterations to the building's primary (west) elevation. The building's original configuration consisted of seven rooms with individual doors for the purpose of storing cameras, however it has been altered and transformed into offices and a utility Building housing firefighting equipment. The building's elevations have been significantly altered to accommodate the housing of water pumping equipment, including the addition of large pipes and valves. While Building X retains its original Building materials (brick), setting, and location, it no longer retains its association, design, and workmanship conveying its use as a camera vault due to extensive alterations to its primary (west) and secondary (north) elevations. Therefore, Building X retains a low level of integrity.

c. Significance Evaluation

Although Building X is associated with the David O. Selznik Era period of significance (1935-1949), there is no indication that Building X individually played a role in the studio's development or significant events surrounding the studio when it was constructed in 1948. The building is not identified with historic personages related to the main currents of national, state, or local history. As an early film industry camera vault, Building X does not appear individually eligible for listing in the national, state or local registers as an exceptional, distinctive, outstanding, or singular example of its type or style. The building is an undistinguished example of a utilitarian structure found on studio lots throughout Southern California. Furthermore, Building X processes a low level of integrity required to exemplify its historical and/or architectural significance for individual listing. Therefore, Building X does not appear individually eligible under any of the applicable federal, state or local eligibility criteria. Furthermore, Building X is ineligible as a contributor to a potential historic district.

15. Architectural Description, Integrity Analysis, Significance Evaluation of Building Y

a. Architectural Description

Constructed in 1931, the utilitarian designed Building Y is one-story with an irregular rectangular plan, rectangular massing, covered by a flat roof, and sheathed with stucco. The 1950 Sanborn map notes Building Y was used as a scene dock and had wood posts and a concrete floor. Three sets of oversized openings punctuate the primary (west) elevation. The openings have metal roll-up doors (alteration, replacements) and metal multi-light transom windows above (alteration, replacement). Also, there are four single-doors leading into restrooms and storage rooms (alteration, doors and transoms are replacements) on the primary elevation. Located between the two southern oversized openings is a tall scene dock. Building Y is connected to Stage 10 to the west by a canopy addition in 1941 and also connected to Building Z; these connections give the impression Building Y is part of a larger Buildings with a u-shape floor plan. The side and rear elevations are utilitarian, flat stucco surfaces.




Figure 65: (Left) Primary (West) Elevation, View Southeast (PCR, 2015)
Figure 66: (Right) Primary (West) Elevation, View Northeast (PCR, 2015)




Figure 67: (Left) Side (North) Elevation, View Southeast (PCR, 2015)
Figure 68: (Right) Rear and Side (North) Elevation, View Southwest (PCR, 2015)



Figure 69: Interior View (PCR, 2015)

b. Integrity Analysis

While Building Y was originally utilitarian in design when it was constructed in 1931, small changes such as door replacements, insertion of doors openings, addition of a scene dock and pipes on the primary elevation, and the connection to Stage 10 and Building Z have compromised its integrity in terms of design,

workmanship, and materials. The 1987 Citywide Survey identified Building Y as having "severe" alterations. Because of these alterations the integrity of association and feeling as Building constructed during the Cecil B. DeMille/Early RKO Era (1925-1935) has been compromised. Furthermore, the setting of Building Y from its period of significance (Cecil B. DeMille/Early RKO Era) has been diminished because of alteration to neighboring Stage 10 and Building Z. Building Y only retains integrity of location.

c. Significance Evaluation

Because Building Y does not retain integrity, as described above, it does not raise to the threshold of significance to convey its historical and architectural significance at the national, state, or local levels. The alterations on the primary elevation and its connection to Stage 10 and Building Z have hampered its ability to express historical and architectural associated with the Cecil B. DeMille/Early RKO era. It also appears Building Y did not influence the design of other Buildings functioning as scene docks. Furthermore, Building Y is ineligible as a contributor to a potential historic district.

16. Architectural Description, Integrity Analysis, Significance Evaluation of Building Z

a. Architectural Description

The one-and-two story Building Z has a rectangular plan and its side (east) elevation is located along the southern end of Building Y. The one-story portion has a flat, while the two-story portion has a front gable roof covered in composition. The primary elevation is sheathed in horizontal wood boards and the side elevations are covered with sheets of corrugated metal. The primary elevation has a number of alterations including different types replacement doors and windows, an attached porch cover and a make-shift second-floor awning. The side (west) elevation has aluminum slider windows on the second floor and attached mechanical equipment.





Figure 70: (Left). Primary Elevation, View South (PCR, 2015)
Figure 71: (Right). Side Elevation, View Southeast (PCR, 2015)

b. Integrity Analysis

Constructed circa 1922 as noted on the original assessor record, Building Z was originally one-story and had an L-shape plan, comprised of two rooms for the blacksmith and stage shed. The roof was noted as a gable and was covered with corrugated tin. Later the 1950 Sanborn map shows the building maintained its L-shape plan, was one- and two-story, and used as a plaster shop and tractor shed. Since its original

construction, Building Z has undergone many changes that have degraded the integrity of workmanship, design and materials. Building Z no longer has an L-shape plan, as a result of an addition in front of the one-story shed Building Z now has a rectangular plan. There are no original windows or doors on the building, the primary elevation has been re-sheathed with wood vertical boards, and two awnings were added onto the primary elevation. The most original aspect of Building Z is the corrugated metal covering the side elevations, however, the retention of this material on the secondary elevation is not enough for Building Z to retain integrity of materials or design. Furthermore, the 1987 Citywide Survey identified Building Z as having "severe" alterations. Because of these alterations, the integrity of association and feeling as Building constructed during the Thomas Ince Era (1918-1924) has been compromised. Furthermore, the setting of Building Z from its period of significance (Cecil B. DeMille/Early RKO Era) has been diminished because of alterations to neighboring Building Y. Building Z only retains integrity of location.

c. Significance Evaluation

Because Building Z does not retain integrity, as described above, it does not convey its historical and architectural significance at the national, state, or local levels. Building Z is substantially altered and does not retain resemble its historic appearance. Therefore, the alterations to the primary elevation have lessened its ability to express historical and architectural associated with the Cecil B. DeMille/Early RKO era. Furthermore, Building Z is ineligible as a contributor to a potential historic district.

17. Architectural Description, Integrity Analysis, and Significance Evaluation of Sound Stage 2/3/4

a. Architectural Description





Figure 72: (Left) North elevation of Sound Stage 2/3/4, view to south (PCR, 2015)
Figure 73: (Right) Northeast portion of Sound Stage 2/3/4, view to southwest (PCR, 2015)




Figure 74: (Left) East elevation of Sound Stage 2/3/4, view to northwest (PCR, 2015)
Figure 75: (Right) Office additions during the Selznik Era, view to south (PCR, 2015)

Sound Stage 2/3/4 is housed in a large utilitarian structure on the northwest portion of the lot. The three-story structure has a rectangular footprint that is oriented fronting north towards the Administration Building. The structure is clad with stucco and topped with a low pitched roof with a cupola that runs the length of the building (Figure 72). Each end of the building contains three floors of office space, accessed via metal stairs (alteration) (Figure 73). Four large wooden freight doors located along the east side of the structure provide access to the sound stages. Recessed porches supported by wood posts run halfway along each side of the building on the third floor, providing access to various office spaces (Figure 74). Where the recessed porch ends, a row of metal frame double hung windows begins. An elevator shaft made of metal framing and glass (alteration) is attached to the east side of the building. There are multiple doorways located along each side of the building, consisting of a variety of door types, including wood paneled doors and partially glazed wood panel doors (Figure 75). Fenestration throughout varies as well with a combination of wood frame double-hung windows, metal frame double hung windows, metal frame sliding windows, and metal frame tilt windows.

b. Integrity Analysis

Sound Stage 2/3/4 possesses a high level of integrity by retaining its original design, materials, location, workmanship, feeling and association as an early sound stage. Although the sound stage has been altered with the addition of several ground level offices in 1943, these offices have attained additional significance due to their association with the David O. Selznik era. Elevator shafts have been added to the east and west elevations, however they conform to the Secretary of the Interior's Standards and therefore do not detract from the building's individual eligibility as a historical resource. Although the building's setting has changed from its original date of construction in 1926, the building retains enough integrity to convey its significance as an early sound stage.

c. Significance Evaluation

Constructed in 1926, Sound Stage 2/3/4 is associated with the DeMille/Early RKO Era period of significance (1925-1935) and is the earliest remaining stage constructed on the lot. In comparison with the older Glass Stages (not extant), Stage 2/3/4 demonstrates a change in stage construction, abandoning the glass walls, due to an increased use of artificial lighting. During the period of significance, the Stage was altered to accommodate the Studio's transition from the Silent Film Era into the Era of the "Talkies." While Sound Stage 2/3/4 facilitated the filming of the early "talkies," it should be noted that it is the films that are primarily significant and the stage's role in the production of these films is of secondary importance. As an early film

industry stage, the building appears individually eligible for listing in the national, state or local registers for its association with events that have made a significant contribution to the broad patterns of our history, representing the studio's adaptation to new technology and its transition into the sound era. The building is not specifically identified with historic personages related to the main currents of national, state, or local history. Sound Stage 2/3/4 possesses a high level of integrity required to exemplify its historical significance for individual listing. Therefore, Sound Stage 2/3/4, being the earliest existing stage on the lot, appears individually eligible under federal and state eligibility criteria A/1. Sound Stage 2/3/4 is eligible for local designation for its association with the early DeMille/Early RKO Era and its association with the films produced during this time. Furthermore, Stage 2/3/4 is eligible as a contributor to a potential historic district.

18. Architectural Description, Integrity Analysis, and Significance Evaluation of Sound Stage 7/8/9

a. Architectural Description





Figure 76: (Left) North elevation of Sound Stage 7/8/9, view to southwest (PCR, 2015)
Figure 77: (Right) West elevation of Sound Stage 7/8/9, view to east (PCR, 2015)





Figure 78: (Left) Entrance into Stage 8, west elevation of Sound Stage 7/8/9, view to east (PCR, 2015)
Figure 79: (Right) Loading dock and freight door, south elevation of Sound Stage 7/8/9, view to north (PCR, 2015)

Sound Stage 7/8/9 was built in 1929 and is located on the east side of the lot next to Building X (Figure 76). Oriented fronting west towards the interior of the compound, Sound Stage 7/8/9 is housed in a one story, utilitarian structure with a rectangular footprint on a concrete foundation. The structure is clad with stucco

and topped with a low pitched Dutch Colonial style roof (Figure 77). A large wooden freight door and concrete ramp are located at the center of the main façade. In addition to the freight door, four walk-in doors provide access to the sound stages via concrete stairs with metal railings. The walk-in doors are specially made sound proof doors situated below flat metal Moderne-style canopies (Figure 78). The north elevation consists of another concrete ramp leading to a wooden freight door. A walk-in entrance is situated on the east side of the freight door and includes a wood paneled door with flat wooden canopy and wooden stairs. On the west side of the fright door is a large metal ladder leading to the building's roof. The south elevation consists of a large wooden fright door and a concrete ramp. A pair of ventilation ducts extends from the façade on the east side of the fright entrance (Figure 79). Also on the east side of the freight entrance is a walk-in door with concrete steps, metal railing, and a metal Moderne-style canopy.

b. Integrity Analysis

Sound Stage 7/8/9 possesses a high level of integrity by retaining its original design, materials, location, workmanship, feeling and association as early sound stages. The stage has no apparent major or minor alterations. Although the building's setting has changed from its original date of construction in 1929, the building retains enough integrity to convey its significance as an early sound stage.

c. Significance Evaluation

Constructed in 1929, Sound Stage 7/8/9 is associated with the DeMille/Early RKO Era period of significance (1925-1935) and is an early sound stage constructed on the lot. Sound Stage 7/8/9 processes a high level of integrity required to exemplify its historical and/or architectural significance for individual listing. The building is not identified with historic personages related to the main currents of national, state, or local history. As an early film industry sound stage, the building does not appear individually eligible for listing in the national, state or local registers as an exceptional, distinctive, outstanding, or singular example of its type or style. The building is an undistinguished example of a utilitarian sound stage found on studio lots throughout Southern California and is not eligible for listing under federal criteria C or state criteria 3. Sound Stage 7/8/9 played a role in the studio's development and represents the studios growth during the period of significance. Therefore, Sound Stage 7/8/9 appears individually eligible under category A/1 of the federal and state eligibility criteria. The building is eligible for local designation for its association with the early DeMille/Early RKO Era and its association with the films produced during this time. Furthermore, Stage 7/8/9 are eligible as contributors to a potential historic district.

19. Architectural Description, Integrity Analysis, and Significance Evaluation of Stage 10

a. Architectural Description

Located in the southeast corner of the subject property, Stage 10 has an overall rectangular plan and massing, and is one-story, covered with stucco, and utilitarian in design. Stage 10 is covered with a side-gable roof sheathed in composition (alteration) with a slight eave overhang and punctuated by many modern vents. The primary (south) elevation is located within an enclosed entry porch with a shed roof centered on the primary (south) elevation. A concrete ramp (alteration) leads to the entrance, consisting of tall, floor-to-ceiling wood double doors. Flanking the entry porch are two additions. In 1934, an addition with the approximate dimensions of twenty-four feet by eight feet was constructed just west of the primary entrance. At an unknown date, an addition was constructed just west of the primary entrance andappears to have been derived from canopy and shed additions built in 1943. Both of these additions are one-story and have shed roofs, vertical slider windows, and paneled wood entry doors. Attached to the side (west) elevations is

miscellaneous mechanical equipment (alteration). Both side (west and east) elevations have secondary entrances into the stage. The flat panel wood doors and steps leading to the steps are later alterations. The rear elevation is a flat, stucco surface with several gutters leading to the roof. The interior has a wood trusses spanning the gable.





Figure 80: (Left) Side (West) and Primary (South) Elevations, View Northeast (PCR, 2015)
Figure 81: (Right) Detail of the Primary (South) Elevation showing an Office Addition and Canopy Addition (ca. 1941), View North (PCR, 2015)





Figure 82: (Left) Side (West) and Rear (North) Elevations, View East (PCR, 2015)
Figure 83: (Right) Detail of the Canopy Constructed in 1941 Connecting Building Y and Stage 10, Rear (North) Elevation (PCR, 2015)



Figure 84: Interior View Showing Wood Truss (PCR, 2015)

b. Integrity Analysis

Originally constructed in 1928 to the rear of Stage 11/12/14, Stage 10 was moved to its current location when Stage 15/16 was constructed in 1940. Following its relocation, two additions were constructed to the west and east of the primary entrance. The utilitarian design of Stage 10 has been compromised by the application of mechanical equipment on the side elevations, gutters on the rear elevation, vents on the gable roof and the replacement of roofing materials with composition. Also, Stage 10 was originally a detached stage located at the rear of Stage 11/12/14, however Stage 10 was relocated and is now connected to Building Y by a canopy built in 1941, which gives the impression Stage 10 is part of a larger building with a u-shape plan. The 1987 Citywide Survey identified Stage 10 as having "severe" alterations. Because of these alterations, the integrity of design, workmanship and materials has been compromised. These alterations have lessened the integrity of association and feeling from the Cecil B. DeMille/Early RKO Era (1925-1935) when Stage 10 was originally constructed. Stage 10 was relocated during the David O. Selznick Era (1935-1949) and then additions were constructed on the primary elevation. Also, as a result of changes in movie technology, Stage 10 is no longer used as a stage, which has lessened its ability to express its original feeling and association with movie production. Furthermore, the setting of Stage 10 from its period of significance Cecil B. DeMille/Early RKO Era (1925-1935) has been diminished because of its relocation and alteration to neighboring Building Y and Building Z. Furthermore, Stage 10 does not retain integrity of location.

c. Significance Evaluation

Because Stage 10 is substantially altered and does not retain integrity, as described above, it no longer conveys its historical and architectural significance at the national, state, or local levels. The additions to Stage 10 in 1934 and 1940 on the primary addition, its relocation and its connection to Building Y have hampered its ability to express historical and architectural associated with the Cecil B. DeMille/Early RKO era. Although Stage 10 does not appear to retain enough integrity to be considered as an individual resource, it does maintain the necessary integrity elements to be eligible as a contributor to the potential historic district.

20. Architectural Description, Integrity Analysis, and Significance Evaluation of Sound Stage 11/12/14

a. Architectural Description

Constructed in 1927 as Stage 6, Stage 11/12/14 is one-story and has a concrete foundation, rectangular plan and massing, steel frame, and low-pitch steel truss roof. Stage 11/12/14 is utilitarian in appearance and sheathed with stucco. Stage 11/12/14 is attached to Stages 15/16, constructed in 1940, at the side (south) elevation. The overall building is divided into three stages, each of which are accessed via three oversized openings on the primary (east) elevation. The oversized entrances consist of metal-clad freight doors accessed from a concrete platform with a side ramp (alteration, appears to be a recent addition). There are two regular pedestrian doors (alteration, doors appear to be replaced) accentuated by Streamline style awnings and concrete platforms and stairs (alteration) that open into Stage 14 and Stages 11/12. Rectangular vents nearly aligned with the top of the oversized doors punctuate the east elevation at regular intervals. A fourth oversized opening is located on the side (north) elevation and to the west is a pedestrian door (alteration, door appears to be replaced) that leads into Stage 11. Originally the interior was unfinished with a raised wood floor.

In 1931 Stages 11/12/14 were sound proofed with rock wall blankets, and two fan rooms were added, elevated on steel frames on the Building's side (west) elevation. One year later, a single-story shed-style addition was constructed onto the side (west) elevation for dressing rooms. This addition remains extant and runs the entire length of the side (west) elevation. The shed roof extends past the front elevation of the dressing room addition to create a covered walkway. The dressing room addition is covered in stucco and has rows of clerestory wood-frame single-light fixed windows, vertical aluminum slider windows (alteration), and wood panel doors (alteration, replaced).

Dominating the north elevation is large mechanical equipment for the air conditioning system connected by a catwalk (added circa 1998). At the entrance to the dressing rooms on the north elevation are fake windows and a false Streamline Building front used for filming (alteration, modern, temporary additions).





Figure 85: (Left) East Elevation, View Northwest (PCR, 2015)
Figure 86: (Right) West and North Elevations, View Southwest (PCR, 2015)





Figure 87: (Left) Example of an Oversized Opening on East Elevation, Stage 12, View West (PCR, 2015)
Figure 88: (Right) Pedestrian Door into Stage 14, East Elevation (PCR, 2015)





Figure 89: (Left) North Elevation, View South (PCR, 2015)
Figure 90: (Right) West Elevation, View East (PCR, 2015)





Figure 91: (Left) Closeup of Dressing Room Addition, West Elevation, View East (PCR, 2015)
Figure 92: (Right) Closeup of Dressing Room Addition Underneath Walkway Cover, West Elevation, View North (PCR, 2015)

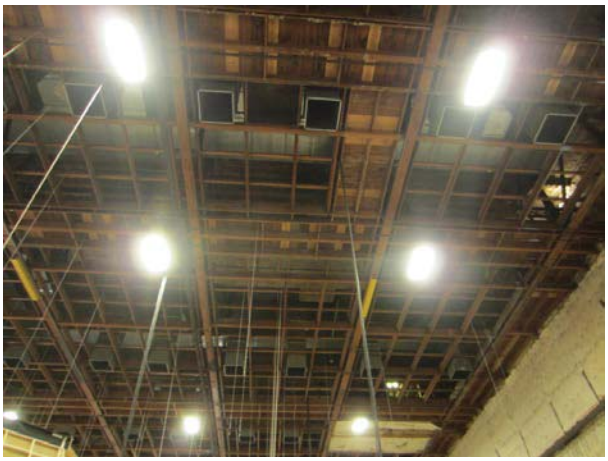


Figure 93: Interior, View of Ceiling (PCR, 2015)

b. Integrity Analysis

Stage 11/12/14 retains integrity of workmanship, feeling, materials, location, setting, association, and feeling. Originally constructed in 1927 as Stage 6, Stage 11/12/14 was sound proofed in 1931. A rear one-story addition (dressing rooms) was added in 1932, Stage 15 was added to the south elevation in 1940, and the original Stage 6 was divided into three sound studios sometime before 1950 (represented on the 1950 Sanborn Map as divided). As a whole, Stage 11/12/14 retain enough workmanship, feeling, and materials to represent the Cecil B. DeMille and David O. Selznick eras. Furthermore, Stage 11/12/14 retains its feeling and association as a sound studio and its original location.

c. Significance Evaluation

Stage 11/12/14 retains integrity from its period of significance, the Cecil B. DeMille Era, and appears to have enough historical significance to represent the history of The Culver Studios. The Stage is eligible for the California Register under criteria A/1 and for local designation by the City of Culver City. Previous surveys have identified Stage 11/12/14 as individually eligible for the National Register. Since Stage 11/12/14 has been acknowledged as National Register eligible and also appears to be eligible for the California Register and local designation, it is considered a historical resource pursuant to the CEQA Guidelines, Section 15064.5(a). Furthermore, Stage 11/12/14 is eligible as a contributor to a potential historic district.

21. Architectural Description, Integrity Analysis, and Significance Evaluation of Sound Stage 15/16

a. Architectural Description

In 1940, Stage 15/16 was constructed onto the side (south) elevation of Stage 11/12/14. Stage 15/16 has a concrete foundation, wood-frame, concrete piers, steel columns, steel truss roof, and wood sash windows and doors. Stage 15/16 is sheathed in stucco and devoid of ornamentation. The 1942 assessor records notes the original structure had two inch wool blanket insulation/interior finish, whichappears to be intact.

The primary (east) elevation is set back from Stage 11/12/14 approximately thirteen feet. At the corner created by the intersection of Stage 11/12/14 and Stage 15/16, is a one-story bathroom (original, constructed in 1940). Two oversize metal sliding doors punctuate the east elevation. Located in between the

oversize metal sliding doors, is a twenty foot by twenty-nine foot storage addition with a shed roof added in 1943.

The secondary south and west elevations are utilitarian in appearance and plain stucco surfaces. Located on the south elevation is a screen dock constructed of wood in 1942 and a fan protected by a shed roof near the roofline. A process screen stage room protrudes from the northern end of the rear elevation and has a heavy metal door and wall light. To the west of the east elevation along the parcel line is another scene dock





Figure 94: (Left) East Elevation, View West (PCR, 2015)
Figure 95: (Right) South End of East Elevation, View West (PCR, 2015)



Figure 96: South and East Elevations, Showing Screendock, View Northwest (PCR, 2015)




Figure 97: (Left) West Elevation, View North (PC,R 2015)
Figure 98: (Right) Rear (West) Elevation, View Towards Doorway into the Process Screen Stage, View North (PCR, 2015)




Figure 99: (Left) West Elevation, View East (PCR, 2015)
Figure 100: (Right) Interior of Studio Showing Woo Blanket Insulation, View East (PCR, 2015)

b. Integrity Analysis

Stage 15/16 retains integrity of workmanship, feeling, materials, location, setting, association, and feeling. In 1940, Stage 15/16 was constructed onto the side (south) elevation of Stage 11/12/14. Stage 15/16 appears to be overall intact and retains its original materials, workmanship, design, and location. Furthermore, Stage 15/16 retains its feeling and association as a sound stage.

c. Significance Evaluation

Stage 15/16 was built in 1940 onto the rear of Stage 11/12/14 and retains integrity from its period of significance David O. Selznik Era. Previous surveys have identified Stage 15/16 as individually eligible for the National Register. Stage 15/16 retains its integrity and appears to be eligible for the California Register and local designationbecause of its historical contribution to the David O. Selznik Era. Since Stage 15/16 has been acknowledged as National Register eligible, appears eligible for the California Register, and also appears to be eligible for local designation, it is considered a historical resource pursuant to the CEQA Guidelines, Section 15064.5(a). Furthermore, Stage 15/16 is eligible as a contributor to a potential historic district.

C. EVALUATION OF POTENTIAL HISTORICAL DISTRICT WITHIN THE PROJECT SITE

1. Property Type: Motion Picture Studio

The City of Los Angeles recently developed a property type description for Major Motion Picture Studios through their SurveyLA program.[47] Their focus for this property type description was *The Big Eight* studios, discussed previously in the historic context, seven of which were located in the City of Los Angeles (MGM was based in Culver City and RKO operated studios both in Hollywood and Culver City). This property type description suggested eligibility standards, character defining features, integrity considerations, and a period of significance (Appendix K). PCR used the information provided by the City of Los Angeles as a baseline for developing a more thorough property type description. After reviewing and comparing several Sanborn Maps (Appendix E) of *The Big Eight* studios, PCR compiled a list of features these major studios had in common. The identified features were further evaluated as "Significant" or "Contributing" using standards presented in the National Parks Service's *Preservation Brief 17, Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character.* Based upon the idea that some features are more significant to the character of a site than others, PCR identified "Significant" features as those directly related to the production of motion pictures, while other features associated with supporting roles were identified as "Contributing" features.

a. Major Motion Picture Studio: Essential Physical Features

Significant Features

- Administration Facilities
- Processing Facilities (Film Processing, Cutting Rooms)
- Sound Stages
- Back-Lots
- Construction Facilities (Machine Shops, Carpentry and Planing Mills, Paint Shop)
- Talent Facilities (Dressing Rooms, Writers' Offices, Production Offices)

Contributing Features

- Power House
- Storage Facilities
- Service Facilities (Hospital, Commissary, Police Stations, Fire Facilities, etc.)
- Landscaping and Circulation
- Water Tower
- Gates and Gate Houses

[47] *SurveyLA Historic Context Outline and Summary Tables: Entertainment Industry, 1908-1980, 8, http://www.preservation.lacity.org/files/Entertainment%20Industry%2C%201908-1980.pdf, accessed July 7, 2015.*

b. Integrity Criteria

The City of Los Angeles' Office of Historic Resources **Major Motion Picture Studio property type** suggests integrity considerations for potential districts associated with that theme. Potential historic districts associated with the Major Motion Picture Studio theme should maintain integrity of location, feeling, design, and association (Appendix K), which were previously defined on page 8 of this report.[48] PCR agreed with the City of Los Angeles' integrity considerations, employing them during the evaluation of the potential The Culver Studios Historic District.

2. Architectural Description, Significance Evaluation, and Integrity Analysis, of The Culver Studios

a. Architectural Description

In 1918, Thomas Ince constructed what would eventually be known as The Culver Studios. Ince purchased a trapezoidal shaped fourteen acre tract, Tract Number 2530, which was subdivided into six lots in 1917. The studio lot is oriented to the northwest, with its American Colonial Revival Style Administration Building (Building C) fronting towards Washington Boulevard. Buildings on the site fall into two architectural styles. While many of the support buildings and sound stages are simple utilitarian structures, most of the administration Buildings are designed in the American Colonial Revival style, defining the architectural theme for the site. Although the administration buildings provide a pleasant appearance throughout the lot, it is the utilitarian sound stages that dominate the landscape, both physically and programmatically. The sound stages are large structures, three or more stories in height, and occupy a majority of the site's area, which is expected because they form the basis for the lot's existence. In addition to the sound stages, the site possesses utilitarian structures used in a support role, such as Buildings X, Y, and Z. The site also incorporates multiple former dressing room facilities, including four bungalows, which have been repurposed as production office spaces. Many of the buildings situated along the edges of the property and double as barriers to the outside public. Spaces between the buildings are infilled with brick wall barriers. Access to the site is gained through one of four possible gates. While Gate 3 and Gate 4 appear to remain in their original locations, the physical gates themselves have been replaced and associated gatehouses are new construction (alterations). Additional alterations to the site include the construction of Building J in 2006 and Building P/Stage 5/6 added in 1988. Along with the gates, the structures were not evaluated because they were constructed outside the period of significance.

b. Significance Evaluation

The Culver Studios is associated with the themes presented in the historic context: The Major Motion Picture Studios (1919-1949); Harry Culver (1880-1946); Incorporation of Culver City (1913-1917); Heart of Screenland (1915-1929); and Ince Studios (The Culver Studios) Development (1918-1949). Based upon these themes, PCR identified a period of significance of 1918-1949, beginning with Thomas Ince's founding of Ince Studios in 1918 and ending with the 1949 bankruptcy of Vanguard Pictures, David O. Selznik's final venture on the former Ince Studio's lot. Based on the identified historic contexts, The Culver Studios has historic significance under national and state criteria A/1 due to its association with *The Big Eight* motion picture studios, B/2 for its association with historic personages, Thomas Ince and David O. Selznik, who contributed greatly to the development of the early motion picture industry, and finally, under criteria C/3 as

[48] *Ibid.*

a potential historic district. Furthermore, the Subject Property appears eligible under the criteria presented in the Culver City Preservation ordinance:

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

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The Culver City Historic Preservation Ordinance: Is the structure(s) of "historical or cultural significance"?

When Harry Culver established Culver City in 1913, he knew the survival of his small community would depend on the development of a local industry providing an economic base. While other communities focused on manufacturing, Culver's fascination with the motion picture industry inspired him to make Culver City the "Heart of Screenland." During the 1920s, after the passing of Thomas Ince, the studio became affiliated with RKO, which was grouped with the most successful studios in the motion picture industry, commonly referred to as The Big Eight. However, nearby Metro-Goldwyn-Meyer (MGM), formerly Ince-Triangle Studios, was considered the number one studio in the industry for many years. RKO operated the property until leasing it to David O. Selznik in 1935. Selznik International Studios and RKO shared the lot until 1939, when RKO relocated a majority of its filming to its Gower Street Studio. The Subject Property's association with RKO, one of *The Big Eight* motion picture production companies, is evidence of its significant economic contributions to the development of The Culver Studios. Furthermore, RKO's position among *The Big Eight* motion picture studios demonstrates the property's momentous contributions to the motion picture industry, making it significant to state and national history.

Therefore, The Culver Studios appears eligible for the National Register under criterion A, for the California Register under Criterion 1, and for local designation as a resource associated with events that have made a significant contribution to the broad patterns of our history.

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

The Culver City Historic Preservation Ordinance: Is the structure(s) of "historical or cultural significance"?

The Subject Property is identified with Thomas Ince, whose numerous contributions to the motion picture industry include the establishment of the producer's role in film making, as well as the production of over 800 films. Furthermore, the Studio is associated with David O. Selznik, who leased the property from RKO in 1935, establishing Selznik International Studios. Selznik produced many notable films during his time on the Subject Property, including *Gone with the Wind* in 1939. In 1943, Selznik International Pictures closed and David O. Selznik formed Vanguard Pictures. Selznik continued to produce notable films under the "Vanguard Pictures" label, including *The Paradine Case* by Alfred Hitchcock, featuring Gregory Peck in 1948. The company later went bankrupt in 1949, ending the Subject Property's association with Selznik and concluding its period of significance.

Therefore, due to The Culver Studios' direct association with Thomas Ince (1918-1924) and David O. Selznik (1935-1949), both significant to the historic development of the motion picture industry, the Subject Property appears to be eligible for listing under the National Register Criterion B, California Register Criterion 2, and for local designation as a resource associated with the lives of persons significant in our past.

Architecture

With regard to architecture, design or construction, the following are the relevant criteria:

> **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
>
> **California Register Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

The Culver City Historic Preservation Ordinance: Is the structure(s) of "architectural significance"?

The Studio began as a small independent lot under Thomas Ince. Upon his death in 1924, the lot was purchased by Cecil B. DeMille and eventually absorbed into what would become RKO. RKO became one of *The Big Eight* motion picture production companies, along with MGM, Columbia, United Artists, Fox, Universal, Warner Brothers, and Paramount. These studios separated themselves from other small independents by their use of what became known as the "Studio System," which allowed them to control their product from inception to public consumption. During the RKO period, the Studio doubled in size, adding multiple new sound stages and support buildings. In 1935, RKO began leasing the Studio to David O. Selznik, whose Selznik International Studios is considered an independent production company. However, the Studio had already undergone the physical changes associated with the Major Motion Picture Studios and the success of the "Studio System." Architecturally, the Studio is most closely associated with its context as one of *The Big Eight* motion picture studios. All of the studios affiliated with *The Big Eight* motion picture production companies remain in existence and are still in use today, including the former MGM Studios (now occupied by Sony Pictures) also located in Culver City. Therefore, the Studio is not an exceptional, distinctive,

outstanding, or singular example of its type or style. However, the Subject Property does present a significant and distinguishable entity whose components may lack individual distinction (commonly referred to as a historic district).

Therefore, due to the Studio's association with *The Big Eight* motion picture studios and the continued existence of all *The Big Eight* studios, including one (MGM) also located in Culver Studios, The Culver Studios does not appear to meet National Register Criterion C, California Register Criterion 3 or the local criteria as an exceptional, distinctive, outstanding, or singular example of its type or style. However, the Studio does meet National Register Criterion C for eligibility as a group of buildings, structures, and features related to historic events and/or personages.

Archaeology

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

The Studio is a highly developed property that has undergone many changes throughout its history and is not likely to yield any information important to prehistory or history. Therefore, the Subject Property does not meet the above criterion at the national or state level.

c. Integrity Analysis

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states "For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished."[49] PCR categorized each potential contributor using the list of Essential Physical Features identified for the Major Motion Picture Studio property type (developed by PCR and discussed on page 71 of this report). To determine if the Studio retained enough historic character to convey its significance, PCR utilized the Integrity Considerations identified by SurveyLA for the Major Motion Picture Studio property type (Location, Feeling, Design, and Association).[50] To determine which of the extant buildings dating from the period of significance (1918-1949) should be considered contributors, PCR applied the SurveyLA Integrity Consideration to each individual building, determining if the building contributed to the overall integrity of the potential district.

[49] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf, accessed July 7, 2013.* 46.

[50] *SurveyLA Historic Context Outline and Summary Tables: Entertainment Industry, 1908-1980, 8, http://www.preservation.lacity.org/files/Entertainment%20Industry%2C%201908-1980.pdf, accessed July 7, 2015. (Appendix K)*

Essential Physical Features

Description	Period	Integrity	Significance
Administration Facilities			
Building C	Ince	Location: Yes	Contributor
		Feeling: Yes	
		Design: Yes	
		Association: Yes	
DeMille Theatre	RKO	Location: Yes	Contributor
		Feeling: Yes	
		Design: Yes	
		Association: Yes	
Building D	Selznik	Location: Yes	Contributor
		Feeling: Yes	
		Design: Yes	
		Association: Yes	
Building E	RKO	Location: Yes	Contributor
		Feeling: Yes	
		Design: Yes	
		Association: Yes	
Building H	RKO	Location: Moved after P.O.S., however not a significant loss of integrity.	Contributor
		Feeling: Yes	
		Design: Yes	
		Association: Yes	
Building I	Ince	Location: Moved after P.O.S., however not a significant loss of integrity.	Contributor
		Feeling: Yes	
		Design: Yes	
		Association: Yes	

Description	Period	Integrity	Significance
Non-Contributors			
Building J	New	Location: NA Feeling: NA Design: NA Association: NA	Non-Contributor: Outside of the period of significance.

Description	Period	Integrity	Significance
Back-Lot			
Non-Contributors			
No Longer Extant			

Description	Period	Integrity	Significance
Sound Stages			
Stage 2/3/4	RKO	Location: Yes Feeling: Yes Design: Yes Association: Yes	Contributor
Stage 7/8/9	RKO	Location: Yes Feeling: Yes Design: Yes Association: Yes	Contributor
Stage 10	RKO	Location: Moved during P.O.S., however not a significant loss of integrity. Feeling: Yes Design: Altered during P.O.S. not a significant loss of integrity. Association: Yes	Contributor
Stage 11/12/14	RKO	Location: Yes Feeling: Yes Design: Yes Association: Yes	Contributor
Stage 15/16	Selznik	Location: Yes Feeling: Yes Design: Yes Association: Yes	Contributor
Non-Contributors			
Stage 5/6 (Building P)	New	Location: NA Feeling: NA Design: NA Association: NA	Non-Contributor: Outside of the period of significance

Description	Period	Integrity	Significance
Processing Facilities			
Non-Contributors			
No Longer Extant			

Description	Period	Integrity	Significance
Construction Facilities			
Non-Contributors			
Building O	Ince	Location: Yes Feeling: No Design: No Association: No	Non-Contributor: Integrity
Building Y	RKO	Location: Yes Feeling: No Design: No Association: No	Non-Contributor: Integrity
Building Z	Ince	Location: Yes Feeling: No Design: No Association: No	Non-Contributor: Integrity

Description	Period	Integrity	Significance
Talent Facilities			
Building S	Selznik	Location: Yes Feeling: Yes Design: Yes Association: Yes	Contributor
Building T	Selznik	Location: Yes Feeling: Yes Design: Yes Association: Yes	Contributor
Building U	RKO	Location: Yes Feeling: Yes Design: Yes Association: Yes	Contributor
Building V	RKO	Location: Yes Feeling: Yes Design: Yes Association: Yes	Contributor
Building W	RKO	Location: Yes Feeling: Yes Design: Yes Association: Yes	Contributor
Non-Contributors			
None			

Description	Period	Integrity	Significance
Power House			
Building N	RKO	Location: Yes Feeling: Yes Design: Yes Association: Yes	Contributor

Description	Period	Integrity	Significance
Storage Facilities			
Non-Contributors			
Building X	Selznik	Location: Yes Feeling: No Design: No Association: No	Non-Contributor: Integrity

Description	Period	Integrity	Significance
Service Facilities			
Non-Contributors			
Building L (Commissary)	RKO	Location: Yes Feeling: No Design: No Association: No	Non-Contributor: Integrity

Description	Period	Integrity	Significance
Landscaping and Circulation			
Front Landscaping	RKO	Location: Yes Feeling: Yes Design: Yes Association: Yes	Contributor
Non-Contributors			
Rear Landscaping	New	Location: NA Feeling: NA Design: NA Association: NA	Not from P.O.S.

Description	Period	Integrity	Significance
Gates and Gate Houses			
Non-Contributors			
Gate 1	New Construction	Location: NA Feeling: NA Design: NA Association: NA	Non-Contributor: Outside of the period of significance
Gate 2	New Construction	Location: NA Feeling: NA Design: NA Association: NA	Non-Contributor: Outside of the period of significance

Description	Period	Integrity	Significance
Gates and Gate Houses			
Non-Contributors			
Gate 3	New Construction	Location: Yes	Non-Contributor: Outside of the period of significance
		Feeling: No	
		Design: No	
		Association: No	
Gate 4 (No Gate House)	New Construction	Location: Yes	Non-Contributor : Outside of the period of significance
		Feeling: No	
		Design: No	
		Association: No	

Description	Period	Integrity	Significance
Water Tower			
Non-Contributors			
No Longer Extant			

All examples of Processing Facilities dating from the period of significance have been demolished as well as the Studio's Back Lot and Water Tower. The iconic studio gates and gate houses have all been altered in the recent past as has Building L, once the Studio's commissary and only example of a Service Facility. Buildings O, Y, and Z represent the Subject Property's only remaining examples of Construction Facilities, however they lack the integrity necessary to be considered contributors to the potential district. Furthermore, the remaining buildings from the period of significance no longer share the same physical relationship with their surroundings. Circulation patterns throughout the lot are largely defined by negative space between the Studio's stages and support buildings. Since many of the support buildings have been removed over time (Film Processing and Storage Facilities), the Studio's network of circulation paths has been altered. Significant portions of the lot have been demolished or altered since the period of significance (Figures 101 & 102). The alterations have resulted in a compromise to the Studio's integrity of feeling, association, and design. The once dense interior of the Studio has been replaced with open space, periodically infilled with temporary trailers (Figures 103-105).

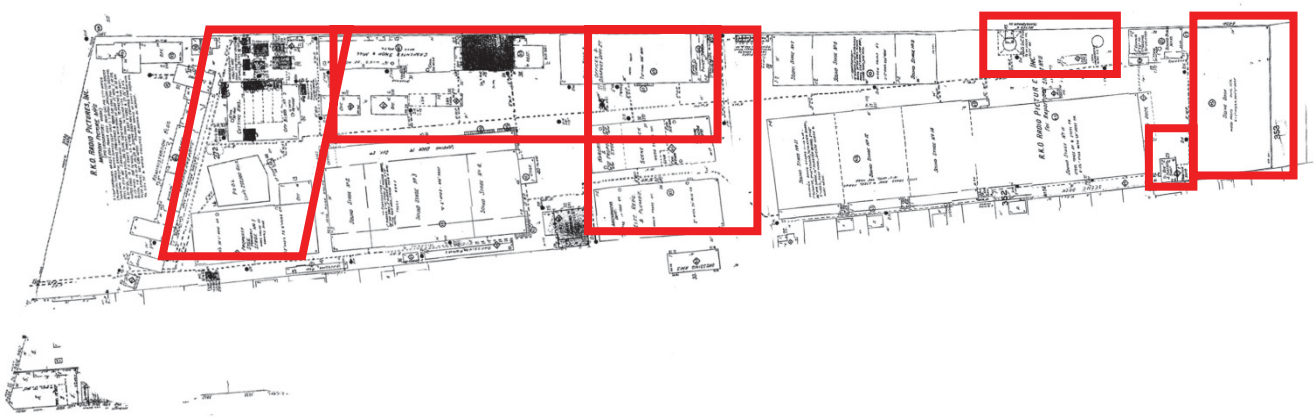


Figure 101: 1950 Sanborn map depicting the Studio at the end of its period of significance. Portions outlined in red have been demolished or altered and no longer contribute to the potential district. (PCR, 2015)

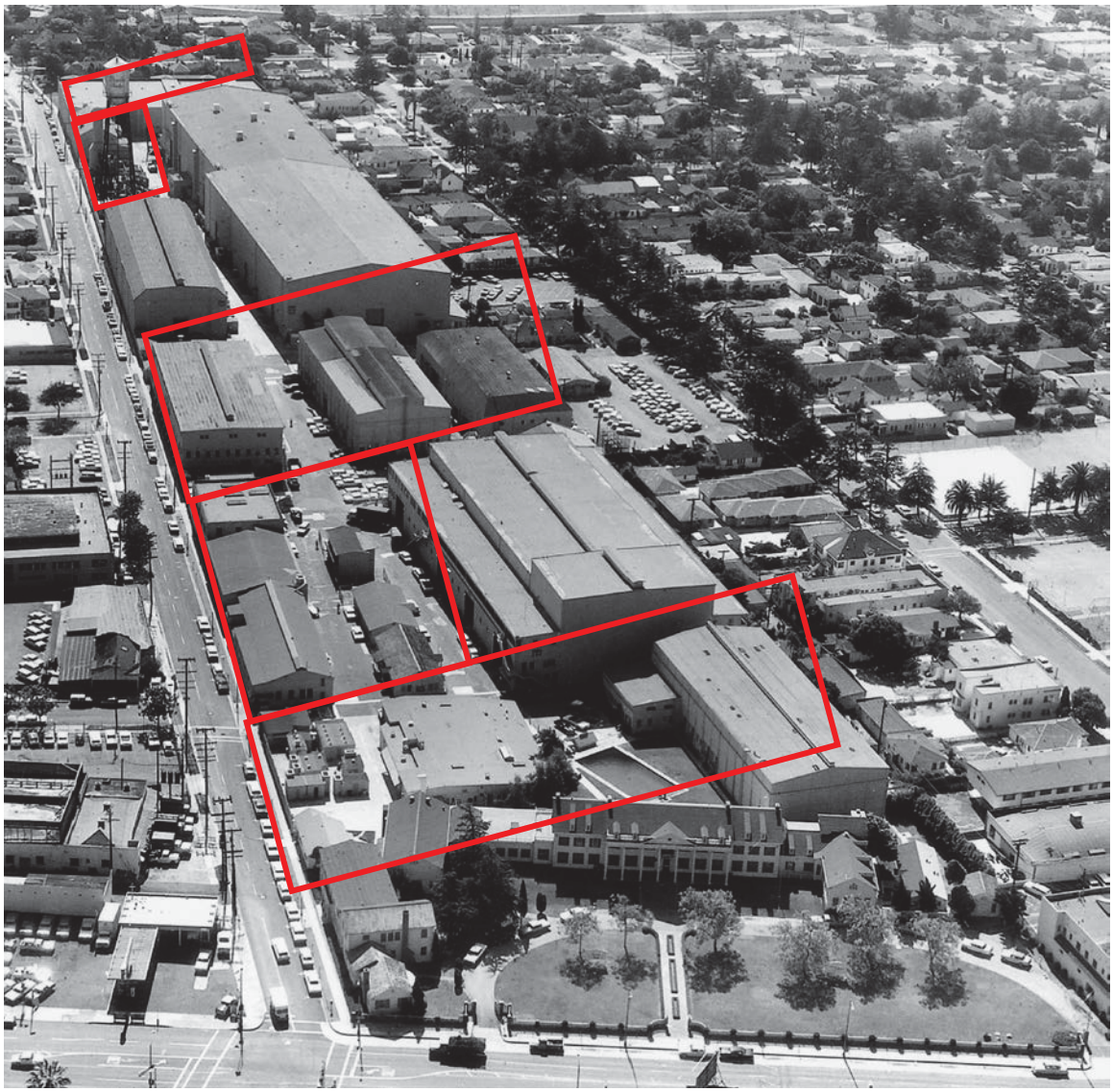


Figure 102: Aerial view of The Culver Studios, circa 1958. Areas outlined in red represent portions of the Studio that have lost integrity due to demolition or alteration (Bison Archives).

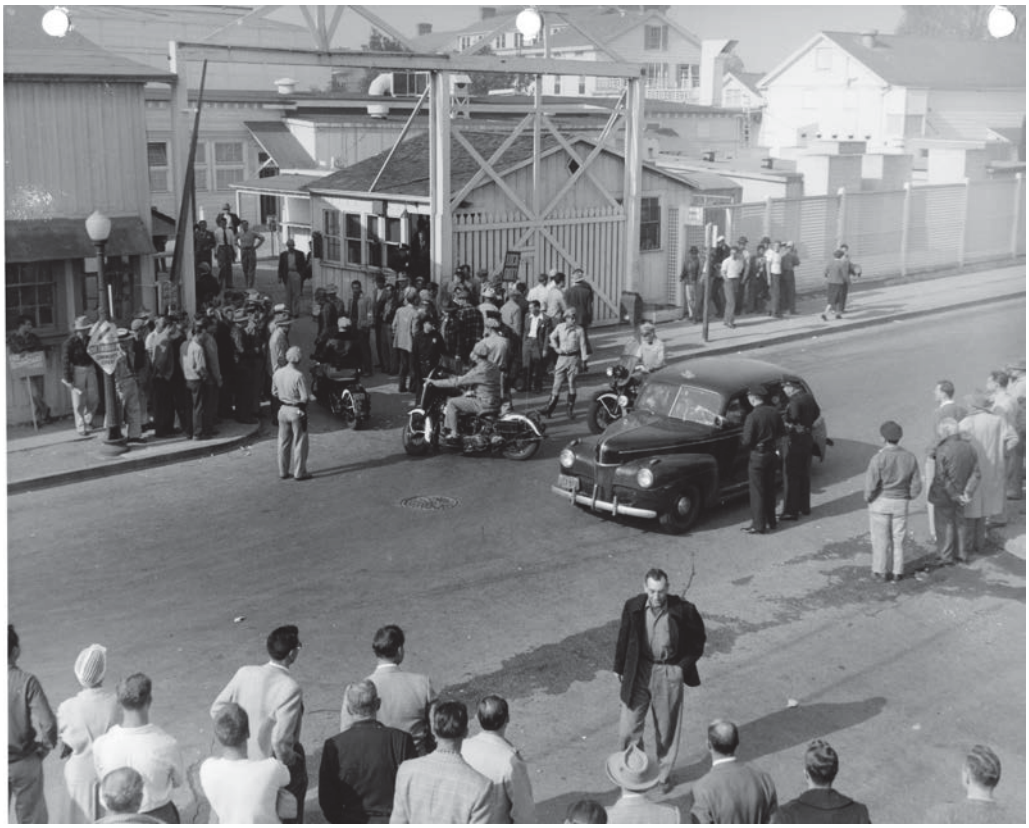


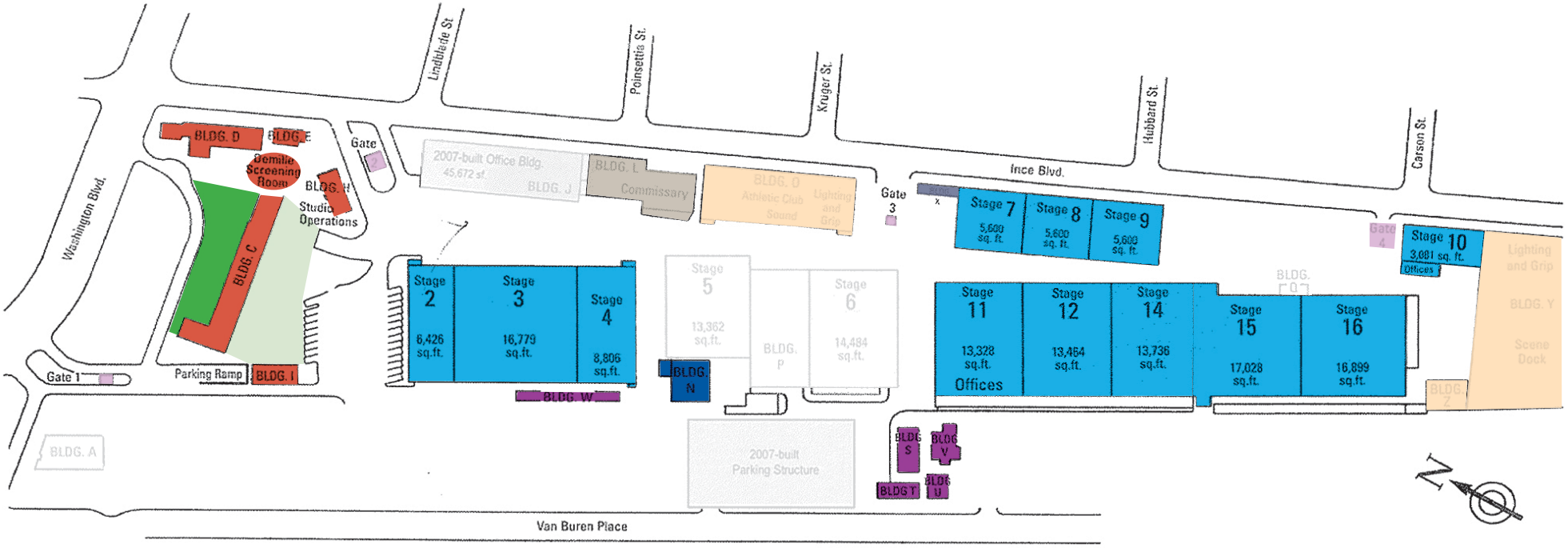
Figure 103: Formerly Gate # 1, circa 1946. Structures in the background include several film vaults and processing facilities that once occupied the area behind Building C (the Mansion Building). Today this area is composed of a parking lot, open landscaping, and relocated administration buildings. View Northwest (Bison Archives).





Figure 104: (Left) Present day view of The Culver Studios' interior, View Southeast (PCR, 2015).
Figure 105: (Right) Interior view of The Culver Studios, circa 1976, View Southeast (Bison Archives).

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District Contributors

- Administration Facilities
- Sound Stages
- Talent Facilities
- Power House
- Landscaping and Circulation

District Non-Contributors

- Construction Facilities
- Storage Facilities
- Service Facilities
- Gates and Gate Houses
- Landscaping and Circulation (Non-Contributing)
- BLDG Buildings (Non-Contributing)

PCR

Character Defining Features

The Culver Studios Historic Resource Assessment

Source: The Culver Studios, 2015; PCR Services Corporation, 2015.

FIGURE
106

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D. CONCLUSION

Although the Studio is identified as potentially eligible as a historical resource under national and state criteria A/1, B/2, C/3 and the Culver City Historic Preservation Ordinance, the Subject Property lacks integrity and no longer retains the historic feeling of an early twentieth-century motion picture studio. The Studio only possesses five (5) of the twelve (12) Essential Features of the Major Motion Picture Studio property type; Administration Facilities, Stages, Talent Facilities, Power House, and its iconic landscaping. The Subject Property is missing important examples of Film Processing Facilities, Construction Facilities, Storage Facilities, Service Facilities, Back-Lot, Gates and Gatehouses, and its iconic Water Tower dating from the period of significance. In its present condition, there is little remaining to distinguish the property as a Major Motion Picture Studio. Figure 106 displays the Studio's remaining character defining features, categorized by their individual building types and identified as contributors or non-contributors. The site is dominated by sound stages but has lost important supporting structures from the period of significance. Despite the Subject Property's deficiencies, it should be noted that the American Colonial Revival style administration buildings and landscaping closest to Culver Boulevard are intact character defining features specific to The Culver Studios (Ince Studios), however the rest of the property possesses few features that would distinguish it from any other group of industrial facilities. Based on these findings, PCR believes the Studio does not fully meet the threshold of significance and is not eligible as a historic district representing the Major Motion Picture Studio property type.

While The Culver Studios do not appear eligible as a historic district, several buildings appear individually eligible at the federal, state, and local level. Six structures have been designated at the local level as Landmark and Significant structures, and also appear eligible for the National Register. Building C and D are designated as Landmark structures by the City. Building S, T, U, and V are designated as Significant structures. In addition, PCR found Stage 2/3/4, Stage 7/8/9, Stage 11/12/14, and Stage 15/16 appear eligible for the National Register, and Building E, H, and I appear eligible for local listing. The eligibility of the structures PCR evaluated are listed in Table 5 below.

Table 5

Identified Structures and Their Eligibility

Address	Date	Eligibility	Criteria	HRI Status Code
Building C and DeMille Theatre	1918-19, 1929 (DeMille Theatre)	National Register	A/1, C/3 Landmark Structure	3S, 3CS, 5S1
Building D	1919	National Register	A/1, C/3 Local Listing	3S, 3CS, 5S1
Building E	1925	Local Designation	Local Listing	5S3
Building H	1925	Local Designation	Local Listing	5S3

Table 5 (Continued)

Identified Structures and Their Eligibility

Address	Date	Eligibility	Criteria	HRI Status Code
Building I	1919	Local Designation	Local Listing	5S3
Building L	1926	Not Eligible	None	6Z
Building N	1926	Not Eligible	None	6Z
Building O	1919	Not Eligible	None	6Z
Building S	1936	National Register	A/1 Significant Structure	3S, 3CS, 5S1
Building T	1942	National Register	A/1 Significant Structure	3S, 3CS, 5S1
Building U	1941	National Register	A/1 Significant Structure	3S, 3CS, 5S1
Building V	1929	National Register	A/1 Significant Structure	3S, 3CS, 5S1
Building W	1922-27	Not Eligible	Not Eligible	6Z
Building X	1948	Not Eligible	None	6Z
Stage 2/3/4	1926	National Register	A/1 Local Listing	3S, 3CS, 5S3
Stage 7/8/9	1929	National Register	A/1 Local Listing	3S, 3CS, 5S3
Stage 10	1928	Not Eligible	None	6Z
Stage 11/12/14	1927	National Register	A/1 Local Listing	3S, 3CS, 5S3
Stage 15/16	1940	National Register	A/1 Local Listing	3S, 3CS, 5S3
Building Z	1922	Not Eligible	None	6Z
Building Y	1931	Not Eligible	None	6Z

V. CEQA IMPACTS ANALYSIS

A. SIGNIFICANCE THRESHOLDS

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

1. CEQA Guidelines

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

- Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- The significance of a historical resource is materially impaired when a project:

    A. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources; or

    B. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

    C. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Under CEQA, a proposed development must be evaluated to determine how it may impact the potential eligibility of a structure(s) or a site for designation as a historical resource. The Secretary of the Interior's Standards were developed as a means to evaluate and approve work for federal grants for historic buildings and then for the federal rehabilitation tax credit (see 36 Code of Federal Regulations ("CFR") Section 67.7). Similarly, CEQA recognizes the value of the Standards by using them to demonstrate that a project may be approved without an EIR. In effect, CEQA has a "safe harbor" by providing either a categorical exemption or a negative declaration for a project which meets the Standards (see State *CEQA Guidelines* Section 15331 and 15064.5(b)(3)).

B. ANALYSIS OF PROJECT IMPACTS

1. Project Description

The project, Amendment No. 6 to the Comprehensive Plan for development of The Culver Studios District ("the District"), would permit development on the studio site of three production office buildings totaling 205,700sf, plus a new parking structure with a total of 1,415 spaces. CPA#6 would include the construction of a new parking structure, and three new buildings providing production office space. Buildings to be removed as part of CPA#6 would include the Commissary Building, Building L, Building O, Building X, Building Y, Building Z and Stage 10. The removal of Building X is in conjunction with a realignment of the entrance at Gate 3. This realignment will also include the relocation of the guard shack at Gate 3, with the goal to make the entry at this location more efficient for studio vehicles and emergency vehicles. Building O, Building L and the commissary would be replaced by a new 90,000 sf "Building O" which will be five stories and 69 feet in height. Buildings Y, Z and Stage 10 will be replaced by a new 84,700 sf "Building Y" which will be 69 feet in height. New Building R will be constructed on the front of Stage 2/3/4, and will total 31,000 sf with 52 feet of height.

A seven-level parking structure will replace the existing 3-level parking structure adjoining Van Buren Place, which will have two subterranean levels and five levels on/above-grade, with a total of 1415 parking spaces. The four existing bungalows, Buildings S, T, U and V, currently located on the proposed parking structure site will be relocated to a Bungalow Lot behind the Mansion (Building C).

The overall project will include total demolition of 66,703 GSF of existing buildings and the addition of 205,700 GSF of new buildings plus 1,415 parking spaces. Project plans are included in Appendix I.

2. Direct Impacts

Direct impacts include physical demolition or alteration of a historical resource. The project would remove seven ineligible buildings including the Commissary Building, which is less than 45 years in age, and several altered buildings over 45 years in age that were found ineligible as historical resources in this investigation: Building L, Building O, Building X, Building Y, Building Z and Stage 10, all abutting Ince Boulevard. Since these seven buildings are ineligible as historical resources, the project would have no impact to these buildings under CEQA and no further evaluation is required. As discussed above in Part IV Evaluation, The Culver Studios appears ineligible for listing as a district under federal, state and local eligibility criteria due to a lack of integrity. The site has been significantly altered throughout its history, resulting in the loss of essential features to convey its historical significance as an early twentieth-century motion picture studio. As a result of these investigations, the proposed district was found ineligible for NR, CR or Local designation through survey evaluation.

There are several individually eligible historical resources that would be directly impacted by the project. A seven-level parking structure will replace the existing 3-level parking structure adjoining Van Buren Place. The four existing bungalows, Buildings S, T, U and V, currently located on the proposed parking structure site will be relocated to a Bungalow Lot behind the Mansion (Building C). The configuration and lay out of the Relocated Bungalow Lot under the project would retain the four bungalows in a historic grouping within the studio lot. Although the proposed configuration under the project retains the existing architectural hierarchy and elements of the Bungalows' original setting, the orientation and site plan will be slightly altered due to their new confined setting. The bungalows were originally laid out following the development

of the site with the older structures to the front (northeast) and the newer structures to the rear (southwest). The bungalows will be removed from their historic setting in proximity to the stages and within the residential corridor on Van Buren Place. The four existing bungalows are locally designated Significant Structures and are therefore considered to be historical resources under CEQA. The project would have an adverse impact to these four historical resources and appropriate mitigation measures are recommended below to reduce potential impacts to less than significant.

New Building R will have a triangular foot print to fit the available space and will be constructed on the north front of Stage 2/3/4. Building R will contain four stories of office space totaling 31,000 sf with 52 feet of height. Building R will abut the north end of Stage 2, and will be adjacent to the access road from Gate 2 and the Relocated Bungalow Lot. Building R will partially obscure the north front of Stage 2/3/4, and may physically impact the north front wall and/or structure of Stages 2 depending upon how Building R may be attached and/or structurally tied to the north wall of Stage 2. Sound Stage 2/3/4 is a large utilitarian structure on the northwest portion of the lot which is eligible for local designation and listing in the National Register. The three-story structure has a rectangular footprint that is oriented fronting north towards the Administration Building. The structure is clad with stucco and topped with a low pitched roof with a cupola or monitor roof that runs the length of the building. The primary character defining features of the building are located on the east elevation which will remain visible. The north elevation is a secondary elevation and has a characteristic shape and profile (Figure 14) but otherwise is a blank wall with "The Culver Studios" painted wall sign. The painted wall sign does not appear in historic photographs and is a recent alteration, not a historic sign. The north front of Stage 2/3/4 would project above Building R, exposing the distinctive character defining parapet. Stage 2/3/4 would remain otherwise intact, and would still be visually prominent when viewed from the center of the studio lot. As the primary (east elevation) of Stage 2/3/4is oriented toward the center of the studio lot, the construction of Building R would not obscure primary views of the east front of Stage 2/3/4. After project completion, Stage 2/3/4 would remain intact and the primary views of the east façade of the building would be retained. Therefore, the project would result in a less than significant impact because Stage 2/3/4 would remain eligible as a historical resource under national and state criteria A/1 and would remain eligible for local designation for its association with early motion picture production on the lot. However, the project would result in adverse impacts that would reduce the integrity of the north front of Stage 2/3/4; therefore, mitigation measures are provided below to reduce potential impacts to historical resources.

Under the project, the Mansion (Building C) would not be physically demolished, relocated or altered. While its immediate surroundings would be changed on the south side, a secondary elevation, the surroundings would not be materially impaired and Building C would continue to convey its historical significance.

3. Indirect Impacts

Indirect impacts were analyzed to determine if the Project would result in a substantial material change to the integrity of the resources and their immediate surroundings that would detract from the significance of historical resources within the Project vicinity. For the purpose of this assessment, the Indirect Impacts Study Area is defined as the area occupied by properties within viewing range of the subject property.

There are several primary views within the studio lot, along the long axis north and south, along the short cross axis from Gate 3 toward the existing Bungalow Lot, from Washington Boulevard south toward the Mansion (Building C), from the Mansion (Building C) toward the studio lot, and from the long axis north

toward the Mansion (Building C). The primary view along the long axis north and south would be retained under the project and the visual character of the individually eligible Stages 2/3/4, 7/8/9, 11/12/14, 15/16, would be retained unimpaired. As discussed above under **2. Direct Impacts**, views of the north front of Stage 2/3/4would be impaired under the project, and mitigation measures have been provided below. However, it is important to note that Stage 2/3/4 is significant for its role in early film production on the lot and not for its architectural features. Although Building R will result in impaired views of Stage 2/3/4, the Project would not impact Stage 2/3/4's historical significance. The stage would remain eligible as a historical resource under national and state criteria A/1 and would remain eligible for local designation for its association with early motion picture production on the lot. Views of the Mansion (Building C) from north to south would be reconstructed and preserved in accordance with the Secretary of the Interior's Standard because the lawn and landscape would be replaced. The south lawn of the Mansion (Building C) has been substantially altered over the years and does not retain integrity. Buildings H and I have been relocated, and a new elevator house for the subterranean parking structure has further compromised the integrity of the south lawn landscape. As such, views of the Mansion (Building C) and south lawn from the studio lot have been materially impaired. Construction of Building's O and R, and relocation of the bungalows, will not have an impact on views of the south lawn or the Mansion (Building C). With regard to off-site historical resources within view of the project, indirect impacts would be less than significant because the historical significance of the nearby properties would be retained unimpaired. Thus, indirect impacts under the project would be less than significant.

C. RECOMENDATIONS

The incorporation of appropriate mitigation measures to reduce potential adverse impacts to affected historical resources and the historic setting is recommended. After project completion, with mitigation incorporated, potential impacts to historical resources would be less than significant. Preparation of a Mitigated Negative Declaration (MND) is recommended for compliance with CEQA.

Additional recommendations include exploring the potential use of tax credits that may be available for the relocation of historical resources, the potential for façade easements, and the establishment of a "Motion Pictures Heritage Court" utilizing the relocated bungalows and exhibits demonstrating the buildings' history and association with important films produced by the studios.

Bungalows Relocation Recommended Mitigation (Less Than Significant Impact)

Mitigation Measure 1 (MM1) – Recordation Prior to the issuance of a relocation permit for the bungalows, a recordation document in accordance with Historic American Buildings Survey (HABS) Level III requirements shall be completed for the existing buildings. The HABS document shall be prepared by a qualified architectural historian or historic preservation professional. This document shall include a historical narrative on the architectural and historical importance of the subject property and record the existing appearance of the four bungalows in professional large format HABS photographs. The building exteriors, representative interior spaces, character-defining features, as well as the setting and contextual views shall be documented. All documentation components shall be completed in accordance with the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation (HABS standards). Original archivally-sound copies of the report shall be submitted to the HABS collection at the Library of Congress, and South Central Coastal Information Center, California State University, Fullerton, CA. Non-archival copies will be distributed to the City of Culver City

and Public Library. In addition, any existing and available design and/or as-built drawings shall be compiled, reproduced, and incorporated into the recordation document.

Mitigation Measure 2 (MM2) – Relocation, Storage, and Rehabilitation Prior to relocation, the bungalows shall be recorded (see Mitigation Measure 1: Recordation) before being moved to an appropriate on-site location with compatible setting and association qualities. A Relocation and Rehabilitation Plan shall be commission by the applicant and developed by a qualified historic preservation consultant. The Plan shall include relocation methodology recommended by the National Park Service (NPS), which are outlined in the booklet entitled "Moving Historic Buildings," by John Obed Curtis (1979). The Plan shall include an assessment of the building condition by a qualified engineer, and a shoring plan for relocation and storage, and relocation to the final site. If temporary storage is required, the storage conditions should closely follow the recommendations of NPS Preservation Brief 31: Mothballing Historic Buildings with regard to recommendations for structural stabilization, pest control, protection against vandalism, fire, and moisture, adequate ventilation which should be applied to the building at the temporary storage location to ensure the safety of the building during storage. A periodic maintenance and monitoring plan shall also be included in the Plan and implemented during the storage period in accordance with the guidance outlined in NPS Preservation Brief 31. The Relocation and Rehabilitation Plan shall be reviewed and approved by the City of Culver City prior to its implementation.

Upon relocation of the structures to the new site, any maintenance, repair, stabilization, rehabilitation, preservation, conservation, or reconstruction work performed in conjunction with the relocation of the building shall be undertaken in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Properties. In addition, a plaque describing the date of the move and the original location shall be placed in a visible location on each of the buildings. The removal, storage, relocation and rehabilitation process shall be monitored by a qualified historic preservation consultant at key intervals to ensure conformance with the Standards and NPS guidelines. The preservation consultant shall also be available to provide technical expertise to reduce potential impacts to historical resources from unforeseen circumstances.

Mitigation Measure 3 (MM3) – Interpretative Plaque/Marker A permanent metal plaque will be affixed to the primary elevation of the relocated buildings or a marker will be imbedded in the pavement in front, which will briefly explain that the buildings were relocated and its original site.

Stage 2/3/4 and New Building R Recommended Mitigation (Less Than Significant Impact)

Mitigation Measure 4 (MM4) – Preservation Design Recommendations The project design for Building R is presently conceptual and detailed plans are currently unavailable. A qualified architectural historian shall provide input to the project architect to revise the design in accordance with the Secretary of the Interior's Standards. Once the design has been finalized, the architectural historian will conduct a Secretary of the Interior's Standards review for submittal to the City of Culver City. The areas of concern are how the new Building R will structurally impact the Stages 2/3/4 where the two buildings abut and tie together.

VI. BIBLIOGRAPHY

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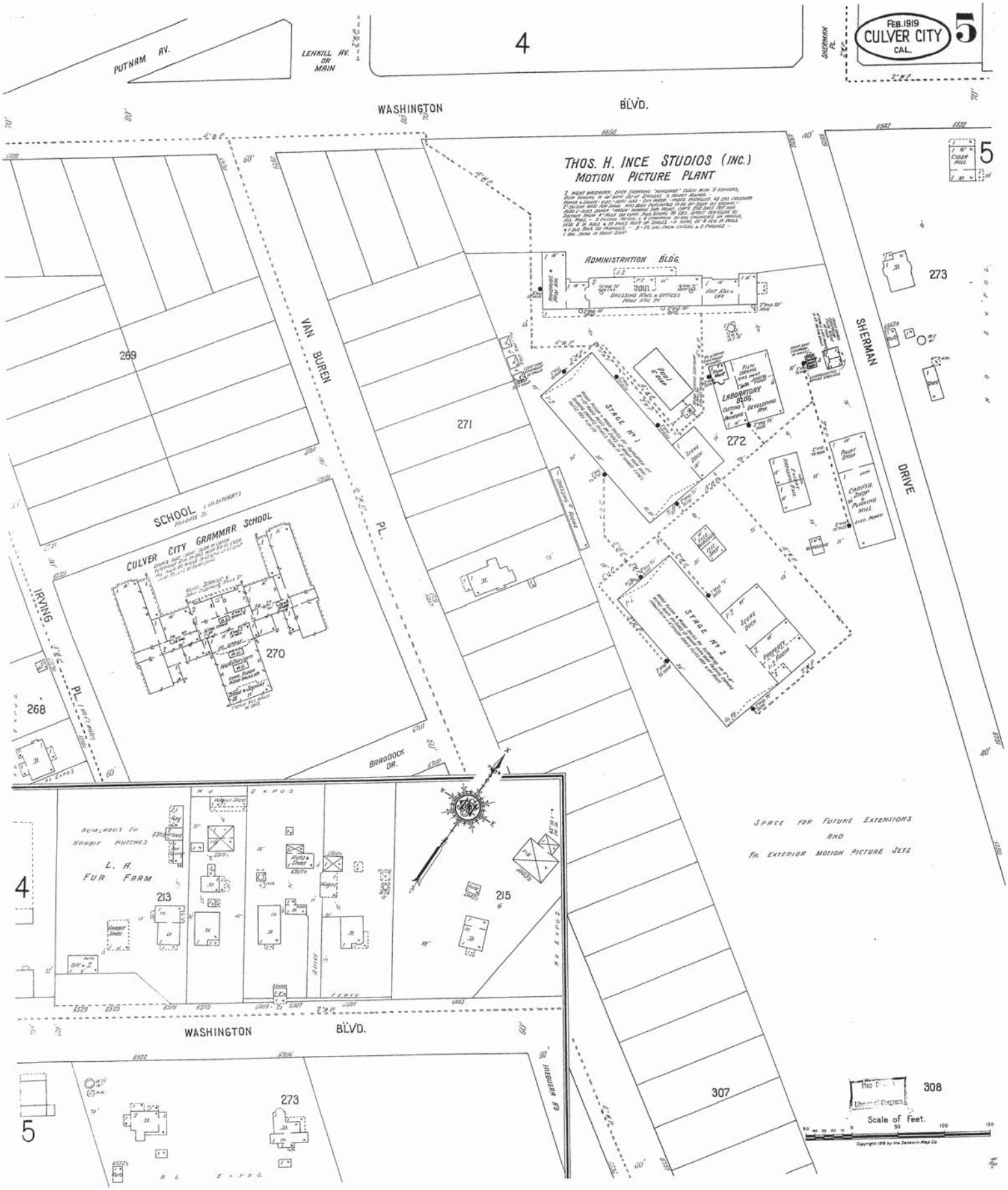
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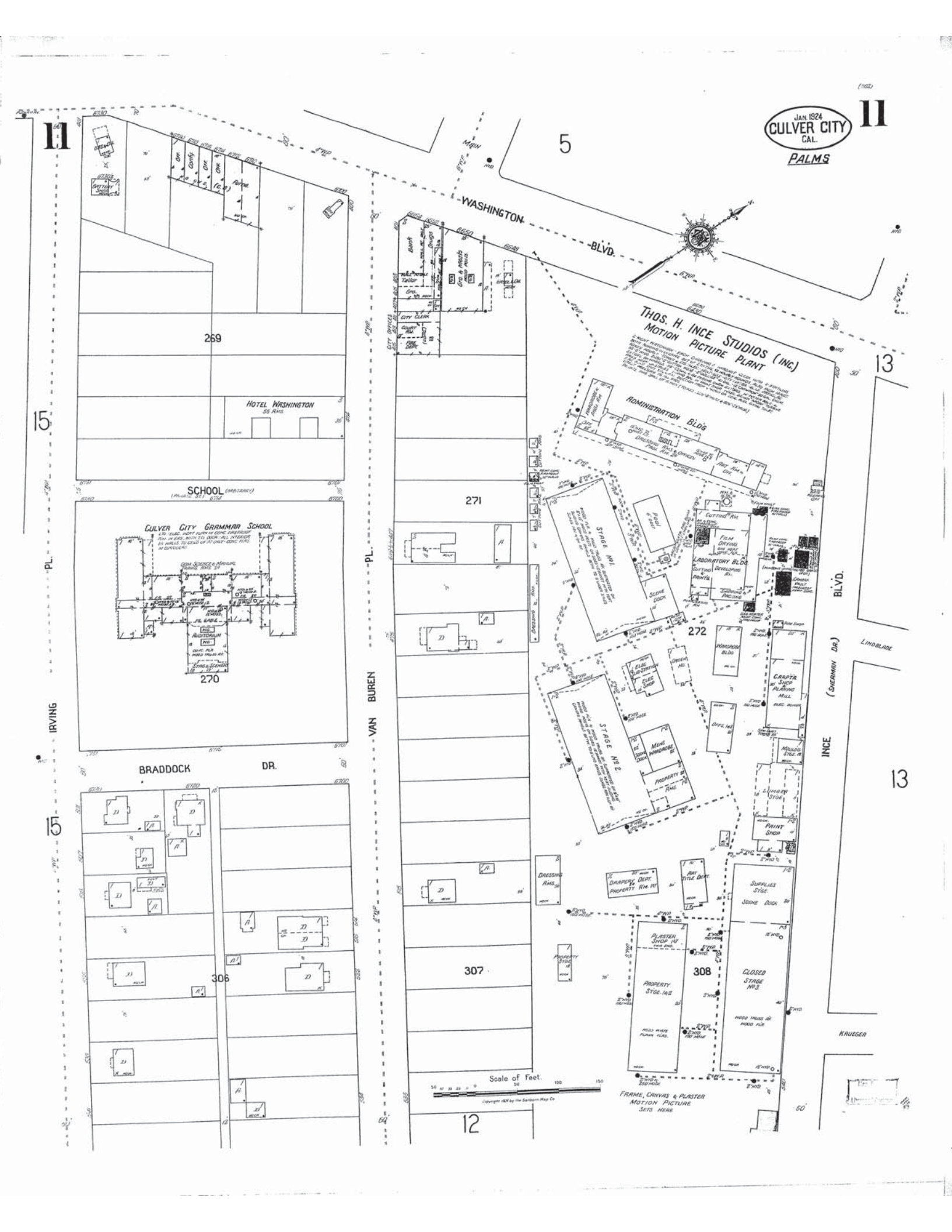
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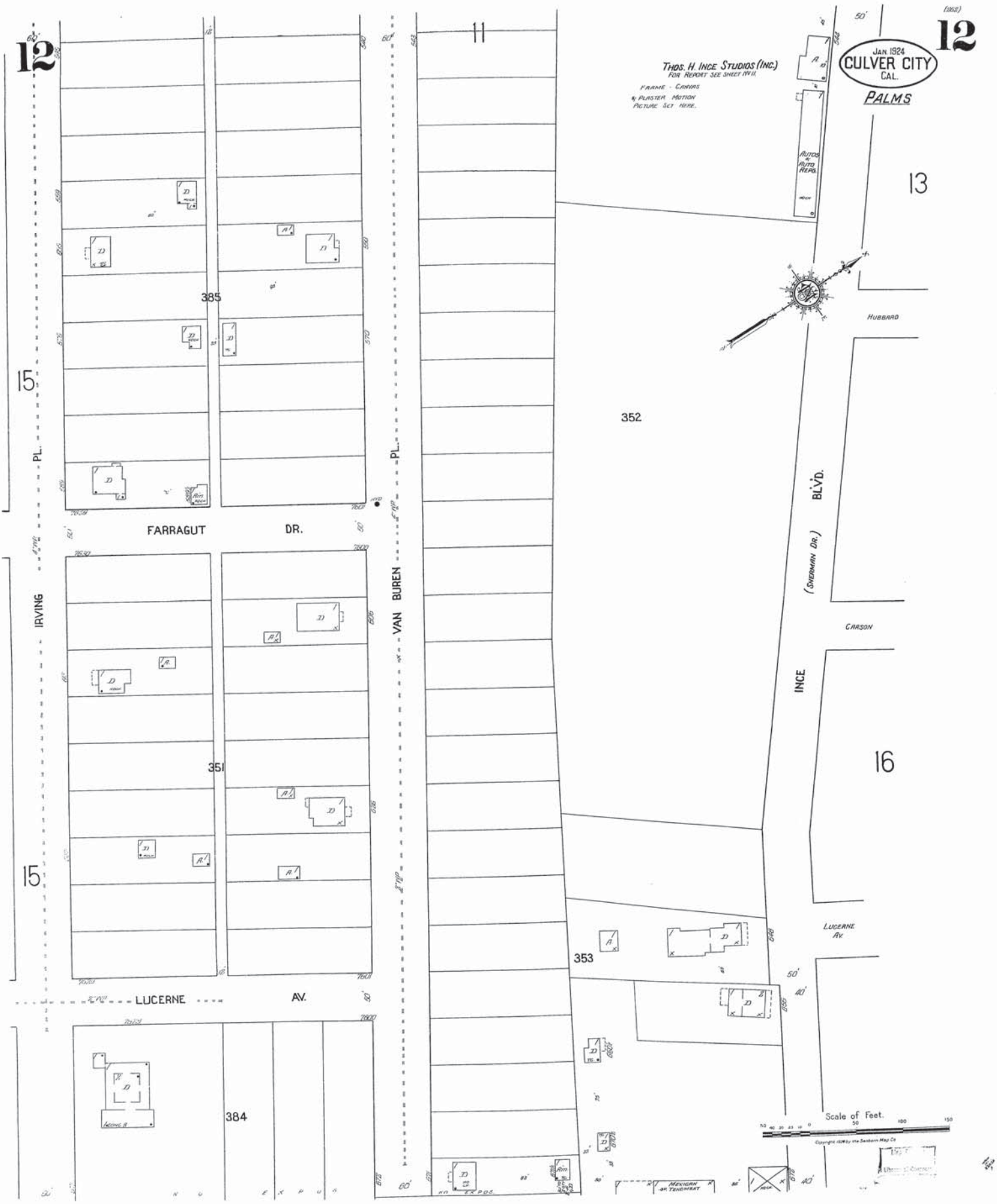
Sanborn Fire Insurance Company Maps – Santa Monica and Los Angeles, California.

Appendix A – 1919 Sanborn Map


FEB. 1919
CULVER CITY
CAL.
5
PUTNAM AV.
LENKILL AV. OR MRIN
4
SHERMAN PL.
WASHINGTON BLVD.
THOS. H. INCE STUDIOS (INC.)
MOTION PICTURE PLANT
ADMINISTRATION BLDG.
DRESSING RMS. & OFFICES
STAGE Nº 1
STAGE Nº 2
LABORATORY BLDG.
CUTTING & DEVELOPING RM.
PAINT SHOP
CARPTR. SHOP & PLANING MILL
SCENE DOCK
PROPERTY & ANIMAL ROOM
SPACE FOR FUTURE EXTENSIONS AND EX. EXTERIOR MOTION PICTURE SETS
VAN BUREN PL.
SHERMAN DRIVE
IRVING PL.
BRADDOCK DR.
SCHOOL
CULVER CITY GRAMMAR SCHOOL
L. A. FUR FARM
RABBIT HUTCHES
HIGUERA RD.
269
271
272
273
270
268
213
215
307
308
Scale of Feet.
Copyright 1919 by the Sanborn Map Co.

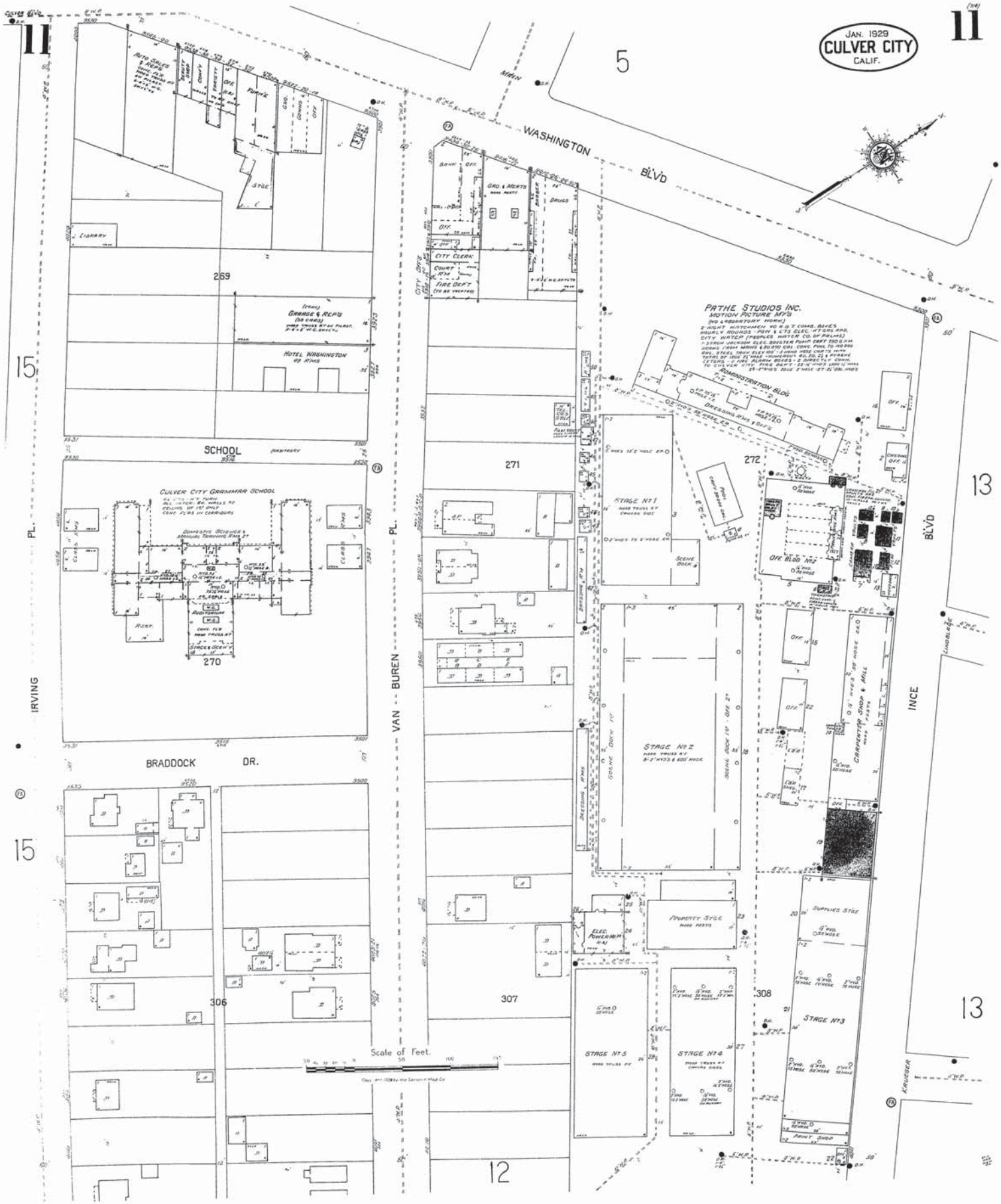
Appendix B – 1924 Sanborn Map, Sheets 11 and 12


JAN. 1924
CULVER CITY
CAL.
11
PALMS
WASHINGTON BLVD.
Main
THOS. H. INCE STUDIOS (INC.)
MOTION PICTURE PLANT
ADMINISTRATION BLDG
STAGE No. 1
STAGE No. 2
LABORATORY BLDG
CUTTING RM.
FILM DRYING
DEVELOPING RM.
PRINTING
SCENE DOCK
POOL 4' DEEP
WARDROBE BLDG.
CARPT. & SHOP PLANING MILL
ELEC. SUBSTATION
ELEC. SHOP
MENS WARDROBE
PROPERTY RMS.
DRESSING RMS.
DRAPERY DEPT. PROPERTY RM.
ART TITLE DEPT.
SUPPLIES STGE.
PLASTER SHOP
PROPERTY STGE.
CLOSED STAGE No. 3
MOULDS STGE.
LUMBER STGE.
PAINT SHOP
OFFICE
GREEN HO.
HOTEL WASHINGTON
55 RMS.
SCHOOL
CULVER CITY GRAMMAR SCHOOL
AUDITORIUM
269
270
271
272
306
307
308
IRVING PL.
VAN BUREN PL.
INCE BLVD. (SHERMAN DR.)
BRADDOCK DR.
LINDBLADE
KRUEGER
Scale of Feet.
FRAME, CANVAS & PLASTER MOTION PICTURE SETS HERE
Copyright 1924 by the Sanborn Map Co.

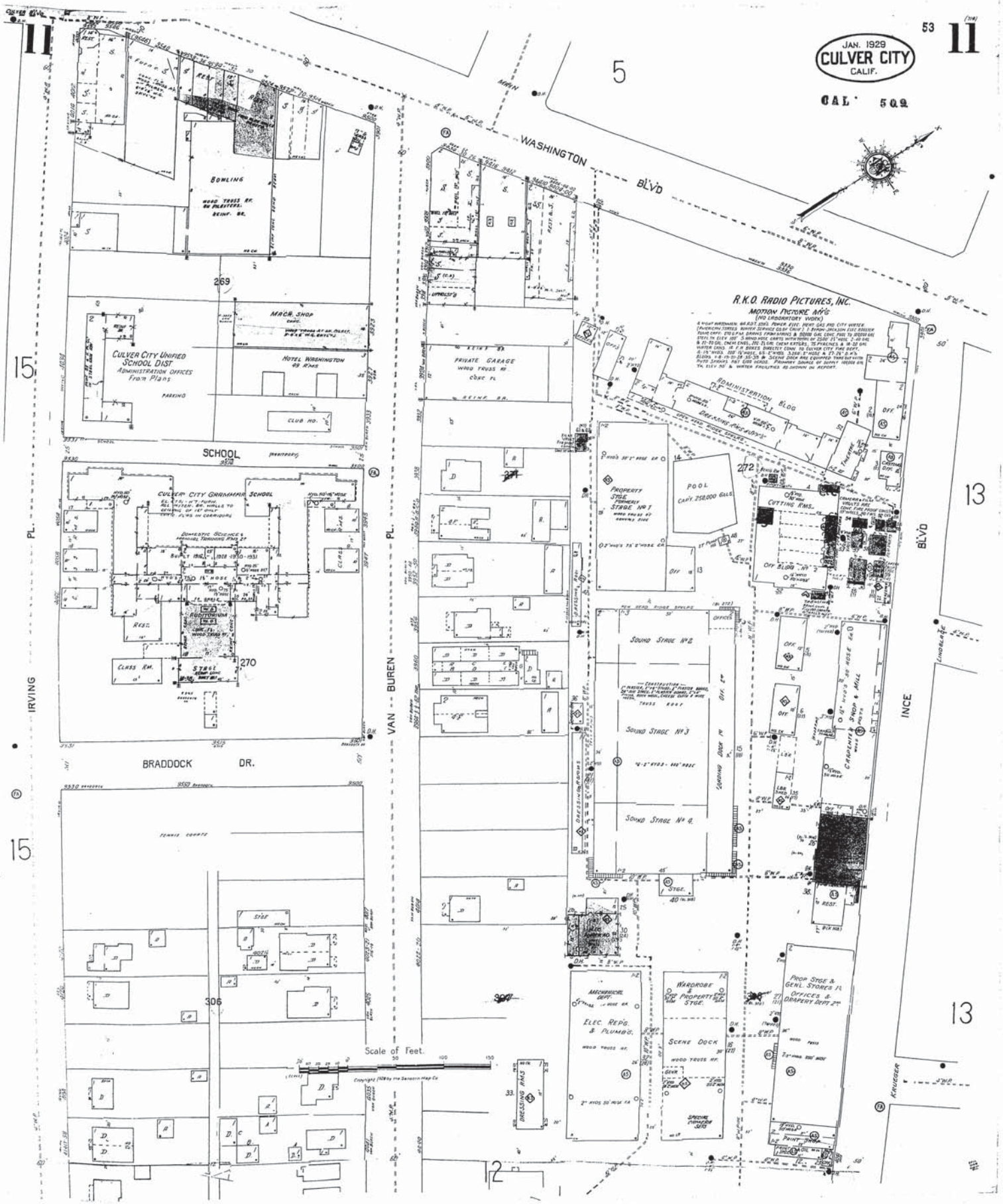

12
12
(1912)
JAN. 1924
CULVER CITY
CAL.
PALMS
THOS. H. INCE STUDIOS (INC.)
FOR REPORT SEE SHEET NO 11
FRAME - CANVAS
& PLASTER MOTION
PICTURE SET HERE.
AUTOS & AUTO REPS.
13
HUBBARD
352
BLVD.
(SHERMAN DR.)
CARSON
INCE
16
385
FARRAGUT
DR.
IRVING
PL.
VAN BUREN
PL.
15
351
15
LUCERNE
AV.
353
LUCERNE
AV.
384
MEXICAN
TENEMENT
Scale of Feet.
50 40 30 20 10 0 50 100 150
Copyright 1924 by the Sanborn Map Co

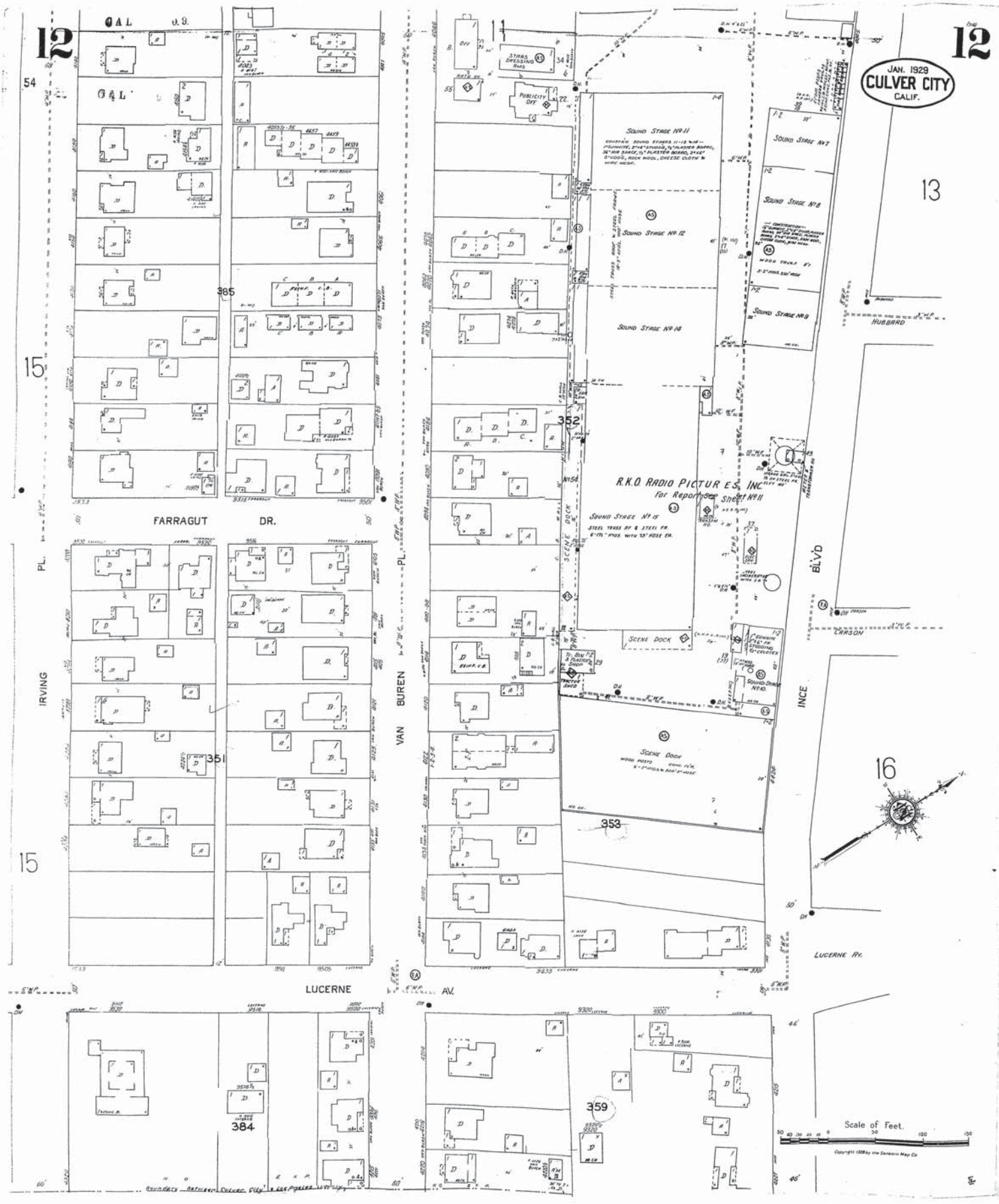
Appendix C – 1929 Sanborn Map, Sheet 11 and 12


12
11
12
JAN. 1929
CULVER CITY
CALIF.
13
STAGE No 6
385
352
PATHE STUDIOS INC.
FOR REPORT SEE SHEET #11
STAGE No 7
353
351
384
359
16
15
15
FARRAGUT DR.
IRVING PL.
VAN BUREN PL.
INCE BLVD
HUBBARD
CARSON
LUCERNE AV.
LUCERNE
AV.
Scale of Feet.

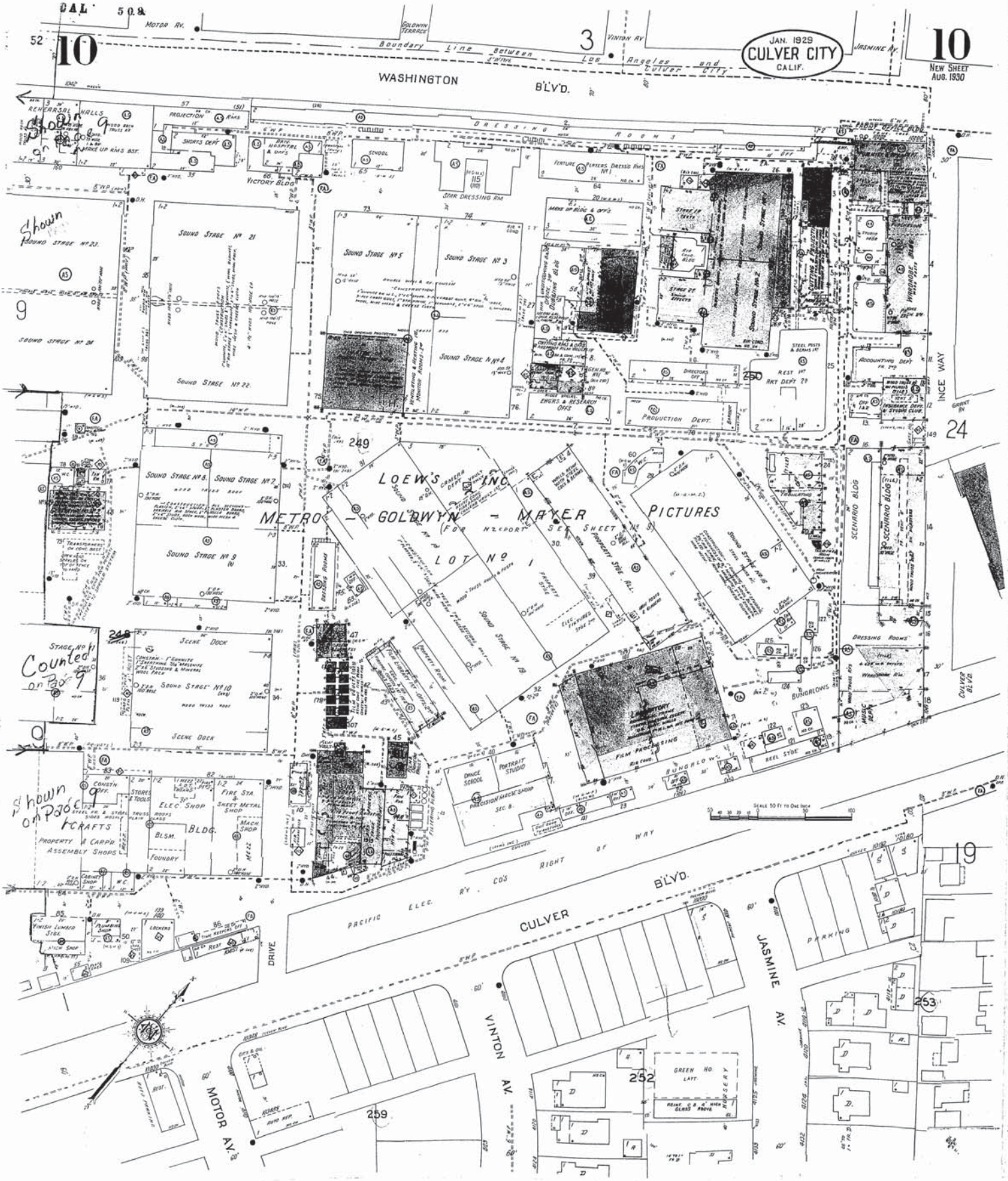

JAN. 1929
CULVER CITY
CALIF.
11
11
5
MAIN
WASHINGTON BLVD
PATHE STUDIOS INC.
MOTION PICTURE MFG
(NO LABORATORY WORK)
ADMINISTRATION BLDG
STAGE N°1
STAGE N°2
STAGE N°3
STAGE N°4
STAGE N°5
OFF. BLDG. N°2
CARPENTER SHOP & MILL
PROPERTY STGE.
ELEC. POWER HSE.
SUPPLIES STGE.
PAINT SHOP
HOTEL WASHINGTON
49 RMS
GARAGE & REP'S
CITY OFFICE
CITY CLERK
COURT RM
FIRE DEPT
BANK
GRO. & MEATS
DRUGS
BARBER
LIBRARY
SCHOOL
CULVER CITY GRAMMAR SCHOOL
AUDITORIUM
DOMESTIC SCIENCE & MANUAL TRAINING RMS
269
270
271
272
306
307
308
12
13
15
IRVING PL.
VAN BUREN PL.
INCE BLVD
BRADDOCK DR.
LINDLEY
KRUEGER
Scale of Feet.

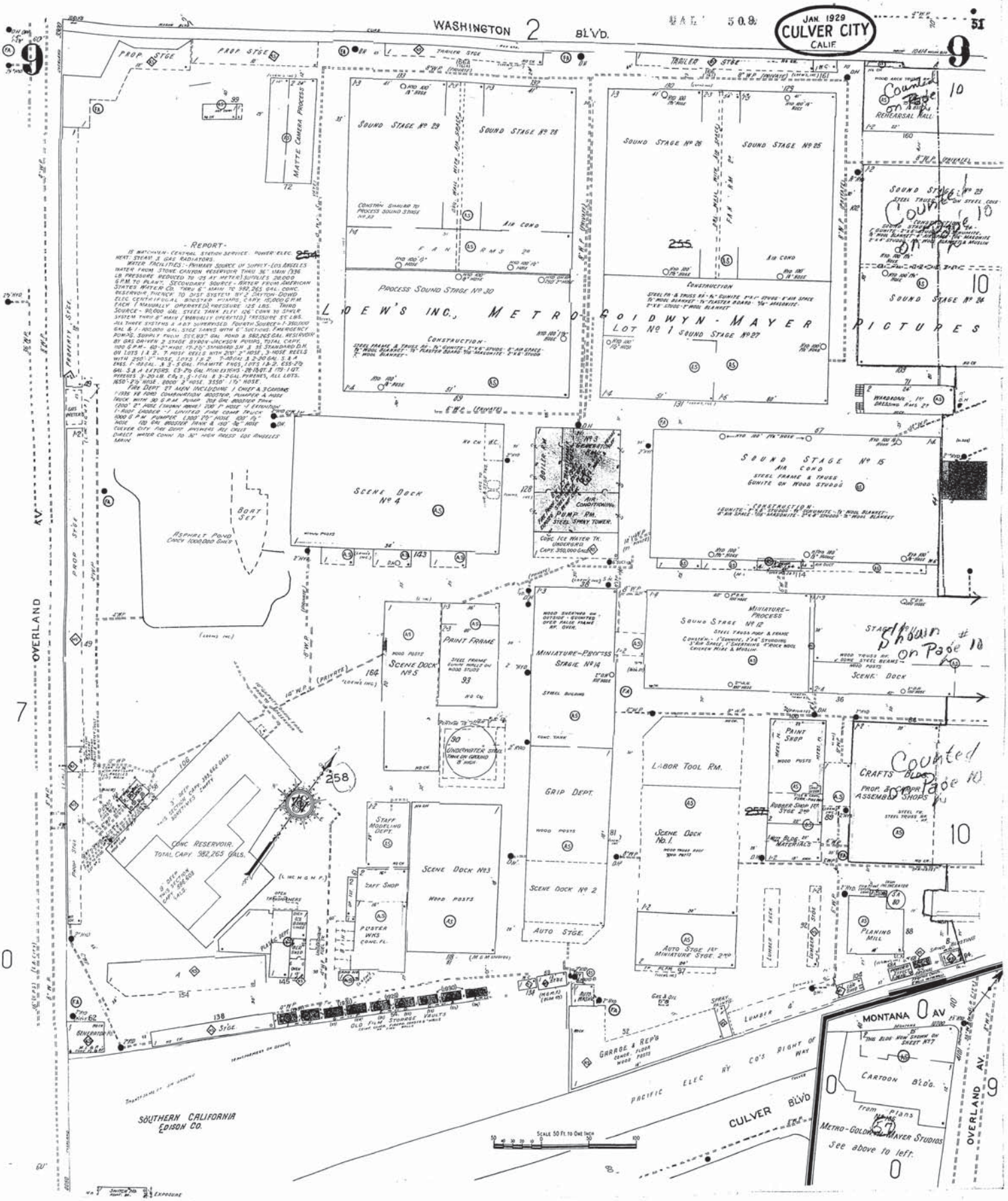
Appendix D – 1929 Sanborn Map, Sheet 11 and 12 (Revised in 1950)

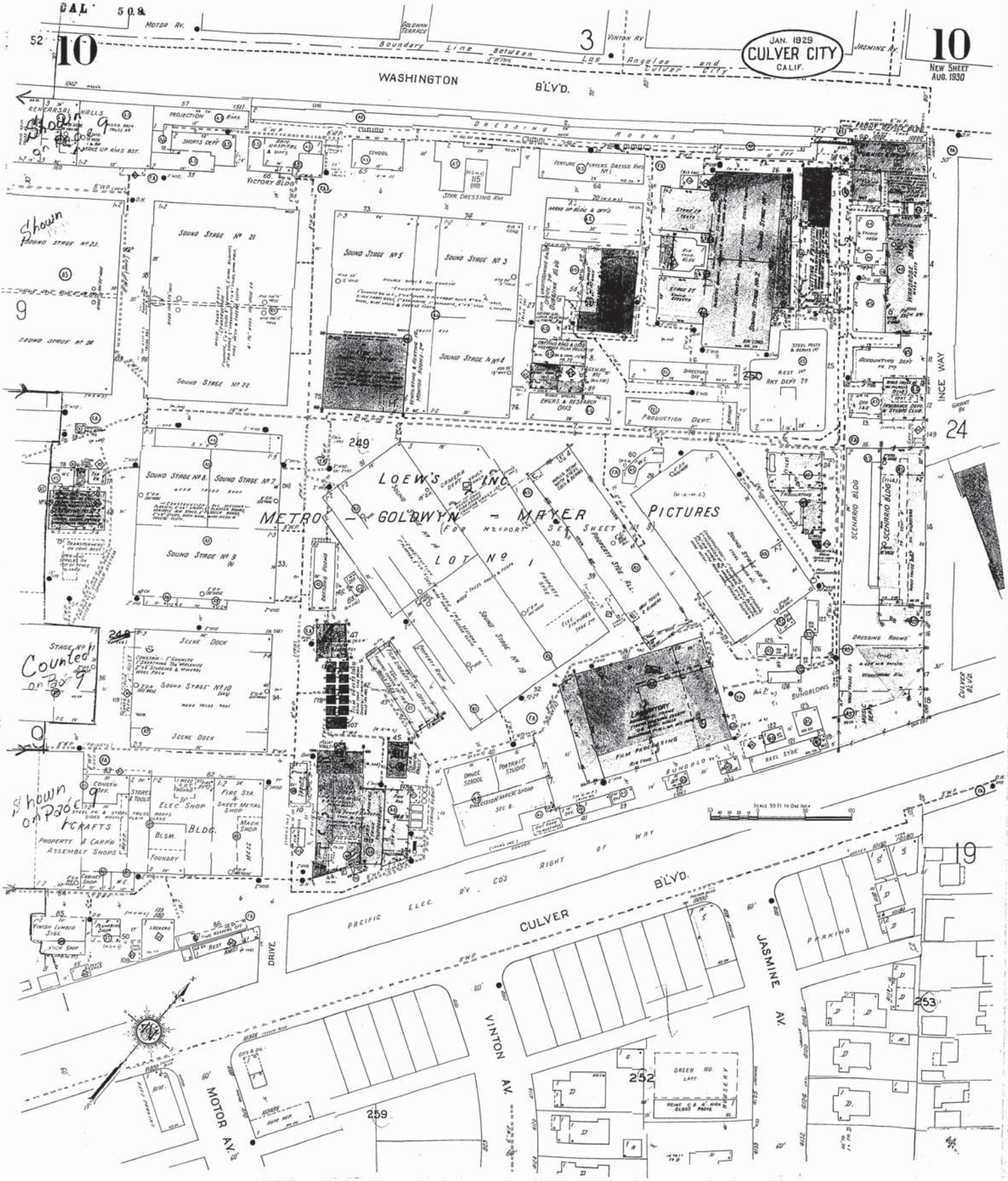

11
JAN. 1929
CULVER CITY
CALIF.
CAL. 502
53
11
WASHINGTON BLVD
BOWLING
269
M.&C.R. SHOP
CULVER CITY UNIFIED SCHOOL DIST
ADMINISTRATION OFFICES
From Plans
HOTEL WASHINGTON
99 RMS
CLUB HO.
SCHOOL
CULVER CITY GRAMMAR SCHOOL
AUDITORIUM
CLASS RM.
STAGE
270
BRADDOCK DR.
IRVING PL.
VAN BUREN PL.
INCE BLVD
R.K.O. RADIO PICTURES, INC.
MOTION PICTURE ARTS
(NO LABORATORY WORK)
ADMINISTRATION BLDG
PRIVATE GARAGE
POOL
CAP. 258,000 GALS.
PROPERTY STGE. FORMERLY STAGE NO. 1
CUTTING RMS.
SOUND STAGE No. 2
SOUND STAGE No. 3
SOUND STAGE No. 4
SPRING DOCK
CABINET SHOP & MILL
ARCHITECTURAL DEPT.
ELEC. REPS. & PLUMB'G.
WARDROBE & PROPERTY STGE.
SCENE DOCK
PROP STGE. & GENL. STORES
OFFICES & DRAPERY DEPT 2nd
DRESSING RMS.
306
307
272
Scale of Feet.
12
13
15

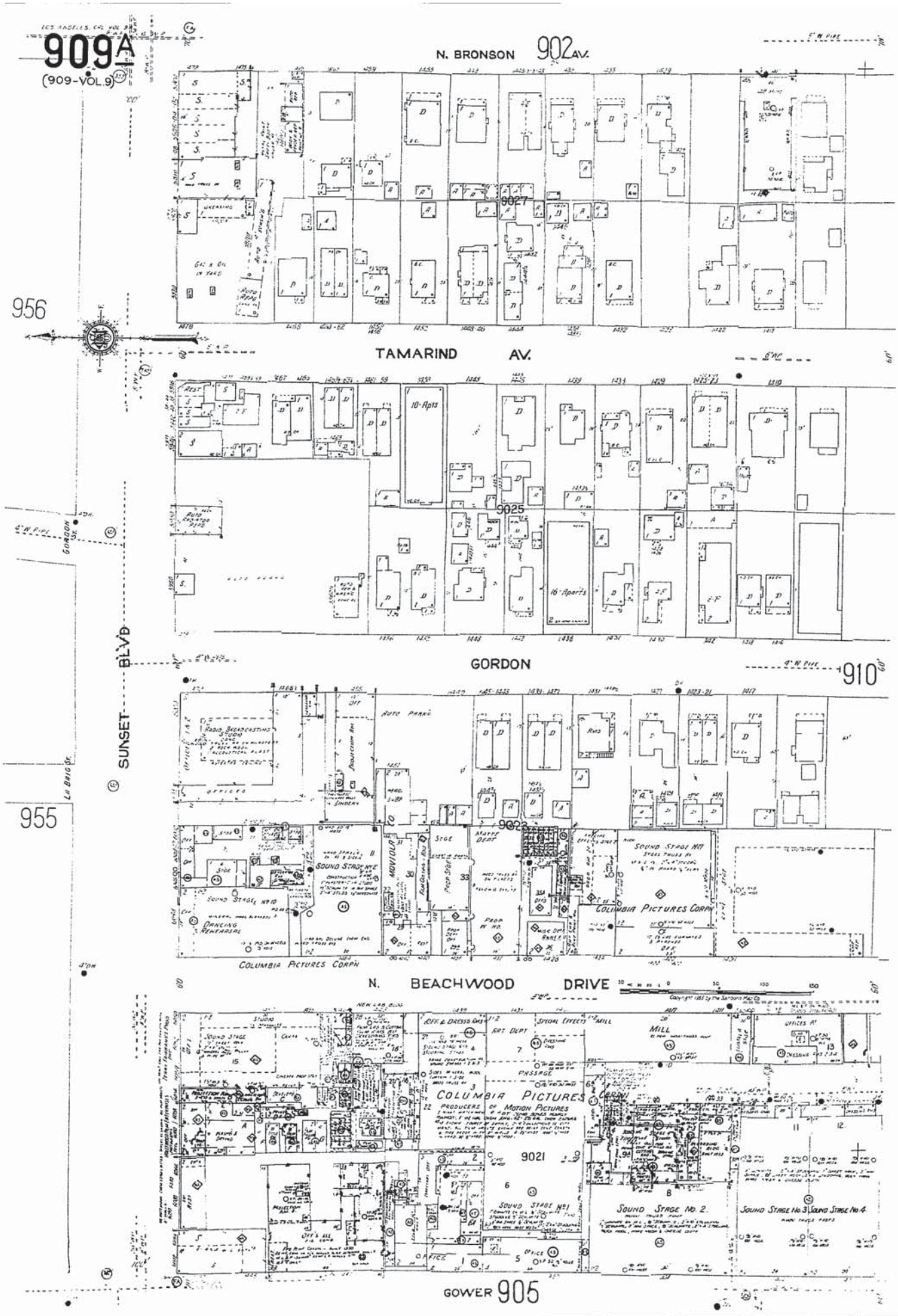

12
12
JAN. 1929
CULVER CITY
CALIF.
13
16
15
15
54
385
352
351
353
359
384
FARRAGUT DR.
PL.
IRVING
VAN BUREN PL.
BLVD
INCE
HUBBARD
CARSON
LUCERNE AV.
LUCERNE
SOUND STAGE Nº 11
SOUND STAGE Nº 12
SOUND STAGE Nº 16
SOUND STAGE Nº 15
SOUND STAGE Nº 7
SOUND STAGE Nº 8
SOUND STAGE Nº 9
SOUND STAGE Nº 10
SCENE DOCK
STARS DRESSING RMS.
PUBLICITY OFF.
R.K.O. RADIO PICTURES, INC.
for Reproduction Sheet Nº 11
Scale of Feet.

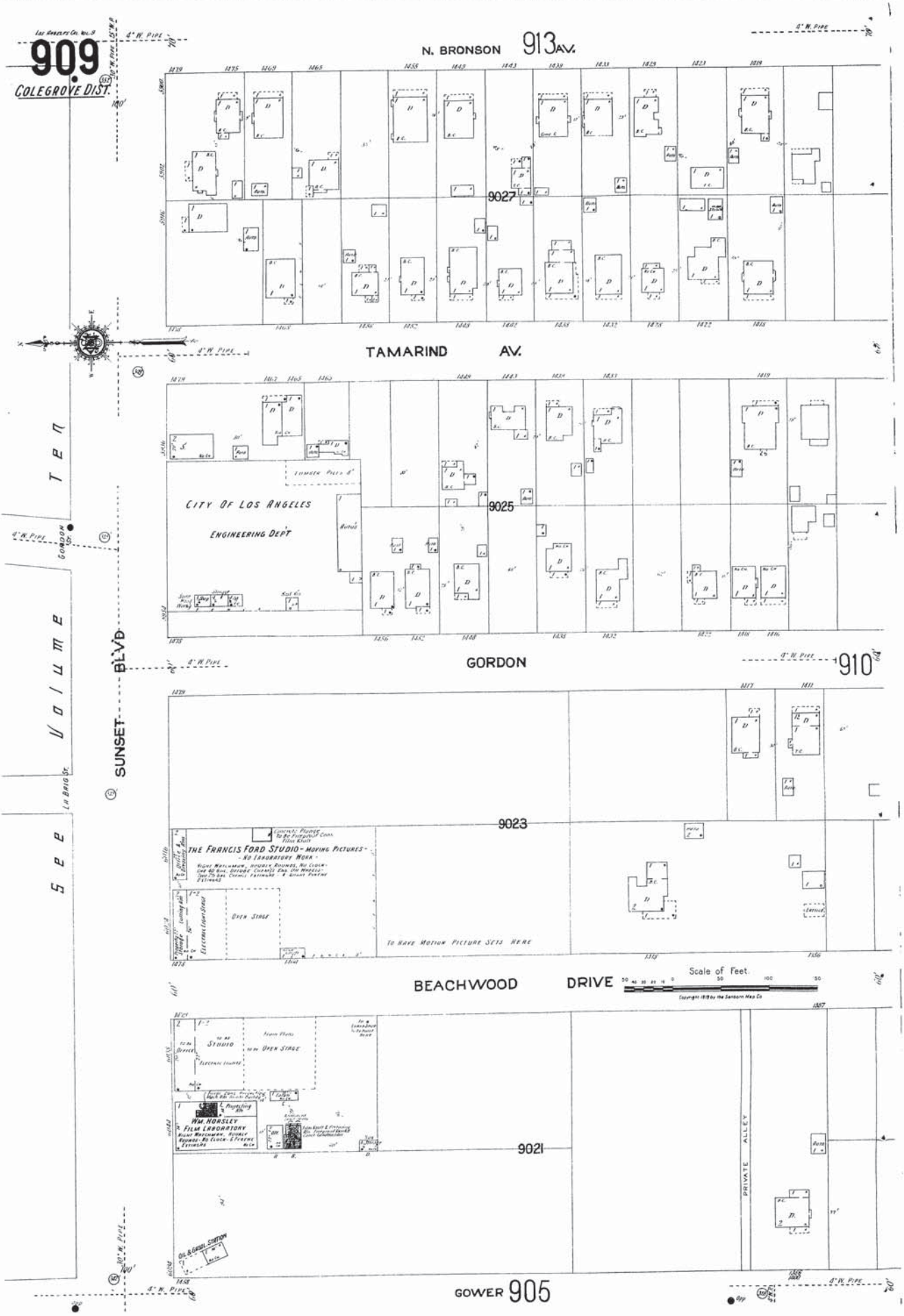
Appendix E – Major Motion Picture Studio Sanborn Maps

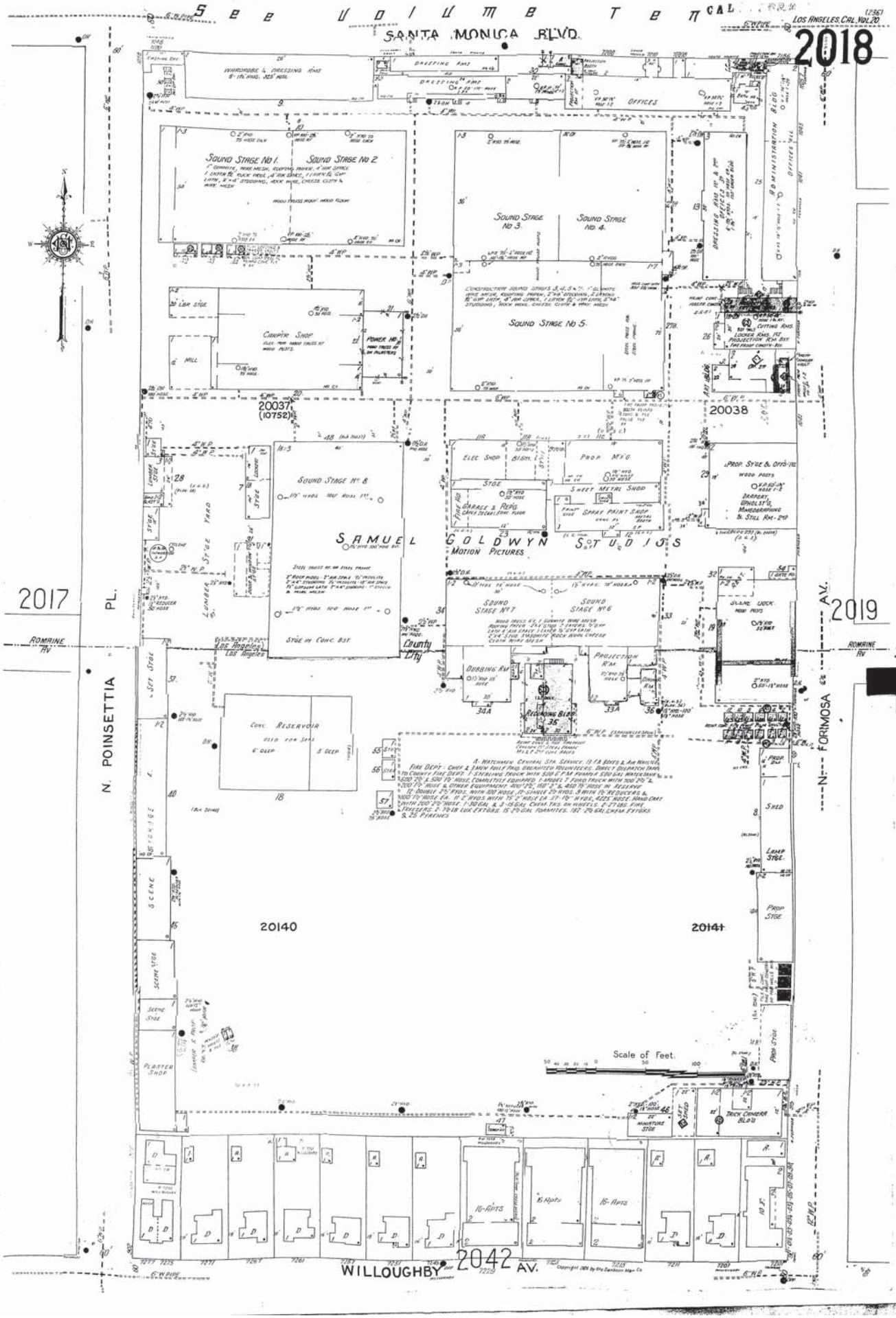

CAL. 50.8
10
MOTOR AV.
Boundary Line Between Los Angeles and Culver City
3
VINTON AV.
JAN. 1929
CULVER CITY
CALIF.
JASMINE AV.
10
NEW SHEET AUG. 1930
WASHINGTON BLVD.
DRESSING ROOM 3
REHEARSAL WALLS
PROJECTION
SHORTS DEPT.
VICTORY BLDG.
SCHOOL
STAR DRESSING RM
FEATURE PLAYERS DRESS'G RMS NO 1
STAGE 18
STAGE 22 EFFECTS
SOUND STAGE NO 2
WARDROBE
ACCOUNTING DEPT.
INSURANCE DEPT. & STUDIO CLUB
DIRECTORS OFF.
REST INT
ART DEPT 29
ENGRS & RESEARCH OFFICE
PRODUCTION DEPT.
INCE WAY
GRANT AV.
24
Shown Sound Stage No 23.
SOUND STAGE No 21
SOUND STAGE No 22
SOUND STAGE No 5
SOUND STAGE No 3
SOUND STAGE No 4
9
SOUND STAGE No 24
249
SOUND STAGE No 8
SOUND STAGE No 7
SOUND STAGE No 9
LOEW'S INC.
METRO — GOLDWYN — MAYER PICTURES
FOR HAZEL PORT SEE SHEET
LOT No 1
PROPERTY STORE
SOUND STAGE No 19
SOUND STAGE No 6
SCENARIO BLDG.
DRESSING ROOMS
Stage No 11 Counted on Page 9
248
SCENE DOCK
SOUND STAGE No 10
SCENE DOCK
8
Shown on Page 9
CONSTN OFF.
STORES & TOOLS
ELEC. SHOP
FIRE STA.
SHEET METAL SHOP
MACH. SHOP
CRAFTS
PROPERTY & CARPR. ASSEMBLY SHOPS
BLSM.
BLDG.
FOUNDRY
LABORATORY
FILM PROCESSING
BUNGALOWS
REEL STOR.
DANCE SCHOOL
PORTRAIT STUDIO
PRECISION MARCH SHOP
SEC. B.
SCALE 50 FT TO ONE INCH
PACIFIC ELEC. RY. CO'S RIGHT OF WAY
CULVER BLVD.
19
DRIVE
VINTON AV.
JASMINE AV.
PARKING
253
252
GREEN HO.
NURSERY
MOTOR AV.
259
1
60'

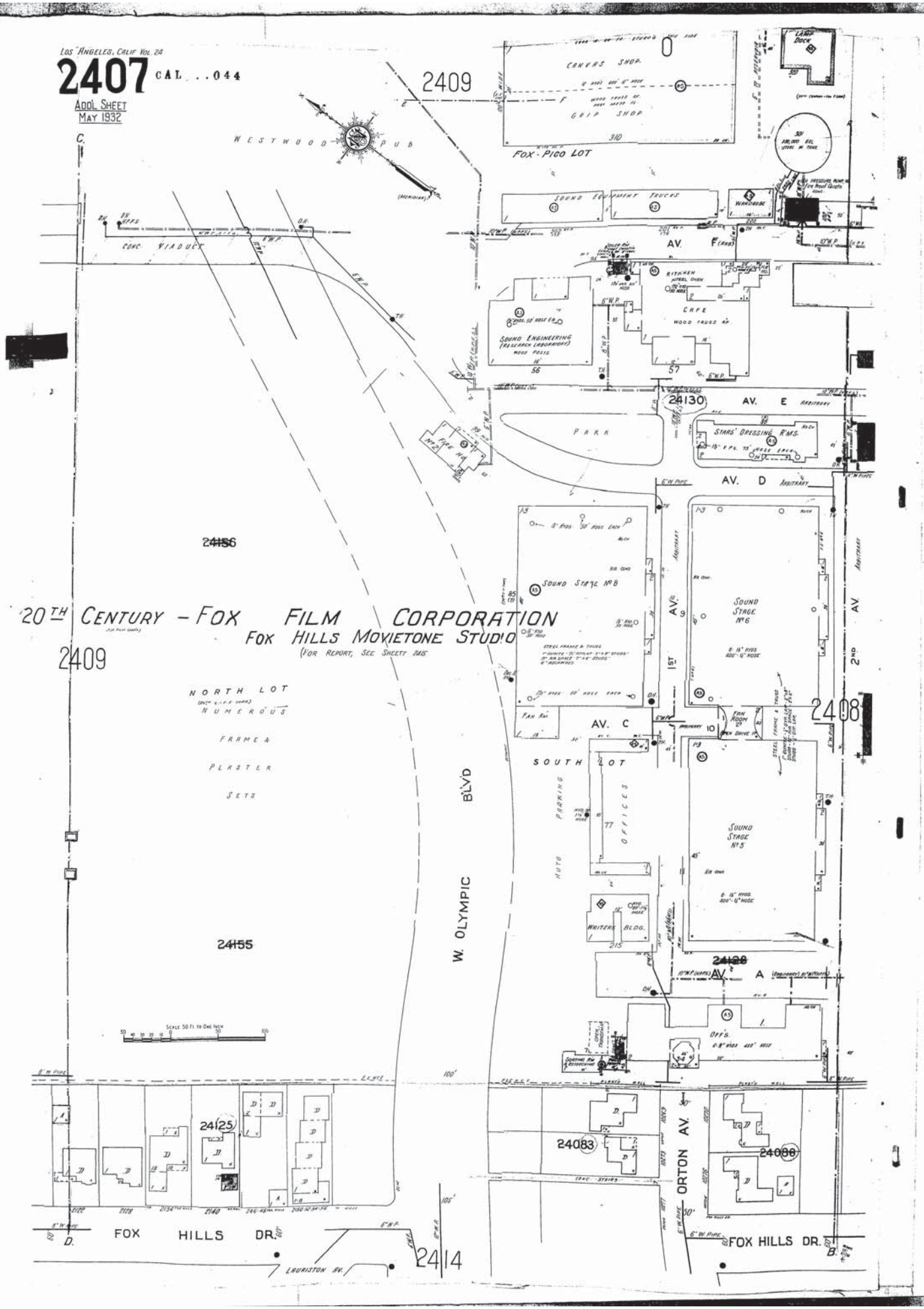

JAN. 1929
CULVER CITY
CALIF.
WASHINGTON BLVD.
OVERLAND AV.
MONTANA AV.
CULVER BLVD.
- REPORT -
LOEW'S INC., METRO GOLDWYN - MAYER
LOT No 1
PICTURES
Sound Stage No 29
Sound Stage No 28
Sound Stage No 26
Sound Stage No 25
Sound Stage No 27
Sound Stage No 24
Process Sound Stage No 30
Sound Stage No 15
Scene Dock No 4
Scene Dock No 5
Paint Frame
Miniature-Process Stage No 14
Sound Stage No 12
Scene Dock
Labor Tool Rm.
Grip Dept.
Scene Dock No 1
Scene Dock No 2
Auto Stge.
Paint Shop
Crafts Bldg.
Prop. & Scenic Shops
Rubber Shop 1st Stge 2nd
Mill Bldg. of Materials
Planing Mill
Scene Dock No 3
Staff Modeling Dept.
Staff Shop
Poster Wks Conc. Fl.
Conc. Reservoir
Total Capy. 982,265 Gals.
Garage & Rep'ts
Auto Stge. 1st Miniature Stge 2nd
Cartoon Bldg's.
from plans
Metro-Goldwyn-Mayer Studios
See above to left.
Counted on Page 10
Shown on Page 10
Counted on Page 10
Southern California Edison Co.
Pacific Elec Ry Co's Right of Way
Scale 50 Ft. to One Inch

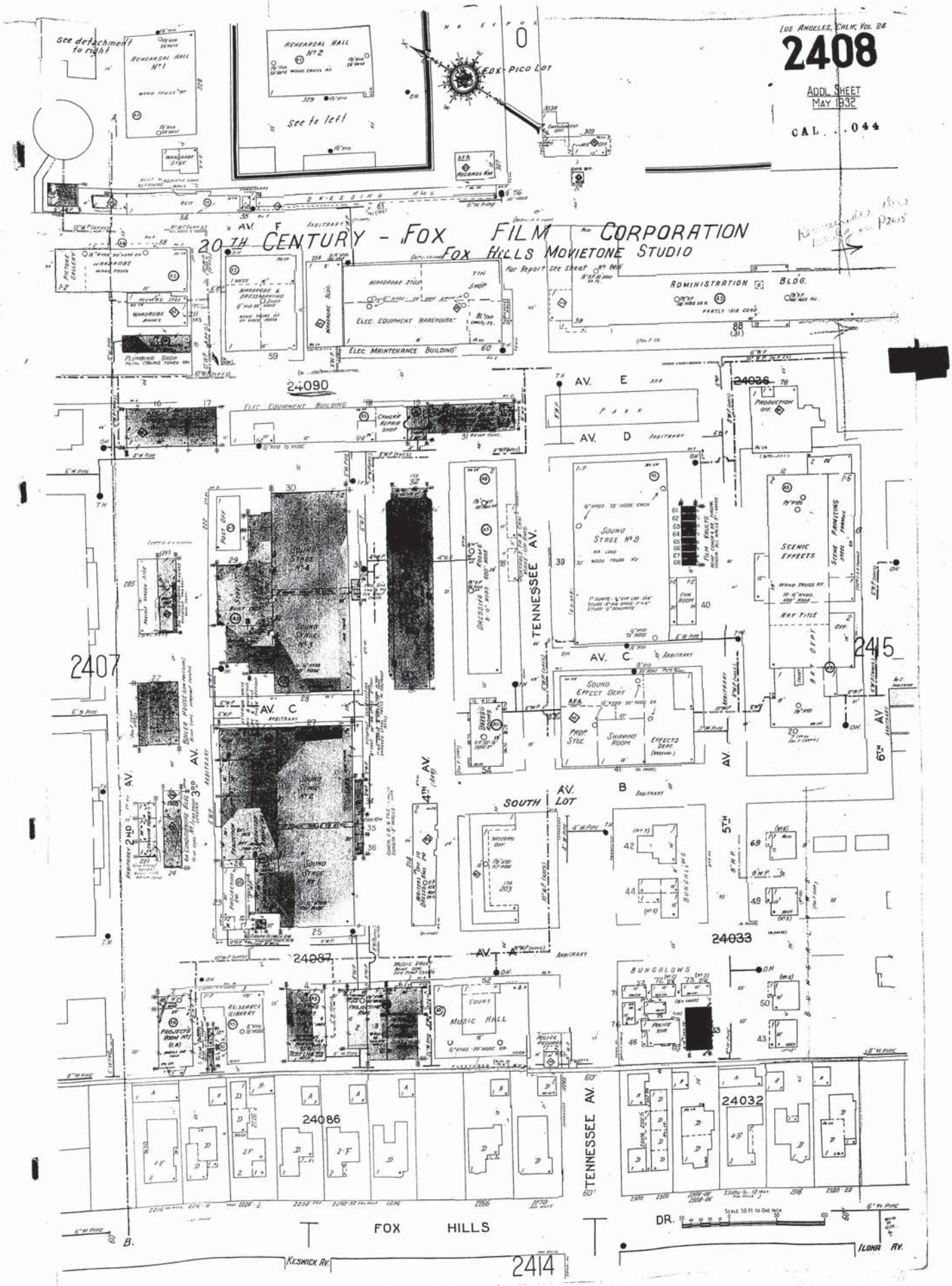

CAL. 50.8
10
MOTOR AV.
Boundary Line Between Los Angeles and Culver City
3
VINTON AV.
JAN. 1929
CULVER CITY
CALIF.
JASMINE AV.
10
NEW SHEET AUG. 1930
WASHINGTON BLVD.
DRESSING ROOM 3
REHEARSAL WALLS
PROJECTION
SHORTS DEPT.
VICTORY BLDG.
SCHOOL
STAR DRESSING RM
FEATURE PLAYERS DRESS'G RMS NO 1
STAGE 18
STAGE 22 EFFECTS
SOUND STAGE NO 2
WARDROBE
ACCOUNTING DEPT.
INSURANCE DEPT. & STUDIO CLUB
DIRECTORS OFF.
REST INT
ART DEPT 29
ENGRS & RESEARCH OFFICE
PRODUCTION DEPT.
INCE WAY
GRANT AV.
24
Shown Sound Stage No 23.
SOUND STAGE No 21
SOUND STAGE No 22
SOUND STAGE No 5
SOUND STAGE No 3
SOUND STAGE No 4
9
SOUND STAGE No 24
249
SOUND STAGE No 8
SOUND STAGE No 7
SOUND STAGE No 9
LOEW'S INC.
METRO — GOLDWYN — MAYER PICTURES
FOR HAZEL PORT SEE SHEET
LOT No 1
PROPERTY STORE
SOUND STAGE No 19
SOUND STAGE No 6
SCENARIO BLDG.
DRESSING ROOMS
Stage No 11 Counted on Page 9
248
SCENE DOCK
SOUND STAGE No 10
SCENE DOCK
8
Shown on Page 9
CONSTN OFF.
STORES & TOOLS
ELEC. SHOP
FIRE STA.
SHEET METAL SHOP
MACH. SHOP
CRAFTS
PROPERTY & CARPR. ASSEMBLY SHOPS
BLSM.
BLDG.
FOUNDRY
LABORATORY
FILM PROCESSING
BUNGALOWS
REEL STOR.
DANCE SCHOOL
PORTRAIT STUDIO
PRECISION MARCH SHOP
SEC. B.
SCALE 50 FT TO ONE INCH
PACIFIC ELEC. RY. CO'S RIGHT OF WAY
CULVER BLVD.
19
DRIVE
VINTON AV.
JASMINE AV.
PARKING
253
252
GREEN HO.
NURSERY
MOTOR AV.
259
1
60'

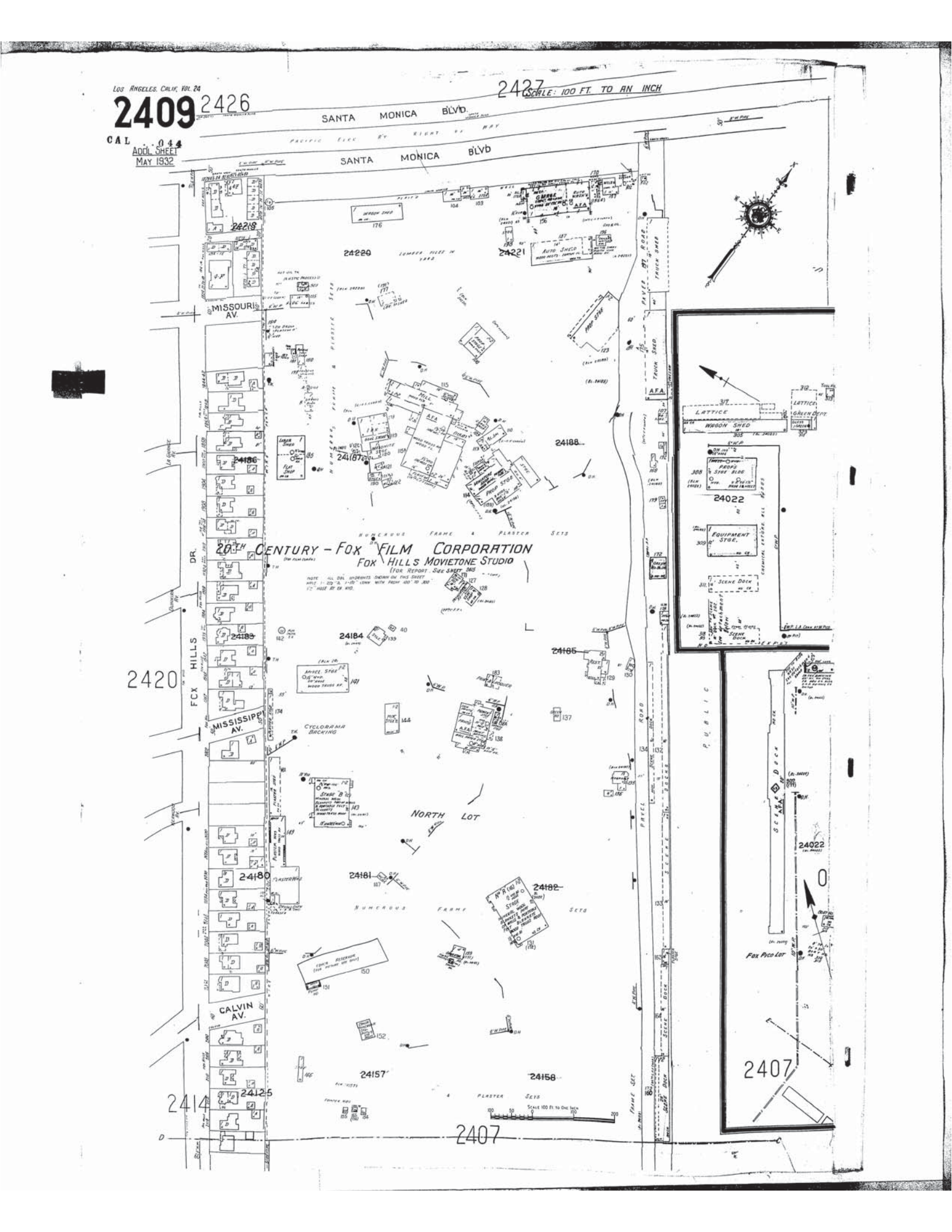

909A
(909-VOL.9)
N. BRONSON 902 AV.
902
956
TAMARIND AV.
10-Apts
9025
16-Apartments
GORDON
910
SUNSET BLVD
955
9022
AUTO PARK
RADIO BROADCASTING STUDIO
OFFICES
SOUND STAGE NO 8
SOUND STAGE NO 10
DANCING REHEARSAL
MOVIOLA
STAGE
PROP STAGE
STAFF DEPT
SOUND STAGE NO 7
COLUMBIA PICTURES CORPN
N. BEACHWOOD DRIVE
COLUMBIA PICTURES
PRODUCERS OF MOTION PICTURES
9021
SOUND STAGE NO 1
SOUND STAGE NO. 2.
SOUND STAGE No. 3
SOUND STAGE No. 4
MILL
ART DEPT
SPECIAL EFFECTS
PASSAGE
GOWER 905


909
COLEGROVE DIST.
N. BRONSON
913 AV.
TAMARIND AV.
GORDON
910
SUNSET BLVD
VOLUME TEN
9027
9025
9023
9021
CITY OF LOS ANGELES
ENGINEERING DEPT
THE FRANCIS FORD STUDIO - MOVING PICTURES -
- NO LABORATORY WORK -
OPEN STAGE
TO HAVE MOTION PICTURE SETS HERE
BEACHWOOD DRIVE
Scale of Feet.
STUDIO
OPEN STAGE
WM. HORSLEY
FILM LABORATORY
PRIVATE ALLEY
OIL & GASOL STATION
GOWER 905


See Volume Ten
CAL.
(236)
LOS ANGELES, CAL. VOL. 20
SANTA MONICA BLVD.
2018
SOUND STAGE NO 1.
SOUND STAGE NO 2
SOUND STAGE NO 3.
SOUND STAGE NO. 4.
SOUND STAGE NO 5.
CONSTRUCTION SOUND STAGES 3, 4, & 5
CARPTR SHOP
MILL
POWER NO 1
ADMINISTRATION BLDG
OFFICES
DRESSING RMS
WARDROBE & DRESSING RMS
CUTTING RMS.
LOCKER RMS. 1ST PROJECTION RM. 1ST
20037
(10752)
20038
SOUND STAGE No 8
ELEC SHOP
PROP MFG
GARAGE & REPG
SHEET METAL SHOP
SPRAY PAINT SHOP
PROP STGE & OFFICE
SAMUEL GOLDWYN STUDIOS
MOTION PICTURES
SOUND STAGE No 7
SOUND STAGE No 6
DUBBING RM
PROJECTION RM
RECORDING BLDG
CONC. RESERVOIR
SCENE STGE
PLASTER SHOP
PROP STGE
SHED
LAMP STGE
TRICK CAMERA BLDG
MINIATURE STGE
16-APTS
20140
20141
2017
2019
PL.
AV.
ROMAINE AV
N. POINSETTIA
N. FORMOSA
WILLOUGHBY
2042 AV.
Scale of Feet.


Los Angeles, Calif. Vol. 24
2407 CAL. ..044
Addl Sheet
May 1932
2409
2409
2408
2414
24156
24155
24125
24083
24086
24130
24128
20TH CENTURY - FOX FILM CORPORATION
FOX HILLS MOVIETONE STUDIO
(For Report, See Sheet 2415
NORTH LOT
Numerous
Frame &
Plaster
Sets
SOUTH LOT
Canvas Shop
Grip Shop
Fox-Pico Lot
Sound Equipment Trucks
Wardrobe
Cafe
Sound Engineering (Research Laboratory)
Stars' Dressing Rms.
Park
Sound Stage No 8
Sound Stage No 6
Sound Stage No 5
Writers Bldg.
Offices
Fan Room
Conc. Viaduct
W. Olympic Blvd
Orton Av.
Fox Hills Dr.
Lauriston Av.
Av. A
Av. C
Av. D
Av. E
Av. F
1st Av
2nd Av
Scale 50 Ft. to One Inch


LOS ANGELES, CALIF. VOL. 24
2408
ADDL. SHEET
MAY 1932
CAL. . .044
20TH CENTURY - FOX FILM CORPORATION
FOX HILLS MOVIETONE STUDIO
See detachment to right
See to left
REHEARSAL HALL Nº 1
REHEARSAL HALL Nº 2
FOX-PICO LOT
WARDROBE STGE
WARDROBE & DRESSMAKING
WARDROBE ANNEX
PLUMBING SHOP
ELEC. EQUIPMENT WAREHOUSE
ELEC. MAINTENANCE BUILDING
TIN SHOP
ADMINISTRATION BLDG.
PARTLY AIR COND.
ELEC. EQUIPMENT BUILDING
CAMERA REPAIR SHOP
PARK
PRODUCTION OFF.
SOUND STAGE Nº 9
SCENIC EFFECTS
ART DEPT.
SOUND STAGE Nº 8
SOUND STAGE Nº 3
SOUND STAGE Nº 2
SOUND STAGE Nº 1
DRESSING ROOMS
POST OFF.
BOILER HOUSE
SOUND EFFECT DEPT
PROP STGE
SHIPPING ROOM
EFFECTS DEPT.
SOUTH LOT
BUNGALOWS
COURT
MUSIC HALL
POLICE STA.
RESEARCH LIBRARY
PROJECTION ROOM
TENNESSEE AV.
FOX HILLS DR.
KESWICK AV.
ILONA AV.
AV. A
AV. B
AV. C
AV. D
AV. E
AV. F
1ST
2ND
3RD
4TH
5TH
6TH
24090
24087
24086
24033
24032
2407
2415
2414
SCALE 50 FT. TO ONE INCH


Los Angeles, Calif. Vol. 24
2409
2426
2427
CAL .044
ADDL SHEET
MAY 1932
SCALE: 100 FT. TO AN INCH
SANTA MONICA BLVD.
SANTA MONICA BLVD
MISSOURI AV.
MISSISSIPPI AV.
CALVIN AV.
FOX HILLS DR.
20TH CENTURY - FOX FILM CORPORATION
FOX HILLS MOVIETONE STUDIO
(FOR REPORT SEE SHEET 2415)
NORTH LOT
CYCLORAMA BACKING
STAGE B
ANSEL STGE
PROP STGE
EQUIPMENT STGE.
SCENE DOCK
WAGON SHED
LATTICE
GREEN DEPT
AUTO SHED
GARAGE
TRUCK SHED
PAVED ROAD
PUBLIC
FOX PICO LOT
NUMEROUS FRAME & PLASTER SETS
24218
24220
24221
24186
24187
24188
24189
24184
24185
24180
24181
24182
24157
24158
24125
24022
2420
2414
2407

(P 5399)
LOS ANGELES, CAL. VOL. 24

2415

ADD'L SHEET
MAY 1936

CAL. . . 044

WESTWOOD PUBLIC GOLF COURSE

ADMINISTRATION BLDG

AVENUE E (ROBERTSON)

AVENUE B (ARR)

AVENUE A (ARR)

SOUND STAGE Nº 10
STEEL FR. & ROOF TRUSSES WITH 15' HOSE EACH
8 - 1½" HYDRANTS
⅞" PLASTER ⅜" FURRING CELOTEX
¾" STRIPPING 12" CELOTEX WOOL BLANKET

SOUND STAGE Nº 11
SINGLE 2"x6" STUDDS 12" O.C.
18" AIR SPACE 12" GYP. BOARD
½" STRIPPING & 2" MINERAL

SOUND STAGE Nº 14
SOUND STAGE Nº 15
SOUND STAGE Nº 16
STEEL FRAME & ROOF TRUSS AIR COND
6 1½" HYDS WITH 50' HOSE EA.
¾" CEMENT PLASTER ¾" VERTICAL STRIPPING
1" SHI PLAP. 2"x6" STUDDS 16" CELOTEX .5"
AIR SPACE 12" GYP. BOARD ½" STRIPPING, 12"
CELOTEX, ⅝" STRIPPING & 2" MINERAL WOOL BLANKET

SOUTH LOT

20TH CENTURY FOX FILM CORP
FOX HILL MOVIETONE STUDIO

CARP'R & PRINTING SHOP
STORE
ELEC. SUPPLIES STORE

WRITERS BUNGALOWS
WRITERS BLDG
OFFICES 1ST & 2ND
WRITER'S BLDG. 1ST & 2ND
PROJECTION RM. Nº 9
PROJECTION BOOTH ONLY
WRITERS OFFICES

REFRIGERATOR FOR PUMP NO 3&4
BRINE TK
PUMP NO 3&4 MOTOR ROOM
CONC. PIER FOR PUMP NO. 5
TWO PIPE CONC'TE FOR UNDERGROUND
F.P. CONC'TE
BOOSTER PUMP

SPACE PARKING BLVD.

W. PICO BLVD.

AL MAYO AV.

FOX HILLS DR.

ILONA AV

REST.

24031
24032
24033
24034
24035
24036

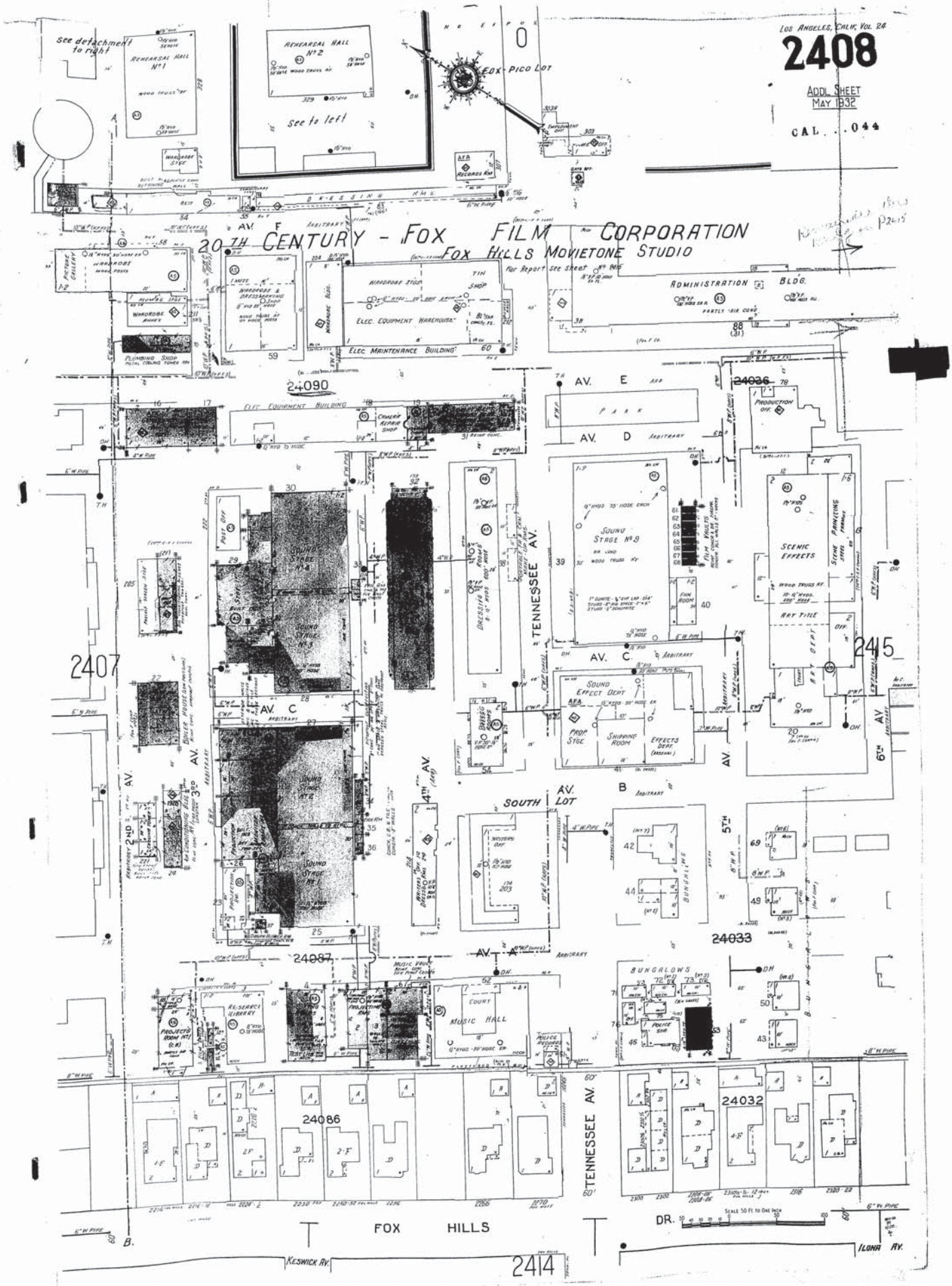
2408
2414

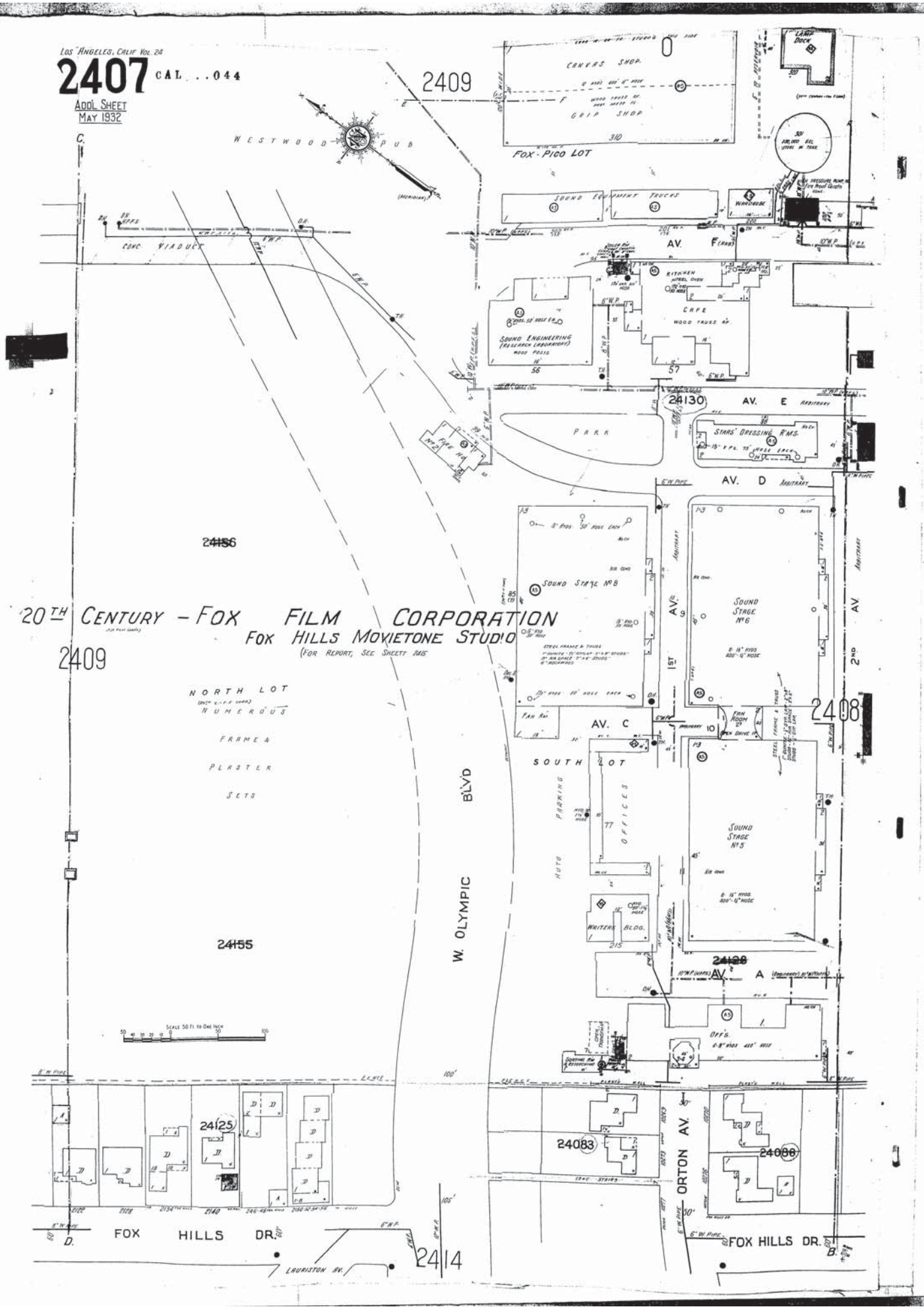
TWENTIETH CENTURY FOX FILM CORP'N
FOX HILLS MOVIETONE STUDIO

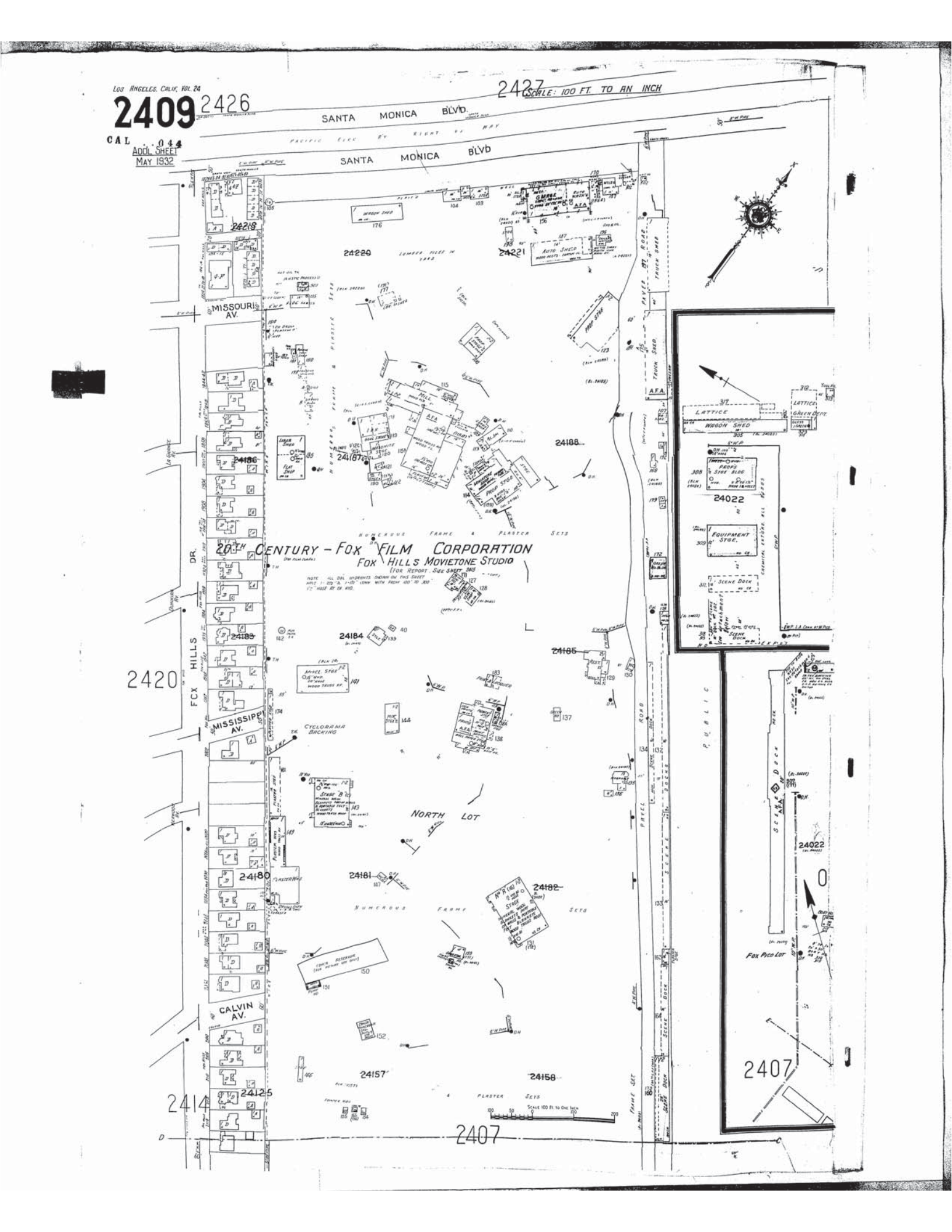
POWER-ELEC. CONST. 800 H.P. & GAS RADIATORS. CITY WATER WATCHMEN CENTRAL FIRE SERVICE 36" FIRE ALARM BOXES & 3-FIRE GONGS. 1-AIR WHISTLE, 1-ELEC. SIREN. 1-EXCHANGE. TRIPLE COMB. POWERED HOSE & LADDER TRUCK WITH 750 G.P.M. POWER (4000-26' HOSE AND 65' LADDER) 1-2 WAY RADIO. 87 1-1½" & 1-2½" HOSE. GAS. PERMITS. 1-25 GAL. 2 S. A. CHEM. 1-20 EXTINGUISHER & 1-25 GALLOON HOSE & LADDER TRUCK CARRIES PUMP 550 G.P.M. 800-25' HOSE 16 1¾" HOSE 24 EXTINGUISHER LADDER 21-25' & 15' TRIPLE EXTEN. 25-25' & 2000-15' HOSE ON OUTSIDE RACK. BRIGHT VARNISH WITH E.R. STD. VOLUNTEER FIRE DEPT. 30 MEN 1-CHIEF & 1-ASST. CHIEF & 10-PAID. MEN. WEEKLY FIRE DRILLS. 1-BOOSTER PUMP 25 1000 GAL. CAP. 1500 G.P.M. INCREASE PRESS. AT HYDS. TO 150 LBS. (DOMESTIC SYSTEM) 1-500-12" THICK & 1000-16" THICK IN RESERVE AT FIRE STA. HIGH PRESS. SYSTEM SUPPLY FROM ATTOMA TO CITY MAIN TO 150,000 GAL. STEEL W.T.K. THENCE BY 2-1500 G.P.M. AUTOMATIC PUMPS (ELEC. DRIVE) STEADY PRESSURE. BLDGS MARKED "A.F.A." ARE EQUIPPED WITH AERO-AUTOMATIC FIRE ALARM SYSTEM. 89 HOSES (FOR F.P.F.S.). 2,000,000 GAL. CONC. & EARTH LAKE. 1000' N.E. OF PUMP NO. 1 ON 88 1500 SUB STATION. CONNECTS LAKE TO PUMP NO.

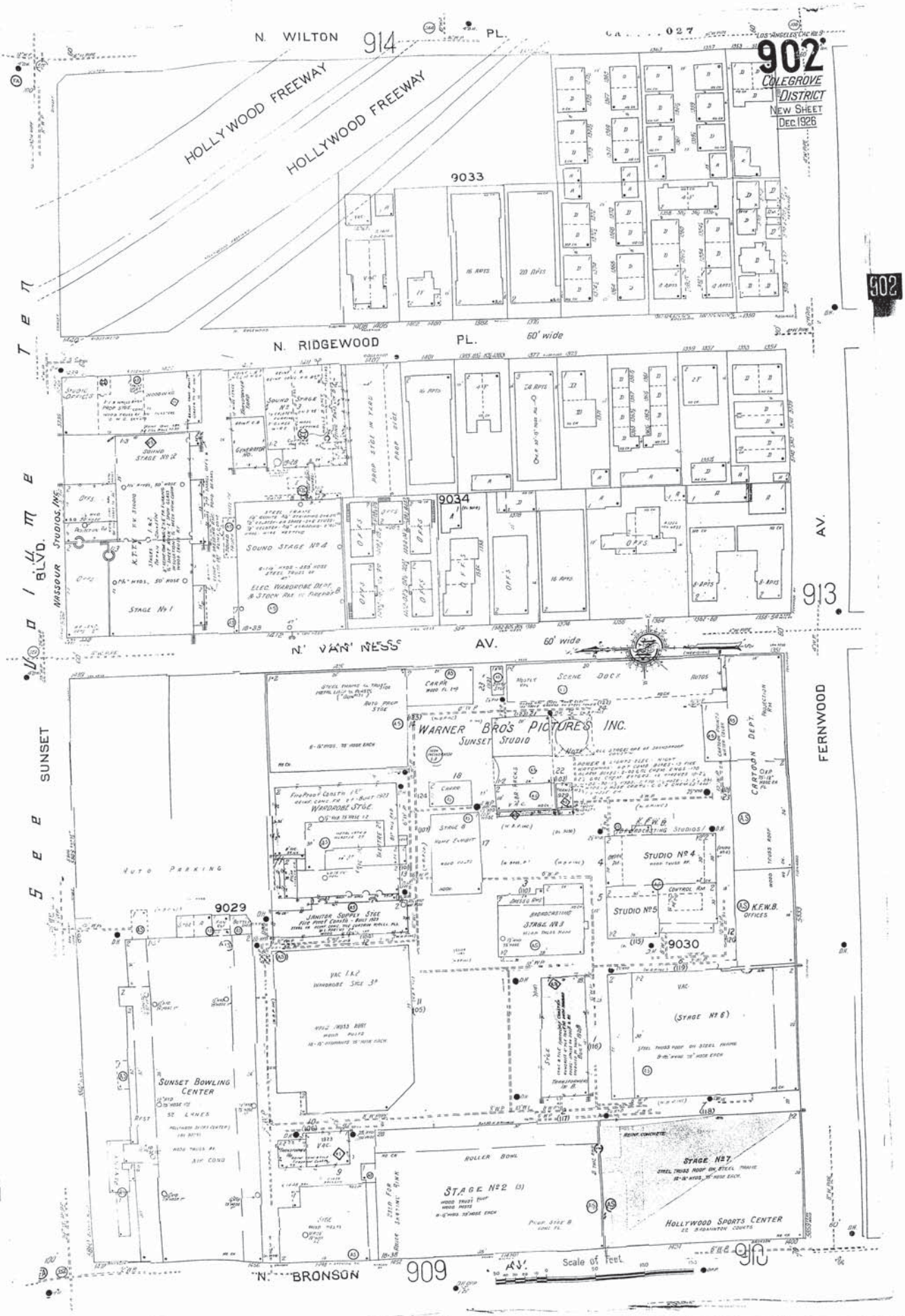
FIRE DEPT.- FULLY PAID, 1 CHIEF, 1 ASST CHIEF & CAPTAINS 13 MEN.

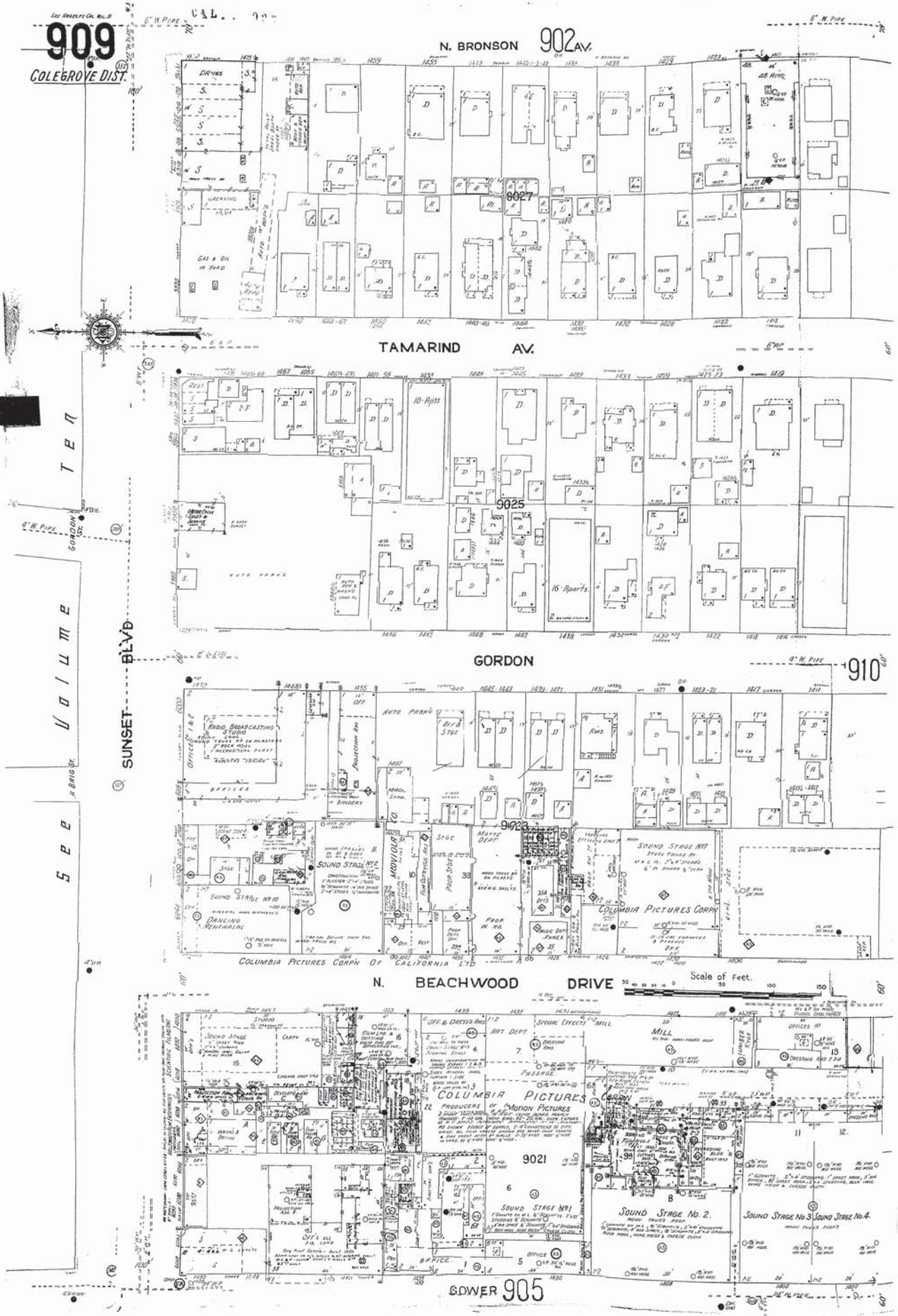
SCALE 50 FT. TO ONE INCH

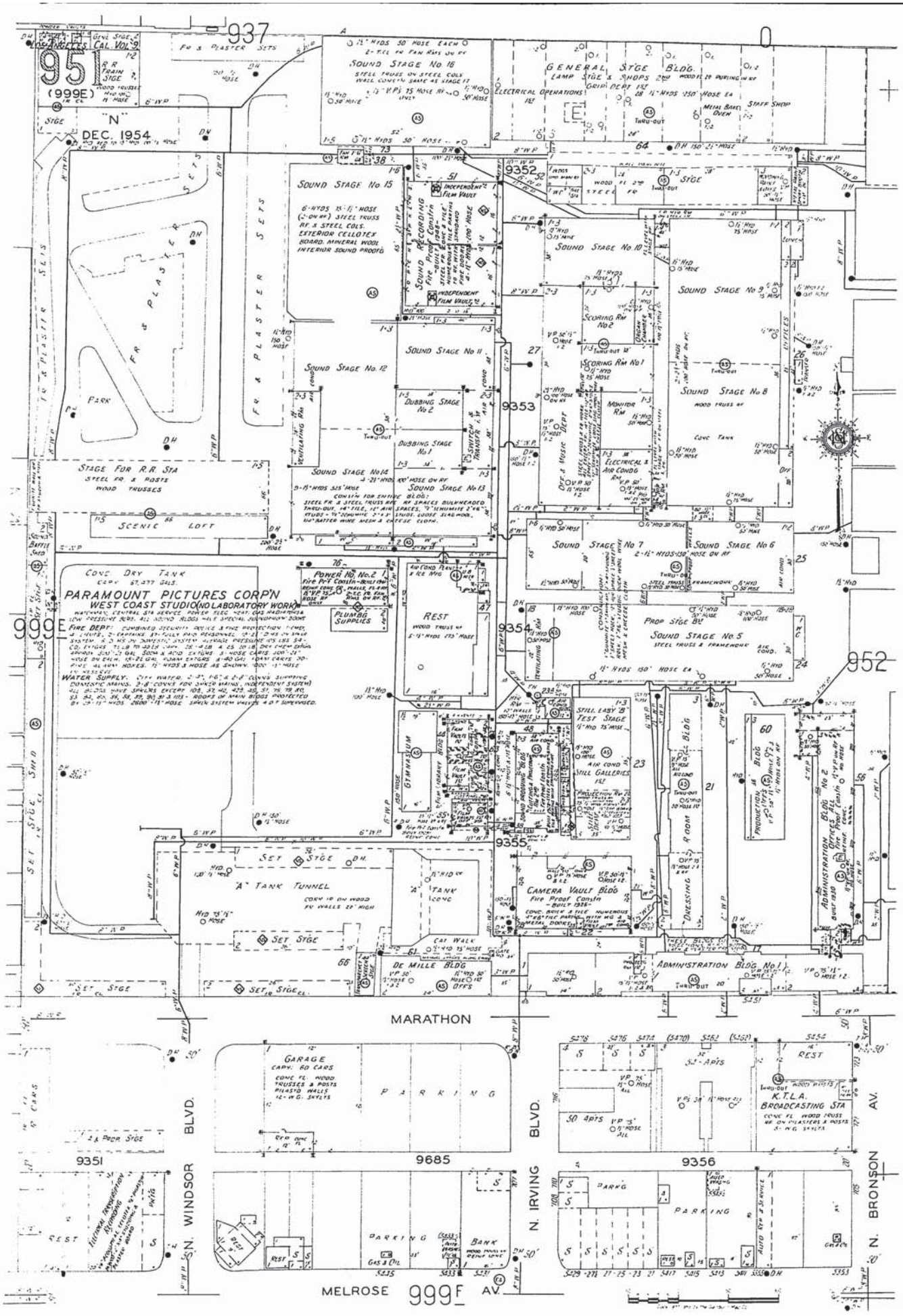

LOS ANGELES, CALIF. VOL. 24
2408
ADDL. SHEET
MAY 1932
CAL. . .044
20TH CENTURY - FOX FILM CORPORATION
FOX HILLS MOVIETONE STUDIO
See detachment to right
See to left
REHEARSAL HALL Nº 1
REHEARSAL HALL Nº 2
FOX-PICO LOT
WARDROBE STGE
WARDROBE & DRESSMAKING
WARDROBE ANNEX
PLUMBING SHOP
ELEC. EQUIPMENT WAREHOUSE
ELEC. MAINTENANCE BUILDING
TIN SHOP
ADMINISTRATION BLDG.
PARTLY AIR COND.
ELEC. EQUIPMENT BUILDING
CAMERA REPAIR SHOP
PARK
PRODUCTION OFF.
SOUND STAGE Nº 9
SCENIC EFFECTS
ART DEPT.
SOUND STAGE Nº 8
SOUND STAGE Nº 3
SOUND STAGE Nº 2
SOUND STAGE Nº 1
DRESSING ROOMS
POST OFF.
BOILER HOUSE
SOUND EFFECT DEPT
PROP STGE
SHIPPING ROOM
EFFECTS DEPT.
SOUTH LOT
BUNGALOWS
COURT
MUSIC HALL
POLICE STA.
RESEARCH LIBRARY
PROJECTION ROOM
TENNESSEE AV.
FOX HILLS DR.
KESWICK AV.
ILONA AV.
AV. A
AV. B
AV. C
AV. D
AV. E
AV. F
1ST
2ND
3RD
4TH
5TH
6TH
24090
24087
24086
24033
24032
2407
2415
2414
SCALE 50 FT. TO ONE INCH

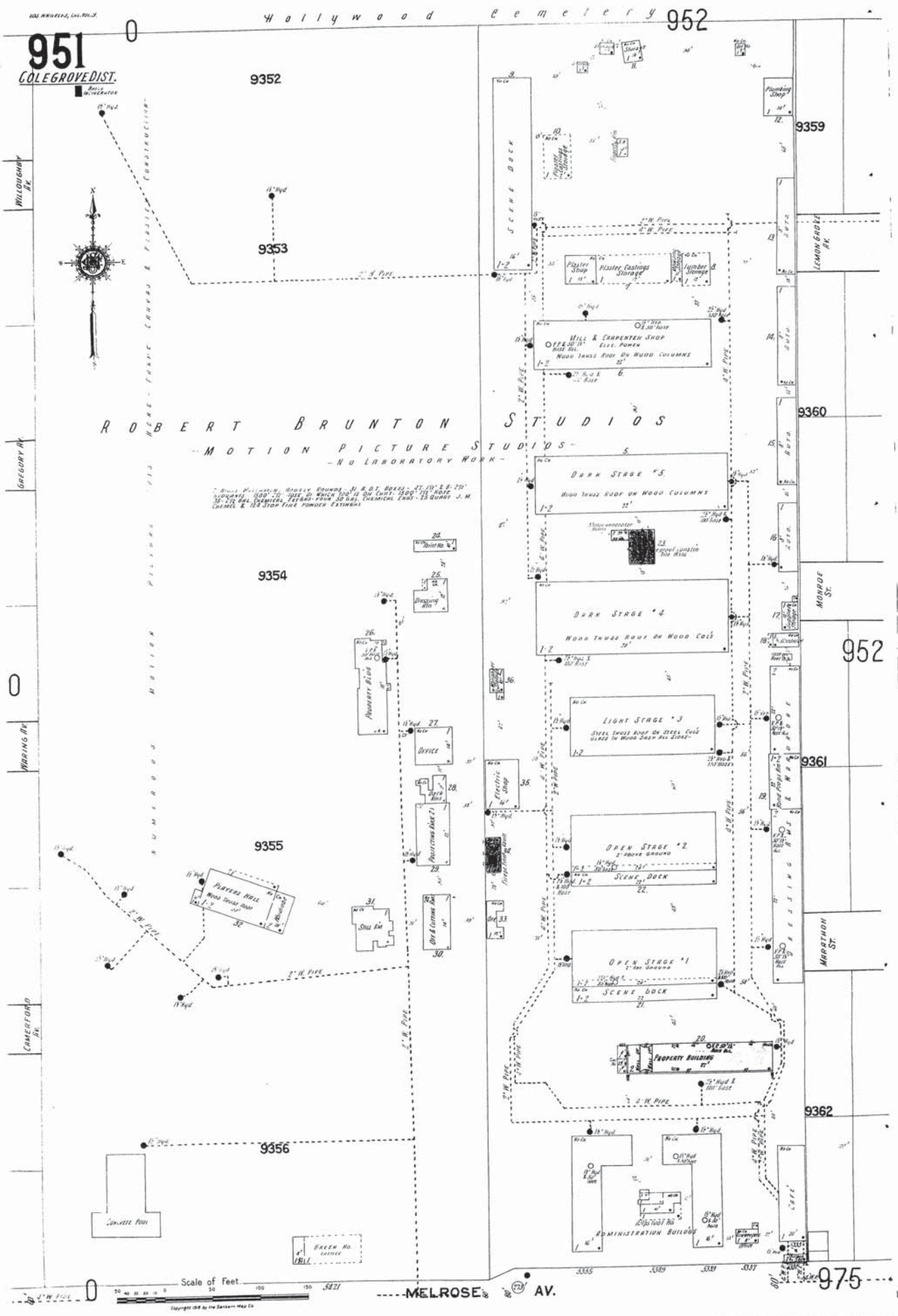

Los Angeles, Calif. Vol. 24
2407 CAL. ..044
Addl Sheet
May 1932
2409
2409
2408
2414
24156
24155
24125
24083
24086
24130
24128
20TH CENTURY - FOX FILM CORPORATION
FOX HILLS MOVIETONE STUDIO
(For Report, See Sheet 2415
NORTH LOT
Numerous
Frame &
Plaster
Sets
SOUTH LOT
Canvas Shop
Grip Shop
Fox-Pico Lot
Sound Equipment Trucks
Wardrobe
Cafe
Sound Engineering (Research Laboratory)
Stars' Dressing Rms.
Park
Sound Stage No 8
Sound Stage No 6
Sound Stage No 5
Writers Bldg.
Offices
Fan Room
Conc. Viaduct
W. Olympic Blvd
Orton Av.
Fox Hills Dr.
Lauriston Av.
Av. A
Av. C
Av. D
Av. E
Av. F
1st Av
2nd Av
Scale 50 Ft. to One Inch

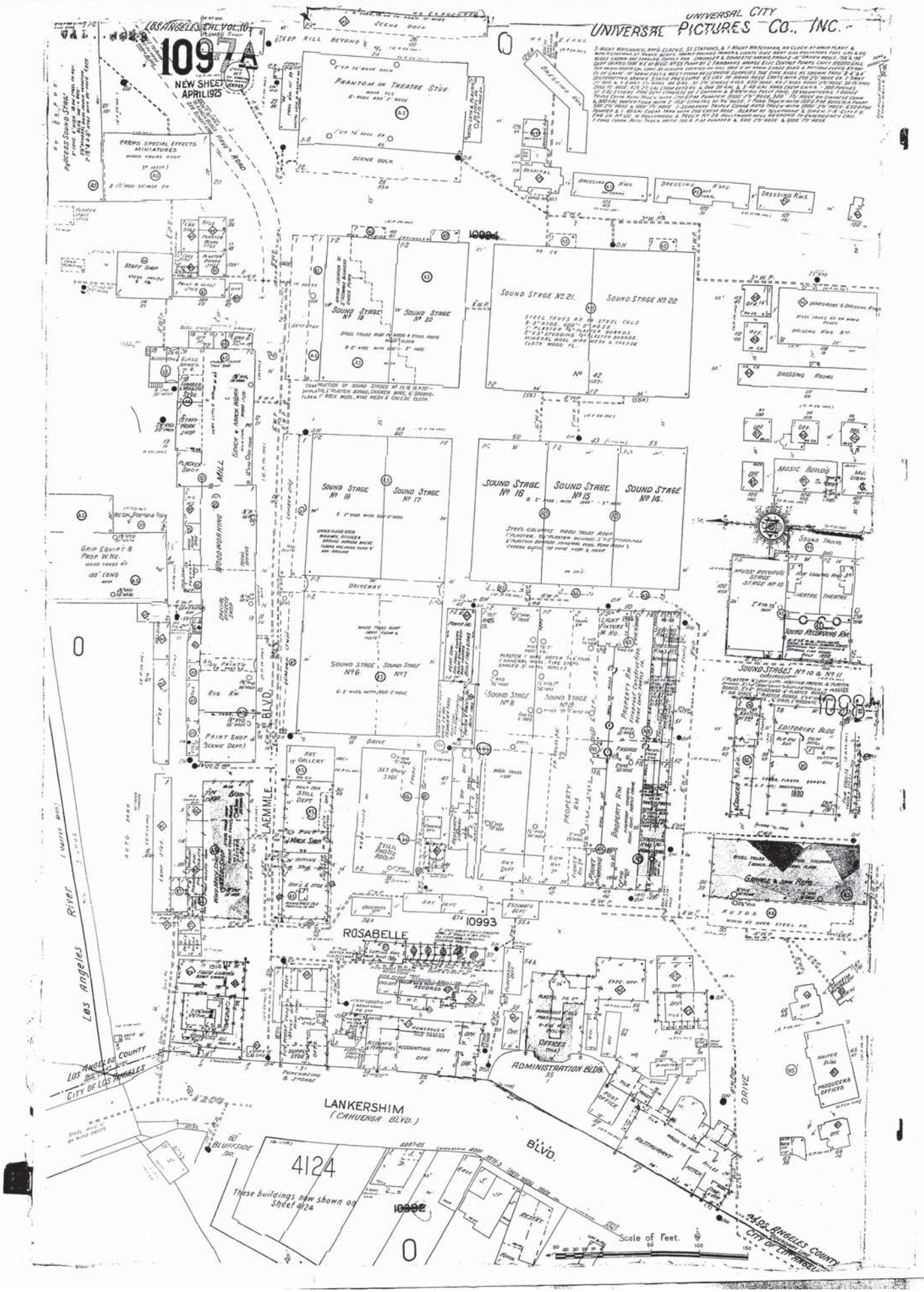

Los Angeles, Calif. Vol. 24
2409
2426
2427
CAL .044
ADDL SHEET
MAY 1932
SCALE: 100 FT. TO AN INCH
SANTA MONICA BLVD.
SANTA MONICA BLVD
MISSOURI AV.
MISSISSIPPI AV.
CALVIN AV.
FOX HILLS DR.
20TH CENTURY - FOX FILM CORPORATION
FOX HILLS MOVIETONE STUDIO
(FOR REPORT SEE SHEET 2415)
NORTH LOT
CYCLORAMA BACKING
STAGE B
ANSEL STGE
PROP STGE
EQUIPMENT STGE.
SCENE DOCK
WAGON SHED
LATTICE
GREEN DEPT
AUTO SHED
GARAGE
TRUCK SHED
PAVED ROAD
PUBLIC
FOX PICO LOT
NUMEROUS FRAME & PLASTER SETS
24218
24220
24221
24186
24187
24188
24189
24184
24185
24180
24181
24182
24157
24158
24125
24022
2420
2414
2407

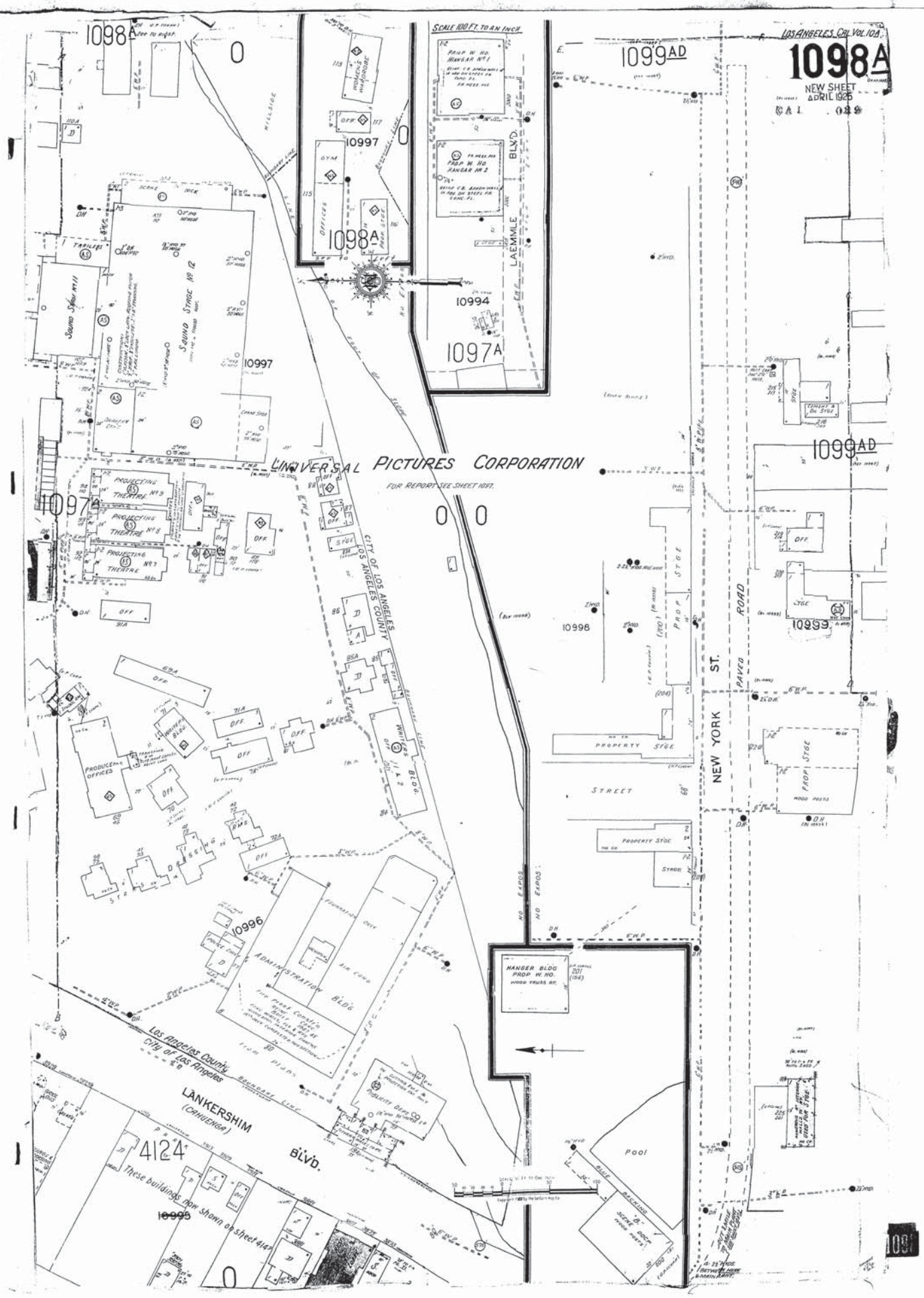

902
COLEGROVE
DISTRICT
NEW SHEET
DEC. 1926
N. WILTON PL.
914
HOLLYWOOD FREEWAY
HOLLYWOOD FREEWAY
9033
N. RIDGEWOOD PL. 60' wide
9034
913
N. VAN NESS AV. 60' wide
SUNSET BLVD.
VAN NESS AV.
FERNWOOD AV.
WARNER BROS. PICTURES INC.
SUNSET STUDIO
SOUND STAGE No 4
STAGE No 1
SOUND STAGE No 2
WARDROBE STGE.
SCENE DOCK
CARTOON DEPT.
K.F.W.B. BROADCASTING STUDIOS
STUDIO No 4
STUDIO No 5
K.F.W.B. OFFICES
STAGE No 8
STAGE No 3
STAGE No 6
AUTO PARKING
9029
9030
SUNSET BOWLING CENTER
ROLLER BOWL
STAGE No 2
STAGE No 7
HOLLYWOOD SPORTS CENTER
N. BRONSON
909
910
Scale of Feet

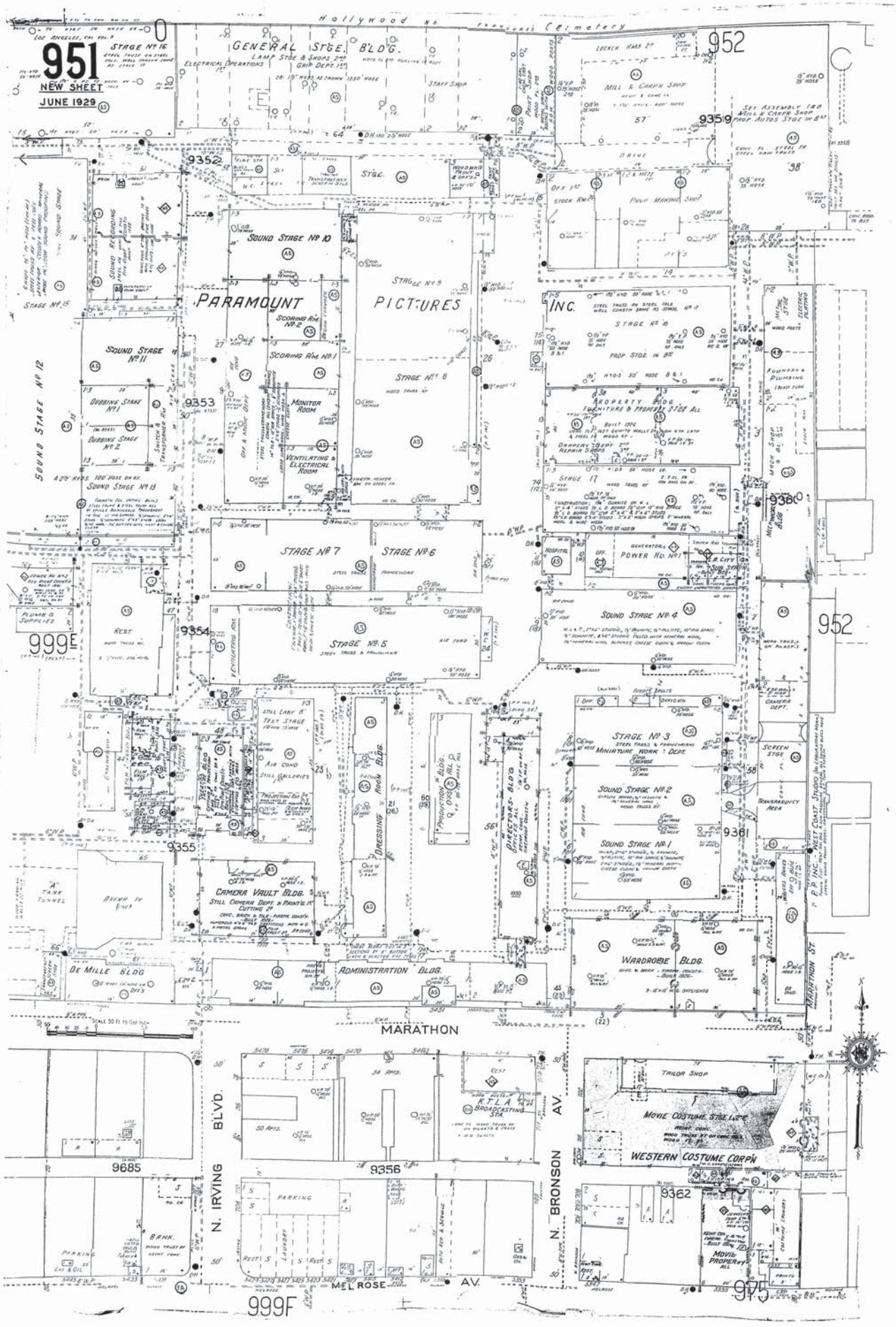

909
COLEGROVE DIST.
N. BRONSON 902 AV.
TAMARIND AV.
GORDON
SUNSET BLVD
VOLUME
N. BEACHWOOD DRIVE
9027
9025
9023
9021
910
905
10-Apts
16-Aparts
DRIVES
GAS & OIL IN YARD
RADIO BROADCASTING STUDIO
SOUND STAGE NO 2
SOUND STAGE NO 10
DANCING REHEARSAL
MOVIOLA
MATTE DEPT
PROP STORE
SOUND STAGE NO 7
COLUMBIA PICTURES CORPN
COLUMBIA PICTURES CORPN OF CALIFORNIA LTD
ART DEPT
MILL
COLUMBIA PICTURES
PRODUCERS OF MOTION PICTURES
SOUND STAGE NO 1
SOUND STAGE No. 2.
SOUND STAGE No. 3
SOUND STAGE No. 4
OFFICE
Scale of Feet.

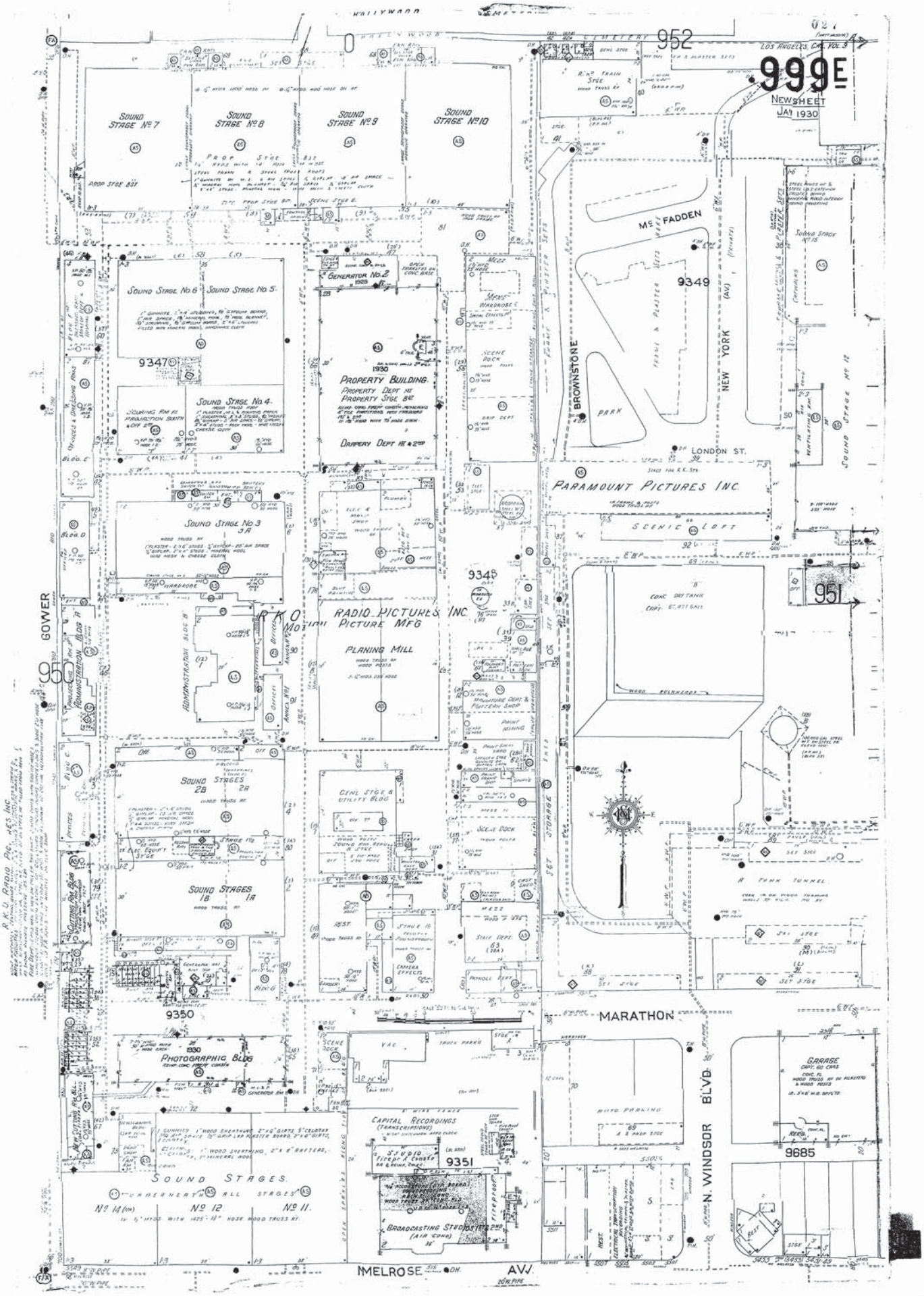

951
(999E)
937
952
999E
9352
9353
9354
9355
9351
9685
9356
DEC. 1954
SOUND STAGE No 16
GENERAL STGE BLDG.
SOUND STAGE No 15
SOUND STAGE No 10
SOUND STAGE No 9
SOUND STAGE No 11
SOUND STAGE No 12
SOUND STAGE No 8
DUBBING STAGE No 2
DUBBING STAGE No 1
SOUND STAGE No 14
SOUND STAGE No 13
SOUND STAGE No 7
SOUND STAGE No 6
SOUND STAGE No 5
STAGE FOR R.R. STA
SCENIC LOFT
PARAMOUNT PICTURES CORP'N
WEST COAST STUDIO (NO LABORATORY WORK)
REST
GYMNASIUM
"A" TANK TUNNEL
DE MILLE BLDG
ADMINISTRATION BLDG No 1
CAMERA VAULT BLDG
PROP STGE B1
STILL GALLERIES
STILL EASY 'B' TEST STAGE
PROJECTION BLDG
ADMINISTRATION BLDG No 2
MARATHON
GARAGE
PARKING
30 APTS
32 APTS
K.T.L.A. BROADCASTING STA
BANK
MELROSE
N. WINDSOR BLVD.
N. IRVING BLVD.
N. BRONSON AV.


951
COLE GROVE DIST.
Hollywood Cemetery
952
9352
9353
9354
9355
9356
9359
9360
9361
9362
WILLOUGHBY AV.
GREGORY AV.
WARING AV.
CRAMERTON AV.
LEMON GROVE AV.
MONROE ST.
MARATHON ST.
ROBERT BRUNTON STUDIOS
MOTION PICTURE STUDIOS
NO LABORATORY WORK
SCENE DOCK
MILL & CARPENTERS SHOP
DARK STAGE #5
DARK STAGE #4
LIGHT STAGE #3
OPEN STAGE #2
OPEN STAGE #1
PROPERTY BUILDING
ADMINISTRATION BUILDING
PLAYERS HALL
PROPERTY BLDG.
OFFICE
CONCRETE POOL
GREEN HO. LATTICE
MELROSE AV.
Scale of Feet
975


LOS ANGELES, CAL. VOL. 10
1097A
NEW SHEET APRIL 1925
UNIVERSAL CITY
UNIVERSAL PICTURES CO., INC.
STEEP HILL BEYOND
SCENE DOCK
PHANTOM OR THEATRE STGE.
SCENE DOCK
PROPS SPECIAL EFFECTS MINIATURES
PROCESS SOUND STAGE
HOSPITAL
DRESSING RMS.
DRESSING ROOMS
STAFF SHOP
SOUND STAGE Nº 19
SOUND STAGE Nº 20
SOUND STAGE Nº 21
SOUND STAGE Nº 22
10994
STAFF PAINT SHOP
PLASTER SHOP
LUCKY & MACK PARK ROAD
MILL
WOODWORKING
SOUND STAGE Nº 18
SOUND STAGE Nº 17
SOUND STAGE Nº 16
SOUND STAGE Nº 15
SOUND STAGE Nº 14
MUSIC BUILDG
GRIP EQUIPT & PROP. W.HO.
SOUND TRUCKS
DRIVEWAY
SOUND STAGE Nº 6
SOUND STAGE Nº 7
SOUND STAGE Nº 8
SOUND STAGE Nº 9
PROPERTY RM
PRINT SHOP (SCENIC DEPT.)
RUG RM.
LAEMMLE BLVD.
ART GALLERY
STILL DEPT.
SET UNIT STGE
SOUND STAGES Nº 10 & Nº 11
EDITORIAL BLDG
10988
GARAGE & CAR RACK
AUTOS
10993
ROSABELLE
ART DEPT.
ESTIMATE DEPT.
LOS ANGELES RIVER
LOS ANGELES COUNTY
CITY OF LOS ANGELES
ACCOUNTING DEPT.
PURCHASING & STORES
OFFICES (THE)
ADMINISTRATION BLDG.
POST OFFICE
PRODUCERS OFFICES
LANKERSHIM
(CAHUENGA BLVD.)
BLVD.
60' BLUFFSIDE
4124
These buildings now shown on Sheet 4124
10992
Scale of Feet.
LOS ANGELES COUNTY
CITY OF LOS ANGELES


LOS ANGELES, CAL. VOL. 10A
1098A
NEW SHEET
APRIL 1925
SCALE 100 FT. TO AN INCH
1098A
1099AD
10997
1098A
10994
1097A
10997
UNIVERSAL PICTURES CORPORATION
FOR REPORT SEE SHEET 1097.
1097A
1099AD
10998
10999
10996
CITY OF LOS ANGELES
LOS ANGELES COUNTY
NEW YORK ST.
ROAD
STREET
LAEMMLE BLVD.
LANKERSHIM (CAHUENGA) BLVD.
Los Angeles County
City of Los Angeles
412-4
These buildings now shown on sheet 412-4
10995
Pool
SOUND STAGE No 12
SOUND STAGE No 11
PROJECTING THEATRE No 9
PROJECTING THEATRE No 8
PROJECTING THEATRE No 7
PRODUCERS OFFICES
WRITERS BLDG.
ADMINISTRATION BLDG
HANGER BLDG PROP. W. HO.
PROP STGE
PROPERTY STGE
STAGE
OFFICES
GYM
1091


951
NEW SHEET
JUNE 1929
Hollywood Memorial Cemetery
GENERAL STGE. BLDG.
LAMP STGE & SHOPS 2nd
Grip Dept. 1st
ELECTRICAL OPERATIONS
STAFF SHOP
952
MILL & CARPN. SHOP
935
SET ASSEMBLY 1st fl MILL & CARPN SHOP PROP AUTOS STGE IN 8th
PAINT MIXING SHOP
9352
STGE.
SOUND STAGE No 10
STAGE No 9
PARAMOUNT
PICTURES
INC.
STAGE No 16
STAGE No 15
SOUND STAGE No 12
SOUND STAGE No 11
SCORING RM No 2
SCORING RM No 1
STAGE No 8
9353
DUBBING STAGE No 1
DUBBING STAGE No 2
MONITOR ROOM
VENTILATING & ELECTRICAL ROOM
SOUND STAGE No 13
STAGE No 18
PROP STGE IN 8th
PROPERTY BLDG. FURNITURE & PROPERTY STGE ALL
DRAPERY DEPT REPAIR SHOPS
STAGE 17
9360
MECHANICAL BLDG.
STAGE No 7
STAGE No 6
GENERATORS POWER No No 1
HOSPITAL
L.A. CITY SUB STA.
SOUND STAGE No 4
9354
STAGE No 5
999E
952
PLUMBG SUPPLIES
REST.
STILL LABY & TEST STAGE
AIR COND STILL GALLERIES
DRESSING ROOM BLDG.
PRODUCTION No 2 BLDG.
DIRECTORS BLDG OFFICES OF ALL ASSIGNED DIRECTORS
CAMERA DEPT.
STAGE No 3
STEEL TRUSS & FRAMEWORK
MINIATURE WORK DEPT.
SCREEN STGE
SOUND STAGE No 2
TRANSPARENCY AREA
9361
SOUND STAGE No 1
9355
"A" TANK TUNNEL
CAMERA VAULT BLDG.
STILL CAMERA DEPT. & PRINTING CUTTING DP
DE MILLE BLDG
ADMINISTRATION BLDG.
WARDROBE BLDG.
MARATHON ST.
MARATHON
N. IRVING BLVD.
N. BRONSON AV.
TAILOR SHOP
MOVIE COSTUME STGE 12-E
WESTERN COSTUME CORP'N
KTLA BROADCASTING STA.
9685
9356
9362
PARKING
BANK
LAUNDRY
MOVIL PROPERTY
MEL ROSE AV.
999F
975
951


LOS ANGELES, CAL. VOL. 9
999
NEW SHEET
JAN 1930
952
951
950
SOUND STAGE Nº 7
SOUND STAGE Nº 8
SOUND STAGE Nº 9
SOUND STAGE Nº 10
PROP STAGE 83'
SOUND STAGE No. 6
SOUND STAGE No. 5
9347
SOUND STAGE No. 4
SCORING RM FOR PRODUCTION SIXTH & CHF 2ND
BLDG. E
SOUND STAGE No. 3 3A
WARDROBE
BLDG. D
ADMINISTRATION BLDG H
PROJECTION
ANNEX 1ST
OFFICES & DRESSING RMS
R.K.O. RADIO PICTURES INC
SOUND STAGES 2B 2A
SOUND STAGES 1B 1A
CUTTING RM 2ND
CUTTING RM 1ST
PHYSICS
9350
PHOTOGRAPHIC BLDG
1930
SOUND STAGES
UNDERNEATH ALL STAGES
Nº 14 (104)
Nº 12
Nº 11
2 GENERATOR No. 2
1929
PROPERTY BUILDING
PROPERTY DEPT HE
PROPERTY STGE 84'
DRAPERY DEPT HE & 2ND
SCENE DOCK
GRIP DEPT
MENS WARDROBE
SCENIC ART
9348
RADIO PICTURES INC
MOTION PICTURE MFG
PLANING MILL
ADMINISTRATION BLDG H
OFFICE
ANNEX 1ST
MOISTURE DEPT & PLASTERS SHOP
PAINT MIXING
GENL STGE & UTILITY BLDG
SCENE DOCK
STAFF DEPT 63 (18A)
REST
CAMERA EFFECTS
PAYROLL DEPT
STAGE 1B
ELEC EQUIPT STGE
V.A.C.
TRUCK PARKS
CAPITAL RECORDINGS (TRANSCRIPTIONS)
STUDIO
9351
BROADCASTING STUDIOS 1ST & 2ND
(AIR COND)
FIREPROOF
MELROSE AVE.
DOWN PIPE
BROWNSTONE
MS FADDEN
9349
PARK
NEW YORK (AVE) (PRIVATE)
LONDON ST.
PARAMOUNT PICTURES INC.
SCENIC LOFT
SOUND STAGE Nº 15
SOUND STAGE Nº 12
VENTILATING FAN
GOWER
R.K.O. RADIO PICTURES INC
MARATHON
AUTO PARKING
A. & S. PROP STGE
SET STGE
A TANK TUNNEL
CONC OIL TANK (CAPY. 67,000 GALS)
WOOD FOLKWAYS
N. WINDSOR BLVD.
GARAGE
CAPY. 60 CARS
9685
REST
ELECTRICAL DISTRIBUTION
SOUND STAGES

Appendix F – Tax Assessor Index and Map

4206

SCALE 1" = 400'

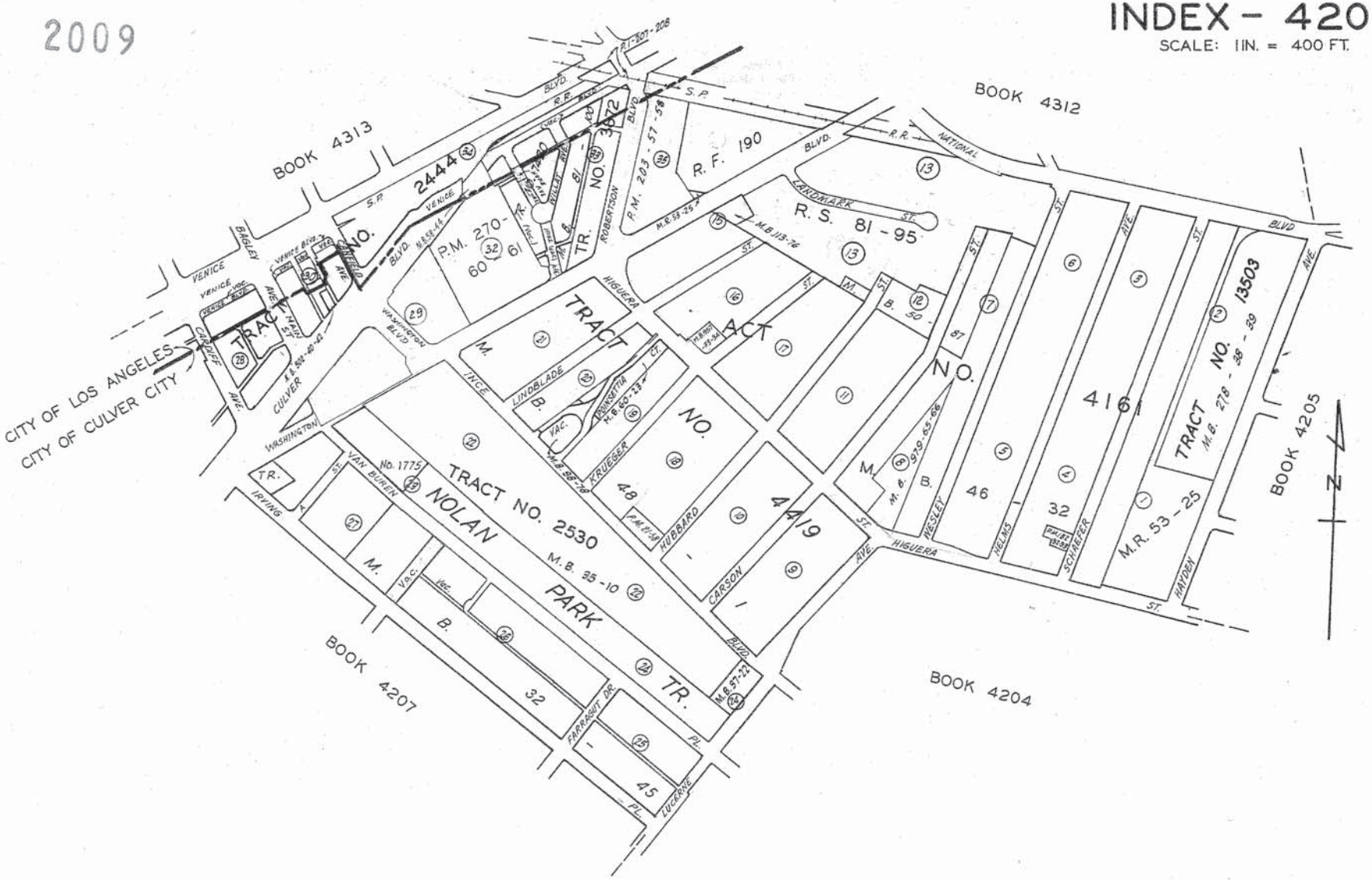
2009

Revised:
2-25-63
4-18-63
10-4-63
6-8-64
7-25-64
680624
681011
711228
770131
801027
811124
811228
841015
850517
850528
851015
871209
880301
890117
931201
941201
960308
971119
19990113
19990513
20010523
20020708
20080527 04

12-31-64
3-13-65
5-28-65
6-5-65
661109
670518

INDEX - 4206

SCALE: 1 IN. = 400 FT.



CITY OF LOS ANGELES
CITY OF CULVER CITY

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

4206	22 SHEET	P. A. 369 - 218	TRA 3153	REVISED 2008052704 20100921020180001-28					SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002

2011



Appendix G – Assessor Records

DESCRIPTION OF IMPROVEMENT

CLASS & SHAPE	NO. STY.	IMP. NAME	MAIN IMPS.	YR. BLT.
		SOUND PREVIEW RM OFFICE FENCE		

MISC. IMPROVEMENT RECORD

L.A. CO. ASSESSOR | CITY C. ULVER CITY | ADDRESS 9300 - 36 WASHINGTON BL

4206 MAP BOOK	22 PAGE	+006 PARCEL	SUB PART

IMP. NO.	IMPROVEMENT	SIZE	FOUNDATION	WALL & EXTERIOR	ROOF TYPE	ROOF COVER	FLOOR & INTERIOR DETAIL	SECOND STY. OR LOFT	YEAR BUILT	Est. Tot. Life Yrs.

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REV'D	INT. VIEW	NO INT. VIEW	CO CK
	3000									3650	X4	14600							
66					OR40							11 620							
75-79	3290	DX		33	OR40	380		4510		4510	.39	17750		MIZE	5-27-80	[illegible]		BRIZZI	
T8T	✓	✓		✓	✓	2408					4K	22200			✓	✓		✓	

(75)(79)

COMPUTATIONS

Unit	Area	Unit	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
TRENDED	RCLND	FOR	1966															
~~EFF. YR. / HIST.~~	~~HISTORIC~~	~~RCLND~~																
~~& ORIG. / ASSM'T.~~	~~TOTAL~~	~~CONV.~~	~~TRENDED~~															
~~RECORD / YEAR~~	~~COST/VAL~~	~~FACT.~~	~~RCLND~~															
29 / 34	5563	1.76	19 790															
33 / 45	950	1.64	1560															
31 / 44	767	1.67	1280															
OFFICE				380	22[illegible]	8360												
FENCE				185	4[illegible]	740												
REVIEW RM				2023	18[illegible]	36410												
Total R.C.N.			11 620			45510												

FORM 8A

Building Description Blank

LOS ANGELES COUNTY ASSESSORS OFFICE

Index BOOK 4206 PAGE 22

ST. No. 9336 Washington Blvd

TRACT 2536

PARCEL 1

LOT No. 1, 2 and 3 BLOCK No.

EXAMINED BY E.N. DATE 12/11 1944

CLASS
Single, Bungalow, Double, Maverick, Residence, California, Dwelling, Cottage, Factory, Church, School, Garage, Barn, Shed, Poultry House, Store, Auto Court, Bungalow Court, Flat, Studio Apartment, No. Units, Area per Unit, " " Room
OFFICE

FOUNDATION
Concrete, Brick, Hillside, Stone, Cross Walls, Wood, Steel Joists

BASEMENT
feet x
feet x
feet deep
0 sq. ft.

EXTERIOR
1 1½ 2 3 Story
Stucco, Rustic, Shakes, B & B, Siding, Shingle, Sheet Steel, T & C, Wide Siding, Abode Knotty Pine, Vertical Siding, Plaster on Tile, Asbestos Siding, Brick Veneer, Corrugated Iron, Flat Galv. Iron, Frame, Steel, Frame, Wood

ROOF
Flat ¼ ½ ⅝ ¾, Hip, Monitor, Gables, Dormers, Shed, Cut-up, Copper, Shingle, Shakes, Gravel, Sheet Steel, Slate, Corrugated Iron, Flat Galv. Iron, Composition, Compo Shingle, Tile-Trim, Amt. Sm. Lge. Tile, ¼ ⅓ ½ ⅝ Full, Wood Steel Truss, Span ft., Quality

HEATING
Fireplace Single Dbl., False Mantel, Gas Furnace, No. Pipes Units, Gas Radiators, Elec. Heaters, Blower Furnace, Floor Furnace, Wall Heaters, Ventilating Sys., Washed Air, Refrig. Air H.P.

PLUMBING

No. of Fixtures	Cheap	Good	Medium	Special
Bath				
Tile Floor				
Tile-Trim				
Tile Walls				
Height				
Shower				
Over Tub				
Stall				
Tile Walls				
Glass D'r.				
Tile Pull'n				

LIGHTING
Cheap, Good, Medium, Special

EXT. FEATURES
Steel Sash All Part, Cop. Spouts Screens, Galv. " ", Trim-Tile, Plaster, " Stone, Wood, Brk., Cornice Boxed

INSIDE FINISH
Plaster Sand, Putty, Celotex, Staff, Plaster-Board, Interior Stucco, Ply-Bd. Knotty Pine, Panelled, Walls Tint, Papers, Paint, Sanitary, Unfinished, Woodwork, Plain, " Ornamental

BUILT-INS
Refrigerator, Elec., Gas, Ice, Buffet, Bookcases, Patent Beds, Cedar Closets, Venetian Blinds

1931 BUILT 1944

RV-1933

CLASSIFICATION

	Cheap	Depr. Rate
M'dium		
Good		3
Spec'l		3

Check Sanitas	B	1	2	3
OFFICES Room		3		
( ) Bedrooms				
( ) Dressing Rm.				
( ) Bathroom				
( ) " No Tub				
Tile ( ) ( ) Kitchen				
( ) Bfst. R. or N.				
Plank ( ) Hdwd. Floors		Asphalt Tile		
Hdwd. Doors				
Hdwd. Finish				

P. C. by	Date	%	P.C. Val.

BUILDING VALUES

Year	1945		
No. of Square ft.	380		
At. $	2.50		
Building Value	950		
Basemnt Value			
Heating Value			
Garage Value			
Outbuildings Value			
Total Value	950		
Reviewers Value			

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value	Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
42	11		844	420					
He				530					
47	551			520					
57		1.10		570					

LOCATION IF CUT

BY

DATE

E. ON M.B. ON

BY

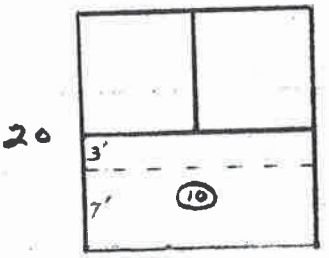
DATE

The old gate house (1931) has been converted into offices by inclosing old 7x19 porch area. Moved 19' partition east 7' - refinished interior with asph. tile on floor. Inserted added 19' of inside partition - wood frame plaster board and paper finish. New jack light fixtures (underset). 2 Gas Rad. originals) 6 D.H. wdws - 3⁰ 6⁰ 18/6
6 Ven. Blinds.
2 - 2 6 x 6 6 doors.
14' of new ext. walls.

BLDG 'A"

Remodel - (15) - New # (1D)

1 Dec 1944



20 x 19 = 380 ft

760
140
950

OWNER'S NAME	PERMIT No.	DATE	AMOUNT
R.K.O.	1840	4/28/31	1000
C. F. CHECKED			
COMPT. CHECKED 6			
E. ON M. B.	NONE	12/11/44	C.N.
COMPARED S			

Form 6—M.W.H.

BUILDING DESCRIPTION BLANK

Index Book 4206 Page

Street No. 9336 Washington Blvd E-2

Tract # 2530

PARCEL

Lot No. 1, 2 and 3 Block No.

Examined by Carl Date 5/11 1932

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story ✓	Fireplace	Tile
Double	1½ "	False Mantel	Cobblestone
Laverick	2 "	Gas Furnace	Brick
California	3 "	Wood "	Stone
Bungalow	Stucco	Coal "	Plain
Residence	Shakes, Rustic	No. openings	Plaster
Cottage	Siding, B & B	Steam	Wood
Dwelling	Brick	Gas Radiators ✓	Ornamental
Flat	Brick Veneer		
Apartment	Corrugated Iron	PLUMBING	INSIDE FINISH
Factory	Frame, Steel		Plaster
Church	Frame, Wood	Number of Fixtures	Plaster-Board
School	Adobe		Jazz
Store	Plaster on Adobe		Tiffany
Garage	Plaster on Tile		Canvas or Sanitas
Barn			Paper
Shed	ROOF		Unfinished
Poultry House			Woodwork, Plain
	Shed	Cheap	" Ornamental
FOUNDATION	Flat	Medium	
	Hip	Good	BUILT-IN FEATURES
Stone	Gables	Special	
Concrete	Dormers	Bath { Tile Walls / Tile Floor	Refrigerator
Brick	Cut-up		Buffet
Wood	Shingle	LIGHTING	Patent Beds
	Gravel		Bookcases
BASEMENT	Tile	Gas	
	Tile-Trim	Electricity ✓	BUILT
feet x	Corrugated Iron		1931
feet x	Composition	Cheap	
feet deep	Slate	Medium	CONSTRUCTION
cu. ft.		Good	
		Special C.N. 12/11/44	Cheap
		Fence	Medium
			Good 4%
			Special

	Bsmt	1	2	3	4
Living Room					
Bedrooms					
Bathroom					
Shower					
Kitchen					
Brkfst. R. or Nook					
Hdwd. Floors					
Hdwd. Finish					

BUILDING VALUES	CHANGES ONLY
No. of Cubic Ft.	
No. of Square Ft. ~~313~~	
At $ 2.00	
Building Value ~~626~~	
Basement Value	
Heating Value 167.	
Garage Value	
Outbuildings Value	
Total Value ~~793~~	167
Physical Depreciation ~~9 1/2~~ 9 28%	
Depreciation Utility	
Depreciated Value ~~721~~	65+120
Assessed Value ~~400~~ 330	340 6

No. of Permit 1840 Date 4/28/31 Jones

Estimated Cost of Bldg. # 1000

No. of Permit Date 5/8

Estimated Cost of Bldg. 90

Owner's Name R.K.O. Radio Studios Inc

H. F. Checked

Compt. Checked

H. on M. B. 1.10

Compared 3 100

P. C. by	Date	No.	P. C. Value
Changed	C.N. 12/11/44		
		10	

Fence.
60 + 126 = 186
@ 90¢ = $1.67

Special Labor!
Fence 6ft. high

126

19'

OFFICE 13

Wood Porch 7

Special Labor!
Fence 6ft high

60

1/2 x 7 x 19 = 66

13 x 19 = 247

3 x 3

Remove old gate house.
See New slip.
Fence remains on this slip
4%
C.N. 12/11/44

Form 6—E.W.H. (P-77)

BUILDING DESCRIPTION BLANK Index Book 42 Page 12

7300-02 Street No. Washington Blvd

Tract 2530 (1-A)

PARCEL Pathe Studio

Lot No. 1-2-3 Block No.

Examined by Beaton Date 9-25 1929

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fireplace	Tile
Double	1½ "	False Mantel	Cobblestone
Maverick	2 "	Gas Furnace	Brick
California Bungalow	3 "	Wood "	Stone
Residence	Stucco	Coal "	Plain
Cottage	Shakes, Rustic	No. openings	Plaster
Dwelling	Siding, B & B	Steam	Wood
Flat	Brick	Gas Radiators	Ornamental
Apartment	Brick Veneer		
Factory	Corrugated Iron	PLUMBING	INSIDE FINISH
Church	Frame, Steel		
School	Frame, Wood	Number of Fixtures	Plaster
Store	Adobe		Plaster-Board
Garage	Plaster on Adobe		Jazz "
Barn	Plaster on Tile		Tiffany
Shed			Canvas or Sanitas
Poultry House	ROOF	Cheap	Paper
		Medium	Unfinished
FOUNDATION	Shed	Good	Woodwork, Plain
	Flat	Special	" Ornamental
Stone	Hip		
Concrete	Gables	Bath { Tile Walls	BUILT-IN FEATURES
Brick	Dormers	Tile Floor	
Wood	Cut-up		Refrigerator
	Shingle	LIGHTING	Buffet
BASEMENT	Gravel		Patent Beds
	Tile	Gas	Bookcases
feet x	Tile-Trim	Electricity	
feet x	Corrugated Iron		BUILT
feet deep	Composition	Cheap	1929
@ cu. ft.	Slate	Medium	
		Good	CONSTRUCTION
		Special 488	Cheap
		2710.	Medium
			Good
			Special 3

	Bsmt	1	2	3	4
Living Room					
Bedrooms					
Bathroom					
Shower					
Kitchen					
Bfst. R. or Nook					
Hdwd. Floors					
Hdwd. Finish					

BUILDING VALUES	CHANGES ONLY
No. of Cubic Ft.	
No. of Square Ft. 2023	
At .35	
Building Value 7080	
Basement Value 563	
Heating Value	
Garage Value 1.10	
Outbuildings Value 2980	
Total Value 7080	
Physical Depreciation 15 24.6	
Depreciation Utility 25%	
Depreciated Value	
Assessed Value 2090.	

No. of Permit 1107 Date 1/15/29

Estimated Cost of Bldg. 8500

No. of Permit Remove Room

Estimated Cost of Bldg. 2700

Owner's Name Pathe Studio

C. F. Checked 1-30 (321)

Compt. Checked

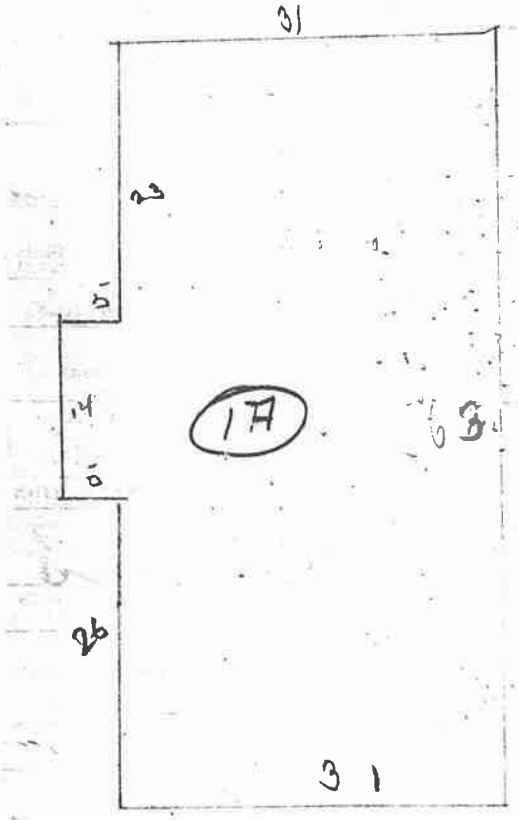
E. on M. B. End

Compared End

P. C. by	Date	%	P. C. Value

2360. MK Stadden 1-31-29

THEATRE



63
31
63
189
195-3
7 U
2023

DESCRIPTION OF BUILDING

CLASS & SHAPE	NO. STY.	BUILDING NAME	MAIN IMP.	YR. BLT.
DX	L-3	ADMIN. BLDG. C	OFFICES	20

INDUSTRIAL
BLDG C
L.A. CO. ASSESSOR

BUILDING RECORD 4206 MAP BOOK 21 PAGE

PARCEL / SUB PART

CITY CULVER CITY ADDRESS 9300-36 WASHINGTON BLVD

TYPE		EXT. WALLS	MAIN ROOF	SPRINKLERS	LIGHTING FIXTURES	A	B	C	D	E
Design	Use	Wall Hgt.	Flat	Basement	Incandescent					
	Factory	Concrete	Arched	All	Fluor. - Ord.					
	Warehouse	Tilt-Up	Shed	Double	Fluor. - Ind.					
	Office	Poured	Gable	No. Heads						
		Reinf. Brick		ELEVATORS	Minimum					
		Conc. Block	Plywd. Sheathing	Freight No.	Average					
CONST.		Corr. Iron		Passenger No.	Good					
Light		Corr. Alum.	Composition	Make:	Ft. Candles					
Standard		Stucco	Corr. Iron	Copy:	AIR CONDITIONING					
Heavy			Concrete	No. of Stops	Forced Air					
FOUNDATION		Pilasters		Elec. / Hydr.	Space-Heaters					
Concrete		Stone Trim	TRUSSES	Auto. / Manual	Wall - Elec. - Gas					
Piers		Brick Trim	Light / Heavy	BUILT - INS	Vent System					
			Tapered Steel	Dock Lifts	Heat Pump					
FRAME		FLOOR	Laminated Wd.	Vault						
Struct. Steel		Conc. at Gr.	Wd. Bowstring	Craneway	Refrig: Tons					
Rigid Steel		Conc. Raised	Post & Girder	Copy:						
Reinf. Conc.		Ft. In.		WIRING						
Wood		Wood	Span-	K.T. / Conduit	NO. PLUMBING					
			No. Trusses-	B.X. / M.M.Cable	TOTAL NO. PLUMBING					

MISC. ROOF	A	B	C	D	E
INSULATION					
FLOOR FINISH					
Asphalt Tile					
INTERIOR PARTITIONS					
Plastered					
Wd.-Metal Frame					
Dry-Wall					
Conc. Block					
INTERIOR CEILINGS					
Plaster					
Accous. Plaster					
Accous. Tile					
Suspended					

DOORS	SIZE	NO.	SIZE	NO.
Wood				
Metal				
Sliding				
Overhead				
Steel Roll-up				
Elec.-Manual				

SASH
Steel
Alum.
Wood
SKYLIGHTS
VENTILATOR

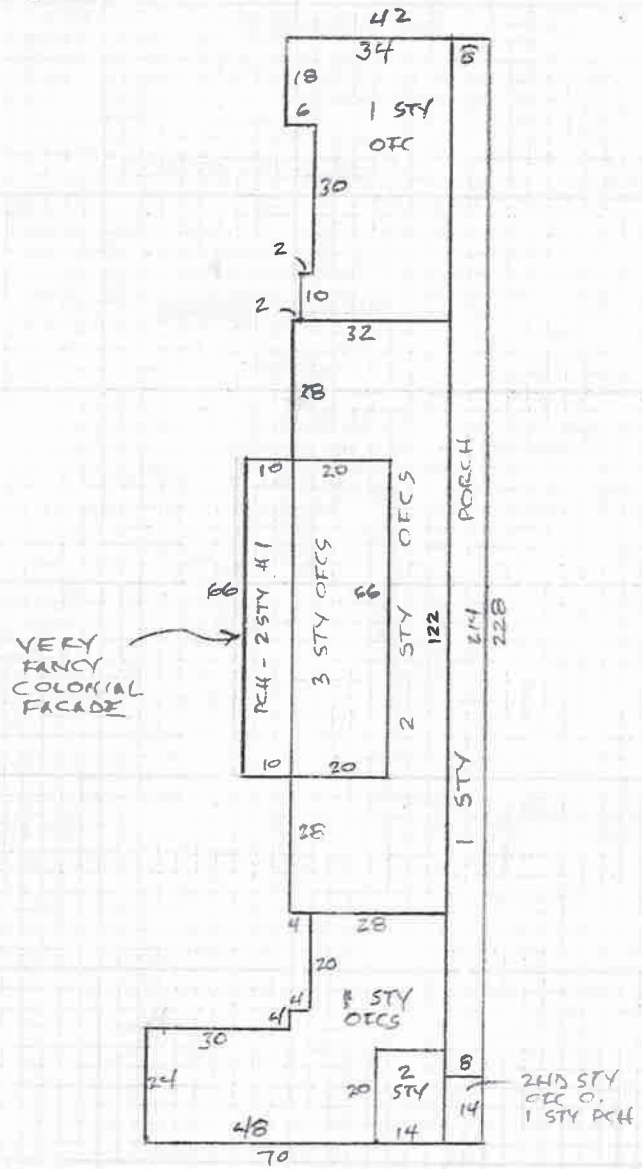
RATING (E.G.A.F.P)				
Cond.	Arch. Attr.	Funct. Plan	Workmanship	Quality

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REV'D	INT. VIEW	NO INT. VIEW	CO. CK.
		3290		20		15856				12940	X4	51760							
66					CF46							48200							
72									26000 ÷	51760 =	50%			R.S.P.&M.G	12 1665				
15-79	1850	DX		20	X45	13448		265780	—	265780	36	95680		M 128	5-27-80	M.G.L.		810226	
✓	✓	✓		✓		✓			59070 ÷	95680	62		3K	M.C. Bolleer	810306				

COMPUTATIONS

Unit		Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
TRENDED		RCLND	FOR	19 66															
EFF. YR.	HIST.	HISTORIC	RCLND																
& OBS.	ASS'M'T.	TOTAL	CONV.	TRENDED															
RECORD	YEAR	COST/VAL	FACT.	RCLND															
20	20	31718	1.52	48252															
ADMIN BLDG					13448	18.00	242060												
COV DCKS					2372	10.00	23720												
RCN MAIN							265780												
Total R.C.N.				48252			265780												

1" = 40'



MISCELLANEOUS STRUCTURES

STRUCTURE	FOUND.	FLOOR	EXTERIOR	ROOF	INTERIOR

COMPUTATIONS

MAIN AREAS

ADMIN BLDG

18	x 34	=	612
30	x 28	=	840
10	x 30	=	300
2 x 28	x 32	=	1792
2 x 66	x 12	=	1584
3 x 66	x 20	=	3960
2 x 28	x 32	=	1792
20	x 28	=	560
4	x 32	=	128
24	x 62	=	1488
20	x 14	=	280
14	x 8	=	112
			13448#

OTHER AREAS

COV PCHS

66	x 10	=	660
214	x 8	=	1712
			2372#

REMARKS:

OWNERS NAME:

BUILDERS NAME:

PERMIT NO.	DATE	AMOUNT	IMPROVEMENT

LDING DESCRIPTION BL. 4

No. 920 Washington Blvd Index

Tract 2332

PARCEL V-2 (1)

BLDG C

Lot No. 1 Block No.

Examined by Date 9/1

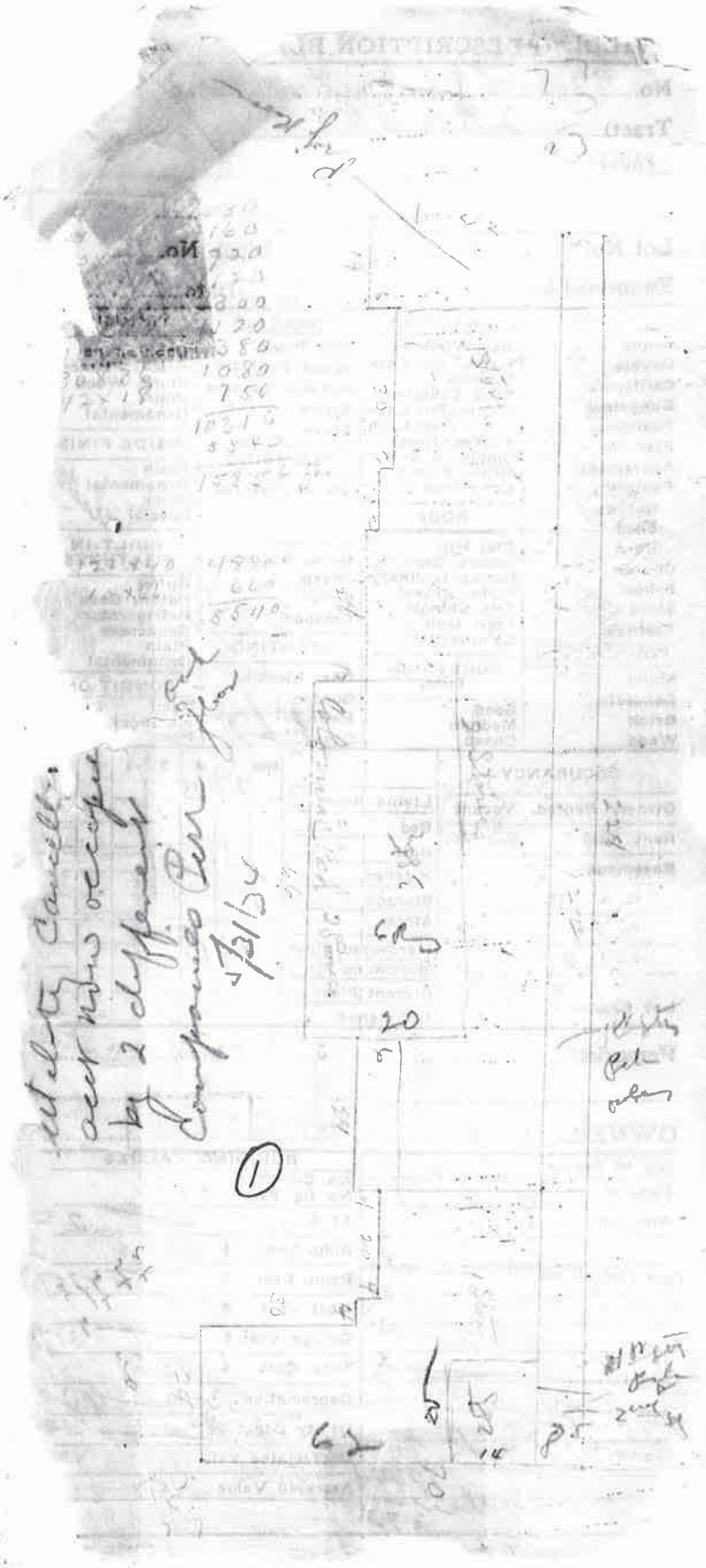
CLASS	EXTERIOR	HEATING	TRIMMI
Single	Bay Windows	Fire Place	Cobblestone
Double	1 sty 2 sty 3 sty	Wood, Coal, Oil	Brick, Plaster
California	Number	and Gas Furnace	Stone, Wood
Bungalow	Wall Covering:	Steam	Plain
Residence (1)	Plaster, Met Lath	Stove	Ornamental
Flat	" Wood Lath		INSIDE FINIS
Apartment	Shakes, Rustic	PLUMBING	Plain
Factory	Siding, B & B	No. of Fixtures	Ornamental
Garage	Brick, P or C		Stock
Shed	Corr. Iron		Special Plastic
Barn	ROOF	Good, Medium	BUILT-IN FEATURES
Church	Flat Hip	Cheap	Buffet
School	Gables, Dormers	Sewer	Patent Beds
Store	Cut up, Ordinary	Cesspool 1920	Refrigerator
Storage	Plain, Gravel	LIGHTING	Bookcases
FOUNDATION	Tile, Shingle	Gas, Electric	Plain
Stone	Corr. Iron	Good	Ornamental
Concrete	Composition	Medium	CONDITIO
Brick	CONSTRUC-TION	Cheap	Good
Wood	Good		Medium
	Medium		Poor
	Cheap		

OCCUPANCY		bsmt	1	2	3	4	5	
Owner, Rented, Vacant	Living Room		27	15				
Rent Paid $ Per Mo.	Bed "							
Basement	Bath "							
ft. x ft.	Kitchen							
ft. deep	Storage							
cu. ft. @	Store							
Lot Grade	Hardwood Floor							
	Hardwood Fin.							
	Cement Floor							
	Unfinished							

Remarks: 371 11760 418 24 x val 12760

OWNER

	BUILDING VALUES	
No. of Permit	No. Cu. Ft.	
Date of "	No. Sq. Ft.	
Amt. of " $	At $	2
Cost Factor Checked X	Bldg. Cost $	
Cost " Checked X	Bsmt. Cost $	317
Plans Bldg. Plot X	Heat Cost $	
Location X	Garage Cost $	317
Utility Card only partly used	Total Cost $	
Perm 9/7/32	Depreciation	
Total Value $720	Utility Dep.	
	Depreciated Val.	1583
	Assessed Value	



DESCRIPTION OF BUILDING

CLASS & SHAPE	NO. STY.	BUILDING NAME	MAIN IMP.	YR. BLT.
DX	1	CAFE		36

INDUSTRIAL
PART of BLDG M
L.A. CO. ASSESSOR

BUILDING RECORD

CITY CULVER CITY

4206 MAP BOOK	22 PAGE	2 PARCEL	6 SUB PART

ADDRESS 9336 WASHINGTON BLVD

TYPE		EXT. WALLS		MAIN ROOF		SPRINKLERS		LIGHTING FIXTURES	A	B	C	D	E
Design	Use	Wall Hgt.		Flat		Basement		Incandescent					
Factory		Concrete		Arched		All		Fluor. - Ofc.					
Warehouse		Tilt-up		Shed		Double		Fluor. - Ind.					
Office		Poured		Gable		No. Heads							
		Reinf. Brick				ELEVATORS		Minimum					
		Conc. Block		Plywd. Sheathing		Freight No.		Average					
CONST.		Corr. Iron				Passenger No.		Good					
Light		Corr. Alum.		Composition		Make:		Ft. Candles					
Standard		Stucco		Corr. Iron		Cap'y:		AIR CONDITIONING					
Heavy				Concrete		No. of Stops		Forced Air					
FOUNDATION		Pilasters				Elec. / Hydr.		Space-Heaters					
Concrete		Stone Trim		TRUSSES		Auto. / Manual		Wall - Elec. - Gas					
Piers		Brick Trim		Light / Heavy		BUILT - INS		Vent. System					
				Tapered Steel		Dock Lifts		Heat Pump					
FRAME		FLOOR		Laminated Wd.		Vault							
Struct. Steel		Conc. at Gr.		Wd. Bowstring		Crane way		Refrig: Tons					
Rigid Steel		Conc. Raised		Post & Girder		Cap'y:							
Reinf. Conc.		Ft. In.				WIRING							
Wood		Wood		Span-		K.T. / Conduit		NO. PLUMBING					
				No. Trusses-		B.X. / N.M.Cable		TOTAL NO. PLUMBING					

MISC. ROOF	A	B	C	D	E
INSULATION					
FLOOR FINISH					
Asphalt Tile					
INTERIOR PARTITIONS					
Plastered					
Wd.-Metal Frame					
Dry-Wall					
Conc. Block					
INTERIOR CEILINGS					
Plaster					
Accous. Plaster					
Accous. Tile					
Suspended					

DOORS		SIZE	NO.	SIZE	NO.
Wood					
Metal					
Siding					
Overhead					
Steel Roll-up					
Elec.-Manual					
SASH					
Steel					
Alum.					
Wood					
SKYLIGHTS					
VENTILATOR					

RATING (E.G.A.F.P)

Cond.	Arch. Attr.	Funct. Plan	Workmanship	Quality

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REV'D	INT. VIEW	NO INT. VIEW	CO. CK.
	2100					1805				2380	X4	(9520) 6560							
66					OR40														
72RA									480 ÷	9520 =	50%			K STRAUSS	7206 65				
75-79	2100	DX		36	OR40	1805		A2040		42040	.42	17660		MITE	5-27-80			810305	
✓	✓	✓		✓		✓			1090%	17660				McWatters	810306				

(75)

COMPUTATIONS

Unit		Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
						CAFE		1805	22.00	39710									
TRENDED		RCLND	FOR	1966		SPRING		1805	1.15	2076									
EFF. YR. & ORIG. RECORD	HIST. ASSM'T. YEAR	HISTORIC TOTAL COST/VAL	RCLND CONV. FACT.	TRENDED RCLND		CANOPY		32	8.00	256									
33	38	1616	1.64	2650															
41	42	2026	1.93	3910															
Total R.C.N.				6560						42040									

ADD TO (22) (22)

uilding Description Blank

Index BOOK 4 PAGE 22

)S ANGELES COUNTY ASSESSOR'S OFFICE

r. No. 9336 Washington Blvd.

RACT 2530

PARCEL 47

OT No. 4, 5 + 6 BLOCK No.

AMINED BY B.M. + J.C. DATE 5/16 194

CLASS

gle
ngalow
uble
verick
sidence
lifornia
velling
ttage
ctory
urch
hool
rage
rn
ed
ultry House
ore
uto Court
ngalow Court
t ! Studio
artment
. Units
ea per Unit
" " Room

CAFE

FOUNDATION

ncrete Brick
llside Stone
oss Walls Wood
eel Joists

BASEMENT

feet x
feet x
feet deep
sq. ft.

EXTERIOR

1 1½ 2 3 Story
Stucco Rustic
Shakes, B & B
Siding Shingle
Sheet Steel T & G
Wide Siding
Adobe Knotty Pine
Vertical Siding
Plaster on Tile
Asbestos Siding
Brick Veneer
Corrugated Iron
Flat Galv. Iron
Frame, Steel
Frame, Wood

ROOF

Flat ¼ ½ ⅔ ¾
Hip Monitor
Gables Dormers
Shed Cut-up
Copper Shingle
Shakes Gravel
Sheet Steel Slate
Corrugated Iron
Flat Galv. Iron
Composition
Compo Shingle
Tile-Trim
Amt. Sm. Lge.
Tile
¼ ⅓ ½ ¾ Full
Wood Steel Truss
Span ft.
Quality

HEATING

Fireplace Single Dbl.
False Mantel
Gas Furnace
No. Pipes Units
Gas Radiators
Elec. Heaters
Blower Furnace
Floor Furnace
Wall Heaters
Ventilating Sys.
Washed Air
Refrig. Air H.P.

PLUMBING

No. of Fixtures
Cheap Good
Medium Special

Bath			
Tile Floor			
Tile Trim			
Tile Walls			
Height			
Shower			
Over Tub			
Stall			
Tile Walls			
Glass Door			
Tile Pullman			

LIGHTING

Cheap Good
Medium Fluor. Special

EXT. FEATURES

Steel Sash All Part
Copper Spouts Screens
Galv. " "
Trim-Tile, Plaster
" Stone, Wood, Brick
Cornice Boxed

INSIDE FINISH

Plaster Sand, Putty
Celotex Staff
Plaster-Board
Interior Stucco
Ply-Bd. Knotty Pine
Panelled
Walls Tins, Paper
Paint Sanitas
Unfinished
Woodwork, Plain
" Ornamental

BUILT-INS

Refrigerator
Elec., Gas. Ice
Buffet Bookcases
Patent Beds
Cedar Closets
Venetian Blinds

BUILT
1941

CLASSIFICATION

	Depr. Rate
Cheap	
Medium	
Good	3
Special	

	B	1	2	3	
eck Sanitas					
ning Room		1			
( ) drooms					
( ) essing Room					
( ) throom					
( ) No Tub					
e ( ) ( ) tchen					
( ) st. R. or N.					
ink ( ) lwd. Floors		LINO.			
lwd. Doors					
lwd. Finish					

C. by | Date | % | P. C. Val.

BUILDING VALUES

Year	1942		
No. of Square ft.	845		
At. $	2.25		
Building Value	1901		
Basement Value			
Heating Value	16		
Garage Value			
Outbuildings Value			
CANOPY	32		
SPRINK. HEADS.	77		
Total Value	2026		

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value	Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
42			2026	1010					
47	625			1270					
57		1.10		1400					

LOCATION IF CUT

BY

DATE

E. ON M. B. ON

BY

DATE

#22 -

LINO FLOOR - 24 × 32 = 768

4' PLY. BD. WAINS. 7 × 11 = 77

PLASTER 845 #

V- CELOTEX CEIL.

6- 2 TUBE FLUOR.

FIRE PLACE

VEN. BLINDS.

CANOPY

4 × 8 = 32

@ 1.00

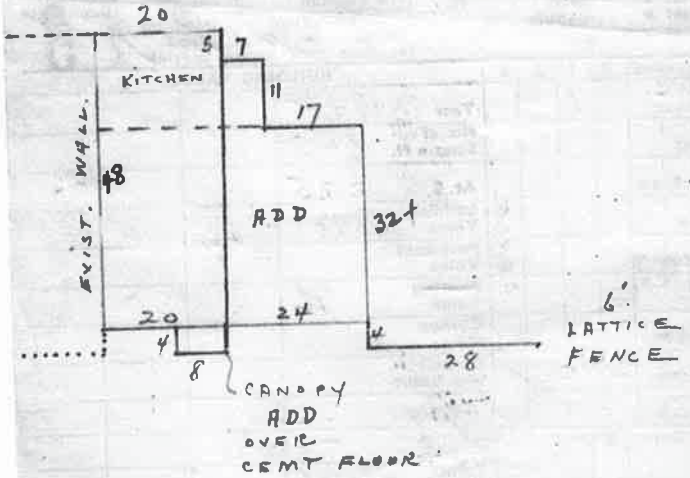
32

SPRINKLER HEADS

THIS PART APPROX # @ 5.00 . # 77

32' of 6' Lattice Fence @ 50¢ = # 16

PART OF BLDG "M"



OWNER'S NAME	PERMIT NO.	DATE	AMOUNT
RKO	#145	7-24-41	2000 Addto Cafe
C. F. CHECKED			
COMPT. CHECKED			
E. ON M. B.			
COMPARED			

M.H. (22) 4206 Index Book Page

BUILDING DESCRIPTION BLANK

Street No. 9336 Washington Blvd

Tract # 2530

PARCEL 4 V

Lot No. 4, 5 and 6 Block No.

Examined by Curry Date 2/8 1933

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fireplace	Tile
Double	1½ "	False Mantel	Cobblestone
Laverick	2 "	Gas Furnace	Brick
California	3 "	Wood "	Stone
Bungalow	Stucco	Coal "	Plain
Residence	Shakes, Rustic	No. openings	Plaster
Cottage	Siding, B & B	Steam	Wood
Dwelling	Brick	Gas Radiators	Ornamental
Flat	Brick Veneer		
Apartment	Corrugated Iron	PLUMBING	INSIDE FINISH
Factory	Frame, Steel	Number of Fixtures 2	Plaster
Church	Frame, Wood		Plaster-Board
School	Adobe		Jazz
Store	Plaster on Adobe	Cheap	Tiffany
Garage	Plaster on Tile	Medium	Canvas or Sanitas
Barn		Good	Paper
Shed	ROOF	Special	Unfinished
Poultry House	Shed		Woodwork, Plain
	Flat	Bath { Tile Walls / Tile Floor	" Ornamental
FOUNDATION	Hip		BUILT-IN FEATURES
Stone	Gables	LIGHTING	Refrigerator
Concrete	Dormers	Gas	Buffet
Brick	Cut-up	Electricity	Patent Beds
Wood	Shingle		Bookcases
	Gravel	Cheap	
BASEMENT	Tile	Medium	BUILT
feet x	Tile-Trim	Good	1933
feet x	Corrugated Iron	Special	
feet deep	Composition		CONSTRUCTION
cu. ft.	Slate		Cheap
			Medium
			Good
			Special

	Bsmt	1	2	3	4
Living Room		2			
Bedrooms					
Bathroom					
Shower					
Kitchen		1			
Bfst. R. or Nook					
Hdwd. Floors					
Hdwd. Finish					

Residence 6-7-35

Remodel E. 1-9-42 5/16/42

		CHANGES ONLY
BUILDING VALUES		
No. of Cubic Ft.		
No. of Square Ft.	860	960
At $	~~.20~~	~~.10~~ .16
Building Value	~~1032~~	~~1204~~
Basement Value	1.10	1536
Heating Value	980	
Garage Value SPRINK. HEADS		80
Outbuildings Value		
Total Value	~~1032.~~	~~1004~~
Physical Depreciation	$ 11.1	1616
Depreciation Utility	~~1040~~	1436
Depreciated Value	~~1001~~	~~1167~~
Assessed Value	~~$720.~~	~~580~~
	720.	580.

No. of Permit Date 551

Estimated Cost of Bldg. 890

No. of Permit Date

Estimated Cost of Bldg.

Owner's Name RKO Pathe Studio Inc

O. F. Checked

Compt. Checked L 6.16.42

O. on M. B. Gw 9-008

Compared J 008

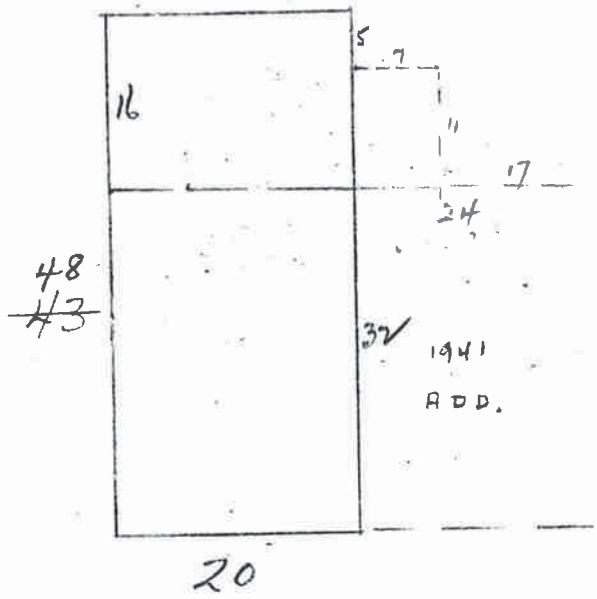
P. C. by	Date	%	P. C. Value
2	5/11/37	60%	348.

Recharge Cur 12/21/37

The part of Cafe has been ~~remodeled~~ by board wainscoating added and ~~part~~ porch has been converted into dining room. 1 Gas Radiator. area enlarged as 3/2/42 C.M. + J.C. 5/16/42.

approx 16 old sprinkle heads in cafe now @ 5.00 = #80

PART OF BLDG "M"



20 x ~~#3~~ ~~860~~
48 = 960 #

32
48
32
288

DESCRIPTION OF BUILDING

CLASS & SHAPE	NO. STY.	BUILDING NAME	MAIN IMP.	YR. BLT.
CX	2	WARDROBE BLDG		25

INDUSTRIAL
BLDG L
L.A. CO. ASSESSOR

BUILDING RECORD

MAP BOOK	PAGE	PARCEL	SUB PART
4206	22	2	8

CITY CULVER CITY ADDRESS 9300 - 36 WASHINGTON BL

TYPE	EXT. WALLS	MAIN ROOF	SPRINKLERS	LIGHTING FIXTURES	A	B	C	D	E
Design / Use	Wall Hgt.	Flat	Basement	Incandescent					
Factory	Concrete	Arched	All	Fluor. - Ofc.					
Warehouse	Tilt-Up	Shed	Double	Fluor. - Ind.					
Office	Poured	Gable	No. Heads						
	Reinf. Brick		ELEVATORS	Minimum					
	Conc. Block	Plywd. Sheathing	Freight No.	Average					
CONST.	Corr. Iron		Passenger No.	Good					
Light	Corr. Alum.	Composition	Make:	Ft. Candles					
Standard	Stucco	Corr. Iron	Cap'y:	AIR CONDITIONING					
Heavy		Concrete	No. of Stops	Forced Air					
FOUNDATION	Pilasters		Elec. / Hydr.	Space-Heaters					
Concrete	Stone Trim	TRUSSES	Auto. / Manual	Wall - Elec. - Gas					
Piers	Brick Trim	Light / Heavy	BUILT - INS	Vent. System					
		Tapered Steel	Dock Lifts	Heat Pump					
FRAME	FLOOR	Laminated Wd.	Vault						
Struct. Steel	Conc. at Gr.	Wd. Bowstring	Craneway	Refrig: Tons					
Rigid Steel	Conc. Raised	Post & Girder	Cap'y:						
Reinf. Conc.	Ft. In.		WIRING						
Wood	Wood	Span-	K.T. / Conduit	NO. PLUMBING					
		No. Trusses-	B.X. / W.M.Cable	TOTAL NO. PLUMBING					

MISC. ROOF	A	B	C	D	E
INSULATION					
FLOOR FINISH					
Asphalt Tile					
INTERIOR PARTITIONS					
Plastered					
Wd.-Metal Frame					
Dry-Wall					
Conc. Block					
INTERIOR CEILINGS					
Plaster					
Accous. Plaster					
Accous. Tile					
Suspended					

DOORS	SIZE	NO.	SIZE	NO.
Wood				
Metal				
Sliding				
Overhead				
Steel Roll-up				
Elec.-Manual				
SASH				
Steel				
Alum.				
Wood				
SKYLIGHTS				
VENTILATOR				

RATING (E.G.A.F.P)				
Cond.	Arch. Attr.	Funct. Plan	Workmanship	Quality

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REV'D	INT. VIEW	NO INT. VIEW	CO. CK.
	3290			25		7488				6730	X4	26920							
66					OR 40							~~16580~~							M
									13700 ÷	26920 =	50+	%		K. STRANG	1220605				
5-79	3290	CX		25	OR40	7488		104830		104830	.34	35640		VM.ZE	5-27-80	Mcwilliams		#10305	
✓	✓	✓		✓		✓			22000 ÷	35640 =	62+	%	31C	Mcwilliams	8 10306				

(75-79) BASE REVIEW COMPUTATIONS

Unit		Unit		Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
TRENDED	RCLND	FOR	1966	WARDROBE			7488	14	104830									
EFF. YR. & ORIG. RECORD	HIST. ASSM'T. YEAR	HISTORIC TOTAL COST/VAL	RCLND CONV. FACT.	TRENDED RCLND														
25	25	10 109	1.64	16 580														
									104830									

Total R.C.N.

T. R. E. W. H.

PARCEL 42

BUILDING DESCRIPTION BLANK

Index 4306 22

Street No. 9300-36 Washington Blvd Island Island

Tract 25-30

Lot No. 4 Block No.

Examined by B.B. Date 9-21 19

CLASS
- Office Building
- Hotel
- Apartment
- Loft
- Warehouse
- Stores and Offices
- Stores and Apts.
- Stores and
- Theaters
- Theaters and
- Offices
- Hospitals
- Library
- School
- Church
- Sub-station
- Fire House

FOUNDATION
- Stone
- Hollow
- Concrete
- Brick

EXTERIOR
- Terra Cotta
- Pressed Brick
- Enameled Brick
- Blue Brick
- Tapestry Brick
- Plaster
- Stone
- Granite
- Marble
- Adobe
- Marble
- Concrete
- Plaster

WALLS
- Brick
- Tile
- Concrete
- Plaster

1.10
1730
605
6120

STORE FRONT
- Copper
- Pine
- Hardwood
- Plate Glass
- Sheet Glass
- Pressed Brick
- Enameled Brick
- Blue Brick
- Terra Cotta
- Tile
- Plaster
- Art Stone
- Granite
- Marble
- Cheap
- Medium
- Good
- Special

PARTITIONS
- Brick
- Tile
- Concrete
- Plaster

INSIDE FINISH
- Pine
- Oak
- Birch
- Cedar
- Mahogany
- Metal

WAINSCOTE
- Marble
- Corridors
- Baths
- Tile
- Corridors
- Baths

DECORATION
- Cheap
- Medium
- Good
- Special

FLOORS
- Pine
- Maple
- Oak
- Cement
- Tile
- Marble
- Terrazzo

BUILT-IN FEATURES
- Buffet
- Patent Beds
- Refrigerator
- Bookcases
- Lockers

ELEVATOR
- Sidewalk
- Freight
- Passenger
- Electric
- Hydraulic

PLUMBING
- Number of Fixtures 7
- Cheap
- Medium
- Good

HEATING SYSTEM
- Hot Water
- Steam
- Vacuum
- Overhead

LIGHTING
- Gas
- Electricity
- Fixtures
  - Cheap
  - Medium
  - Good
  - Special

SIDEWALK LIGHTS
- Plain
- Prism

MISCELLANEOUS
- Elevator Enclosure
- Fire Escapes
- Metal Shutters
- Sprinkler System
- Marquise
- Cornice
- Ventilating System

CONSTRUCTION
- Structural Steel
- Reinforced Concrete
- Reinforced Concrete Frame
- Light
- Medium
- Heavy
  - Cheap
  - Medium
  - Good
  - Special

YEAR BUILT
1925

1 1/2

BUILDING: Feet Front 52, Feet Deep 72, Feet High 2, NUMBER OF STORIES: 2

BASEMENT: Feet Long x Feet Wide, Feet Deep

SUB-BASEMENT: Feet Long x Feet Wide, Feet Deep

	Sub Bsmt.	Bsmt.	1	2	3	4	5	6	7	8	9	10	11	12	13
Office Rooms			1												
Lobbies															
Living Rooms			1	Manufacturing											
Bathrooms					10										
Bedrooms															
Storerooms															
Storage Rooms															
Kitchens															
Cement Floors															
Hardwood Floors															
Pine Finish															
Hardwood Finish															
Unfinished															

Tr 9 Partitions

(19)

MEMORANDA

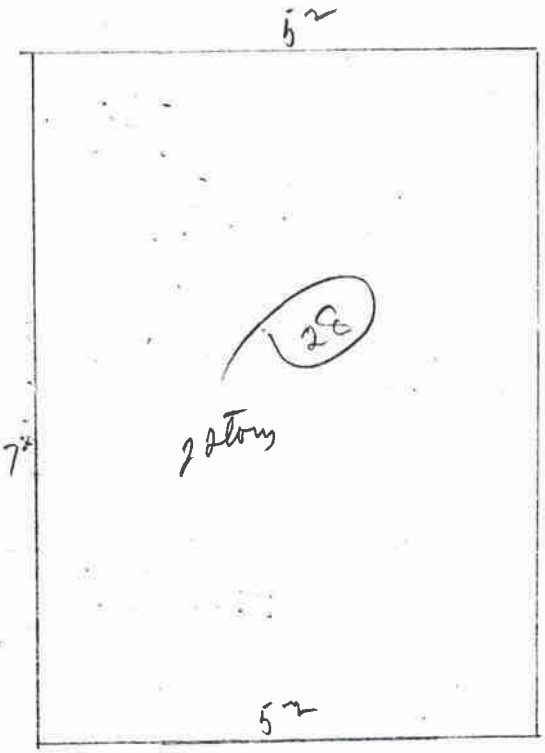
Dressing rooms
Partitioned off with
Tr 9 - Check
about 8 ft high
Special Jacking accessories
Contract 17199.18
Architect's fee 670.
17867.18
Checked
Quantities Checked
Entered On Map Book

BUILDING VALUES

Cubic Feet	104832
Price per Foot	16 Cts
Building Cost	16673
Heating Cost	1194
Ventilating Cost	
Power Plant Cost	1267
Total Cost	16795
Per Cent Age Depreciation	13½ 11.5
Per Cent Utility Depreciation	9605
Present Value	8983
Assessed Value	8946

Permit-1625
3/7/52
Wasserstorm 16,604

BLDG "L"



3744
7488

7 2
5 2
1404
3604
37448
299 5 2
7488
104832

DESCRIPTION OF BUILDING

CLASS & SHAPE	NO. STY.	BUILDING NAME	MAIN IMP.	YR. BLT.
DX	1	SERVICE BLDG		1919

INDUSTRIAL
PART OF BLDG "O"
L.A. CO. ASSESSOR

BUILDING RECORD

4206 MAP BOOK	22 PAGE	2 PARCEL	7 SUB PART

CITY CULVER CITY ADDRESS 9300-36 WASHINGTON BLVD

TYPE	EXT. WALLS	MAIN ROOF	SPRINKLERS	LIGHTING FIXTURES	A	B	C	D	E
Design / Use	Wall Hgt.	Flat	Basement	Incandescent					
Factory	Concrete	Arched	All	Fluor. - Ofc.					
Warehouse	Tilt-Up	Shed	Double	Fluor. - Ind.					
Office	Poured	Gable	No. Heads						
	Reinf. Brick		ELEVATORS	Minimum					
	Conc. Block	Plywd. Sheathing	Freight No.	Average					
CONST.	Corr. Iron		Passenger No.	Good					
Light	Corr. Alum.	Composition	Make:	Ft. Candles					
Standard	Stucco	Corr. Iron	Cap'y:	AIR CONDITIONING					
Heavy		Concrete	No. of Stops	Forced Air					
FOUNDATION	Pilasters		Elec. / Hydr.	Space-Heaters					
Concrete	Stone Trim	TRUSSES	Auto. / Manual	Wall - Elec. - Gas					
Piers	Brick Trim	Light / Heavy	BUILT - INS	Vent System					
		Tapered Steel	Dock Lifts	Heat Pump					
FRAME	FLOOR	Laminated Wd.	Vault						
Struct. Steel	Conc. at Gr.	Wd. Bowstring	Craneway	Refrig: Tons					
Rigid Steel	Conc. Raised	Post & Girder	Cap'y:						
Reinf. Conc.	Ft. In.		WIRING						
Wood	Wood	Span-	K.T. / Conduit	NO. PLUMBING					
		No. Trusses-	B.X. / M.M.Cable	TOTAL NO. PLUMBING					

MISC. ROOF	A	B	C	D	E
INSULATION					
FLOOR FINISH					
Asphalt Tile					
INTERIOR PARTITIONS					
Plastered					
Wd.-Metal Frame					
Dry-Wall					
Conc. Block					
INTERIOR CEILINGS					
Plaster					
Accous. Plaster					
Accous. Tile					
Suspended					

DOORS	SIZE	NO.	SIZE	NO.
Wood				
Metal				
Siding				
Overhead				
Steel Roll-up				
Elec.-Manual				
SASH				
Steel				
Alum.				
Wood				
SKYLIGHTS				
VENTILATOR				

RATING (E.G.A.F.P)				
Cond.	Arch. Attr.	Funct. Plan	Workmanship	Quality

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REV'D	INT. VIEW	NO INT. VIEW	CO. CK.
	3000									11830	XX	47320							
66					OR 40							~~42 230~~							
									23920 ÷	47320 =	50± %			K. STRANG	020605				
5-79	3290	DX		19	OC40	29930		329830		329830	30	98950		MITE	5-17-80			810505	
✓	✓	✓		✓		✓			61090÷	98950 =	±62%		3K	McMahon	810307				

COMPUTATIONS

Unit		Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
					SERVICE BLDG			12960	14.00	181440									
TRENDED		RCLND	FOR	1986	OLD STAGE & CENTER			12960	10.00	129600									
EFF. YR. & ORIG. RECORD	L.C. ASSM'T. YEAR	HISTORIC TOTAL COST/VAL	RCLND CONV. FACT.	TRENDED RCLND	INT. OF S			1566	12.60	19700									
19	32	26 736	1.48	30 690															
29	29	5 184	1.76	9 120															
36	36	1 252	1.93	2 420															
Total R.C.N.																			

Form 6— 21

Building Description Blank

Index Book 4206 Page 22

STREET No. 9336 Washington Blvd

PARCEL No. 2

TRACT No. 2530

LOT No. 475 BLOCK No.

EXAMINED BY Parr & JC DATE 10-22-1936

CLASS

Single
Double
Haverick
California Bungalow
Residence
Cottage
Dwelling
Flat
Apartment
Factory
Church
School
Store
Garage
Barn
Shed
Poultry House
Oil Station

Auto Office & Showroom

FOUNDATION

Stone Wood
Concrete Brick
Cross Walls
Hillside
Steel Joists

BASEMENT

feet x
feet x
feet deep
sq. ft.

EXTERIOR

1 1½ 2 3 Story
Stucco
Shakes, Rustic
Siding, B & B
Sheet Steel
Brick Veneer
Corrugated Iron
Frame, Steel
Frame, Wood
Adobe Shingle
Vertical Siding
Plaster on Tile

ROOF

Flat ¼ ⅓ ½
Hip Dormers
Gables Cut-up
Shed Shingle
Slate Gravel
Shakes Monitor
Corrugated Iron
Composition
Compo Shingle
Tile-Trim
Amt. Sm. Lge.
Tile
¼ ½ ¾ Full
Wood, Steel Truss
Quality

HEATING

Fireplace
False Mantel
Gas Furnace
No. Pipes
Gas Radiators
Steam
Elec. Heaters
Blower Furnace
Floor Furnace

PLUMBING

No. of Fix 5

Cheap Medium Good Special

Bath No.	1	2	3
Tile Floor			
Tile Walls			
Height			
Shower			
Over Tub			
Stall			
Tile Walls			
Glass Door			

LIGHTING

Cheap Medium Good Special

EXT. FEATURES

Copper Down Spouts
Tile-Trim Steel Sash
Brick " Wood-Trim
Stone " Plaster "

INSIDE FINISH

Plaster Sand, Putty
Plaster-Board
Interior Stucco
Ply-B'd. Knotty Pine
Canvas or Sanitas
Paper Paint
Unfinished
Woodwork, Plain
" Ornamental

BUILT-INS

Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets

BUILT

1936

CLASSIFICATION

Cheap
Medium
Good
Special

	B	1	2	3
Check Sanitas				
Living Room ( )				
Bedrooms ( )				
Dressing Room ( )				
Bathroom ( )				
" No Tub ( )				
Tile Walls ( ) ( ) Kitchen				
Bfst. R. or Nook ( )				
Plank ( ) Hdwd. Floors		1,10		
Hdwd. Finish		840		

No. of Permit Date

Estimated Cost of Bldg.

No. of Permit 2321 Date 8/20/36

Estimated Cost of Bldg. 2500 Offices

Owner's Name RKO Pathe

C. F. Checked

Compt. Checked 6 604

E. on M. B.

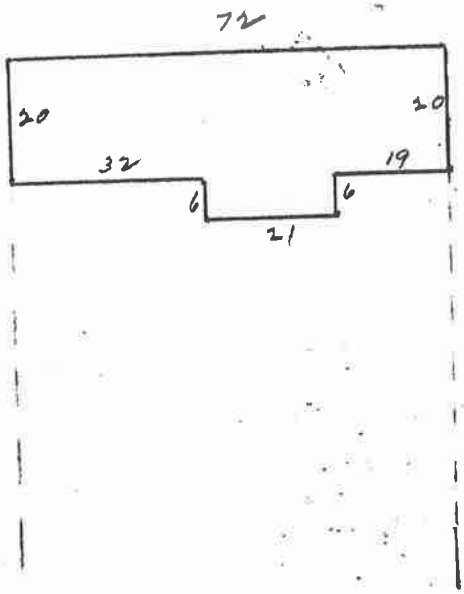
Compared 1/60

P. C. by	Date	%	P. C. Val.

BUILDING VALUES

No. of Square ft.	1566
At $	80¢
Building Value	1252
Basement Value	
Heating Value	
Garage Value	
Outbuildings Value	
Total Value	1252
Depr.	1.
Special Depr.	
Depreciated Value	1239
Assessed Value	~~630~~ 620

CHANGES ONLY



20 x 72 = 1440
6 x 21 = 126
1566 @ ¢80 = $1252

Add 80¢ additional for partions + remodel work on office 2nd floor & service bldg.

orm 6—E.W.H.

UILDING DESCRIPTION BLANK

Index Book 4206 Page 22

treet No. 9300-36 Washington Blvd.

ract 27-3.0

PARCEL 4N

ot No. 5 Block No.

xamined by Beaton Date 9-23 192 7

CLASS	EXTERIOR	HEATING	TRIM
ngle	1 Story	Fireplace	Tile
ouble	1½ "	False Mantel	Cobblestone
averick	2 "	Gas Furnace	Brick
alifornia	3 "	Wood "	Stone
ungalow	Stucco	Coal "	Plain
esidence	Shakes, Rustic	No. openings	Plaster
ottage	Siding, B & B	Steam	Wood
welling	Brick	Gas Radiators	Ornamental
lat	Brick Veneer		
partment	Corrugated Iron	PLUMBING	INSIDE FINISH
actory	Frame, Steel		
hurch	Frame, Wood	Number of Fixtures	Plaster
chool	Adobe	6	Plaster-Board
tore	Plaster on Adobe		Jazz
arage	Plaster on Tile		Tiffany
arn			Canvas or Sanitas
ied	ROOF	Cheap	Paper
oultry House		Medium	Unfinished
	Shed	Good	Woodwork, Plain
FOUNDATION	Flat	Special	" Ornamental
	Hip		
tone	Gables	Bath { Tile Walls	BUILT-IN FEATURES
oncrete	Dormers	Tile Floor	
rick	Cut-up		Refrigerator
Vood	Shingle	LIGHTING	Buffet
	Gravel		Patent Beds
BASEMENT	Tile	Gas	Bookcases
	Tile-Trim	Electricity	
feet x	Corrugated Iron		BUILT
feet x	Composition	Cheap	1929
feet deep	Slate	Medium	
cu. ft.		Good	CONSTRUCTION
		Special	
			Cheap
			Medium
			Good
			Special

	Bsmt	1	2	3	4
iving Room					
edrooms					
athroom					
hower					
itchen					
fst. R. or Nook					
dwd. Floors					
dwd. Finish					

Remodel - Make two apts. Put in Stairway Out on 1st floor

BUILDING VALUES	CHANGES ONLY
No. of Cubic Ft.	
No. of Square Ft. 12960	
At $ ~~50~~ 40	
Building Value 6480	
Basement Value	
Heating Value	
Garage Value	
Outbuildings Value	
3184	
Total Value ~~6480~~	
Physical Depreciation ~~15~~ 24 %	
Depreciation Utility -708	
Depreciated Value 2590	4406
Assessed Value ~~3240~~	2200

No. of Permit	Date	Estimated Cost of Bldg.
1148	3/1/29	1000
		Garage
		488

Owner's Name 2530

E. F. Checked

Compt. Checked 1.10

on M. B.

Compared

P. C. by	Date	%	P. C. Value

This Bldg. now 2 sty 160 + 40 2 do or one of 100 each floor Pier Pay O.K. P.S. 11-30-32

12960
6480
3240
1972

70

(21)

Form 207 E.W.H.

BUILDING DESCRIPTION BLANK

No. 9300-36 Washington Blvd Index 4206 22

Tract 2530

PARCEL 4 2

Lot No. 4-5 Block No.

Examined by E T S Date 9/21/22

CLASS	EXTERIOR	HEATING	TRIMMINGS
Single Double California Bungalow Residence Flat Apartment Factory Garage Shed Barn Church School Store Storage	Bay Windows 1 sty 2 sty 3 sty Number Wall Covering: Plaster, Met Lath " Wood Lath Shakes, Rustic Siding, B & B Brick, P or C Corr. Iron	Fire Place Wood, Coal, Oil and Gas Furnace Steam Stove	Cobblestone Brick, Plaster Stone, Wood Plain Ornamental
FOUNDATION	**ROOF**	**PLUMBING**	**INSIDE FINISH**
Stone Concrete Brick Wood	Flat Hip Gables, Dormers Cut up, Ordinary Plain, Gravel Tile, Shingle Corr. Iron Composition	No. of Fixtures Good, Medium Cheap Sewer Cesspool	Plain Ornamental Stock Special
	CONSTRUCTION	**LIGHTING**	**BUILT-IN FEATURES**
	Good Medium Cheap	Gas, Electric Good Medium Cheap	Buffet Patent Beds Refrigerator Bookcases Plain Ornamental
			CONDITION Good / Medium / Poor — Built 1919

OCCUPANCY		bsmt	1	2	3	4	5	attic
Owner, Rented, Vacant	Living Room							
Rent Paid $ Per Mo.	Bed "							
Basement	Bath "							
ft. x ft.	Kitchen							
ft. deep	Storage							
cu. ft. @	Store							
+	Hardwood Floor							
Lot Grade—	Hardwood Fin.							
	Cement Floor							
	Unfinished							

Remarks: Store 20

360 1.10 1460 8216

OWNER Thos Lucas

	BUILDING VALU
No. of Permit	No. Cu. Ft.
Date of "	No. Sq. Ft. 1296
Amt. of " $ Special	At $ 200
Revalued see new depreciation Per 9/11/22	Bldg. Cost
	Bsmt. Cost
	Heat Cost
Corr. Factor Checked X	Total Cost $ 2592.00

Computations

Entered On Mach. Recs.

Compared

55 10240

Mar used for part

PART OF BLDG "O"

92

180

180

DESCRIPTION OF BUILDING

CLASS & SHAPE	NO. STY.	BUILDING NAME	MAIN IMP.	YR. BLT.
DX	1	STUDIO BUNGALOW		1936

INDUSTRIAL
BLDG "S"
L.A. CO. ASSESSOR

BUILDING RECORD

CITY

ADDRESS

MAP BOOK	PAGE	PARCEL	SUB PART
4206	22	3	1

TYPE	EXT. WALLS	MAIN ROOF	SPRINKLERS	LIGHTING FIXTURES	A	B	C	D	E
Design / Use	Wall Hgt.	Flat	Basement	Incandescent					
Factory	Concrete	Arched	All	Fluor. - Ofc.					
Warehouse	Tilt-Up	Shed	Double	Fluor. - Ind.					
Office	Poured	Gable	No. Heads						
	Reinf. Brick		ELEVATORS	Minimum					
	Conc. Block	Plywd. Sheathing	Freight No.	Average					
CONST.	Corr. Iron		Passenger No.	Good					
Light	Corr. Alum.	Composition	Make:	Ft. Candles					
Standard	Stucco	Corr. Iron	Cap'y:	AIR CONDITIONING					
Heavy		Concrete	No. of Stops	Forced Air					
FOUNDATION	Pilasters		Elec. / Hydr.	Space-Heaters					
Concrete	Stone Trim	TRUSSES	Auto. / Manual	Wall - Elec. - Gas					
Piers	Brick Trim	Light / Heavy	BUILT - INS	Vent. System					
		Tapered Steel	Dock Lifts	Heat Pump					
FRAME	FLOOR	Laminated Wd.	Vault						
Struct. Steel	Conc. at Gr.	Wd. Bowstring	Craneway	Refrig: Tons					
Rigid Steel	Conc. Raised	Post & Girder	Cap'y:						
Reinf. Conc.	Ft. In.		WIRING						
Wood	Wood	Span-	K.T. / Conduit	NO. PLUMBING					
		No. Trusses-	B.X. / W.M.Cable	TOTAL NO. PLUMBING					

MISC. ROOF	A	B	C	D	E
INSULATION					
FLOOR FINISH					
Asphalt Tile					
INTERIOR PARTITIONS					
Plastered					
Wd.-Metal Frame					
Dry-Wall					
Conc. Block					
INTERIOR CEILINGS					
Plaster					
Accous. Plaster					
Accous. Tile					
Suspended					

DOORS	SIZE	NO.	SIZE	NO.
Wood				
Metal				
Sliding				
Overhead				
Steel Roll-up				
Elec.-Manual				
SASH				
Steel				
Alum.				
Wood				
SKYLIGHTS				
VENTILATOR				

RATING (E.G.A.F.P)				
Cond.	Arch. Attr.	Funct. Plan	Workmanship	Quality

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REV'D	INT. VIEW	NO INT. VIEW	CO. CK.
	3020			36		1675				3240	X4	12960							
66					OR40							9430							
42RA									6000 ÷	12960 =	46%			K STARNS	720605				
5-79	3020	DX		36	x40	1675		40200		40200	.42	16880		Mize	5-27-80	McDollar		810306	
✓	✓	✓		✓		✓			12530 ÷	16880 -	75		BK	McDollar	810306				

(95) 66 BACK FLEW

COMPUTATIONS

Unit	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
TREND'D	RCLND	103	1966															
EFF. YR. / N. ST.	HISTORIC	RCLND																
& ORIG. / ASSMT.	TOTAL	COMV.	TRENDED															
RECORD / YEAR	COST/VAL	FACT.	RCLND															
36 / 36	4885	1.93	9430															
BUNGALOW				1675	24.50	40200												
Total R.C.N.						40200												

Form 6— #5 ✓

Building Description Blank

✓ Index

Book 4206
Page 22

STREET NO. 3 [illegible] Van Buren Pl
PARCEL 3x
TRACT Nolan Park Tr. (Nth)

LOT NO. 187 BLOCK NO.
EXAMINED BY Pabst & JC DATE 10-22 193[illegible]

CLASS
Single
Double
Maverick
California
Bungalow ✓
Residence
Cottage
Dwelling
Flat
Apartment
Factory
Church
School
Store
Garage
Barn
Shed
Poultry House
Oil Station

FOUNDATION
Stone Wood
Concrete ✓ Brick
Cross Walls
Hillside
Steel Joists

BASEMENT
feet x
feet x
feet deep
@ sq. ft.

EXTERIOR
1 1½ 2 3 Story
Stucco
Shakes, Rustic
Siding, B & B
Sheet Steel
Brick Veneer
Corrugated Iron
Frame, Steel
Frame, Wood ✓
Adobe Shingle
Vertical Siding
Plaster on Tile

ROOF
Flat ¼ ½ ¾
Hip Dormers
Gables Cut-up
Shed Shingle ✓
Slate Gravel
Shakes Monitor
Corrugated Iron
Composition
Compo Shingle
Tile-Trim
Amt. Sm. Lge.
Tile
¼ ½ ¾ Full
Wood, Steel Truss
Quality Good

HEATING
Fireplace 12
False Mantel
Gas Furnace
No. Pipes
Gas Radiators
Steam
Elec. Heaters Thermador
Blower Furnace
Floor Furnace

PLUMBING
No. of Fix 10.
Cheap Medium Good ✓ Special

Bath No.	1	2	3
Tile Floor	X		
Tile Walls	X		
Height	2'		
Shower			
Over Tub			
Stall		1	
Tile Walls		2	
Glass Door		X	

LIGHTING
Cheap Medium Good Special

EXT. FEATURES
Copper Down Spouts
Tile-Trim Steel Sash
Brick " Wood-Trim
Stone " Plaster "

INSIDE FINISH
Plaster Sand, Putty
Plaster-Board
Interior Stucco
Ply-B'd. Knotty Pine
Canvas or Sanitas
Paper Paint
Unfinished
Woodwork, Plain
" Ornamental

BUILT-INS
Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets

BUILT
1936

CLASSIFICATION
Cheap
Medium
Good
Special 2 ✓ 2

Check Sanitas	B	1	2	3
Living Room ( )		4		
Bedrooms ( )		2		
Dressing Room ( )				
Bathroom ( )		2		
" No Tub ( )				
Tile Walls ( ) ( ) Kitchen Tile Sink		1		
Bfst. R. or Nook ( )		Fence		
Plank ( ) Hdwd. Floors		Sprinkler		
Hdwd. Finish				

No of Permit 2290 Date 4-2036
Estimated Cost of Bldg. 6000 Dressing Rm
No. of Permit Date
Estimated Cost of Bldg.
Owner's Name RKO Studios
C. F. Checked
Compt. Checked ✓ 629
E. on M. B. [illegible] 3120
Compared [illegible]

B. C. H.	Date	%
1.10		2950
3240		

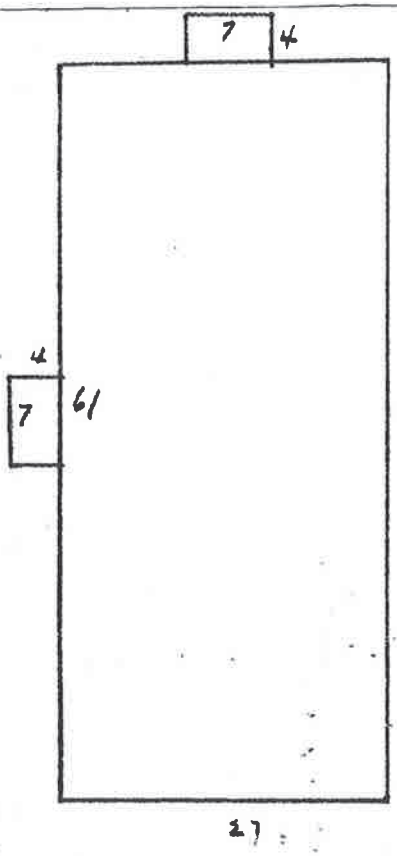
604 For 49

BUILDING VALUES

No. of Square ft.	1675.
At $	2.50
Building Value	4187.
Basement Value	
Heating Value	300
Garage Value	126
Outbuildings Value	272.
Total Value	4885.
Depr.	1.
Special Depr.	
Depreciated Value	4836
Assessed Value	2420 2440

3000

CHANGES ONLY



Cut on Lot 182 #1858 Ind.

27 x 61 = 1647
½ x 7 x 4 = 14
½ x 7 x 4 = 14
1675

8' Heavy wire fence 145 Linear ft @ 65¢ = $96
100 Linear ft of Picket fence @ 30¢ = $30,
34 Sprinkler

34 Sprinkler Heads @ 8.00
2' Wainscote wood Panel

12 Thermador Elec Heaters @ $25 = $300

DESCRIPTION OF BUILDING

CLASS & SHAPE	NO. STY.	BUILDING NAME	MAIN IMP.	YR. BLT.
DX	1	OFFICES		1942

INDUSTRIAL
BLDG "T"
L.A. CO. ASSESSOR

BUILDING RECORD

MAP BOOK	PAGE	PARCEL	SUB PART
4206	22	3	9

CITY Culver City ADDRESS 4047 Van Buren Pl

TYPE	EXT. WALLS	MAIN ROOF	SPRINKLERS	LIGHTING FIXTURES	A	B	C	D	E
Design / Use	Wall Hgt.	Flat	Basement	Incandescent					
Factory	Concrete	Arched	All	Fluor. - Ofc.					
Warehouse	Tilt-Up	Shed	Double	Fluor. - Ind.					
Office	Poured	Gable	No. Heads						
	Reinf. Brick		ELEVATORS	Minimum					
	Conc. Block	Plywd. Sheathing	Freight No.	Average					
CONST.	Corr. Iron		Passenger No.	Good					
Light	Corr. Alum.	Composition	Make:	Ft. Candles					
Standard	Stucco	Corr. Iron	Cap'y:	AIR CONDITIONING					
Heavy		Concrete	No. of Stops	Forced Air					
FOUNDATION	Pilasters		Elec. / Hydr.	Space-Heaters					
Concrete	Stone Trim	TRUSSES	Auto. / Manual	Wall - Elec. - Gas					
Piers	Brick Trim	Light / Heavy	BUILT - INS	Vent. System					
		Tapered Steel	Dock Lifts	Heat Pump					
FRAME	FLOOR	Laminated Wd.	Vault						
Struct. Steel	Conc. at Gr.	Wd. Bowstring	Craneway	Refrig: Tons					
Rigid Steel	Conc. Raised	Post & Girder	Cap'y:						
Reinf. Conc.	Ft. In.		WIRING						
Wood	Wood	Span-	K.T. / Conduit	NO. PLUMBING					
		No. Trusses-	B.X. / N.M.Cable	TOTAL NO. PLUMBING					

MISC. ROOF	A	B	C	D	E
INSULATION					
FLOOR FINISH					
Asphalt Tile					
INTERIOR PARTITIONS					
Plastered					
Wd.-Metal Frame					
Dry-Wall					
Conc. Block					
INTERIOR CEILINGS					
Plaster					
Accous. Plaster					
Accous. Tile					
Suspended					

DOORS	SIZE	NO.	SIZE	NO.
Wood				
Metal				
Sliding				
Overhead				
Steel Roll-up				
Elec.-Manual				
SASH				
Steel				
Alum.				
Wood				
SKYLIGHTS				
VENTILATOR				

RATING (E.G.A.F.P)				
Cond.	Arch. Attr.	Funct. Plan	Workmanship	Quality

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REV'D	INT. VIEW	NO INT. VIEW	CO. CK.
	1700			44		1120				188	XX	7520							
66					OR40							5460							M
72RA									3500 ÷	7520 =	46	45		K. STRANG	4/20/65				
3)-79	1800	DX		44	OR40	1092		17810		17810	47	8370		MITC	5-27-66	McCutcheon		810306	
✓	✓	✓		✓		✓			6260 ÷	8370 =	75		SK	McCutcheon	8/10/66				

(75) (79) BASE REVIEW

COMPUTATIONS

Unit	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
TRENDED	RCLND	TOB	1966															
~~EFF. YR. / INST.~~	~~HISTORIC~~	~~RCLND~~																
~~& ORIG. / ASSM'T.~~	~~TOTAL~~	~~CONV.~~	~~TRENDED~~															
~~RECORD / YEAR~~	~~COST/VAL~~	~~FACT.~~	~~RCLND~~															
44 / 47	3742	1.46	5460															
OFFICES				1092	16.00	17472												
PORCHES				56	6.00	340												
Total R.C.N.						17812												

LOCATION IF CUT

BY

DATE

E. ON M.B. ON Lots 182 thru 188

BY

DATE

FORM 6

Parcel No. 5624-003

Building Description Blank

Index ✓

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LOS ANGELES COUNTY ASSESSORS OFFICE

ST. No. 4044 VAN BUREN

TRACT NOLAN PK.

(area)

LOT NO. 187 BLOCK NO. 7-1-4

EXAMINED BY BASTEDO & ANDERSON DATE 6-20 1947

CLASS
Single
Bungalow
Double
Maverick
Residence
California
Dwelling
Cottage
Factory
Church
School
Garage
Barn
Shed
Poultry House
Store
Auto Court
Bungalow Court
Flat Studio
Apartment
No. Units
Area per Unit
" " Room
OFFICES

FOUNDATION
Concrete Brick
Hillside Stone
Cross Walls Wood
Steel Joists

BASEMENT
feet x
feet x
feet deep
@ sq. ft.

EXTERIOR
1½ 2 3 Story
Stucco Rustic
Shakes, B & B
Siding Shingle
Sheet Steel T & C
Wide Siding
Abode Knotty Pine
Vertical Siding
Plaster on Tile
Asbestos Siding
Brick Veneer
Corrugated Iron
Flat Galv. Iron
Frame, Steel
Frame, Wood

ROOF
Flat ¼ ½ ⅞ ¾
Hip Monitor
Gable Dormers
Shed Cut-up
Copper Shingle
Shakes Gravel
Sheet Steel Slate
Corrugated Iron
Flat Galv. Iron
Composition
Compo Shingle
Tile-Trim
Amt. Sm. Lge. Tile
¼ ⅓ ½ ¾ Full
Wood Steel Truss
Span ft.
Quality

HEATING
Fireplace Single Dbl.
False Mantel
Gas Furnace
No. Pipes Units
Gas Radiators
Elec. Heaters
Blower Furnace
Floor Furnace
Wall Heaters
Ventilating Sys.
Washed Air
Refrig. Air H.P.

PLUMBING 5
No. of Fixtures
Cheap Good
Medium Special

Bath			
Tile Floor			
Tile-Trim			
Tile Walls			
Height			
Shower			
Over Tub			
Stall			
Tile Walls			
Glass Door			
Tile Pullman			

LIGHTING
Cheap Good
Medium Special

EXT. FEATURES
Steel Sash All Pa
Copper Spouts Screen
Galv. " "
Trim-Tile, Plaster
" Stone, Wood, Brk
Cornice Boxed

INSIDE FINISH
Plaster Sand, Putty
Celotex Staff
Plaster Board
Interior Stucco
Ply-Bd Knotty Pin
Panelled
Walls Tint, Paper
Paint Sanita
Unfinished
Woodwork, Plain
" Ornamental

BUILT-INS
Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets
Venetian Blinds

1942 BUILT Av. 1944
1946

CLASSIFICATION
Cheap Medium Depr. Rate
Good Special 3

Check Sanitas	B	1	2	3
( ) Living Room				
( ) Bedrooms				
( ) Dressing Rm.				
( ) Bathroom				
( ) " No Tub				
Tile ( ) ( ) Kitchen				
( ) Bfst. R. or N.				
Plank ( ) Hdwd. Floors				
Hdwd. Doors				
Hdwd. Finish				

P. C. by | Date | % | P.C. Val.

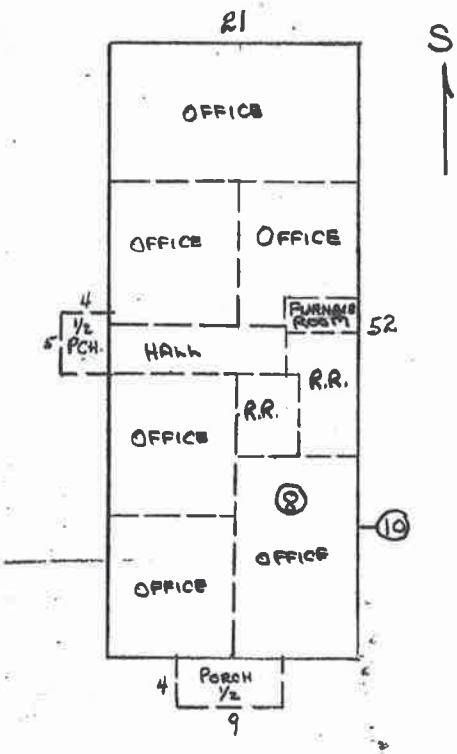
BUILDING VALUES

Year	1948			
No. of Square ft.	1120			
At. $	3 35			
Building Value	3742			
Basemnt Value				
Heating Value				
Garage Value				
Outbuildings Value				
Total Value	3742			

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
1948	913		3416	1710
57		1110		1880

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value

OWNER'S NAME	PERMIT NO.	DATE	AMOUNT
RKO RADIO PICT.	6389	5/21/46	2000
C. F. CHECKED 375			CONVERT
COMPT. CHECKED MB			BARRACKS TO
E. ON M. B. a-c			OFFICES
COMPARED			



21 x 52 = 1092
½ x 4 x 5 = 10
½ x 4 x 9 = 18
1120 #

ARMY BARRACKS MOVED ONTO LOT AND CONVERTED AND REMODELED INTO OFFICE BLDG.

CONCRETE FOUNDATION RAISED 1'
FLOORS - OFFICES - 2" O.P. WOOD MOSTLY CARPET OVER.
R.R. & HALL - ASPHALT TILE.

WALLS - WIDE SIDING OVER WOOD FRAME.
INTERIOR - PLASTERBOARD AND WALL PAPER WALLS.
PLASTERBOARD AND AND PAINT CEILING

ROOF - GABLE COMPO. SHINGLE
BOXED CORNICE.

SASH AND DOORS.
20 - 2'x3' WOOD SASH.
1 - 3'x6'8" WOOD AND GLASS DOOR
14 - 2'6"x6'6" WOOD DOORS.
1 - 3'x6'8" SCREEN AND WOOD DOOR.

PARTITION WALLS
PLASTERBOARD WITH WALLPAPER OVER.

LIGHTS - 8 - 4'-4 TUBE FLUOR. WITH SHIELD (SPEC.)
5 - GLOBE LIGHTS WITH PORC. COVER.

PLUMBING - 5 (GOOD)

HEATING - AMERICAN BLOWER FURNACE. WITH OUTLETS TO EACH OFFICE.

DESCRIPTION OF BUILDING

CLASS & SHAPE	NO. STY.	BUILDING NAME	MAIN IMP.	YR. BLT.
DX	1	GYM		1941

INDUSTRIAL
BLDG "U"
L.A. CO. ASSESSOR

BUILDING RECORD

MAP BOOK	PAGE	PARCEL	SUB PART
4264	22	3	4

CITY [illegible] ADDRESS [illegible]

TYPE	EXT. WALLS	MAIN ROOF	SPRINKLERS	LIGHTING FIXTURES	A	B	C	D	E
Design / Use	Wall Hgt.	Flat	Basement	Incandescent					
Factory	Concrete	Arched	All	Fluor. - Ofc.					
Warehouse	Tilt-Up	Shed	Double	Fluor. - Ind.					
Office	Poured	Gable	No. Heads						
	Reinf. Brick		ELEVATORS	Minimum					
	Conc. Block	Plywd. Sheathing	Freight No.	Average					
CONST.	Corr. Iron		Passenger No.	Good					
Light	Corr. Alum.	Composition	Make:	Ft. Candles					
Standard	Stucco	Corr. Iron	Cap'y:	AIR CONDITIONING					
Heavy		Concrete	No. of Stops	Forced Air					
FOUNDATION	Pilasters		Elec. / Hydr.	Space-Heaters					
Concrete	Stone Trim	TRUSSES	Auto. / Manual	Wall - Elec. - Gas					
Piers	Brick Trim	Light / Heavy	BUILT - INS	Vent. System					
		Tapered Steel	Dock Lifts	Heat Pump					
FRAME	FLOOR	Laminated Wd.	Vault						
Struct. Steel	Conc. at Gr.	Wd. Bowstring	Crane Way	Refrig: Tons					
Rigid Steel	Conc. Raised	Post & Girder	Cap'y:						
Reinf. Conc.	Ft. In.		WIRING						
Wood	Wood	Span-	K.T. / Conduit	NO. PLUMBING					
		No. Trusses-	B.X. / W.M.Cable	TOTAL NO. PLUMBING					

MISC. ROOF	A	B	C	D	E
INSULATION					
FLOOR FINISH					
Asphalt Tile					
INTERIOR PARTITIONS					
Plastered					
Wd.-Metal Frame					
Dry-Wall					
Conc. Block					
INTERIOR CEILINGS					
Plaster					
Accous. Plaster					
Accous. Tile					
Suspended					

DOORS	SIZE	NO.	SIZE	NO.
Wood				
Metal				
Sliding				
Overhead				
Steel Roll-up				
Elec.-Manual				
SASH				
Steel				
Alum.				
Wood				
SKYLIGHTS				
VENTILATOR				

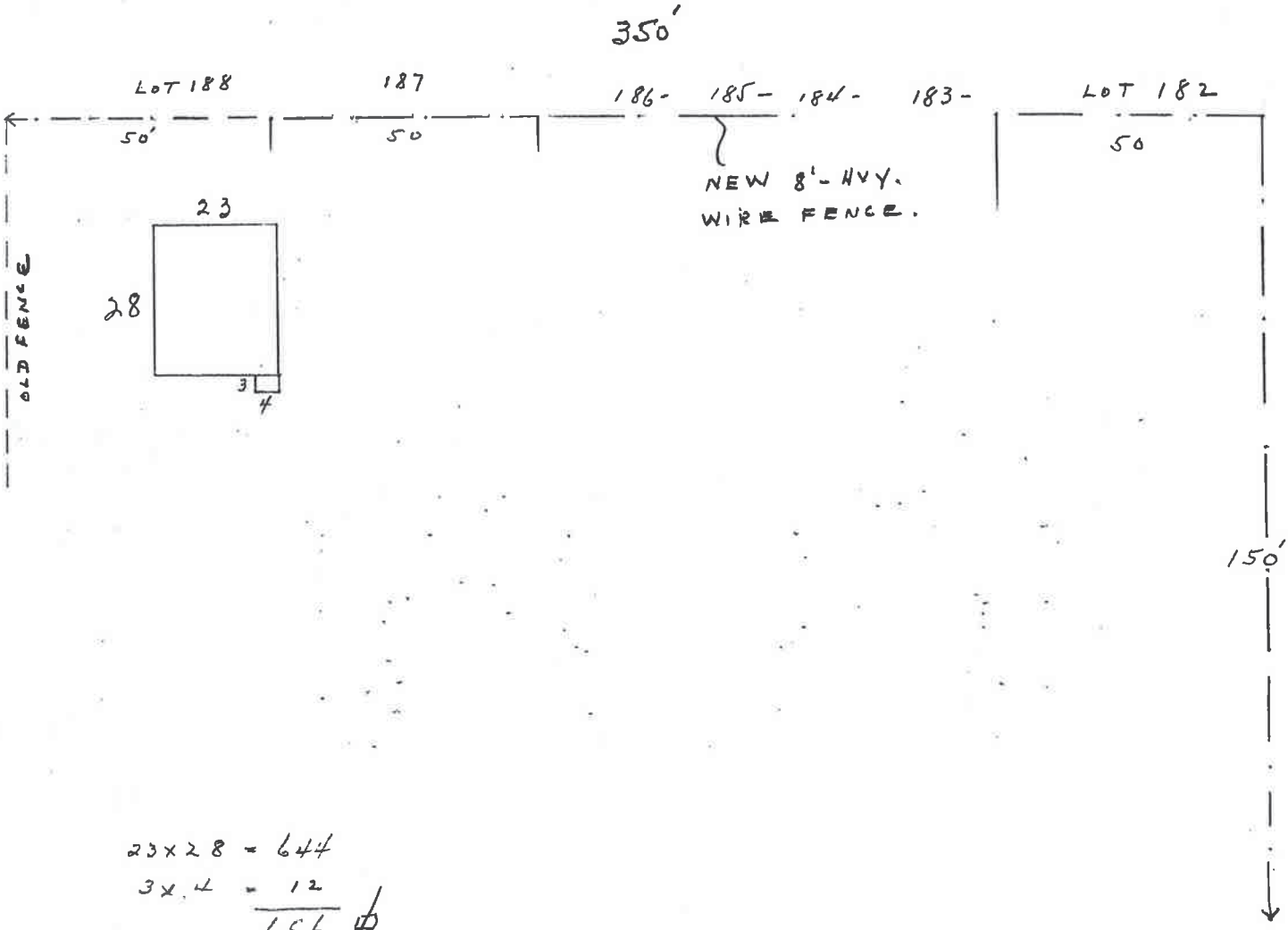
RATING (E.G.A.F.P)				
Cond.	Arch. Attr.	Funct. Plan	Workmanship	Quality

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REV'D	INT. VIEW	NO INT. VIEW	CO. CK.
				#1		656				1670	X4	6680							
66					OR40							45-50							fm
70RA									3100 ÷	6680 =	46%			R. STRANG	11-66 E				
5-79	3290	DX		41	OC40	656		15120		15120	.44	6650		M. Hernandez	5-27-80	Mech. Hern		810306	
✓	✓	✓		✓		✓			4980 @	6650 =	75±		BK	Mech. Hern	810306				

(75X71) BASE REVIEW

COMPUTATIONS

Unit	Area	Unit	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
TRENDED	RCLND	FOR	1966															
~~EFF. YR. & ORIG. RECORD~~	~~INST. ASSM'T. YEAR~~	~~HISTORIC TOTAL COST/VAL~~	~~RCLND CONV. FACT.~~	~~TRENDED RCLND~~														
41	42	2358	1.93	4550														
GYM				656	20.00	13120												
FENCE				500 LF	4.00	2000												



23 x 28 = 644
3 x 4 = 12
656 ft

FENCE
350
150
500 ft. of 8' HVY. WIRE
3 BARB.
@ 65¢ = $325

DESCRIPTION OF BUILDING

CLASS & SHAPE	NO. STY.	BUILDING NAME	MAIN IMP.	YR. BLT.
DX	1-2	[illegible]		1929

INDUSTRIAL
BLDG "V" + BLDG "R"
L.A. CO. ASSESSOR

BUILDING RECORD

4206	22	3	2
MAP BOOK	PAGE	PARCEL	SUB PART

CITY [illegible] ADDRESS 405 [illegible] PL

TYPE	EXT. WALLS	MAIN ROOF	SPRINKLERS	LIGHTING FIXTURES	A	B	C	D	E
Design / Use	Wall Hgt.	Flat	Basement	Incandescent					
Factory	Concrete	Arched	All	Fluor. - Ofc.					
Warehouse	Tilt-Up	Shed	Double	Fluor. - Ind.					
Office	Poured	Gable	No. Heads						
	Reinf. Brick		ELEVATORS	Minimum					
	Conc. Block	Plywd. Sheathing	Freight No.	Average					
CONST.	Corr. Iron		Passenger No.	Good					
Light	Corr. Alum.	Composition	Make:	Ft. Candles					
Standard	Stucco	Corr. Iron	Cap'y:	AIR CONDITIONING					
Heavy		Concrete	No. of Stops	Forced Air					
FOUNDATION	Pilasters		Elec. / Hydr.	Space-Heaters					
Concrete	Stone Trim	TRUSSES	Auto. / Manual	Wall - Elec. - Gas					
Piers	Brick Trim	Light / Heavy	BUILT - INS	Vent. System					
		Tapered Steel	Dock Lifts	Heat Pump					
FRAME	FLOOR	Laminated Wd.	Vault						
Struct. Steel	Conc. at Gr.	Wd. Bowstring	Craneway	Refrig: Tons					
Rigid Steel	Conc. Raised	Post & Girder	Cap'y:						
Reinf. Conc.	Ft. In.		WIRING						
Wood	Wood	Span-	K.T. / Conduit	NO. PLUMBING					
		No. Trusses-	B.X. / N.M.Cable	TOTAL NO. PLUMBING					

MISC. ROOF	A	B	C	D	E
INSULATION					
FLOOR FINISH					
Asphalt Tile					
INTERIOR PARTITIONS					
Plastered					
Wd.-Metal Frame					
Dry-Wall					
Conc. Block					
INTERIOR CEILINGS					
Plaster					
Accous. Plaster					
Accous. Tile					
Suspended					

DOORS	SIZE	NO.	SIZE	NO.
Wood				
Metal				
Sliding				
Overhead				
Steel Roll-up				
Elec.-Manual				
SASH				
Steel				
Alum.				
Wood				
SKYLIGHTS				
VENTILATOR				

RATING (E.G.A.F.P)

Cond.	Arch. Attr.	Funct. Plan	Workmanship	Quality

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REV'D	INT. VIEW	NO INT. VIEW	CO. CK.
	3CCS									4CCC	X4	11-06							
66					0A40							12 440							PM
72RA									7Nte ÷	16CO =	46%			K.STRANG	72 CCS				
5-79	3290	DX	2	79	0C40	~~3650~~		54C40	—	54C40	37	20220		M12E	5-27EC	McWalters		B10506	
V	V	V	V	-		V		DEMO 12/06	15130 ÷	20220 =	75±		BK	McWalters	B10306				
						1430													

COMPUTATIONS

(75)

Unit	Area	Unit	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
TRENDED	RCLND	FOR	19 66															
~~EFF. YR.~~ HIST.	HISTORIC	RCLND																
~~& ORIG.~~ ASSM'T.	TOTAL	CONV.	TRENDED															
~~RECORD~~ YEAR	COST/VAL	FACT.	RCLND															
29 29	4125	176	7260															
29 42	3108	1.57	4880															
41 42	174	1.93	340															
DRESSING ROOMS				2220	14CC	31080												
"	"			1430	16CC	22880												
COV WALLS				112	5CC	560												
HTR ROOM				12	10CC	120												
Total R.C.N.			12450			54640												

LOCATION IF CUT

BY

DATE

E. ON M.B. ON Lts 182 & 18 Block.

BY

DATE

FORM 6 PARCEL ~~36-24~~ 3

Building Description Blank

LOS ANGELES COUNTY ASSESSORS OFFICE

Index ✓ BOOK 4206 PAGE 22

ST. No. 4050 VAN BUREN PL.

TRACT NOLAN PARK.

(over)

LOT NO. 184-5-6 BLOCK NO.

EXAMINED BY C.R. + J.C. DATE 5/18 1942

CLASS
Single
Bungalow
Double
Maverick
Residence
California
Dwelling
Cottage
Factory
Church
School
Garage
Barn
Shed
Poultry House
Store
Auto Court
Bungalow Court
Flat Studio Apartment
No. Units
Area per Unit
" " Room

DRESSING ROOMS ADD

EXTERIOR
✓ 1½ 2 3 Story
Stucco Rustic
Shakes, B & B
Siding Shingle
Sheet Steel T & G
Wide Siding
Abode Knotty Pine
Vertical Siding
Plaster on Tile
Asbestos Siding
Brick Veneer
Corrugated Iron
Flat Galv. Iron
Frame, Steel
Frame, Wood ✓

ROOF
Flat ¼ ½ ⅝ ¾
Hip Monitor
Gables Dormers
Shed Cut-up
Copper Shingle
Shakes Gravel
Sheet Steel Slate
Corrugated Iron
Flat Galv. Iron
Composition ✓
Compo Shingle
Tile-Trim
Amt. Sm. Lge. Tile
¼ ⅓ ½ ¾ Full
Wood Steel Truss
Span ft.
Quality

HEATING
Fireplace Single Dbl.
False Mantel
Gas Furnace
No. Pipes Units
Gas Radiators
Elec. Heaters
Blower Furnace
Floor Furnace
Wall Heaters
Ventilating Sys
Washed Air
Refrig. Air H.P.

PLUMBING
No. of Fixtures
Cheap Good
Medium Special

Bath			
Tile Floor			
Tile-Trim			
Tile Walls			
Height			
Shower			
Over Tub	X		
Stall			
Tile Walls			
Glass Door			
Tile Pullman			

LIGHTING
Cheap Good
Medium Special

EXT. FEATURES
Steel Sash All Part
Copper Spouts Screens
Galv. " "
Trim-Tile, Plaster
" Stone, Wood, Brick
Cornice Boxed

INSIDE FINISH
Plaster Sand, Putty
Celotex Staff
Plaster-Board
Interior Stucco
Ply-Bd Knotty Pine
Panelled
Walls Tint, Paper
Paint Sanitas
Unfinished
Woodwork, Plain
" Ornamental

BUILT-INS
Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets
Venetian Blinds

BUILT
1941

CLASSIFICATION
Cheap Depr. Rate
Medium
Good 3
Special

FOUNDATION
Concrete Brick
Hillside Stone
Cross Walls Wood
Steel Joists

BASEMENT
feet x
feet x
feet deep
@ sq. ft.

Check Sanitas	B	1	2	3
( ) Living Room				
( ) Bedrooms				
( ) Dressing Rm.				
( ) Bathroom				
( ) " No Tub				
Tile ( ) ( ) Kitchen				
( ) Bfst. R. or N.				
Plank ( ) Hdwd. Floors	Pine.			
Hdwd. Doors				
Hdwd. Finish				

P. C. by	Date	%	P.C. Val.

BUILDING VALUES

Year	1942			
No. of Square ft.	68			
At. $	1.60			
Building Value	108.			
Basemnt Value				
Heating Value				
Garage Value				
Outbuildings Value				
	FENCE	66.		
Total Value	174			

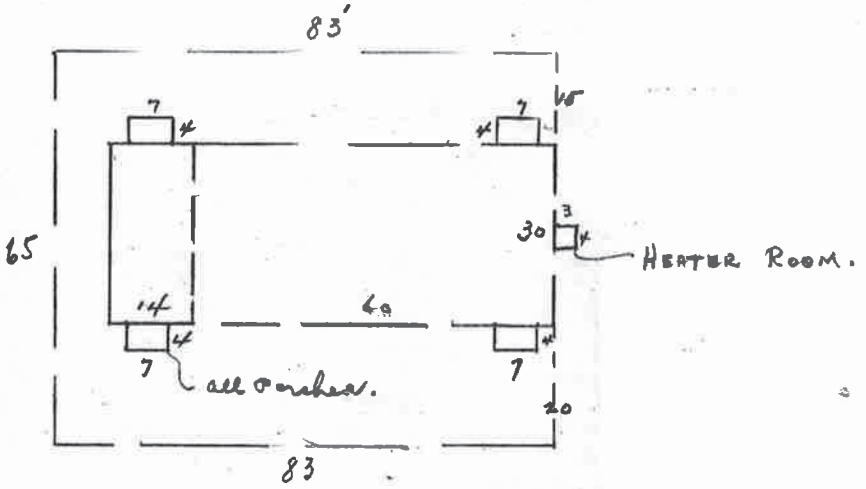
Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
1942			174	90
46				120
947	625			110
57		1.10		120

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value

R.K.O.

OWNER'S NAME PATHE.	PERMIT NO.	DATE	AMOUNT
C. F. CHECKED	4004	9/5/41	1000
COMPT. CHECKED b			
E. ON M. B.			
COMPARED			

"BLDG "R"



4' PICKET FENCE

83
65
83
~~20~~
15
266 ft.
25¢
~~$~~ 66

NEW ADDITIONS

~~2~~ × 4 × 4 × 7 = ~~56~~ 112 ft

3 × 4 = 12

~~68 ft~~

Form 6—E.W.H. PARCEL ~~3624~~ 3

BUILDING DESCRIPTION BLANK

Index Book ✓ 420 Page 22

Street No. 4050 Van Buren

Tract Nolan Park

Lot No. 188 Block No.

Examined by Beaton Date 9-19-29 192

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fireplaces	Tile
Double	1½ "	False Mantel	Cobblestone
Maverick	2 "	Gas Furnace	Brick
California Bungalow	3 "	Wood "	Stone
Residence	Stucco	Coal "	Plain
Cottage	Shakes, Rustic	No. openings 5	Plaster
Dwelling	Siding, B & B	Steam	Wood
Flat	Brick	Gas Radiators	Ornamental
Apartment	Brick Veneer		
Factory	Corrugated Iron	PLUMBING	INSIDE FINISH
Church	Frame, Steel		
School	Frame, Wood	Number of Fixtures 7	Plaster
Store	Adobe		Plaster-Board
Garage	Plaster on Adobe		Jazz
Barn	Plaster on Tile		Tiffany
Shed			Canvas or Sanitas
Poultry House	ROOF		Paper
	Shed		Unfinished
FOUNDATION	Flat	Cheap	Woodwork, Plain
	Hip	Medium	" Ornamental
Stone	Gables	Good	
Concrete	Dormers	Special	BUILT-IN FEATURES
Brick	Cut-up		
Wood	Shingle	Bath { Tile Walls / Tile Floor	Refrigerator
	Gravel		Buffet
BASEMENT	Tile	LIGHTING	Patent Beds
	Tile-Trim		Bookcases
feet x feet x feet deep	Corrugated Iron	Gas	
@ cu. ft.	Composition	Electricity	BUILT 1929
	Slate		
		Cheap	
		Medium	CONSTRUCTION
		Good	
		Special 1½	Cheap
			Medium
			Good
			Special F

	Bsmt	1	2	3	4
Living Room		1	S		
Bedrooms		2 dressing room			
Bathroom		1			
Shower		1			
Kitchen		1	1.10		
Bfst. R. or Nook		1	2.10		
Hdwd. Floors		1			
Hdwd. Finish					

BUILDING VALUES	CHANGES ONLY
No. of Cubic Ft.	
No. of Square Ft. 1472.	
At $ ~~3.00~~ 2.50	
Building Value ~~4416~~	368
Basement Value unfin.	
Heating Value 200 ~~145~~.	
Garage Value ~~158~~ 198.	
Outbuild- ings Value ~~185~~ 225.	
Total Value ~~4964~~.	412
Physical Depreciation ~~12.5~~	24.6
Depreciation Utility	
Depreciated Value ~~3609~~	3110.
Assessed Value ~~2480~~ 1550	2170

No. of Permit 1103 Date 1/18/29

Estimated Cost of Bldg. 5000

No. of Permit Burglar ~~Date 3625~~

Estimated Cost of Bldg.

Owner's Name Esther Shuler

C. F. Checked 2010 1900

Combt. Checked ~~525~~

E. on M. B. 5 Rm ~~525~~

Compared 7 2210

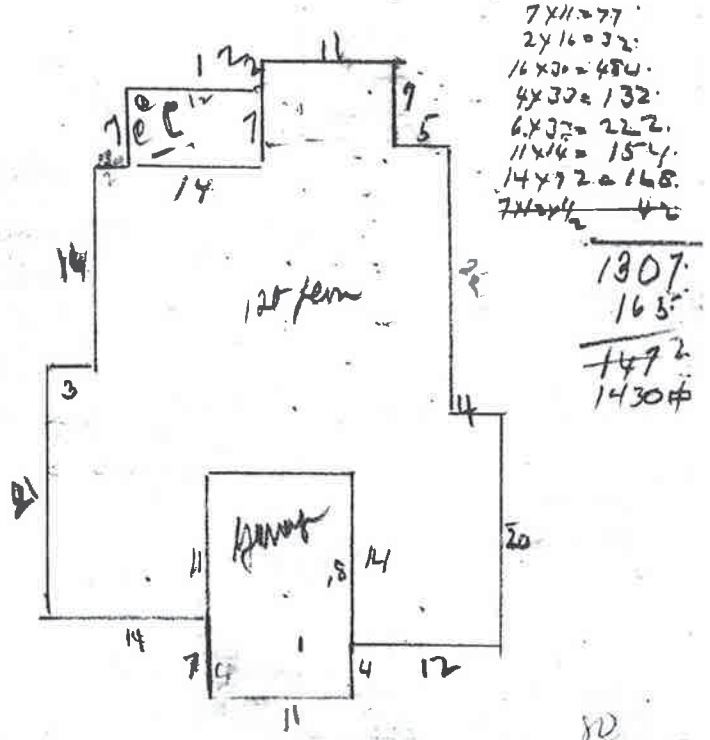
P. C. by	Date	%	P. C. Value
Wm.	1-28-29	80	1990.

Cost of Lot 182 Thru 188

250 ft. nine fence 8 ft. high Heavy 4x4 @ 90 cts 225.00

Sun Room Second Floor 15 = 165

BLDG "V"



7 x 11 = 77
2 x 16 = 32
16 x 30 = 480
4 x 33 = 132
6 x 37 = 222
11 x 14 = 154
14 x 12 = 168
7 x 4½ = 32

1307
165
1472
1430#

11 x 18 x 1 = 198 x 80/100 = 198

COV PCH:
7 x 12 = 84#

ilding Description Blank

ANGELES COUNTY ASSESSORS OFFICE

Index ✓ BOOK 4206 PAGE 22

No. 4050 Van Buren

CT Nolan Park

No. 154, 185, 186 BLOCK NO.

AMINED BY JC & CN. DATE 5-18 1942

CLASS
le
galow
ble
erick
dence
fornia
lling
age
ory
rch
ol
ge
Dressing Rms
try House
o Court
galow Court
Studio
rtment
Units
a per Unit
" Room

FOUNDATION
crete ✓ Brick
ide Stone
s Walls Wood
Joists

BASEMENT
feet x
feet x
feet deep
sq. ft.

EXTERIOR
1 1½ 2 3 Story
Stucco Rustic
Shakes B & B
Siding ✓ Shingle
Sheet Steel T & C
Wide Siding
Abode Knotty Pine
Vertical Siding
Plaster on Tile
Asbestos Siding
Brick Veneer
Corrugated Iron
Flat Galv. Iron
Frame, Steel
Frame, Wood ✓

ROOF
Flat ¼ ½ ⅝ ¾
Hip Monitor
Gable Dormers
Shed Cut-up
Copper Shingle
Shakes Gravel
Sheet Steel Slate
Corrugated Iron
Flat Galv. Iron
Composition ✓
Compo Shingle
Tile-Trim
Amt. Sm. Lge.
Tile
¼ ⅜ ½ ¾ Full
Wood Steel Truss
Span ft.
Quality

HEATING
Fireplace Single Dbl.
False Mantel
Gas Furnace
No. Pipes Units
Gas Radiators
Elec. Heaters ?
Blower Furnace
Floor Furnace
Wall Heaters
Ventilating Sys.
Washed Air
Refrig. Air H.P.

PLUMBING 9
No. of Fixtures
Cheap Good
Medium Special
Bath
Tile Floor
Tile-Trim
Tile Walls
Height
Shower
Over Tub
Stall
Tile Walls
Glass Door
Tile Pullman

LIGHTING
Cheap Good
Medium ✓ Special

EXT. FEATURES
Steel Sash All Part
Copper Spouts Screens
Galv. " "
Trim-Tile Plaster ✓
" Stone Wood, Brick
Cornice Boxed

INSIDE FINISH
Plaster Sand, Putty
Celotex Staff ?
Plaster-Board
Interior Stucco
Ply-Bd Knotty Pine
Panelled
Walls Tint, Paper
Paint Sanitas
Unfinished
Woodwork, Plain
" Ornamental

BUILT-INS
Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets
Venetian Blinds ✓

BUILT
Av. 1929

CLASSIFICATION
Cheap Depr. Rate
Medium ✓
Good
Special

ck Sanitas	B	1	2	3
ng Room				
lrooms				
ssing Rm.				
hroom				
No Tub				
chen				
t. R. or N.				
nk wd. Floors				
wd. Doors wd. Finish				

C. by | Date | % | P.C. Val.

BUILDING VALUES

Year	1942			
No. of Square ft.	2220			
At. $	1.40			
Building Value	3108.			
Basemnt Value				
Heating Value				
Garage Value				
Outbuildings Value				
Total Value	3108			

ar	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
½	24%		2343	1170
6				1500
7	535			1660
49	448			1520
7		1.10		1670

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value

LOCATION IF CUT

BY

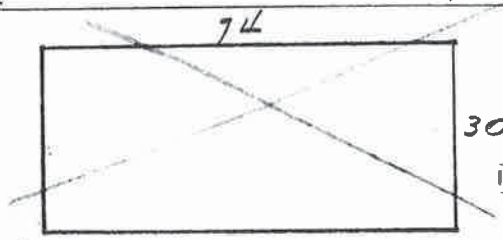
DATE

E. ON M.B. ON Lot 182 to 188 Incl.

BY

DATE

BLDG "R"



DEMO 12/06

30 x 74 = 2220 Sq ft

M GARCIA

This bldg moved to new Location & Remodeled into Dressing Rms. Was offices. Added 5' New Plumbing etc.

OWNER'S NAME R K O Pathe.	PERMIT NO.	DATE	AMOUNT
C. F. CHECKED			
COMPT. CHECKED ✓			
E. ON M. B. 2/14/49 Mercer House			
COMPARED 8/13			

DESCRIPTION OF IMPROVEMENT

CLASS & SHAPE	NO. STY.	IMP. NAME	MAIN IMPS.	YR. BLT.
		VAULTS		

MISC. IMPROVEMENT RECORD

L.A. CO. ASSESSOR | CITY CULVER CITY | ADDRESS 9300-36 WASHINGTON BLV

4206 MAP BOOK	22 PAGE	2 PARCEL	5 SUB PART

IMP. NO.	IMPROVEMENT	SIZE	FOUNDATION	WALL & EXTERIOR	ROOF TYPE	ROOF COVER	FLOOR & INTERIOR DETAIL	SECOND STY. OR LOFT	YEAR BUILT	Est. Tot. Life Yrs.

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REV'D	INT. VIEW	NO INT. VIEW	CO CK
	3000									3840	X4	15360							
66				OR40								9980							lm
									7700 ÷	15360 =	50+ %			K. STRANG	120605				
80	3004			27	MC40	2464		63070		63070	.35	22070		M. Z.	5-27-80			10305	
✓	✓			✓		✓			13630 ÷	22070 =	162%		3K		810306				
81	✓			✓		1129		29760		29760	.35	10420							
									6460 ÷	10420 =	162%								

COMPUTATIONS

(75) (79) FOR (81)

Unit		Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
TRENDED		ROUND	FOR	1966	1922		VAULT	504	24.00	12100	504	24.00	12100						
					"		CAGE	108	24.00	2590	108	24.00	2590						
EFF. YR.	EST.	HISTORIC	ROUND		~~1922~~		~~VAULT~~	~~700~~	~~24.00~~	~~16800~~									
& ORIG.	ASSM'T.	TOTAL	CONV.	TRENDED	~~1926~~		~~VAULT~~	300	~~26.00~~	~~7800~~	DEMO FOR (81)								
RECORD	YEAR	COST/VAL	FACT.	RCND	~~1926~~		~~VAULT~~	325	~~25.00~~	~~8125~~									
22	32	806	1.52	1220	1948		VAULTS	517	28.00	14480	517	28.00	14480						
22	32	1198	1.52	1810															
26	32	536	1.68	900	SPACE			517	1.15	590	517	1.15	590						
26	32	480	1.69	810															
48	48	3024	1.70	5140															
								2464			1129								

SEE SUB PT 4 FOR REMARKS.

490.
870
470.
320.
1690

BUILDING DESCRIPTION BLANK — FORM NO. 173 E. W. H

PARCEL # 2

No. 9336 Washington Blvd — 4206 — Dv. Pl. 22

Tract 253 — (7)

Lot No. 4-5 — Block No.

Examined by E T S. — Date 9/21/22

CLASS	ROOF	HEATING	DECORATING
Garages	Flat, ~~Hip~~	Fire places	Ornamental
Stores	Plain Tile	Wood, Coal	Medium
Lofts	Tin, Shingle	Oil and Gas	Cheap
Factories	Gravel	Furnace	
Warehouses	Composition	Steam	**ELEVATOR**
	CONSTRUCTION	**PLUMBING**	Hand, Freight
FOUNDATION	Good	No. of Fixtures	Automatic
	Medium	.....	Electric Hydraulic
Deep	Cheap	Good, Medium	Bronze Enclos.
Shallow	**WALLS**	Cheap, Sewer	Iron "
FRONT	Brick, Tile	Cesspool	**MISCELLANEOUS**
	Concrete	**LIGHTING**	Fire Escapes
Copper, Wood	**EXTERIOR DEC**	Gas, Electric	Metal Windows
Plate, Sheet Glass	Enameled Brick	Good, Medium	Sprinkler
Pressed,	Good Pressed "	Cheap	" Bsmt
Enameled	Cheap " "	**INTERIOR**	" Entire Bldg
Blue, Brick	Blue or sel. com "	Finished	**CONDITION**
Terra Cotta	Plaster	Unfinished	Good
Stone, Tile	Ornamental		Medium
Plaster	Medium, Cheap		Poor 1 1/2

OCCUPANCY	Remarks:
Owner, Rented, Vacant	Camera / Camera
Year Built 1919	10 Rooms
Basement:	8" Concrete
Finished	8" Brick foundation
Unfinished	plastered
Cement Floor	Comp Roof.
1st Floor Grade + ft.	
No. of Stories	

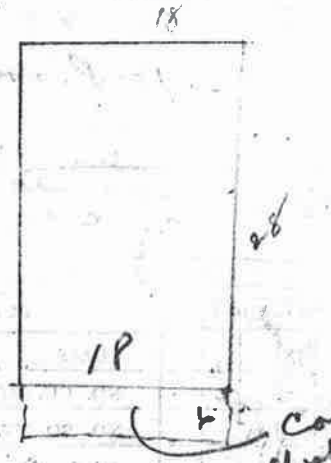
OWNER: T-Kr: Jnic

EACH SQUARE EQUALS 10 FEET

Pavement Rear 6/4/32

BLDG. VALUES	
CLASS	
NO. CU. FT.	4032
NO. SQ. FT.	
AT $	10¢ 20¢
BLDG. COST $	403 806.
BSMT COST $	
HEAT COST $	
TOTAL COST $	~~403~~ 806
PER CENT DEP	~~16~~ 14 ~~10~~ 12
% UTILITY DEP.	25.5 ~~20~~ 17
DEP. VALUE $	~~345~~ 360 ~~336~~
ASSESSED VALUE $	~~300~~ ~~340~~ ~~180~~ 170

1.10 — 553 — 490 — 490 — 21



18 X 28 X 8 = 4032 Cu ft. Comp 1919

1 251—E.W.H. (8) (9) (10) (11) Index Book 4206 Page

BUILDING DESCRIPTION BLANK

et No. 9336 Washington Blvd 22
ct # 2530 PARCEL # 22
No. 4, 5 and 6 Block No. 5
mined by Capital Corr Date 5/11 193 7

CLASS	HEATING	INSIDE FINISH	SPRINKLER SYSTEM
e Building rtment el rch ool atre pital t rehouse	Fireplace False Mantel Gas Furnace Oil " Coal " No. Openings Steam Gas Radiators	Plaster Travertine Jazz Tiffany Canvas or Sanitas Paper Unfinished Woodwork, Plain " Ornamental	Basement Entire Building
FOUNDATION	**PLUMBING**	**BUILT-IN FEATURES**	**DECORATION**
crete	Number of Fixtures	Refrigerator Buffet Patent Beds Bookcases	Cheap Medium Good Special
EXTERIOR		**WAINSCOTE**	**ELEVATOR**
ra Cotta ssed Brick umeled " e " estry " ster nite rble Stone	Cheap Medium Good Special Bath { Tile Walls { Tile Floor	Marble Corridors Toilets Tile Corridors Toilets	Freight Passenger Automatic Electric
ROOF	**LIGHTING**	**FLOORS**	**CONSTRUCTION**
crete e te vel nposition bestos	Electricity Cheap Medium Good Special	Cement Tile Marble Terrazzo	Structural Steel Reinforced Conc Cheap Medium Good Special
			YEAR BUILT 1922

	Sub Bsmt.	Bsmt.	1	2	3	4	5	6	7	8	9	10	11	12	13	14
ce Rooms																
ing Rooms																
"																
h "																
wer																
t. Rm. or Nook																
chen																
rdwood Floor																
rdwood Finish																
finished																
res																

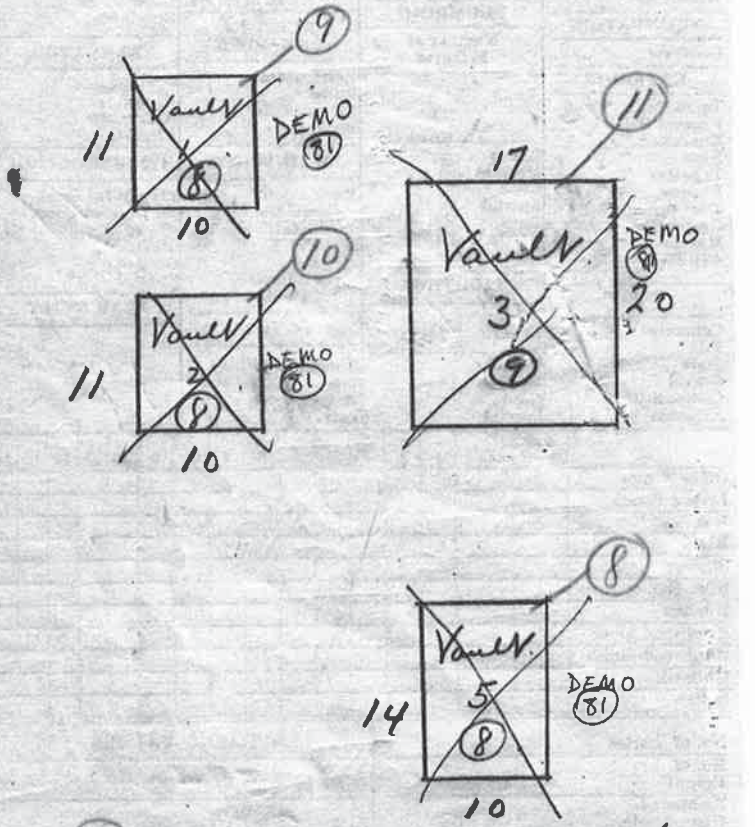
CONC Fdn (8)

. of Stories
. of rmit Date 5-5-3
timated st of Bldg. 190
. of rmit Date
timated st of Bldg. 3 Vaults
wner's ame RKO and Pantle Studio
F. Checked
mpt. Checked
on M. Bldg 810
mpared
P. C. by | Date | % | P.C. Value

BUILDING VALUES

No. of Cubic Ft.	5940.
At ¢	20¢
Building Value	X188.
Basement Value	
Heating Value	240.
Garage Value	
Sprinkler Value	
Total Value	1428
Physical Depreciation	8% 114.21
Utility Depreciation	1128
Depreciated Value	1313. 1170
Assessed Value	660 570

3 - Vault Doors @ $80 = $240



110 (9) 10 × 11 × 8 = 880 cu ft
110 (10) 10 × 11 × 8 = 880
340 (11) 17 × 20 × 9 = 3060
140 (8) 10 × 14 × 8 = 1120
700# 5940 cu ft

220
310
140

PARCEL 42 48

251—E.W.H.

ILDING DESCRIPTION BLANK

Index Book 4206 Page

et No. 9336 Washington Blvd R2
#2530

ct

No. 4, 5 and 6 Block No. 1

mined by Pier Date 5/11/193 2

CLASS	HEATING	INSIDE FINISH	SPRINKLER SYSTEM
ce Building artment el urch ool atre pital t rehouse	Fireplace False Mantel Gas Furnace Oil " Coal " No. Openings Steam Gas Radiators	Plaster Travertine Jazz Tiffany Canvas or Sanitas Paper Unfinished Woodwork, Plain " Ornamental	Basement Entire Building
FOUNDATION	**PLUMBING**	**BUILT-IN FEATURES**	**DECORATION**
ncrete	Number of Fixtures	Refrigerator Buffet Patent Beds Bookcases	Cheap Medium Good Special
EXTERIOR		**WAINSCOTE**	**ELEVATOR**
ra Cotta ased Brick meled " e " estry " ster nite rble Stone	Cheap Medium Good Special Bath { Tile Walls { Tile Floor	Marble Corridors Toilets Tile Corridors Toilets	Freight Passenger Automatic Electric
ROOF	**LIGHTING**	**FLOORS**	**CONSTRUCTION**
ncrete e te avel mposition bestos	Electricity Cheap Medium Good Special	Cement Tile Marble Terrazzo	Structural Steel Reinforced Conc Cheap Medium Good Special
			YEAR BUILT
			1926

	Sub Bsmt.	Bsmt.	1	2	3	4	5	6	7	8	9	10	11	12	13	14
ice Rooms																
ing Rooms																
"																
h "																
ower																
t. Rm. or Nook																
chen																
rdwood Floor																
rdwood Finish																
finished																
ores																

ONE STORY

FR. (8)

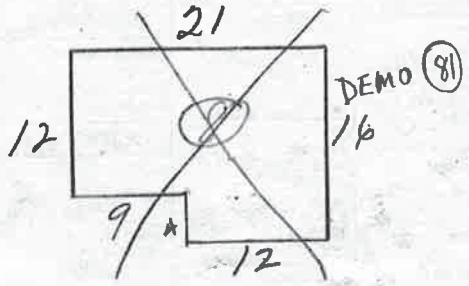
o. of Stories	
o. of ermit	Date 6/4
timated st of Bldg.	290
o. of ermit	Date
timated st of Bldg.	
wner's ame	RKO Pathe Studios
F. Checked	
mpt. Checked	
on M. B.	
mpared	

P. O. by	Date	%	P.C. Value
		1.10	
		320	

BUILDING VALUES

No. of Cubic Ft.	2400.
At $	.20¢
Building Value	480.
Basement Value	
Heating Value	
Garage Value	
Sprinkler Value	
Total Value	480.
Physical Depreciation	4% 15
Utility Depreciation	
Depreciated Value	460. 442
Assessed Value	400 330. 440

2 - Cheap fire proof doors included in factor



9 X 12 = 108

12 X 16 = 192

300

8

2400 cu ft.

BUILDING DESCRIPTION BLANK V — Form No. 178 E. W. H.

PARCEL V 2 — Book 4206 — Index — Page 22

9336 Washington Blvd

2530 — 12 / 12A

Lot No. 4 x 5 — Block No.

Examined by E x M. — Date 11-17-26

CLASS	ROOF	HEATING	DECORATING
Garages	Flat, Hip	Fireplaces	Ornamental
Stores	Plain Tile	Wood, Coal	Medium
Lofts	Tin, Shingle	Oil or Gas	Cheap
Factories	Gravel	Furnace	
Warehouses	Composition Concrete	Steam	**ELEVATOR**
	CONSTRUCTION	**PLUMBING**	Hand, Freight
FOUNDATION	Good ✓	No. of Fixtures	Automatic
Concrete ✓	Medium		Electric Hydraulic
Brick	Cheap	Good, Medium	Bronze Enclos.
	WALLS	Cheap, Sewer	Iron "
FRONT	Brick, Tile	Cesspool	**Miscellaneous**
Copper, Wood	Concrete ✓		Fire Escapes
Plate, Sheet Glass	**EXTERIOR DEC.**	**LIGHTING**	Metal Windows
Pressed	Enameled Brick	Gas, Electric	Sprinkler
Enameled	Good Pressed "	Good, Medium	" Basement
Blue, Brick	Cheap " "	Cheap	" Entire Bldg.
Terra Cotta	Blue or sel. com "		**CONDITION**
Stone, Tile	Plaster	**INTERIOR**	Good
Plaster	Ornamental	Finished	Medium
	Medium, Cheap	Unfinished	Poor 1 1/2

OCCUPANCY	Remarks:
Owner, Rented, Vacant	Residence Pier 5/11/32
Year Built 1926	
Basement:	
Finished	
Unfinished	
Basement Floor	
No. of Stories ✓	

OWNER:

		BUILDING VALUES	
No. of Permit	Date 6/4	CLASS	
Estimated Cost of Bldg., $	4320	NO. CU. FT.	2680
Cost Factor Checked		NO. SQ. Ft.	
Computations "	1 1.28	At $	20¢
Entered on Map Book	4320 3	BLDG. COST $	~~375~~ 536
Compared CAP		CEMT. COST $	160
	1.10	HEAT COST $	696
	470	TOTAL COST $	375
		PER CENT DEP.	1 1/2 15
		% UTILITY DEP.	65
		DEP. VALUE $	~~330~~ 130
	310	ASSESSED VALUE $	~~330~~ 130

1 - Vault door @ $20
2 - Fire proof Doors @ 20 = 40
$160

Convert Vault Rooms
1 - Vault door
1 - " "

DEMO (81)

8' 17 9 10

12 - A

DEMO (81)

15 11

6" Conc walls

6" Conc Roof

11 x 15 = 165
10 x 17 = 170
335
8
2680

orm 173 Parcel No. 42

Building Description Blank

Index ✓

BOOK 4206
PAGE 22

OS ANGELES COUNTY ASSESSOR'S OFFICE

TREET No. 9336 W. WASHINGTON (62)

RACT 2530

OT No. 5 BLOCK No. (7-1-47)

XAMINED BY BASTEDO & ANDERSON DATE 6-20 1947

CLASS
arage
ore
ift
actory
arehouse CAMERA STORAGE VAULT
arket
). Units

FOUNDATION
oncrete

BASEMENT
nished
nfinished
feet x
feet x
feed deep
@ sq. ft.

SPRINKLER
asement
ntire Building
o. Heads 22
l. Ft.
$ 825

FLOORS
ment O.P.
le Maple
arble Mill
rrazzo
ubber Tile
sphalt "
ised ft.

ROOF TRUSS
eel Wood
elded Pipe
ammerbell
ank Job Made
amella
rch Rib
est and Girder
an ft.
).

ELEVATOR
ec. Hydr. Hand
eight
assenger
tomatic, Hand
nal Control
dewalk
umb Waiter
scalator
). Floors

P. C. by | Date

EXTERIOR	F.	L.	R.	B.
Com. Brick				
Sel. Com. "				
Pressed "				
Enameled "				
Tapestry "				
Plaster				
Tile				
Terra Cotta				
Art Stone				
Concrete				
Cem. Blks.	✓	✓	✓	
Grout Lock				

Concrete Columns
" Bond Beam
" Wall Cap
" Front Span
Steel Frame, Steel Sash
Front Flat Open
" Deep
Bulkhead Marble
Tile, Compo, Struc. Glass
Glass Plate, Sheet
In Metal, in Wood
Steel and Glass Doors
Steel Gates Wood Doors
Trim, Tile, Brick, Staff
" Plaster, Wood, Glass
Ceiling, None, Drop,
" Metal
Copper Screens Spouts

PLUMBING
No. of Fix.
Cheap Good
Medium Special
Lavatories
Terrazzo Floor
Tile, Cement "
Rubber, Tile "
Tile, Marble Walls,
Height

HEATING
Fireplace
Gas Radiators
Gas Steam "
Blower Furnace
Gas Furnace
No. Pipes
Floor Furnace
Steam
Elec. Heaters
Wall "
Air Condition
Ventilating Sys.

LIGHTING
Cheap Good
Medium Special

DECORATION
Medium Special
Cheap Good

PARTITIONS
Brick, Concrete CEM. BLO
Hollow Tile
Plaster Steel
Plaster-Board
Ply-Board T. & G.
Wood and Glass
Division Walls

INSIDE FINISH
Plaster Sand
" Putty
Plaster-Board
Interior Stucco
Ply-Bd., Masonite
Knotty Pine, T&G
Celotex
Whitewash, Tint
Paper Paint
Unfinished
Venetian Blinds

BUILT-IN
Vault Ramp
Bake Ovens
Storage Decks
Mezzanine
Crane Runway

BUILT
1948

CLASSIFICATION

Cheap	Dep. Rate
Medium	
Good	
Special	1½

ROOF
Flat ¼ 1/8 ½ ¾
Hip Monitor
Gables Dormers
Sawtooth Cut-up
Shed Shingle
Slate Gravel
Corrugated Iron
" Asbestos
Composition
Compo-Shingle
Asbestos "
Tile-Trim
Copper
Concrete
Tile
¼ 1/8 ½ ¾ Full
Skylights
No. of Stories 1
Built to Carry add'l.

%	P. C. Val.

BUILDING VALUES

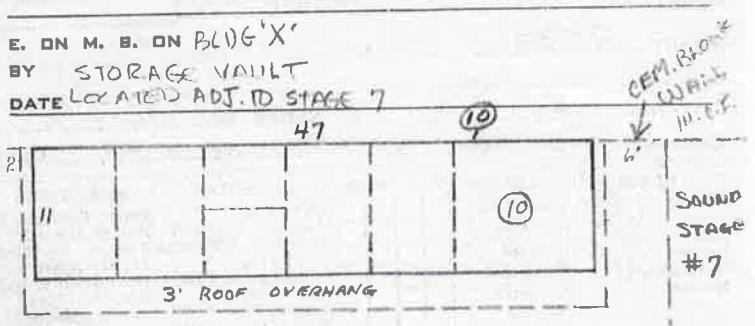
Year	1948		
No. of Square Ft.	517		
At $	5.50		
Building Value	2843		
Basement Value			
Heating Value			
Garage Value			
Sprinkler Value	181.		
Total Value	3024		

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
1948			3024	1510
47		1.12		1690

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value

LOCATION IF CUT
BY
DATE

E. ON M. B. ON BLDG 'X'
BY STORAGE VAULT
DATE LOCATED ADJ. TO STAGE 7



AREA: 11 X 47 = 517 SQ

CAMERA STORAGE - 7 ROOMS.

CONCRETE FNDN. AND FLOOR.
WALLS - 8" CEMENT BLOCK WALLS. PAINTED
ROOF - HIP ROOF. 2"X4" WOOD RAFTERS WITH COMPO. OVER.
PARTITION WALLS - PAINTED CEMENT BLOCK PARTITION WALLS.
CEILING - PLASTER CEILING WITH ROCK WOOL INSULATION

8 - 3'X6'6" METAL COVERED DOORS.
16 - V.P. LIGHTS.
7 - 6"X6" METAL CEILING VENTS.

8 LIN.FT 10' HIGH CEMENT BRICK WALL IN BUILDING FACTOR.

SPRINKLERS 22 HEADS @ 8.25
$181.

OWNER'S NAME	PERMIT NO.	DATE	AMOUNT
RKO RADIO PICT.	6317	6/6/46	2500
V. F. CHECKED RJ			CAMERA
COMPT. CHECKED MB			VAULT
E. ON M. B. cc			BLDG.
COMPARED			

DESCRIPTION OF BUILDING

INDUSTRIAL — L.A. CO. ASSESSOR — BUILDING RECORD

CLASS & SHAPE	NO. STY.	BUILDING NAME	MAIN IMP.	YR. BLT.
DX		CULVER CITY STUDIOS	SOUND STAGE #1	1919

MAP BOOK	PAGE	PARCEL	SUB PART
4206	22	2	3

CITY CULVER CITY — ADDRESS 9300-36 WASHINGTON BLVD

TYPE		EXT. WALLS	MAIN ROOF	SPRINKLERS	LIGHTING FIXTURES	A	B	C	D	E
Design	Use	Wall Hgt.	Flat	Basement	Incandescent					
Factory		Concrete	Arched	All	Fluor. - Ofc.					
Warehouse		Tilt-up	Shed	Double	Fluor. - Ind.					
Office		Poured	Gable	No. Heads						
		Reinf. Brick		ELEVATORS	Minimum					
		Conc. Block	Plywd. Sheathing	Freight No.	Average					
CONST.		Corr. Iron		Passenger No.	Good					
Light		Corr. Alum.	Composition	Make:	Ft. Candles					
Standard		Stucco	Corr. Iron	Cap'y:	AIR CONDITIONING					
Heavy			Concrete	No. of Stops	Forced Air					
FOUNDATION		Pilasters		Elec. / Hydr.	Space-Heaters					
Concrete		Stone Trim	TRUSSES	Auto. / Manual	Wall - Elec. - Gas					
Piers		Brick Trim	Light / Heavy	BUILT-INS	Vent. System					
			Tapered Steel	Dock Lifts	Heat Pump					
FRAME		FLOOR	Laminated Wd.	Vault						
Struct. Steel		Conc. at Gr.	Wd. Bowstring	Craneway	Refrig: Tons					
Rigid Steel		Conc. Raised	Post & Girder	Cap'y:						
Reinf. Conc.		Ft. In.		WIRING						
Wood		Wood	Span-	K.T. / Conduit	NO. PLUMBING					
			No. Trusses-	B.X. / N.M.Cable	TOTAL NO. PLUMBING					

MISC. ROOF	A	B	C	D	E
INSULATION					
FLOOR FINISH					
Asphalt Tile					
INTERIOR PARTITIONS					
Plastered					
Wd.-Metal Frame					
Dry-Wall					
Conc. Block					
INTERIOR CEILINGS					
Plaster					
Accous. Plaster					
Accous. Tile					
Suspended					

DOORS	SIZE	NO.	SIZE	NO.
Wood				
Metal				
Sliding				
Overhead				
Steel Roll-up				
Elec.-Manual				
SASH				
Steel				
Alum.				
Wood				
SKYLIGHTS				
VENTILATOR				

RATING (E.G.A.F.P)				
Cond.	Arch. Attr.	Funct. Plan	Workmanship	Quality

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REV'D	INT. VIEW	NO INT. VIEW	CO. CK.
	3290									271630	X4	1086520							
66					OR40							915560							M
72RA									5H5000 ÷	1086520 =	50%			R.STRANG	72 0605				
89	3290	DX		32	OC35	13104		366910	—	366910	.24	88060		MIZE	5-27-80			810306	
✓	✓	✓		✓		✓			54370 ÷	88060 =	62½%		BK	McWatters	810306				

COMPUTATIONS

TRENDED EFF. YR. & ORIG. RECORD	HIST. ASSM'T. YEAR	RCLND HISTORIC TOTAL COST/VAL	Unit Cost FOR RCLND CONV. FACT.	19 66 TRENDED RCLND	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
					SOUND STAGE			13104	28.00	366910									
19	40	15724	1.31	20598															
19	32	216	1.48	320															
22	28	15724	1.56	24529															
27	37	1382	1.97	2723															
38	37	2734	1.79	4894															
24	24	181444	1.60	29030															
29	29	800	1.76	1408															
26	44	74181	1.50	126271															
29	44	62927	1.57	98795															
35	35	356	1.93	685															
27	27	76440	1.72	131477															
31	31	97811	1.80	176060															
Total R.C.N.		(Cont.) See reverse for Total																	

(Continued from front page)

TRENDED		RCLND	FOR	19 66
E.F. NO. & ORIG. RECORD	HIST. ASSM'T. YEAR	HISTOR'C TOTAL COST/VAL	RCLND CONV. FACT.	TRENDED RCLND
29	29	52459	1.76	92328
40	42	101420	1.86	188641
42	43	812	2.01	1632
43	44	790	2.12	1675
43	44	567	2.12	1202
28	28	6776	1.72	11654
34	37	180	1.89	340
41	44	440	1.93	849
43	44	211	2.12	447
TOTAL				915558

MISCELLANEOUS STRUCTURES

STRUCTURE	FOUND.	FLOOR	EXTERIOR	ROOF	INTERIOR

COMPUTATIONS

MAIN AREAS	OTHER AREAS
	4650 80 NOW SUB #9 → 33150 28040 230 420 NOW SUB #11 → 350 590 NOW SUB #12 → 5260 760 1560 NOW SUB #10 → ~~2 3 5 7~~ NOW SUB #13 → 38600 3870 51990 150 NOW SUB #15 → 300 2116 3530 NOW SUB #14 → 67610 570

REMARKS: (75) (79) BASE YEAR REVIEW: OLD SLIPS PUT ON NEW SUB PARTS TO FACILITATE RECOSTING & DEPRECIATING. HMcWalter 810307

OWNERS NAME:

BUILDERS NAME:

PERMIT NO.	DATE	AMOUNT	IMPROVEMENT

m 6

uilding Description Blank

S ANGELES COUNTY ASSESSORS OFFICE

Index

Book 4206

Page 22

REET No. 9336 Washington Blvd.

ACT 2330

PARCEL 4 2

T No. 4 4 5 Block No.

AMINED BY Date 19

LOCATION IF CUT

BY

DATE

E. ON M. B. ON

BY

DATE

CLASS

gle
ible
ngalow
verick
idence
ifornia
elling
ltage
ngalow Court
t Studio
artment
. Units
a per Unit
tory
urch
ool
re
rage
rn
d
ultry House

FOUNDATION

ne Wood
ncrete ✓ Brick
es Walls
lide
Joists

BASEMENT

feet x
feet x
feet deep
sq.ft.

EXTERIOR

1 1½ 2 3 Story
Stucco Rustic
Shakes, B & B
Siding
Sheet Steel T & G
Wide Siding
Adobe Shingle
Vertical Siding
Plaster on Tile
Asbestos Siding
Brick Veneer
Corrugated Iron
Frame, Steel
Frame, Wood

ROOF

Flat ¼ ½ ⅝ ¾
Hip Monitor
Gables Dormers
Shed Cut-up
Copper Shingle
Shakes Gravel
Sheet Steel Slate
Corrugated Iron
Composition
Comp. Shingle
Tile-Tile
Amt. Sq. Lgs.
Tile
¼ ⅜ ½ ¾
Wood Steel
Span
Quality

HEATING

Fireplace
" Double
False Mantel
Gas Furnace
No. Pipes
Gas Radiators
Steam
Elec. Heaters
Blower Furnace
Floor Furnace
Wall Heaters
Air Conditioning

PLUMBING

No. of Fix.
Cheap Good
Medium Special

Bath No.	1	2	3
Tile Floor			
Tile Walls			
Height			
Shower			
Over Tub			
Stall			
Tile Walls			
Glass Door			

LIGHTING

Cheap Good
Medium Special

EXT. FEATURES

Steel Sash
Copper Spouts Screens
Trim-Tile, Plaster
" Stone, Wood, Brick
Cornice Boxed

INSIDE FINISH

Plaster Sand, Putty
Plaster-Board
Exterior Stucco
Ply-Bd Knotty Pine
Panelled
Walls Tint, Paper
Paint Sanitas
Unfinished
Woodwork, Plain
" Ornamental

BUILT-INS

Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets
Venetian Blinds

BUILT 1919

CLASSIFICATION

Cheap
Medium
Good
Special

Depr. Rate 4

ADOPTED FOR 1940
SEE DED SLIP FOR DETAILS

eck Sanitas	B	2	3
ing Room ( )			
drooms ( )			
ssing Room ( )			
throom ( )			
No Tub ( )			
a ( ) ( )			
tchen ( )			
st. R. or N. ( )			
ank ( )			
lwd. Floors			
lwd. Finish			

BUILDING VALUES

Year	1940		
No. of Square ft.	13104		
At. $	120		
Building Value	15,724		
Basement Value			
Heating Value			
Garage Value			
Outbuildings Value			
Total Value	15724		

C. by	Date	%	P. C. Val.

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
40	58.4	25	4905	2450
17	269			4230
57		1.10		4650

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value

Pathe.

Owner's Name R.K.O.	Permit No.	Date	Amount
C. F. Checked			
Compt. Checked			
E. on M. B.			
Compared			

Form 6—E.W.H. ~~T-23-4-4~~ 4206

BUILDING DESCRIPTION BLANK

Index Book Page

Street No. 9336 Washington Blvd. 22

Tract 2530

PARCEL #2

Lot No. 4, 5 and 6 Block No.

Examined by Copied Carr Date 5/11 1932

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fireplace	Tile
Double	1½ "	False Mantel	Cobblestone
Laverick	2 "	Gas Furnace	Brick
California	3 "	Wood "	Stone
Bungalow	Stoucco	Coal "	Plain
Residence	Shakes, Rustic	No. openings	Plaster
Cottage	Siding, ~~B~~ & B	Steam	Wood
Dwelling	Brick	Gas Radiators	Ornamental
Flat	Brick Veneer		
Apartment	Corrugated Iron	PLUMBING	INSIDE FINISH
Factory	Frame, Steel		
Church	Frame, Wood	Number of Fixtures	Plaster
School	Adobe		Plaster-Board
Store	Plaster on Adobe		Jazz
Garage	Plaster on Tile		Tiffany
Barn			Canvas or Sanitas
Shed	ROOF		Paper
Poultry House			Unfinished
	Shed	Cheap	Woodwork, Plain
FOUNDATION	Flat	Medium	" Ornamental
	Hip	Good	
Stone	Gables	Special	BUILT-IN FEATURES
Concrete	Dormers	Bath { Tile Walls / Tile Floor	
Brick	Cut-up		Refrigerator
Wood	Shingle	LIGHTING	Buffet
	Gravel		Patent Beds
BASEMENT	Tile	Gas	Bookcases
feet x	Tile-Trim	Electricity	BUILT ~~1919~~ 1924
feet x feet deep	Corrugated Iron		
cu. ft.	Composition	Cheap	CONSTRUCTION
	Slate	Medium	
		Good	Cheap
		Special	Medium
			Good
			Special

	Dwnt	1	2	3	4
Living Room					
Bedrooms					
Bathroom					
Shower					
Kitchen			2		
Brst. R. or Nook					
Hdwd. Floors					
Hdwd. Finish					

BUILDING VALUES	CHANGES ONLY
No. of Cubic Ft.	
No. of Square Ft. 216	
At $ ~~6~~ 6	1 00
Building Value ~~129~~	216
Basement Value	
Heating Value	
Garage Value	
Outbuildings Value	
Total Value ~~129~~	216 41.5
Physical Depreciation 33	~~80~~ 40
Depreciation Utility 12½	~~+9~~
Depreciated Value ~~86~~	~~57~~
Assessed Value ~~40~~	~~35~~ 60

No. of Permit Date 330

Estimated Cost of Bldg. 10

No. of Permit Date

Estimated Cost of Bldg.

Owner's Name RKO Pathe Studios Inc.

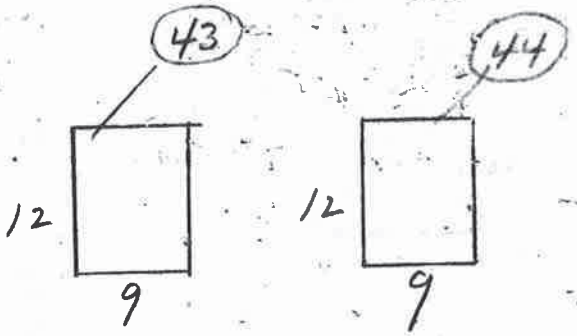
C. F. Checked

Compt. Checked ~~$~~ $ 1.10

C. on M. B. ~~4-20-6~~ 80

Compared

P. C. by	Date	%	P. C. Value



Moved into Stage # 1.

2. Plumbing Fixtures raised C.F. to 1 00

Perr & JC 10-27-32

Here C.N. 3/16/44.

BUILDING DESCRIPTION BL...

No. PARCEL 4 2

Tract 2530 (#5)

Lot No. 4 1 5 Block No.

Examined by E T S Date 9/21/2..

CLASS	EXTERIOR	HEATING	TRIMMINGS
Single	Bay Windows	Fire Place	Cobblestone
Double	1 sty 2 sty 3 sty	Wood, Coal, Oil and Gas Furnace	Brick, Plaster
California	Number	Steam	Stone, Wood
Bungalow	Roof Covering:	Stove	Plain
Residence	Plaster, Met Lath		Ornamental
Flat	" Wood Lath	PLUMBING	INSIDE FINISH
Apartment	Shakes, Rustic	No. of Fixtures	Plain
Factory	Siding, B & B		Ornamental
Garage	Brick, P or C		Stock
Shed	Corr. Iron		Special
Barn	ROOF		BUILT-IN FEATURES
Church	Flat Hip	Good, Medium	Buffet
School	Gables, Dormers	Cheap	Patent Beds
Store	Cut-up, Ordinary	Sewer	Refrigerator
Storage	Plain, Gravel	Cesspool	Bookcases
FOUNDATION	Tile, Shingle	LIGHTING	Plain
Stone	Corr. Iron	Gas, Electric	Ornamental
Concrete	Combinations	Good	CONDITION
Brick	CONSTRUCTION	Medium	Good
Wood	Good	Cheap	Medium
	Medium		Poor
	Cheap		Built 1919

OCCUPANCY		bsmt	1	2	3	4	5	attic
Owner, Rented, Vacant	Living Room							
Rent Paid $ Per Mo.	Bed "							
Basement	Bath "							
ft. x ft.	Kitchen							
ft. deep	Storage							
cu. ft. @	Store							
+	Hardwood Floor							
Lot Grade—	Softwood Fin.							
	Cement Floor							
	Unfinished							

Remarks: #1 Side Curves Wood frame

OWNER

	BUILDING VALUES	
No. of Permit	No. Cu. Ft.	
Date of "	No. Sq. Ft.	3104
Amt. of " $	At $	1.35
Revalued Corr 5/11/32	Bldg. Cost $	
	Bsmt. Cost $	
	Heat Cost $	
Cost Factor Checked	Garage Cost $	
	Total Cost	
	Depreciation	

STAGE #1

72

Storage Bldg

(26) to Zero

182

(35)

182

Skill Diff

Pbd finish

72

DESCRIPTION OF BUILDING

CLASS & SHAPE	NO. STY.	BUILDING NAME	MAIN IMP.	YR. BLT.
DX	1	CULVER CITY STUDIOS	SOUND STAGE #27-34	1926

INDUSTRIAL
BLDG # 18
L.A. CO. ASSESSOR

BUILDING RECORD
CITY CULVER CITY

4206 MAP BOOK	022 PAGE	002 PARCEL	9 SUB PART

ADDRESS 9300-9336 W. WASHINGTON BL.

TYPE	EXT. WALLS	MAIN ROOF	SPRINKLERS	LIGHTING FIXTURES	A	B	C	D	E
Design / Use	Wall Hgt.	Flat	Basement	Incandescent					
Factory	Concrete	Arched	All	Fluor. - Ofc.					
Warehouse	Tilt-Up	Shed	Double	Fluor. - Ind.					
Office	Poured	Gable	No. Heads						
	Reinf. Brick		**ELEVATORS**	Minimum					
	Conc. Block	Plywd. Sheathing	Freight No.	Average					
CONST.	Corr. Iron		Passenger No.	Good					
Light	Corr. Alum.	Composition	Make:	Ft. Candles					
Standard	Stucco	Corr. Iron	Cap'y:	**AIR CONDITIONING**					
Heavy		Concrete	No. of Stops	Forced Air					
FOUNDATION	Pilasters		Elec. / Hydr.	Space-Heaters					
Concrete	Stone Trim	**TRUSSES**	Auto. / Manual	Wall - Elec. - Gas					
Piers	Brick Trim	Light / Heavy	**BUILT - INS**	Vent System					
		Tapered Steel	Dock Lifts	Heat Pump					
FRAME	**FLOOR**	Laminated Wd.	Vault						
Struct. Steel	Conc. at Gr.	Wd. Bowstring	Craneway	Refrig: Tons					
Rigid Steel	Conc. Raised	Post & Girder	Cap'y:						
Reinf. Conc.	Ft. In.		**WIRING**						
Wood	Wood	Span-	K.T. / Conduit	NO. PLUMBING					
		No. Trusses-	B.X. / M.M.Cable	TOTAL NO. PLUMBING					

MISC. ROOF	A	B	C	D	E
INSULATION					
FLOOR FINISH					
Asphalt Tile					
INTERIOR PARTITIONS					
Plastered					
Wd.-Metal Frame					
Dry-Wall					
Conc. Block					
INTERIOR CEILINGS					
Plaster					
Accous. Plaster					
Accous. Tile					
Suspended					

DOORS	SIZE	NO.	SIZE	NO
Wood				
Metal				
Sliding				
Overhead				
Steel Roll-up				
Elec.-Manual				
SASH				
Steel				
Alum.				
Wood				
SKYLIGHTS				
VENTILATOR				

RATING (E.G.A.F.P)

Cond.	Arch. Attr.	Funct. Plan	Workmanship	Quality

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REV'D	INT. VIEW	NO INT. VIEW	CO. CK.
75-79	3290	DX		26	0035	43992		1187780	—	1187780	30	356330		Heidebrecht	810306		800527		
✓	✓	✓		✓		✓			21999C =	356330 =	±62%		BK	✓	✓				

(75-79) BASE YEAR REVIEW

COMPUTATIONS

Unit	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
SOUND STAGES	43992	27.00																
SHED	864	2.00																
RCN MAIN																		

MISCELLANEOUS STRUCTURES

STRUCTURE	FOUND.	FLOOR	EXTERIOR	ROOF	INTERIOR

COMPUTATIONS

MAIN AREAS	OTHER AREAS
BASE BLG 156 x 282 = 43992 #	

REMARKS (7) (77) BASE YEAR REVIEW: SCI54 TRANSFERRED IK001 SUB #13; BASE C.F INCLUDES ALL INTERIOR ADDS, EXTENS. H/C water 810305

OWNERS NAME:

BUILDERS NAME:

PERMIT NO.	DATE	AMOUNT	IMPROVEMENT

LOCATION IF CUT

BY

DATE

E. ON M.B. ON

BY

DATE

FORM 6

Building Description Blank (18)

Index BOOK 4206 PAGE 22

LOS ANGELES COUNTY ASSESSORS OFFICE

ST. NO. 9336 Washington Blvd.

TRACT 2530

PARCEL 12

LOT NO. 4 - 5 - 6 BLOCK NO.

EXAMINED BY E. M. DATE 3/16 1944

CLASS
Single
Bungalow
Double
Maverick
Residence
California
Dwelling
Cottage
Factory
Church
School
Garage
Barn
Shed
Poultry House
Store
Auto Court
Bungalow Court
Flat Studio
Apartment
No. Units
Area per Unit
" " Room

STAGE 2134

FOUNDATION
Concrete Brick
Hillside Stone
Cross Walls Wood
Steel Joists

BASEMENT
feet x
feet x
feet deep
@ sq. ft.

EXTERIOR
1 1½ 2 3 Story
Stucco Rustic
Shakes, B & B
Siding Shingle
Sheet Steel T & G
Wide Siding
Abode Knotty Pine
Vertical Siding
Plaster on Tile
Asbestos Siding
Brick Veneer
Corrugated Iron
Flat Galv. Iron
Frame, Steel
Frame, Wood

ROOF
Flat ¼ ½ ⅔ ¾
Hip Monitor
Gables Dormers
Shed Cut-up
Copper Shingle
Shakes Gravel
Sheet Steel Slate
Corrugated Iron
Flat Galv. Iron
Composition
Compo Shingle
Tile-Trim
Amt. Sm. Lge. Tile
¼ ⅓ ½ ¾ Full
Wood Steel Truss
Span 101 ft.
Quality Hvy.

HEATING
Fireplace Single Dbl.
False Mantel
Gas Furnace
No. Pipes Units
Gas Radiators
Elec. Heaters
Blower Furnace
Floor Furnace
Wall Heaters
Ventilating Sys.
Washed Air
Refrig. Air H.P.

PLUMBING 100
No. of Fixtures
Cheap Good
Medium Special

Bath			
Tile Floor			
Tile-Trim			
Tile Walls			
Height			
Shower			
Over Tub			
Stall			
Tile Walls			
Glass Door			
Tile Pullman			

LIGHTING
Cheap Good
Medium Special

EXT. FEATURES
Steel Sash All Part
Copper Spouts Screens
Galv. " "
Trim-Tile, Plaster
" Stone, Wood, Brick
Cornice Boxed

INSIDE FINISH
Plaster Sand, Putty
Celotex Staff
Plaster-Board
Interior Stucco
Ply-Bd Knotty Pine
Panelled
Walls Tint, Paper
Paint Sanitas
Unfinished
Woodwork, Plain
" Ornamental

BUILT-INS
Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets
Venetian Blinds

BUILT 1926

CLASSIFICATION
Cheap
Medium
Good
Special
Depr. Rate

Check Sanitas	B	1	2	3
~~STAGE S Living~~ Room		3		
STORAGE Bedrooms		2		
( ) Dressing Rm.			35	
( ) Bathroom				
( ) " No Tub		2	4	(A)
Tile ( ) ( ) Kitchen				(B)
( ) Bfst. R. or N.			(C)	(D)
Plank ( ) Hdwd. Floors		P	P	
Hdwd. Doors Hdwd. Finish				

P. C. by	Date	%	P.C. Val.

BUILDING VALUES

Year	1944
No. of Square ft.	28482
At. $	160
Building Value	45571
~~Basement~~ Value	7050
~~Heating~~ Value	8100
~~Garage~~ Value	1584
Outbuildings Value	
(E)	21876
Total Value	84181

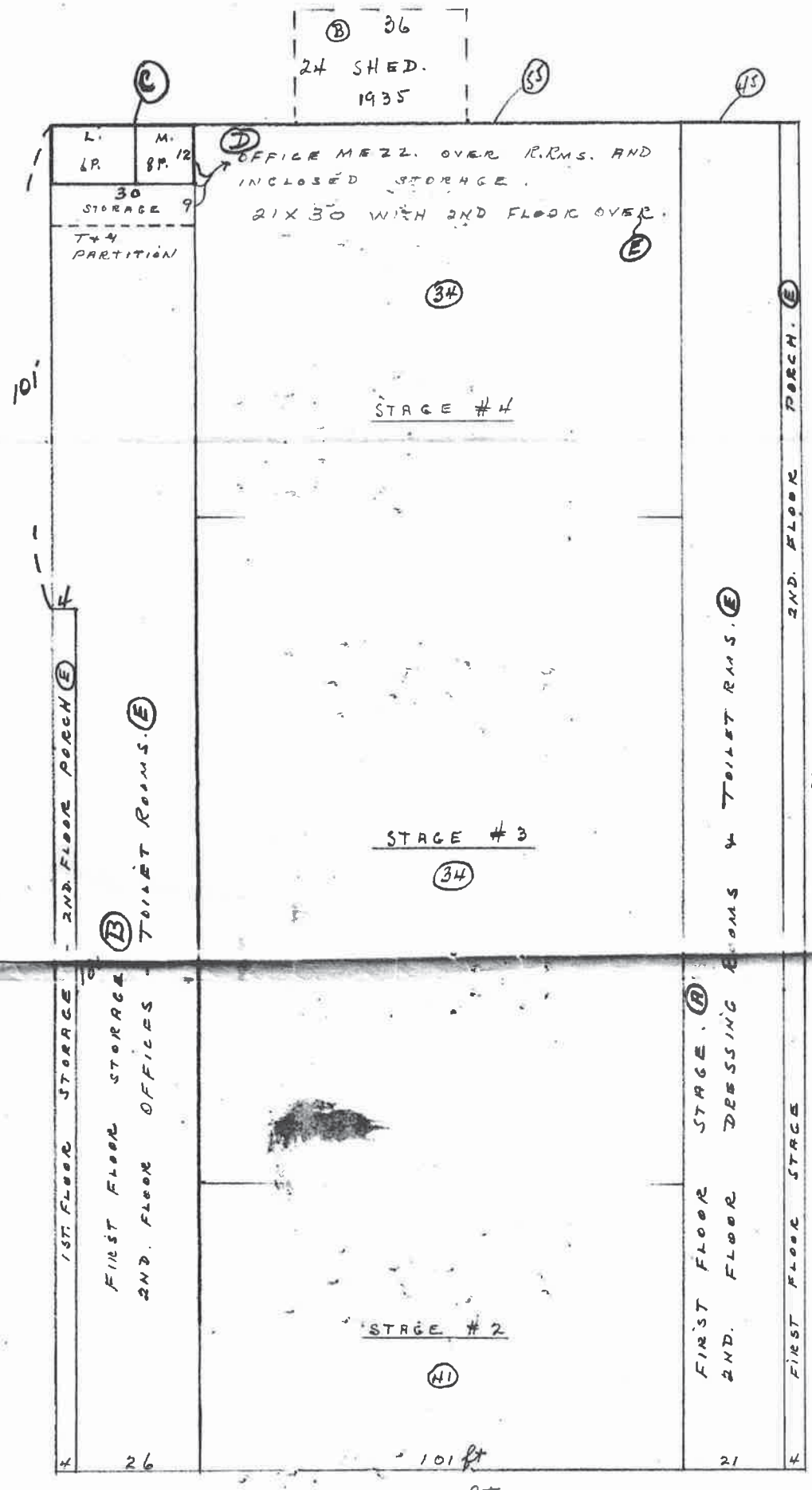
Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
'44	34%		54886	27440
47	358			30140
57		1.10		33150

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value

Corrected diagram & area.
E.M. 3/16/44 as 3/6/44.

OWNER'S NAME R. K. O.	PERMIT NO.	DATE	AMOUNT
C. F. CHECKED			
COMPT. CHECKED			
E. ON M. B. S			
COMPARED S			

BLDG #18



282 ft.

14 bays @ 20' + 1' = 282 ft.

STAGES #2-3-4

101 x 282 = 28,482 #

STAGE (A)

25 x 282 = 7050 #
@ 1.00
# 7050

STORAGE (B)

30 x 270 = 8100 #
@ 1.00 # 8100

(C) REST ROOMS & MEZZ (D)

12 x 30 = 360

21 x 30 = 630
990 # @ 1.60 = # 1584

(E) 2ND. STORY

26 x 282 = 7332
4 x 101 = 404
1/2 x 4 x 181 = 362

21 x 282 = 5922
1/2 x 4 x 282 = 564
14,584 #
@ 1.50
# 21,876

LOCATION IF CUT

BY

DATE

E. ON M.B. ON

BY

DATE

14 Bays @ 20' = 280 + 2 = 282'

offices - 3 Rms.

Lino.

2 Rms.

Int. stucco

Gas heaters

Good lights

Ven. Bl.

MEMO

MAIN STACES 101 X 282 =

1ST. FLOOR

1 STORY STACE

25 x 282 =

MEZZ OFFICE

21 X 30 = 630 #

1 STORY STORAGE

30 x 282 =

2ND. STORY - OFFICES - DRESS. RMS. - R RMS.

21 X 282 =

$\frac{4 \times 282}{2}$ =

$\frac{4 \times 181}{2}$ =

26 x 282 =

4 x 101 =

PATHE.

OWNER'S NAME R. K. O.	PERMIT NO.	DATE	AMOUNT
C. F. CHECKED			
COMPT. CHECKED C			
E. ON M. B. S			
COMPARED S			

FORM 6 (C) ALTER (18)

Building Description Blank

Index ✓

BOOK 4204 PAGE 22

LOS ANGELES COUNTY ASSESSORS OFFICE

ST. NO. 9336 Washington Blvd

TRACT 2530

PARCEL #7

LOT NO. 4 - 5 - 6 BLOCK NO.

EXAMINED BY C. M. DATE 3/16 1944

CLASS

Single, Bungalow, Double, Maverick, Residence, California, Dwelling, Cottage, Factory, Church, School, Garage, Barn, Shed, Poultry House, Store, Auto Court, Bungalow Court, Flat, Studio Apartment, No. Units, Area per Unit " " Room

OFFICE ALTER

FOUNDATION

Concrete, Brick, Hillside, Stone, Cross Walls, Wood, Steel Joists

BASEMENT

feet x feet x feet deep @ sq. ft.

EXTERIOR

1, 1½, 2, 3 Story; Stucco, Rustic; Shakes, B & B; Siding, Shingle; Sheet Steel, T & C; Wide Siding; Abode, Knotty Pine; Vertical Siding; Plaster on Tile; Asbestos Siding; Brick Veneer; Corrugated Iron; Flat Galv. Iron; Frame, Steel; Frame, Wood

ROOF

Flat, ¼, ½, ⅝, ¾; Hip, Monitor; Gables, Dormers; Shed, Cut-up; Copper, Shingle; Shakes, Gravel; Sheet Steel, Slate; Corrugated Iron; Flat Galv. Iron; Composition; Compo Shingle; Tile-Trim; Amt. Sm. Lge. Tile; ¼, ⅓, ½, ¾, Full; Wood Steel Truss; Span ft.; Quality

HEATING

Fireplace Single, Dbl.; False Mantel; Gas Furnace 3; No. Pipes Units; Gas Radiators ✓; Elec. Heaters; Blower Furnace; Floor Furnace; Wall Heaters; Ventilating Sys.; Washed Air; Refrig. Air H.P.

PLUMBING

No. of Fixtures; Cheap, Good, Medium, Special

Bath			
Tile Floor			
Tile-Trim			X
Tile Walls			X
Height			X
Shower			X
Over Tub			X
Stall			
Tile Walls			
Glass Door			
Tile Pullman			

LIGHTING

Cheap, Good, Medium ✓, Special

EXT. FEATURES

Steel Sash All Part; Copper Spouts Screens; Galv. " "; Trim-Tile, Plaster; " Stone, Wood, Brick; Cornice Boxed

INSIDE FINISH

Plaster Sand, Putty; Celotex, Staff; Plaster-Board; Interior Stucco ✓; Ply-Bd, Knotty Pine; Panelled; Walls Tint, Paper; Paint, Sanitas; Unfinished; Woodwork, Plain ✓; " Ornamental

BUILT-INS

Refrigerator; Elec., Gas, Ice; Buffet Bookcases; Patent Beds; Cedar Closets; Venetian Blinds

BUILT

1943

CLASSIFICATION

	Depr. Rate
Cheap	
Medium	3
Good	
Special	

Check Sanitas	B	1	2	3
OFFICE Living Rooms		3		
( ) Bedrooms				
( ) Dressing Rm.				
( ) Bathroom				
( ) " No Tub				
Tile ( ) ( ) Kitchen				
( ) Bfst. R. or N.				
Plank ( ) Hdwd. Floors		Lino		
Hdwd. Doors				
Hdwd. Finish				

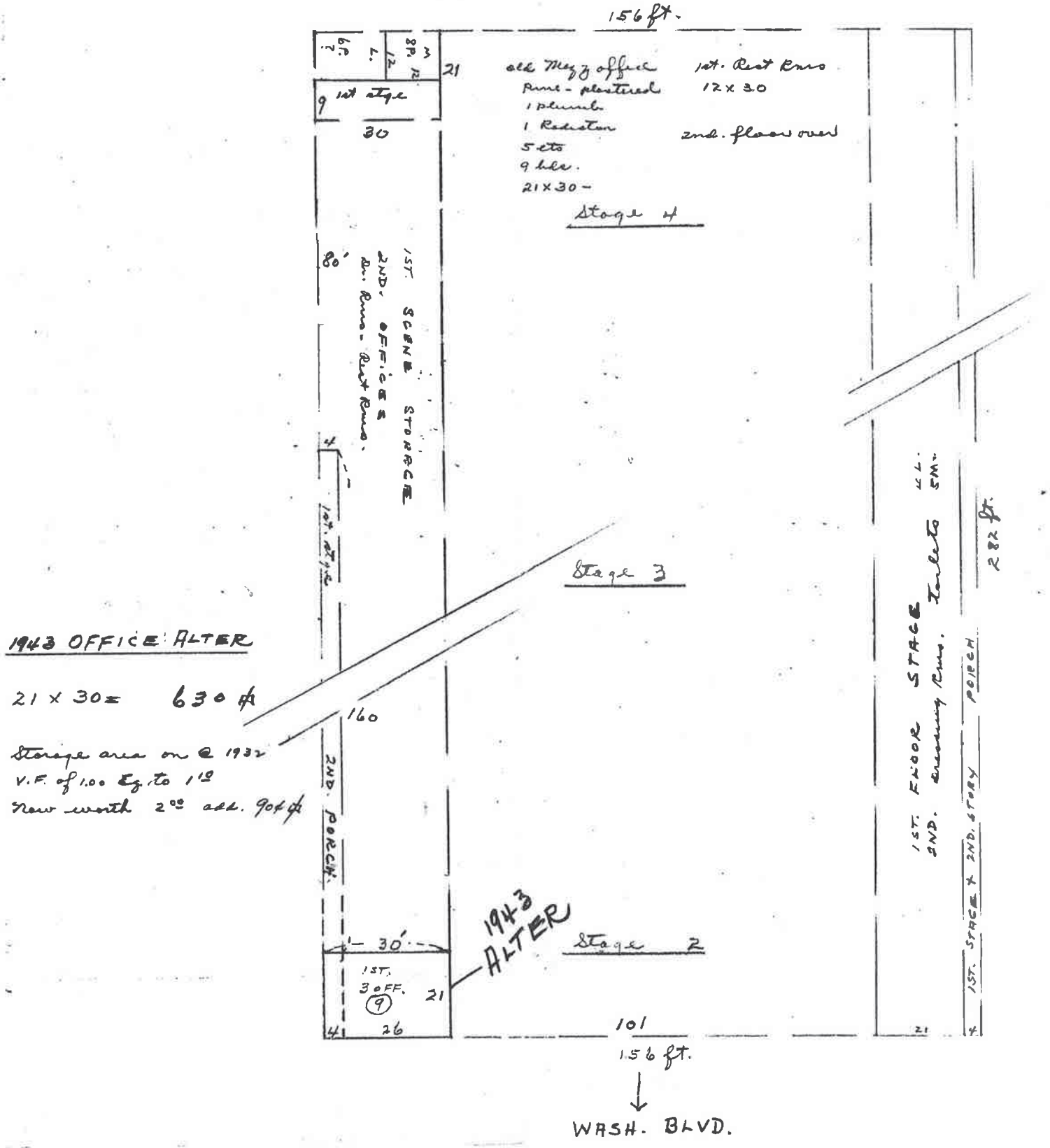
P. C. by	Date	%	P.C. Val.

BUILDING VALUES

Year	1944
No. of Square ft.	630.
At. $	90
Building Value	567
Basemnt Value	
Heating Value	
Garage Value	
Outbuildings Value	
Total Value	567

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
1944			567	280.
1947	664			380
51		110		420

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value


156 ft.
6 P. L.
8 P. L.
12
21
9
1st stge
30
old Mezz office
Rms - plastered
1 plumb
1 Radiator
5 cto
9 hlr.
21 x 30 -
1st. Rest Rms
12 x 30
2nd. floor over
Stage 4
80'
1ST. STORE
2ND. OFFICES
Br. Rms - Rest Rms.
1st. stge
Stage 3
1943 OFFICE ALTER
21 x 30 = 630 ft
Storage area on @ 1932
V.F. of 1.00 Eq. to 1%
New worth 2% add. 90 ft
160
2ND. PORCH
30'
1943 ALTER
Stage 2
1ST. 3 OFF. 9
21
41
26
101
156 ft.
WASH. BLVD.
1ST. STORE
2ND. Evening Rms. Toilets
1ST. STORE & 2ND. STORY PORCH
282 ft.

Name (B) add to (18)

Building Description Blank

Index Book 4206 Page 22

STREET No. 9300 Washington Blvd

TRACT # 5530

PARCEL 12

LOT No. 4 and 5 BLOCK No. 2

EXAMINED BY Pitt DATE 2/11 1936

CLASS
Single
Double
Duplex
Flats
Bungalow
Residence
Cottage
Dwelling
Apartment
Factory
Church
Hotel
Store
Garage
Old Soldiers Home
Poultry House

FOUNDATION
Stone
Concrete
Brick
Wood
Earth
Floor

BASEMENT
feet x
feet x
feet deep
sq. ft.

EXTERIOR
1 1½ 2 3 Story
Stucco
Shakes, Bustic
Siding, B & B
Sheet Steel
Brick Veneer
Corrugated Iron
Frame, Steel
Frame, Wood
Adobe
Plaster on Adobe
Plaster on Tile
Shed

ROOF
Flat ¼ ½ ¾
Hip Dormers
Gables Cut-up
Shed Shingle
Slate Gravel
Shakes
Corrugated Iron
Composition
Compo Shingle
Tile-Trim
Amt. Sm. Lge.
Tile
¼ ½ ¾ Full
Quality

HEATING
Fireplace
False Mantel
Gas Furnace
No. Pipes
Gas Radiators
Steam
Elec. Heaters

PLUMBING
Number of Fixtures
Cheap
Medium
Good
Special
Tile Floor
Bath (Tile Walls
(Height
(Over Tub
Shower (Stall
(Tile Walls

LIGHTING
Cheap
Medium
Good
Special

EXT. FEATURES
Copper Down Spouts
Tile-Trim Steel Sash
Brick " Wood-Trim
Stone " Plaster "

INSIDE FINISH
Plaster
Plaster-Board
Interior Stucco
Ply-Board
Canvas or Sanitas
Paper Paint
Unfinished
Woodwork, Plain
" Ornamental

BUILT-IN FEATURES
Refrigerator
Buffet
Patent Beds
Bookcases

BUILT 1935

CLASSIFICATION
Cheap
Medium
Good
Special 3

	Bsmt	1	2	3
Living Room				
Bedrooms				
Bathroom				
" No Tub	Sprinkler			
Kitchen				
Kst. R. or Nk.				
Hdwd. Floors				
Hdwd. Finish				

No. of Permit — Date 585
Estimated Cost of Bldg. 210
No. of Permit — Date
Estimated Cost of Bldg.
Owner's Name R.K.O. Studios
F. F. Checked 1.10
Compt. Checked 6. 230
T. on M. Bk
Compared

P. C. by	Date	%	P. C. Val.

BUILDING VALUES

	CHANGES ONLY
No. of Square Ft. 864.	
At 30¢	
Building Value 259.	
Basement Value	
Heating Value 96.	
Garage Value	
Outbuildings Value	
Total Value 355.	
Depr. 10.	
Special Depr.	
Depreciated Value 319	
Assessed Value 180. 160	

Sprinkler system
16 heads @ 6.00 = 96.00

old stage #4
Land

Bldg # 18

BLDG "W"



24 × 36 = 864

FORM 6 (A) ADD To # 18

Building Description Blank

LOS ANGELES COUNTY ASSESSORS OFFICE.

Index Book 4206 Page 22

ST. No. 9336 Washington Blvd

TRACT 2530

PARCEL 4/7

LOT No. 4-5-6 BLOCK No.

EXAMINED BY E.N. DATE 3/17 1944

CLASS
Single, Bungalow, Double, Maverick, Residence, California, Dwelling, Cottage, Factory, Church, School, Garage, Barn, Shed, Poultry House, Store, Auto Court, Bungalow Court, Flat, Studio Apartment, No. Units, Area per Unit, " " Room
SPANISH A STAGES-2-3-4 ROOFING

FOUNDATION
Concrete, Brick, Hillside, Stone, Cross Walls, Wood, Steel Joists

BASEMENT
feet x
feet x
feet deep
@ sq. ft.

EXTERIOR
1 1½ 2 3 Story
Stucco, Rustic, Shakes, B & B, Siding, Shingle, Sheet Steel, T & C, Wide Siding, Abode, Knotty Pine, Vertical Siding, Plaster on Tile, Asbestos Siding, Brick Veneer, Corrugated Iron, Flat Galv. Iron, Frame, Steel, Frame, Wood

ROOF
Flat ¼ ½ ⅝ ¾, Hip, Monitor, Gables, Dormers, Shed, Cut-up, Copper, Shingle, Shakes, Gravel, Sheet Steel, Slate, Corrugated Iron, Flat Galv. Iron, Composition, Compo Shingle, Tile-Trim, Amt. Sm. Lge. Tile, ¼ ⅜ ½ ¾ Full, Wood Steel Truss, Span ft., Quality

HEATING
Fireplace, Single, Dbl., False Mantel, Gas Furnace, No. Pipes, Units, Gas Radiators, Elec. Heaters, Blower Furnace, Floor Furnace, Wall Heaters, Ventilating Sys., Washed Air, Refrig. Air H.P.

PLUMBING
No. of Fixtures
Cheap, Good, Medium, Special
Bath, Tile Floor, Tile-Trim, Tile Walls, Height, Shower, Over. Tub, Stall, Tile Walls, Glass D'r., Tile Pull'n

LIGHTING
Cheap, Good, Medium, Special

EXT. FEATURES
Steel Sash All Part, Cop. Spouts, Screens, Galv. " ", Trim-Tile, Plaster, " Stone, Wood, Brk., Cornice Boxed

INSIDE FINISH
Plaster Sand, Putty, Celotex, Staff, Plaster-Board, Interior Stucco, Ply-Bd. Knotty Pine, Panelled, Walls Tint, Paper, Paint, Sanitary, Unfinished, Woodwork, Plain, " Ornamental

BUILT-INS
Refrigerator, Elec., Gas, Ice, Buffet, Bookcases, Patent Beds, Cedar Closets, Venetian Blinds

BUILT 1929

CLASSIFICATION
Cheap, Depr. Rate, M'dium, Good, Spec'l
4

Check Sanitas	B	1	2	3
( ) Living Room				
( ) Bedrooms				
( ) Dressing Rm.				
( ) Bathroom				
( ) " No Tub				
Tile ( ) ( ) Kitchen				
( ) Bfst. R. or N.				
Plank ( ) Hdwd. Floors				
Hdwd. Doors Hdwd. Finish				

P. C. by | Date | % | P.C. Val.

BUILDING VALUES

Year	1944
No. of Square ft	28482
At. $	1.90
Building Value	54115
Basemnt Value	
Heating Value	
Garage Value	
Outbuildings Value	(A) 8812
Total Value	62927
Reviewers Value	

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
44	24%		47446	23720
47	40%			25490
51		1.10		28040

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value

LOCATION IF CUT
BY
DATE
E. ON M.B. ON
BY
DATE

dbl. walls. doors etc
mineral wool blankets etc
walls. ceilings.

Area :-

101 x 282 = 28482 #
Front

STAGE (A)

25 x 282 = 7050 #
@ 1.25
#8812.

Corrected Value a/c of change in diagram & area.
E.N. 3/17/44.

OWNER'S NAME R.K.O.	PERMIT NO.	DATE	AMOUNT
C. F. CHECKED			
COMPT. CHECKED L			
E. ON M. B. S			
COMPARED S			

DESCRIPTION OF IMPROVEMENT

CLASS & SHAPE	NO. STY.	IMP. NAME	MAIN IMPS.	YR. BLT.
DX	1	CULVER CITY STUDIOS	SOUND STAGES #7-8-9	1929

MISC. IMPROVEMENT RECORD
(BLDG #31)

L.A. CO. ASSESSOR

CITY CULVER CITY

MAP BOOK	PAGE	PARCEL	SUB PART
4206	022	002	10

ADDRESS 9300-36 WASHINGTON BLVD

IMP. NO.	IMPROVEMENT	SIZE	FOUNDATION	WALL & EXTERIOR	ROOF TYPE	ROOF COVER	FLOOR & INTERIOR DETAIL	SECOND STY. OR LOFT	YEAR BUILT	Est. Tot. Life Yrs.

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REV'D	INT. VIEW	NO INT. VIEW	CO CK
75-79	3290	DX		29	OC35	19076		495980	—	495980	32	158710		WALTHER	810305		800527		
✓	✓	✓		✓		✓			97980÷	158710	×62		BK	✓	✓				

(75)-(79) BASE YEAR REVIEW

COMPUTATIONS

Unit	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
STAGE	19076	26.00	495980															
Total R. C. N.			495980															

Form 6—E.W.H. 31

BUILDING DESCRIPTION BLANK

Index Book 4206 Page 22

9300-36 Washington

Street No. [illegible] N.E.

Tract 2V 30

PARCEL # 2

Lot No. 4-5 Block No.

Examined by Beaton Date 9-23-1929

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fireplace	Tile
Double	1½ "	False Mantel	Cobblestone
Laverick	2 "	Gas Furnace	Brick
Californian	3 "	Wood "	Stone
Bungalow	Stucco	Coal "	Plain
Residence	Shakes, Rustic	No. openings	Plaster
Cottage	Siding, B & B	Steam	Wood
Dwelling	Brick	Gas Radiators	Ornamental
Flat	Brick Veneer		
Apartment	Corrugated Iron	PLUMBING	INSIDE FINISH
Factory	Frame, Steel	Number of Fixtures	Plaster Painted
Church	Frame, Wood		Plaster-Board
School	Adobe		Jazz
Store	Plaster on Adobe		Tiffany Wool
Garage	Plaster on Tile		Canvas or Sanitas
Barn			Paper
Shed	ROOF	Cheap	Unfinished
Poultry House	Shed	Medium	Woodwork, Plain
	Flat	Good	" Ornamental
FOUNDATION	Hip	Special	
Stone	Gables	Bath { Tile Walls	BUILT-IN FEATURES
Concrete	Dormers	Tile Floor	Refrigerator
Brick	Cut-up		Buffet
Wood	Shingle	LIGHTING	Patent Beds
	Gravel		Bookcases
BASEMENT	Tile	Gas	
feet x	Tile-Trim	Electricity	BUILT
feet x	Corrugated Iron		1929
feet deep	Composition	Cheap	
cu. ft.	Slate	Medium	CONSTRUCTION
		Good	Cheap
		Special	Medium
			Good
			Special 4

	Bsmt	1	2	3	4
Living Room					
Bedrooms					
Bathroom					
Shower					
Kitchen					
1st. R. or Nook					
Hdwd. Floors					
Hdwd. Finish					

Permit 1214 Date 10/1/29

Estimated Cost of Bldg. 6,000 Concrete Frame Stage

Permit 1.10 Date

Estimated Cost of Bldg. 23370

Owner's Name Fairfax Studios

F. Checked

Compt. Checked E et

on M. B. 10 405

Compared 212901

C. by	Date	%	C. Value

BUILDING VALUES	CHANGES ONLY
No. of Cubic Ft.	
No. of Square Ft. 19076	
At $ ~~.30~~ ~~.28~~	2.75
Building Value ~~57228~~	52459
Basement Value ~~4769~~	
Heating Value	
Garage Value	
Outbuildings Value	
~~4769~~	
Total Value ~~57228~~	52459
Physical Depreciation ~~15~~ 24.6	
Depreciation Utility ~~2055~~	
Depreciated Value ~~48173~~ ~~44290~~	44290
Assessed Value ~~28610~~	~~26230~~ 22290

~~Roof used since 1931~~

fully electrical

Double Sound walls

Wood Truss

3 #9 70×80

(30)

This stage has Special mineral wool sound Proofing

#8 70×80

(30) flrs & Truss

to Eaves

(30) flrs & Truss

#7 70×80

251 76 1506 1757 19076

251

125

76

(5)

72

[redacted]

BLDG #38

INDUSTRIAL BUILDING RECORD
L.A. CO. ASSESSOR

REGION	CLUSTER	MAP BOOK	PAGE	PCL	SUB. PT.
28	28609	4206	022	002	15

SITUS ADDRESS: 9300-36 W. WASHINGTON BLVD

DESCRIPTION OF BUILDING

CLASS & SHAPE	NO. STYS	BLDG NAME - NO.	MAIN IMP.	YR. BLT.
DX	1	CULVER CITY STUDIOS	SOUND STAGE # 10	1928

TYPE	FRAME	ROOF	DOORS	NO.	SIZE	NO.	SIZE
Design Use	Struct. Steel	Flat	Wood				
Factory	Fire Proofed	Shed	Metal				
Warehouse	Reinf. Conc.		Sliding				
Yard Imp.	Wood	Plywd. Sheath'g.	Overhead				
	Post & Girder	Metal Decking	Steel Roll-up				
FOUNDATION		Compo-Gravel	Elec. - Manual				
Concrete	**EXT. WALLS**	Corr. Iron					
	Story Hgt. Ft.	Concrete	**SKYLIGHTS**				
BASEMENT	Wall Hgt. Ft.		**VENTILATOR**				
Conc. C.Blk.	B.O.T. Hgt. Ft.	Truss Lt.	**SASH**				
Fin. Unf.	Conc. Poured	Truss Hvy.	Steel				
Depth Ft.	Tilt-Up in.	Tapered Steel	Alum.				
	Brick, Reinf	Laminated Wd.	Wood				
FLOOR	Conc Blk in.	Draft Curtains					
Conc. at Grade	Metal	Spans x	Special Features				
" Raised Ft.	Stucco	Spans x					
Wood	Wood						
	Paint						
Loading Dock	Trim:						
Hgt:							

BUILT - INS	ELEVATORS	SPRINKLERS
Dock Lifts	Freight No.	Sngl. %
Vault	Passenger No.	Dbl. %
Craneway	Make:	Engr. System
Cap'y. Tons	Cap'y:	Smoke Detector
	No. of Stops	
	No. of Stys	
	Auto. Manual	

LIGHTING FIXTURES	MN	OFC			RR
Incandescent					
Fluor. - Ofc.					
Fluor. - Ind.					
Merc. Vapor					
Min. Avg. Good					

H V A C

Forced Air					
Space-Heaters					
Wall - Elec. - Gas					
Vent System					
Heat Pump					
Evap. Coolers					
Refrig: Tons					

EXTERIOR OFFICE

Foundation:
Walls:
Roof:

FINISH DETAIL INT. EXT.					
FLOOR COVER	MN	OFC	OFC		RR
Carpet					
Vinyl Tile					
Vinyl Asph. Tile					
Ceramic Tile					
INTERIOR PARTITIONS					
Plastered					
Wood					
Dry Wall					
Conc. Block					
Papered					
INTERIOR CEILINGS					
Plaster					
Accous. Tile					
Suspended					
Insulation Foil					
TOTAL PLUMBING					

YEAR	DESIGN TYPE	CLASS SHAPE	EFF. YR	DEPR TABLE	SQ. FEET MAIN IMP.	R.C.N. MAIN IMP.	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	ADD'L DEPR Type	ADD'L DEPR % Good	R.C.L.D.	OX %	OX R.C.L.D.	APPRAISER	DATE	REVIEWED	DATE	CO. CK.
75-79	3290	DX	28	UC 40	3568	74350	74350	36	26770	3K	62	16530			Hand Held	810305			

BASE YEAR REVIEW 1975-79

Unit	Area	Unit Cost	Cost	19 — Area	Unit Cost	Cost	19 — Area	Unit Cost	Cost	19 — Area	Unit Cost	Cost	19 — Area	Unit Cost	Cost
BASE BLDG	3568	2.00	71360												
STORAGE ROOM	250	4.00	1000												
SPRINKLERS	3568	.50	1780												
CANOPY	104	2.00	210												
RCN MAIN			74350												
			74350												

FACTOR DERIVATION CLASS ____ 19__	CLASS ____ 19	CLASS ____ 19	CLASS ____ 19	CLASS ____ 19
Base Factor				
Area Adjustment				
Height Adj.				
Shape Adj.				
Total Adj.				
Adj. Multiplier				
Adjusted Factor				
Raised Floor				
Total Adj. Factor Rounded				

INTERNAL OFFICE CLASS ____ 19__	CLASS ____ 19	CLASS ____ 19	CLASS ____ 19	CLASS ____ 19
Average Area per Room				
Base Factor				
Area Adjustment				
Adjusted Factor				
Plumbing Adj.				
Other Adj.				
Total Adj. Factor Rounded				

REMARKS (75) (79) BASE YEAR REVIEW: OLD SCIPS TRANSFERRED FROM SUB #3. HH&W 810305

MISCELLANEOUS STRUCTURES

STRUCTURE	FLOOR	WALLS	ROOF	INTERIOR	LIGHT'G

COST ANALYSIS	APPRAISER	DATE	REVIEWED	DATE
PC $				
PC $				
PC $				
PC $				
$				

OWNERS NAME:	BUILDERS NAME:
Date Started	Date Completed

PERMIT NO.	DATE	AMOUNT	IMPROVEMENT

LOCATION IF CUT

BY

DATE

E. ON M.B. ON

BY

DATE

CANOPY.

Beams bolted to walls of exist. bldgs.

2 x 12. 2'oc.

3/4 sheat

shed. comps.

1-end- stucco ext wall on 2x4 studs

smoke unfin

(18)

EXIST. CONC.

45
2½
22
90
112

Hts
4-
5-
6-
7-
7 6
80 blst

10W
35-
520
312
36

40
10
20
70

PATHE.

OWNER'S NAME R.K.O.	PERMIT NO.	DATE	AMOUNT
C. F. CHECKED			
COMPT. CHECKED			
E. ON M. B. S			
COMPARED S			

FORM 6 ADD. To. 38 (D)

Building Description Blank

LOS ANGELES COUNTY ASSESSORS OFFICE

Index ✓ BOOK 4206 PAGE 22

ST. NO. 9236 Washington Blvd

TRACT 2530

PARCEL 1/2 (38)

LOT NO. 4 - 5 - 6 BLOCK NO.

EXAMINED BY L.M. DATE 3/16 1944

CLASS
Single
Bungalow
Double
Maverick
Residence ✓
California
Dwelling
Cottage
Factory
Church
School
Garage
Barn
Shed
Poultry House
Store
Auto Court
Bungalow Court
Flat Studio
Apartment
No. Units
Area per Unit
" " Room
STAGE 10.

STORAGE ROOM

FOUNDATION
Concrete ✓ Brick
Hillside Stone
Cross Walls Wood
Steel Joists

BASEMENT
feet x
feet x
feet deep
@ sq. ft.

EXTERIOR
1½ 2 ✓ 3 Story
Stucco ✓ Rustic
Shakes, B & B
Siding Shingle
Sheet Steel T & G
Wide Siding
Abode Knotty Pine
Vertical Siding
Plaster on Tile
Asbestos Siding
Brick Veneer
Corrugated Iron
Flat Galv. Iron
Frame, Steel
Frame, Wood ✓

ROOF
Flat ¼ ½ ⅜ ¾
Hip Monitor
Gables ✓ Dormers
Shed Cut-up
Copper Shingle
Shakes Gravel
Sheet Steel Slate
Corrugated Iron
Flat Galv. Iron
Composition ✓
Compo Shingle
Tile-Trim
Amt. Sm. Lge.
Tile
¼ ⅓ ½ ¾ Full
Wood Steel Truss
Span ft.
Quality

HEATING
Fireplace Single Dbl.
False Mantel
Gas Furnace
No. Pipes Units
Gas Radiators
Elec. Heaters
Blower Furnace
Floor Furnace X
Wall Heaters
Ventilating Sys.
Washed Air
Refrig. Air H.P.

PLUMBING
No. of Fixtures
Cheap Good
Medium Special

Bath			
Tile Floor			
Tile-Trim			
Tile Walls			
Height		X	
Shower			
Over Tub			
Stall			
Tile Walls			
Glass Door			
Tile Pullman			

LIGHTING
Cheap Good
Medium X Special

EXT. FEATURES
Steel Sash All Part
Copper Spouts Screens
Galv. "
Trim-Tile, Plaster
" Stone, Wood, Brick
Cornice Boxed

INSIDE FINISH
Plaster Sand, Putty
Celotex Staff
Plaster-Board
Interior Stucco
Ply-Bd Knotty Pine
Panelled
Walls Tint, Paper
Paint Sanitas
Unfinished
Woodwork, Plain
" Ornamental

BUILT-INS
Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets
Venetian Blinds

BUILT
1943

CLASSIFICATION

	Depr. Rate
Cheap	
Medium	
Good	
Special	3

Check Sanitas	B	1	2	3
( ) Living Room				
( ) Bedrooms				
( ) Dressing Rm.		1		
( ) Bathroom				
" No Tub				
Tile ( ) ( ) Kitchen				
( ) Bfst. R. or N.				
Plank ( ) Hdwd. Floors		Cement		
Hdwd. Doors Hdwd. Finish				

P. C. by | Date | % | P.C. Val.

BUILDING VALUES

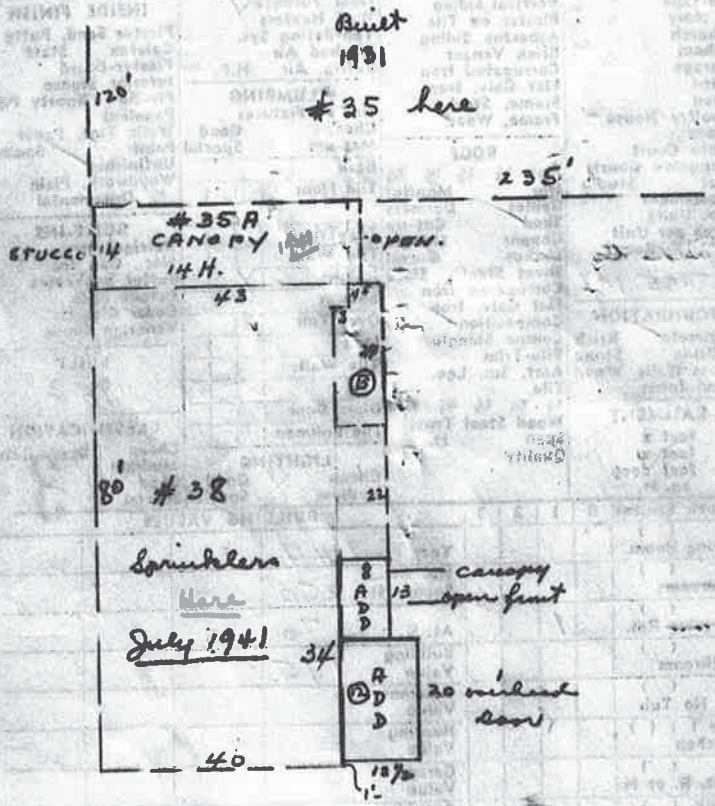
Year	1944
No. of Square ft.	250
At. $	70
Building Value	175
Basemnt Value	
Heating Value	
Garage Value	
Outbuildings Value	
Canopy	36
Total Value	211

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
1944			211	110
1947	664			140
57		1.10		150

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value

add to stage #10 & #38

canopy
cement floor.
front stucco frame.
4 - 4x6 bolted to cement wall.
2x4 roof rafts. 2'oc.
3/4 sh.
shed canopy.



No sprinklers in 1943 adds.
as 3/16/44 C.N.

(D) adds
Storage Room.

12½ x 20 = 250 #

canopy

8 x 13 = 104 #
35 #
36

FORM ADD TO 38 (B)

Building Description Blank

LOS ANGELES COUNTY ASSESSORS OFFICE

Index Book 420 Page 22

ST. No. 9336 Washington Blvd.

TRACT 2530

PARCEL V

LOT No. 4-5-6 BLOCK No.

EXAMINED BY C. D. DATE 3/16 1944

CLASS
Single
Bungalow
Double
Maverick
Residence
California
Dwelling
Cottage
Factory
Church
School
Garage
Barn
Shed
Poultry House
Store
Auto Court
Bungalow Court
Flat Studio
Apartment
No. Units
Area per Unit
" " Room

SPRINKLERS STAGE #10

FOUNDATION
Concrete Brick
Hillside Stone
Cross Walls Wood
Steel Joists

BASEMENT
feet x
feet x
feet deep
0 sq. ft.

EXTERIOR
1 1½ 2 3 Story
Stucco Rustic
Shakes, B & B
Siding Shingle
Sheet Steel T & C
Wide Siding
Abode Knotty Pine
Vertical Siding
Plaster on Tile
Asbestos Siding
Brick Veneer
Corrugated Iron
Flat Galv. Iron
Frame, Steel
Frame, Wood

ROOF
Flat ¼ ½ ⅝ ¾
Hip Monitor
Gables Dormers
Shed Cut-up
Copper Shingle
Shakes Gravel
Sheet Steel Slate
Corrugated Iron
Flat Galv. Iron
Composition
Compo Shingle
Tile-Trim
Amt. Sm. Lge. Tile
¼ ⅜ ½ ¾ Full
Wood Steel Trusses
Span ft.
Quality

HEATING
Fireplace Single Dbl.
False Mantel
Gas Furnace
No. Pipes Units
Gas Radiators
Elec. Heaters
Blower Furnace
Floor Furnace
Wall Heaters
Ventilating Sys.
Washed Air
Refrig. Air H.P.

PLUMBING
No. of Fixtures
Cheap Good
Medium Special

Bath			
Tile Floor			
Tile-Trim			
Tile Walls			
Height			
Shower			
Over Tub			
Stall			
Tile Walls			
Glass D'r.			
Tile Pull'n			

LIGHTING
Cheap Good
Medium Special

EXT. FEATURES
Steel Sash All Part
Cop. Spouts Screens
Galv. " "
Trim-Tile, Plaster
" Stone, Wood, Brk.
Cornice Boxed

INSIDE FINISH
Plaster Sand, Putty
Celotex Staff
Plaster-Board
Interior Stucco
Ply-Bd. Knotty Pine
Panelled
Walls Tint, Paper
Paint Sanitary
Unfinished
Woodwork, Plain
" Ornamental

BUILT-INS
Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets
Venetian Blinds

BUILT
1941

CLASSIFICATION
Cheap
M'dium
Good
Spec'l
Depr. Rate 3

Check Sanitas	B	1	2	3
( ) Living Room				
( ) Bedrooms				
( ) Dressing Rm.				
( ) Bathroom				
( ) " No Tub	Sprinklers			
Tile ( ) ( ) Kitchen				
( ) Bfst. R. or N.				
Plank ( ) Hdwd. Floors				
Hdwd. Doors Hdwd. Finish				
P. C. by	Date	%	P.C. Val.	

BUILDING VALUES			
Year	1944		
No. of Square ft.			
At. $			
Building Value			
Basemnt Value	440		
Heating Value			
Garage Value			
Outbuildings Value			
Total Value	440		
Reviewers Value			

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value	Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
44			440	220					
47	625			270					
57		1.10		300					

LOCATION IF CUT

BY

DATE

E. ON M.B. ON

BY

DATE

added approx 80 sprinklers to stage 10 - Bldg. # 38 and (B) add.

80 @ 5.50 = #440

Rev J. R. Crone 3/16/44.

PATHE.

OWNER'S NAME R.K.O.	PERMIT NO.	DATE	AMOUNT
C. F. CHECKED	NO.		
COMPT. CHECKED L			
E. ON M. B. S			
COMPARED S			

Form — Add To 38 (B)

Building Description Blank

Index Book 4206 Page 22

STREET NO. 9336 Washington Blvd

TRACT

PARCEL V # 2530

LOT NO. 5 BLOCK NO.

EXAMINED BY JC DATE 3-9 1937

CLASS
Single
Double
Maverick
California Bungalow
Residence
Cottage
Dwelling
Flat
Apartment
Factory
Church
School
Store
Garage
Barn
Shed
Poultry House
Oil Station
Add To

FOUNDATION
Stone Wood
Concrete ✓ Brick
Cross Walls
Hillside
Steel Joists

BASEMENT
feet x feet x feet deep
Sq. ft.

EXTERIOR
1 1½ 2 ✓ Story
Stucco
Shakes, Rustic
Siding, B & B
Sheet Steel
Brick Veneer
Corrugated Iron
Frame, Steel
Frame, Wood ✓
Adobe Shingle
Vertical Siding
Plaster on Tile

ROOF
Flat ⅛ ⅙ ¾
Hip Dormers
Gabled Cut-up
Shed ✓ Shingle
Slate Gravel
Shakes Monitor
Corrugated Iron
Composition ✓
Compo Shingle
Tile-Trim
Amt. Sm. Less Tile
¼ ½ ¾ Full
Wood, Steel Truss
Quality

HEATING
Fireplace
False Mantel
Gas Furnace
No. Pipes
Gas Radiators
Steam
Elec. Heaters
Blower Furnace
Floor Furnace

PLUMBING
No. of Fix

	Cheap Medium	Good Special
Bath No.	1 ✓ 2	3
Tile Floor		
Tile Walls		
Height		
Shower		
Over Tub		
Stall		
Tile Walls		
Glass Door		

LIGHTING
Cheap Medium ✓ Good Special

EXT. FEATURES
Copper Down Spouts
Tile-Trim Steel Sash
Brick " Wood-Trim
Stone " Plaster "

INSIDE FINISH
Plaster Sand, Putty
Plaster-Board ✓
Interior Stucco
Ply-B'd. Knotty Pine
Canvas or Sanitas
Paper Paint
Unfinished
Woodwork, Finish
" Ornamental

BUILT-INS
Refrigerator
Elec., Gas Stove
Buffet Mantelpiece
Patent Bath
Cedar Closets

BUILT
1934

CLASSIFICATION
Cheap
Medium ✓
Good
Special

Check Sanitas	B	1	2	3
Living Room ( )				
Bedrooms ( )				
Dressing Room ( )				
Bathroom ( )				
" No Tub ( )				
Tile Walls ( ) ( )				
Kitchen				
Bfst. R. or Nook				
Plank ( ) Hdwd. Floors				
Hdwd. Finish				

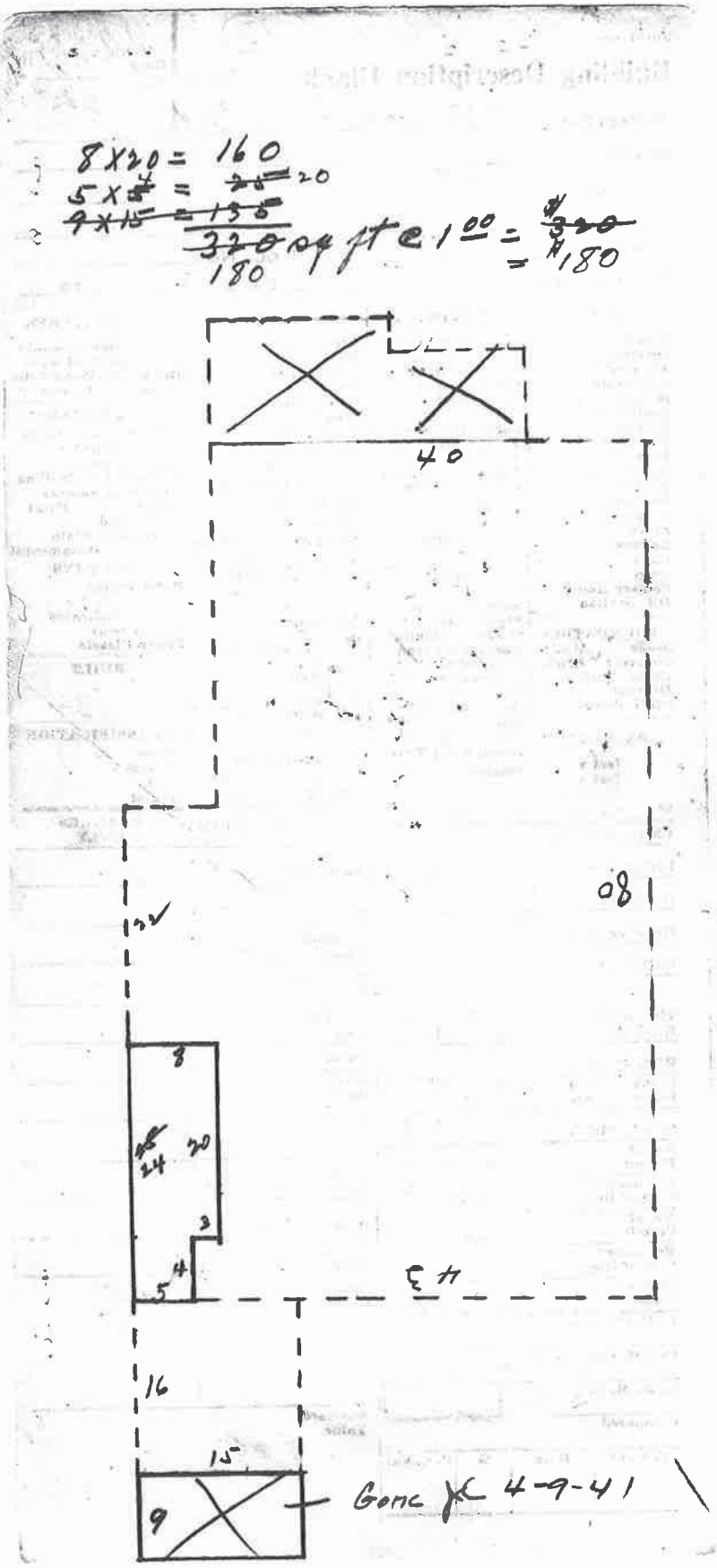
	BUILDING VALUES	CHANGES ONLY
No. of Square Ft.	~~320~~	180
At $	1.00	
Building Value	~~320~~	180
Basement Value		
Heating Value		
Garage Value		
Outbuildings Value		
Total Value	~~320~~	180.
Depr.	7.8	
Special Depr.		
Depreciated Value	~~295~~	165.

No. of Permit — Date 5-6-8
Estimated Cost of Bldg. 100
No. of Permit — Date
Estimated Cost of Bldg.
Owner's Name RKO Pathe Studio
C. P. Checked
Compt. Checked JC 1.10
M. on M. B. S DB 110
Compared S DB

Assessed Value ~~160~~ 80.

P. C. by	Date	%	P. C. Val.

8 X 20 = 160
5 X 5 = ~~25~~ 20
~~9 X 15 = 135~~
~~320~~ 180 sq ft @ 1.00 = ~~$320~~ = $180



Form 6—R.W.H. (58)

BUILDING DESCRIPTION BLANK

Index Book 4206 Page 22

Street No. 9300-36 Washington Blvd Wash Blvd

Tract 2530

PARCEL 4 N

Lot No. 5 Block No.

Examined by Beatson Date 10-30 1928

CLASS	EXTERIOR	HEATING	TRIM
Apartment #10	1 Story	Fireplace	Tile
Bungalow	1½ "	False Mantel	Cobblestone
Residence	2 "	Gas Furnace	Brick
Cottage	3 "	Wood "	Stone
Dwelling	Stucco	Coal "	Plain
Flat	Shakes, Rustic	No. openings	Plaster
Apartment	Siding, B & B	Steam	Wood
Factory	Brick	Gas Radiators	Ornamental
Church	Brick Veneer		
School	Corrugated Iron	PLUMBING	INSIDE FINISH
Store	Frame, Steel		
Garage	Frame, Wood	Number of Fixtures	Plaster
Barn	Adobe		Plaster-Board
Shed	Plaster on Adobe	4	Jazz
Poultry House	Plaster on Tile		Tiffany
		Cheap	Canvas or Sanitas
FOUNDATION	ROOF	Medium	Paper
		Good	Unfinished
Stone	Shed	Special	Woodwork, Plain
Concrete	Flat		" Ornamental
Brick	Hip	Bath { Tile Walls	
Wood	Gabled	Tile Floor	BUILT-IN FEATURES
	Dormers		
BASEMENT	Cut-up	LIGHTING	Refrigerator
	Shingle		Buffet
feet x	Gravel	Gas	Patent Beds
feet x	Tile	Electricity	Bookcases
feet deep	Tile-Trim		
cu. ft.	Corrugated Iron	Cheap	BUILT
	Composition	Medium	1928
	Slate	Good	
		Special	CONSTRUCTION
		Changed 4-9-41	Cheap
			Medium
			Good
			Special

	Bsmt	1	2	3	4
Living Room					
Bedrooms					
Bathroom					
Shower					
Kitchen					
Brst. R. or Nook					
Hdwd. Floors					
Hdwd. Finish					

BUILDING VALUES		CHANGES ONLY
No. of Cubic Ft.		
No. of Square Ft.	3691	3388
At $	2.50 2.40	
Building Value	9227	
Basement Value	7352	6776
Heating Value		
Garage Value	1.10	
Outbuildings Value	3530	
Total Value	7352 9227	6776
Physical Depreciation	X 14 28	
Depreciation Utility	20	4878
Depreciated Value	2165	6053
Assessed Value	4610	2020
	5512 7352	2440

No. of Permit 533 Date 8/17/27

Estimated Cost of Bldg. $ 50000

No. of Permit Date 473

Estimated Cost of Bldg. 3210

Owner's Name C B Da Mille

C. F. Checked

Compt. Checked

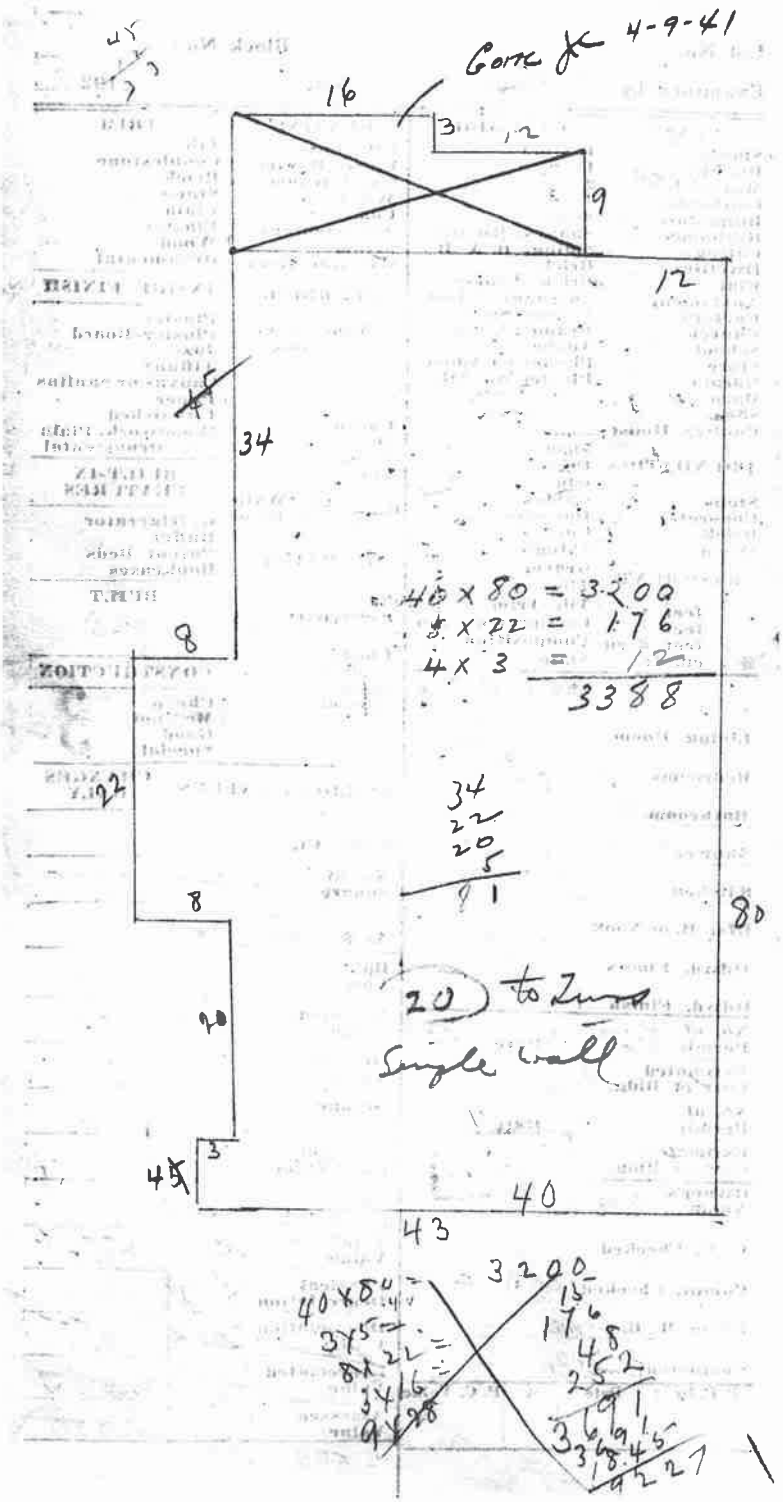
E. on M. B.

Compared

P. C. by	Date	%	P. C. Value

#6816 11/3/27 - 500 alt - Keller
by Beatson - 2/17/28

Gone X 4-9-41



(BLDG #60) SOUND STAGE #15 & 16

INDUSTRIAL BUILDING RECORD
L.A. CO. ASSESSOR

REGION	CLUSTER	MAP BOOK	PAGE	PCL	SUB. PT.
28	28607	4206	022	007	14

SITUS ADDRESS: 9300-36 (9) WASHINGTON BLVD

DESCRIPTION OF BUILDING

CLASS & SHAPE	NO. STYS	BLDG NAME - NO.	MAIN IMP.	YR. BLT.
DX	1	CULVER CITY STUDIOS	SOUND STAGE #15	1940

TYPE	FRAME	ROOF	DOORS	NO.	SIZE	NO.	SIZE
Design Use	Struct. Steel	Flat	Wood				
Factory	Fire Proofed	Shed	Metal				
Warehouse	Reinf. Conc.		Sliding				
Yard Imp.	Wood	Plywd. Sheath'g.	Overhead				
	Post & Girder	Metal Decking	Steel Roll-up				
FOUNDATION		Compo-Gravel	Elec. - Manual				
Concrete	**EXT. WALLS**	Corr. Iron					
	Story Hgt. Ft.	Concrete	**SKYLIGHTS**				
BASEMENT	Wall Hgt. Ft.		**VENTILATOR**				
Conc. C.Blk.	B.O.T. Hgt. Ft.	Truss Lt.	**SASH**				
Fin. Unf.	Conc. Poured	Truss Hvy.	Steel				
Depth Ft.	Tilt-Up in.	Tapered Steel	Alum.				
	Brick, Reinf	Laminated Wd.	Wood				
FLOOR	Conc Blk in.	Draft Curtains					
Conc. at Grade	Metal	Spans x	Special Features				
" Raised Ft.	Stucco	Spans x					
Wood	Wood						
	Paint						
Loading Dock	Trim:						
Hgt:							

BUILT - INS	LIGHTING FIXTURES	MN	OFC			RR
Dock Lifts	Incandescent					
Vault	Fluor. - Ofc.					
Craneway	Fluor. - Ind.					
Cap'y. Tons	Merc. Vapor					
ELEVATORS	Min. Avg. Good					
Freight No.	**H V A C**					
Passenger No.	Forced Air					
Make:	Space-Heaters					
Cap'y:	Wall - Elec. - Gas					
No. of Stops	Vent System					
No. of Stys	Heat Pump					
Auto. Manual	Evap. Coolers					
	Refrig: Tons					
SPRINKLERS						
Sngl. %	**EXTERIOR OFFICE**					
Dbl. %	Foundation:					
Engr. System	Walls:					
Smoke Detector	Roof:					

FINISH DETAIL INT. EXT.	MN	OFC	OFC		RR
FLOOR COVER					
Carpet					
Vinyl Tile					
Vinyl Asph. Tile					
Ceramic Tile					
INTERIOR PARTITIONS					
Plastered					
Wood					
Dry Wall					
Conc. Block					
Papered					
INTERIOR CEILINGS					
Plaster					
Accous. Tile					
Suspended					
Insulation Foil					
TOTAL PLUMBING					

YEAR	DESIGN TYPE	CLASS SHAPE	EFF. YR	DEPR TABLE	SQ. FEET MAIN IMP.	R.C.N. MAIN IMP.	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	ADD'L DEPR Type	ADD'L DEPR % Good	R.C.L.D.	OX %	OX R.C.L.D.	APPRAISER	DATE	REVIEWED	DATE	CO. CK.
75-79	3290	DX	40	X35	35522	1100130	1100130	40	440050	31C	62	271680			Hadden	810305			

BASE YEAR REVISED 1975

Unit	Area	Unit Cost	Cost	19 — Area	Unit Cost	Cost	19 — Area	Unit Cost	Cost	19 — Area	Unit Cost	Cost	19 — Area	Unit Cost	Cost
SOUND STAGE	35522	30.00	1065660												
REST ROOM	301	20.00	6020												
SPRINKLERS	35823	.50	17910												
GENERATOR HSE	580	10.00	5800												
SCENE DOCK	1580	3.00	4740												
RCN MAIN			1100130												
			1100130												

FACTOR DERIVATION CLASS ____ 19__	CLASS ____ 19	CLASS ____ 19	CLASS ____ 19	CLASS ____ 19
Base Factor				
Area Adjustment				
Height Adj.				
Shape Adj.				
Total Adj.				
Adj. Multiplier				
Adjusted Factor				
Raised Floor				
Total Adj. Factor				
Rounded				

INTERNAL OFFICE CLASS ____ 19__	CLASS ____ 19	CLASS ____ 19	CLASS ____ 19	CLASS ____ 19
Average Area per Room				
Base Factor				
Area Adjustment				
Adjusted Factor				
Plumbing Adj.				
Other Adj.				
Total Adj. Factor				
Rounded				

REMARKS: (75) (79) BASE YEAR REVIEW: OLD SLIPS TRANSFERRED
FROM SUB #3. HILLCREST 810305

MISCELLANEOUS STRUCTURES

STRUCTURE	FLOOR	WALLS	ROOF	INTERIOR	LIGHT'G

COST ANALYSIS	APPRAISER	DATE	REVIEWED	DATE
PC $				
PC $				
PC $				
PC $				
$				

OWNERS NAME:	BUILDERS NAME:
Date Started	Date Completed

PERMIT NO.	DATE	AMOUNT	IMPROVEMENT

LOCATION IF CUT

BY

DATE

E. ON M.B. ON

BY

DATE

REST ROOMS
LADIES 5PL.
MENS 7PL.

CEMT.
WOOD FRAME
PLASTER SAND.
FLAT COMPO.
METAL TOILET PART.
WOOD SASH + DOORS.
EXT. STUCCO.

STAGE

CONC. FDN.
" PIERS
STEEL COLUMNS. 10"x24"
2- Large Steel Sliding Doors
2" Rock Wool Blanket interior

general electric only

4 x 8 x 13 = 416
6 x 13 = 78
2 x 8 = 16
506

SPRINKLERS

2
4
2
506
516 Heads @ 55¢ = 2827

OWNER'S NAME R.K.O. Pathe Lot	PERMIT NO.	DATE	AMOUNT
C. F. CHECKED 5/13/43			
COMPT. CHECKED			
E. ON M. B.			
COMPARED			

FORM B-1

STAGE - # (15)

Building Description Blank

Index

Book 4206
Page 22

LOS ANGELES COUNTY ASSESSORS OFFICE

ST. NO. 9336 Washington Blvd

TRACT PARCEL #2 #2530 (60)

LOT NO. 4, 5 & 6 BLOCK NO.

EXAMINED BY J.C.+C.N. DATE 5-18 1942

STAGE #15

CLASS
Single
Bungalow
Double
Maverick
Residence
California
Dwelling
Cottage
Factory
Church
School
Garage
Barn
Shed
Poultry House
Store
Auto Court
Bungalow Court
Flat Studio
Apartment
No. Units
Area per Unit
" " Room

FOUNDATION
Concrete Brick
Hillside Stone
Cross Walls Wood
Steel Joists

BASEMENT
feet x feet x feet deep
@ sq. ft.

EXTERIOR
1 1½ 2 3 Story
Stucco Rustic
Shakes, B & B
Siding Shingle
Sheet Steel T & C
Wide Siding
Abode Knotty Pine
Vertical Siding
Plaster on Tile
Asbestos Siding
Brick Veneer
Corrugated Iron
Flat Galv. Iron
Frame, Steel
Frame; Wood

ROOF
Flat ¼ ½ ⅔ ¾
Hip Monitor
Gables Dormers
Shed Cut-up
Copper Shingle
Shakes Gravel
Sheet Steel Slate
Corrugated Iron
Flat Galv. Iron
Composition
Compo Shingle
Tile-Trim
Amt. Sm. Lge. Tile
¼ ⅓ ½ ¾ Full
Wood Steel Truss
Span 130 ft.
Quality

HEATING
Fireplace Single Dbl.
False Mantel
Gas Furnace
No. Pipes Units
Gas Radiators
Elec. Heaters
Blower Furnace
Floor Furnace
Wall Heaters
Ventilating Sys.
Washed Air
Refrig. Air H.P.

PLUMBING
No. of Fixtures 12
Cheap Good
Medium Special
Bath
Tile Floor
Cement
Tile-Trim
Tile Walls
Height
Shower
Over Tub
Stall
Tile Walls
Glass Door
Tile Pullman

LIGHTING
Cheap
Medium 18 Good
Special

EXT. FEATURES
Steel Sash All Part
Copper Spouts Screens
Galv. " "
Trim-Tile, Plaster
" Stone, Wood, Brick
Cornice Boxed

INSIDE FINISH
Plaster Sand, Putty
Celotex Staff
Plaster-Board
Interior Stucco
Ply-Bd Knotty Pine
Panelled
Walls Tint, Paper,
Paint Sanitas
Unfinished
Woodwork, Plain
" Ornamental

BUILT-INS
Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets
Venetian Blinds

BUILT
1940

CLASSIFICATION
Cheap Depr. Rate
Medium
Good
Special 3

Check Sanitas	B	1	2	3
( ) Living Room				
( ) Bedrooms				
( ) Dressing Rm.				
( ) Bathroom				
( ) " No Tub	PASSAGE WAY			
Tile ( ) ( ) Kitchen				
( ) Bfst. R. or N.	PLUMB			
Plank ( ) Hdwd. Floors				
Hdwd. Doors Hdwd. Finish				

P. C. by	Date	%	P.C. Val.

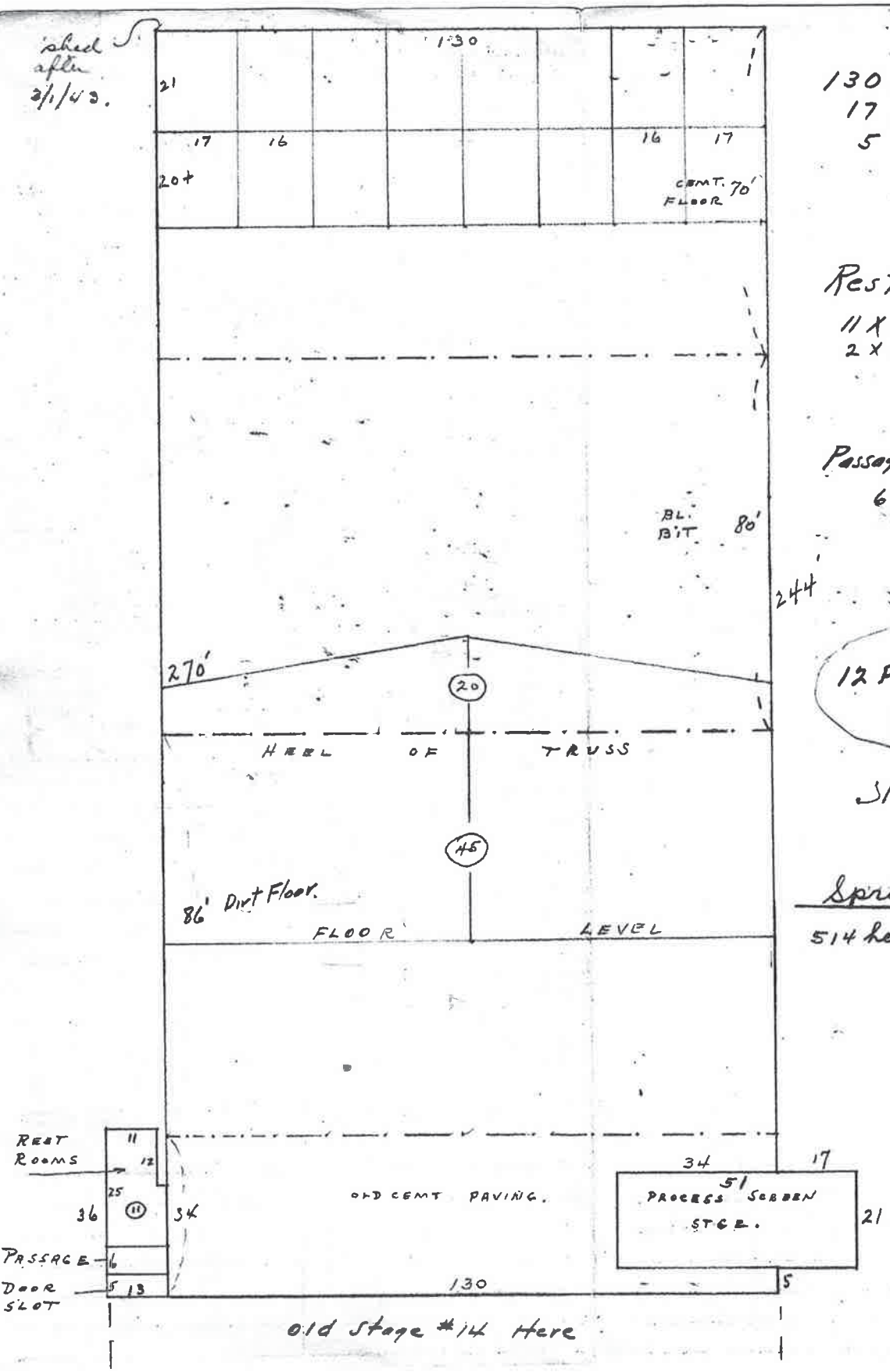
BUILDING VALUES

Year	1942	1943
No. of Square ft	35522	35522
Av. At. $	3.35	2.75
Building Value	118998	97685.
~~Basement~~ Value	156	156.
Heating Value		
~~Garage~~ Value	600	—
Outbuildings Value		
Sprinklers	2827	2827
Rest Room	752	752
Total Value	123333	101420

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
1942			123333	61670
1943			101420	50710
1947	606			101460
57		1.10		67610

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value

shed S. after 3/1/43.



130 x 270 = 35100 #
17 x 21 = 357
5 x 13 = 65
35522 #

Rest Rm.
11 x 25 = 275
2 x 13 = 26
301 #
@ 2.50 # 752

Passage Way
6 x 13 = 78 #
2.00
156

12 Plumb # included in V.F.
@ .50 = 600

SINGLE WALL

Sprinklers #
514 heads @ 5.00 = 2827

LOCATION IF CUT

BY

DATE

E. ON M.B. ON

BY

DATE

ac floor
12" conc piers
6" wood col. 4x12 Beams over.
2x6 Roof Rafters
3/4" + 9. sheat
shed - compo
deck over passage. IN V.F.
Ends 2x4
Rear open.
as 3/6/44 C.N. 100%.

Jack Smith (Maintenance)
G. B. HOWE 780 GOWER ST.
J. R. CRONE. (Genl. Mgr)
R.K.O.

OWNER'S NAME PATHE	PERMIT NO.	DATE	AMOUNT
C. F. CHECKED	NO		
COMPT. CHECKED E			
E. ON M. B. S			
COMPARED S			

FORM 6 ADD TO STACE #15 (B) Index

BOOK 4206 PAGE 22

Building Description Blank

LOS ANGELES COUNTY ASSESSORS OFFICE

ST. No. 9336 Washington Blvd

TRACT #2530 Add to 60

PARCEL #2

LOT No. 4, 5 + 6 BLOCK No.

EXAMINED BY C.N. DATE 3/16 1944

CLASS
Single
Bungalow
Double
Maverick
Residence
California
Dwelling
Cottage
Factory
Church
School
Garage
Barn
Shed
Poultry House
Store
Auto Court 1
Bungalow Court
Flat Studio
Apartment
No. Units
Area per Unit
" " Room

SCENE DOCK

FOUNDATION
Concrete / Brick
Hillside Stone
Cross Walls Wood
Steel Joists

BASEMENT
feet x
feet x
feet deep
@ sq. ft.

EXTERIOR
1½ 2 3 Story
Stucco Rustic
Shakes, B & B
Siding Shingle
Sheet Steel T & G
Wide Siding
Abode Knotty Pine
Vertical Siding
Plaster on Tile
Asbestos Siding
Brick Veneer
Corrugated Iron
Flat Galv. Iron
Frame, Steel
Frame, Wood /

ROOF
Flat ¼ ½ ⅝ ¾
Hip Monitor
Gables Dormers
Shed / Cut-up
Copper Shingle
Shakes Gravel
Sheet Steel Slate
Corrugated Iron
Flat Galv. Iron
Composition /
Compo Shingle
Tile-Trim
Amt. Sm. Lge. Tile
¼ ⅓ ½ ¾ Full
Wood Steel Truss
Span ft.
Quality
POST & GIRDER

HEATING
Fireplace Single Dbl.
False Mantel
Gas Furnace
No. Pipes Units
Gas Radiators
Elec. Heaters
Blower Furnace
Floor Furnace X
Wall Heaters
Ventilating Sys.
Washed Air
Refrig. Air H.P.

PLUMBING
No. of Fixtures
Cheap Good
Medium Special

Bath			
Tile Floor			
Tile-Trim			
Tile Walls			
Height			
Shower			
Over Tub	X		
Stall			
Tile Walls			
Glass Door			
Tile Pullman			

LIGHTING
Cheap
Medium Good Special

EXT. FEATURES
Steel Sash All Part
Copper Spouts Screens
Galv. " "
Trim-Tile, Plaster
" Stone, Wood, Brick
Cornice Boxed

INSIDE FINISH
Plaster Sand, Putty
Celotex Staff
Plaster-Board
Interior Stucco
Ply-Bd Knotty Pine
Panelled
Walls Tint, Paper
Paint Sanitas
Unfinished /
Woodwork, Plain
" Ornamental

BUILT-INS
Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets
Venetian Blinds

BUILT
1943

CLASSIFICATION
Cheap
Medium /
Good
Special

Depr. Rate 3

Check Sanitas	B	1	2	3
( ) Living Room				
( ) Bedrooms				
( ) Dressing Rm.		1		
( ) Bathroom				
( ) " No Tub				
Tile ( ) ( ) Kitchen				
( ) Bfst. R. or N.				
Plank ( ) Hdwd. Floors		A.C.		
Hdwd. Doors				
Hdwd. Finish				

P. C. by | Date | % | P.C. Val.

BUILDING VALUES

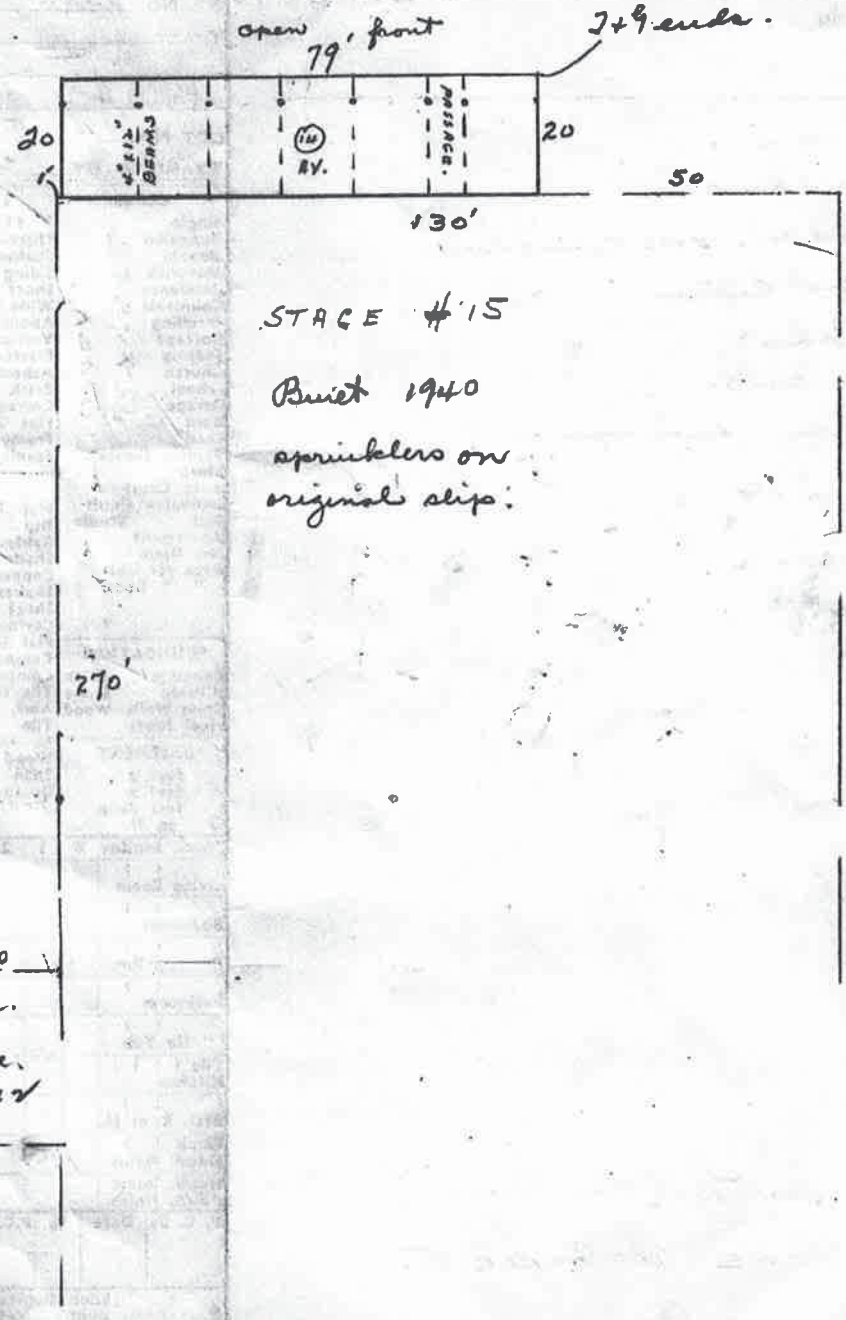
Year	1944			
No. of Square ft.	1580			
At. $	50			
Building Value	790			
Basemnt Value				
Heating Value				
Garage Value				
Outbuildings Value				
Total Value	790			

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
1944			790	390
1947	6 6 4			520
57		1.10		570

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value

SCENE DOCK

20 x 79 = 1580 #



STAGE #15

Built 1940

sprinklers on original slip.

M 6 ADD TO STAGE #15 (A) Index 4206 BOOK PAGE 22

ilding Description Blank

I ANGELES COUNTY ASSESSORS OFFICE

No. 9336 Washington Blvd

ACT PARCEL #V

2530 Add to 60

· No. 4-5-6 BLOCK NO.

AMINED BY G. H. DATE 5/7 1943

CLASS
le
galow
ble
erick
dence
fornia
lling
tage
ory
rch
ol
ge
l
ltry House
e
o Court
galow Court
Studio
rtment
Units
per Unit
" Room

FOUNDATION
crete Brick
side Stone
s Walls Wood
l Joists

BASEMENT
feet x
feet x
feet deep
sq. ft.

EXTERIOR
1 1½ 2 3 Story
Stucco Rustic
Shakes, B & B
Siding Shingle
Sheet Steel T & C
Wide Siding
Abode Knotty Pine
Vertical Siding
Plaster on Tile
Asbestos Siding
Brick Veneer
Corrugated Iron
Flat Galv. Iron
Frame, Steel
Frame, Wood

ROOF
Flat ¼ ½ ⅔ ¾
Hip Monitor
Gables Dormers
Shed Cut-up
Copper Shingle
Shakes Gravel
Sheet Steel Slate
Corrugated Iron
Flat Galv. Iron
Composition
Compo Shingle
Tile-Trim
Amt. Sm. Lge.
Tile
¼ ⅓ ½ ¾ Full
Wood Steel Truss
Span ft.
Quality

HEATING
Fireplace Single Dbl.
False Mantel
Gas Furnace
No. Pipes Units
Gas Radiators
Elec. Heaters
Blower Furnace
Floor Furnace X
Wall Heaters
Ventilating Sys.
Washed Air
Refrig. Air H.P.

PLUMBING
No. of Fixtures
Cheap Good
Medium Special
Bath
Tile Floor
Tile-Trim
Tile Walls X
Height
Shower
Over Tub
Stall
Tile Walls
Glass Door
Tile Pullman

LIGHTING
Cheap Good
Medium 3 Special

EXT. FEATURES
Steel Sash All Part
Copper Spouts Screens
Galv. " "
Trim-Tile, Plaster
" Stone, Wood, Brick
Cornice Boxed

INSIDE FINISH
Plaster Sand Putty
Celotex Plaff
Plaster Board
Interior Stucco
Ply-Bd Knotty Pine
Panelled
Walls Tint, Paper
Paint Sanitas
Unfinished
Woodwork, Plain
" Ornamental

BUILT-INS
Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets
Venetian Blinds

BUILT
1942

CLASSIFICATION
Cheap
Medium
Good
Special

Depr. Rate 3

ck Sanitas	B	1	2	3
( ) ng Room				
( ) rooms				
( ) ssing Rm.		1		
( ) hroom				
( ) No Tub				
( ) ( ) chen				
( ) t. R. or N.				
nk ( ) wd. Floors		Cement		
wd. Doors				
wd. Finish				

C. by	Date	%	P.C. Val.

BUILDING VALUES

Year	1943
No. of Square ft.	580
At. $	140
Building Value	812
Basemnt Value	
Heating Value	
Garage Value	
Outbuildings Value	
Total Value	812

ar	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
'3			812	410
7	644			520
1		110		570

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value

LOCATION IF CUT

BY

DATE

E. ON M.B. ON

BY

DATE

60

29 (14) Stage 15

20

20 x 29 = 580 #
140
23200
580
812

2348.35

R.R. 17

G. B. Howe J. R. Crone
780 Gowers as 3/1/43.

OWNER'S NAME R.K.O. Pathe	PERMIT NO.	DATE	AMOUNT
C. F. CHECKED	4502	1/21/43	400
COMPT. CHECKED b			Generator
E. ON M. B. ac			Beeg
COMPARED ac			

[redacted]

(Bldg #34)

DESCRIPTION OF BUILDING

CLASS & SHAPE	NO. STYS	BLDG NAME - NO.	MAIN IMP.	YR. BLT.
DX	1	CULVER CITY STUDIOS	SOUND STAGES #11,12,14	1927

INDUSTRIAL BUILDING RECORD
L.A. CO. ASSESSOR

REGION	CLUSTER	MAP BOOK	PAGE	PCL	SUB. PT.
28	28609	4206	022	002	13

SITUS ADDRESS: 9300-36 WASHINGTON BL.

TYPE	FRAME	ROOF	DOORS	NO.	SIZE	NO.	SIZE
Design Use	Struct. Steel	Flat	Wood				
Factory	Fire Proofed	Shed	Metal				
Warehouse	Reinf. Conc.		Sliding				
Yard Imp.	Wood	Plywd. Sheath'g.	Overhead				
	Post & Girder	Metal Decking	Steel Roll-up				
FOUNDATION		Compo-Gravel	Elec. - Manual				
Concrete	**EXT. WALLS**	Corr. Iron					
	Story Hgt. Ft.	Concrete	**SKYLIGHTS**				
BASEMENT	Wall Hgt. Ft.		**VENTILATOR**				
Conc. C.Blk.	B.O.T. Hgt. Ft.	Truss Lt.	**SASH**				
Fin. Unf.	Conc. Poured	Truss Hvy.	Steel				
Depth Ft.	Tilt-Up in.	Tapered Steel	Alum.				
	Brick, Reinf	Laminated Wd.	Wood				
FLOOR	Conc Blk in.	Draft Curtains					
Conc. at Grade	Metal	Spans x	Special Features				
" Raised Ft.	Stucco	Spans x					
Wood	Wood						
	Paint						
Loading Dock	Trim:						
Hgt:							

BUILT - INS	LIGHTING FIXTURES	Mn	Ofc			Rr
Dock Lifts	Incandescent					
Vault	Fluor. - Ofc.					
Craneway	Fluor. - Ind.					
Cap'y. Tons	Merc. Vapor					
ELEVATORS	Min. Avg. Good					
Freight No.	**HVAC**					
Passenger No.	Forced Air					
Make:	Space-Heaters					
Cap'y:	Wall - Elec. - Gas					
No. of Stops	Vent System					
No. of Stys	Heat Pump					
Auto. Manual	Evap. Coolers					
	Refrig: Tons					
SPRINKLERS						
Sngl. %	**EXTERIOR OFFICE**					
Dbl. %	Foundation:					
Engr. System	Walls:					
Smoke Detector	Roof:					

FINISH DETAIL INT. EXT.	Mn	Ofc	Ofc		Rr
FLOOR COVER					
Carpet					
Vinyl Tile					
Vinyl Asph. Tile					
Ceramic Tile					
INTERIOR PARTITIONS					
Plastered					
Wood					
Dry Wall					
Conc. Block					
Papered					
INTERIOR CEILINGS					
Plaster					
Accous. Tile					
Suspended					
Insulation Foil					
TOTAL PLUMBING					

YEAR	DESIGN TYPE	CLASS SHAPE	EFF. YR	DEPR TABLE	SQ. FEET MAIN IMP.	R.C.N. MAIN IMP.	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	ADD'L DEPR Type	ADD'L DEPR % Good	R.C.L.D.	OX %	OX R.C.L.D.	APPRAISER	DATE	REVIEWED	DATE	CO. CK.
75-79	3290	DX	27	X35	43680	1332240	1380950	31	428070	3K	62	264300			RFC 2 Mos	810307			
98	3290	DX	27		43680							466837			DICHOSO	010820			

BASE YEAR REVIEW 1975-79 (02) M 75 19 (98)

Unit	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
							19 ___			19 ___			19 ___		
SOUND STAGE	43680	30.00	1310400	98 IMP VAL		405837*									
SPRINKLERS	43680	.50	21840												
RCN MAIN			1332240	98 A/C ADD	13500 @ 4.50	61000									
						466837									
DRESSING ROOMS	4710	8.50	40030												
PORCH	1228	3.00	8680												
RCN OTHER			48710												
			1380950	98 TOTAL IMP VAL		466837									

768822J - 375A -PS 9-77

*1975 COST TRENDED TO '98

FACTOR DERIVATION CLASS ____ 19__	CLASS ____ 19	CLASS ____ 19	CLASS ____ 19	CLASS ____ 19
Base Factor				
Area Adjustment				
Height Adj.				
Shape Adj.				
Total Adj.				
Adj. Multiplier				
Adjusted Factor				
Raised Floor				
Total Adj. Factor Rounded				

INTERNAL OFFICE CLASS ____ 19__	CLASS ____ 19	CLASS ____ 19	CLASS ____ 19	CLASS ____ 19
Average Area per Room				
Base Factor				
Area Adjustment				
Adjusted Factor				
Plumbing Adj.				
Other Adj.				
Total Adj. Factor Rounded				

REMARKS: (75) (79) BASE YEAR REVISED — OLD IMA SLIPS TRANSFERRED FROM 503 #3 Hillcrest 810305

(02) M for (98) - Added A/C to Studio 11 complete per RP 70 dated 980204. EDOC 970810. DICTATED 010920

MISCELLANEOUS STRUCTURES

STRUCTURE	FLOOR	WALLS	ROOF	INTERIOR	LIGHT'G

COST ANALYSIS	APPRAISER	DATE	REVIEWED	DATE
PC $				
PC $				
PC $				
PC $				
$				

OWNERS NAME:	BUILDERS NAME:
Date Started	Date Completed EST 970810

PERMIT NO.	DATE	AMOUNT	IMPROVEMENT
RP-70	980204	—	A/C IN STUDIO 11

Form 6—E.W.H. 111 to 134

BUILDING DESCRIPTION BLANK

Index Book 4206 Page 22

Street No. 9336 Washington Blvd

Tract 2530

PARCEL 4 N

Lot No. 5 Block No.

Examined by Beaton Date 9-4-31 19

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fireplace	Tile
Double	1½ "	False Mantel	Cobblestone
Laverick	2 "	Gas Furnace	Brick
California Bungalow	3 "	Wood "	Stone
Residence	Stucco	Coal "	Plain
Cottage	Shakes, Rustic	No. openings	Plaster
Dwelling	Siding, B & B	Steam	Wood
Flat	Brick	Gas Radiators	Ornamental
Apartment	Brick Veneer		
Factory	Corrugated Iron	PLUMBING	INSIDE FINISH
Church	Frame, Steel		Plaster
School	Frame, Wood	Number of Fixtures	Plaster-Board
Store	Adobe		Jazz
Garage	Plaster on Adobe	20	Tiffany
Barn	Plaster on Tile		Canvas or Sanitas
Shed			Paper
Poultry House	ROOF		Unfinished
			Woodwork, Plain
FOUNDATION	Shed	Cheap	" Ornamental
	Flat	Medium	
Stone	Hip	Good	BUILT-IN FEATURES
Concrete	Gables	Special	
Brick	Dormers	Bath { Tile Walls / Tile Floor	Refrigerator
Wood	Cut-up		Buffet
	Shingle	LIGHTING	Patent Beds
BASEMENT	Gravel		Bookcases
	Tile	Gas	
feet x	Tile-Trim	Electricity	BUILT
feet x	Corrugated Iron		1931
feet deep	Composition	Cheap	
cu. ft.	Slate	Medium	CONSTRUCTION
		Good	
		Special	Cheap / Medium / Good / Special 3

	Rent	1	2	3	4
Living Room		2			
Bedrooms					
Bathroom		2			
Shower					
Kitchen					
Bfst. R. or Nook					
Hdwd. Floors					
Hdwd. Finish					

Remodel Rm 5-11-32

No. of Permit Date 5/11

Estimated Cost of Bldg.

No. of Permit Date 5/8

Estimated Cost of Bldg. 3490

Owner's Name

O. F. Checked

Compt. Checked 1.10

H. on M. B. M 3840

Compared

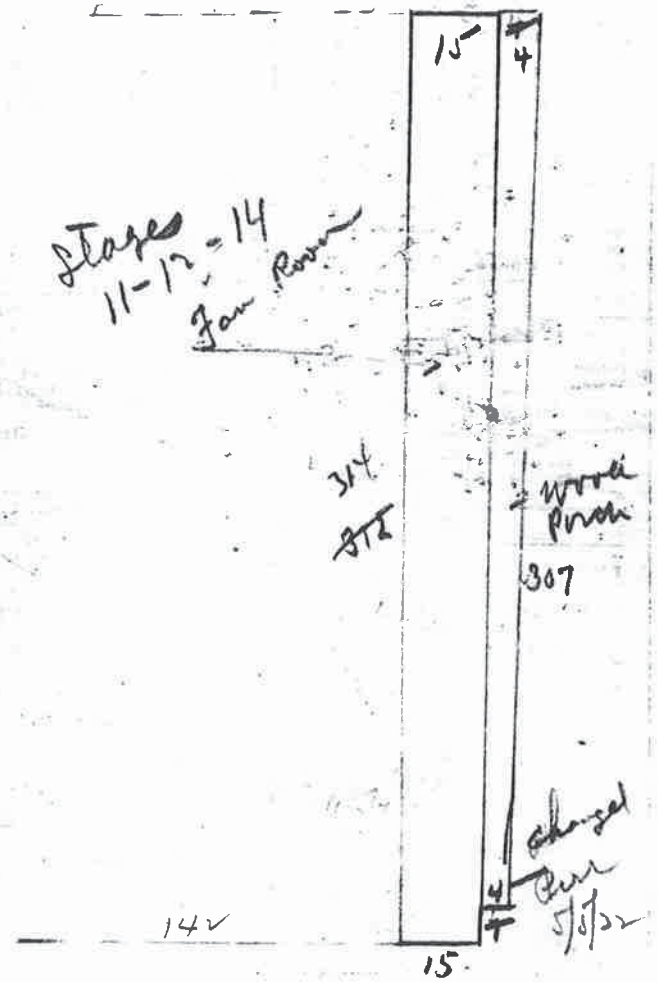
P. C. by	Date	%	P. C. Value

BUILDING VALUES	CHANGES ONLY
No. of Cubic Ft.	
No. of Square Ft. ~~5754~~	5324
At ~~6.05~~	1.20
Building Value ~~3452~~	6388.
Basement Value ~~345~~	356.
Heating Value	
Garage Value	
Outbuildings Value	
Total Value ~~3797~~	6744.
Physical Depreciation 9 17.9	
Depreciation Utility	
Depreciated Value ~~5536~~	6137
Assessed Value ~~4900~~	3370.
2770	~~3070~~

automatic Sprinkler

~~5754 ft @ 6¢ = 345~~

5938 sq ft @ 6¢ = $356



15 x 312 = ~~4680.~~

7 x 307 = ~~1074~~

~~5754.~~

15 x 314 = 4710

1/2 x 4 x 307 = 614

5324

Form 6—E.W.H.

BUILDING DESCRIPTION BLANK

Index Book 4206 Page 22

Street No. 9336 Washington

Tract PARCEL #2

2530.

Lot No. 5 Block No.

Examined by Burton Date 9-4-31 19

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fireplace	Tile
Double	1½ "	False Mantel	Cobblestone
Laverich	2 "	Gas Furnace	Brick
California	3 "	Wood "	Stone
Bungalow	Stucco	Coal "	Plain
Residence	Shakes, Rustic	No. openings	Plaster
Cottage	Siding, B & B	Steam	Wood
Dwelling	Brick	Gas Radiators	Ornamental
Flat	Brick Veneer		
Apartment	Corrugated Iron	PLUMBING	INSIDE FINISH
Factory	Frame; Steel	Number of Fixtures	Plaster
Church	Frame; Wood	None	Plaster-Board
School	Adobe		Jazz
Store	Plaster on Adobe	Cheap	Tiffany
Garage	Plaster on Tile	Medium	Canvas or Sanitas
Barn		Good	Paper
Shed	ROOF	Special	Unfinished
Poultry House	Shed		Woodwork, Plain
	Flat	Bath { Tile Walls / Tile Floor	" Ornamental
FOUNDATION	Hip		BUILT-IN FEATURES
Stone	Gable	LIGHTING	Refrigerator
Concrete	Dormers	Gas	Buffet
Brick	Cut-up	Electricity	Patent Beds
Wood	Shingle		Bookcases
	Gravel	Cheap	
BASEMENT	Tile	Medium	BUILT
feet x	Tile-Trim	Good	1931
feet x	Corrugated Iron	Special	
feet deep	Composition		CONSTRUCTION
cu. ft.	Slate		Cheap
			Medium
			Good
			Special

	Sound	1	2	3	4
Living Room					
Bedrooms					
Bathroom					
Shower					
Kitchen					
Dist. R. or Nook					
Hdwd. Floors					
Hdwd. Finish					

No. of Permit 1837 Date 4/27/31

Estimated Cost of Bldg. $10890.00

No. of Permit Sound Proofing

Estimated Cost of Bldg.

Owner's Name R. K. O. Pathe Studios

P. F. Checked

Compt. Checked 518

On M. B. 47170

Compared

P. C. by	Date	%	P. C. Value

BUILDING VALUES	CHANGES ONLY
No. of Cubic Ft.	
No. of Square Ft. 528	1.20
At $ 2.00	51890
Building Value 1056.	
Basement Value	
Heating Value 65520	87360.
Garage Value 2657.	
Outbuildings Value	
Total Value 91067.	
Physical Depreciation 717.9	
Depreciation Utility 4766	82870
Depreciated Value 27380	
Assessed Value 27380	55530.

264
528

automatic Sprinkler 43680 cu ft
Slate
=2620
31.

Fan Rooms 5216 ft #2651

Used c/f of #200 to
make total #460
old c/f #200 Perr 5/12/32
140

Sound proofing with
new wall inside Painted
with Rock wool 19 inch
air space

2 Sound proof partition
insulation Making mid
3 stages

43680 @ ~~#150~~ #200
=#87360

Sound Proofing
Stages 11, 12 and 13

(50)

(40) floor
to bottom 2 rows

54

#108900 (0) tank + sprinkler pipes W.P.S.

Form E.W.H. (34)

BUILDING DESCRIPTION BLANK

Index Book 4206 Page 22

Street No. 9300-36 Washington Blvd

Tract Tract 2530

PARCEL 4 V

Lot No. 5 and 6 Block No.

Examined by Watson Date 10-14-1927

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fireplace	Tile
Double	1½ "	False Mantel	Cobblestone
Maverick	2 "	Gas Furnace	Brick
California Bungalow	3 "	Wood "	Stone
Residence	Stucco	Coal "	Plain
Cottage	Shakes, Rustic	No. openings	Plaster
Dwelling	Siding, B & B	Steam	Wood
Flat	Brick	Gas Radiators	Ornamental
Apartment	Brick Veneer		
Factory	Corrugated Iron	PLUMBING	INSIDE FINISH
Church	Frame, Steel		
School	Frame, Wood	Number of Fixtures	Plaster
Store	Adobe		Plaster-Board
Garage	Plaster on Adobe	X	Jazz
Barn	Plaster on Tile		Tiffany
Shed			Canvas or Sanitas
Poultry House	ROOF	Cheap	Paper
		Medium	Unfinished
FOUNDATION	Shed	Good	Woodwork, Plain
	Flat	Special	" Ornamental
Stone	Hip		
Concrete	Gables	Bath { Tile Walls	BUILT-IN FEATURES
Brick	Dormers	Tile Floor	
Wood	Cut-up		Refrigerator
	Shingle	LIGHTING	Buffet
BASEMENT	Gravel		Patent Beds
	Tile	Gas	Bookcases
feet x	Tile-Trim	Electricity	
feet x	Corrugated Iron		BUILT
feet deep	Composition	Cheap	
@ cu. ft.	Slate	Medium	1927
		Good	
		Special	CONSTRUCTION
			Cheap
			Medium
			Good
			Special

	Bsmt	1	2	3	4
Living Room					
Bedrooms					
Bathroom					
Shower					
Kitchen					
Bfst. R. or Nook					
Hdwd. Floors					
Hdwd. Finish					

BUILDING VALUES		CHANGES ONLY
No. of Cubic Ft.		
No. of Square Ft.	43680	
At $		
Building Value	~~87360~~	~~87360~~
Basement Value	~~4368~~	76440
Heating Value	11.10	
Garage Value	38600	
Outbuildings Value		
		76440
Total Value	~~87360~~	~~87360~~
Physical Depreciation	4%	4 31.4
Depreciation Utility	~~2620~~	
Depreciated Value	~~84740~~	~~80808~~
Assessed Value	43680	
	~~24510~~ 32320	40400.

No. of Permit 533 Date 8/19/27

Estimated Cost of Bldg. Stage 50 over

No. of Permit 459 Date

Estimated Cost of Bldg. 3500

Owner's Name

C. F. Checked

Compt. Checked S.E. cor 16

E. on M. B. 2 ac

Compared 4 ac 52437

P. C. by	Date	%	P. C. Value

26220

used C/f of #2.00
to make total #4.00
old C/f #2.00
Perr 5/12/32

Scale 60 ft = 1 inch

140

STAGE 14. 104

Double wall
full electric

Steel Trusses

312

STAGE 12

104

50

40 to bottom of Truss

312 x 140 = 43680

41' from Floor
To Bottom Truss.
4' Raised Wood Floor

104

STAGE 11

DESCRIPTION OF BUILDING

CLASS & SHAPE	NO. STY.	BUILDING NAME	MAIN IMP.	YR. BLT.
		OFFICE BLDGS		

INDUSTRIAL

L.A. CO. ASSESSOR

BUILDING RECORD

MAP BOOK	PAGE	PARCEL	SUB PART
4206	22	2	2

CITY Culver City ADDRESS 9300-36 Washington Blvd

TYPE	EXT. WALLS	MAIN ROOF	SPRINKLERS	LIGHTING FIXTURES	A	B	C	D	E
Design / Use	Wall Hgt.	Flat	Basement	Incandescent					
Factory	Concrete	Arched	All	Fluor. - Ofc.					
Warehouse	Tilt-Up	Shed	Double	Fluor. - Ind.					
Office	Poured	Gable	No. Heads						
	Reinf. Brick		ELEVATORS	Minimum					
	Conc. Block	Plywd. Sheathing	Freight No.	Average					
CONST.	Corr. Iron		Passenger No.	Good					
Light	Corr. Alum.	Composition	Make:	Ft. Candles					
Standard	Stucco	Corr. Iron	Cap'y:	AIR CONDITIONING					
Heavy		Concrete	No. of Stops	Forced Air					
FOUNDATION	Pilasters		Elec. / Hydr.	Space-Heaters					
Concrete	Stone Trim	TRUSSES	Auto. / Manual	Wall - Elec. - Gas					
Piers	Brick Trim	Light / Heavy	BUILT - INS	Vent. System					
		Tapered Steel	Dock Lifts	Heat Pump					
FRAME	FLOOR	Laminated Wd.	Vault						
Struct. Steel	Conc. at Gr.	Wd. Bowstring	Craneway	Refrig: Tons					
Rigid Steel	Conc. Raised	Post & Girder	Cap'y:						
Reinf. Conc.	Ft. In.		WIRING						
Wood	Wood	Span-	K.T. / Conduit	NO. PLUMBING					
		No. Trusses-	B.X. / N.M.Cable	TOTAL NO. PLUMBING					

MISC. ROOF	A	B	C	D	E
INSULATION					
FLOOR FINISH					
Asphalt Tile					
INTERIOR PARTITIONS					
Plastered					
Wd.-Metal Frame					
Dry-Wall					
Conc. Block					
INTERIOR CEILINGS					
Plaster					
Accous. Plaster					
Accous. Tile					
Suspended					

DOORS	SIZE	NO.	SIZE	NO.
Wood				
Metal				
Sliding				
Overhead				
Steel Roll-up				
Elec.-Manual				
SASH				
Steel				
Alum.				
Wood				
SKYLIGHTS				
VENTILATOR				

RATING (E.G.A.F.P)

Cond.	Arch. Attr.	Funct. Plan	Workmanship	Quality

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REV'D	INT. VIEW	NO INT. VIEW	CO. CK.
	1700									22630	X4	(90520) 71660							
66					GR-45														hm
72-A									45900 ÷	96520 =	50%			K. STARNES	1/20/05				
5-80	1800	DX		28	mc40			507540		507540	.36	182710		MITE	$ 27.00	Hollaender		81035	
✓	✓	✓			✓			✓	112800 ÷ 81	182710 =	62%		3K	Hollaender	81035				

75 COMPUTATIONS 84 MR

Unit TRENDED	Area RCLND	Unit Cost FOR	19 66
EFF. YR. / HIST.	HISTORIC	RCLND	
ORIG. / ASSM'T.	TOTAL	CONV.	TRENDED
RECORD / YEAR	COST/VAL	FACT.	RCLND
19 / 32	24143	1.45	35732
35 / 36	5381	1.92	10385
37 / 38	3137	1.53	4803
19 / 36	2641	1.42	3909
25 / 25	1344	1.64	2204
26 / 26	312	1.68	524
27 / 27	179	1.72	308
30 / 25	2905	1.76	5113
27 / 44	1996	1.53	3054
42 / 47	3752	1.34	5028
Total R.C.N.			71660

Area	Unit Cost	Cost
FILM VAULT		
BLOWER RM		
TRANS HOUSE		
OFFICES		
PORCH		
OFFICE		
PORCHES		
OFC & INVENTRY		
OFFICE		
OFC ADD 1927	✓ 911	
2 STY OFCS	✓ 1973	
OFC	½ ✓ 3600	
3 OFC BLDGS	24614	
3 PORCHES	167	

Area	Unit Cost	Cost
152		
64		
99		
1589		
16		
1092		
28		
8550		
224		

LOCATION IF CUT

BY

DATE

E. ON M.B. ON

BY

DATE

FORM 6 Parcel No. 42 (63) Index ✓ Book 7206 Page 22

Building Description Blank

LOS ANGELES COUNTY ASSESSORS OFFICE

ST. No. 9336 W. WASHINGTON BLVD.

TRACT. 2530

LOT NO. 4 BLOCK NO. (7-1-47)

EXAMINED BY BASTEDO & ANDERSON DATE 6-20 1947

CLASS
Single
Bungalow
Double
Maverick
Residence
California
Dwelling
Cottage
Factory
Church
School
Garage
Barn
Shed
Poultry House
Store
Auto Court
Bungalow Court
Flat Studio
Apartment
No. Units
Area per Unit
" " Room
OFFICES

FOUNDATION
Concrete Brick
Hillside Stone
Cross Walls Wood
Steel Joists

BASEMENT
feet x
feet x
feet deep
@ sq. ft.

EXTERIOR
1½ 2 3 Story
Stucco Rustic
Shakes, B & B
Siding Shingle
Sheet Steel T & G
Wide Siding
Abode Knotty Pine
Vertical Siding
Plaster on Tile
Asbestos Siding
Brick Veneer
Corrugated Iron
Flat Galv. Iron
Frame, Steel
Frame, Wood

ROOF
Flat ¼ ½ ¾ ¾
Hip Monitor
Gables Dormers
Shed Cut-up
Copper Shingle
Shakes Gravel
Sheet Steel Slate
Corrugated Iron
Flat Galv. Iron
Composition
Compo Shingle
Tile-Trim
Amt. Sm. Lge.
Tile
¼ ⅓ ½ ¾ Full
Wood Steel Truss
Span ft.
Quality

HEATING
Fireplace Single Dbl.
False Mantel
Gas Furnace
No. Pipes Units
Gas Radiators
Elec. Heaters
Blower Furnace
Floor Furnace
Wall Heaters
Ventilating Sys.
Washed Air
Refrig. Air H.P.

PLUMBING
No. of Fixtures 5
Cheap Good
Medium Special

Bath			
Tile Floor			
Tile-Trim			
Tile Walls			
Height			
Shower			
Over Tub			
Stall			
Tile Walls			
Glass Door			
Tile Pullman			

LIGHTING
Cheap Good
Medium Special

EXT. FEATURES
Steel Sash All Part
Copper Spouts Screens
Galv. " "
Trim-Tile, Plaster
" Stone, Wood, Brick
Cornice Boxed

INSIDE FINISH
Plaster Sand, Putty
Celotex Staff
Plaster-Board
Interior Stucco
Ply-Bd Knotty Pine
Panelled
Walls Tint, Paper
Paint Sanitas
Unfinished
Woodwork, Plain
" Ornamental

BUILT-INS
Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets
Venetian Blinds

1942 1946 BUILT AV. 1944

CLASSIFICATION
Cheap Medium Good Special
Depr. Rate 3

Check Sanitas	B	1	2	3
( ) Living Room				
( ) Bedrooms				
( ) Dressing Rm.				
( ) Bathroom				
( ) " No Tub				
Tile ( ) ( ) Kitchen				
( ) Bfst. R. or N.				
Plank ( ) Hdwd. Floors				
Hdwd. Doors Hdwd. Finish				

P. C. by	Date	%	P.C. Val.

BUILDING VALUES

Year	1948			
No. of Square ft.	1120.			
At. $	335			
Building Value	3752			
Basemnt Value				
Heating Value				
Garage Value				
Outbuildings Value				
Total Value	3752			

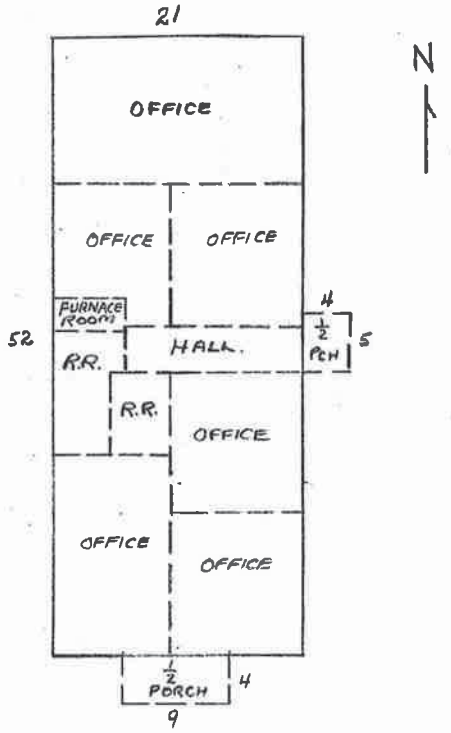
Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
1948	.913		3425	1710
57	1.10			1880

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value

OWNER'S NAME	PERMIT NO.	DATE	AMOUNT
RKO RADIO PICT.			
C. F. CHECKED 375	6390	5/21/46	2000
COMPT. CHECKED MB			CONVERT
E. ON M. B. AC			BARRACKS TO
COMPARED			OFFICES.

LOCATION - OPPOSITE WEST END OF MAIN ADMINISTRATION BLDG.

BLDG B



21 x 52 = 1092
½ x 4 x 5 = 10
½ x 4 x 9 = 18
1120 ☐'

SCALE
1/16" = 1'

Army barracks moved onto lot and converted and remodeled into offices

CONCRETE FOUNDATION RAISED 1'

FLOORS - OFFICES - O.P. WOOD RAISED 2' MOSTLY CARPET OVER
R.R. & HALL - ASPHALT TILE.

WALLS - WIDE SIDING OVER WOOD FRAME.
INTERIOR - PLASTERBOARD AND WALL-PAPER WALLS.
PLASTERBOARD AND PAINT CEILING.

ROOF - GABLE COMPO SHINGLE
BOXED CORNICE.

SASH AND DOORS
20 - 2'x3' WOOD SASH
1 - 3'x6'8" WOOD AND GLASS DOOR
14 - 2'6"x6'6" WOOD DOORS
1 - 3'x 6'8" SCREEN AND WOOD DOOR

PARTITION WALLS.
PLASTERBOARD WITH WALLPAPER OVER

LIGHTS - 8 - 4'-4 TUBE FLUOR. WITH SHIELD. (SPEC)
5 - GLOBE LIGHTS WITH PORC. COVER

PLUMBING - 5 (GOOD)

HEATING - AMERICAN BLOWER FURNACE WITH OUTLETS TO EACH OFFICE.

LOCATION IF CUT

BY

DATE

E. ON M.B. ON

BY

DATE

2

Berlwig J.

2x6 - 16" o.c.

1 x 3 strips

slab - ecoteer

add + alter

Raised on new + the .

area of old offices increased.

+ 2 Roof lines in stage added.

lights - finish - panel paper

+ Reroof - compo.

6 - Gas radiators + new plumb.

2x8 - 2½' o.c

Roof Joists supported on

6" posts + 6x12 beam thru center

3/4 sh. shed - compo.

1597
1/2

399
1597
1996

The Belzwick Studios

Vanguard Films Inc.

Publicity - offices.

PATAE.

OWNER'S NAME R.K.O.	PERMIT NO.	DATE	AMOUNT
C. F. CHECKED	No.		
COMPT. CHECKED			
E. ON M. B. S			
COMPARED S			

FORM 6

(3A) 3A

Building Description Blank

LOS ANGELES COUNTY ASSESSORS OFFICE

Index BOOK 4206 PAGE 22

ST. No. 9336 Washington Blvd

TRACT 2530

PARCEL 2

LOT NO. 4-5-6 BLOCK NO.

EXAMINED BY C.R. DATE 3/16 1944

CLASS
Single, Bungalow, Double, Maverick, Residence, California, Dwelling, Cottage, Factory, Church, School, Garage, Barn, Shed, Poultry House, Store, Auto Court, Bungalow Court, Flat, Studio, Apartment, No. Units, Area per Unit, " " Room
OFFICES PUBLICITY

FOUNDATION
Concrete, Brick, Hillside, Stone, Cross Walls, Wood, Steel Joists

BASEMENT
feet x
feet x
feet deep
@ sq. ft.

EXTERIOR
1 1½ 2 3 Story
Stucco, Rustic
Shakes, B&B
Siding, Shingle
Sheet Steel, T & C
Wide Siding
Abode, Knotty Pine
Vertical Siding
Plaster on Tile
Asbestos Siding
Brick Veneer
Corrugated Iron
Flat Galv. Iron
Frame, Steel
Frame, Wood

ROOF
Flat ¼ ½ ⅔ ¾
Hip, Monitor
Gables, Dormers
Shed, Cut-up
Copper, Shingle
Shakes, Gravel
Sheet Steel, Slate
Corrugated Iron
Flat Galv. Iron
Composition
Compo Shingle
Tile-Trim
Amt. Sm. Lge. Tile
⅓ ½ ⅔ ¾ Full
Wood Steel Truss
Span ft.
Quality
POST + GIRDER

HEATING
Fireplace Single Dbl.
False Mantel
Gas Furnace
No. Pipes Units
Gas Radiators 6
Elec. Heaters
Blower Furnace
Floor Furnace
Wall Heaters
Ventilating Sys.
Washed Air
Refrig. Air H.P.

PLUMBING 4
No. of Fixtures
Cheap, Good
Medium, Special

Bath			
Tile Floor			
Tile-Trim			
Tile Walls			
Height			
Shower			
Over Tub			
Stall			
Tile Walls			
Glass Door			
Tile Pullman			

LIGHTING
Cheap, Good
Medium, Special

EXT. FEATURES
Steel Sash All Part
Copper Spouts Screen
Galv. " "
Trim-Tile, Plaster
" Stone, Wood, Brick
Cornice Boxed

INSIDE FINISH
Plaster Sand, Putty
Celotex, Staff
Plaster-Board
Interior Stucco
Ply-Bd, Knotty Pine
Panelled
Walls Tint, Paper
Paint, Sanitas
Unfinished
Woodwork, Plain
" Ornamental

BUILT-INS
Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets
Venetian Blinds

1927 BUILT
1943 AV-1930

CLASSIFICATION
Cheap, Depr. Rate
Medium
Good 3
Special

Check Sanitas	B	1	2	3
Offices Living Room		6		
( ) Bedrooms				
( ) Dressing Rm.				
( ) Bathroom				
( ) " No Tub		2		
Tile ( ) ( ) Kitchen				
( ) Bfst. R. or N.				
Plank ( ) Hdwd. Floors		Pine		
Hdwd. Doors				
Hdwd. Finish				

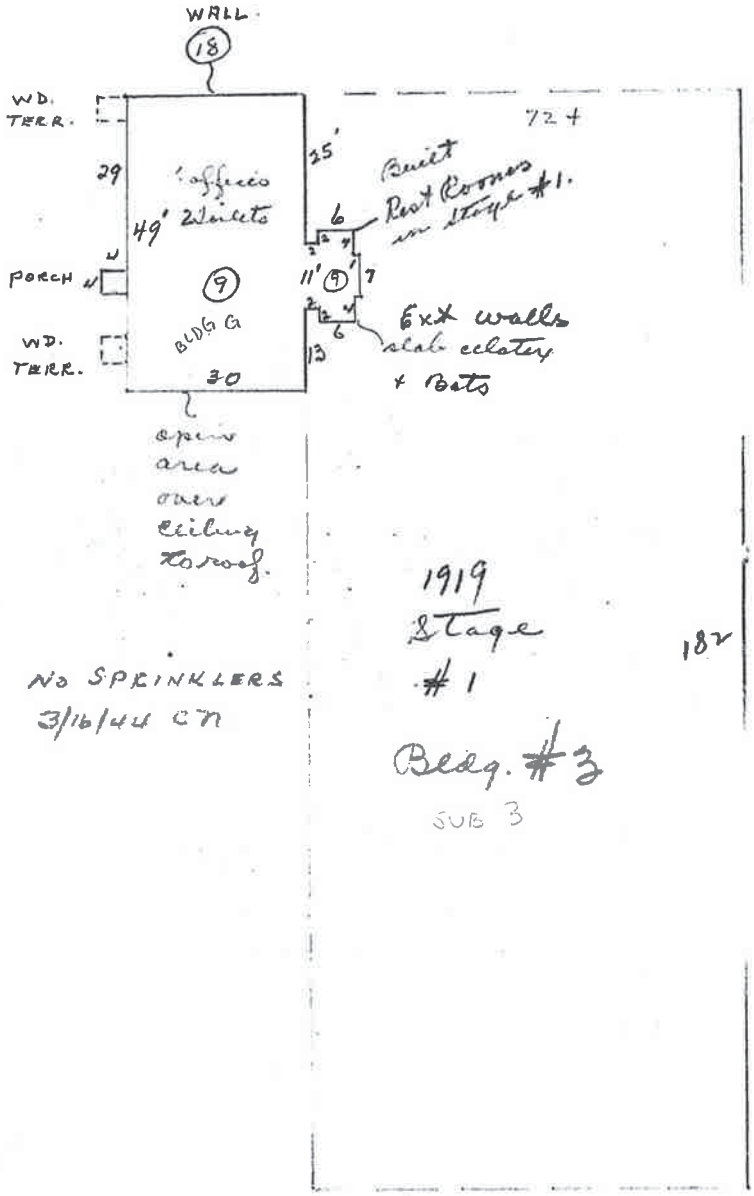
P. C. by	Date	%	P.C. Val.

BUILDING VALUES

Year	1944				
No. of Square ft.	1597				
At. $	125				
Building Value	1996				
Basemnt Value					
Heating Value					
Garage Value					
Outbuildings Value					
Total Value	1996				

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
1944	21 3		1570	780
1947	503			1000
57		110		1100

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value



OFFICES

30 x 49	=	1470
½ x 4 x 4	=	8
1 x 7	=	7
6 x 15	=	90
2 x 11	=	22
		1597 #

Form 6— add to (16)

Building Description Blank

Index Book 4206 Page 22

STREET NO. 9300 Washington Blvd.
TRACT # 1530
PARCEL 4 2

LOT NO. 4 and 5 BLOCK NO.
EXAMINED BY Pitt DATE 2/11 1936

CLASS
Single
Double
Maverick
California
Bungalow
Residence
Cottage
Dwelling
Flat
Apartment
Factory
Church
School
Store
Garage
Barn
Shed
Poultry House

FOUNDATION
Stone
Concrete
Brick
Wood

BASEMENT
feet x
feet x
feet deep
@ sq. ft.

EXTERIOR
1 1½ 2 3 Story
Stucco
Shakes, Rustic
Siding, B & B
Sheet Steel
Brick Veneer
Corrugated Iron
Frame, Steel
Frame, Wood
Adobe
Plaster on Adobe
Plaster on Tile

ROOF
Flat ¼ ½ ¾
Hip Dormers
Gable Cut-up
Shed Shingle
Slate Gravel
Shakes
Corrugated Iron
Composition
Compo Shingle
Tile-Trim
Amt. Sm. Lge.
Tile
¼ ½ ¾ Full
Quality

HEATING
Fireplace 2
False Mantel
Gas Furnace
No. Pipes
Gas Radiators
Steam
Elec. Heaters 4

PLUMBING
Number of Fixtures 3
Cheap
Medium
Good
Special
(Tile Floor
Bath (Tile Walls
(Height
(Over Tub
Shower (Stall
(Tile Walls

LIGHTING
Cheap
Medium
Good
Special

EXT. FEATURES
Copper Down Spouts
Tile-Trim Steel Sash
Brick " Wood-Trim
Stone " Plaster "

INSIDE FINISH
Plaster and Plaster Board
Plaster-Board
Interior Stucco
Ply-Board
Canvas
Paper Paint
Unfinished
Woodwork, Plain
" Ornamental

BUILT-IN FEATURES
Refrigerator
Buffet
Patent Beds
Bookcases

BUILT 1935

CLASSIFICATION
Cheap
Medium
Good
Special

	Bsmt	1	2	3
Living Room		2	3	
Bedrooms				
Bathroom				
" No Tub				
Kitchen				
Bfst. R. or Nk.				
Hdwd. Floors				
Hdwd. Finish				

Office
Sprinkler
Champ .30

No. of Permit	2259 Date 11/14/35
Estimated Cost of Bldg.	$600 Office
No. of Permit	Date Vacy
Estimated Cost of Bldg.	
Owner's Name	R. K. O. Studio
C. F. Checked	
Compt. Checked	4. 4585
E. on M. P.	Cdg
Compared	# 3160

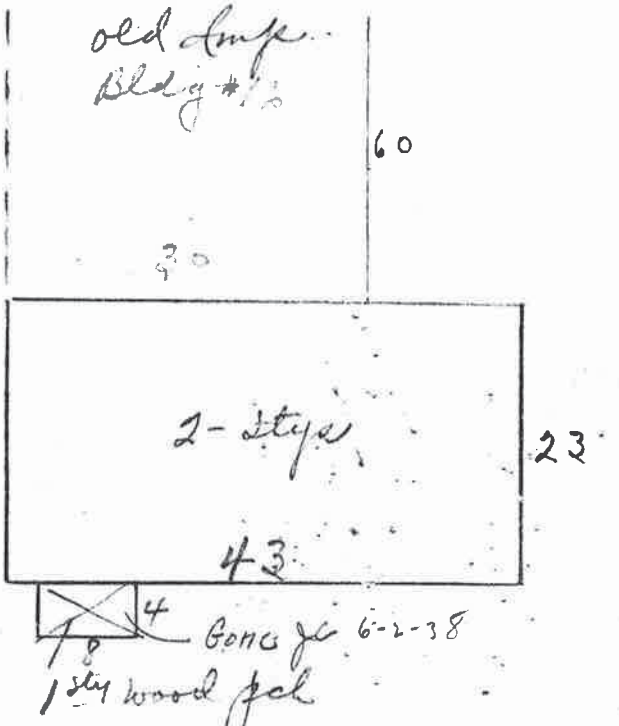
P. C. by	Date	%	P. C. Val.
	12.10		
3460			

BUILDING VALUES

	CHANGES ONLY
No. of Square Ft. 1994	1978.
At $ 2.00	2.50
Building Value 3988.	4945.
Basement Value 296.	
Heating Value 140.	
Garage Value	
Outbuildings Value	
Total Value 4424.	5381.
Depr. 4.A	
Special Depr.	
Depreciated Value 3.14	
Assessed Value 2210.	2690

2570

Sprinkler System 2 Stories attic
3 × 23 × 43 = 2967 sq ft.
@ 10¢ = $296



PART OF BLDG "D"

~~½ × 4 × 8 = 16~~

2 × 23 × 43 = 1978

~~1994~~
1978

4 Elec Heaters @ 35¢ = 140

1 - Room Pine Panelled finish
1 - " plastered finish
3 - Rooms Knotty Pine walls, plastered ceilings.

orm 6— (16)

Building Description Blank

Index Book 42-06 Page 22

STREET No. 9300 Washington Blvd

TRACT # 2530

PARCEL # 2

LOT No. 4 and 5 BLOCK No.

EXAMINED BY [illegible] DATE 2/11 1936

CLASS
Single
Double
Haverich
California
Bungalow
Residence
Cottage
Dwelling
Flat
Apartment
Factory
Church
School
Store
Garage
Barn
Shed
Poultry House

FOUNDATION
Stone
Concrete
Brick
Wood

BASEMENT
feet x
feet x
feet deep
@ sq. ft.

EXTERIOR
1 1½ 2 3 Story
Stucco
Shakes, Rustic
Siding, B & B
Sheet Steel
Brick Veneer
Corrugated Iron
Frame, Steel
Frame, Wood
Adobe
Plaster on Adobe
Plaster on Tile

ROOF
Flat ¼ ½ ¾
Hip Dormers
Gables Cut-up
Shed Shingle
Slate Gravel
Shakes
Corrugated Iron
Composition
Compo Shingle
Tile-Trim
Amt. Sm. Lge.
Tile
¼ ½ ¾ Full
Quality

HEATING
Fireplace
False Mantel
Gas Furnace
No. Pipes
Gas Radiators
Steam
Elec. Heaters

PLUMBING
Number of Fixtures 5
Cheap
Medium
Good
Special
Bath (Tile Floor (Tile Walls (Height
Shower (Over Tub (Stall (Tile Walls

LIGHTING
Cheap
Medium
Good
Special

EXT. FEATURES
Copper Down Spouts
Tile-Trim Steel Sash
Brick " Wood-Trim
Stone " Plaster "

INSIDE FINISH
Plaster
Plaster-Board
Interior Stucco
Ply-Board
Canvas or Sanitas
Paper Paint
Unfinished
Woodwork, Plain
" Ornamental

BUILT-IN FEATURES
Refrigerator
Buffet
Patent Beds
Bookcases

BUILT 1919
Remod. 1935
Avg 1922

CLASSIFICATION
Cheap
Medium
Good
Special

	Bsmt	1	2	3
Office		8	8	
Living Room				
Bedrooms				
Bathroom				
" No Tub				
Kitchen				
Bfst. R. or Nk.				
Hdwd. Floors				
Hdwd. Finish				

No. of Permit — Date 394
Estimated Cost of Bldg. 2270
No. of Permit — Date
Estimated Cost of Bldg.
Owner's Name R. K. O. Studio
C. F. Checked
Compt. Checked 1.10
E. on M. B. 2500
Compared

P. C. by	Date	%	P. C. Val.

BUILDING VALUES

No. of Square Ft.	3600
At $	1.60
Building Value	5760
Basement Value	
Heating Value	
Garage Value	
Outbuildings Value	
Total Value	5760
Depr.	36 41
Special Depr.	
Depreciated Value	3686 2177
Assessed Value	1840 1490

CHANGES ONLY

PART OF BLDG D



2 x 30 x 60 = 3600

Form 6—E.W.H.

BUILDING DESCRIPTION BLANK Index

Book 4206
Page 22

Street No. [illegible] Washington Blvd
Tract 2530
PARCEL #2

Lot. No. 4 and 5 Block No.
Examined by Park Date 1/16 19 35

CLASS
Single
Double
Maverick
California
Bungalow
Residence
Cottage
Dwelling
Flat
Apartment
Factory
Church
School
Store
Garage
Barn
Shed
Poultry House
Bldg
Office

FOUNDATION
Stone
Concrete
Brick
Wood

BASEMENT
feet x
feet x
feet deep
@ Sq. ft.

EXTERIOR
1 1½ 2 3 Story
Stucco
Shakes, Rustic
Siding, & &
Sheet Steel
Brick Veneer
Corrugated Iron
Frame, Steel
Frame, Wood
Adobe
Plaster on Adobe
Plaster on Tile

ROOF
Flat ¼ ⅓ ¾
Hip Dormers
Gables Cut-up
Shed Shingle
Slate Gravel
Shakes
Corrugated Iron
Composition
Compo Shingle
Tile-Trim
Amt. Sm. Lge.
Tile
¼ ½ ¾ Full
Quality

HEATING
Fireplace
False Mantel
Gas Furnace
No Pipes
Gas Radiators
Steam
Elec. Heaters

PLUMBING
Number of Fixtures
4
Cheap
Medium
Good
Special
Bath { Tile Floor, Tile Walls, Height
Shower { Over Tub, Stall, Tile Walls

LIGHTING
Cheap
Medium
Good
Special

EXT. FEATURES
Copper Down Spouts
Tile-Trim Steel Sash
Brick " Wood-Trim
Stone " Plaster "

INSIDE FINISH
Plaster
Plaster-Board
Interior Stucco
Ply-Board
Canvas or Sanitas
Paper Paint
Unfinished
Woodwork, Plain
" Ornamental

BUILT-IN FEATURES
Refrigerator
Buffet
Patent Beds
Bookcases

BUILT
avg 1930

CLASSIFICATION
Cheap
Medium
Good
Special 3

	BSMT	1	2	3
Office				
Living Room		7		
Bedrooms				
Bathroom				
" No Tub				
Kitchen				
Bfst.R. or Nook		1.10		
Hdwd. Floors		1610		
Hdwd. Finish				

No. of Permit — Date 503
Estimated Cost of Bldg. 1400
No. of Permit — Date
Estimated Cost of Bldg.
Owner's Name R. K. O.
C. F. Checked
Compt. Checked
E. on M. B. C
Compared

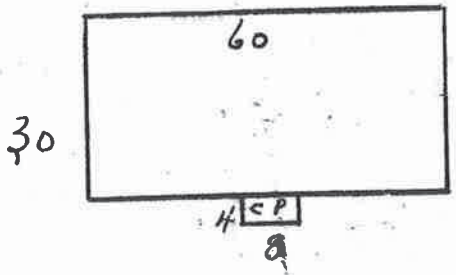
P. C. by	Date	%	P.C.Val.

BUILDING VALUES	CHANGES ONLY
No. of Square Ft. 1816.	
At $ 160	
Building Value 2905.	
Basement Value	
Heating Value	
Garage Value	
Outbuildings Value	
Total Value 2905.	
Depr. 12 21.3	
Special Depr.	
Depreciated Value 2556.	
Assessed Value 1280	

J. R. Crone - offices.

C.N. 12/31/44.

Jack Smith (Maintenance)
S.E. corner



PART OF BLDG "D"

½ × 4 × 8 = 16
30 × 60 = 1800
1816.

Remod — 1934
Built 1926
2 | 8
4 yrs

PCN. & Canopy on 60' side. N.V.F. of Bldg. C.N. 8/17/44.

n 251—E.W.H.

ILDING DESCRIPTION BLANK.

(5)

Index Book 4306 Page 22

eet No. 733 Washington Blvd

ict 2539 PARCEL 4h

No. Block No.

amined by Date 5/11 193 2

CLASS	HEATING	INSIDE FINISH	SPRINKLER SYSTEM
ice Building	Fireplace	Plaster	Basement
artment	False Mantel	Travertine	Entire Building
tel	Gas Furnace	Jazz	
arch	Oil "	Tiffany	DECORATION
ool	Coal "	Canvas or Sanitas	
eatre	No. Openings	Paper	Cheap
spital	Steam	Unfinished	Medium
ft	Gas Radiators	Woodwork, Plain	Good
rehouse		" Ornamental	Special
FOUNDATION	PLUMBING	BUILT-IN FEATURES	ELEVATOR
ncrete	Number of Fixtures	Refrigerator	Freight
EXTERIOR		Buffet	Passenger
ra Cotta		Patent Beds	Automatic
ssed Brick		Bookcases	Electric
ameled "	Cheap	WAINSCOTE	CONSTRUCTION
ie "	Medium	Marble	Structural Steel
pestry "	Good	Corridors	Reinforced Conc
ister	Special	Toilets	Cheap
e	Bath	Tile	Medium
anite	Tile Walls	Corridors	Good
rble	Tile Floor	Toilets	Special
t Stone	LIGHTING	FLOORS	YEAR BUILT
ROOF	Electricity	Cement	1911
ncrete		Tile	
e	Cheap	Marble	
te	Medium	Terrazzo	
avel	Good		
mposition	Special		
bestos			

	Sub Bsmt.	Bsmt.	1	2	3	4	5	6	7	8	9	10	11	12	13	14
ice Rooms																
ing Rooms																
"																
th "																
ower																
t. Rm. or Nook																
chen																
rdwood Floor																
rdwood Finish																
finished																
ores																

). of Stories

). of rmit Date 553

timated st of Bldg. 360

). of rmit Date

timated st of Bldg.

wner RK Pitts Vault

ame Studebaker Blower Room

F. Checked Transformer House

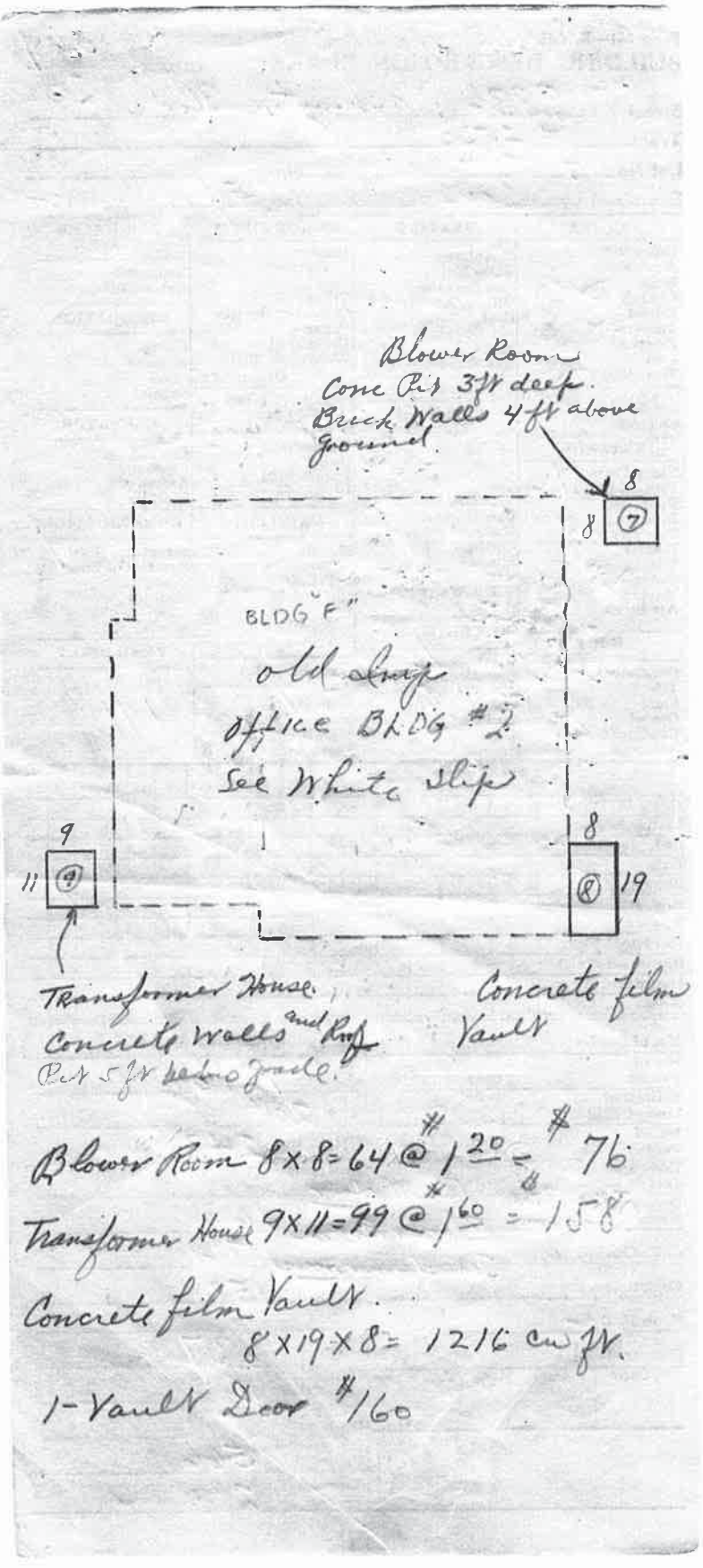
mpt. Checked

on M. B.

mpared

P. C. by	Date	%	P.C. Value
			1.10

BUILDING VALUES	
No. of Cubic Ft.	1216.
At $	
Building Value	243.
Basement Value	
Heating Value	160.
Elevator Value	76.
Sprinkler Value	158.
Total Value	637.
Physical Depreciation	11
Utility Depreciation	1
Depreciated Value	566.45
Assessed Value	



Form 6—E.W.H. (5)

BUILDING DESCRIPTION BLANK

Index Book 4206 Page 12

Street No. 1334 Washington Blvd

Tract # 2530

PARCEL #1

Lot No. 4, 5 and 6 Block No.

Examined by Furr Date 6/11 1932

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story ✓	Fireplace	Tile
Double	1½ "	False Mantel	Cobblestone
Laverick	2 "	Gas Furnace	Brick
California	3 "	Wood "	Stone
Bungalow	Stucco	Coal "	Plain
Residence	Shakes, Rustic	No. openings	Plaster
Cottage	Siding, B & B	Steam	Wood
Dwelling	Brick	Gas Radiators	Ornamental
Flat	Brick Veneer	**PLUMBING**	**INSIDE FINISH**
Apartment	Corrugated Iron	Number of Fixtures	Plaster ✓
Factory	Frame, Steel	1	Plaster-Board
Church	Frame, Wood		Jazz
School	Adobe	Cheap	Tiffany
Store	Plaster on Adobe	Medium	Canvas or Sanitas
Garage	Plaster on Tile	Good ✓	Paper
Barn	**ROOF**	Special	Unfinished
Shed	Shed	Bath { Tile Walls / Tile Floor	Woodwork, Plain
Poultry House	Flat	**LIGHTING**	" Ornamental
FOUNDATION	Hip	Gas	**BUILT-IN FEATURES**
Stone	Gables ✓	Electricity ✓	Refrigerator
Concrete ✓	Dormers	Cheap	Buffet
Brick	Cut-up	Medium	Patent Beds
Wood	Shingle	Good ✓	Bookcases
BASEMENT	Gravel	Special	**BUILT** Remodeled 1932
feet x	Tile		**CONSTRUCTION**
feet x	Tile-Trim		Cheap
feet deep	Corrugated Iron		Medium
cu. ft.	Composition ✓		Good
	Slate		Special ✓

	Bsmt	1	2	3	4
Living Room		12			
Bedrooms					
Bathroom		3			
Shower					
Kitchen Room		1			
Bfst. R. or Nook					
Hdwd. Floors		X			
Hdwd. Finish					

No. of Permit 394 Date Vault

Estimated Cost of Bldg. 6990

No. of Permit Date

Estimated Cost of Bldg.

Owner's Name RKO Pathe Studios Inc.

C. F. Checked

Compt. Checked ✓ 1-10

E. on M. B. ✓

Compared

P. C. by	Date	%	P. C. Value

BUILDING VALUES	CHANGES ONLY
No. of Cubic Ft.	
No. of Square Ft. 550	
At $ 2.00	
Building Value 17100	
Basement Value	
Heating Value 646	
Garage Value	
Outbuildings Value	
Total Value 17746	
Physical Depreciation 20%	20%
Depreciation Utility	
Depreciated Value 13486	11359
Assessed Value 6740	680

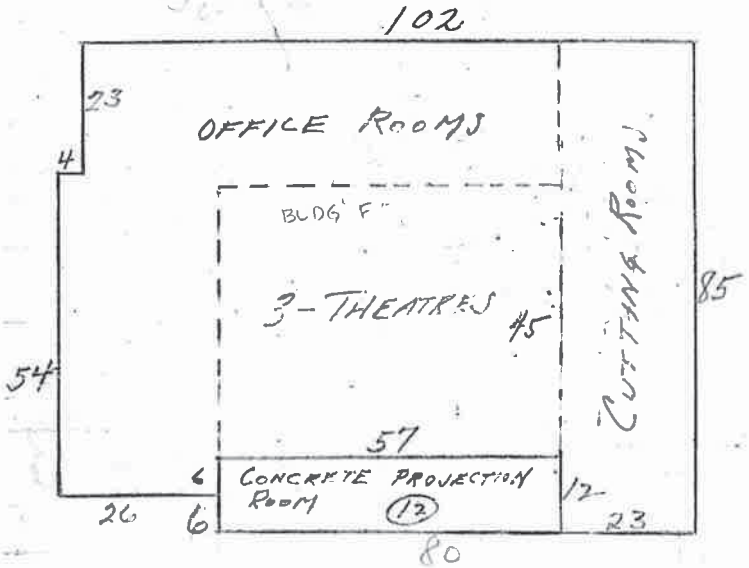
Brick Vault in Office

18 x 18 x 10 = 3240 cu ft

@ 15¢ = $486.

1 - Vault Door — 160

$646.



"BLDG F"

23 x 102 = 2346

54 x 106 = 5724

6 x 80 = 480

8550.

Form 6—E.W.H.

BUILDING DESCRIPTION BLANK

Index Book 4206 Page 22

336 Washington Blvd

Street No. 408 Bruce Blvd

Tract 2530

PARCEL 4: 2

Lot No. 4 x 5 Block No.

Examined by E. M. Date 11-17-1926

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fireplace	Tile
Double	1½ "	False Mantel	Cobblestone
Laverick	2 "	Gas Furnace	Brick
California	3 "	Wood "	Stone
Bungalow	Stucco	Coal "	Plain
Residence	Shakes, Rustic	No. Openings	Plaster
Cottage	Siding, B & B	Steam	Wood
Dwelling	Brick	Gas Radiators	Ornamental
Flat	Brick Veneer		
Apartment	Corrugated Iron	PLUMBING	INSIDE FINISH
Factory	Frame, Steel		Plaster
Church	Frame, Wood	Number of Fixtures	Plaster-Board ✓
School	Adobe		Jazz
Store	Plaster on Adobe		Tiffany
Garage	Plaster on Tile		Canvas or Sanitas
Barn			Paper
Shed	ROOF		Unfinished
Poultry House			Woodwork, Plain
	Shed	Cheap	" Ornamental
FOUNDATION	Flat	Medium	
	Hip	Good	BUILT-IN FEATURES
Stone	Gables ✓	Special	
Concrete ✓	Dormers		Refrigerator
Brick	Cut-up	Bath { Tile Walls / Tile Floor	Buffet
Wood	Shingle ✓		Patent Beds
	Gravel	LIGHTING	Bookcases
BASEMENT	Tile		
	Tile-Trim	Gas	BUILT
feet x	Corrugated Iron	Electricity	1926
feet x	Composition		
feet deep	Slate	Cheap	CONSTRUCTION
cu. ft.		Medium	
		Good	Cheap ✓
		Special	Medium
			Good
			Special

	Bsmt	1	2	3	4
Living Room		2			
Bedrooms					
Bathroom					
Shower					
Kitchen		150			
Brkfst. R. or Nook		X			
Hdwd. Floors					
Hdwd. Finish					

No. of Permit 102 Date 7/15-26

Estimated Cost of Bldg. Alter + Repair

No. of Permit Office Bldg

Estimated Cost of Bldg. 900

Owner's Name C B De Mille

BUILDING VALUES	CHANGES ONLY
No. of Cubic Ft.	
No. of Square Ft. 390	
At $ ✓ 1.00	
Building Value 390	
Basement Cost	
Heating Cost	
Garage Cost	
Outbuildings Cost	
Total Cost 390	
Physical Depreciation 39	
Utility Depreciation	
Depreciated Value	237
Assessed Value 190	

120

F. Checked

Compt. Checked ✓ 445

On M. B. F 140

Compared CR

P.C. by	Date	%	P.C. Value

(13)



15 X 26 = 390

BLDG K

22

ORM 6 E. W. H.

BUILDING DESCRIPTION BLANK

(2) Index Book 4206 Page 22

4300-36 Street No.

Tract

PARCEL 42

Lot No. Block No.

Examined by BLT 7-6-27 Date 1925 192

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fireplace	Cobblestone
Double	1½ "	False Mantel	Brick
Maverick	2 "	Gas Furnace	Stone
California	3 "	Wood "	Plain
Bungalow	Plaster Metal Lath	Coal "	Plaster
Residence	" Wood "	Steam "	Wood
Cottage	" Chicken Wire	Gas Radiators	Ornamental
Dwelling	Shakes, Rustic	Stove	**INSIDE FINISH**
Flat	Siding, B & B	**PLUMBING**	Plaster
Apartment	Brick	Number of Fixtures	Plaster-Board
Factory	Corrugated Iron	2	Jazz
Church	Adobe		Tiffany
School	Plaster on Adobe		Paper
Store	" on Tile		Unfinished
Garage			Woodwork, Plain
Barn	**ROOF**		" Ornamental
Shed	Flat	Cheap	**BUILT-IN FEATURES**
Poultry House	Hip	Medium	Refrigerator
FOUNDATION	Gables	Good	Buffet
Stone	Dormers	Special	Patent Beds
Concrete	Cut-up	Bath { Tile Floor / Tile Walls	Bookcases
Brick	Shingle	**LIGHTING**	**BUILT**
Wood	Gravel	Gas	1925
BASEMENT	Tile	Electricity	**CONSTRUCTION**
feet x	Tile-Trim	Cheap	Cheap
feet x	Corrugated Iron	Medium	Medium
feet deep	Composition	Good	Good
@ cu. ft.	Slate	Special	Special

	Bsmt.	1	2	3	Attic
Living Room					
Bed Rooms					
Bath Room					
Kitchen					
Breakfast Room or Nook					
Hardwood Floors					
Hardwood Finish					

No. of Permit Date

Estimated Cost of Bldg. $

No. of Permit Date

Estimated Cost of Bldg. $

Owner's Name

Cost Factor Checked

Computations

Entered on Map Book

Compared

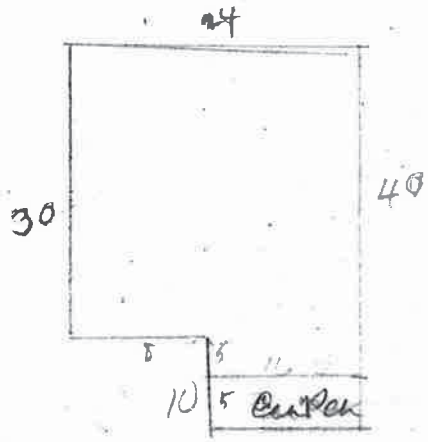
432 540 970

BUILDING VALUES

No. of Cubic Ft.	
No. of Square Ft.	162
At $	.75
Building Cost	1470
Basement Cost	
Heating Cost	
Garage Cost	
Outbuildings Cost	
Total Cost	1470
Physical Depreciation	15 %
Utility Depreciation	
Depreciated Value	1249.50
Assessed Value	1250

40 Offices 2

BLDG E



24 = 720
5 x 16 = 80
5 x 16 = 40
540
420
210
1470

PARCEL #2 - 6

Form 6—

Building Description, Blank

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STREET NO. Gale Block

TRACT #353

LOT NO. 475 BLOCK NO.

EXAMINED BY Pope + [illegible] DATE 11-12 1936

CLASS

Single
Double
Laverick
California Bungalow
Residence
Cottage
Dwelling
Flat
Apartment
Factory
Church
School
Store
Garage
Barn
Shed
Poultry House
Oil Station

FOUNDATION

Stone Wood
Concrete ✓ Brick
Cross Walls
Hillside
Steel Joists

BASEMENT

feet x
feet x
feet deep
sq. ft.

EXTERIOR

1 1½ 2 3 Story
Stucco
Shakes, Rustic
Siding B & B
Sheet Steel
Brick Veneer
Corrugated Iron
Frame, Steel
Frame, Wood
Adobe Shingle
Vertical Siding
Plaster on Tile

ROOF

Flat ¼ ½ ¾
Hip Dormers
Gable Cut-up
Shed Shingle
Slate Gravel
Shakes Monitor
Corrugated Iron
Composition
Compo Shingle
Tile-Trim
Amt. Sm. Lge.
Tile
¼ ½ ¾ Full
Wood, Steel Truss
Quality

HEATING

Fireplace
False Mantel
Gas Furnace
No. Pipes
Gas Radiators
Steam
Elec. Heaters
Blower Furnace
Floor Furnace

PLUMBING

No. of Fix 4
Cheap Medium ✓ Good Special

Bath No.	1	2	3
Tile Floor			
Tile Walls			
Height			
Shower			
Over Tub			
Stall			
Tile Walls			
Glass Door			

LIGHTING

Cheap Medium ✓ Good Special

EXT. FEATURES

Copper Down Spouts
Tile-Trim Steel Sash
Brick " Wood-Trim
Stone " Plaster "

INSIDE FINISH

Plaster Sand, ✓ Putty
Plaster-Board
Interior Stucco
Ply-B'd. Knotty Pine
Canvas or Sanitas
Paper Paint
Unfinished
Woodwork, Plain
" Ornamental

BUILT-INS

Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets

BUILT

1917? av
1936 1924

CLASSIFICATION

Cheap
Medium
Good
Special

Check Sanitas		B	1	2	3
Offices Living Room	( )		8		
Bedrooms	( )				
Dressing Room	( )				
Bathroom	( )		2		
" No Tub	( )				
Tile Walls Kitchen	( ) ( )				
Bfst. R. or Nook	( )				
Plank Hdwd. Floors	( )				
Hdwd. Finish					

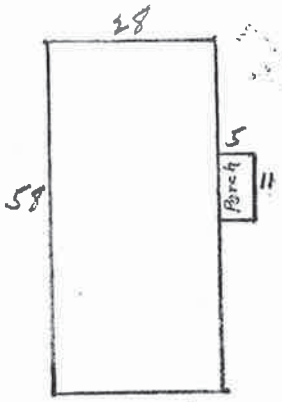
No. of Permit — Date 419
Estimated Cost of Bldg. 1110
No. of Permit — Date
Estimated Cost of Bldg.
Owner's Name R.K.O. Pathe
C. F. Checked
Compt. Checked L. 1220
E. on M. B.
Compared

P. C. by	Date	%	P.C. Val.

BUILDING VALUES

No. of Square ft.	1651.
At $	1.60
Building Value	2641.
Basement Value	
Heating Value	
Garage Value	
Outbuildings Value	
Total Value	2641
Depr.	.30
Special Depr.	
Depreciated Value	1848.
Assessed Value	920.

CHANGES ONLY



58 x 28 = 1624
½ x 5 x 11 = 27
1651 @ 1.60 = 2641

#6- Vanguard Films Inc.
Production Dept.
12/11/44.

BLDG I

Form 6—E.W.H. 20 Mex. & Pac. Blvd.

BUILDING DESCRIPTION BLANK

Index Book 4206 Page 22

Street No. [illegible] Wash. Blvd.

Tract 2530

PARCEL 42

Lot No. 5 and 6 Block No.

Examined by [illegible] Date 1-11-192[illegible]

CLASS	EXTERIOR	HEATING	TRIM
Single ✓	1 Story ✓	Fireplace	Tile
Double	1½ "	False Mantel	Cellulestone
Maverick	2 "	Gas Furnace	Brick
California	3 "	Wood "	Stone
Bungalow	Stucco	Coal "	Plain
Residence	Shakes, Rustic	No. openings	Plaster
Cottage	Siding, B & B	Steam	Wood
Dwelling	Brick	Gas Radiators	Ornamental
Flat	Brick Veneer		
Apartment	Corrugated Iron	PLUMBING	INSIDE FINISH
Factory	Frame, Steel		
Church	Frame, Wood	Number of Fixtures 1	Plaster
School	Adobe		Plaster-Board ✓
Store	Plaster on Adobe		Jazz
Garage	Plaster on Tile		Tiffany
Barn			Canvas or Sanitas
Shed	ROOF	Cheap	Paper
Poultry House		Medium	Unfinished
	Shed	Good	Woodwork, Plain
FOUNDATION	Flat	Special	" Ornamental
	Hip		
Stone	Gables ✓	Bath { Tile Walls / Tile Floor	BUILT-IN FEATURES
Concrete	Dormers		
Brick	Cut-up	LIGHTING	Refrigerator
Wood ✓	Shingle		Buffet
	Gravel	Gas	Patent Beds
BASEMENT	Tile	Electricity ✓	Bookcases
	Tile-Trim		
feet x	Corrugated Iron	Cheap	BUILT
feet x	Composition	Medium	
feet deep	Slate	Good	1 1
@ cu. ft.		Special	CONSTRUCTION
			Cheap
			Medium
			Good ✓ 3
			Special

	Bsmt	1	2	3	4
Living Room					
Bedrooms					
Bathroom					
Shower					
Kitchen		V			
Bfst. R. or Nook					
Hdwd. Floors					
Hdwd. Finish					

BUILDING VALUES	CHANGES ONLY
No. of Cubic Ft.	
No. of Square Ft. 224	
At $ 1.00	
Building Value 224	
Basement Value 7	
Heating Value	
Garage Value	
Outbuildings Value	
Total Value 224	
Physical Depreciation	
Depreciation Utility	
Depreciated Value	
Assessed Value	

No. of Permit [illegible] Date 459

Estimated Cost of Bldg. [illegible]

No. of Permit [illegible] Date [illegible]

Estimated Cost of Bldg. 1.10

Owner's Name 90

C. F. Checked

Compt. Checked S

E. on M. B.

Compared

P. C. by	Date	%	P. C. Value



FORMER GUARD HSE
LOCATED NEAR GATE 2

Form 6— 2530-10 #16

Building Description Blank

Index Book #206 Page 20

Street No. 9300 Washington

Tract 2530

PARCEL #N

Lot No. 4 + 5 Block No.

Examined by JC Date 6-2 1938

CLASS
Single
Double
Maverick
California
Bungalow
Residence
Cottage
Dwelling
Flat
Apartment
Factory
Church
School
Store
Garage
Barn
Shed
Poultry House
Oil Station

FOUNDATION
Stone Wood
Concrete Brick
Cross Walls
Hillside
Steel Joists

BASEMENT
feet x
feet x
feet deep
sq. ft.

EXTERIOR
1 1½ 2 3 Story
Stucco
Shakes, Rustic
Siding, V B & B
Sheet Steel
Brick Veneer
Corrugated Iron
Frame, Steel
Frame, Wood
Adobe Shingle
Vertical Siding
Plaster on Tile

ROOF
Flat ¼ ½ ¾
Hip Dormers
Gables Cut-up
Shed Shingle
Slate Gravel
Shakes Monitor
Corrugated Iron
Composition
Compo Shingle
Tile-Trim
Amt. Sm. Lge. Tile
¼ ½ ¾ Full
Wood, Steel Truss
Quality

Check Sanitas	B	1	2	3
Offices ( )		2		
Living Room ( )				
Bedrooms ( )				
Dressing Room ( )				
Bathroom ( )				
No Tub ( )		1		
Tile Walls ( ) ( ) Kitchen				
Bfst. R. or Nook ( )		Sprinkler		
Plank ( ) Hdwd. Floors				
Hdwd. Finish				

No. of Permit 2458 Date 4/12/37
Estimated Cost of Bldg. 7200 Office
No. of Permit Date
Estimated Cost of Bldg.
Owner's Name Zelznick Studio
E. F. Checked
Compt. Checked 4 553
E. on M. B. 9 11/10
Compared 9

P. C. by	Date	%	P. C. Val.

HEATING
Fireplace
False Mantel
Gas Furnace
No. Pipes
Gas Radiators
Steam
Elec. Heaters ✓
Blower Furnace
Floor Furnace

PLUMBING
No. of Fix 2
Cheap Medium Good Special

Bath No.	1	2	3
Tile Floor			
Tile Walls			
Height			
Shower			
Over Tub			
Stall			
Tile Walls			
Glass Door			

LIGHTING
Cheap Medium Good ✓ Special

BUILDING VALUES

No. of Square ft.	911
At. $	3 35
Building Value	3051
Basement Value	
Heating Value	
Garage Value	
Outbuildings Value	87
Total Value	3139
Depr.	1
Special Depr.	
Depreciated Value	

1.10
1910

Assessed Value 1570

EXT. FEATURES
Copper Down Spouts
Tile-Trim Steel Sash
Brick " Wood-Trim
Stone " Plaster "

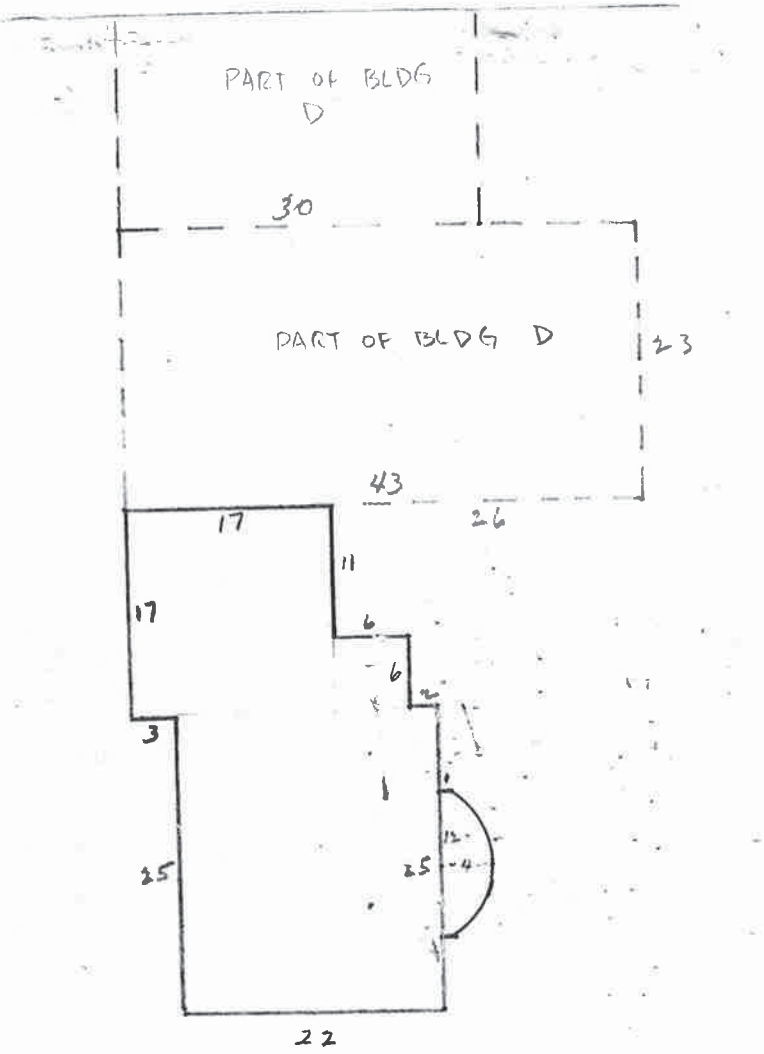
INSIDE FINISH
Plaster Sand, Putty
Plaster-Board
Interior Stucco
Ply-Bd. Knotty Pine
Canvas or Sanitas
Paper Paint
Unfinished
Woodwork, Plain
" Ornamental

BUILT-INS
Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets

BUILT
1931

CLASSIFICATION
Cheap
Medium
Good
Special ✓ 3

CHANGES ONLY



PART OF BLDG "D"

17 x 17 = 289
6 x 6 = 36
22 x 25 = 550
1 x 12 = 12.
3 x 12 x ⅔ = 24.
911 sqft @ 3 35

1-Large Office, Plank floor, Pine Panelled Walls. Beamed ceiling. 1-Fireplace Electric heater. etc

16 Sprinkler heads @ 5 50 = 88

PORTIONS OF BLDG "X", "O"

COMMERCIAL BUILDING RECORD

L.A. CO. ASSESSOR

CLASS & SHAPE	NO. STYS	BLDG. NAME	MAIN IMP.	YR. BLT.
			Misc. Yard imps	

CITY

ADDRESS

4306 MAP BOOK	22 PAGE	2 PARCEL	4 SUB PART

CONSTRUCTION	STRUCTURAL	EXTERIOR	FRONT	LIGHTING	AIR COND.
Light	Frame:	F L R B	Flat	Wiring	Heating
Sub-standard	Masonry	Unfin.	Recessed	K.T. Conduit	Forced Air
Standard	Wood	Br. Ven.	Transom:	B.X. W.M.Cable	Gravity
Heavy	Steel	Terra Cot.		Fixtures	Space Heater
Special		Stucco	Plate Glass In	Few Min.	Wall
	Walls:	Siding	Sheet Glass In	Avg. Med.	Floor
FOUNDATION	Concrete		Metal Wood	Many Good	Steam
Concrete	" Tilt-up	Paint	Bulkhead:	Incandescent	Hot Water
Brick	Brick			Fluorescent	
Reinforced	Reinforced	ROOF	Back Trim:	Recessed	M-B.T.U.
	Pilasters	Flat			COOLING
Light Heavy	Ct. Bond Beam		Drop Ceiling		Refrig: Ton
	Curtain Wall	Truss-Wood	Entry Floor:	PLUMBING	
FLOORS	Party Wall	Truss-Steel		Avg. Good	Chilled Water
Concrete		Span	DOORS		2 Pipe 3 Pipe
" Lt. Wt.	Wall "x "		Pl. Gl. In Metal	No. Fixtures:	Heat Pump
Wood		Steel Deck	Wood	Water Heater	Evap. Cooler
	PARTITIONS	Composition	Temp. Glass	Circ. Pump	Thru-Wall
Joists-Wood		Concrete	Automatic	Water Softener	Filter
" Steel			Sgl. (1) Dbl. (2)		Humid.

ROOM & FINISH DETAIL	FLOORS						FLOOR	INTERIOR FINISH	
ROOMS	B	1	2	3	Typ	Top	MATER.	WALLS	CEILINGS
All									
Store									
Lobby									
Hall									
Rest Rm.									
Office									

SPECIAL FEATURES
ELEVATORS:
Freight: No.
Passenger: No.
Make
Cap'y: Lbs.
No. Stops:
Electric Automatic
Hydraulic Manual
ESCALATORS
No. Tracks Width No. Floors
SPRINKLERS:
RATING (E, G, A, F, P)
Cond. Arch. Attr. Func. Plan Con-form. Stg. Space Work-ship Qual.

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REV'D	INT VIEW	NO INT VIEW	CC CK.
80				35	MC35			571630		571630	.36	205792		MH73	5-27-80				
✓	3100			✓				✓	127050 ÷	205790 =	62%		SK	McDaffett	810306				
81	✓			✓	✓			566830		566830	.36	204060	-						
	✓			✓	✓			✓	126520 ÷	204060 =	62 %		-	Nola	820304				
								470280											

COMPUTATIONS

(75) (75) FOR (81)

Unit	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
ADD PNT SHOP	5733	10.00	57330	5733	10.00	57330	1919-built old Bldg 'J' demo'ed @ 6/2006. NVC due to min val. chg.											
CARPENT SHOP	4800	8.00	38400	4800	8.00	38400												
STORE RM	102	8.00	820	102	8.00	820												
U.G. TANK	1	1500	1500	1	1500	1500												
METER PUMP	1	400	400	1	400	400												
CONC. BLK WALL	269 L/F	12.00	3230	269 L/F	12.00	3230												
GATES	34 L/F	8.00	270	34 L/F	8.00	270												
CHAIN LINK FENCE	1628 L/F	7.00	11400	1628 L/F	7.00	11400												
PAVING	83059	.60	49836	83059	.60	49830												
Total R.C.N.			571630			566830												

MISCELLANEOUS STRUCTURES

STRUCTURE	FOUND.	FLOOR	EXTERIOR	ROOF	INTERIOR

COMPUTATIONS

MAIN AREAS	OTHER AREAS

REMARKS (82) M FOR (81): SUB PT 4: ALT PARTIT, STAIRS, WNDWS - NAV. DEMO PAINT STG. FIRE DMG ON RPI.1. SUB PT 5: DEMO SEVEN VAULTS VAL. FOR (81): 1423300 X 1.0612 = 1510405. - Nola 820804.
(2006) M Demo'ed old Bldg 'J' (1919-built shop and additions) @ 2006 06 28. Est. NVC due to min. val. chg. New Bldg 'J' (4-sty ofc bldg) is currently under construct'n on the same locat'n. Fv @ 12/2007.
k.ch:/20070407.

OWNERS NAME:

BUILDERS NAME:

PERMIT NO.	DATE	AMOUNT	IMPROVEMENT
CC 24164	800515	—	DEMO STRUCS
CC 24641	800926	5000	ALT STAIRS 2-FLR
CC F93093	801204	—	FIRE DMG OVER 1000
CC 25080	810327	3800	ALT PARTIT + WINDOWS

MISC. IMPROVEMENT RECORD

L.A. CO. ASSESSOR

MAP BOOK	PAGE	PARCEL	SUB PART
4206	22	2	4

CITY [illegible] CITY

ADDRESS 9300-36 WASHINGTON BLVD

DESCRIPTION OF IMPROVEMENT

CLASS & SHAPE	NO. STY.	IMP. NAME	MAIN IMPS.	YR. BLT.
		MISC.		

IMP. NO.	IMPROVEMENT	SIZE	FOUNDATION	WALL & EXTERIOR	ROOF TYPE	ROOF COVER	FLOOR & INTERIOR DETAIL	SECOND STY. OR LOFT	YEAR BUILT	Est. Tot. Life Yrs.

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRAISER	DATE	COST REV'D	INT. VIEW	NO INT. VIEW	CO CK
	3000									37740	X4	(151760)							
66					OR40							121 930							hm
42PA									29300 ÷	151760 =	50±	%		R. STRANG	120605				
(80)M										146400				Bat Insh	790716				

COMPUTATIONS

(80) M (75) (15) FOR (81)

Unit		Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
[illegible]					RCLD		151760	GEN	BLDG	1984	9.00	17860	1984	9.00	17860			
TRENDED		RCLND	FOR	1966				REPAIR	SHOP	561	10.00	5610	561	10.00	5610			
EFF. YR.	HIST.	HISTORIC	RCLND		LESS	DEMO	5360	SHED		336	8.00	2690	336	8.00	2690			
& ORIG.	ASSM'T.	TOTAL	CONV.	TRENDED				DOCK		3952	3.00	11860	3952	3.00	11860			
RECORD	YEAR	COST/VAL	FACT.	RCLND				CONC BLK WALL		484/F	12.00	580	48 LF	12.00	580			
26	26	3031	1.68	5090				DRESS	RM	1734	12.00	20810	1734	12.00	20810			
26	32	7258	1.68	12240				SHOP		480	10.00	4800	480	10.00	4800			
26	32	10.17	1.68	1.210				SHED		912	7.00	6380	912	7.00	6380			
20	49	2098	.90	1890				SCRNL BIN		26940	8.00	215520	26940	8.00	215520			
46	49	1909	1.58	3020				SPRINKS		26940	.60	16160	26940	.60	16160			
54	58	85	2.14	180				MILL		300	5.00	1500	300	5.00	1500			
41	42	2914	1.29	3760				CANOPY		300	6.00	1800	300	6.00	1800			
26	32	144	1.68	240				TANK		1	70000	70000	1	70000	70000			
27	36	1312	1.72	2260				PAINT	SHOP	2808	10.00	28080	2805	10.00	28050			
Total R.C.N.		Cont'd OVER					146400	[illegible]	ST6	[illegible]	[illegible]	A800	← GONE.	(81)	0			

CONT'D [illegible] 1966

EFF YR. & ORIG. RECORD	HIST. ASSM'T. YEAR	TOTAL COST/VAL	RCLND CONV. FACT.	TRENDED RCLND
24	32	2418	1.60	3870
22	32	619	1.56	960
41	42	270	1.93	520
31	32	23085	1.80	41550
31	32	120	1.80	220
41	42	300	1.93	580
29	32	145	1.76	250
28	31	6000	1.72	10,320
32	32	9200	1.80	16 560
19	32	1123	1.48	1 660
41	42	573	1.93	1 110
27	32	240	1.72	410
26	32	3439	1.69	5780
19	32	2880	1.48	4260
29	32	61	1.76	110
20	32	132	1.52	200
19	32	130	1.48	190
19	32	2018	1.48	2990
		TOTAL		121 930

GONE (80) ~~800.~~
GONE (80) ~~50.~~
20.
GONE (80) ~~50~~
30.
1140.
1680.
GONE (80) ~~100.~~
400.
440.
4620.
3120.
GONE (80) ~~80~~
210.
70.
13160.
GONE (80) ~~190.~~
260.
1110.
660.
GONE (80) ~~70.~~
2000.
50.
1020.
510.
490.
3560.
2050
37940
LESS KILLED IMPS (80) -1340
36600

Form 6—E.W.H. PARCEL 1 C

BUILDING DESCRIPTION BLANK

Index Book 4206 Page 22

Street No. 9336 Washington Blvd.

Tract # 2530

Lot No. 4, 5 and 6 Block No.

Examined by Pike Date 5/11 1937

CLASS
Single
Double
Maverick
California Bungalow
Residence
Cottage
Dwelling
Flat
Apartment
Factory
Church
School
Store
Garage
Barn
Shed
Poultry House

GAS STATION

FOUNDATION
Stone
Concrete
Brick
Wood

BASEMENT
feet x
feet x
feet deep
cu. ft.

EXTERIOR
1 Story
1½ "
2 "
3 "
Stoucco
Shakes, Rustic
Siding, B & B
Brick
Brick Veneer
Corrugated Iron
Frame, Steel
Frame, Wood
Adobe
Plaster on Adobe
Plaster on Tile

ROOF
Shed
Flat
Hip
Gables
Dormers
Cut-up
Shingle
Gravel
Tile
Tile-Trim
Corrugated Iron
Composition
Slate

	Bsmt	1	2	3	4
Living Room					
Bedrooms					
Bathroom					
Shower					
Kitchen					
Bkfst. R. or Nook					
Hdwd. Floors					
Hdwd. Finish					

No. of Permit — Date 4/15

Estimated Cost of Bldg. 3240

No. of Permit — Date

Estimated Cost of Bldg.

Owner's Name RKO Pathe Studios Inc.

F. F. Checked

Compt. Checked 1.10

M. on M. B. 3560

Compared

P. C. by	Date	%	P. C. Value

HEATING
Fireplace
False Mantel
Gas Furnace
Wood "
Coal "
No. openings
Steam
Gas Radiators

PLUMBING
Number of Fixtures

Cheap
Medium
Good
Special

Bath { Tile Walls / Tile Floor

LIGHTING
Gas
Electricity

Cheap
Medium
Good
Special

TRIM
Tile
Cobblestone
Brick
Stone
Plain
Plaster
Wood
Ornamental

INSIDE FINISH
Plaster
Plaster-Board
Jazz
Tiffany
Canvas or Sanitas
Paper
Unfinished
Woodwork, Plain
" Ornamental

BUILT-IN FEATURES
Refrigerator
Buffet
Patent Beds
Bookcases

BUILT about 1926

CONSTRUCTION
Cheap
Medium
Good
Special

BUILDING VALUES	CHANGES ONLY
No. of Cubic Ft.	
No. of Square Ft. 72883	
At $ 10¢	
Building Value 7288.	
Basement Value	
Heating Value	
Garage Value	
Outbuildings Value	
Total Value 7288.	
Physical Depreciation 42%	34.8
Depreciation Utility 4751	
Depreciated Value 2806 4/3	
Assessed Value 3210	

asphalt & cone pavement in yard all measurements taken from Plot Plan

30	× 185 =	5550.
26	× 100 =	2600.
25	× 260 =	6500.
75	× 125 =	9375.
25	× 262 =	6550.
30	× 300 =	9000.
18	× 180 =	3240.
15	× 65 =	975.
31	× 287 =	8897.
18	× 287 =	5166.
26	× 150 =	3900.
20	× 150 =	3000.
42	× 65 =	2730.
36	× 150 =	5400.

72883 Sq ft

Form C—E.W.B. PARCEL 4/2

BUILDING DESCRIPTION BLANK

Index Book 4206 Page

Street No. 9336 Washington Blvd

Tract #2530

Lot No. 4, 5 and 6 Block No.

Examined by Carr Date 5/11 1937

ADD PAVEMENT

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fireplace	Tile
Double	1½ "	False Mantel	Cobblestone
Laverick	2 "	Gas Furnace	Brick
California	3 "	Wood "	Stone
Bungalow	Stucco	Coal "	Plain
Residence	Shakes, Rustic	No. openings	Plaster
Cottage	Siding, B & B	Steam	Wood
Dwelling 10	Brick	Gas Radiators	Ornamental
Flat	Brick Veneer		
Apartment	Corrugated Iron	PLUMBING	INSIDE FINISH
Factory	Frame, Steel		
Church	Frame, Wood	Number of Fixtures	Plaster
School	Adobe		Plaster-Board
Store	Plaster on Adobe		Jazz
Garage	Plaster on Tile		Tiffany
Barn			Canvas or Sanitas
Shed	ROOF		Paper
Poultry House		Cheap	Unfinished
	Shed	Medium	Woodwork, Plain
FOUNDATION	Flat	Good	" Ornamental
	Hip	Special	
Stone	Gables 1		BUILT-IN FEATURES
Concrete	Dormers	Bath { Tile Walls / Tile Floor	
Brick	Cut-up		Refrigerator
Wood	Shingle	LIGHTING	Buffet
	Gravel		Patent Beds
BASEMENT	Tile	Gas	Bookcases
	Tile-Trim	Electricity	
feet x	Corrugated Iron		BUILT about 1926
feet x	Composition	Cheap	
feet deep	Slate	Medium	CONSTRUCTION
cu. ft.		Good	
		Special	Cheap / Medium / Good / Special 3

	Bsmt	1	2	3	4
Living Room					
Bedrooms					
Bathroom					
Shower					
Kitchen					
Brkfst. R. or Nook					
Hdwd. Floors					
Hdwd. Finish					

BUILDING VALUES	CHANGES ONLY
No. of Cubic Ft.	
No. of Square Ft. 10176	
At $ 10¢	
Building Value 1017.	
Basement Value	
Heating Value	
Garage Value	
Outbuildings Value	
Total Value 1017.	
Physical Depreciation 42%	34.8
Depreciation Utility 1063	
Depreciated Value 594.	775
Assessed Value 450. 330	290

No. of Permit Date 445

Estimated Cost of Bldg. 490

No. of Permit Date

Estimated Cost of Bldg.

Owner's Name RKO Pathe Studios Inc

H. F. Checked

Compt. Checked 1.10

H. on M. Bd 490

Compared

P. C. by	Date	%	P. C. Value

CONCRETE PAVEMENT IN YARD

16 x 290 = 4640.
14 x 56 = 784.
27 x 176 = 4752.
10176
89 fr

BUILDING DESCRIPTION BLANK 24 / 25 Form No. 178 R. W. M.

PARCEL 47
1300-36
Book 4206
Index
Page 22
6644 Washington Blvd.
act 2530 24 & 25
t No. 45 Block No.
amined by E+C Date 11-17-26

CLASS	ROOF	HEATING	DECORATING
Garages	Flat, Hip, Gable	Fireplaces	Ornamental
Stores	Plain Tile	Wood, Coal	Medium
Lofts	Tin, Shingle	Oil or Gas	Cheap
Factories	Gravel Cor Iron	Furnace	
Warehouses	Composition Steel Truss	Steam	ELEVATOR
	CONSTRUCTION	PLUMBING	Hand, Freight
FOUNDATION	Good	No. of Fixtures	Automatic
Concrete	Medium		Electric Hydraulic
Brick	Cheap	Good, Medium	Bronze Enclos.
	WALLS	Cheap, Sewer	Iron "
FRONT	Brick, Tile	Cesspool	Miscellaneous
Copper, Wood	Concrete	LIGHTING	Fire Escapes
Plate, Sheet Glass	EXTERIOR DEC.	Gas, Electric	Metal Windows
Pressed	Enameled Brick	Good, Medium	Sprinkler
Enameled	Good Pressed "	Cheap	" Basement
Blue, Brick Stucco	Cheap " "	INTERIOR	" Entire Bldg.
Terra Cotta	Blue or sek com. "	Finished	CONDITION
Stone, Tile	Plaster	Unfinished	Good
Plaster	Ornamental		Medium
	Medium, Cheap		Poor 1 1/2

OCCUPANCY	
Owner, Rented, Vacant	
Year Built	1926
Basement:	
Finished	
Unfinished	
Basement Floor	
No. of Stories	

Remarks:

1.10
2050

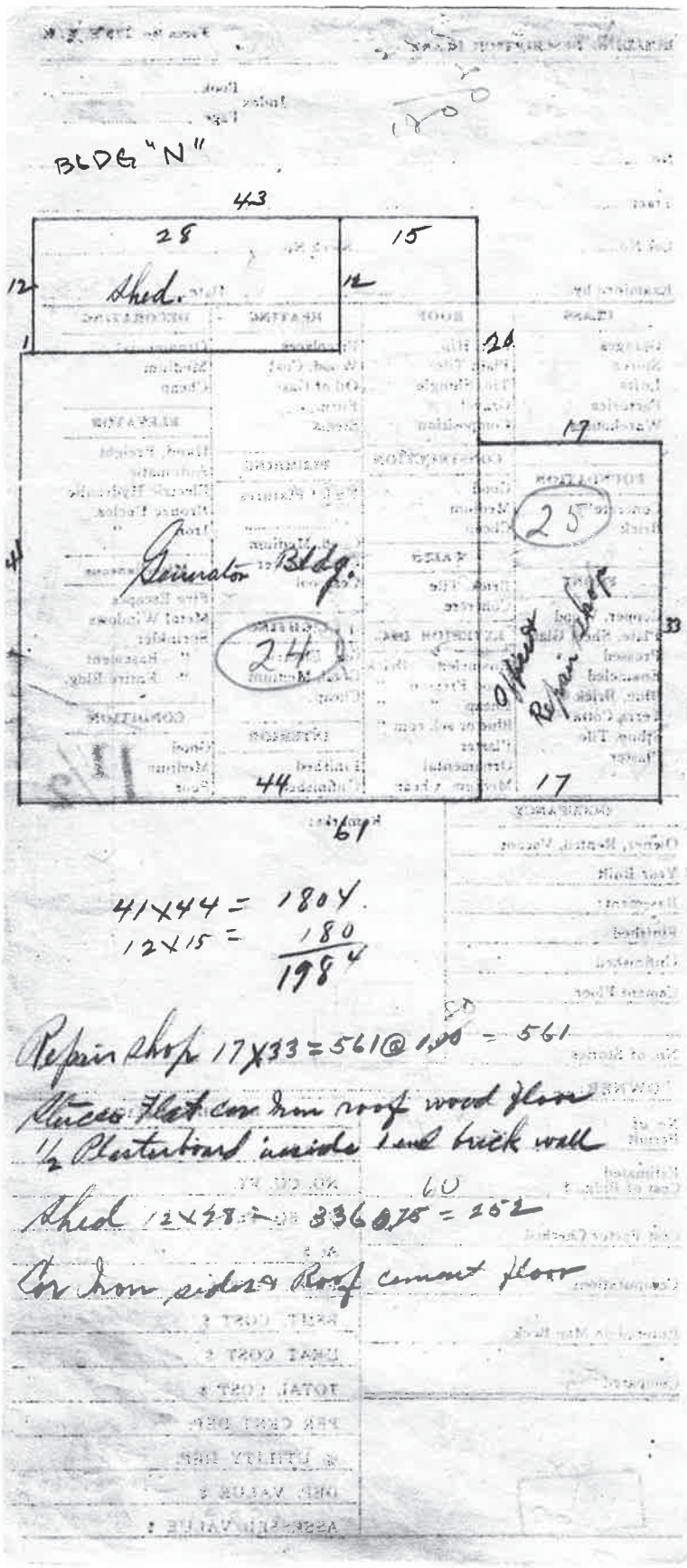
OWNER:

No. of Permit	12
Date	4/19/27
Estimated Cost of Bldg., $	37000
Cost Factor Checked	
Computations	E + C
Entered on Map Book	7
Compared	CR

6/4
1860

BUILDING VALUES

CLASS	
NO. CU. FT.	
NO. SQ. FT.	1984.
At $	✓ 400 ✓ 120 2380
BLDG. COST $	2976.
[illegible] COST $	252.
HEAT COST $	449.44 3031
TOTAL COST $	3701
PER CENT DEP.	15.
% UTILITY DEP.	20
DEP. VALUE $	2485.
ASSESSED VALUE $	1290 +1440



PARCEL 4 2

ilding Description Blank (61) Index

BOOK 4206
PAGE 22

ANGELES COUNTY ASSESSORS OFFICE

NO. 9336 WASHINGTON BLVD.

CT 2530

No. 4-5-6 BLOCK NO.

AMINED BY E. M. & J. C. DATE 5/16 1942

CLASS
le
galow
ble
erick
dence
rnia
lling
age
ory
rch
ol
ge
l
try House
e
Court
galow Court
Studio
rtment
Units
per Unit
" Room

SCENIC DOCK

FOUNDATION
crete Brick
ide Stone
s Walls Wood
l Joists

BASEMENT
feet x
feet x
feet deep
sq. ft.

EXTERIOR
1 1½ 2 3 Story
Stucco Rustic
Shakes, ENDS B & B
Siding Shingle
Sheet Steel T & C
Wide Siding
Abode Knotty Pine
Vertical Siding
Plaster on Tile
Asbestos Siding
Brick Veneer
Corrugated Iron
Flat Galv. Iron
Frame, Steel
Frame, Wood

ROOF
Flat ¼ ½ ⅝ ¾
Hip Monitor
Gables Dormers
Shed Cut-up
Copper Shingle
Shakes Gravel
Sheet Steel Slate
Corrugated Iron
Flat Galv. Iron
Composition
Compo Shingle
Tile-Trim
Amt. Sm. Lge. Tile
⅛ ⅓ ½ ¾ Full
Wood Steel Truss
Span ft.
Quality

HEATING
Fireplace Single Dbl.
False Mantel
Gas Furnace
No. Pipes Units
Gas Radiators
Elec. Heaters
Blower Furnace
Floor Furnace X
Wall Heaters
Ventilating Sys.
Washed Air
Refrig. Air H.P.

PLUMBING
No. of Fixtures
Cheap Good
Medium Special

Bath				
Tile Floor				
Tile-Trim				
Tile Walls				
Height				
Shower			X	
Over Tub				
Stall				
Tile Walls				
Glass Door				
Tile Pullman				

LIGHTING
Cheap Good
Medium Special

EXT. FEATURES
Steel Sash All Part
Copper Spouts Screens
Galv. " "
Trim-Tile, Plaster
" Stone, Wood, Brick
Cornice Boxed

INSIDE FINISH
Plaster Sand, Putty
Celotex Staff
Plaster-Board
Interior Stucco
Ply-Bd Knotty Pine
Panelled
Walls Tint, Paper
Paint Sanitas
Unfinished
Woodwork, Plain
" Ornamental

BUILT-INS
Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets
Venetian Blinds

BUILT
1941

CLASSIFICATION

	Depr. Rate
Cheap	
Medium	
Good	3
Special	

	B	1	2	3
ck Sanitas				
ng Room	( )			
rooms	( )			
ssing Rm.	( )			
hroom	( )			
No Tub	( )			
	( ) ( )			
chen				
t. R. or N.	( )			
nk	( )			
wd. Floors		AC. PH.		
wd. Doors				
wd. Finish				

BUILDING VALUES

Year	1942		
No. of Square ft.	3952		
At. $	70		
Building Value	2766		
Basemnt Value			
Heating Value			
Garage Value			
Outbuildings Value			
WALL	148		
Total Value	2914		

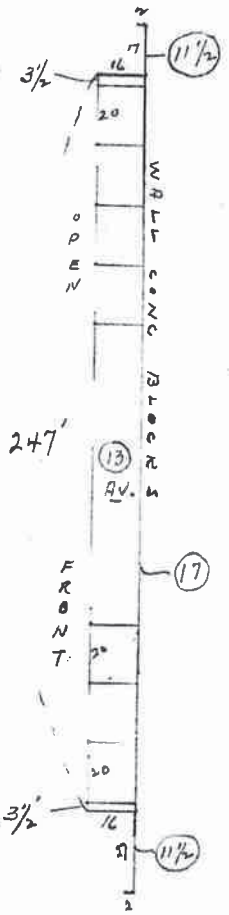
C. by	Date	%	P.C. Val.

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
'42			2914	1460
7	625			1820
'7		1.10		2000

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value

LOCATION IF CUT
BY
DATE

E. ON M.B. ON
BY
DATE



CONC. FDN.
ASPH. FLOOR
WOOD FRAME
BAYS 20'.
POST + GIRDER
REAR WALL
CONC. BLOCKS
6"X16"X8"THICK

SCENIC DOCK 16 x 247 = 3952 #

8" CONC BLOCK
WALL - 247 + 2742 = 48' @ 3.10 = $148
(11½)
ON CONC. FDN.

R.K.O.

OWNER'S NAME PATHE.	PERMIT NO.	DATE	AMOUNT
C. F. CHECKED	4026	9/22/41	150
COMPT. CHECKED			SCENIC
E. ON M. B.			DOCK.
COMPARED			

rm 6— # 11

Building Description Blank

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STREET NO. 9300-36 Washington Blvd

TRACT 2530

PARCEL 4 4 5

LOT NO. BLOCK NO.

EXAMINED BY Pete & JC DATE 11-10 1936

CLASS

Single
Double
Laverick
California
Bungalow
Residence
Cottage
Dwelling
Flat
Apartment
Factory
Church
School
Store
Garage
Barn
Shed
Poultry House
Oil Station

Addn Dressing Room

FOUNDATION

Stone Wood
Concrete Brick
Cross Walls
Hillside
Steel Joists

BASEMENT

feet x
feet x
feet deep
sq. ft.

EXTERIOR

1 1½ 2 3 Story
Stucco
Shakes, Rustic
Siding, B & B
Sheet Steel
Brick Veneer
Corrugated Iron
Frame, Steel
Frame, Wood
Adobe Shingle
Vertical Siding
Plaster on Tile

ROOF

Flat ¼ ½ ¾
Hip Dormers
Gable Cut-up
Shed Shingle
Slate Gravel
Shakes Monitor
Corrugated Iron
Composition
Compo Shingle
Tile-Trim
Amt. Sm. Lge.
Tile
¼ ½ ¾ Fill
Wood, Steel Truss
Quality

HEATING

Fireplace
False Mantel
Gas Furnace
No. Pipes P
Gas Radiators
Steam
Elec. Heaters
Blower Furnace
Floor Furnace

PLUMBING

No. of Fix 5

	Cheap Medium	Good Special
Bath No.	1	2 3
Tile Floor	✓	
Tile Walls		
Height		
Shower		
Over Tub		
Stall		
Tile Walls		
Glass Door		

LIGHTING

Cheap Medium Good Special

EXT. FEATURES

Copper Down Spouts
Tile-Trim Steel Sash
Brick " Wood-Trim
Stone " Plaster "

INSIDE FINISH

Plaster Sand, Putty
Plaster-Board
Interior Stucco
Ply-B'd. Knotty Pine
Canvas or Sanitas
Paper Paint
Unfinished
Woodwork, Plain
" Ornamental

BUILT-INS

Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets

BUILT &r.
1924 } 1927
1936 }

CLASSIFICATION

Cheap
Medium
Good
Special

Check Sanitas	B	1	2	3
Living Room ( )		1		
Bedrooms ( )				
Dressing Room ( )		1		
Bathroom ( )		1		
" No Tub ( )				
Tile Walls ( ) ( ) Kitchen		1		
Bfst. R. or Nook ( )				
Plank ( ) Hdwd. Floors				
Hdwd. Finish				

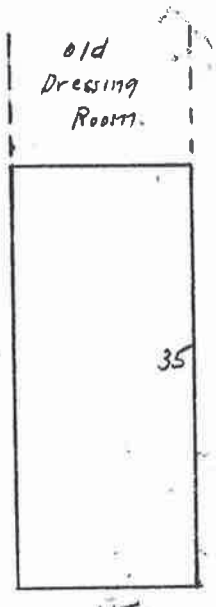
No. of Permit Date 459
Estimated Cost of Bldg. 600
No. of Permit Date
Estimated Cost of Bldg.
Owner's Name
C. F. Checked
Compt. Checked 11 10
E. on M. B. 66 660
Compared

P. C. by	Date	%	P.C. Val.

BUILDING VALUES

No. of Square ft.	525
At $	250
Building Value	1312.
Basement Value	
Heating Value	
Garage Value	
Outbuildings Value	
Total Value	1312.
Depr.	31.4 ~~5~~
Special Depr.	
Depreciated Value	900 ~~1036~~
Assessed Value	540.

CHANGES ONLY



15 x 35 = 525 @ 250 = $1312

This part remodeled, made in to one apt.

PARCEL 4-V

41

Form 6 L.W.H.

BUILDING DESCRIPTION BLANK

Book 4206

Page 22

Index

9300-36 Washington

Street No. Inde Burn

Tract 2530

Lot No. 4 and 5 Block No.

Examined by B.C Date 11-6 1924

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fireplace	Cobblestone
Double	1½ "	False Mantel	Brick
Maverick	2 "	Gas Furnace	Stone
California	3 "	Wood "	Plain
Bungalow	Plaster Metal Lath	Coal "	Plaster
Residence	" Wood "	Steam	Wood ✓
Flat	" Chicken Wire	Gas Radiators	Ornamental
Apartment	Shakes, Rustic	Stove	**INSIDE FINISH**
Factory	Siding, B & B	**PLUMBING**	Plaster ✓
Church	Brick	Number of Fixtures 17	Plaster-Board
School	Corrugated Iron	Cheap	Button-Lath
Store	Adobe	Medium	Beaver-Board
Garage	Plaster on Adobe	Good	Paper
Barn	" on Tile	Special	Unfinished
Shed	**ROOF**	Sewer ✓	Woodwork, Plain
Poultry House	Flat	Cesspool	" Ornamental
Storage	Hip	**LIGHTING**	**BUILT-IN FEATURES**
FOUNDATION	Gables ✓	Gas	Buffet
Stone	Dormers	Electricity ✓	Patent Beds
Concrete ✓	Cut-up	Cheap	Bookcases
Brick	Shingle ✓	Medium	**BUILT** 1924
Wood	Gravel	Good	**CONSTRUCTION**
BASEMENT	Tile	Special	Cheap
X feet x feet x feet deep @ cu. ft.	Tile-trim		Medium
	Corrugated Iron		Good
	Composition		Special 3
	Slate		

12 Dressing Rooms

	Bsmt	1	2	3	Attic
Living Room					
Bed Rooms				Rooms	
Bath Room		1			
Kitchen		1			
Storage	Rec'd 5/11/24 Cert 5/11/24				
Hardwood Floors		Rec'd			
Hardwood Finish					

No. of Permit 1358 Date 5/22/24

Estimated Cost of Bldg. $ 6500

No. of Permit 1.10 Date 419

Estimated Cost of Bldg 1110 $ 1010

Owner's Name Thos H Ince

Cost Factor Checked

Computations

Entered on Map Book

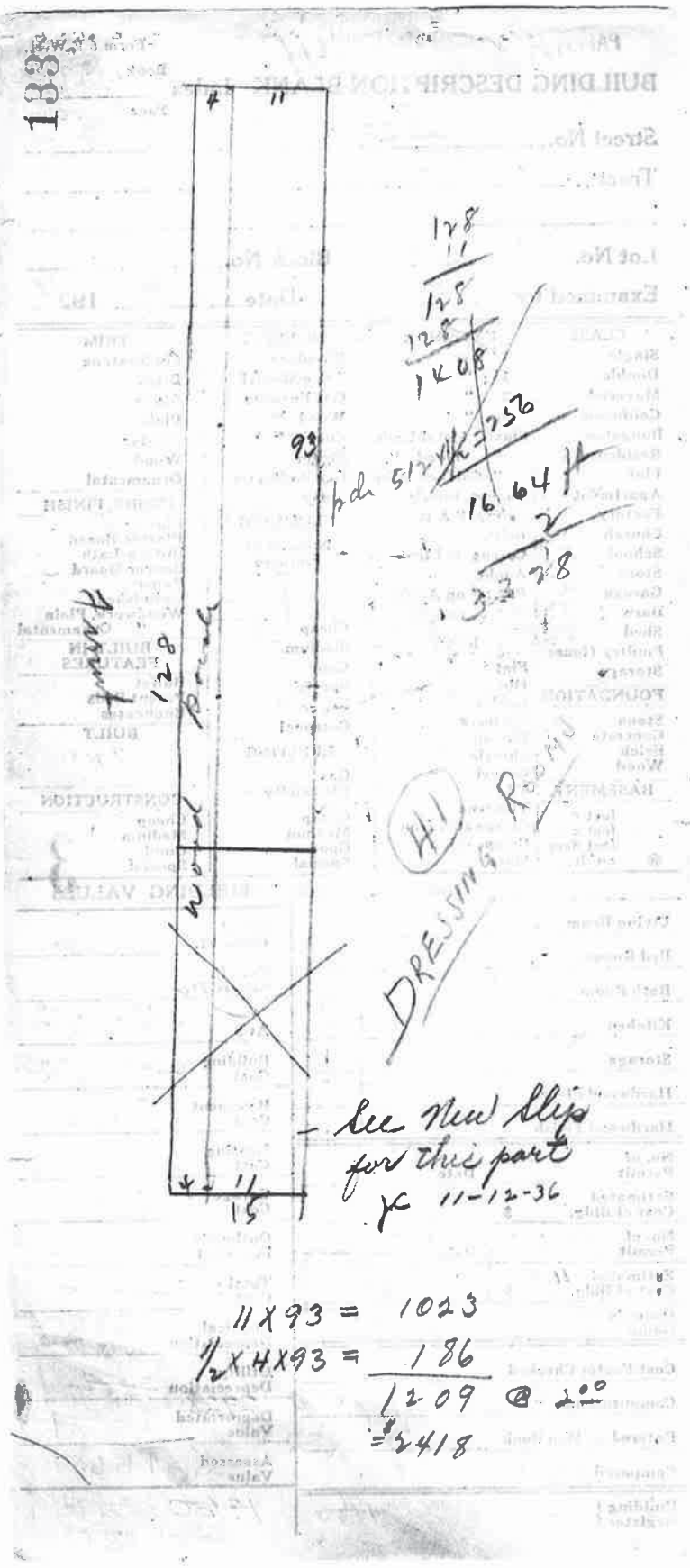
Compared

Building Register

BUILDING VALUES

No. of Cubic Ft.	1209.
No. of Square Ft.	1664
At $	2.00
Building Cost	3328
Basement Cost	2418.
Heating Cost	
Garage Cost	
Outbuildings Cost	2418.
Total Cost	5746
Physical Depreciation	41.5
Utility Depreciation	
Depreciated Value	
Assessed Value	1760

1360 1760 / 850 1360



Form 6—E.W.R. (36) 37 4206

BUILDING DESCRIPTION BLANK

Index Book Page

Street No. 9336 Washington Blvd 22

Tract #2530

PARCEL #2

Lot No. 4 5 and 6 Block No.

Examined by Pierce Date 5/11 1932

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fireplace	Tile
Double	1½ "	False Mantel	Cobblestone
Laverick	2 "	Gas Furnace	Brick
California	3 "	Wood "	Stone
Bungalow	Stucco	Coal "	Plain
Residence	Shakes, Rustic	No. openings	Plaster
Cottage	Siding, B & B	Steam	Wood
Dwelling	Brick	Gas Radiators	Ornamental
Flat	Brick Veneer		
Apartment	Corrugated Iron	PLUMBING	INSIDE FINISH
Factory	Frame, Steel		
Church	Frame, Wood	Number of Fixtures	Plaster
School	Adobe		Plaster-Board
Store	Plaster on Adobe		Jazz
Garage	Plaster on Tile		Tiffany
Barn			Canvas or Sanitas
Shed STGE SHED	ROOF		Paper
Poultry House		Cheap	Unfinished
	Shed	Medium	Woodwork, Plain
FOUNDATION	Flat	Good	" Ornamental
Stone	Hip	Special	
Concrete	Gables		BUILT-IN FEATURES
Brick	Dormers	Bath { Tile Walls	
Wood	Cut-up	Tile Floor	Refrigerator
	Shingle		Buffet
BASEMENT	Gravel	LIGHTING	Patent Beds
	Tile		Bookcases
feet x	Tile-Trim	Gas	
feet x	Corrugated Iron	Electricity	BUILT
feet deep	Composition		avg about
cu. ft.	Slate		1922
		Cheap	CONSTRUCTION
		Medium	
		Good	Cheap
		Special	Medium
			Good
			Special 3

	Bsmt	1	2	3	4
Living Room					
Bedrooms					
Bathroom					
Shower					
Kitchen					
Brkfst. R. or Nook					
Hdwd. Floors					
Hdwd. Finish					

No. of Permit Date

Estimated Cost of Bldg. Blacksmith

No. of Permit Date

Estimated Cost of Bldg.

Owner's Name RKO Pathe Studios Inc

F. F. Checked

Compt. Checked L 394

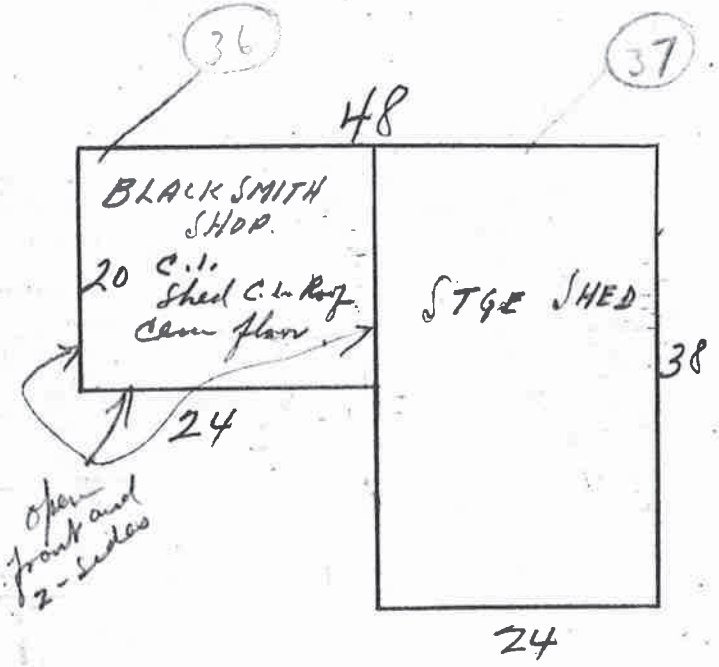
L. on M. B. Vol 240

Compared

P. C. by	Date	%	P. C. Value

BUILDING VALUES	CHANGES ONLY
No. of Cubic Ft.	
No. of Square Ft. 912	
At $ 60 ¢	
Building Value 547.	
Basement Value	
~~Garage~~ Value 72.	
Garage Value	
Outbuildings Value 260	
Total Value 619.	
Physical Depreciation 24%	3% 48.3
Depreciation Utility 2%	
Depreciated Value 470.	246
Assessed Value 230	200
160	

BLDG "Z"



20 X 24 = 480 @ 15 ¢ = 72

24 X 38 = 912

orm 6—E.W.H. 35

UILDING DESCRIPTION BLANK

Index Book 420C Page 22

treet No. 9336 Washington

ract 2530 Rear of Lindo Ln

PARCEL 42

ot No. 6 Block No.

xamined by Deaton Date 9-4-31 19

CLASS	EXTERIOR	HEATING	TRIM
ngle	1 Story ✓	Fireplace	Tile
ouble	1½ "	False Mantel	Cobblestone
averick	2 "	Gas Furnace	Brick
alifornia	3 "	Wood "	Stone
ungalow	Stucco	Coal "	Plain
esidence	Shakes, Rustic	No. openings	Plaster
ottage	Siding, B & B	Steam	Wood
welling	Brick	Gas Radiators	Ornamental
lat	Brick Veneer		
partment	Corrugated Iron	PLUMBING	INSIDE FINISH
actory	Frame, Steel	Number of Fixtures 5	Plaster
hurch	Frame, Wood		Plaster-Board
chool	Adobe		Jazz
tore	Plaster on Adobe		Tiffany
arage	Plaster on Tile		Canvas or Sanitas
arn			Paper
ied	ROOF		Unfinished ✓
oultry House			Woodwork, Plain
	Shed		" Ornamental
OUNDATION	Flat ✓		
	Hip		BUILT-IN FEATURES
tone	Gables	Cheap	
oncrete	Dormers	Medium	Refrigerator
rick	Cut-up	Good	Buffet
Vood ✓	Shingle	Special	Patent Beds
	Gravel		Bookcases
BASEMENT	Tile	Bath { Tile Walls	
	Tile-Trim	Tile Floor	BUILT
feet x	Corrugated Iron		1931
feet x	Composition ✓	LIGHTING	
feet deep	Slate		CONSTRUCTION
cu. ft		Gas	
		Electricity ✓	Cheap
			Medium
		Cheap	Good
		Medium	Special ✓
		Good ✓	
		Special	

	Bsmt	1	2	3	4
tving Room					
edrooms					
athroom					
hower					
itchen					
fst. R. or Nook					
dwd. Floors					
dwd. Finish					

Revised measurements changed Per 5/5/32

BUILDING VALUES	CHANGES ONLY
No. of Cubic Ft.	
No. of Square Ft. ~~25560~~ ots 26940	
At $ 80	
Building Value ~~20448~~ 21552	
Basement Value 1533	
Heating Value	
Garage Value 1.10	
Outbuildings Value 13160	
Total Value ~~21981~~ 23085	
Physical Depreciation + 1479	
Depreciation Utility	
Depreciated Value ~~20502~~ 21607	
Assessed Value ~~11990~~ 11540 10500	

P. C. by	Date	%	P. C. Value

No. of Permit 1938 Date 4/25/31 Sprinklers

Estimated Cost of Bldg. Sears Duck 19500

No. of Permit Date

Estimated Cost of Bldg.

Owner's Name M. H. O Pitts Lindo

F. Checked

ompt. Checked ✓ 518

on M. B. N 11960

ompared

Automatic Sprinkler
2556 Sq. ft. @ 6 cts

2 1320
2 1320
4 2640
2 1320
2 1320
2 1320

Form 6—E.W.H. (32)

BUILDING DESCRIPTION BLANK

Index Book 7206 Page

Street No. 9336 Washington Blvd #2

Tract # 2530

PARCEL #2

Lot No. 4, 5 and 6 Block No.

Examined by Jerry Date 5/11 1932

CLASS
- Single
- Double
- Maverick
- California Bungalow
- Residence
- Cottage
- Dwelling
- Flat
- Apartment
- Factory
- Church
- School
- Store
- Garage
- Barn
- Shed
- Country House

FOUNDATION
- Stone
- Concrete
- Brick
- Wood

BASEMENT
- feet x
- feet x
- feet deep
- cu. ft.

EXTERIOR
- 1 Story
- 1½ "
- 2 "
- 3 "
- Stucco
- Shakes, Rustic
- Siding, B & B
- Brick
- Brick Veneer
- Corrugated Iron
- Frame, Steel
- Frame, Wood
- Adobe
- Plaster on Adobe
- Plaster on Tile

ROOF
- Shed
- Flat
- Hip
- Gables
- Dormers
- Cut-up
- Shingle
- Gravel
- Tile
- Tile-Trim
- Corrugated Iron
- Composition
- Slate

	Bsmt	1	2	3	4
Living Room					
Bedrooms					
Bathroom					
Shower					
Kitchen					
Ref. R. or Nook					
Hdwd. Floors	CEMT.				
Hdwd. Finish					

No. of Permit — Date 5/8

Estimated Cost of Bldg. 60

No. of Permit — Date

Estimated Cost of Bldg.

Owner's Name RKO Pathe Studios Inc

F. F. Checked 1.10

Compt. Checked [illegible] 70

Ent. on M. B. [illegible]

Compared

P. C. by	Date	%	P. C. Value

HEATING
- Fireplace
- False Mantel
- Gas Furnace
- Wood "
- Coal "
- No. openings
- Steam
- Gas Radiators

PLUMBING

Number of Fixtures

- Cheap
- Medium
- Good
- Special

Bath — Tile Walls / Tile Floor

LIGHTING
- Gas
- Electricity

- Cheap
- Medium
- Good
- Special

TRIM
- Tile
- Cobblestone
- Brick
- Stone
- Plain
- Plaster
- Wood
- Ornamental

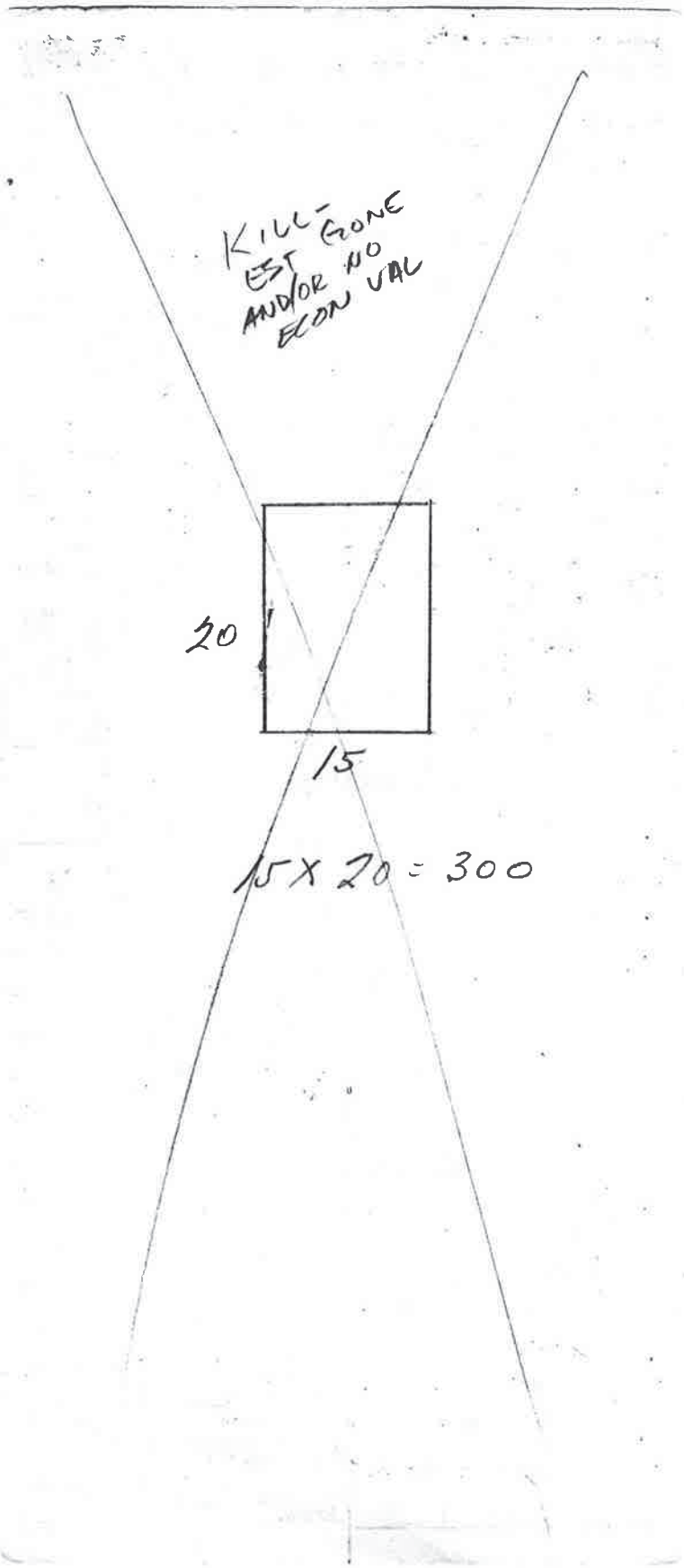
INSIDE FINISH
- Plaster
- Plaster-Board
- Jazz
- Tiffany 14 69
- Canvas or Sanitas
- Paper
- Unfinished
- Woodwork, Plain
- " Ornamental

BUILT-IN FEATURES
- Refrigerator
- Buffet
- Patent Beds
- Bookcases

BUILT
1931

CONSTRUCTION
- Cheap
- Medium
- Good
- Special 3

BUILDING VALUES	CHANGES ONLY
No. of Cubic Ft.	KILL-GONE EST AND/OR NO ECON VAL
No. of Square Ft. 300	
At $ 40 ¢	
Building Value 120	
Basement Value	
Heating Value	
Garage Value	
Outbuildings Value	
Total Value 120	
Physical Depreciation 17%	
Depreciation Utility	
Depreciated Value 104	
Assessed Value 60 50	



ADD TO (32)

Building Description Blank

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LOS ANGELES COUNTY ASSESSORS OFFICE

No. 9336 WASHINGTON BLVD.

ACT 2530

PARCEL 4N (32)

T No. 4, 5 + 6 BLOCK NO.

AMINED BY G.T. + J.C. DATE 5/16 1942

CLASS

ile
galow
ble
erick
dence
fornia
illing
tage
tory
rch
ol
ge
1
d
itry House
e
o Court
galow Court
Studio
rtment
Units
a per Unit
" Room

SAW MILL CANOPY.

FOUNDATION

crete, C.I. Brick
side Stone
ss Walls Wood
l Joists

BASEMENT

feet x
feet x
feet deep
sq. ft.

EXTERIOR

1 1½ 2 3 Story
Stucco Rustic
Shakes, B & B
Siding Shingle
Sheet Steel T & C
Wide Siding
Abode Knotty Pine
Vertical Siding
Plaster on Tile
Asbestos Siding
Brick Veneer
Corrugated Iron
Flat Galv. Iron
Frame, Steel
Framo, Wood

ROOF

Flat ¼ ½ ⅝ ¾
Hip Monitor
Gables Dormers
Shed Cut-up
Copper Shingle
Shakes Gravel
Sheet Steel Slate
Corrugated Iron
Flat Galv. Iron
Composition
Compo Shingle
Tile-Trim
Amt. Sm. Lge. Tile
¼ ⅓ ½ ¾ Full
Wood Steel Truss
Span ft.
Quality

HEATING

Fireplace Single Dbl.
False Mantel
Gas Furnace
No. Pipes Units
Gas Radiators
Elec. Heaters
Blower Furnace
Floor Furnace
Wall Heaters X
Ventilating Sys.
Washed Air
Refrig. Air H.P.

PLUMBING

No. of Fixtures
Cheap Good
Medium Special
Bath
Tile Floor
Tile-Trim
Tile Walls
Height
Shower
Over Tub X
Stall
Tile Walls
Glass Door
Tile Pullman

LIGHTING

Cheap Good
Medium Special

EXT. FEATURES

Steel Sash All Part
Copper Spouts Screens
Galv. " "
Trim-Tile, Plaster
" Stone, Wood, Brick
Cornice Boxed

INSIDE FINISH

Plaster Sand, Putty
Celotex Staff
Plaster-Board
Interior Stucco
Ply-Bd Knotty Pine
Panelled
Walls Tint, Paper
Paint Sanitas
Unfinished
Woodwork, Plain
" Ornamental

BUILT-INS

Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets
Venetian Blinds

BUILT

1941

CLASSIFICATION

Cheap	Depr. Rate
Medium	
Good	
Special	33

ck Sanitas	B	1	2	3
ng Room				
lrooms				
ssing Rm.		1		
hroom				
No Tub				
chen				
t. R. or N.				
nk wd. Floors		A-C		
wd. Doors				
wd. Finish				

C. by	Date	%	P.C. Val.

BUILDING VALUES

Year	1942			
No. of Square ft.	300	KILL EST GONE/ NO ECON VALUE		
At $	100			
Building Value	300			
Basemnt Value				
Heating Value				
Garage Value				
Outbuildings Value				
Total Value	300			

ar	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
42			300	150
47	625			190
47		1110		210

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value

LOCATION IF CUT

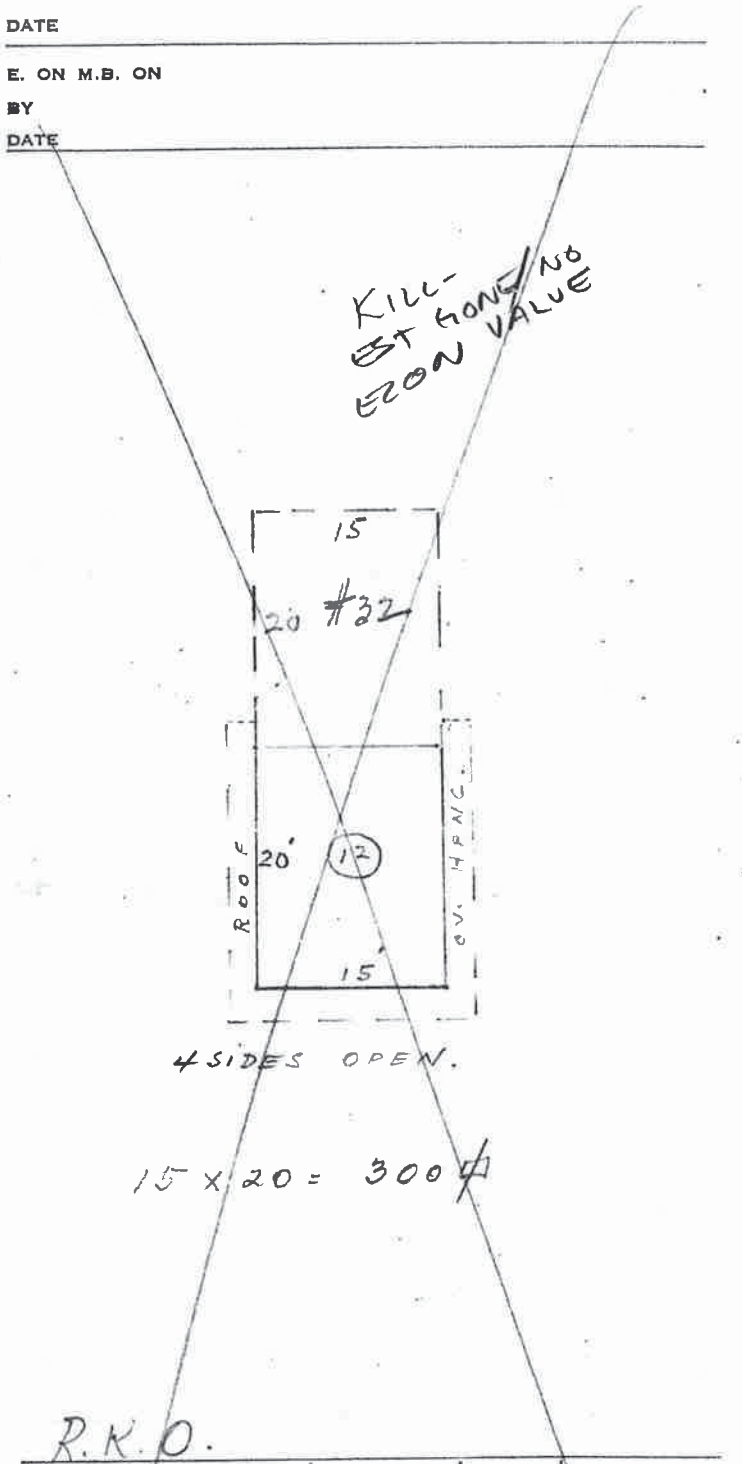
BY

DATE

E. ON M.B. ON

BY

DATE



R.K.O.

OWNER'S NAME PATHE.	PERMIT NO.	DATE	AMOUNT
C. F. CHECKED			
COMPT. CHECKED			
E. ON M. B.			
COMPARED			

Form 6—F.W.H. Sprinklers 30 4206

BUILDING DESCRIPTION BLANK

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PARCEL 42

Street No. 9336 Washington

Tract 2530

Lot No. 4-5-6 Block No.

Examined by Peterson Date 1-26-32 19__

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fireplace	Tile
Double	1½ "	False Mantel	Cobblestone
Laverick	2 "	Gas Furnace	Brick
California	3 "	Wood "	Stone
Bungalow	Stucco	Coal "	Plain
Caldeno	Shakes, Rustic	No. openings	Plaster
Cottage	Siding, B & B	Steam	Wood
Dwelling	Brick	Gas Radiators	Ornamental
Flat	Brick Veneer		
Apartment	Corrugated Iron	PLUMBING	INSIDE FINISH
Factory	Frame, Steel		
Church	Frame, Wood	Number of Fixtures	Plaster
School	Adobe		Plaster-Board
Store	Plaster on Adobe		Jazz
Garage	Plaster on Tile		Tiffany
Barn			Canvas or Sanitas
Shed	ROOF		Paper
Poultry House		Cheap	Unfinished
	Shed	Medium	Woodwork, Plain
FOUNDATION	Flat	Good	" Ornamental
	Hip	Special	
Stone	Gables		BUILT-IN FEATURES
Concrete	Dormers	Bath: Tile Walls / Tile Floor	
Brick	Cut-up		Refrigerator
Wood	Shingle	LIGHTING	Buffet
	Gravel		Patent Beds
BASEMENT	Tile	Gas	Bookcases
	Tile-Trim	Electricity	
feet x	Corrugated Iron		BUILT
feet x	Composition	Cheap	
feet deep	Slate	Medium	1932
cu. ft.		Good	
		Special	CONSTRUCTION
			Cheap
			Medium
			Good
			Special 4

	Bsmt	1	2	3	4
Living Room					
Bedrooms					
Bathroom					
Shower					
Kitchen					
Dist. R. or Nook					
Hdwd. Floors					
Hdwd. Finish					

BUILDING VALUES	CHANGES ONLY
No. of Cubic Ft.	
No. of Square Ft. 153348.	
At @ 06c	
Building Value 9200.	
Basement Value	
Heating Value 1.10	
Garage Value 4620	
Outbuildings Value	
Total Value 9200	
Physical Depreciation 14.5	
Depreciated Value 7866	
Assessed Value 4600. 4320.	

No. of Permit 1850 Date 5/25/31

Estimated Cost of Bldg. Sprinkler System 3509.

No. of Permit other Date

Estimated Cost of Bldg.

Owner's Name R.K.O. Radio Studios Inc.

F. F. Checked

Compt. Checked C 457

Card on M. B. N2 4200

Company

P. C. by	Date	%	P. C. Value
			5000

Not for entrance

Sprinkler System in West Side Dock (Plastic Shop) Stages - 2-3-4-6-7-8-9

Wardrobe Bldg - Old Stage # 5

Administration Bldg. Casting Office & Office # 2

Sprinkler already added in Stages 11-12-14 and Same Dock Sprinkler as follows

Old Set Bldg Office Bldg Added Stage 4 Paint Shop Sound Stage 7-8-9 No 18 Steam 2 Wardrobe Room Laboratory Generator

8592
15856
12960
3600
2880
12960
19076
59360
7488
142772
8592
19984
153348.

Permit 1863 - 1798 - 1862 No Value

11

Form 6—E.W.H. 21-A

BUILDING DESCRIPTION BLANK

Index Book 4206 Page 22

Street No. 9336 Washington Blvd

Tract #2530

PARCEL #1

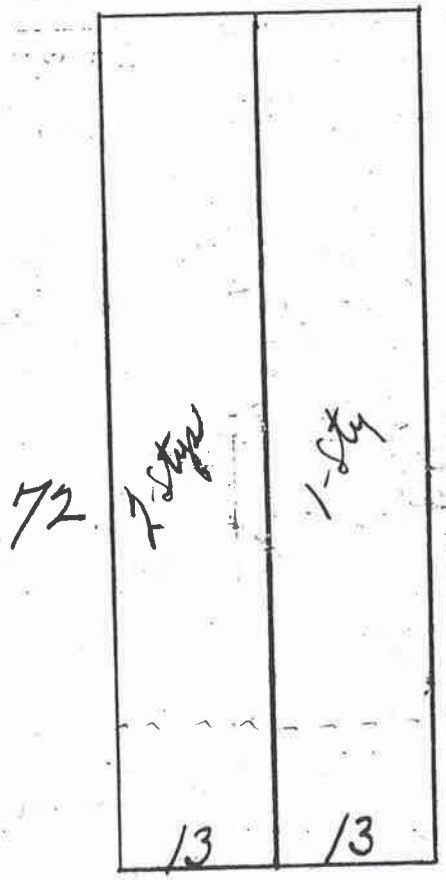
Lot No. 4, 5 and 6 Block No.

Examined by Copied Pen Date 5/11 1937

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fireplace	Tile
Double	1½ "	False Mantel	Cobblestone
Laverick	2 "	Gas Furnace	Brick
California	3 "	Wood "	Stone
Bungalow	Stucco	Coal "	Plain
Residence	Shakes, Rustic	No. openings	Plaster
Cottage	Siding, B & B	Steam	Wood
Dwelling	Brick	Gas Radiators	Ornamental
Flat	Brick Veneer		
Apartment	Corrugated Iron	PLUMBING	INSIDE FINISH
Factory	Frame, Steel		
Church	Frame, Wood	Number of Fixtures	Plaster
School	Adobe	2	Plaster-Board
Store	Plaster on Adobe		Jazz
Garage	Plaster on Tile	Cheap	Tiffany
Barn		Medium	Canvas or Sanitas
Shed	ROOF	Good	Paper
Poultry House		Special	Unfinished
	Shed		Woodwork, Plain
FOUNDATION	Flat	Bath { Tile Walls / Tile Floor	" Ornamental
	Hip		
Stone	Gabled	LIGHTING	BUILT-IN FEATURES
Concrete	Dormers		
Brick	Cut-up	Gas	Refrigerator
Wood	Shingle	Electricity	Buffet
	Gravel		Patent Beds
BASEMENT	Tile	Cheap	Bookcases
	Tile-Trim	Medium	
feet x	Corrugated Iron	Good	BUILT
feet x	Composition	Special	1919
feet deep	Slate		
cu. ft.			CONSTRUCTION
			Cheap
			Medium
			Good
			Special

	Bsmt	1	2	3	4
Living Room					
Bedrooms					
Bathroom					
Shower					
Kitchen					
Brkfst. R. or Nook					
Hdwd. Floors					
Hdwd. Finish					

		BUILDING VALUES	CHANGES ONLY
No. of Permit	Date 360	No. of Cubic Ft.	
Estimated Cost of Bldg.	400	No. of Square Ft. 2808	
No. of Permit	Date	At $ 40¢	
Estimated Cost of Bldg.		Building Value 1123	
Owner's Name	RKO Pathe Studios Inc	Basement Value	
E. F. Checked		Heating Value	
Compt. Checked	1.10	Garage Value	
E. on M. Blvd's	440	Outbuildings Value	
Compared		Total Value 1123	
P. C. by	Date / % / P. C. Value	Physical Depreciation 33%	58.4
		Depreciation Utility 1/6	
		Depreciated Value 770	617
		Assessed Value 380	210
		200	



PART OF BLDG "O"

2 × 13 × 72 = 1872

13 × 72 = 936

2808

M 6 ADD TO (217)

ilding Description Blank 21-A Index

BOOK 4206
PAGE 22

ANGELES COUNTY ASSESSORS OFFICE

No. 9336 WASHINGTON BLVD.

CT 2530

PARCEL #2

No. 4, 5, 6 BLOCK NO.

AMINED BY G.N. + J.C. DATE 5/16 1942

CLASS

ile
galow
ble
erick
dence
fornia
lling
tage
ory
rch
ol
ige
l
l
ltry House
e
o Court
galow Court
Studio
rtment
Units
a per Unit
" Room

PAINT STUCCO

FOUNDATION

crete Brick
ilde Stone
s Walls Wood
l Joists

BASEMENT

feet x
feet x
feet deep
sq. ft.

EXTERIOR

1 1½ 2 3 Story
Stucco Rustic
Shakes, B & B
Siding Shingle
Sheet Steel T & C
Wide Siding
Abode Knotty Pine
Vertical Siding
Plaster on Tile
Asbestos Siding
Brick Veneer
Corrugated Iron
Flat Galv. Iron
Frame, Steel
Frame, Wood

ROOF

Flat 1/4 1/2 3/4
Hip Monitor
Gables Dormers
Shed Cut-up
Copper Shingle
Shakes Gravel
Sheet Steel Slate
Corrugated Iron
Flat Galv. Iron
Composition
Compo Shingle
Tile-Trim
Amt. Sm. Lge.
Tile
1/4 3/4 1/2 3/4 Full
Wood Steel Truss
Span ft.
Quality

HEATING

Fireplace Single Dbl.
False Mantel
Gas Furnace
No. Pipes Units
Gas Radiators
Elec. Heaters
Blower Furnace
Floor Furnace X
Wall Heaters
Ventilating Sys.
Washed Air
Refrig. Air H.P.

PLUMBING

No. of Fixtures
Cheap Good
Medium Special
Bath
Tile Floor
Tile-Trim
Tile Walls
Height X
Shower
Over Tub
Steel
Tile Walls
Glass Door
Tile Pullman

LIGHTING

Cheap Good
Medium Special

EXT. FEATURES

Steel Sash All Part
Copper Spouts Screens
Galv. " "
Trim-Tile, Plaster
" Stone, Wood, Brick
Cornice Boxed

INSIDE FINISH

Plaster Sand, Putty
Celotex Staff
Plaster-Board
Interior Stucco
Ply-Bd Knotty Pine
Panelled
Walls Tint, Paper
Paint Sanitas
Unfinished
Woodwork, Plain
" Ornamental

BUILT-INS

Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets
Venetian Blinds

BUILT

1941

CLASSIFICATION

	Depr. Rate
Cheap	
Medium	
Good	
Special	3

ck Sanitas	B	1	2	3
( ) ng Room				
( ) rooms				
( ) ssing Rm.				
( ) hroom				
( ) No Tub				
( ) ( ) chen				
( ) t. R. or N.				
nk ( ) wd. Floors	DIRT			
wd. Doors				
wd. Finish				
C. by	Date	%	P.C. Val.	

BUILDING VALUES

Year	1942
No. of Square ft.	600
At. $	80
Building Value	480
Basemnt Value	
Heating Value	
Garage Value	F.H.K
Outbuildings Value	
SPRINKLER HEADS	93
Total Value	573

(81)

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value
			573	290
17	625			300
7		1.10		400

Year	Depr.	Spec. Depr.	Depreciated Value	Assessed Value

LOCATION IF CUT
BY
DATE

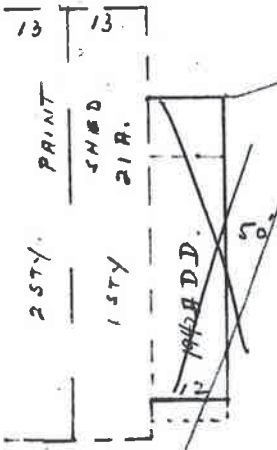
E. ON M.B. ON
BY
DATE

17 SP. HEADS @ 5.50 = #93

85
8

12 × 50 = 600 #

PART OF BLDG "O"



1942 ADD DEMO FOR (81)

R.K.O.

OWNER'S NAME PATHE.	PERMIT NO.	DATE	AMOUNT
C. F. CHECKED			
COMPT. CHECKED			
E. ON M. B.			
COMPARED			

rm 6—E.W.H. 400 T. 14 Index 4206 Book 22 Page

UILDING DESCRIPTION BLANK

reet No. 9336 Washington Blvd

act 2530

PARCEL #2

t No. 4 & 5 Block No.

amined by E & M. Date 11-17-1926

CLASS	EXTERIOR	HEATING	TRIM
ingle	1 Story	Fireplace	Tile
ouble	1½ "	False Mantel	Cobblestone
averick	2 "	Gas Furnace	Brick
alifornia	3 "	Wood "	Stone
ungalow	Stucco	Coal "	Plain
esidence	Shakes, Rustic	No. Openings	Plaster
ottage	Siding, B & B	Steam	Wood
welling	Brick	Gas Radiators	Ornamental
lat	Brick Veneer		
partment	Corrugated Iron	PLUMBING	INSIDE FINISH
actory	Frame, Steel		
hurch	Frame, Wood	Number of Fixtures	Plaster
chool	Adobe		Plaster-Board
tore	Plaster on Adobe		Jazz
arage	Plaster on Tile		Tiffany
arn			Canvas or Sanitas
hed	ROOF		Paper
oultry House			Unfinished
	Shed		Woodwork, Plain
FOUNDATION	Flat		" Ornamental
	Hip		
tone	Gable		BUILT-IN FEATURES
oncrete	Dormers		
rick	Cut-up		Refrigerator
Vood	Shingle		Built
	Gravel		Patent Beds
BASEMENT	Tile		Bookcases
feet x	Tile-Trim		
feet x	Corrugated Iron		BUILT
feet deep	Composition		
cu. ft.	Slate		1926

	damt	1	2	3	4
iving Room					
edrooms					
athroom					
hower					
itchen					
fst. R. or Nook					
ldwd. Floors					
ldwd. Finish					

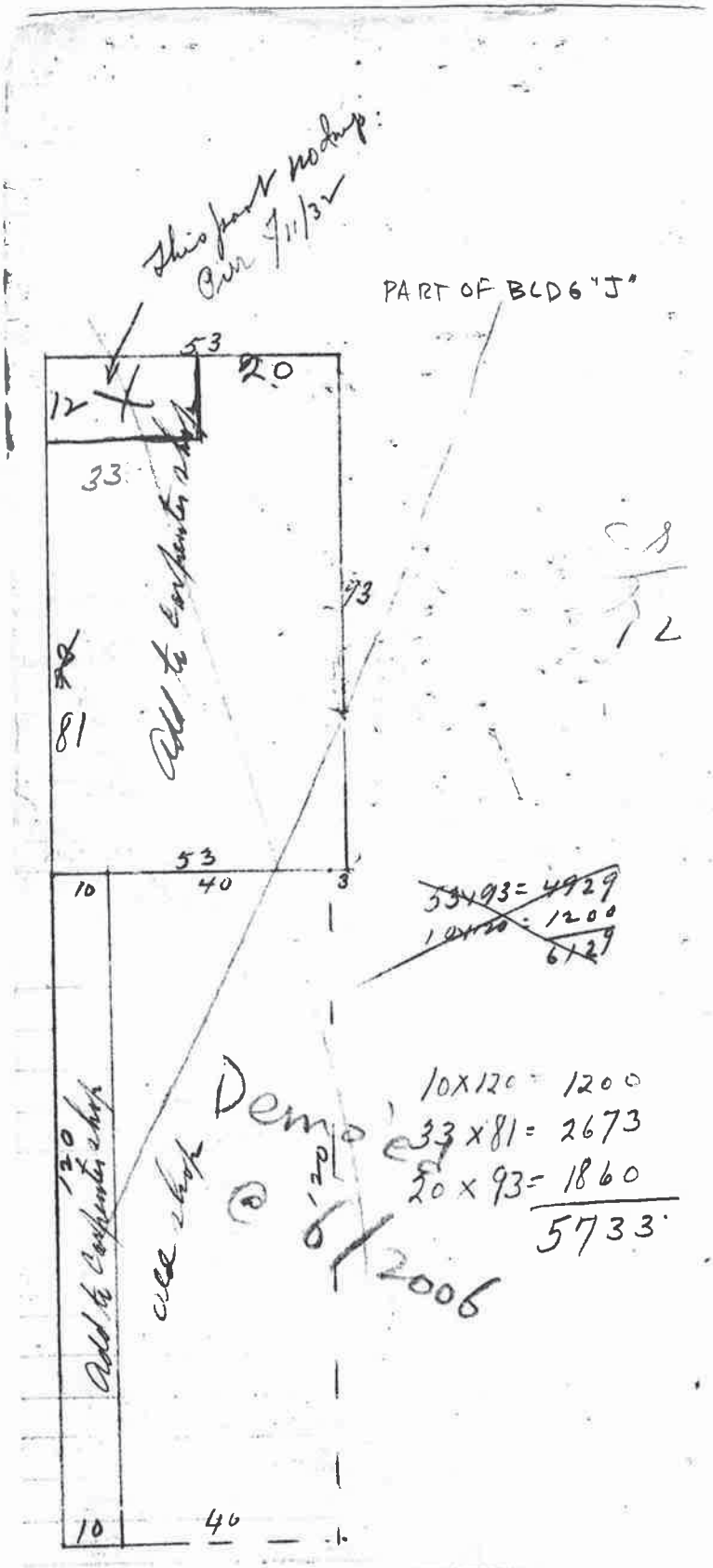
lo. of ermit	Date
stimated ost of Bldg.	
lo. of ermit	Date 445
stimated ost of Bldg.	1530
wner's ame	
. F. Checked	
ompt. Checked	
on M. B.	7 45
Compared	CR.

P.C. by	Date	%	P.C. Value

CONSTRUCTION

Cheap
Medium
Good
Special

BUILDING VALUES	CHANGES ONLY
No. of Cubic Ft.	
No. of Square Ft. 6729.	5733.
At $ .75 .40	60
Building Value 4594 2694	3439.
Basement Cost 2457	
Heating Cost	
Garage Cost 1.10	
Outbuildings Cost 1680	
4491	
Total Cost 459	3439.
Physical Depreciation 7%	34.8
Utility Depreciation 2156	2613
Depreciated Value	3026.
Assessed Value 1200	1510
1080 1520	1510



Form 207 E.W.H.

BUILDING DESCRIPTION BLANK

No. 9336 Washington Blvd Index 4206 22

Tract 2530

PARCEL 42

Lot No. 4-5 Block No.

Examined by EHS Date 9/21/22

CLASS	EXTERIOR	HEATING	TRIMMINGS
Single	Bay Windows	Fire Place	Cobblestone
Double	1 sty 2 sty 3 sty	Wood, Coal, Oil and Gas Furnace	Brick, Plaster
California	Number	Steam	Stone, Wood
Bungalow	Wall Covering:	Stove	Plain
Residence	Plaster, Met Lath		Ornamental
Flat	" Wood Lath	PLUMBING	INSIDE FINISH
Apartment	Shakes, Rustic	No. of Fixtures 3	Plain
Factory	Siding, B & B		Ornamental
Garage	Brick, P or C	Good, Medium	Stock
Shed	Corr. Iron	Cheap	Special
Barn	ROOF	Sewer	BUILT-IN FEATURES
Church	Flat Hip	Cesspool	Buffet
School	Gables, Dormers	LIGHTING	Patent Beds
Store	Cut up, Ordinary	Gas, Electric	Refrigerator
Storage	Plain, Gravel	Good	Bookcases
FOUNDATION	Tile, Shingle	Medium	Plain
Stone	Corr. Iron	Cheap	Ornamental
Concrete	Composition		CONDITION
Brick	CONSTRUCTION		Good / Medium / Poor
Wood	Good		Built 1919
	Medium		
	Cheap		

OCCUPANCY		Cellar	1	2	3	4	5	Attic
Owner, Rented, Vacant	Living Room							
Rent Paid $ Per Mo.	Bed							
Basement	Bath							
ft. x ft.	Kitchen							
ft. deep	Storage							
cu. ft. @	Store							
+	Hardwood Floor							
Lot Grade—	Hardwood Fin.							
	Cement Floor							
	Unfinished							

Remarks: Carpenter Shop 360 1040

OWNER Trustee

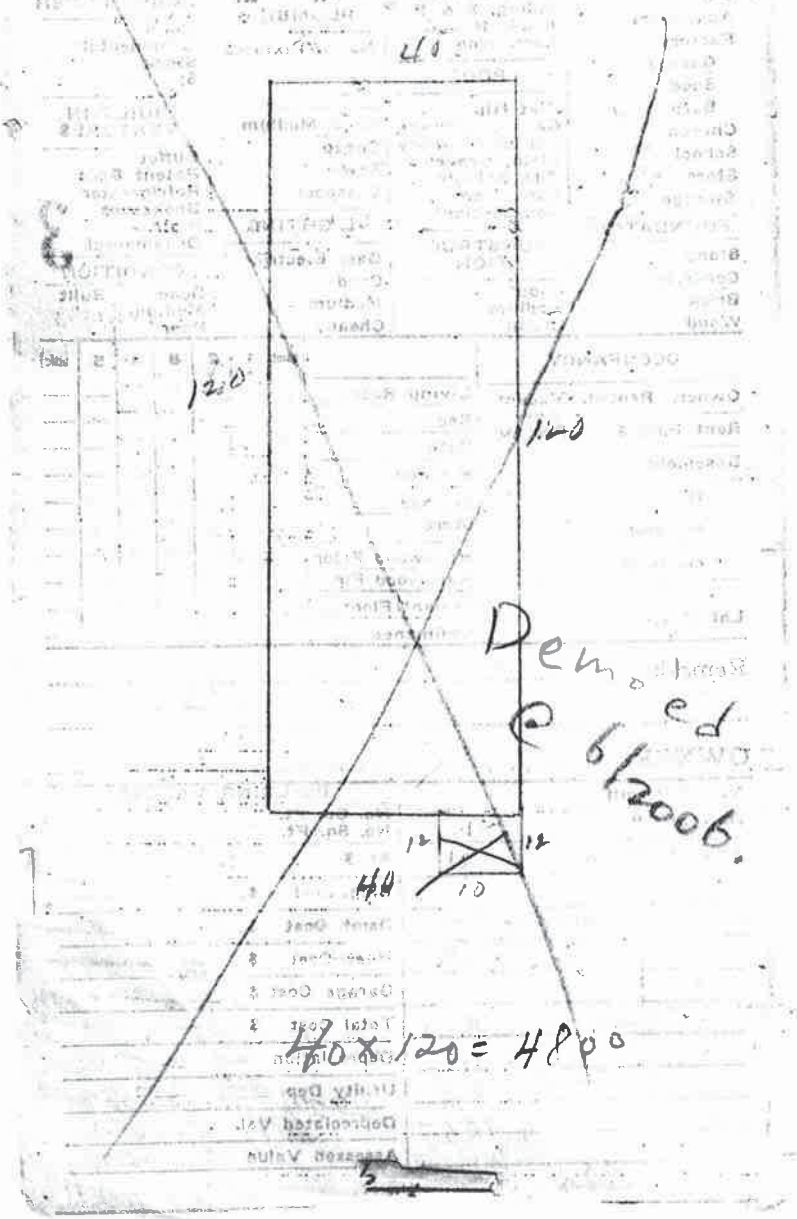
No. of Permit	
Date of "	
Amt. of " $	
1.10	
1140	
Net Factor Checked	

BUILDING VALUES

No. Cu. Ft.	
No. Sq. Ft.	4800
At $	
Bldg. Cost $	3690
Cellar Cost $	2880
Heat Cost $	
Garage Cost $	2880
Total Cost $	
Depreciation	
Utility Dep.	
Depreciated Val.	
Assessed Value	

PART OF BLDG "J"

(14)



Form 6—E.W.K. Sec 6 (12) 4206

BUILDING DESCRIPTION BLANK

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Street No. 9334 Washington Blvd

Tract # 2530

PARCEL # 2

Lot No. 4, 5 and 6 Block No.

Examined by [illegible] Date 5/11 1932

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fireplace	Tile
Double	1½ "	False Mantel	Cobblestone
Laverick	2 "	Gas Furnace	Brick
California	3 "	Wood "	Stone
Bungalow	Stucco	Coal "	Plain
Residence	Shakes, Rustic, Siding, B & B	No. openings	Plaster
Cottage	Brick	Steam	Wood
Dwelling	Brick Veneer	Gas Radiators	Ornamental
Flat	Corrugated Iron	PLUMBING	INSIDE FINISH
Apartment	Frame, Steel	Number of Fixtures	Plaster
Factory	Frame, Wood		Plaster-Board
Church	Adobe		Jazz
School	Plaster on Adobe		Tiffany
Store	Plaster on Tile		Canvas or Sanitas
Garage	ROOF	Cheap	Paper
Barn	Shed	Medium	Unfinished
Shed	Flat	Good	Woodwork, Plain
Poultry House	Hip	Special	" Ornamental
FOUNDATION	Gables	Bath { Tile Walls / Tile Floor	BUILT-IN FEATURES
Stone	Dormers	LIGHTING	Refrigerator
Concrete	Cut-up	Gas	Buffet
Brick	Shingle	Electricity	Patent Beds
Wood	Gravel	Cheap	Bookcases
BASEMENT	Tile	Medium	BUILT
feet x	Tile-Trim	Good	about 1929
feet x	Corrugated Iron	Special	CONSTRUCTION
feet deep	Composition		Cheap
cu. ft.	Slate		Medium
			Good
			Special 3

	Basmt	1	2	3	4
Living Room					
Bedrooms					
Bathroom					
Shower					
Kitchen					
Brst. R. or Nook					
Hdwd. Floors					
Hdwd. Finish					

No. of Permit ... Date 488

Estimated Cost of Bldg. 30

No. of Permit ... Date

Estimated Cost of Bldg.

Owner's Name RKO Pathe Studios Inc

F. F. Checked 1.10

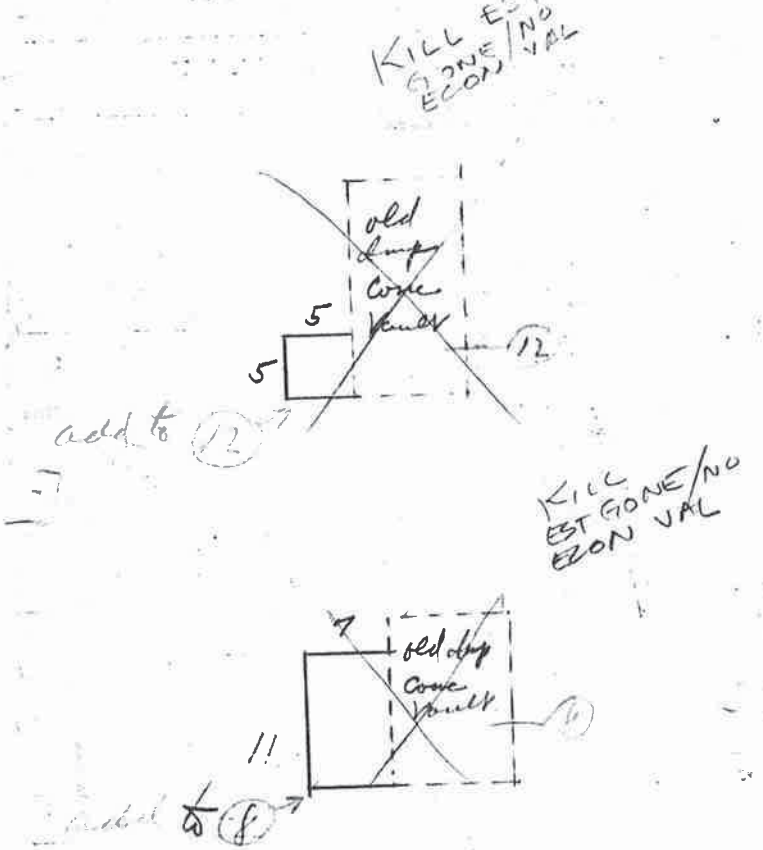
Compt. Checked 30

M. on M. B.

Compared

P. C. by	Date	%	P. C. Value

BUILDING VALUES	CHANGES ONLY
No. of Cubic Ft.	
No. of Square Ft. 102	
At $ 60¢	
Building Value 61.	
Basement Value	
Heating Value	
Garage Value	
Outbuildings Value	
Total Value 61.	
Physical Depreciation 15 24.6	
Depreciation Utility	
Depreciated Value 45 54	
Assessed Value 2 030	



5 × 5 = 25

7 × 11 = 77.

102

PARCEL 2 (64) BOOK 4206

DG. SLIP L. A. County Assessor's Office PAGE 22

. No. 9336 W. Washington Blvd.

ACT 2530

(Van Buren)

JT No. 4586 BLOCK No.

PRAISED BY Luteans (58) DATE 2-19 1958

CLASS
ngalow
igle Double
sidence
lifornia
rage
cd
ore
ngalow Court
it
artment
. Units
ea per:
it
om
. Fixt.
G. Gas Tank

FOUNDATION
ncrete Brick
lside Stone
ss Walls Wood
el Joists Piers

BASEMENT

EXTERIOR
1 1½ 2 3 Story
Stucco Rustic
Shakes, B & B
Siding Shingle
Sheet Steel
Vertical Siding
Asbestos Siding
Brick Veneer
Corrugated Iron
Flat Galv. Iron
Corr. Aluminum
Transite
Frame: Wood Steel

ROOF
Flat ¼ ½ ⅝ ¾
Hip Shed Monitor
Gables Dormer
Sawtooth
Shingle
Shakes Gravel
Sheet Steel Slate
Corrugated Iron
Flat Galv. Iron
Corr. Aluminum
Composition
Compo Shingle
Asbestos Shingles
Transite
Tile Trim Tile
¼ ⅜ ½ ¾ Full
Wood Steel Truss
Span ft.

HEATING
Fireplace Single Dbl.
Gas Furnace:
Blower
Gravity
Elec. Heaters
Floor Furnace
Wall Heaters
Radiant Heat
Air Cond:
Insulation

PLUMBING
No. of Fix.
White Colored

Bath			
Tile Floor			
Tile/Tub			
Tile Walls			
Height			
Shower			
Over Tub			
Stall			
Tile Walls			
Glass D'r.			
Pull'n			

LIGHTING

EXT. FEATURES
Sash: Wood
Alum. Steel
Spouts
Trim:
Stone, Wood, Brick
Cornice Boxed

INSIDE FINISH
Plaster Sand, Putty
Interior Stucco
Knotty Pine Ply-Bd.
Gypsum Celotex
Walls: Panelled
Paint, Paper,
Unfinished
W'dwork Plain, Orn.

BUILT-INS
Garbage Disposer
Dishwasher
Oven - Gas, Elec.
Plate - Gas, Elec.

BUILT 1940 / 1954

Depr. Rate 3

	B	1	2	3
ing Room				
ing-Dining nbination				
rooms				
ssing Rm.				
throom				
do Tub				
chen				
in Board , Formica				
t. R. or N.	U.G. Tank			
nk ( ) wd. Floors	Pump	–		
wd. Doors wd. Finish				

Appr.	Date	%	P.C. Val.

BUILDING VALUE

Year	1958		
Sq. ft.			
@ $	none		
Build. Value			
Bas't. Value			
Garage Value			
Office Value			
	55		
	30		
Total Value	85		

Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value
58		1.18	100	50

Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value

76B801A 6A 12-54

LOCATION IF CUT

BY

DATE

E. ON M.B. ON

BY

DATE

U.G. GASOLINE TANK

1-550 GAL. @ $55.00

1-METER PUMP @ $30.00
(GAS)

	Fdn.	Frame	Roof	Plaster	Trim	Paint	Plb.	Ltg.
Date								

OWNER'S NAME R. K. O. Studios

V.F. CHECKED		PERMIT NO.	DATE	AMOUNT
COMPT. CHECKED	3/12/58	8010	12/16/57	192
E. ON M.B.	3/17/58	underground		storage tanks
DATE				

2-48 150M FORM 6 PARCEL # 2 (F)

Building Description Blank

LOS ANGELES COUNTY ASSESSOR'S OFFICE

Index ✓ BOOK 4206 PAGE 22

ST. NO. 9336 W. Washington Blvd.

TRACT 2530

LOT NO. 4,5,6 BLOCK NO.

EXAMINED BY Rosemont DATE 1-12-1949

CLASS
Bungalow
Single Conc.
Double
Residence Block
California
Dwelling Wall
Cottage
Factory
Warehouse
Church
School
Garage
Barn Stable
Shed
Poultry House
Store
Auto Court
Bungalow Court
Flat Studio
Apartment
No. Units
Area per:
Unit
Room
Plb. Fixt.

FOUNDATION
Concrete ✓ Brick
Hillside Stone
Cross Walls Wood
Steel Joists Piers

BASEMENT
feet x
feet x
feet deep
@ sq. ft.

EXTERIOR
1 1½ 2 3 Story
Stucco Rustic
Shakes, B & B
Siding Shingle
Sheet Steel T & G
Wide Siding
Knotty Pine
Vertical Siding
Plaster on Tile
Asbestos Siding
Brick Veneer
Corrugated Iron
Flat Galv. Iron
Corr. Aluminum
Transite
Frame: Wood Steel

ROOF
Flat ¼ ½ ⅝ ¾
Hip Shed Monitor
Gables Dormers
Sawtooth Cut up
Copper Shingle
Shakes Gravel
Sheet Steel Slate
Corrugated Iron
Flat Galv. Iron
Corr. Aluminum
Composition
Compo Shingle
Asbestos Shingles
Transite
Tile Trim
Tile
¼ ⅜ ½ ¾ Full
Wood Steel Truss
Span ft.

HEATING
Fireplace Single Dbl.
Insulation
Gas Furnace
No. Pipes Units
Gas Radiators
Elec. Heaters
Blower Furnace
Floor Furnace
Wall Heaters
Ventilating Sys.
Washed Air
Refrig. Air H.P.

PLUMBING
No. of Fixtures
Cheap Good
Medium Special

Bath			
Tile Floor			
Tile-Trim			
Tile Walls			
Height			
Shower			
Over Tub			
Stall			
Tile Walls			
Glass D'r.			
Tile Pull'n			

LIGHTING
Cheap Good
Medium Special

EXT. FEATURES
Steel Sash All Part
Cop. Spouts Screens
Galv. " "
Trim-Tile, Plaster
" Stone, Wood, Brk.
Cornice Boxed

INSIDE FINISH
Plaster Sand, Putty
Interior Stucco
Knotty Pine Ply-Bd.
Gypsum Celotex
Plaster-Board
Walls Panelled
Paint Paper
Unfinished
Woodwork, Plain Orn

BUILT-INS
Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets
Venetian Blinds

BUILT
1946

CLASSIFICATION
Cheap
M'dium
Good ✓
Spec'l
Depr. Rate

Check Sanitas	B	1	2	3
( ) Living Room				
( ) Living-Dining Combination				
( ) Bedrooms				
( ) Dressing Rm.				
( ) Bathroom				
( ) " No Tub				
Tile ( ) ( ) Kitchen				
( ) Bfst. R. or N.				
Plank ( ) Hdwd. Floors				
Hdwd. Doors Hdwd. Finish				

P. C. by	Date	%	P.C. Val.

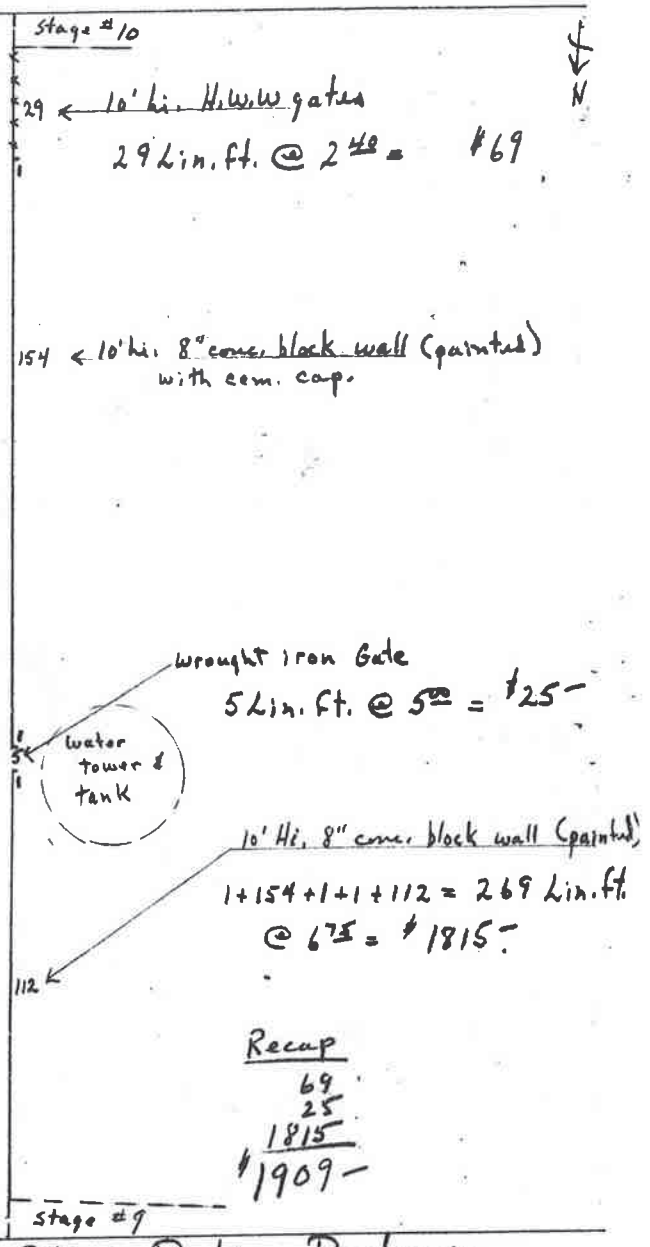
BUILDING VALUE

Year	1949			
No. Sq. Feet				
@ $				
Build. Value				
Bas't. Value				
Garage Value				
Office Value				
Other Value				
	Fence 1909			
Total Value	1909			

Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value	Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value
1949			1909	950					
57		1.07		1020					

LOCATION IF CUT
BY
DATE

E. ON M. B. ON
BY
DATE



OWNER'S NAME R.K.O. Radio Pictures

C. F. CHECKED	PERMIT NO.	DATE	AMOUNT
COMPT. CHECKED C	6457	7-1-46	1250
E. ON			Wall
M. B.			
DATE 2/4/49			
COMPARED			

rm 6—R.W.H. (30) 42 06

BUILDING DESCRIPTION BLANK Index Book Page

reet No. 9300-36 6600 Washington Blvd 22

ot PARCEL 1 of 2 25-30

t No. 4 and 5 Block No.

amined by Beaton Date 9-4-31 192

CLASS	EXTERIOR	HEATING	TRIM
agle	1 Story	Fireplace	Tile
uble	1½ "	False Mantel	Cobblestone
verick	2 "	Gas Furnace	Brick
lifornia	3 "	Wood "	Stone
ngalow	Stucco	Coal "	Plain
sidence	Shakes, Rustic	No. openings	Plaster
ttage	Siding, B & B	Steam	Wood
velling	Brick	Gas Radiators	Ornamental
at	Brick Veneer		
artment	Corrugated Iron	PLUMBING	INSIDE FINISH
ctory	Frame, Steel		
urch	Frame, Wood	Number of Fixtures	Plaster
hool	Adobe		Plaster-Board
ore	Plaster on Adobe		Jazz
rage	Plaster on Tile		Tiffany
rn			Canvas or Sanitas
ed	ROOF		Paper
ultry House			Unfinished
	Shed	Cheap	Woodwork, Plain
OUNDATION	Flat	Medium	" Ornamental
	Hip	Good	
one	Gables	Special	BUILT-IN FEATURES
ncrete	Dormers	Bath { Tile Walls	
ick	Cut-up	Tile Floor	Refrigerator
ood	Shingle		Buffet
	Gravel	LIGHTING	Patent Beds
BASEMENT	Tile		Bookcases
	Tile-Trim	Gas	
feet x	Corrugated Iron	Electricity	BUILT
feet x	Composition		1928
feet deep	Slate	Cheap	
cu. ft.		Medium	CONSTRUCTION
		Good	
		Special	Cheap
			Medium
			Good
			Special

	Bsmt	1	2	3	4
ving Room					
edrooms					
athroom					
hower					
itchen					
ast. R. or Nook					
dwd. Floors					
dwd. Finish					

BUILDING VALUES	CHANGES ONLY
No. of Cubic Ft.	
No. of Square Ft.	
At $	
Building Value	
Basement Value	
Heating Value	
Garage Value	
Outbuildings Value	
Total Value	6000
Physical Depreciation	2%
Depreciation Utility	
Depreciated Value	5880
Assessed	

o. of ermit 767 Date 1-28-29

stimated ost of Bldg. 20 100 Sprinkler

o. of ermit 769 Date 1-4-29

stimated ost of Bldg. $600 Tank

wner's ame Cecil B. DeMille

. F. Checked 473 2840

ompt. Checked 1.10

on M. B. 3120

ed Date % P. C. Value

100,000 Gal Circular Tank & Tower @ 6¢ = $6,000

Water Piping for in Pershing 26000

Contract is for $23,000

Partly complete as to Mch 1st

60000
9%
54000
5400.0
5880

Probably automatic Sprinkler not yet next year Beaton 10-30-28

Beaton 2-17-28

Sprinkler not yet 1-30-29 Beaton

Req P.C. for Sprinklers

Sprinkler not in yet Beaton 12-14-29

See 1931 slips for Sprinklers

See new slips for Sprinklers

504 1-4-47 $2000 Reinf tank

2-48 150M FORM 6 PARCEL 42

Building Description Blank

LOS ANGELES COUNTY ASSESSOR'S OFFICE

Index Book 4206 Page 22

ST. NO. 9336 W. Washington Blvd.

TRACT 2530

LOT NO. 4-5-6 BLOCK NO.

EXAMINED BY Rosemont DATE 1-12- 1949 Copied

CLASS
Bungalow
Single
Double
Residence
California
Dwelling
Cottage Fence
Factory
Warehouse
Church
School
Garage
Barn Stable
Shed
Poultry House
Store
Auto Court
Bungalow Court
Flat Studio
Apartment
No. Units
Area per:
Unit
Room
Plb. Fixt.

FOUNDATION
Concrete Brick
Hillside Stone
Cross Walls Wood
Steel Joists Piers

BASEMENT
feet x
feet x
feet deep
@ sq. ft.

EXTERIOR
1 1½ 2 3 Story
Stucco Rustic
Shakes, B & B
Siding Shingle
Sheet Steel T & G
Wide Siding
Knotty Pine
Vertical Siding
Plaster on Tile
Asbestos Siding
Brick Veneer
Corrugated Iron
Flat Galv. Iron
Corr. Aluminum
Transite
Frame: Wood Steel

ROOF
Flat ¼ ½ ⅝ ¾
Hip Shed Monitor
Gables Dormers
Sawtooth Cut up
Copper Shingle
Shakes Gravel
Sheet Steel Slate
Corrugated Iron
Flat Galv. Iron
Corr. Aluminum
Composition
Compo Shingle
Asbestos Shingles
Transite
Tile Trim
Tile
¼ ⅜ ½ ¾ Full
Wood Steel Truss
Span ft.

HEATING
Fireplace Single Dbl.
Insulation
Gas Furnace
No. Pipes Units
Gas Radiators
Elec. Heaters
Blower Furnace
Floor Furnace
Wall Heaters
Ventilating Sys.
Washed Air
Refrig. Air H.P.

PLUMBING
No. of Fixtures
Cheap Good
Medium Special

Bath			
Tile Floor			
Tile-Trim			
Tile Walls			
Height			
Shower			
Over Tub			
Stall			
Tile Walls			
Glass D'r.			
Tile Pull'n			

LIGHTING
Cheap Good
Medium Special

EXT. FEATURES
Steel Sash All Part
Cop. Spouts Screens
Galv. " "
Trim-Tile, Plaster
" Stone, Wood, Brk.
Cornice Boxed

INSIDE FINISH
Plaster Sand, Putty
Interior Stucco
Knotty Pine Ply-Bd.
Gypsum Celotex
Plaster-Board
Walls Panelled
Paint Paper
Unfinished
Woodwork, Plain Orn

BUILT-INS
Refrigerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets
Venetian Blinds

BUILT
About 1920

CLASSIFICATION
Cheap M'dium Good Spec'l
Depr. Rate 3

Check Sanitas	B	1	2	3
( ) Living Room				
( ) Living-Dining Combination				
( ) Bedrooms				
( ) Dressing Rm.				
( ) Bathroom				
( ) " No Tub				
Tile ( ) ( ) Kitchen				
( ) Bfst. R. or N.				
Plank ( ) Hdwd. Floors				
Hdwd. Doors Hdwd. Finish				

P. C. by	Date	%	P.C. Val.

BUILDING VALUE

Year	1949			
No. Sq. Feet	over			
@ $				
Build. Value				
Bas't. Value				
Garage Value				
Office Value				
Other Value				
Fence	2098			
Total Value	2098			

Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value
949	439		921	460
57		1.10		510

Year	Depr.	Spec. Depr.	Depr. Value	Assessed Value

LOCATION IF CUT
BY
DATE

E. ON M. B. ON
BY
DATE

FENCE

Brick 2' hi.
387 Lin. ft. @ 2.70 = 1044-

Board 10' hi.
324 Lin. ft. @ 85¢ = 275-

6' L. W. W.
250 Lin. ft. @ .60 ¢ = 150-

10' L. W W
440 Lin. ft. @ .90 ¢ = 396-

Laticed wood 8'
100 Lin. ft. @ 1.00 = 100-

6' H. W. W.
127 Lin. ft. @ 1.05 = 133-
$2098-

See old slip for detail.

OWNER'S NAME R. K. O Pathe

C. F. CHECKED		PERMIT NO.	DATE	AMOUNT
COMPT. CHECKED				
E. ON				
M. B.				
DATE	2/4/49			
COMPARED				

Appendix H – Records Search

California Historical Resource Status Codes

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

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

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

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

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

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

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

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

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

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

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

5 Properties Recognized as Historically Significant by Local Government

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

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

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

6 Not Eligible for Listing or Designation as specified

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

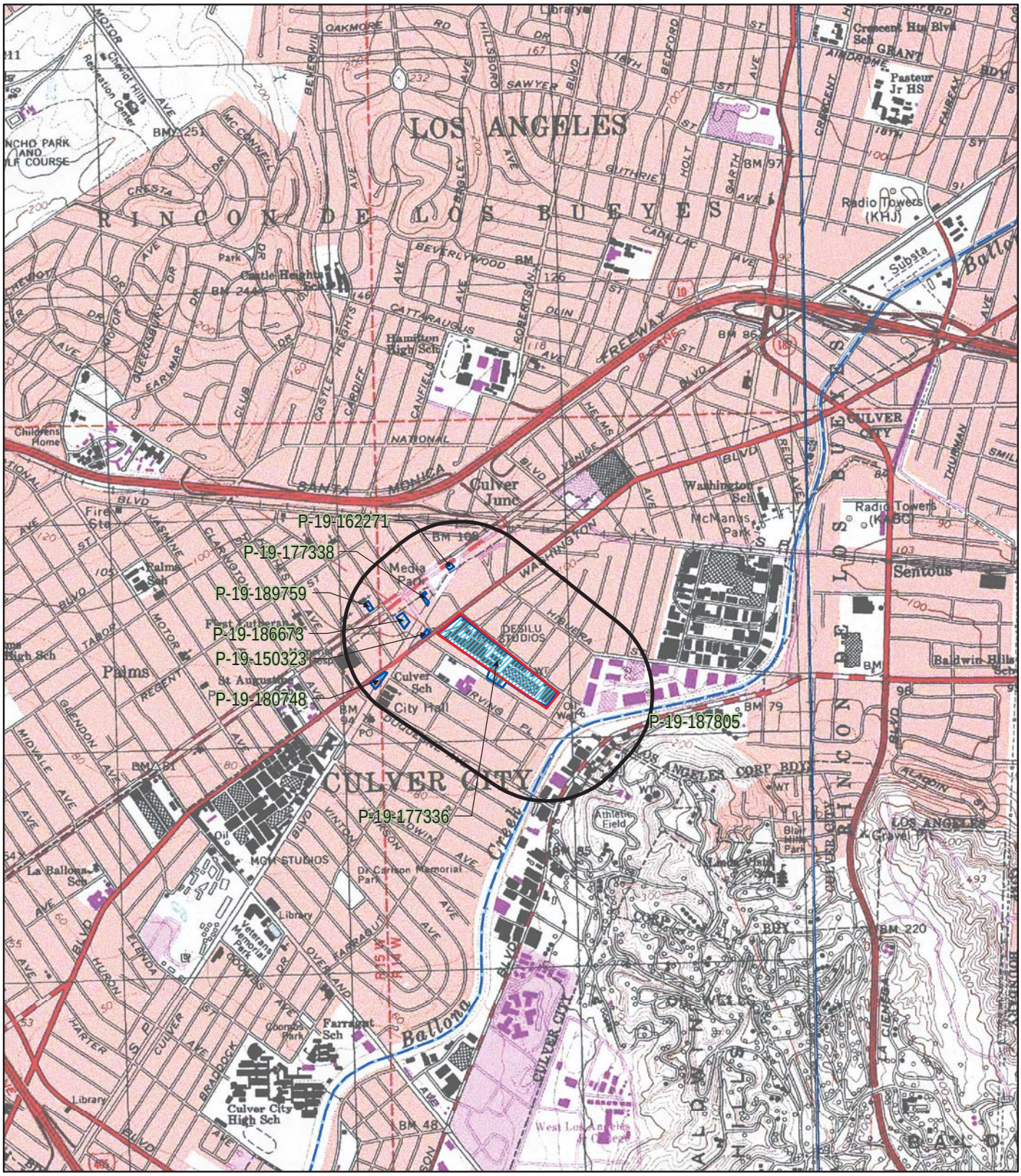
7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation

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

PROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
							HIST.RES.	DOE-19-00-0293-0000	03/02/00	6Y	
							PROJ.REVW.	FHWA000207C	03/02/00	6Y	
126180		4906 BERRYMAN AVE		CULVER CITY	P	1948	HIST.RES.	DOE-19-02-0112-0000	03/25/02	6Y	
							PROJ.REVW.	FHWA990922X	03/25/02	6Y	
							HIST.RES.	DOE-19-00-0294-0000	03/02/00	6Y	
							PROJ.REVW.	FHWA000207C	03/02/00	6Y	
126181		4941 BERRYMAN AVE		CULVER CITY	P	1949	HIST.RES.	DOE-19-02-0113-0000	03/25/02	6Y	
							PROJ.REVW.	FHWA990922X	03/25/02	6Y	
							HIST.RES.	DOE-19-00-0295-0000	03/02/00	6Y	
							PROJ.REVW.	FHWA000207C	03/02/00	6Y	
126182		5011 BERRYMAN AVE		CULVER CITY	P	1950	HIST.RES.	DOE-19-02-0116-0000	03/25/02	6Y	
							PROJ.REVW.	FHWA990922X	03/25/02	6Y	
							HIST.RES.	DOE-19-00-0296-0000	03/02/00	6Y	
							PROJ.REVW.	FHWA000207C	03/02/00	6Y	
126098		5136 BERRYMAN AVE		CULVER CITY	P	1951	HIST.RES.	DOE-19-02-0042-0000	03/25/02	6Y	
							PROJ.REVW.	FHWA990922X	03/25/02	6Y	
							HIST.RES.	DOE-19-00-0225-0000	03/02/00	6Y	
							PROJ.REVW.	FHWA000207C	03/02/00	6Y	
126097		5140 BERRYMAN AVE		CULVER CITY	P	1951	HIST.RES.	DOE-19-02-0041-0000	03/25/02	6Y	
							PROJ.REVW.	FHWA990922X	03/25/02	6Y	
							HIST.RES.	DOE-19-00-0224-0000	03/02/00	6Y	
							PROJ.REVW.	FHWA000207C	03/02/00	6Y	
126096		5144 BERRYMAN AVE		CULVER CITY	P	1951	HIST.RES.	DOE-19-02-0040-0000	03/25/02	6Y	
							PROJ.REVW.	FHWA990922X	03/25/02	6Y	
							HIST.RES.	DOE-19-00-0223-0000	03/02/00	6Y	
							PROJ.REVW.	FHWA000207C	03/02/00	6Y	
126095		5152 BERRYMAN AVE		CULVER CITY	P	1951	HIST.RES.	DOE-19-02-0039-0000	03/25/02	6Y	
							PROJ.REVW.	FHWA990922X	03/25/02	6Y	
							HIST.RES.	DOE-19-00-0222-0000	03/02/00	6Y	
							PROJ.REVW.	FHWA000207C	03/02/00	6Y	
126171		11323 BRADDOCK DR		CULVER CITY	P	1947	HIST.RES.	DOE-19-02-0103-0000	03/25/02	6Y	
							PROJ.REVW.	FHWA990922X	03/25/02	6Y	
							HIST.RES.	DOE-19-00-0285-0000	03/02/00	6Y	
							PROJ.REVW.	FHWA000207C	03/02/00	6Y	
126174		11329 BRADDOCK DR		CULVER CITY	P	1947	HIST.RES.	DOE-19-02-0106-0000	03/25/02	6Y	
							PROJ.REVW.	FHWA990922X	03/25/02	6Y	
							HIST.RES.	DOE-19-00-0288-0000	03/02/00	6Y	
							PROJ.REVW.	FHWA000207C	03/02/00	6Y	
028014	19-177338	9355 CULVER BLVD	CITIZEN PUBLISHING COMPANY BUILDIN	CULVER CITY	P	1929	HIST.RES.	NPS-87000082-0000	02/12/87	1S	
							HIST.SURV.	0230-0003-0000	02/12/87	1S	
							HIST.RES.	SPHI-LAN-038	09/02/86	7L	
073799		9400 CULVER BLVD	CULVER HOTEL/HUNT HOTEL	CULVER CITY	P	1924	HIST.RES.	NPS-97000296-0000	04/14/97	1S	BC
							NAT.REG.	19-0243	04/14/97	1S	BC
							TAX.CERT.	537.9-19-0173	01/28/88	2S3	
155290		9942 CULVER BLVD	GATEWAY STATION POST OFFICE	CULVER CITY	P	1939	PROJ.REVW.	USPS010215A	04/06/01	2S2	AC
126126		11256 CULVER BLVD		CULVER CITY	P		HIST.RES.	DOE-19-02-0066-0000	03/25/02	6Y	
							PROJ.REVW.	FHWA990922X	03/25/02	6Y	
							HIST.RES.	DOE-19-00-0249-0000	03/02/00	6Y	
							PROJ.REVW.	FHWA000207C	03/02/00	6Y	
126127		11258 CULVER BLVD		CULVER CITY	P		HIST.RES.	DOE-19-02-0067-0000	03/25/02	6Y	
							PROJ.REVW.	FHWA990922X	03/25/02	6Y	
							HIST.RES.	DOE-19-00-0250-0000	03/02/00	6Y	
							PROJ.REVW.	FHWA000207C	03/02/00	6Y	
126167		11277 CULVER BLVD		CULVER CITY	P	1950	HIST.RES.	DOE-19-02-0099-0000	03/25/02	6Y	
							PROJ.REVW.	FHWA990922X	03/25/02	6Y	
							HIST.RES.	DOE-19-00-0281-0000	03/02/00	6Y	

PROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
126130		4216 TULLER AVE		CULVER CITY	P	1946	HIST.RES.	DOE-19-02-0070-0000	03/25/02	6Y	
							PROJ.REVW.	FHWA990922X	03/25/02	6Y	
							HIST.RES.	DOE-19-00-0253-0000	03/02/00	6Y	
							PROJ.REVW.	FHWA000207C	03/02/00	6Y	
126128		4221 TULLER AVE		CULVER CITY	P	1947	HIST.RES.	DOE-19-02-0068-0000	03/25/02	6Y	
							PROJ.REVW.	FHWA990922X	03/25/02	6Y	
							HIST.RES.	DOE-19-00-0251-0000	03/02/00	6Y	
							PROJ.REVW.	FHWA000207C	03/02/00	6Y	
126108		11343 UTOPIA AVE		CULVER CITY	P	1950	HIST.RES.	DOE-19-02-0051-0000	03/25/02	6Y	
							PROJ.REVW.	FHWA990922X	03/25/02	6Y	
							HIST.RES.	DOE-19-00-0234-0000	03/02/00	6Y	
							PROJ.REVW.	FHWA000207C	03/02/00	6Y	
126105		11348 UTOPIA AVE		CULVER CITY	P	1951	HIST.RES.	DOE-19-02-0049-0000	03/25/02	6Y	
							PROJ.REVW.	FHWA990922X	03/25/02	6Y	
							HIST.RES.	DOE-19-00-0232-0000	03/02/00	6Y	
							PROJ.REVW.	FHWA000207C	03/02/00	6Y	
126106		11349 UTOPIA AVE		CULVER CITY	P	1951	HIST.RES.	DOE-19-02-0050-0000	03/25/02	6Y	
							PROJ.REVW.	FHWA990922X	03/25/02	6Y	
							HIST.RES.	DOE-19-00-0233-0000	03/02/00	6Y	
							PROJ.REVW.	FHWA000207C	03/02/00	6Y	
168088		12841 W WASHINGTON BLVD		CULVER CITY	P	1953	PROJ.REVW.	HUD071004B	10/10/07	6Y	
097877		5879 WASHINGTON BLVD	METROPOLITAN COMMUNITY CHURCH	CULVER CITY	P	1930	HIST.RES.	DOE-19-94-0453-0000	06/19/94	6Y	
							PROJ.REVW.	HRG940202Z	06/19/94	6Y	
028012	19-177336	9336 WASHINGTON BLVD	THOMAS INCE / SELZNICK / DEMILLE S	CULVER CITY	P	1918	HIST.SURV.	0230-0001-0000		3S	
073357		9720 WASHINGTON BLVD	WASHINGTON BLDG / FLATIRON BLDG	CULVER CITY	P	1926	HIST.RES.	NPS-91000635-0000	05/28/91	1S	BC
							NAT.REG.	19-0044	05/28/91	1S	BC
							HIST.SURV.	0230-0006-0000	05/28/91	1S	BC
097878		9820 WASHINGTON BLVD	CULVER THEATER	CULVER CITY	M	1945	HIST.RES.	DOE-19-94-0292-0000	04/10/94	5S2	
							PROJ.REVW.	HRG940202Z	04/10/94	5S2	
028013	19-177337	10202 WASHINGTON BLVD	TRIANGLE NEW YORK MOTION PICTURE S	CULVER CITY	P	1915	HIST.SURV.	0230-0002-0000		3S	
126133		11218 WASHINGTON BLVD		CULVER CITY	P	1947	HIST.RES.	DOE-19-02-0073-0000	03/25/02	6Y	
							PROJ.REVW.	FHWA990922X	03/25/02	6Y	
							HIST.RES.	DOE-19-00-0256-0000	03/02/00	6Y	
							PROJ.REVW.	FHWA000207C	03/02/00	6Y	
126109		11338 YOUNGWORTH ST		CULVER CITY	P	1951	HIST.RES.	DOE-19-02-0052-0000	03/25/02	6Y	
							PROJ.REVW.	FHWA990922X	03/25/02	6Y	
							HIST.RES.	DOE-19-00-0235-0000	03/02/00	6Y	
							PROJ.REVW.	FHWA000207C	03/02/00	6Y	
166238		7532 2ND ST		DOWNEY	P	1940	PROJ.REVW.	HUD070326B	03/27/07	6Y	
077602		7965 2ND ST		DOWNEY	U	1937	PROJ.REVW.	HUD920803E	09/08/92	6Y	
028020	19-177344	3RD ST	THIRTEEN MILE POST	DOWNEY	P	1906	HIST.SURV.	0241-0004-0000		7N	
076300		7520 3RD ST		DOWNEY	U	1938	PROJ.REVW.	HUD920324A	04/21/92	6Y	
185579		7545 3RD ST		DOWNEY	P	1941	PROJ.REVW.	HUD100505B	05/13/10	6Y	
129497		8553 5TH ST		DOWNEY	P	1930	HIST.RES.	DOE-19-02-0017-0000	01/31/02	6Y	
							PROJ.REVW.	HUD020128D	01/31/02	6Y	
177489		7973 6TH ST		DOWNEY	P	1936	PROJ.REVW.	HUD091224A	01/21/10	6Y	
162647		8539 6TH ST		DOWNEY	P	1926	PROJ.REVW.	HUD060728F	08/01/06	6Y	
172751		8721 6TH ST		DOWNEY	P	1948	PROJ.REVW.	HUD080811B	08/20/08	6Y	
172553		8449 7TH ST		DOWNEY	P	1957	PROJ.REVW.	HUD080714A	08/06/08	6Y	
164066		8702 7TH ST		DOWNEY	P	1953	PROJ.REVW.	HUD061127F	11/28/06	6Y	
173469		11723 ADENMOOR AVE		DOWNEY	P	1949	PROJ.REVW.	HUD080924C	10/14/08	6Y	
170009		8140 ADOREE ST		DOWNEY	P	1952	PROJ.REVW.	HUD071212T	12/28/07	6Y	
177523		8149 ADOREE ST		DOWNEY	P	1947	PROJ.REVW.	HUD091221B	01/20/10	6Y	
182520		8240 ADOREE ST		DOWNEY	P	1949	PROJ.REVW.	HUD110512R	05/16/11	6Y	
175205		8438 ADOREE ST		DOWNEY	P	1950	PROJ.REVW.	HUD090401H	04/14/09	6Y	

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

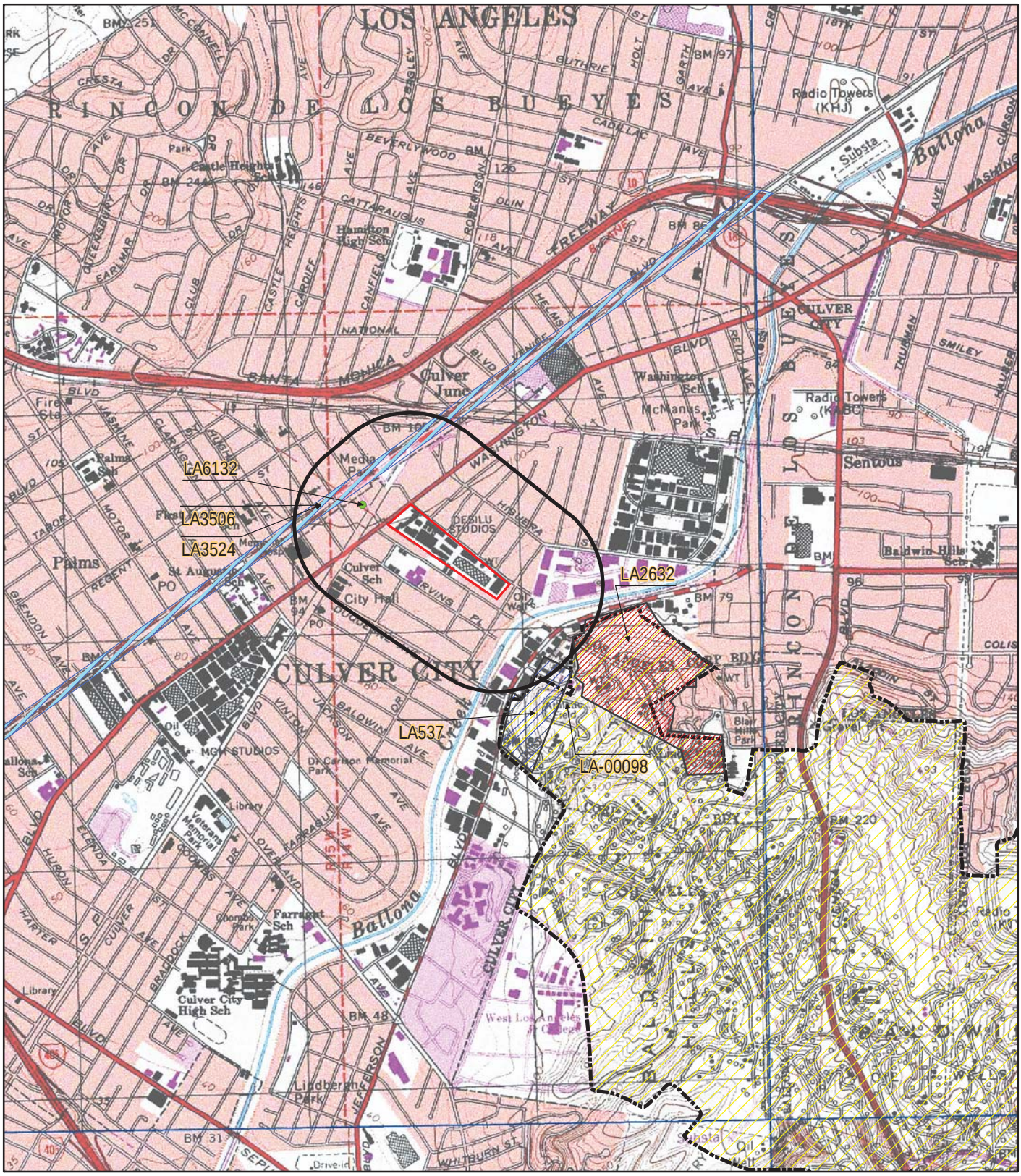


South Central Coastal Information Center

Resources, 1/4-mile APE:
19-150323, 19-162271, 19-177336, 19-177338, 19-180748, 19-186673, 19-187805, 19-189759

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

May contain confidential information, NOT for public distribution



Miles
0 0.15 0.3 0.6

Kilometers
0 0.15 0.3 0.6

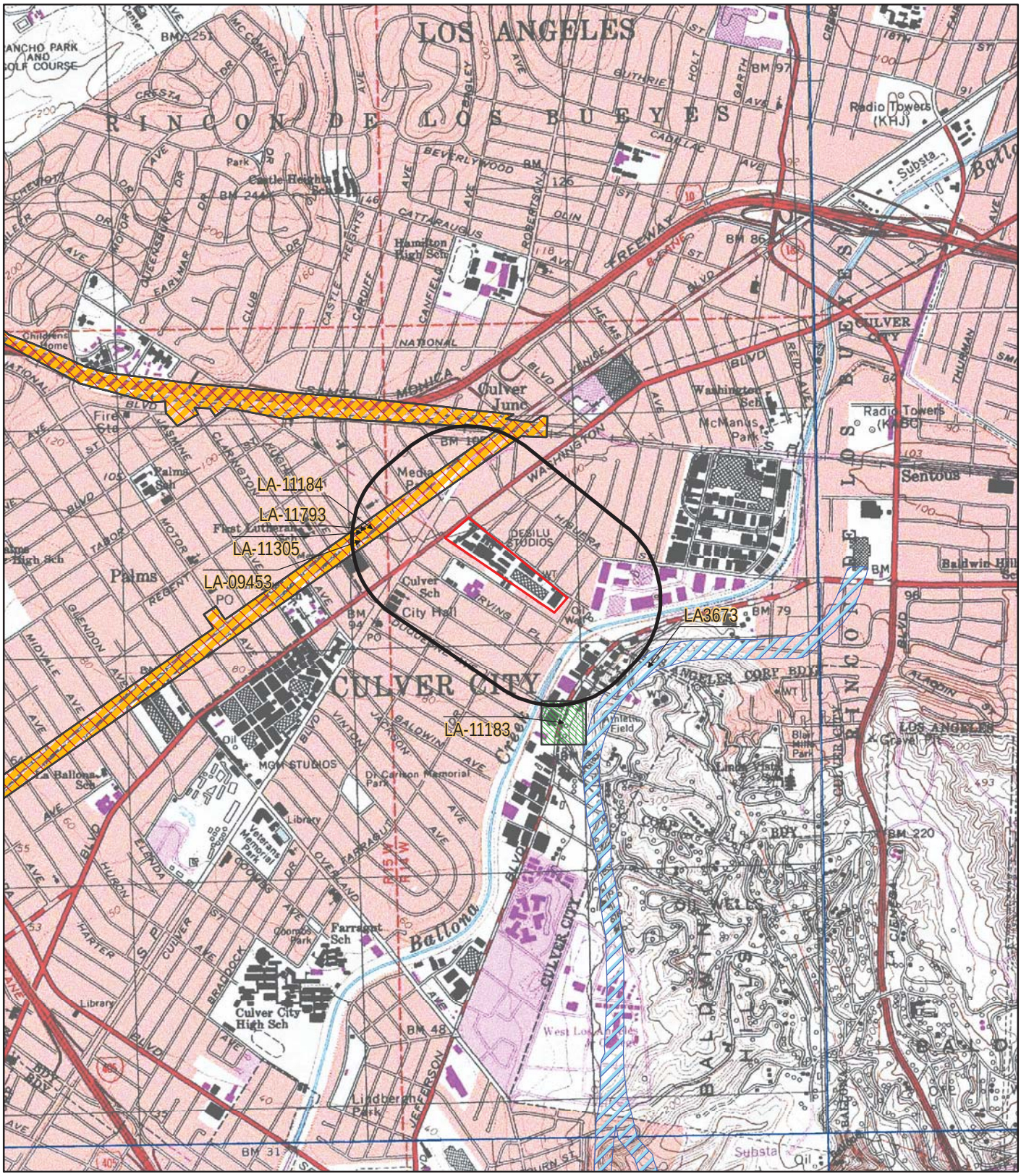
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W E
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South Central Coastal Information Center

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

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

May contain confidential information, NOT for public distribution



South Central Coastal Information Center

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

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

May contain confidential information, NOT for public distribution

South Central Coastal Information Center
California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542
sccic@fullerton.edu
California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

12/23/2014 Records Search File No.: 14647.795

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

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

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

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

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

Resource Database Printout (list):	☒ enclosed	☐ not requested	☐ nothing listed
Resource Database Printout (details):	☒ enclosed	☐ not requested	☐ nothing listed
Resource Digital Database (spreadsheet):	☐ enclosed	☒ not requested	☐ nothing listed
Report Database Printout (list):	☒ enclosed	☐ not requested	☐ nothing listed
Report Database Printout (details):	☒ enclosed	☐ not requested	☐ nothing listed
Report Digital Database (spreadsheet):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Record Copies:	☒ enclosed	☐ not requested	☐ nothing listed
Report Copies:	☒ enclosed	☐ not requested	☐ nothing listed
OHP Historic Properties Directory:	☒ enclosed	☐ not requested	☐ nothing listed

Archaeological Determinations of Eligibility:	☐ enclosed ☒ not requested ☐ nothing listed
Los Angeles Historic-Cultural Monuments	☐ enclosed ☐ not requested ☒ nothing listed
Historical Maps:	☒ enclosed ☐ not requested ☐ nothing listed
Ethnographic Information:	☒ not available at SCCIC
Historical Literature:	☒ not available at SCCIC
GLO and/or Rancho Plat Maps:	☒ not available at SCCIC
Caltrans Bridge Survey:	☒ not available at SCCIC; please go to http://www.dot.ca.gov/hq/structur/strmaint/historic.htm
Shipwreck Inventory:	☒ not available at SCCIC; please go to http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp
Soil Survey Maps: (see below)	☒ not available at SCCIC; please go to http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

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

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

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

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

Thank you for using the California Historical Resources Information System,

Lindsey Noyes
Lead Staff Researcher

Enclosures:

(X) Custom Maps – 3 pdf pages

(X) Resource Database Printout (list) – 1 pdf page

(X) Resource Database Printout (details) – 8 pdf pages

(X) Report Database Printout (list) – 2 pdf pages

(X) Report Database Printout (details) – 13 pdf pages

(X) Resource Record Copies (all) – 169 pdf pages

(X) Report Copies (all) – 548 pdf + 75 hardcopy pages

(X) OHP Historic Properties Directory – 3 pdf pages

(X) National Register Status Codes – 1 pdf page

(X) Historical Maps – 4 pdf pages

(X) Invoice #14647.795

Report Detail: LA-00098

The Culver Studios

Identifiers

Report No.: LA-00098
Other IDs:
Cross-refs:

Citation information

Author(s): Clewlow, William C. Jr.
Year: 1975
Title: Evaluation of the Archaeological Resources and Potential Impact of the Development of Baldwin Hills County Regional Park
Affliliation: University of California, Los Angeles Archaeological Survey
No. pages: 25
No. maps:
Attributes: Archaeological, Field study
Inventory size: 900 ac
Disclosure:
Collections:

General notes

Associated resources

No. resources: 0
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): HOLLYWOOD, INGLEWOOD
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	5/5/2008	jay
Last modified:	8/6/2014	agarcia

IC actions:	*Date*	*User*	*Action taken*
	5/6/2008	jay	Appended records from old Surveys database.

Record status:

Report Detail: LA-00537

The Culver Studios

Identifiers

Report No.: LA-00537
Other IDs:
Cross-refs:

Citation information

Author(s): Whitley, David S.
Year: 1979
Title: Cultural Resources Assessment of the Proposed Culver City Park
Affliliation: Ancient Enterprises, Inc.
No. pages: 8
No. maps:
Attributes: Archaeological, Field study
Inventory size:
Disclosure:
Collections:

General notes

Associated resources

No. resources: 0
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): BEVERLY HILLS
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	5/5/2008	jay
Last modified:	8/6/2014	agarcia

IC actions:	*Date*	*User*	*Action taken*
	5/6/2008	jay	Appended records from old Surveys database.

Record status:

Report Detail: LA-02632

The Culver Studios

Identifiers

Report No.: LA-02632
Other IDs:
Cross-refs:

Citation information

Author(s): Demcak, Carol R.
Year: 1992
Title: Cultural Resources Assessment of the 67-acre Vista Pacifica Project Area, Cities of Culver City and Los Angeles (Beverly Hills Quad), Los Angeles County, California
Affliliation: ARMC
No. pages: 10
No. maps:
Attributes: Archaeological, Field study
Inventory size:
Disclosure:
Collections:

General notes

Associated resources

No. resources: 0
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): BEVERLY HILLS
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	5/5/2008	jay
Last modified:	8/6/2014	agarcia

IC actions:	*Date*	*User*	*Action taken*
	5/6/2008	jay	Appended records from old Surveys database.

Record status:

Report Detail: LA-03506

The Culver Studios

Identifiers

Report No.: LA-03506
Other IDs:
Cross-refs:

Citation information

Author(s): Sweet, R. K.
Year: 1963
Title: Ucas-1963-x2 Venice Boulevard, Route 163, Los Angeles County
Affliliation: UCAS
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size: 3 li mi
Disclosure:
Collections:

General notes

Associated resources

No. resources: 0
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): BEVERLY HILLS, VENICE
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	5/5/2008	jay
Last modified:		

IC actions:	*Date*	*User*	*Action taken*
	5/6/2008	jay	Appended records from old Surveys database.

Record status:

Report Detail: LA-03524

The Culver Studios

Identifiers

Report No.: LA-03524
Other IDs:
Cross-refs:

Citation information

Author(s): Chartkoff, Joe and Kerry Chartkoff
Year: 1965
Title: Ucas-073 Venice Boulevard 7-la-187, Los Angeles County
Affliliation: UCAS
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size: 2.74 li mi
Disclosure:
Collections:

General notes

Associated resources

No. resources: 0
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): BEVERLY HILLS, HOLLYWOOD
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	5/5/2008	jay
Last modified:		

IC actions:	*Date*	*User*	*Action taken*
	5/6/2008	jay	Appended records from old Surveys database.

Record status:

Report Detail: LA-03673

The Culver Studios

Identifiers

Report No.: LA-03673
Other IDs:
Cross-refs:

Citation information

Author(s): Anonymous
Year: 1987
Title: Historic Property Survey Report North Outfall Relief Sewer (nors)
Affliliation: Myra L. Frank & Associates
No. pages: 45
No. maps:
Attributes: Archaeological, Field study, Other research
Inventory size: Unknown
Disclosure:
Collections:

General notes

Associated resources

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

No. resources: 7
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): BEVERLY HILLS, HOLLYWOOD, INGLEWOOD, VENICE
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	5/5/2008	jay
Last modified:	7/20/2009	mgalaz

IC actions:	*Date*	*User*	*Action taken*
	5/6/2008	jay	Appended records from old Surveys database.
	7/20/2009	mgalaz	addes sites to list.

Record status:

Report Detail: LA-06132

The Culver Studios

Identifiers

Report No.: LA-06132
Other IDs:
Cross-refs:

Citation information

Author(s): Duke, Curt
Year: 2001
Title: Cultural Resource Assessment Cingular Wireless Facility No. Sm 133-09 Los Angeles County, California
Affliliation: LSA Associates, Inc.
No. pages:
No. maps:
Attributes: Archaeological, Field study
Inventory size: .25 ac
Disclosure:
Collections:

General notes

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

Associated resources

No. resources: 0
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): BEVERLY HILLS
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	5/5/2008	jay
Last modified:		

IC actions:	*Date*	*User*	*Action taken*
	5/6/2008	jay	Appended records from old Surveys database.

Record status:

Report Detail: LA-09453

The Culver Studios

Identifiers

Report No.: LA-09453
Other IDs:
Cross-refs:

Citation information

Author(s): Ehringer, Candice and Strauss, Monica
Year: 2009
Title: Exposition Corridor Transit Project Phase 2 Archaeological Survey Report
Affliliation: EDAW, Inc.
No. pages: 100
No. maps:
Attributes: Archaeological, Field study
Inventory size:
Disclosure: Not for publication
Collections: Unknown

General notes

Associated resources

Primary No.	*Trinomial*	*Name*
P-19-003803	CA-LAN-003803H	Santa Monica Air Line Segment

No. resources: 1
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): BEVERLY HILLS
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	9/16/2008	tshackford
Last modified:	12/6/2011	mgalaz

IC actions:
Record status:

Report Detail: LA-11183

The Culver Studios

Identifiers

Report No.: LA-11183
Other IDs:
Cross-refs:

Citation information

Author(s): Boxt, Matthew A.
Year: 2006
Title: A Phase I Archaeological Study for the Culver City Park Skate Park Project, Culver City, California
Affliliation: Patricia A. Mooney
No. pages: 20
No. maps:
Attributes: Archaeological, Field study
Inventory size:
Disclosure: Not for publication
Collections: Yes

General notes

Associated resources

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

No. resources: 7
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): BEVERLY HILLS

Address:	*Address*	*City*	*Assessor's parcel no.*	*Zip code*
		Culver City		

PLSS:

Database record metadata

	Date	*User*
Entered:	11/8/2011	agarcia
Last modified:	8/7/2014	agarcia

IC actions:
Record status:

Report Detail: LA-11184

The Culver Studios

Identifiers

Report No.: LA-11184
Other IDs:
Cross-refs:

Citation information

Author(s): Born, Monica
Year: 2008
Title: Exposition Corridor Project Phase 2 (FTA 070320A), Request for Concurrence--Detailed Reconnaissance Survey
Affliliation: Exposition Metro Line Construction Authority
No. pages: 75
No. maps:
Attributes: Excavation
Inventory size:
Disclosure:
Collections:

General notes

Associated resources

No. resources: 0
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): BEVERLY HILLS
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	11/3/2011	lnoyes
Last modified:	11/3/2011	lnoyes

IC actions:
Record status:

Report Detail: LA-11305

The Culver Studios

Identifiers

Report No.: LA-11305
Other IDs:
Cross-refs:

Citation information

Author(s): Meiser, M.K.
Year: 2009
Title: Historical Resources Evaluation Report for the Exposition Corridor Transit Project Phase 2, Los Angeles County, California
Affliliation: EDAW, Inc.
No. pages: 283
No. maps:
Attributes: Architectural/historical, Evaluation
Inventory size:
Disclosure: Not for publication
Collections: No

General notes

Associated resources

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

No. resources: 25
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s):
Address:
PLSS:

Report Detail: LA-11305

The Culver Studios

Database record metadata

	Date	*User*
Entered:	12/9/2011	agarcia
Last modified:	8/7/2014	agarcia
IC actions:		
Record status:		

Report Detail: LA-11793

The Culver Studios

Identifiers

Report No.: LA-11793
Other IDs:
Cross-refs:

Citation information

Author(s): Meiser, M.K.
Year: 2009
Title: Addendum to the Historical Resources Evaluation Report and Archeological Survey Report for Project Changes and Design Options the Exposition Corridor Transit Project Phase 2, Los Angeles County, California
Affliliation: Exposition Metro Line Construction Authority
No. pages: 28
No. maps:
Attributes: Architectural/historical, Evaluation
Inventory size:
Disclosure:
Collections:

General notes

Associated resources

Primary No.	*Trinomial*	*Name*
P-19-190024		11150 Exposition Blvd
P-19-190025		11158 Exposition Blvd
P-19-190026		11170 Exposition Blvd
P-19-190027		3401 Exposition Blvd

No. resources: 4
Has informals:

Location information

County(ies): Los Angeles
USGS quad(s): BEVERLY HILLS
Address:
PLSS:

Database record metadata

	Date	*User*
Entered:	10/3/2012	lnoyes
Last modified:	10/3/2012	lnoyes

IC actions:
Record status:

Report List

The Culver Studios

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

Report List

The Culver Studios

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

Resource Detail: P-19-150323

The Culver Studios

Identifying information

Primary No.: P-19-150323
Trinomial:
Name: Culver Hotel
Other IDs:

Type	*Name*
OHP Property Numb	073799
Resource Name	Culver Hotel
Other	Hunt Hotel

Cross-refs:

Attributes

Resource type: Building
Age: Historic
Information base: Other
Attribute codes: HP05 (Hotel/motel)
Disclosure: Unrestricted
Collections: No
Accession no(s):
Facility:

General notes

Recording events

Date	*Recorder(s)*	*Affiliation*	*Notes*
1/2/1997			

Associated reports

Location information

County: Los Angeles
USGS quad(s): BEVERLY HILLS
Address:

Address	*City*	*Assessor's parcel no.*	*Zip code*
9400 Culver Blvd	Culver City		90232

PLSS:
UTMs:

Management status

Database record metadata

	Date	*User*
Entered:	5/1/2008	jay
Last modified:	5/31/2012	mgalaz

IC actions:

Date	*User*	*Action taken*
5/1/2008	jay	Appended records from Encodent database.

Record status:

Resource Detail: P-19-162271

The Culver Studios

Identifying information

Primary No.: P-19-162271
Trinomial:
Name: Los Angeles Pacific Co, Ivy Substation
Other IDs:

Type	*Name*
OHP Property Numb	021226
Resource Name	Los Angeles Pacific Co, Ivy Substation
Other	Pacific Electric RR Co Culver Substation
Voided	19-167271

Cross-refs: See also 19-167271

Attributes

Resource type: Building
Age: Historic
Information base: Other
Attribute codes: HP04 (Ancillary building); HP09 (Public utility building); HP10 (Theater)
Disclosure: Unrestricted
Collections: No
Accession no(s):
Facility:

General notes

Recording events

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

Associated reports

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

Location information

County: Los Angeles
USGS quad(s): BEVERLY HILLS
Address:

Address	*City*	*Assessor's parcel no.*	*Zip code*
9015 Venice Blvd	Los Angeles	4206-034-906	

PLSS:
UTMs:

Management status

Database record metadata

	Date	*User*
Entered:	9/16/2010	mgalaz
Last modified:	10/20/201	sstjames

IC actions:

Date	*User*	*Action taken*
9/16/2010	mgalaz	lnoyes-entered
12/6/2011	mgalaz	Updated.

Record status:

Resource Detail: P-19-177336

The Culver Studios

Identifying information

Primary No.: P-19-177336
Trinomial:
Name: Culver City Studio
Other IDs:

Type	*Name*
OHP Property Numb	028012
Resource Name	Culver City Studio
Other	Desilu Studios
Other	Thomas Ince Studio
Other	Selznick Studio
Other	DeMille Studio

Cross-refs:

Attributes

Resource type: Building
Age: Historic
Information base: Other
Attribute codes: HP06 (1-3 story commercial building)
Disclosure: Unrestricted
Collections:
Accession no(s):
Facility:

General notes

Recording events

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

Associated reports

Location information

County: Los Angeles
USGS quad(s): BEVERLY HILLS
Address:

Address	*City*	*Assessor's parcel no.*	*Zip code*
9336 Washington Blvd	Culver City		

PLSS:
UTMs:

Management status

Database record metadata

	Date	*User*
Entered:	9/3/2008	
Last modified:	7/10/2012	mgalaz

IC actions:

Date	*User*	*Action taken*
9/3/2008	jay	Appended data from Encodent database (standalone historics table; not in Sites-All)

Record status:

Resource Detail: P-19-177338

The Culver Studios

Identifying information

Primary No.: P-19-177338
Trinomial:
Name: Citizen Publishing Co Bldg
Other IDs:

Type	*Name*
OHP Property Numb	028014
Resource Name	Citizen Publishing Co Bldg

Cross-refs:

Attributes

Resource type: Building
Age: Historic
Information base: Other
Attribute codes: HP06 (1-3 story commercial building)
Disclosure: Unrestricted
Collections:
Accession no(s):
Facility:

General notes

Recording events

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

Associated reports

Location information

County: Los Angeles
USGS quad(s): BEVERLY HILLS
Address:

Address	*City*	*Assessor's parcel no.*	*Zip code*
9355 Culver Blvd	Culver City		

PLSS:
UTMs:

Management status

Database record metadata

	Date	*User*
Entered:	1/27/2011	mgalaz
Last modified:	10/9/2012	sstjames

IC actions:
Record status:

Resource Detail: P-19-180748

The Culver Studios

Identifying information

Primary No.: P-19-180748
Trinomial:
Name: Washington Bldg
Other IDs:

Type	*Name*
OHP Property Numb	073357
Resource Name	Washington Bldg
Other	Flatiron Bldg

Cross-refs:

Attributes

Resource type: Building
Age: Historic
Information base: Other
Attribute codes: HP06 (1-3 story commercial building)
Disclosure: Unrestricted
Collections: No
Accession no(s):
Facility:

General notes

Recording events

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

Associated reports

Location information

County: Los Angeles
USGS quad(s): BEVERLY HILLS
Address:

Address	*City*	*Assessor's parcel no.*	*Zip code*
9720 Washington Blvd	Culver City		

PLSS:
UTMs:

Management status

Database record metadata

	Date	*User*
Entered:	9/3/2008	
Last modified:	12/22/201	sstjames

IC actions:

Date	*User*	*Action taken*
9/3/2008	jay	Appended data from Encodent database (standalone historics table; not in Sites-All)

Record status:

Resource Detail: P-19-186673

The Culver Studios

Identifying information

Primary No.: P-19-186673
Trinomial:
Name: Pacific Bell Switch Bldg
Other IDs:

Type	*Name*
Resource Name	Pacific Bell Switch Bldg

Cross-refs:

Attributes

Resource type: Building
Age: Historic
Information base: Other
Attribute codes: HP09 (Public utility building)
Disclosure: Unrestricted
Collections:
Accession no(s):
Facility:

General notes

Recording events

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

Associated reports

Location information

County: Los Angeles
USGS quad(s): BEVERLY HILLS
Address:

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

PLSS:
UTMs:

Management status

Database record metadata

	Date	*User*	
Entered:	5/1/2008	jay	
Last modified:	7/25/2012	sstjames	
IC actions:	*Date*	*User*	*Action taken*
	5/1/2008	jay	Appended records from Encodent database.

Record status:

Resource Detail: P-19-187805

The Culver Studios

Identifying information

Primary No.: P-19-187805
Trinomial:
Name: Ballona Creek Flood Control Channel
Other IDs:

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

Cross-refs:

Attributes

Resource type: Structure
Age: Historic
Information base: Other
Attribute codes: HP20 (Canal/aqueduct)
Disclosure: Unrestricted
Collections:
Accession no(s):
Facility:

General notes

Recording events

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

Associated reports

Location information

County: Los Angeles
USGS quad(s): BEVERLY HILLS, HOLLYWOOD, VENICE
Address:
PLSS:
UTMs:

Management status

Database record metadata

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

Record status:

Resource Detail: P-19-189759

The Culver Studios

Identifying information

Primary No.: P-19-189759
Trinomial:
Name: Culver City Masonic Lodge #467
Other IDs:

Type	*Name*
Resource Name	Culver City Masonic Lodge #467

Cross-refs:

Attributes

Resource type: Building
Age: Historic
Information base: Other
Attribute codes: HP13 (Community center/social hall)
Disclosure: Unrestricted
Collections:
Accession no(s):
Facility:

General notes

Recording events

Date	*Recorder(s)*	*Affiliation*	*Notes*
6/5/2008	M. K. Meiser	EDAW, Inc	

Associated reports

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

Location information

County: Los Angeles
USGS quad(s): BEVERLY HILLS
Address:

Address	*City*	*Assessor's parcel no.*	*Zip code*
9635 Venice Blvd	Culver City		

PLSS:
UTMs:

Management status

Database record metadata

	Date	*User*
Entered:	12/6/2011	mgalaz
Last modified:	9/25/2012	sstjames
IC actions:		
Record status:		

Resource List

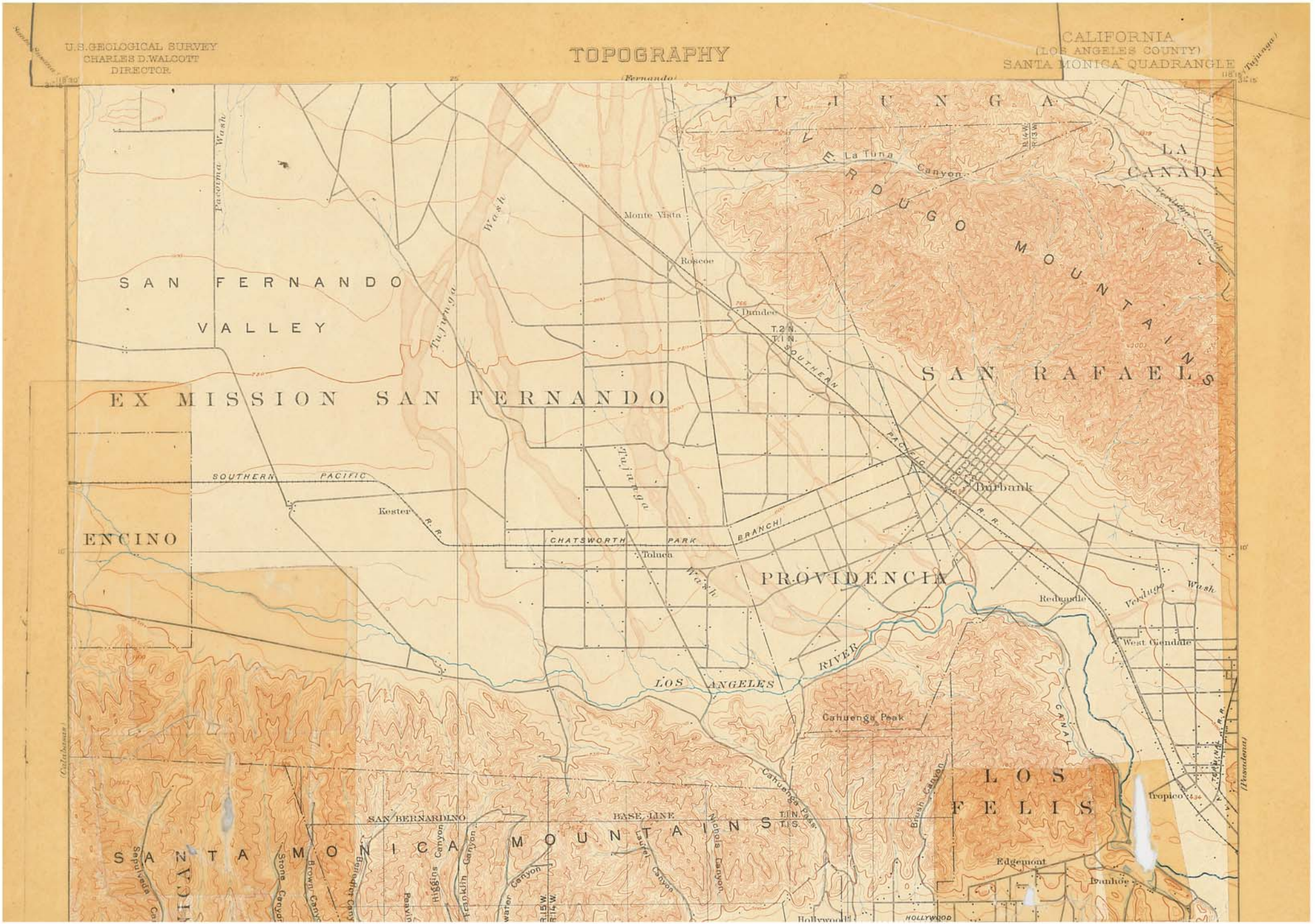
The Culver Studios

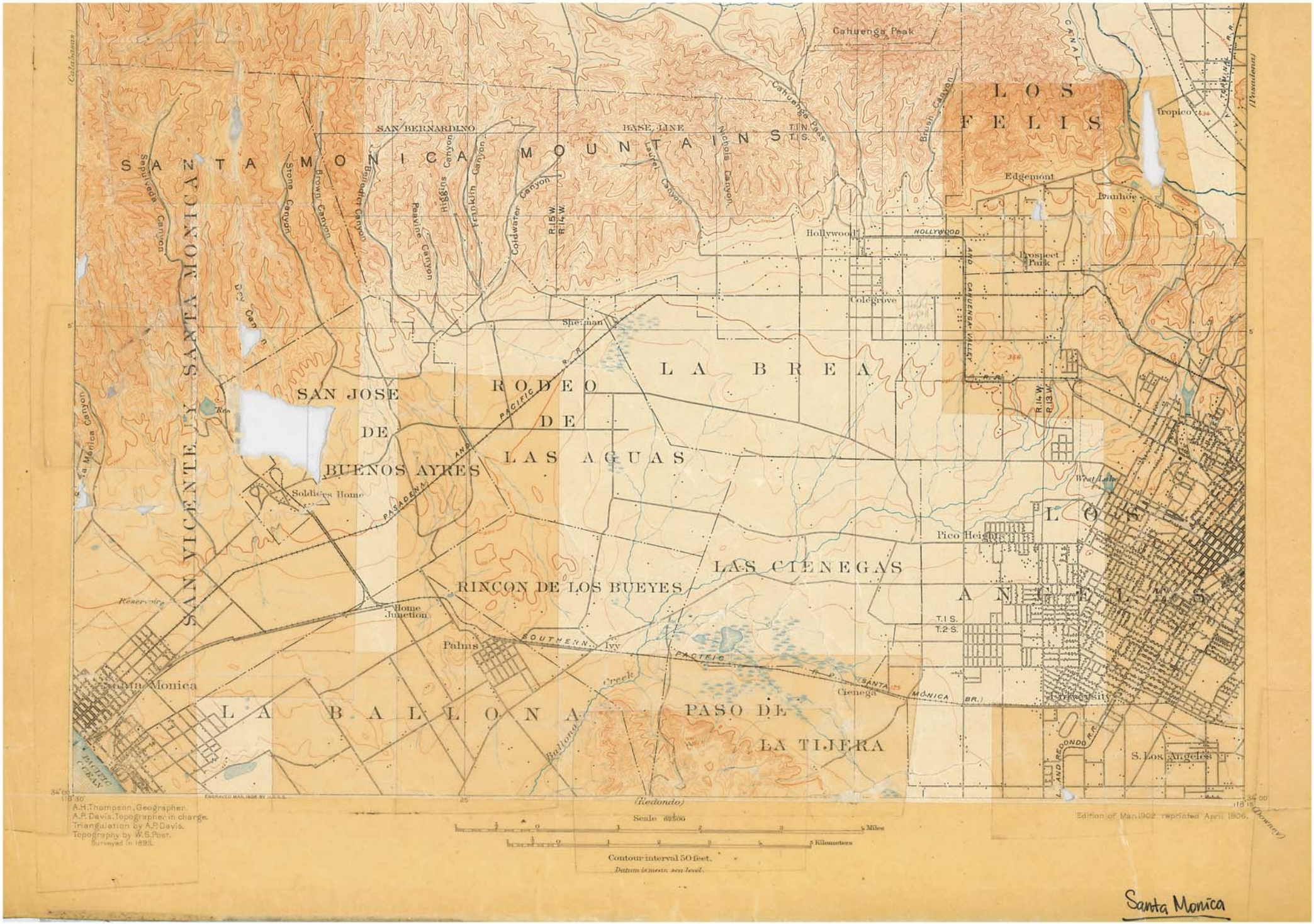
Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-19-150323		OHP Property Number - 073799; Resource Name - Culver Hotel; Other - Hunt Hotel	Building	Historic	HP05 (Hotel/motel)	1997	
P-19-162271		OHP Property Number - 021226; Resource Name - Los Angeles Pacific Co, Ivy Substation;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

U.S. GEOLOGICAL SURVEY
CHARLES D. WALCOTT
DIRECTOR

TOPOGRAPHY

CALIFORNIA
(LOS ANGELES COUNTY)
SANTA MONICA QUADRANGLE





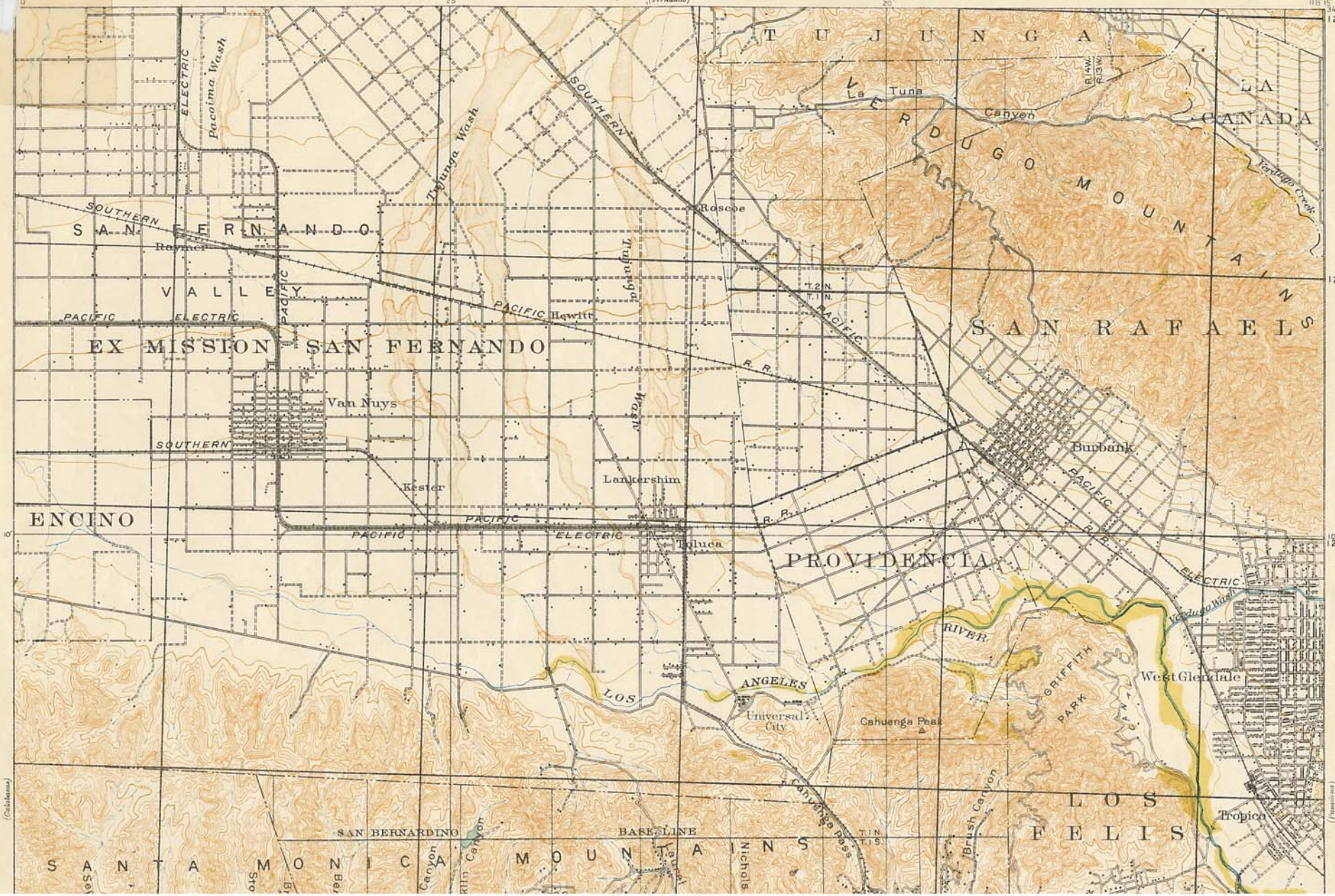
Santa Monica

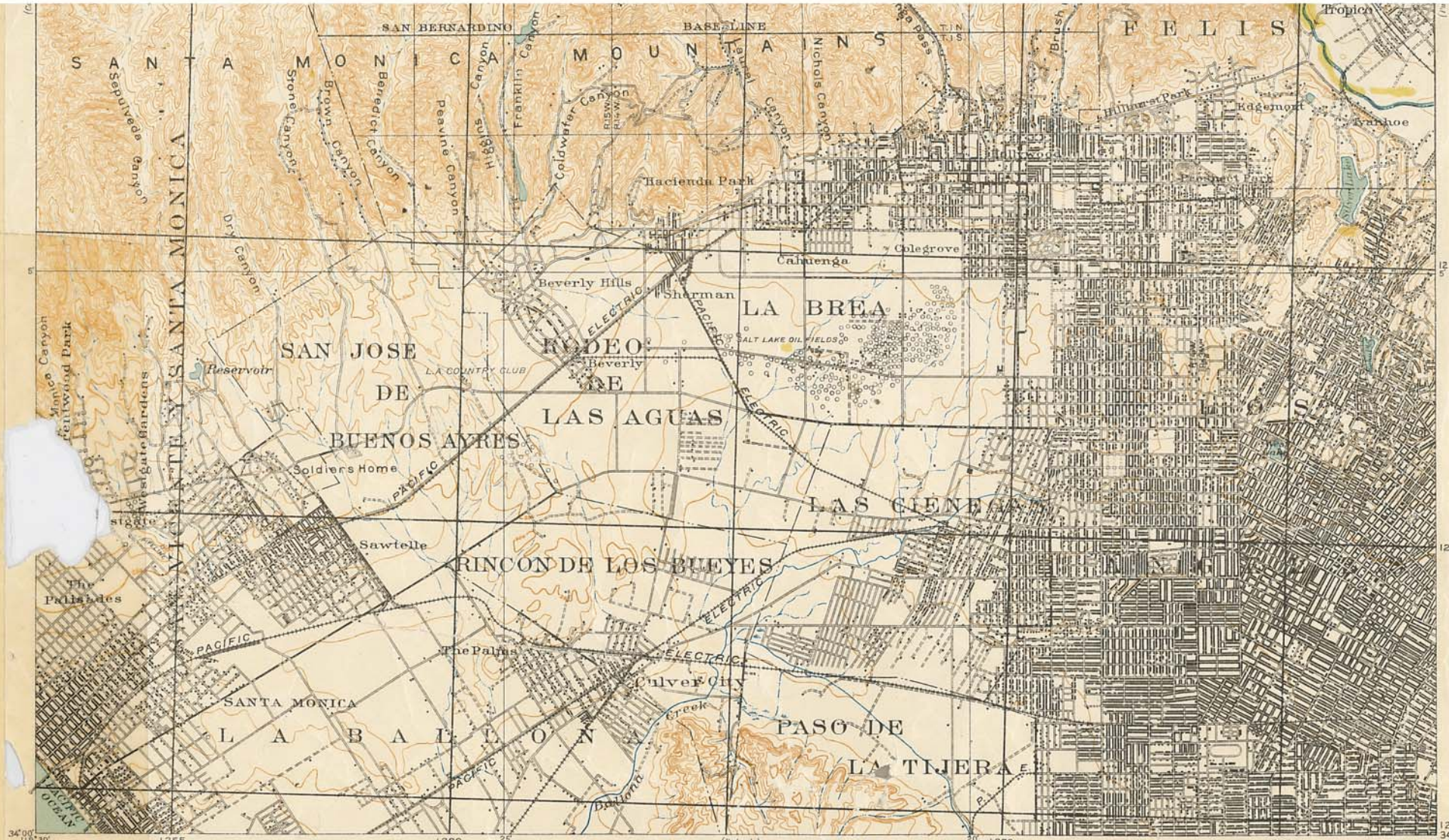
LbK-134-14

CORPS OF ENGINEERS, U. S. ARMY
TACTICAL MAP

92-S-IV-W/2

CALIFORNIA
SANTA MONICA QUADRANGLE
GRID ZONE "G"





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

Scale $\frac{1}{62500}$

1 0 1 2 3 4 miles

1000 0 1000 2000 3000 4000 5000 6000 7000 yards

1 0 1 2 3 4 5 kilometers

Contour Interval 50 feet
Datum is mean sea level

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

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

The Antos Reading Room

APPROXIMATE MEAN DECLINATION 1921

SANTA MONICA

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

Appendix I – Previous Evaluations of Subject Property

CULVER STUDIOS

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

Thomas H. Ince Studios Inc.

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

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

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

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

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

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

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

DeMille Studios.

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

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

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

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

RKO and RKO-Pathe Studios.

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

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

January 1929 brought a significant change to motion pictures: the first "talkies" were introduced. *Geraldine* was that first movie to have talking sequences. Tay Garnett, Joseph Santley, and Edmund Goulding were among the directors working at RKO. Carol Lombard appeared in *Big News*, Ann Harding was in *Paris Bound*, and Ina Claire was in *The Awful Truth*. Pola Negri, Constance Bennett, and Robert Armstrong were other prominent RKO stars. At the end of 1930 RK0 merged with Pathe to create the RKO-Pathe Studios.

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

The Selznick Years.

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

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

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

The Studio 1950's to Present.

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

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

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

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

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336
WASHINGTON BLVD.

DATE:
1927

STYLE:
1920'S COLONIAL REVIVAL

SOURCE: **RATING:**
E B+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
DEMILLE THEATRE



DESCRIPTION:

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

SIGNIFICANCE:

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

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #B
WASHINGTON BLVD.

DATE:
1940

STYLE:
1920'S COLONIAL REVIVAL

SOURCE: **RATING:**
E C+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #C
WASHINGTON BLVD.

DATE:
1918-19

STYLE:
1920'S COLONIAL REVIVAL

SOURCE: **RATING:**
E A+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

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

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #D (N)
WASHINGTON BLVD.

DATE:
1936

STYLE:
1920'S COLONIAL REVIVAL

SOURCE: **RATING:**
P A+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #D (S)
WASHINGTON BLVD.

DATE:
1924

STYLE:
1920'S COLONIAL REVIVAL

SOURCE: **RATING:**
E A+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

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

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #E
WASHINGTON BLVD.

DATE:
1922

STYLE:
1920'S COLONIAL REVIVAL

SOURCE: **RATING:**
E B+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #F
WASHINGTON BLVD.

DATE:
1920

STYLE:
1920'S COLONIAL REVIVAL

SOURCE: **RATING:**
E B+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #G
WASHINGTON BLVD.

DATE:
1930

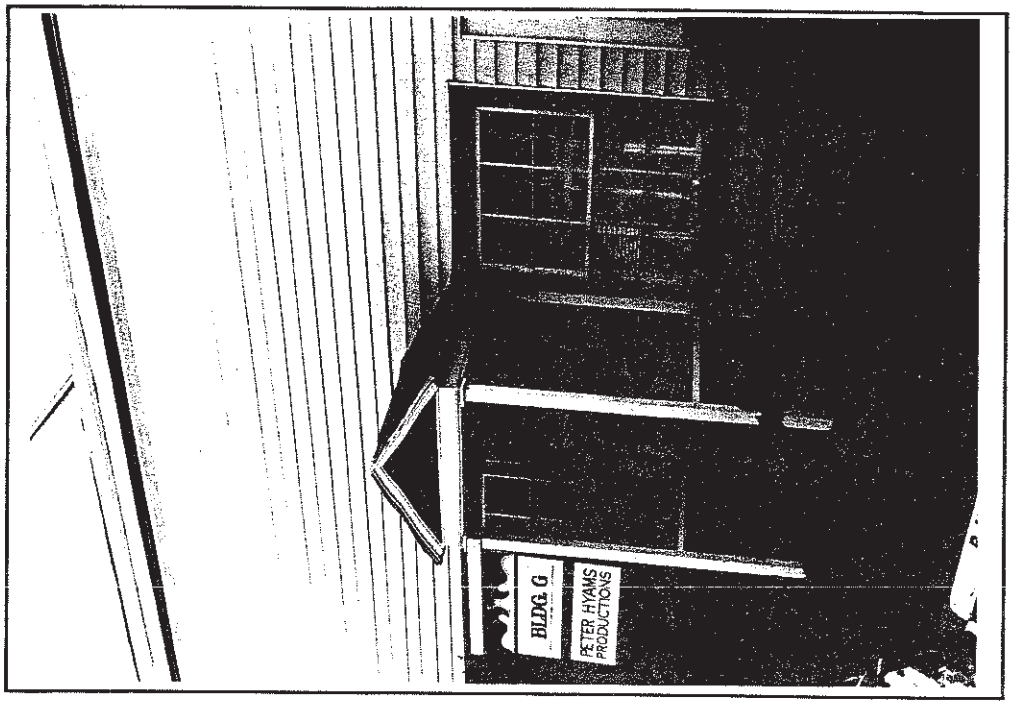
STYLE:
1920'S COLONIAL REVIVAL

SOURCE: **RATING:**
E C+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #H
WASHINGTON BLVD.

DATE:
1925

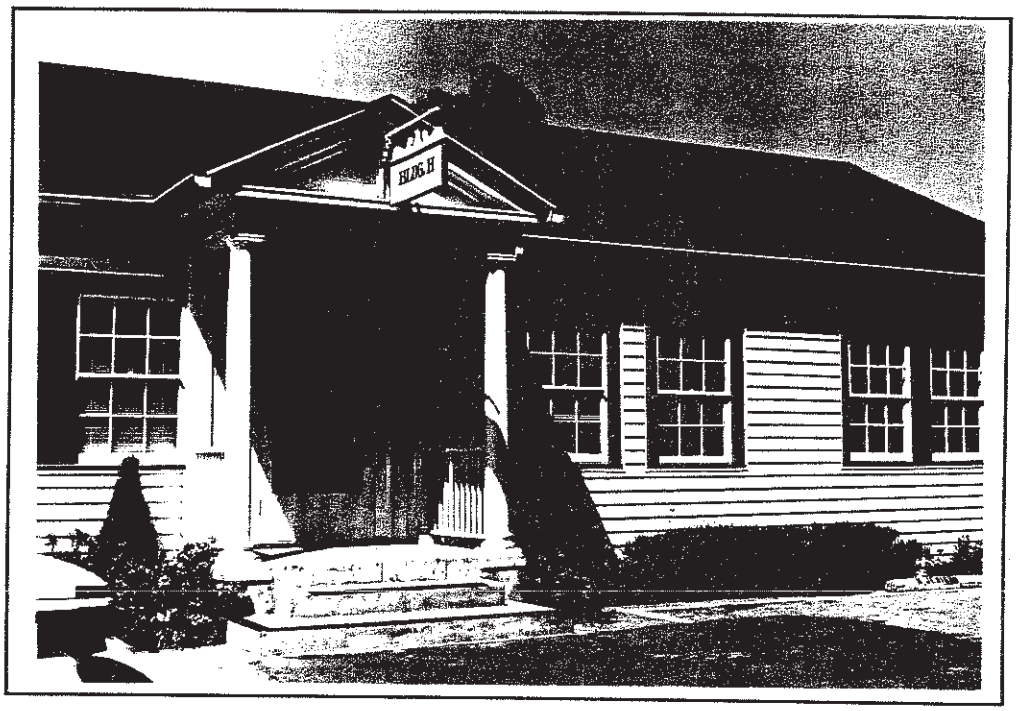
STYLE:
1920'S COLONIAL REVIVAL

SOURCE: **RATING:**
E B+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #I
WASHINGTON BLVD.

DATE:
1925

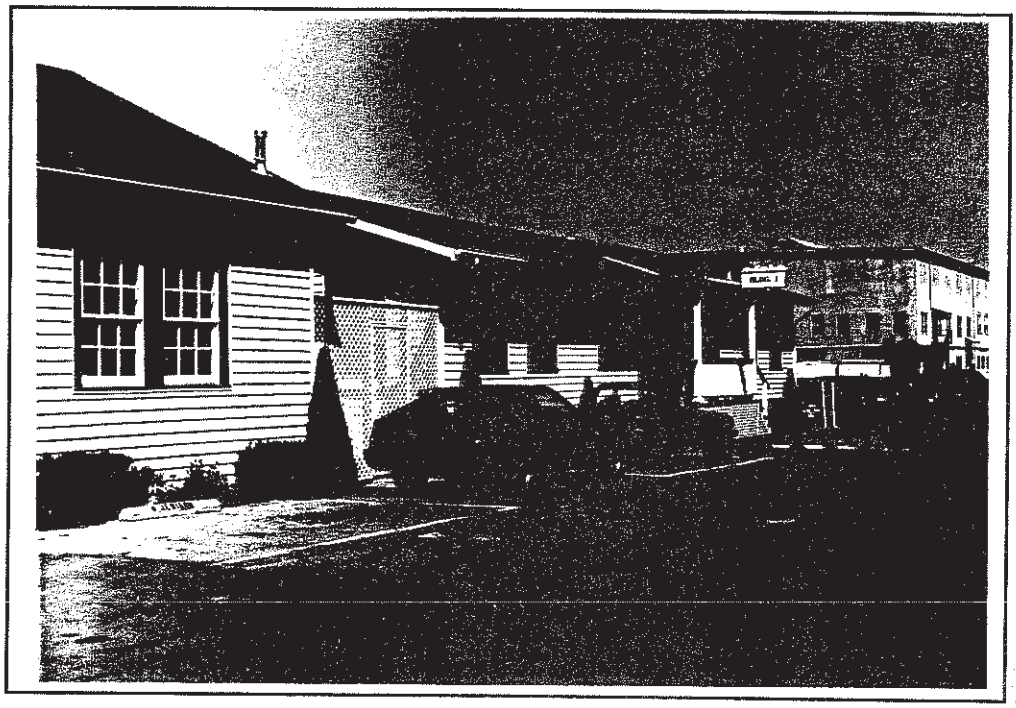
STYLE:
1920'S COLONIAL REVIVAL

SOURCE: **RATING:**
E B+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #J
WASHINGTON BLVD.

DATE:
1920

STYLE:
BOARD AND BATTEN

SOURCE: **RATING:**
E B+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #K
WASHINGTON BLVD.

DATE:
1930

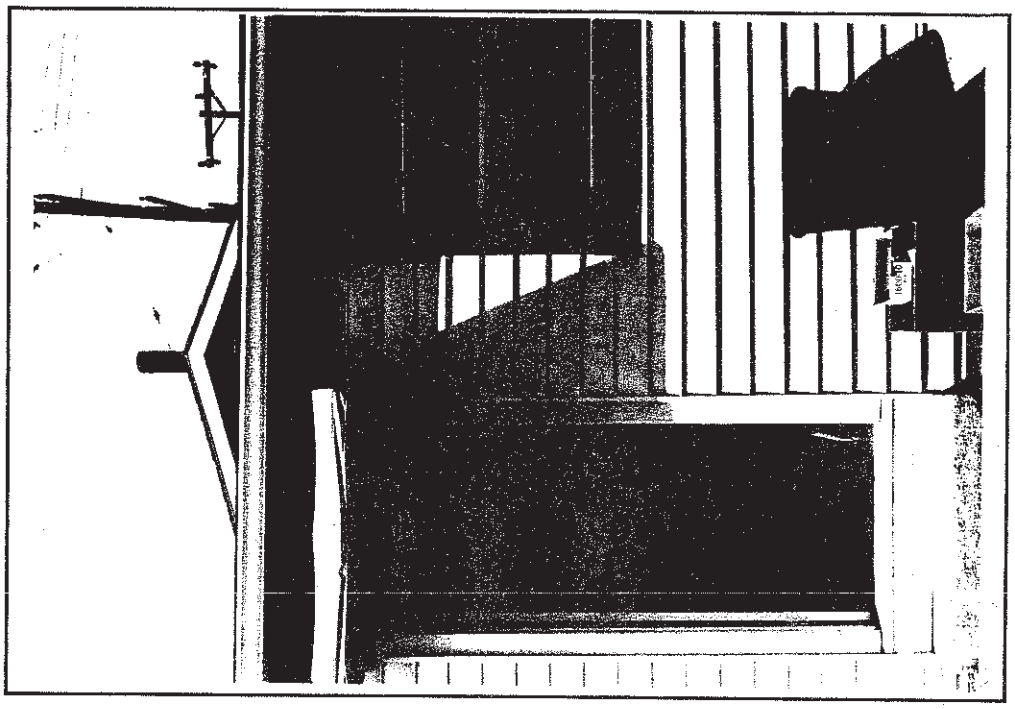
STYLE:
CALIFORNIA BUNGALOW

SOURCE: **RATING:**
E C+

ALTERATIONS:
M

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #L
WASHINGTON BLVD.

DATE:
1926

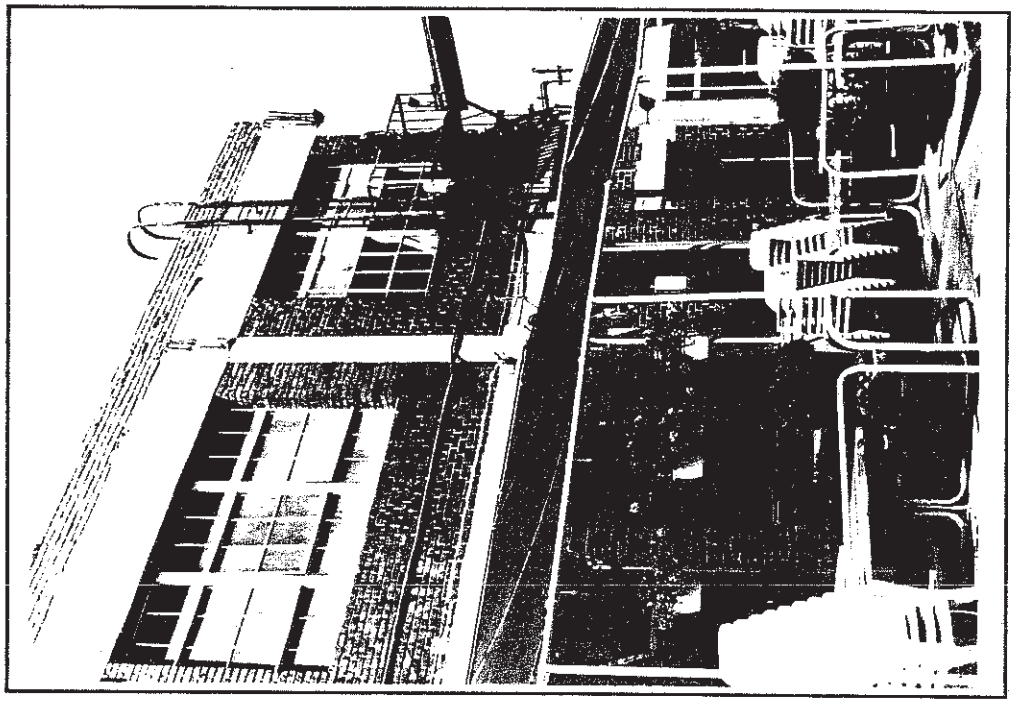
STYLE:
BRICK COMMERCIAL

SOURCE: **RATING:**
E A+

ALTERATIONS:
M

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

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

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #M
WASHINGTON BLVD.

DATE:
1930

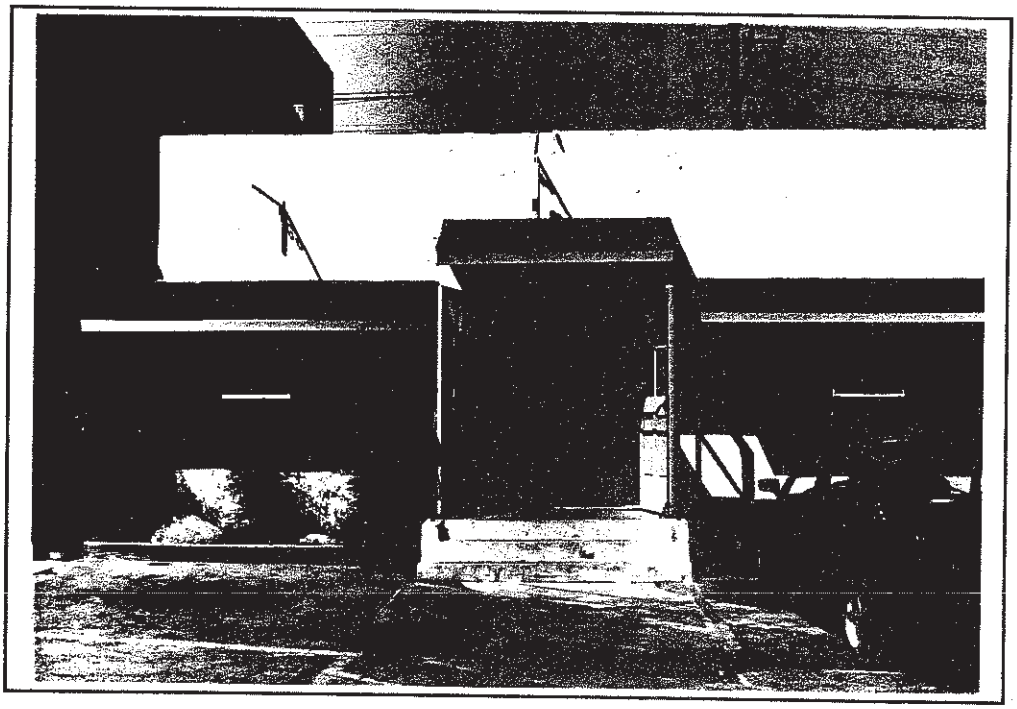
STYLE:
BRICK COMMERCIAL

SOURCE: **RATING:**
E B+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

***

ADDRESS:
9336 #N
WASHINGTON BLVD.

DATE:
1925

STYLE:
BRICK

SOURCE: **RATING:**
P C+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
POWER HOUSE



DESCRIPTION:

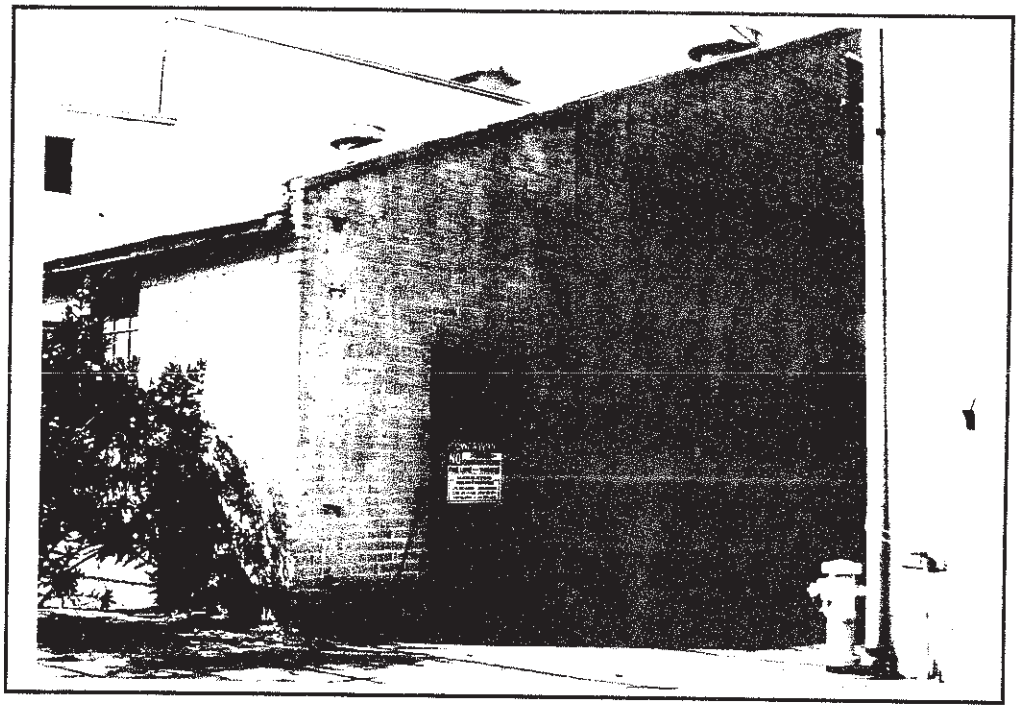
This building is the power house for the Culver Studios, and is located in the midst of the large movie production lot. This structure is one of several pre-1937 buildings still surviving on the premises. Single-storied, with gables at each end, the power house is constructed of brick. Two large multi-paned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

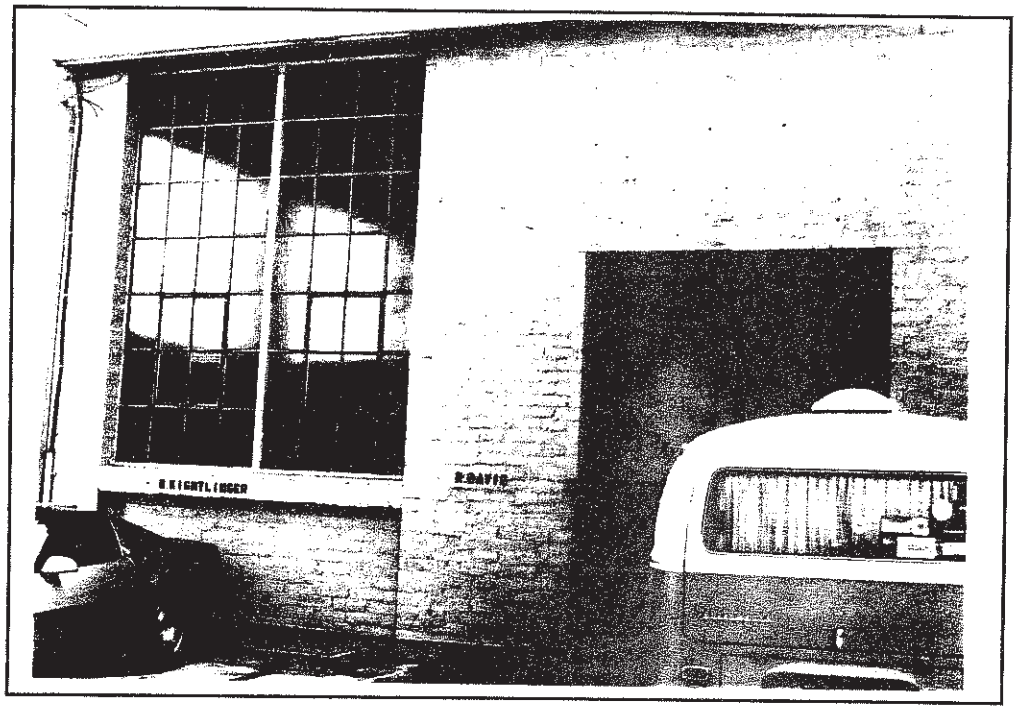
SIGNIFICANCE:

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

second page of photos

9336 #N WASHINGTON BLVD.





CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #O
WASHINGTON BLVD.

DATE:
1919

STYLE:
1920'S INDUSTRIAL

SOURCE: **RATING:**
E C+

ALTERATIONS:
M

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #R
WASHINGTON BLVD.

DATE:
1925

STYLE:
1920'S COLONIAL REVIVAL

SOURCE: **RATING:**
E B+

ALTERATIONS:
M

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

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

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #S
WASHINGTON BLVD.

DATE:
1935

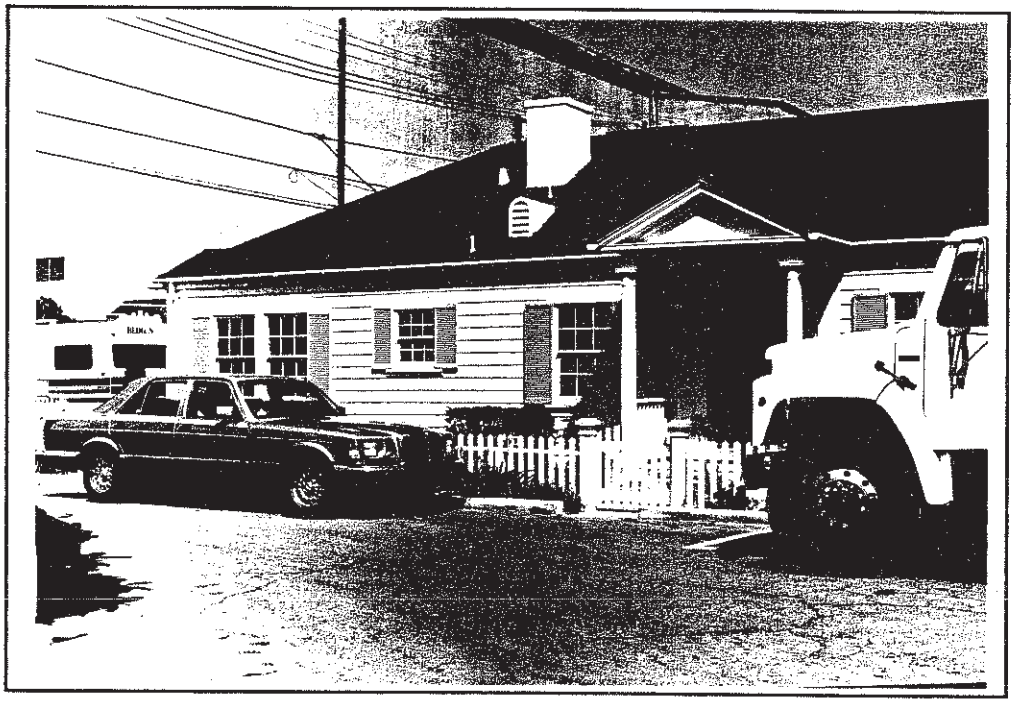
STYLE:
1920'S COLONIAL REVIVAL

SOURCE: **RATING:**
E A+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

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

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #T
WASHINGTON BLVD.

DATE:
1938

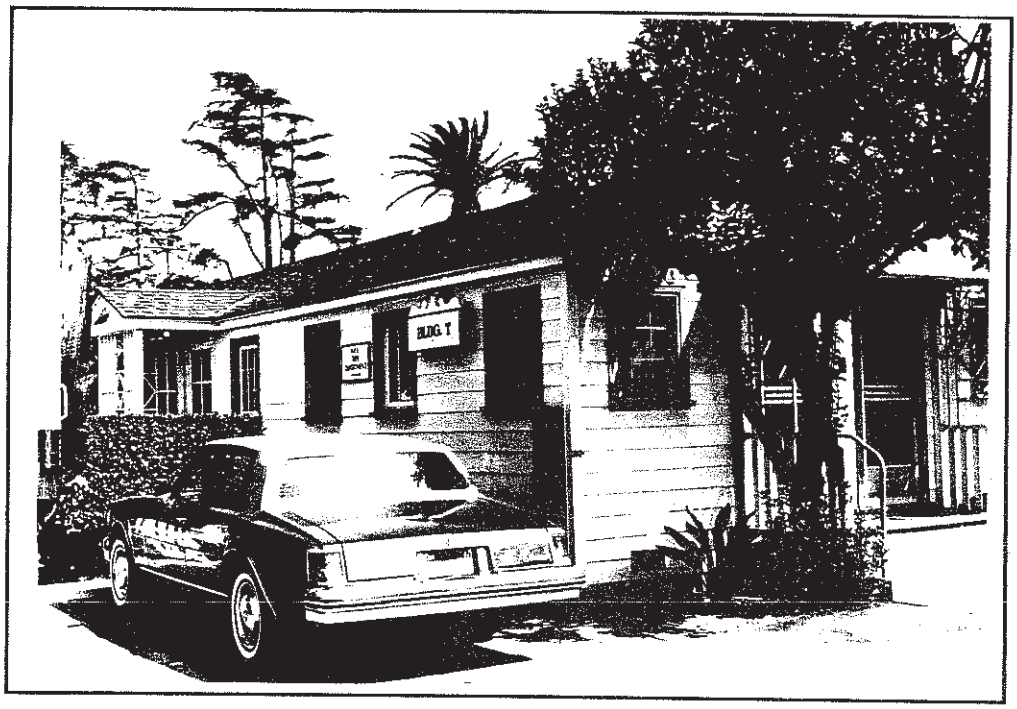
STYLE:
1920'S COLONIAL REVIVAL

SOURCE: **RATING:**
E A+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

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

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #U
WASHINGTON BLVD.

DATE:
1924

STYLE:
STREAMLINE MODERNE

SOURCE: **RATING:**
E A+

ALTERATIONS:
M

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

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

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #V
WASHINGTON BLVD.

DATE:
1924

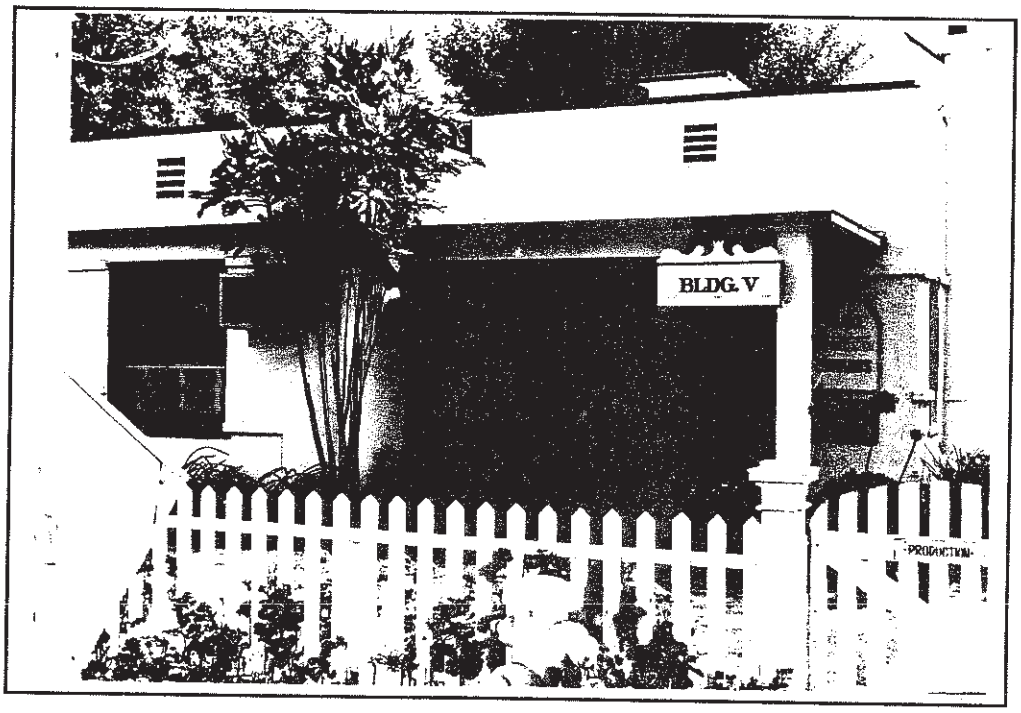
STYLE:
PRAIRIE SCHOOL

SOURCE: **RATING:**
E A+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

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

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #X
WASHINGTON BLVD.

DATE:
1930

STYLE:
FILM VAULTS

SOURCE: **RATING:**
E C+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #Y
WASHINGTON BLVD.

DATE:
1930

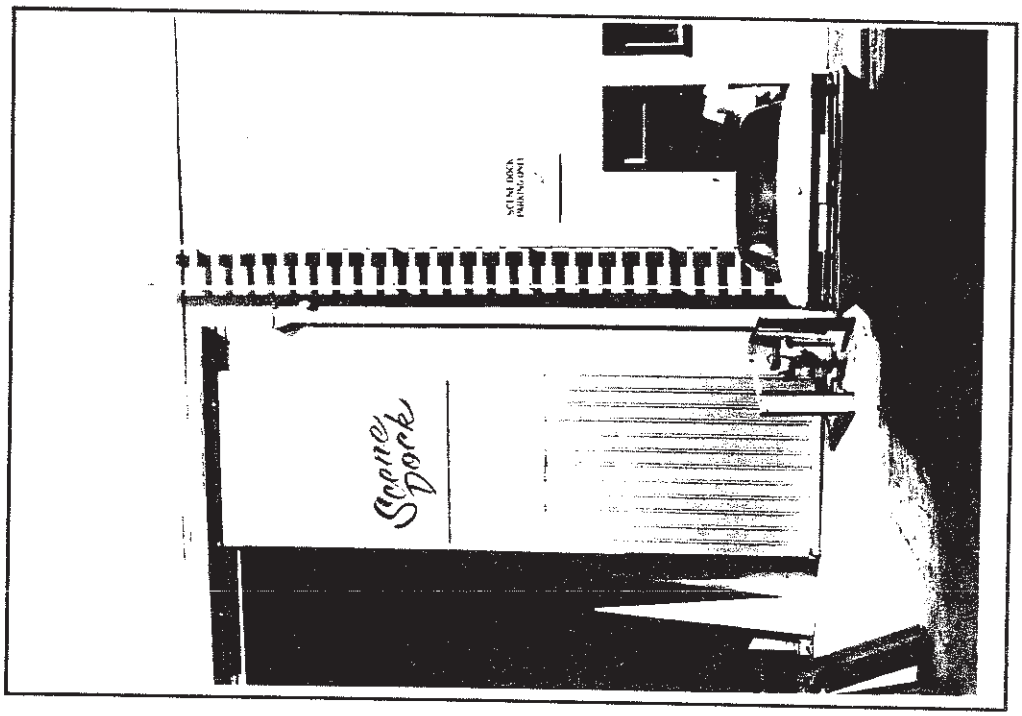
STYLE:
SCENE DOCK

SOURCE: **RATING:**
E C+

ALTERATIONS:
S

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 #Z
WASHINGTON BLVD.

DATE:
1930

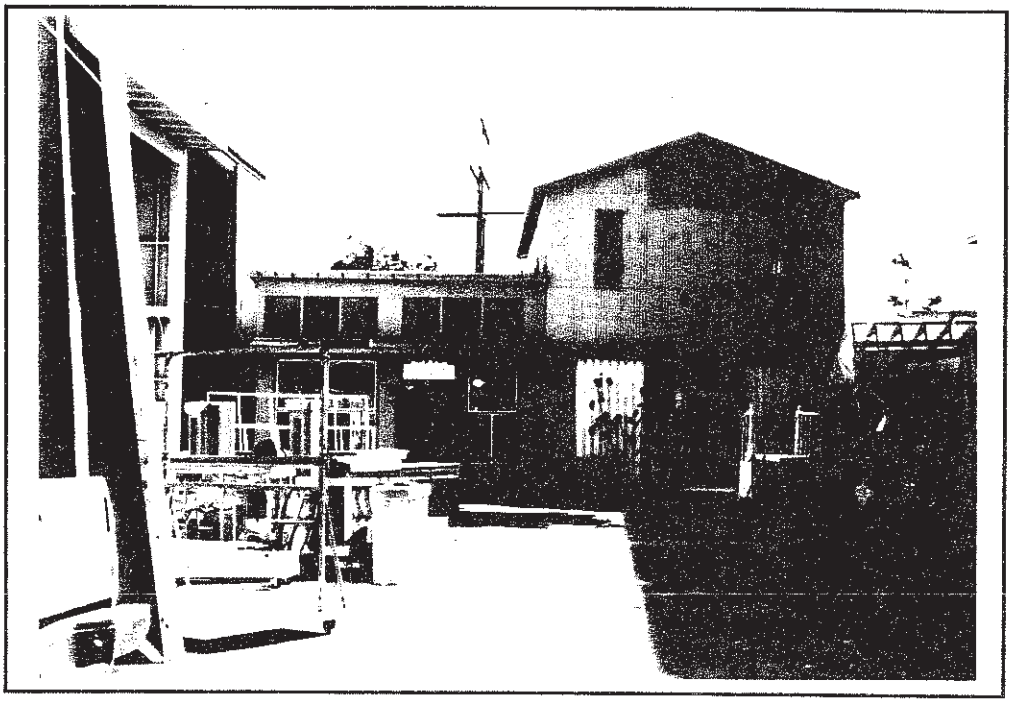
STYLE:
SCENE DOCK

SOURCE: **RATING:**
E C+

ALTERATIONS:
S

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 S-1
WASHINGTON BLVD.

DATE:
1919

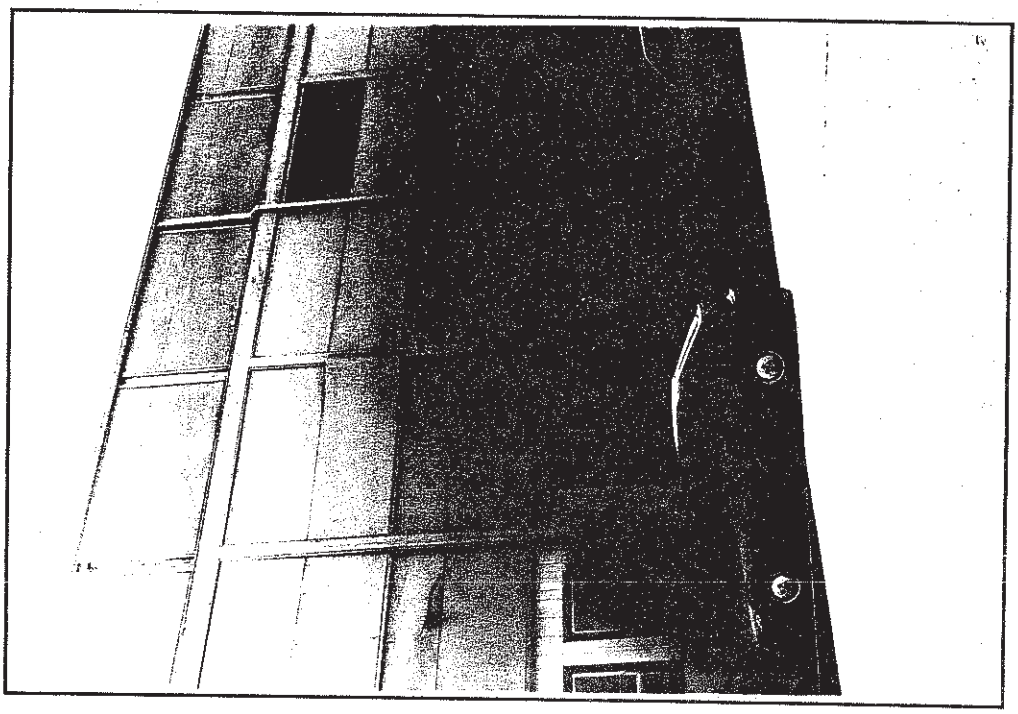
STYLE:
INDUSTRIAL

SOURCE: **RATING:**
E A+

ALTERATIONS:
M

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 S-2,3
WASHINGTON BLVD.

DATE:
1926

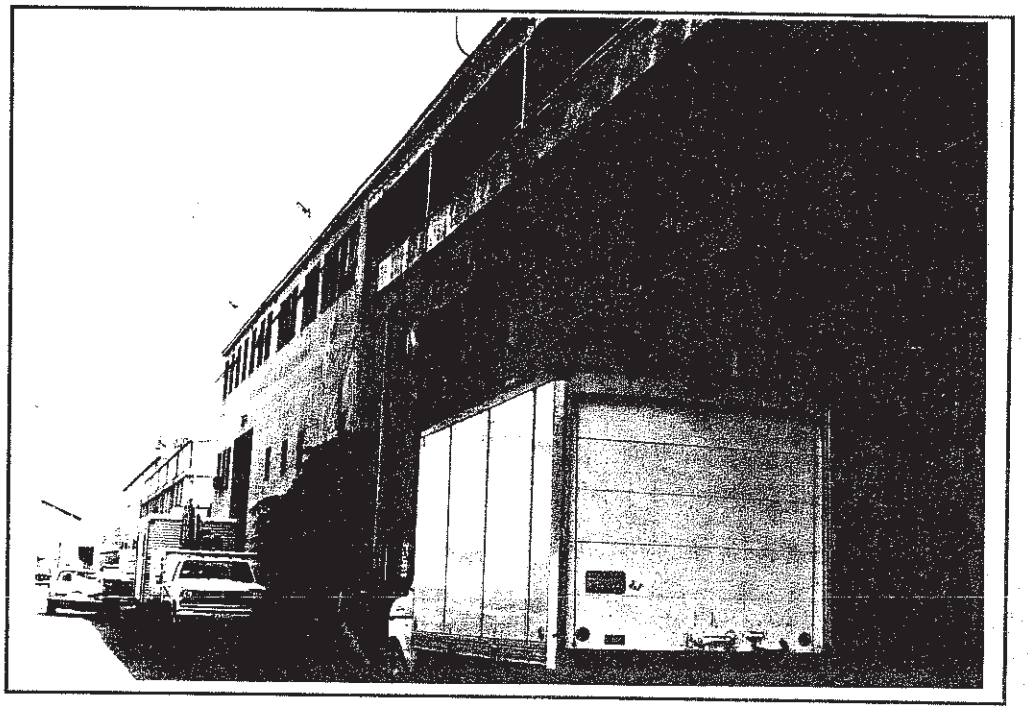
STYLE:
INDUSTRIAL

SOURCE: **RATING:**
E A+

ALTERATIONS:
M

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 S-4
WASHINGTON BLVD.

DATE:
1926

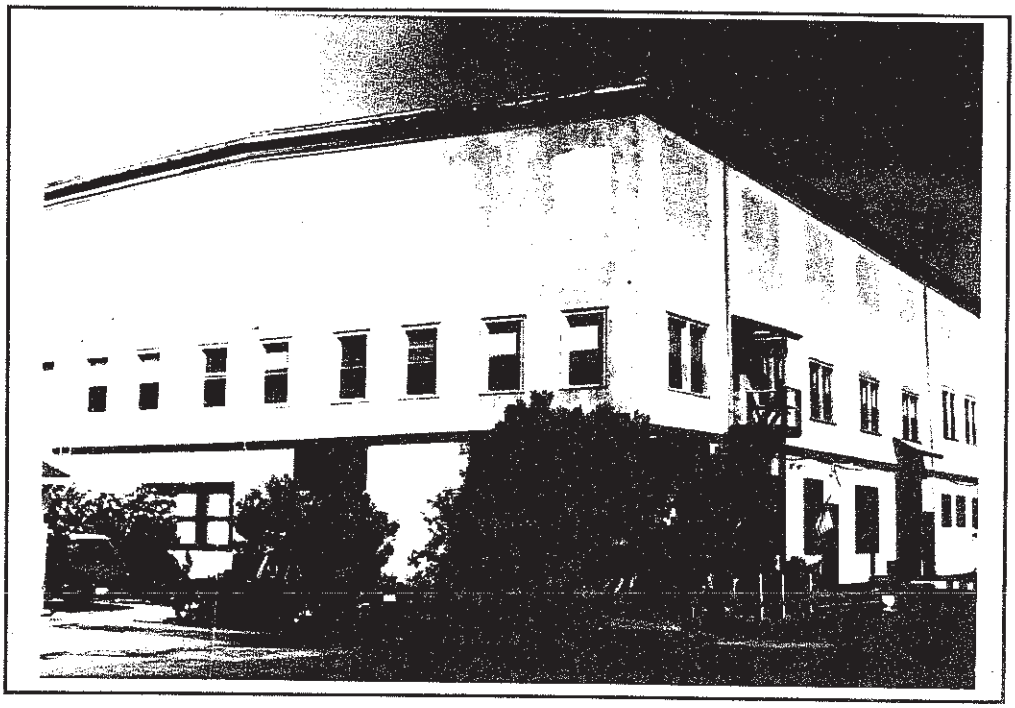
STYLE:
INDUSTRIAL

SOURCE: **RATING:**
E A+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 S-7,8
WASHINGTON BLVD.

DATE:
1928

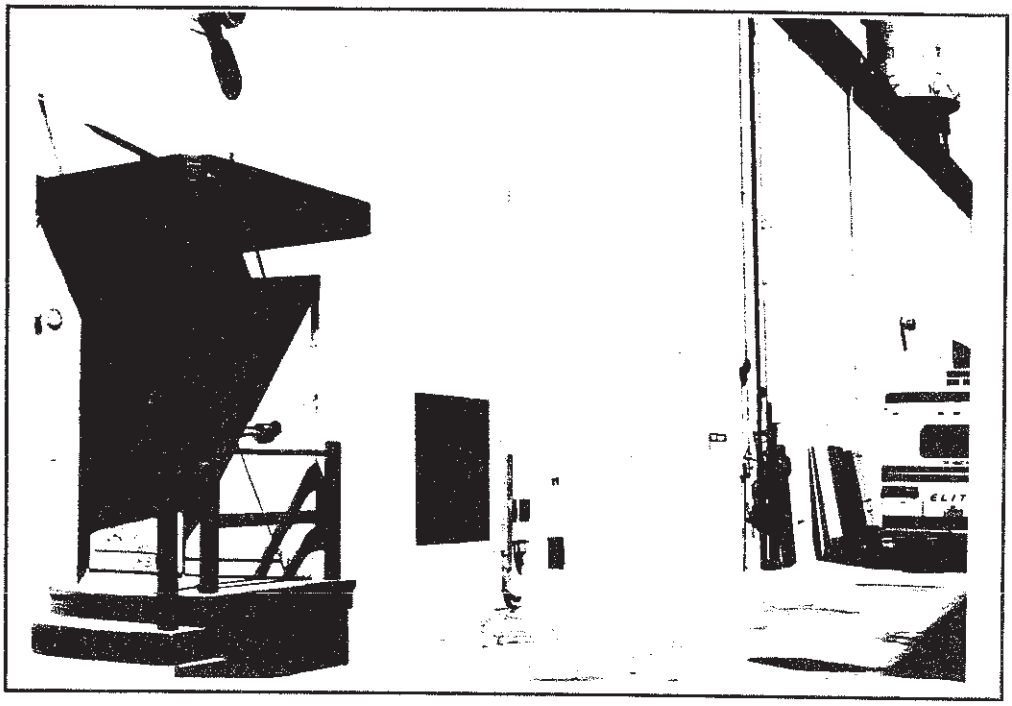
STYLE:
INDUSTRIAL

SOURCE: **RATING:**
E A+

ALTERATIONS:
M

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 S-9
WASHINGTON BLVD.

DATE:
1928

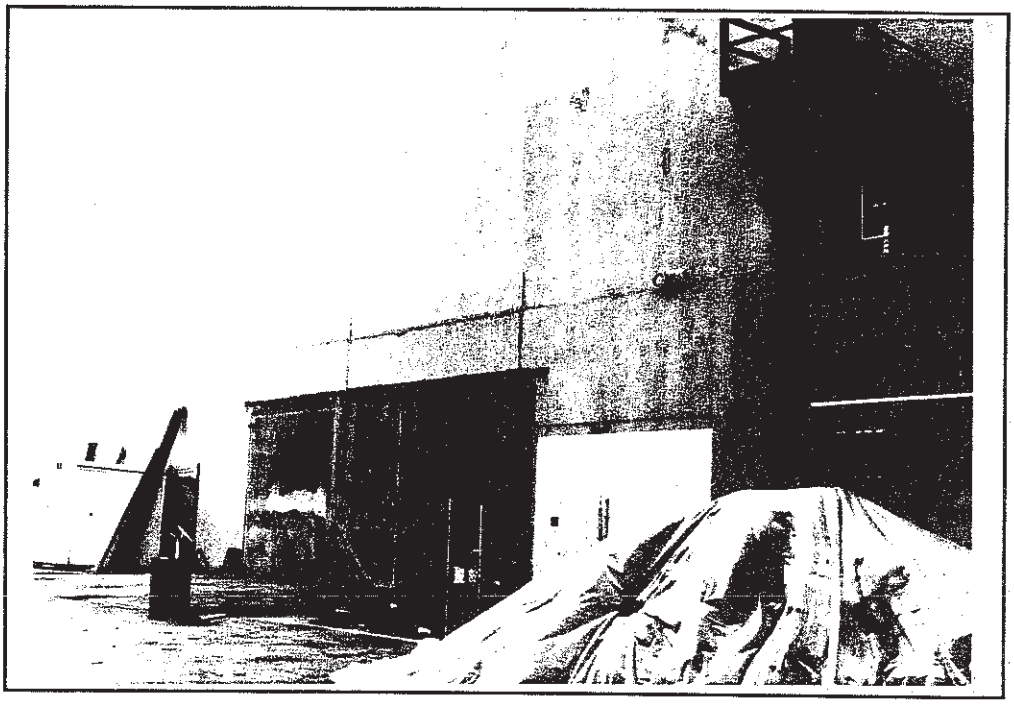
STYLE:
INDUSTRIAL

SOURCE: **RATING:**
E A+

ALTERATIONS:
M

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 S-10
WASHINGTON BLVD.

DATE:
1935

STYLE:
INDUSTRIAL

SOURCE: **RATING:**
E B+

ALTERATIONS:
S

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 S-11 & 12
WASHINGTON BLVD.

DATE:
1930

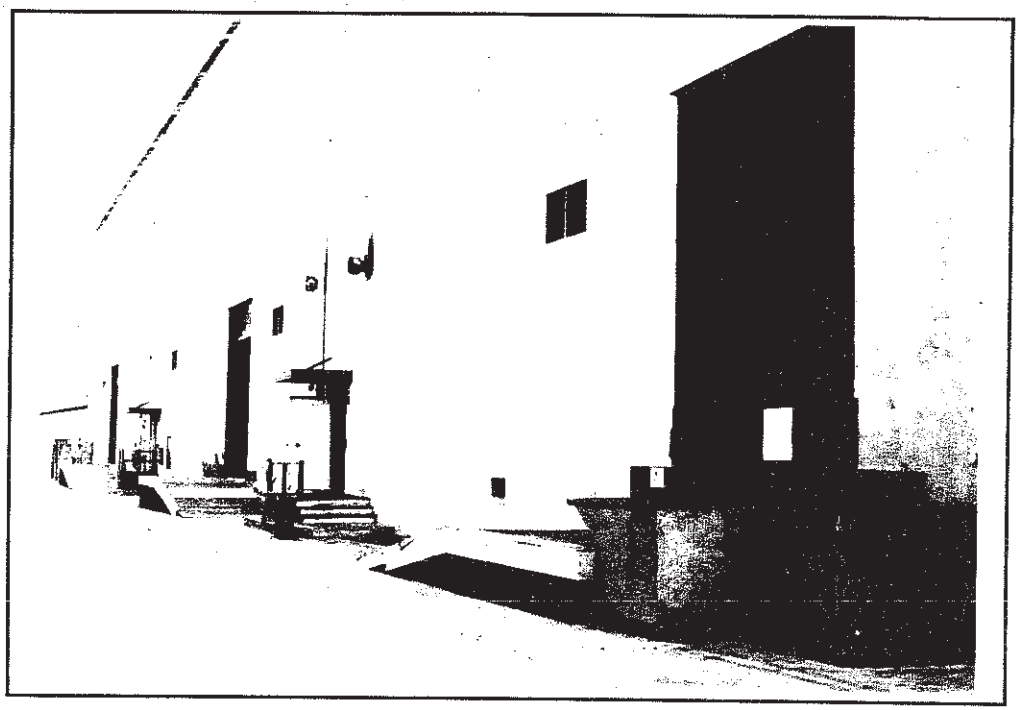
STYLE:
INDUSTRIAL

SOURCE: **RATING:**
E A+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

CULVER CITY HISTORICAL SURVEY

ADDRESS:
9336 S-14,15,16
WASHINGTON BLVD.

DATE:
1930

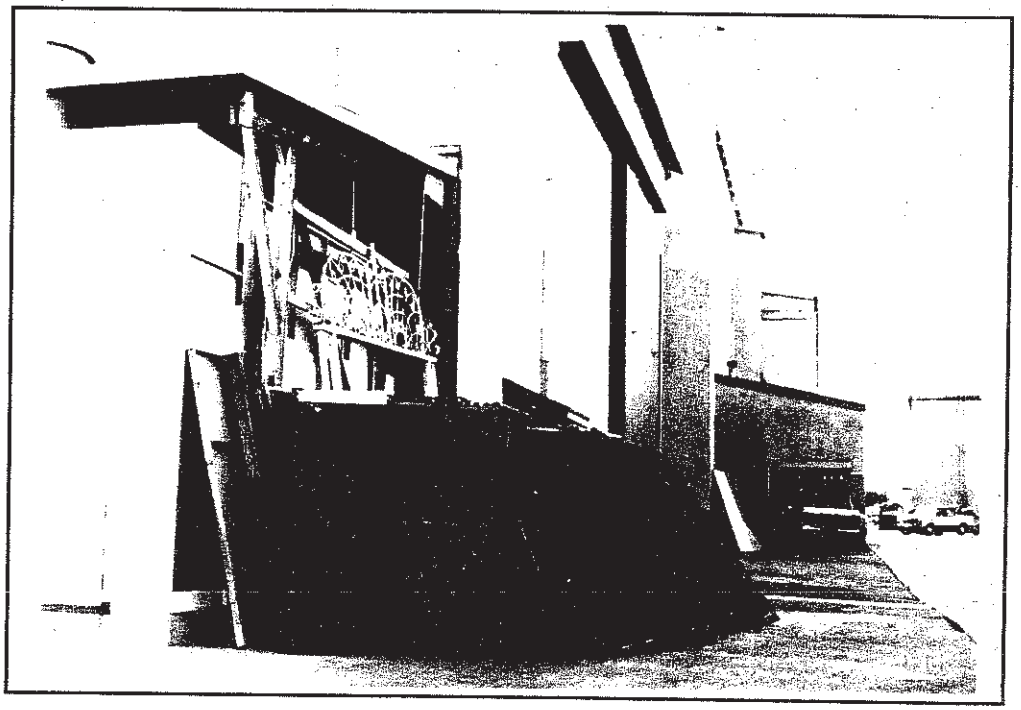
STYLE:
INDUSTRIAL

SOURCE: **RATING:**
E A+

ALTERATIONS:
F

RESIDENCE:

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

See District Introduction for General Significance.

THE CULVER STUDIOS

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

The Culver Studios

Recognize site and the following buildings:

(1) Landmark: 9336 Washington Boulevard, Mansion Building and Ince appendage;

(2) Significant Buildings: "S", "T", "U", "V" (four bungalows).

ADDRESS:
9336 #C
WASHINGTON BLVD.

DATE:
1918-19

STYLE:
1920'S COLONIAL REVIVAL

HPAC RANKING
LANDMARK



COMMENT:
CULVER STUDIO

DESCRIPTION:

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

SIGNIFICANCE:

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

ADDRESS:
9336
WASHINGTON BLVD.

DATE:
1927

STYLE:
1920'S COLONIAL REVIVAL

HPAC RANKING:
LANDMARK



COMMENT:
DEMILLE THEATRE

DESCRIPTION:

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

SIGNIFICANCE:

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

ADDRESS:
9336 #D (N)
WASHINGTON BLVD.

DATE:
1936

STYLE:
1920'S COLONIAL REVIVAL

HPAC RANKING:
LANDMARK

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

SIGNIFICANCE:

ADDRESS:
9336 #D (S)
WASHINGTON BLVD.

DATE:
1924

STYLE:
1920'S COLONIAL REVIVAL

HPAC RANKING:
LANDMARK

COMMENT:
CULVER STUDIO



DESCRIPTION:

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

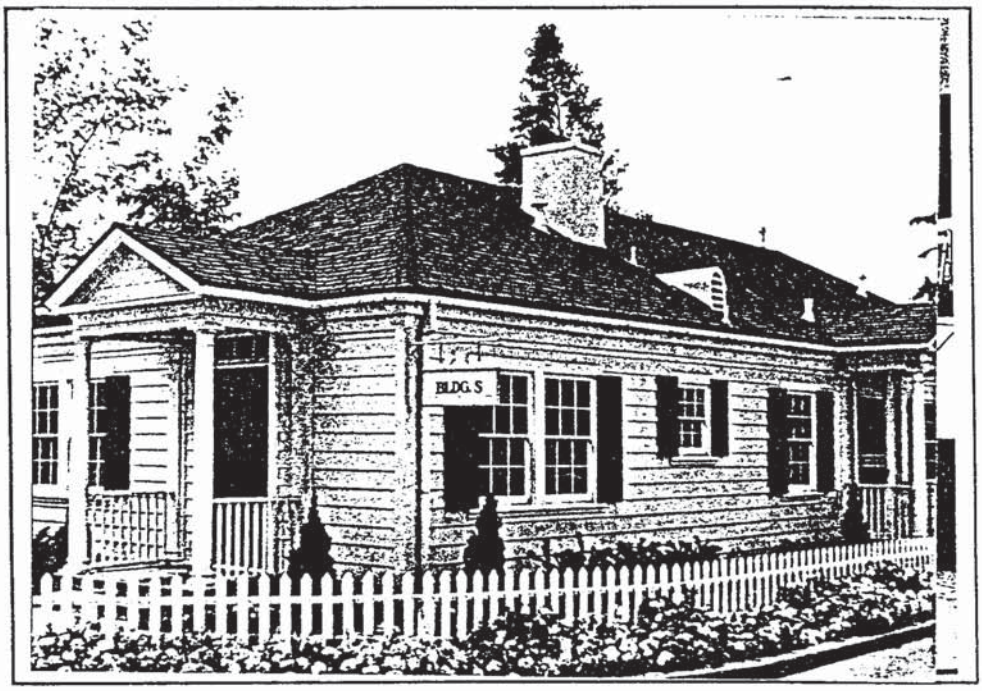
SIGNIFICANCE:

ADDRESS:
9336 #S
WASHINGTON BLVD.

DATE:
1935

STYLE:
1920'S COLONIAL REVIVAL

HPAC RANKING
SIGNIFICANT



COMMENT:
CULVER STUDIO

DESCRIPTION:

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

SIGNIFICANCE:

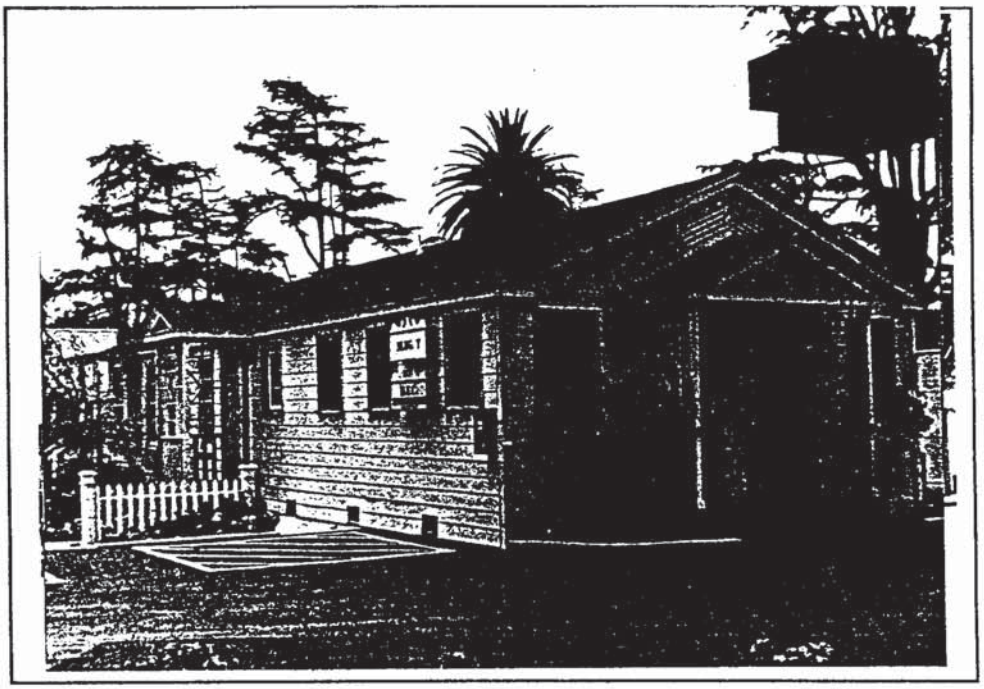
This double bungalow was built in the mid-1930's for use by major stars during the filming of movies such as "Gone With the Wind." It is now occupied by Blake Edwards Productions, an internationally known film production filrm.

ADDRESS:
9336 #T
WASHINGTON BLVD.

DATE:
1938

STYLE:
1920'S COLONIAL REVIVAL

HPAC RANKING
SIGNIFICANT



COMMENT:
CULVER STUDIO

DESCRIPTION:

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

SIGNIFICANCE:

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

ADDRESS:
9336 #U
WASHINGTON BLVD.

DATE:
1924

STYLE:
STREAMLINE MODERNE

HPAC RANKING
SIGNIFICANT



COMMENT:
CULVER STUDIO

DESCRIPTION:

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

SIGNIFICANCE:

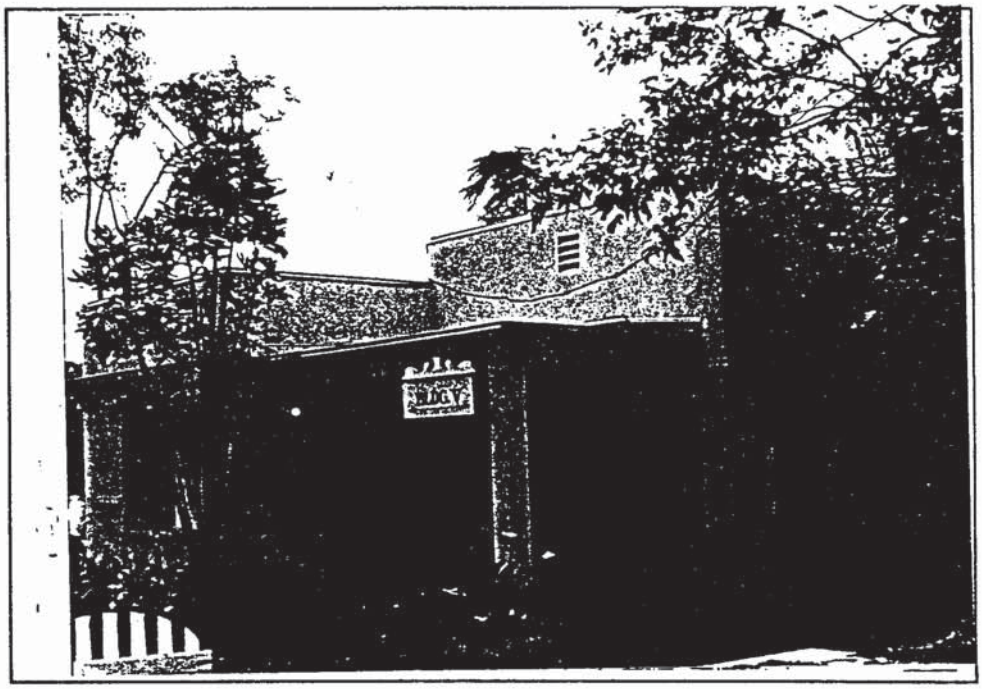
This building was built as the gym/steam room for the Gloria Swanson Building, according to Studio sources. There is an unsubstantiated oral tradition that it was used by Orson Wells as an office, although Studio officials believe this unlikely.

ADDRESS:
9336 #V
WASHINGTON BLVD.

DATE:
1924

STYLE:
PRAIRIE SCHOOL

HPAC RANKING
SIGNIFICANT



COMMENT:
CULVER STUDIO

DESCRIPTION:

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

SIGNIFICANCE:

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

STUDIO PROPERTIES

9336 Washington Boulevard — The Culver Studios — (Sony Studios)

"Landmark"

1. Mansion Building and Ince Appendage

"Significant"

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

10202 Washington Boulevard — Sony Studios

"Landmark"

1. Thalberg Building
2. The Colonnade

"Significant"

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

TT:bvb
3/15/99

Appendix J – Project Plans



COMPREHENSIVE PLAN AMENDMENT 6 (CPA 6)

THE CULVER STUDIOS

AUGUST 04, 2015

CULVER STUDIOS

Gensler

COMPREHENSIVE PLAN AMENDMENT 6 (CPA 6)

The Culver Studios
9336 West Washington Blvd.
Culver City, CA 90232

APN #'s: 4206-022-001, 4206-022-002, 4206-022-003, 4206-022-004, 4206-022-005
(4206-021-018 Not Part of CPA #6)

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Hackman Capital Partners (HCP)
11111 Santa Monica Boulevard #1100, Los Angeles, CA 90025

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PCR | Historic
KPFF | Civil Engineering
Ninyo & Moore | Geotechnical Engineering
AMA Project Management | Project Management
James Suhr & Associates | Project Management

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PROJECT
OVERVIEW



Source: Culver City Historical Society

PROJECT BACKGROUND

The Culver Studios, a long-time icon of Culver City, began operations in 1918. The studios, originally owned and operated by Thomas Ince, has changed hands numerous times over the last 90+ years. Owners include; Cicil B. DeMille (1925), RKO (1928), David O. Selznick (1935), Howard Hughes (1950), Desilu Productions (1956), Perfect Film & Chemical (1968), Laird International Studios (1977), Grant Tinker & Gannett (1986), Sony Corporation (1991), and Pacific Coast Capital Partners (2004), and currently owned by Hackman Capital Partners. Originally consisting of 14 acres, the studio grew to 32 acres when a large back-lot was added in 1931. The studio remained that size until 1968 when Perfect Film & Chemical sold the lot returning the studio to its original size of 14 acres.

The Culver Studios has been home to a wide-range of productions, from monumental movies, to talk shows, and to green-screen productions. Classic Hollywood films produced here include Gone with the Wind, King Kong, Citizen Kane, A Star is Born, and E.T. the Extra-Terrestrial. Contemporary films include Raging Bull, Armageddon, Contact, Stuart Little, Rush Hour 3, and Beowulf. The studios have also been widely used for TV shows and commercials, including The Andy Griffith Show, Hogan's Heroes, The Untouchables, Lassie, Batman, The Green Hornet, Baywatch, Mad About You, Arrested Development, Deal or No Deal, America's Next Top Model, and the Bonnie Hunt Show. A lesser known fact about The Culver Studios is that it has been home to numerous recording artists for rehearsals and the filming of music videos. These artists include Eagles, Fleetwood Mac, Don Henley, Janet Jackson, Ricky Martin, Maddona, and Michael Jackson.

Still welcoming visitors and stars alike, the Mount Vernon influenced "Mansion" still stands a proud monument to the studios founding in 1918. The Culver Studios remains a fully-operational movie and television studio.


Linwood E Howe Elementary Schl
Irving Pl
Van Buren Pl
Lindblade St
Pacific Theatres
The Culver
The Culver Studios

CPA 6
PROJECT SUMMARY

The Culver Studios, a 14-acre, fully operational studio, is proposing to modernize and maximize the studio lot, its buildings, parking areas, landscaped areas, and internal operations. Since Comprehensive Plan Amendment #5 (CPA #5), both a new office/support building (Building J) and a new above-ground parking structure have been completed. Both projects, outlined in CPA #5, have improved efficiency in operations, filled the need for additional support, office, and parking, and built upon the tradition of innovation and development historically seen on The Culver Studios lot.

Comprehensive Plan Amendment #6 (CPA 6) will seek to do the same, innovate and further develop the opportunities found on the studio lot. Proposed development for The Culver Studios consists of a new above grade parking structure, and three new buildings providing additional office space for the studio. Landscaping will be an integral component to creating a cohesive aesthetic tying the entire campus together. Comprehensive Plan Amendment #6 will only apply to the main studio lot defined by the previously documented Assessor Parcel Numbers (APNs).

PROJECT SUMMARY - Comprehensive Plan Amendment #6

	EXISTING	EXISTING TO BE DEMOLISHED	PROPOSED	TOTAL	NET NEW
OFFICE	117,872 GSF	-25,607 GSF	205,700 GSF	297,965 GSF	180,093 GSF
SUPPORT	74,197 GSF	-37,816 GSF	0 GSF	36,381 GSF	-37,816 GSF
STAGE	155,480 GSF	-3,280 GSF	0 GSF	152,200 GSF	-3,280 GSF
TOTAL	347,549 GSF	-66,703 GSF	205,700 GSF*	486,546 GSF	138,997 GSF
PARKING	754 spaces	-301 spaces	1,433 spaces	1,886 spaces	1,132 Spaces

* Basement level not included - intended as ancillary use only (Building O: 21,400 GSF, Building Y: 27,300 GSF).

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PROJECT **EXISTING CONDITIONS**



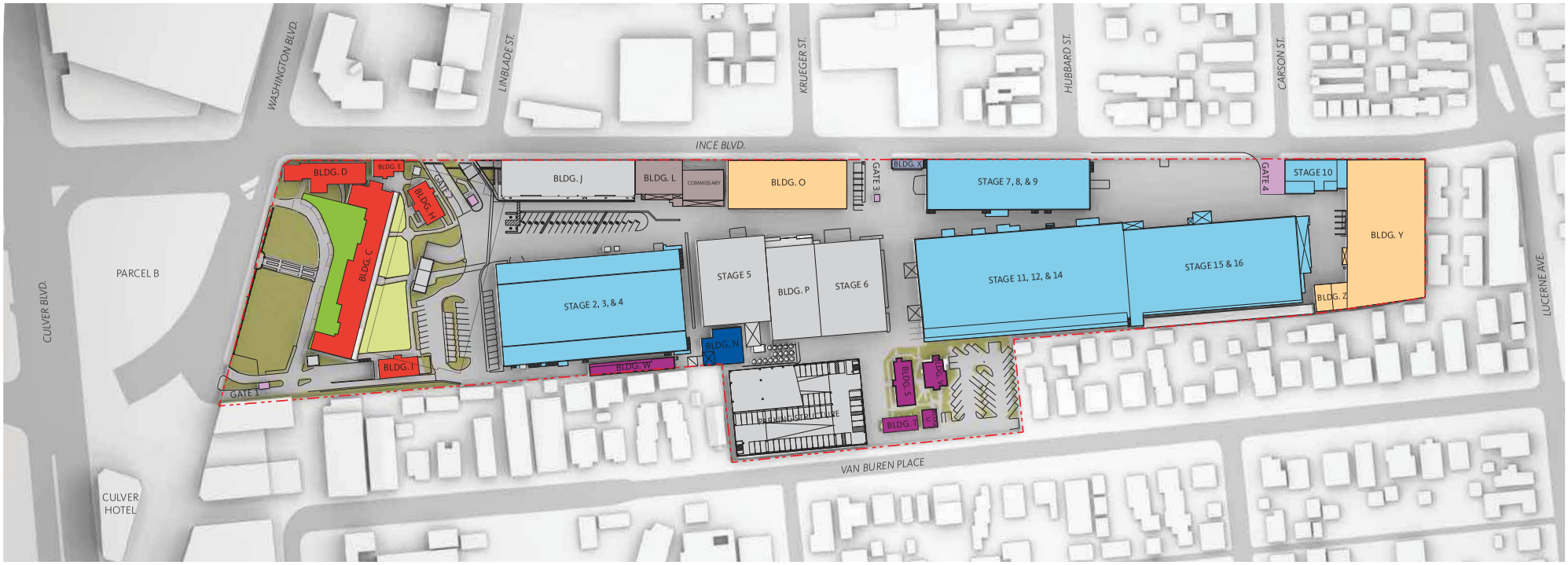
CPA 6
HISTORIC APPROACH

The purpose of this Historic Resources Assessment and Environmental Impact Analysis Report ("Report" under seperate cover) is to identify and evaluate historical resources that may be affected by the implementation of The Culver Studios Comprehensive Plan Amendment 6 (CPA 6) project ("Project"), located at 9336 W. Washington Boulevard, Culver City, Los Angeles County, California on assessor parcel numbers 4206-022-002 and 4206-022-033, and 4206-022-006. This report was prepared to comply with the California Environmental Quality Act (CEQA), to assess the existing buildings and landscapes on the subject property for eligibility as historical resources, and to analyze the potential impacts of the proposed Project on identified historical resources. This Report, completed by PCR Services Corporation (PCR), documents and evaluates the federal, state, and local significance and eligibility of the subject property. The Report includes a discussion of the survey methods used, a brief historic context of the property and surrounding area, the identification and evaluation of the subject property, and an impacts analysis.

The Project Site is located in downtown Culver City. The Project Site is bordered by Washington Boulevard to the north, Ince Boulevard to the east, Van Buren Place to the west, and Lucerne Avenue to the south. The Culver Studios project area is relatively flat, covering approximately 14 acres, and is developed with approximately 347,549 sq. ft. of office, stage and support space. The Studios includes subterranean, surface and an above ground multi-level parking structure. Vehicle access to the site is provided from Washington Boulevard and Ince Boulevard via four gates, with an emergency access gate provided on Van Buren Place. The existing buildings vary in height from single-story structures to approximately 80 feet in height, with varying setbacks. A cluster of historic buildings, including the Mansion Building (Building C), form the primary view of the studios from the north. The Mansion faces a vacated portion of Washington Boulevard, separated by a front lawn.

PCR identified the Subject Property as a potentially eligible historic district under national and state criteria A/1, B/2, C/3 and the Culver City Historic preservation ordinance. However, the Subject Property lacks integrity and no longer retains the historic feeling of an early twentieth-century motion picture studio. The Studio only possesses five (5) of the twelve (12) Essential Physical Features of the Major Motion Picture Studio property type; Administration Facilities, Stages, Talent Facilities, Power House, and its distinctive landscaping. The Subject Property is missing important examples of Film Processing Facilities, Construction Facilities, Storage Facilities, Service Facilities, Back-Lot, Gates and Gatehouses, and its Water Tower dating from the period of significance. In its present condition, there is little historic fabric remaining to distinguish the property as a Major Motion Picture Studio. Based on these findings, PCR believes the Studio is potentially eligible as a historic district under federal, state, and local criteria but does not retain sufficient integrity to convey its significance as a Major Motion Picture Studio.

As a result of these investigations, the proposed district is assigned a California Historical Resource Status Code of 6Z, "found ineligible for National Register, California Register or local designation through survey evaluation." Although, The Culver Studio does not appear eligible as a historic district, several buildings appear individually eligible at the federal, state, and local level. Five structures have been designated at the local level as Landmarks and Significant structures, and also appear eligible for the National Register. Building C and D are designated as Landmark structures in the City. Building S, T, U, and V are designated as Significant structures. In addition, PCR found Stage 2/3/4, appears eligible for the National Register and local listing as a Significant structure due to its association with the studio's transition from silent film productions into the era of the "Talkie" and the use of other emerging technologies. Stage 11/12/14 and Stage 15/16 appear eligible for the National Register and local listing as Recognized structures. While many of the Sound



CPA 6
HISTORIC APPROACH

District Contributors

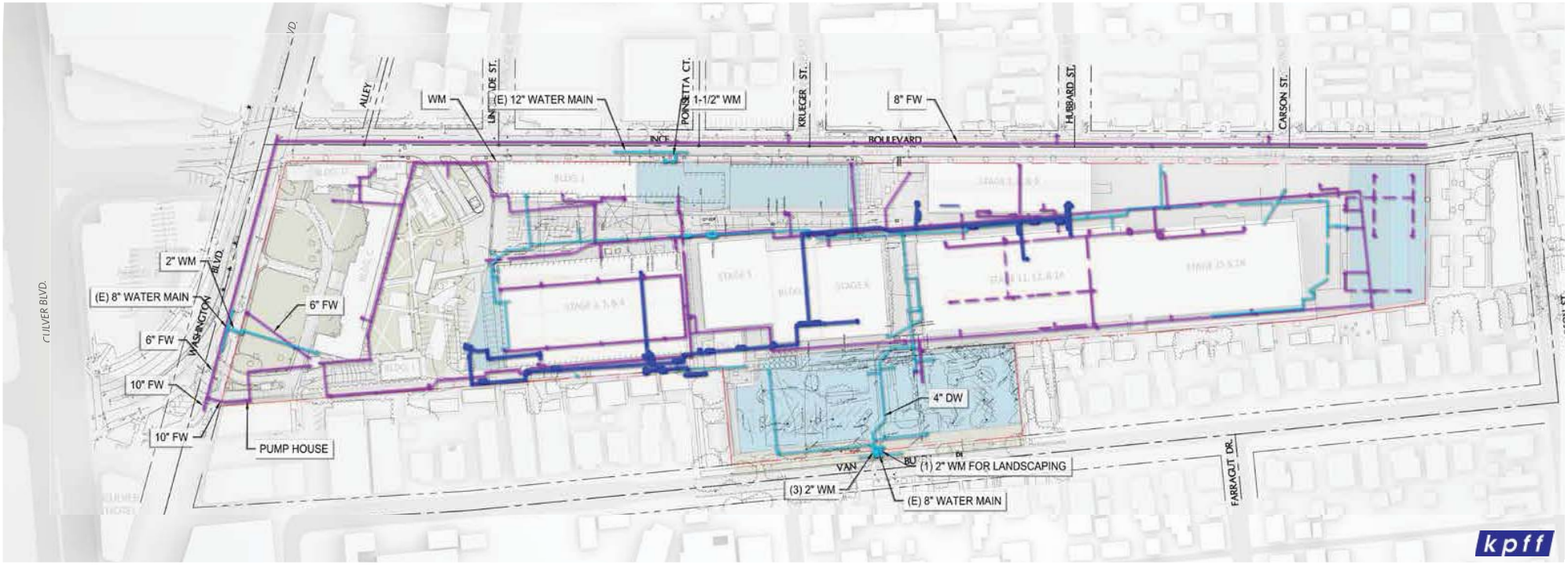
- Administration Facilities
- Sound Stages
- Talent Facilities
- Power House
- Landscaping & Circulation

District Non-Contributors

- Construction Facilities
- Storage Facilities
- Service Facilities
- Gates & Gate Houses
- Landscaping & Circulation (Non-contributing)
- Buildings (Non-contributing)

Stages facilitated the filming of the early "talkies," it should be noted that it is the films produced during this period that are primarily significant and the role of the stage in their production is of secondary importance. Building E, H, and I also appear eligible for local listing as Significant structures.

The proposed project ("Project") would have a less than significant impact on historical resources with mitigation incorporated. The project involves removal of seven ineligible buildings, relocation of four bungalows in accordance with the Secretary of the Interior's Standards, and plan review of new Building R for conformance with the Standards to reduce impacts to Stage 2/3/4. Mitigation Measures 1, 2 and 3 are recommended to reduce impacts to less than significant for relocation of the bungalows including Recordation (MM1), Relocation, Storage and Rehabilitation (MM2), and Interpretive Plaque/Marker (MM3). Mitigation Measure 4, Preservation Design Recommendations, is provided to reduce potential impacts to Stage 2/3/4 including preservation design consultation and Secretary of the Interior's Standards Review.



EXISTING UTILITY
WATER

Culver City is one of Golden State Water's largest service areas. The Culver City water system imports water from the Colorado River Aqueduct and the State Water Project (imported and distributed by Metropolitan Water District of Southern California).

Existing water service infrastructure is installed throughout and surrounding the project site. From the record drawings, there seem to be five (5) domestic water meters, excluding irrigation water meter(s), servicing the Culver Studios; one 2" water meter is located at the northwest corner of the property which connects to an existing water main on Washington Boulevard, three 2" water meters are located near the center of westerly property line adjacent to Van Buren Place and the other two are located along the easterly property line at northeast and southeast corners of Building J and L, respectively (see Exhibit, Existing Utilities - Water). The proposed parking garage will be located in the southern wing of the Culver Studios site, where it conflicts with the existing water main lateral from Van Buren Place. Most of the existing buildings on site are serviced by this 4" water service line. Therefore, the existing water pipe will need to be rerouted or a new service connection made into the adjacent streets to maintain service to existing buildings. It was also noted during the development of the Building J project that the existing Culver Studios water system had significantly low pressure available, thus, as individual projects move forward, a booster pump system or a new public connection may be required. The following water lines exist adjacent to the Culver Studios property:

Ince Boulevard. A 12" water main runs northwest to southeast, east of the west right of way (ROW) and connects to a 12" water main at Washington Blvd.

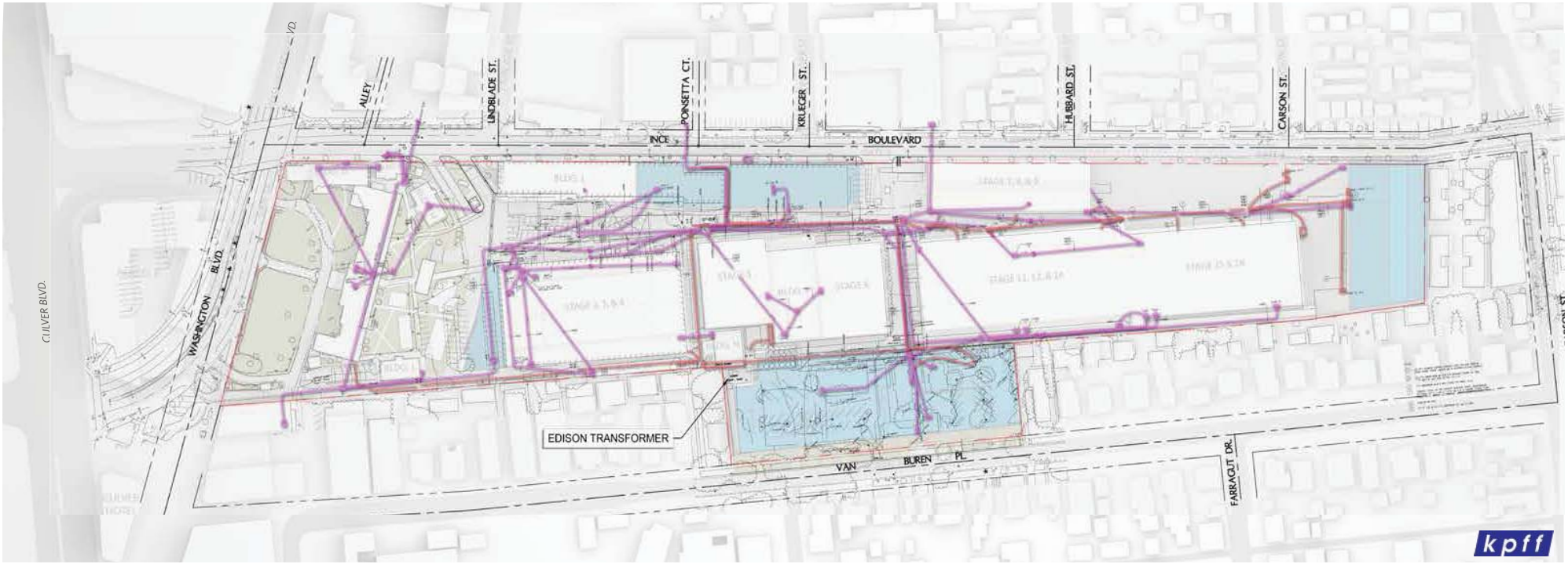
Van Buren Place. The southernmost corner of the project site borders with Van Buren Place, where an 8" water pipe runs east to west south of north ROW. This main provides three (3) 2" domestic water service laterals and meters to Culver Studios site. Most of the existing buildings on site are fed from this water line.

Fire Service

A loop of existing fire water service lines is present around the Culver Studios site. The fire service connection exists at Washington Boulevard, where two 10" and 6" laterals connect to an existing pump house and are distributed around the site.

A more refined hydraulic analysis will be coordinated with Golden State Water Company for future design as individual projects move forward. This would accommodate higher fire flows that may be required for the additional buildings proposed. Existing fire hydrants are present around the project boundary. Additional hydrants may be required based upon the site layout at the time of site plan review.

Fire flow requirements are based on building size and building construction type. The latest fire regulations require all buildings to be equipped with a fire sprinkler system, including residential homes. Fire flow requirements that were previously provided for the existing structures may increase due to new regulations. Site plans will be submitted to the fire authority in order to obtain fire flow and time period requirements based upon the tenant type, building size, and building type.



EXISTING UTILITY
ELECTRICITY & COMMUNICATIONS



EXISTING UTILITY
NATURAL GAS



EXISTING UTILITY
STORMWATER

Culver City operates and maintains eighty five (85) miles of gravity and force main sewers and seven (7) pump stations within the City. The Culver Studios site is tributary to the North Central Outfall Sewer, which is owned by City of Los Angeles and runs north to south on Jefferson Boulevard approximately 2,500 feet southeasterly direction from the site. An 8" VCP private sewer main runs parallel to Building C to the east of it and bends to run towards the east direction between Building J and Stage 2, 3 & 4. Then, it runs under the Stage 7, 8 & 9 to connect to an 8" VCP sewer main on Ince Boulevard.

There are two (2) 6" City sewer mains running along the southerly property line across the neighboring properties 4 feet south of south property line. The two lines are separated at the manholes at northwest corner of the State 2, 3 & 4. One is flowing west and turns south to align it with A Street, the other is flowing east all the way to Lucerne Avenue to connect to a manhole. This 6" City sewer main flowing to the east crosses Culver Studios site where the proposed Parking Garage is located; therefore, the relocation of existing 6" City sewer main is expected (see Exhibit, Existing Utilities -Sewer). The following sewer pipelines exist adjacent to the Culver Studios property:

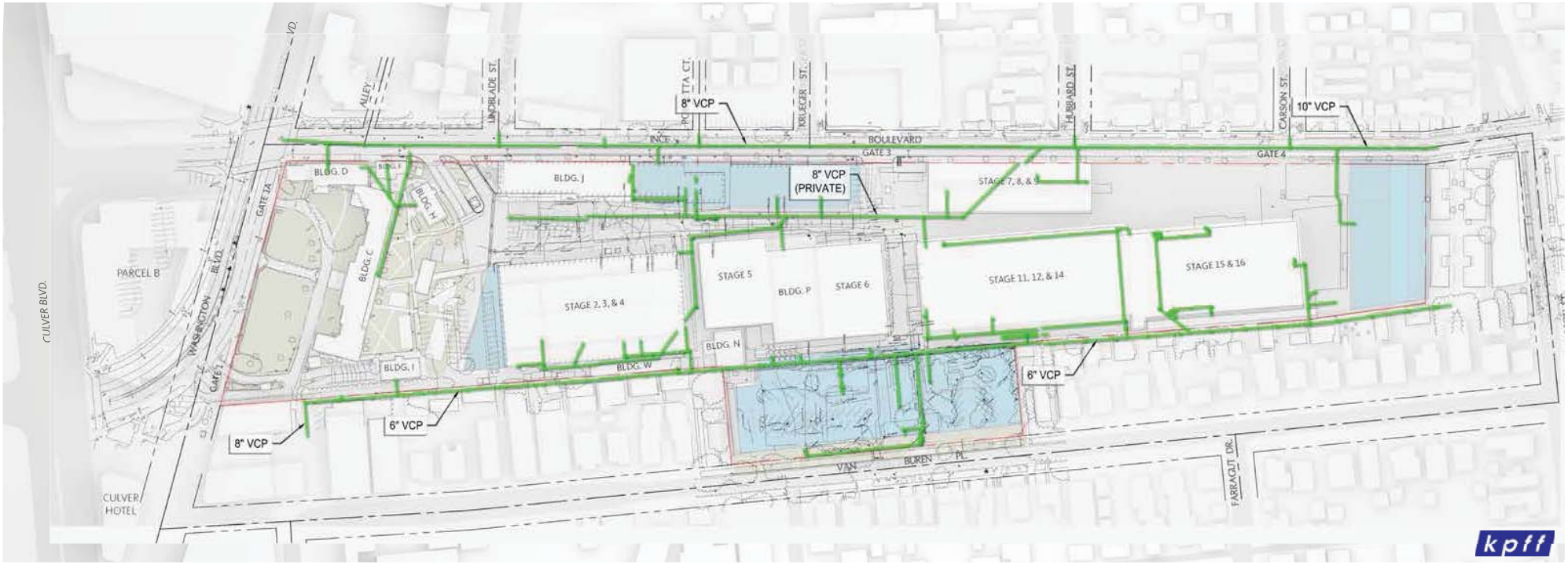
Washington Boulevard. There is no existing sewer pipe running along the frontage of Culver Studios site on Washington Boulevard. A 12" VCP sewer main, flowing from the north of the site on Washington Boulevard ties into an 8" VCP sewer along Ince Boulevard.

Ince Boulevard. An 8" VCP sewer runs east to west on centerline of the street. The pipe size increases to a 10" VCP after the connection of an 8" sewer from Culver Studios site to the north of Stage 7, 8 & 9 before the intersection at Hubbard Street. Besides the 8" private sewer main connection, some of the buildings facing Ince Boulevard also make separate 4" lateral connections into the street main.

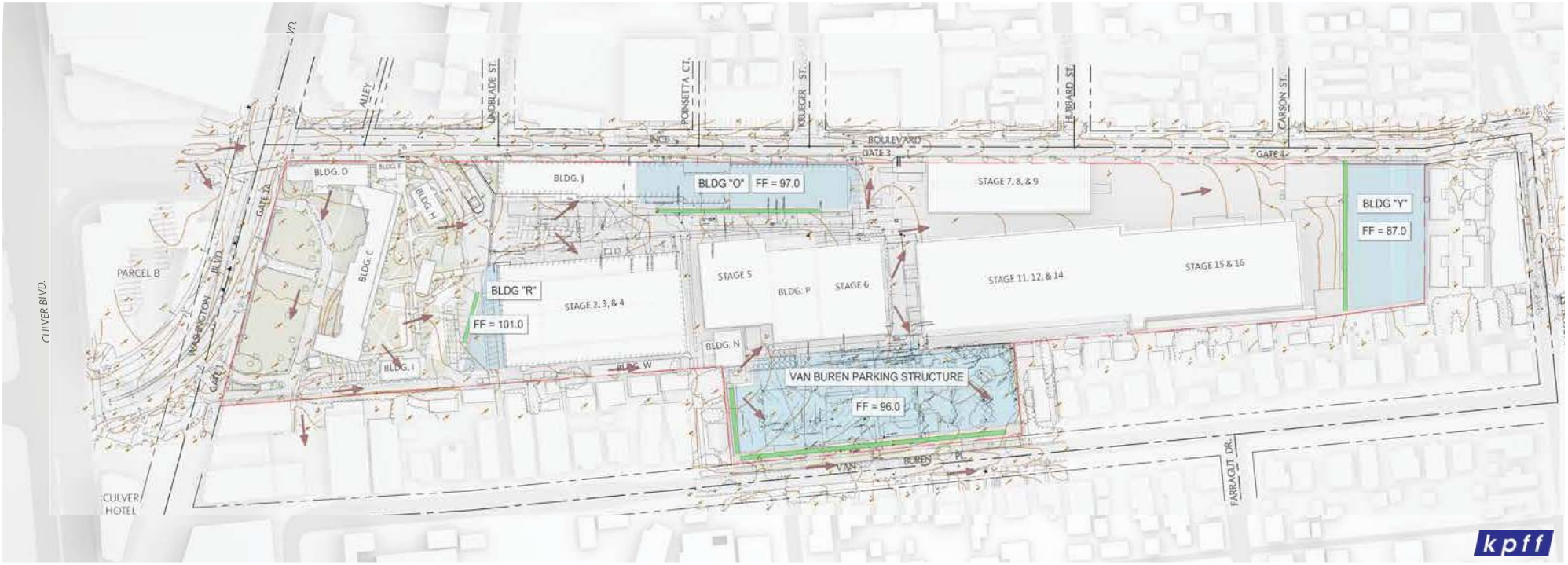
Van Buren Place. A 10" sewer main with varying pipe materials of VCP and PVC runs west to east along Van Buren Place. This sewer main turns south at the manhole near the southernmost corner of Culver Studios site, and runs south into Linwood Howe Elementary property.

Drainage

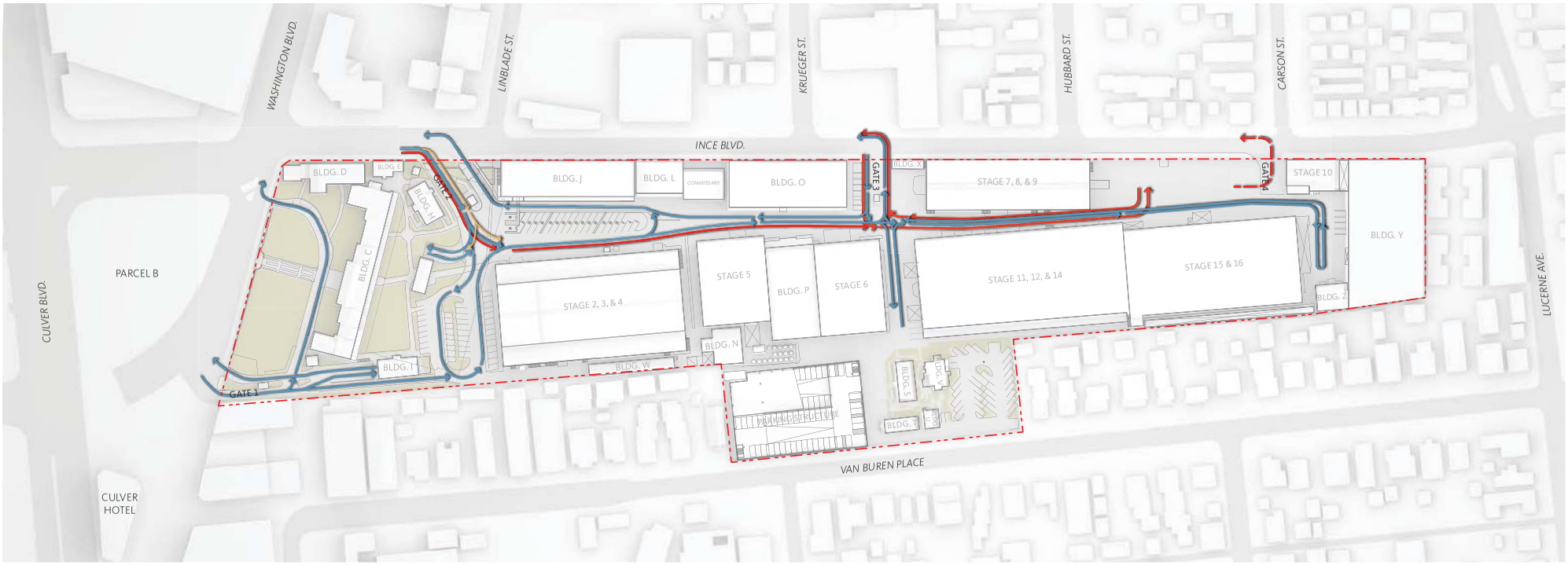
The Culver Studios site gradually slopes from west to east with elevations ranging from 101.5 to 85 feet. Most of the site primarily drains via sheet flow to a series of localized concrete swales, trench drains, area drains and catch basins. It was noted during the development of the Building J project that the site does not have an extensive underground storm drain system and during rain events there is significant surface runoff. For the majority of the connector pipes servicing the shallow area drains/catch basins, discharge is directed through the curb face along Ince Boulevard and Van Buren Place. Based on the record drawings, the site only carries two main storm drain pipes; one starts with 4" pipe in the back of Stage 2, 3, & 4 and changes to 6" pipe running south to north between Stage 2, 3 & 4 and Stage 5, and then again increases to 8" pipe as it passes through between Building L & Commissary. The other one starts with 12" pipe at the northwest corner of Stage 15 & 16, wraps around the building and runs with increased 15" pipe toward north in the west side of Building Y. Both storm drain pipes connect to the back of existing catch basins on Ince Boulevard for discharge. There is a 36" RCP storm drain which starts at the intersection of Ince Boulevard and Poinsettia Court, 6.5 feet north of center line of Ince Boulevard. The pipe runs toward east and increases the size to 39" RCP as it passes the Carson Street, which then connects into a manhole with a 78" Culver City drainage system that eventually outlets into Ballona Creek. The storm drain conveyance system is owned and maintained by the Los Angeles County Flood Control District (LACFCD). The project site appears to be located in Zone X as shown on Flood Insurance Rate Map (FIRM) No. 06037C1595F, and thus is not within a Federal Emergency Management Agency (FEMA) flood plain.



EXISTING UTILITY
SEWER



EXISTING CONDITION
GRADING



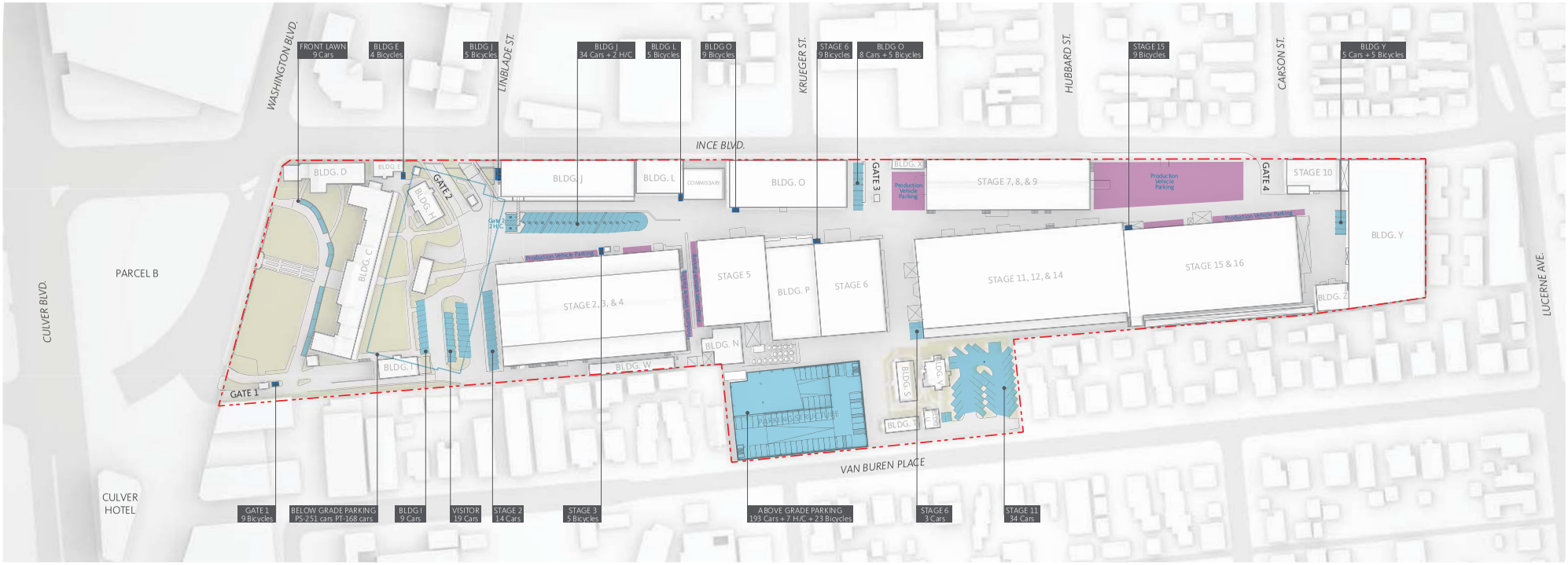
EXISTING CONDITIONS
ACCESS & CIRCULATION

- Employee
- Visitor
- Production Vehicle (Primary)
- Production Vehicle (Secondary)

There are currently five gated access points to the Culver Studios from three public right of ways:

- Washington Plaza: Gate 1
- Ince Boulevard: Gate 2, Gate 3, and Gate 4
- Van Buren Place: Emergency Gate

Primary access the Culver Studios for visitors and employees is via Gate 2 from Ince Boulevard. Secondary vehicular access is provided by Gate 1 and Gate 3. Production vehicles accessing the property utilize both Gates 2 and 3 to enter and Gate 3 to exit. Gate 4 is used on a limited basis as an exit only when large trucks are unable to return and exit through Gate 3, as well as an emergency access point. The access gate on Van Buren Place is for emergency vehicle access only.



EXISTING CONDITIONS
PARKING

- Vehicular Parking
- Production Vehicle Parking
- Bicycle Parking

The Culver Studios currently has a parking supply of 756 spaces dispersed across the property. The majority of the parking supply is provided in two locations; the below grade parking structure (419 spaces) accessed from Gate 2, and the above grade parking structure (200 spaces) accessed from both Gate 2 and Gate 3. In addition to the non-commercial parking, there are numerous zones across the property dedicated to production parking. These production vehicle zones allow large trailers and trucks to assemble, free from any dedicated fire lane.

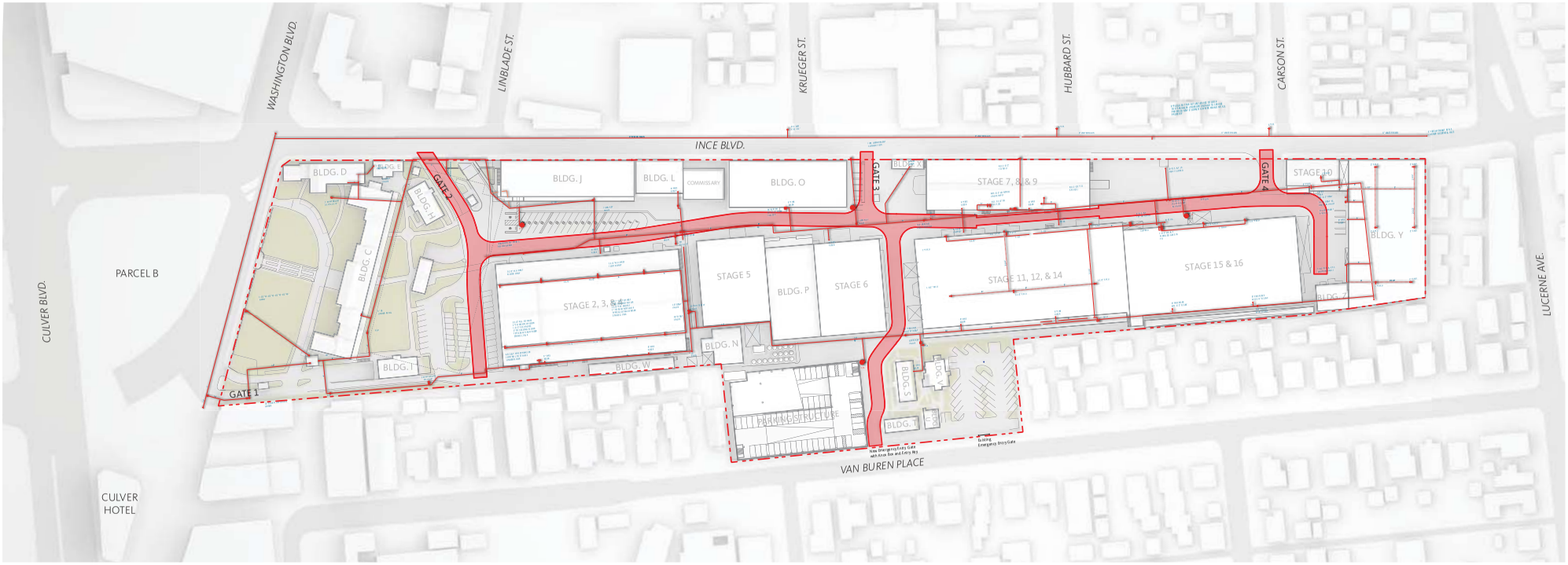
Bicycle parking is dispersed across the property, providing 100 bicycle parking spaces in total. Bicycle parking is generally concentrated around Building J, Stage 6, and Stage 10, providing an even distribution of parking across the lot.

Vehicular Parking

LOCATION	SPACES
Front Lawn	9
Below Grade Parking Structure	419
Bldg J	36
Bldg O	8
Stage 10	0
Bldg Y	5
Stage 11	34
Stage 6	3
Above Grade Parking Structure	200
Stage 2	14
Visitor	19
Bldg I	9
TOTAL	**756**

Bicycle Parking

LOCATION	SPACES
Gate 1	9
Bldg E	4
Bldg J	5
Below Grade Parking Structure	12
Stage 3	5
Bldg L	5
Stage 6	9
Bldg O North	9
Bldg O South	5
Stage 15	9
Bldg Y	5
Above Grade Parking Structure	23
TOTAL	**100**



EXISTING CONDITIONS
FIRE ACCESS & INFRASTRUCTURE

The Culver Studios maintains a dedicated fire lane providing access to the entirety of the property. A dedicated 20'-00" fire lane is provided, unless impeded by existing buildings and their appendages. Emergency access is provided at Gates 2, 3, 4, and the Van Buren Gate.



1":150' @ 11"x17"

0' 75' 150'

EXISTING CONDITIONS
LANDSCAPE

The site's existing landscaped areas are kept to a minimum and are used primarily as an aesthetic backdrop to the studio's buildings. Landscape planting is limited to the perimeters of buildings and screen of the large studio building facades.

The existing site is roughly 14 acres and the current Master Plan delineates 41,700 sf (.96 acres) or roughly 7% of surface area as "landscape area". Albeit minimal, landscape on site has some historical significance that shall be maintained as the site continues to develop in CPA 6.



EXISTING CONDITIONS
TRASH & RECYCLING

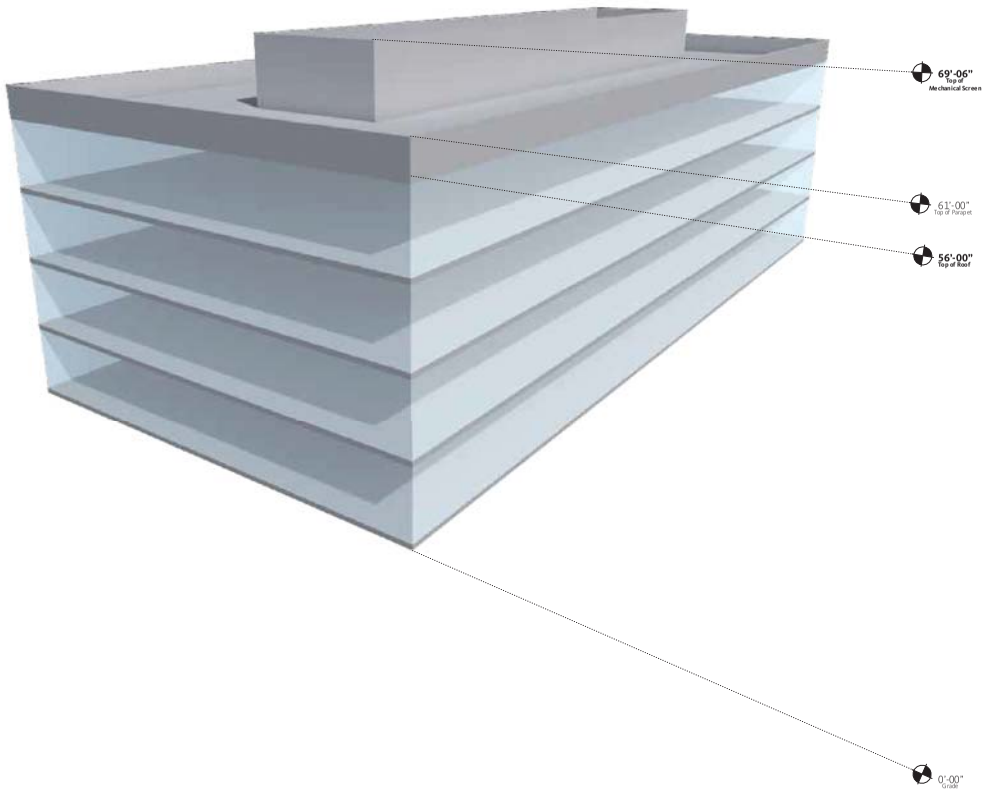
The Culver Studios utilizes a property-wide trash and recycling program – facilities are not independently provided for each building. Currently trash and recycling activities are housed at a single location on the property; within the bungalow parking lot area. The storage and compacting facility is approximately 33'-00" x 6'-09".

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PROJECT
PROPOSED CONDITIONS

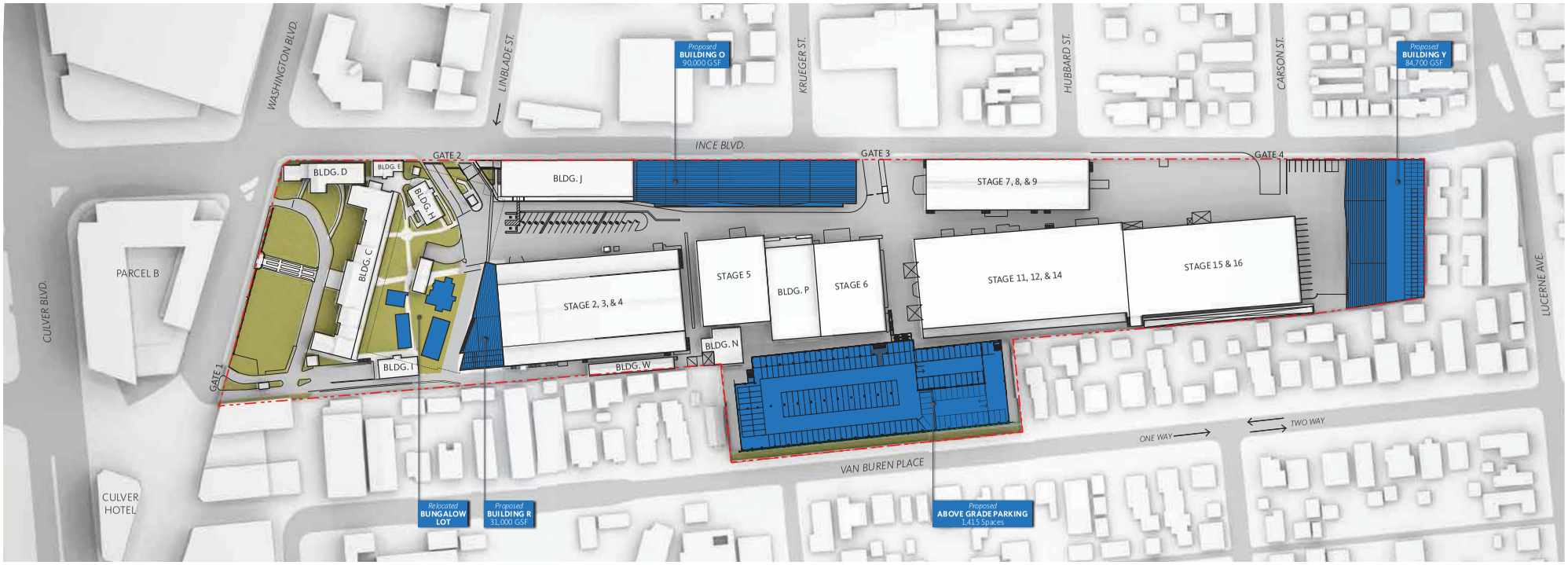


PROPOSED
DEVELOPMENT STANDARDS

All proposed development will adhere to the Culver City Municipal Code which states that the current studio lot is zoned as Studio District (Section 17.250.010). All development shall occur within the property boundary and shall adhere to the following development standards. All new development within the Studio District zone shall not exceed a maximum height of fifty-six feet (56'-00") except for parapets and mechanical screening. The parapet shall not exceed five feet (5'-00") above the top of roof. All mechanical screening shall not exceed thirteen feet six inches (13'-06") above the top of roof.

All required parking for The Culver Studios shall be provided on the studio lot, unless otherwise agreed to. Parking shall be provided at a ratio of:

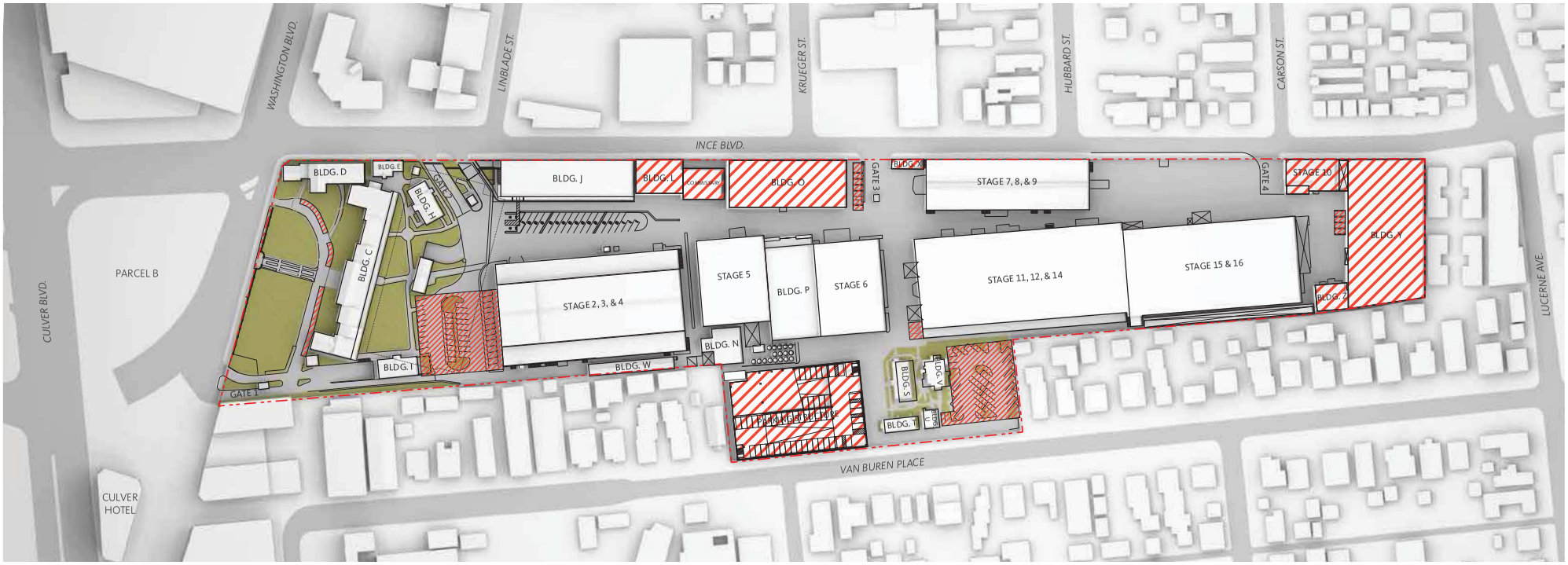
Required Parking:
Office: 2.86 spaces/1,000 sf @ 1.00 GLFA
Or (1 space/350 sf)
Support: 0.52 spaces/1,000 sf @ 0.85 GLFA
Or (1 space/1,923 sf)
Stage: 2.46 spaces/1,000 sf @ 1.00 GLFA
Or (1 space/407 sf)



PROPOSED
PROJECT OVERVIEW

Comprehensive Plan Amendment #6 proposes the addition of 3 new production office buildings, a new above/below grade parking structure, and the relocation of Bungalows S, T, U, and V. In addition, two landscape features will be added to the property; the proposed bungalow lawn that will complement the existing character of the mansion and associated landscaping, and the Van Buren linear setback which will provide visual and sound buffer characteristics, stormwater mitigation functions, and act as a neighborhood amenity.

PROJECT	SIZE (GSF OR SPACES)
BUILDING O	90,000 GSF
BUILDING Y	84,700 GSF
BUILDING R	31,000 GSF
RELOCATED BUNGALOW LOT	N/A
VAN BUREN PARKING STRUCTURE	1,415 SPACES

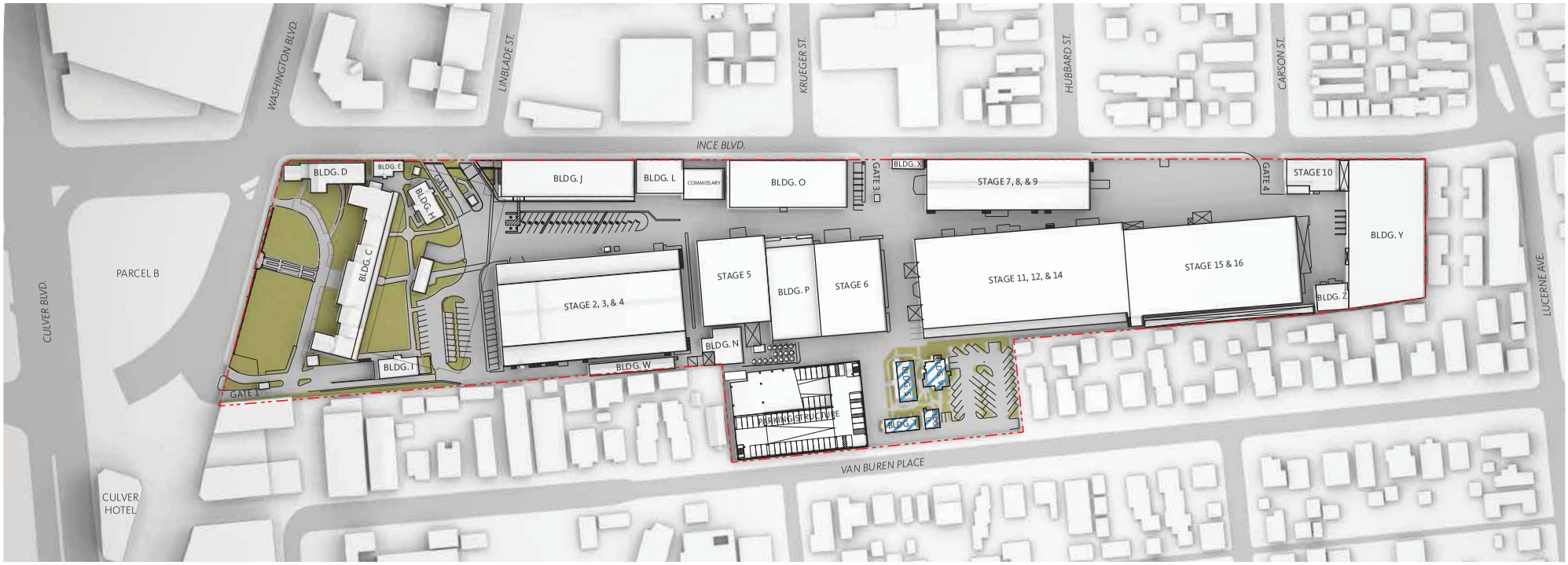


PROPOSED PROJECT DEMOLITION

Building Demo

Parking Demo

Comprehensive Plan Amendment #6 proposes the demolition of eight buildings on the property. Ranging in construction date, type, and function, all proposed demolition will provide future opportunity for growth and flexibility. The comprehensive plan proposes the demolition of Buildings L, O, X, Y, and Z, Stage 10, the commissary, and the above grade parking structure. In addition, five surface parking areas will be repurposed, reconfigured, or converted to a new use to better provide functionality, meet current parking code and/or provide a landscape amenity to the property.



PROPOSED PROJECT RELOCATION

Comprehensive Plan Amendment #6 proposes the relocation of Buildings S, T, U, and V to the rear lawn, south of Building C. The primary aim of the relocation is create a concentrated zone of historically significant buildings on the Culver Studios property, reinforcing and showcasing the remarkable past and forward evolution of the lot. As part of the relocation, a new open space amenity, the Bungalow Lawn, will provide additional landscape area to the lot as well as creating a framework highlighting the sustainable and water-conscious landscape approaches to be utilized across the property.

PROPOSED SUSTAINABILITY STRATEGY

ECONOMIC

The continued physical expansion of The Culver Studios will be a very important aspect of the future economic growth of Culver City and the image as the heart of screenland. New, innovative and purpose built production offices will make The Culver Studios more competitive in the commercial market place and able to attract entertainment companies to establish their headquarters on lot, adding potential customers for the adjacent businesses. This increase of office space will also balance out the Studio's demand for offices that can be complemented with stages. Downtown Culver City's activity and excitement perfectly complement the influx of people that will be accommodated by The Culver Studio's additional inventory of office space in the middle of what has become one of L.A.'s hottest new arenas. Restaurants, retail, grocery stores, dry cleaners, entertainment venues and other commercial businesses will be bolstered by the additional foot traffic from our studio both daily and nightly. The new personnel on the lot will undoubtedly seek housing in the very attractive nearby residential sector. Not only will the local housing market be positively affected, this increase in business will spread to local banks, Architects, Contractors, skilled workers and various laborers as the Studio revitalization mutually benefits The Culver Studio and the residents of Culver City.

BUILDINGS & INFRASTRUCTURE

As there are numerous, and varied projects proposed in Comprehensive Plan Amendment #6,the individual strategies implemented in each project will be determined during the design process. All projects, at a minimum, shall meet the Culver City Mandatory Green Building Program requirements. The key strategies that should be considered are:

ENERGY. Reduce total energy consumption, use renewable energy resources. Reduce total energy consumption in alignment with Title-24 part 6 or Culver City Green, whichever is more stringent.

RESOURCES & MATERIALS. Prefer the use of renewable and low carbon materials for new buildings. Recycled materials should also be used if they have a sufficient quality when compared to their virgin counterparts. Low VOC materials should be considered. Local materials should also be used where feasible.

WATER. Reduce total water consumption. When feasible, consider green roofs in order to allow a more natural dissipation of rain water compared to a sealed roof, and to reduce the amount of runoff into the stormwater and sewer system.

HVAC. Take advantage of favorable climatic conditions to reduce the size of HVAC systems.

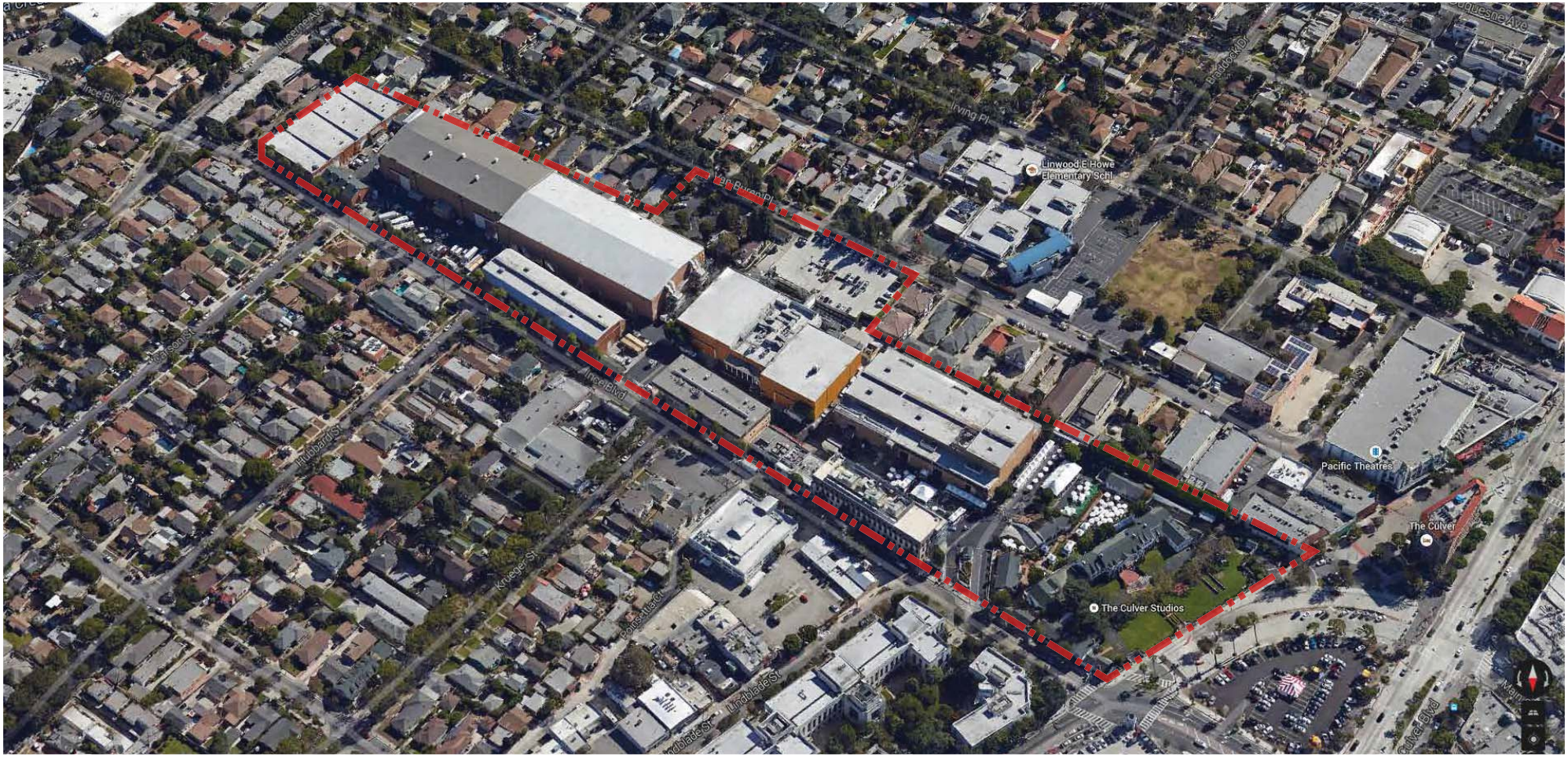
LIGHTING. Reduce dependence on lighting by painting rooms in light colors and have a high degree of reflection. Lighting controls should be provided to avoid unnecessary lighting during the times when daylight levels are adequate or when spaces are unoccupied.

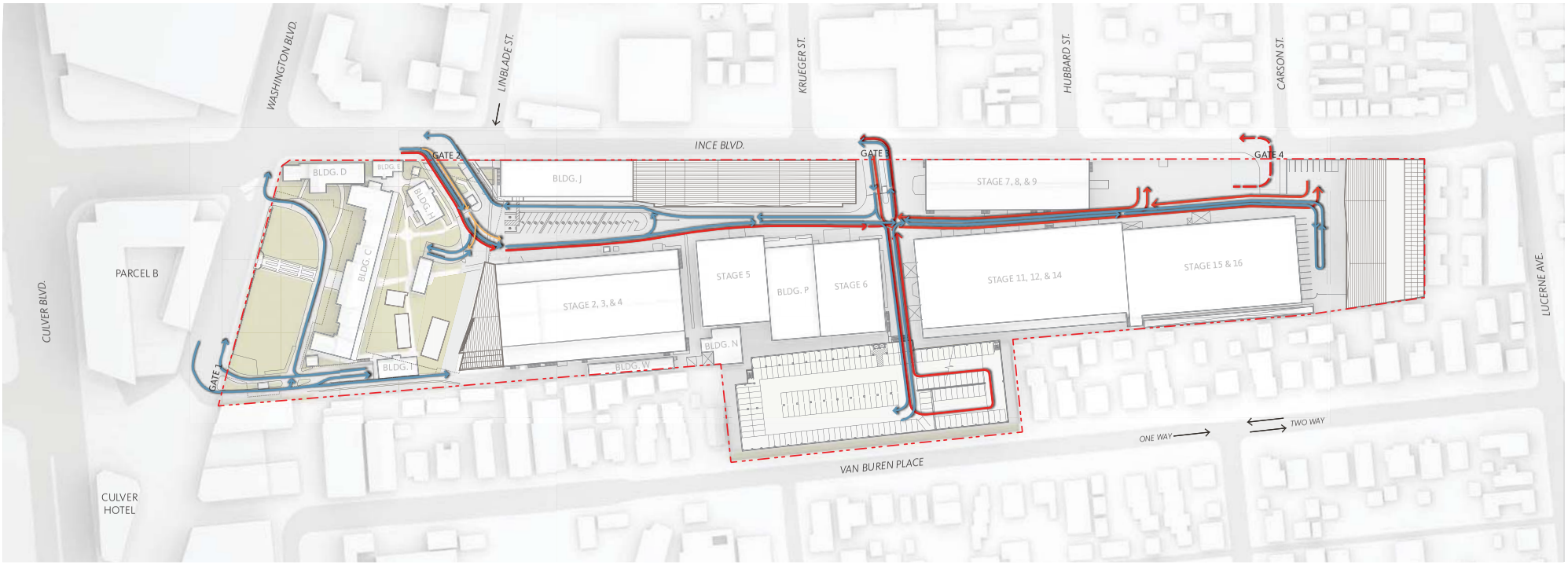
GLAZING. Window strategies should be used to optimize energy efficiency, indoor conditions, comfort, and reduce glare. All windows on new buildings should utilize best available insulation performance.

DAYLIGHTING. Maximize use of day-lighting strategies where feasible.

TRANSPORTATION. Promote use of alternative transportation both to and from the Studio lot, as well as for internal circulation.

LANDSCAPE. To the extent feasible, soft-scapes and permeable hard-scapes should be used to maximize open space opportunities on the Studio lot.


Linwood E Howe Elementary Schl
Irving Pl
Ince Blvd
Hubbard St
Krueger St
Lindblade St
Pacific Theatres
The Culver
The Culver Studios
Culver Blvd



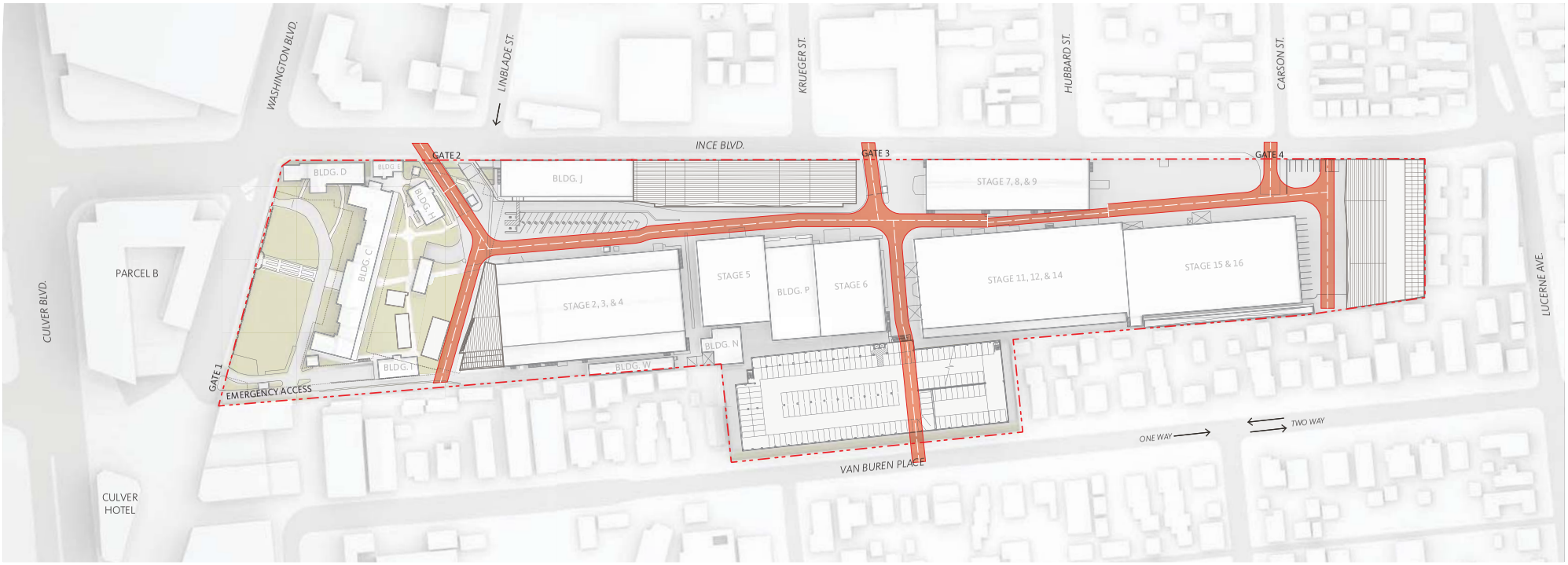
PROPOSED ACCESS & CIRCULATION

- Employee
- Visitor
- Production Vehicle (Primary)
- Production Vehicle (Secondary)

There are no additional gates proposed by Comprehensive Plan Amendment #6. The property will utilize the existing five gated access points to the Culver Studios from three public right of ways:

- Washington Plaza: Gate 1
- Ince Boulevard: Gate 2, Gate 3, and Gate 4
- Van Buren Place: Emergency Gate

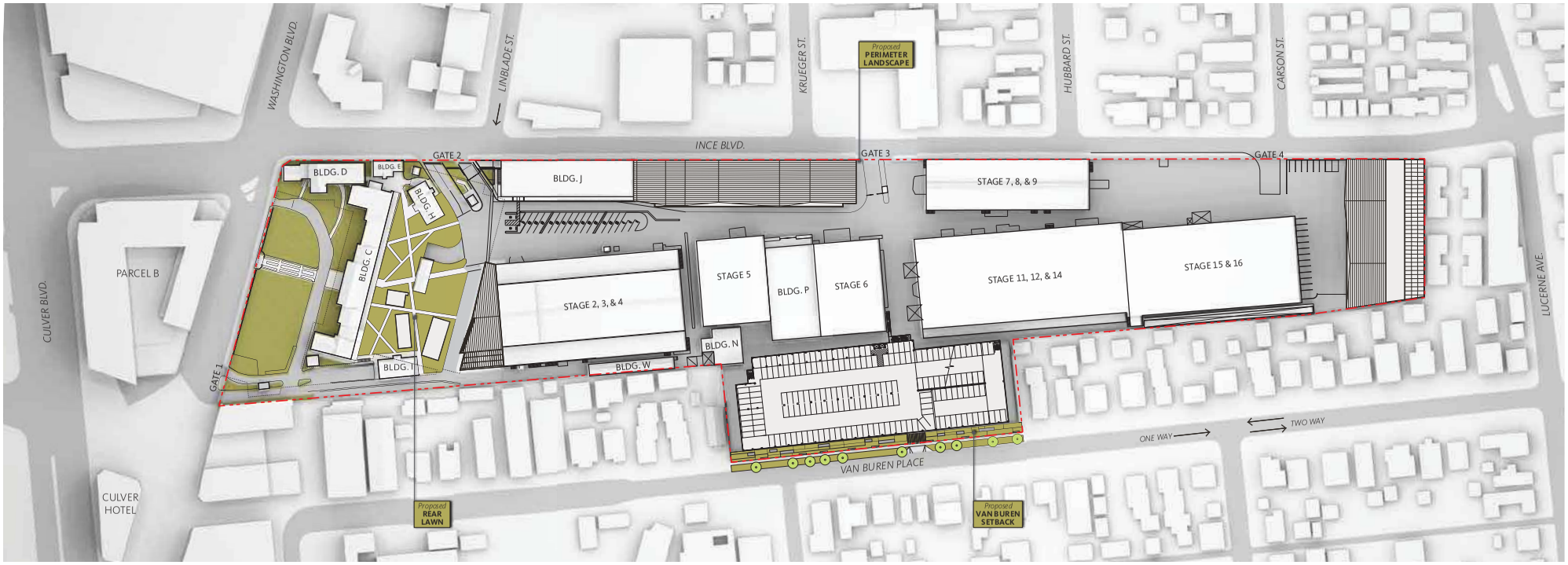
Primary access the Culver Studios for visitors and employees is via Gate 2 from Ince Boulevard. Secondary vehicular access is provided by Gate 1 and Gate 3. Gate 3 is proposed to be realigned to provide more efficient ingress and egress for employee and production vehicle access. Gate 3 will not be used by visitors to the property. Production vehicles accessing the property utilize both Gates 2 and 3 to enter and Gate 3 to exit. Gate 4 is used on a limited basis as an exit only when large trucks are unable to return and exit through Gate 3. In addition to emergency access, the access gate on Van Buren Place is for emergency vehicle access only. The Van Buren gate, as proposed, is relocated from its current location. The relocation of the Van Buren gate provides for improved alignment and access for emergency vehicles, reducing tight turning radii and potential hazards while increasing access efficiency.



PROPOSED
FIRE ACCESS

The Culver Studios maintains a dedicated fire lane providing access to the entirety of the property. A dedicated 20'-00" fire lane is provided, unless impeded by existing buildings and their appendages. Emergency access is provided at Gates 2, 3, 4, and the Van Buren Gate.

Comprehensive Plan Amendment #6 will create a more unified fire lane providing greater access to the property. The fire lane is of a dedicated 20'-00" width, unless impeded by existing buildings and their appendages, and has 30'-00" internal radii to improve accessibility and ease of emergency vehicle turn-movements.

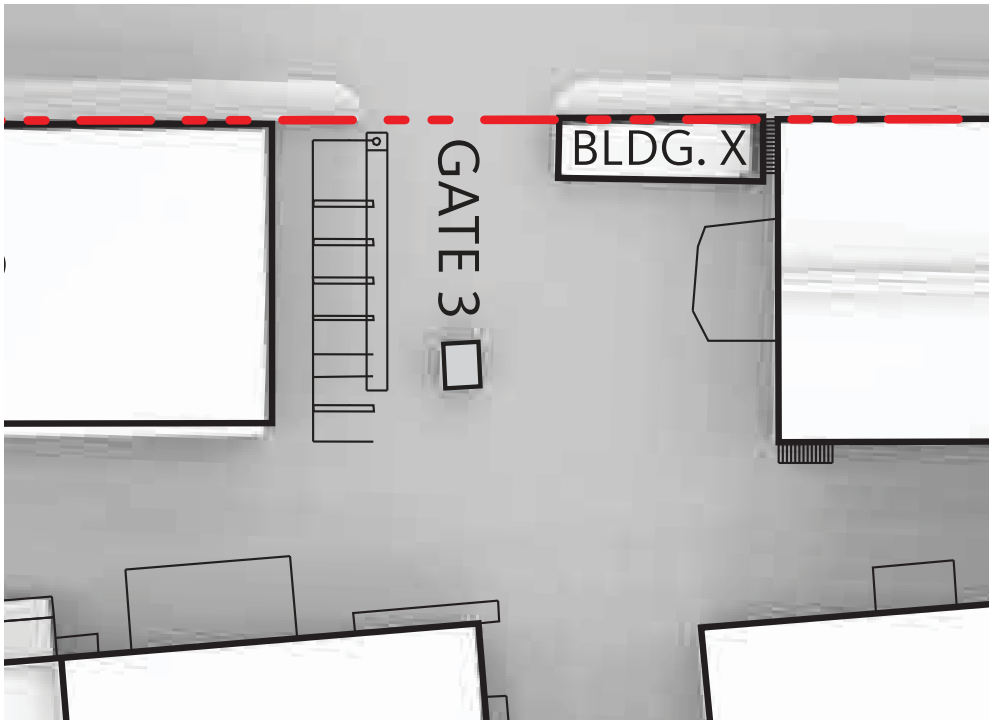


PROPOSED LANDSCAPE

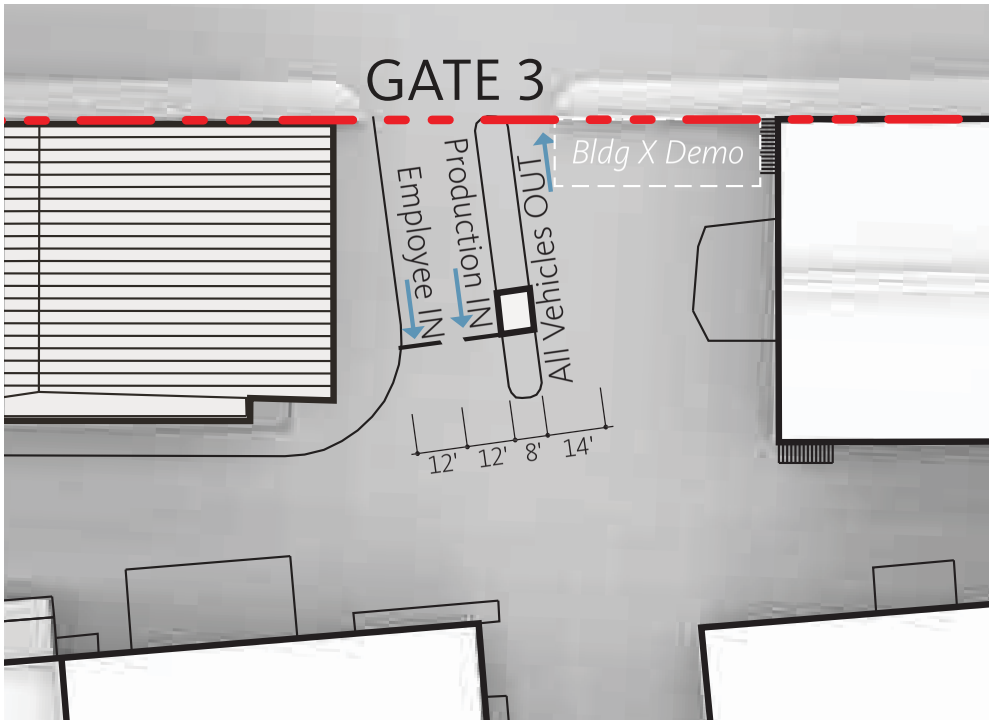
The site, as described in CPA 6, is cataloged into 3 main landscape typology areas; the Bungalow Area, the Studio Building, and the Street Edge along Van Buren Place.

The Comprehensive Plan Amendment 6 proposes three (3) landscape interventions that will impact the existing landscape plan, adding an additional 2,300 sf of landscape area to the site. This brings the total landscaped area up to 44,000 sf (1.01 acres) for the studio lot.

The three landscape interventions include: 1) the relocated bungalow area; 2) studio expansion buildings; and, 3) Van Buren Place streetscape.



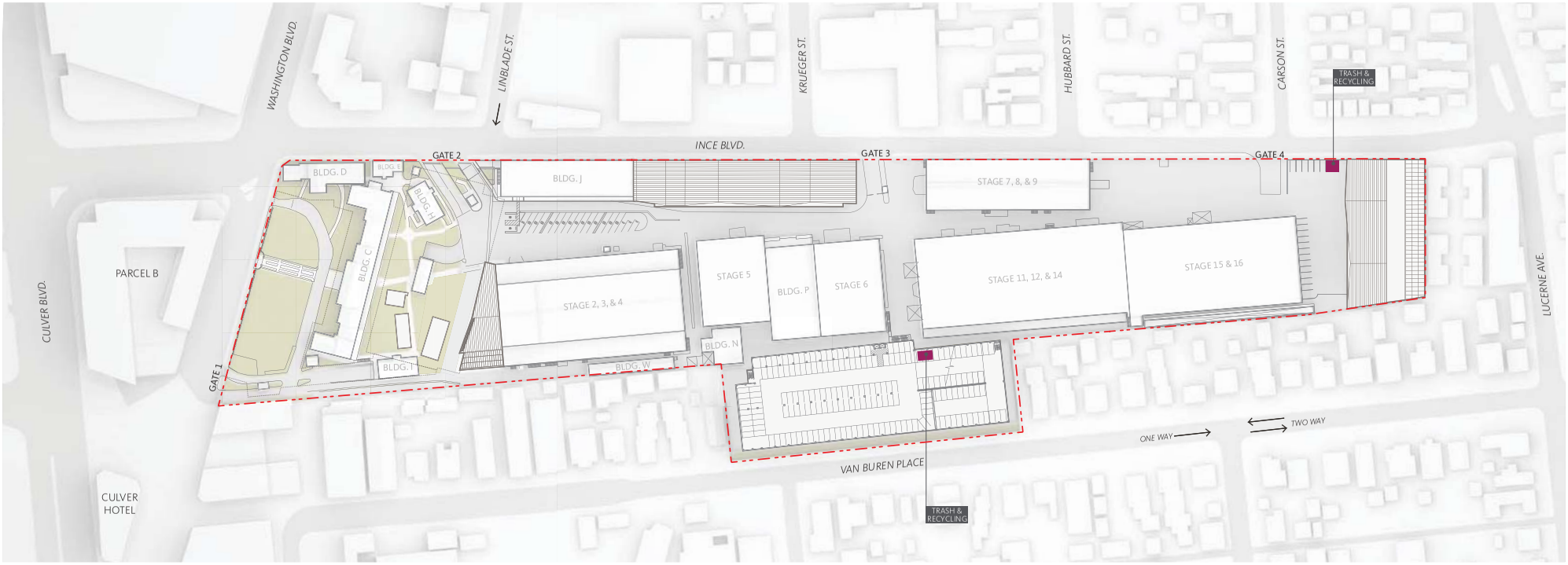
Existing Condition



Proposed Condition

PROPOSED GATE 3 REALIGNMENT

The proposed realignment of Gate 3 is intended to provide more efficient ingress and egress for employee and production vehicle access while reducing potential impacts to Ince Boulevard from queuing activities at the Gate. Gate 3 will remain an employee and production vehicle access and will not be used by visitors to the property. The proposed Gate 3 will create two 12'-00" lanes for ingress with one being dedicated to key-card holding employees. The second lane access will be controlled by a security office. In the case of an emergency the combined width of both lanes will serve as the emergency/fire access to the property through Gate 3. Gate 3 will provide a 14'-00" lane to allow both vehicles and production vehicles to exit the property.

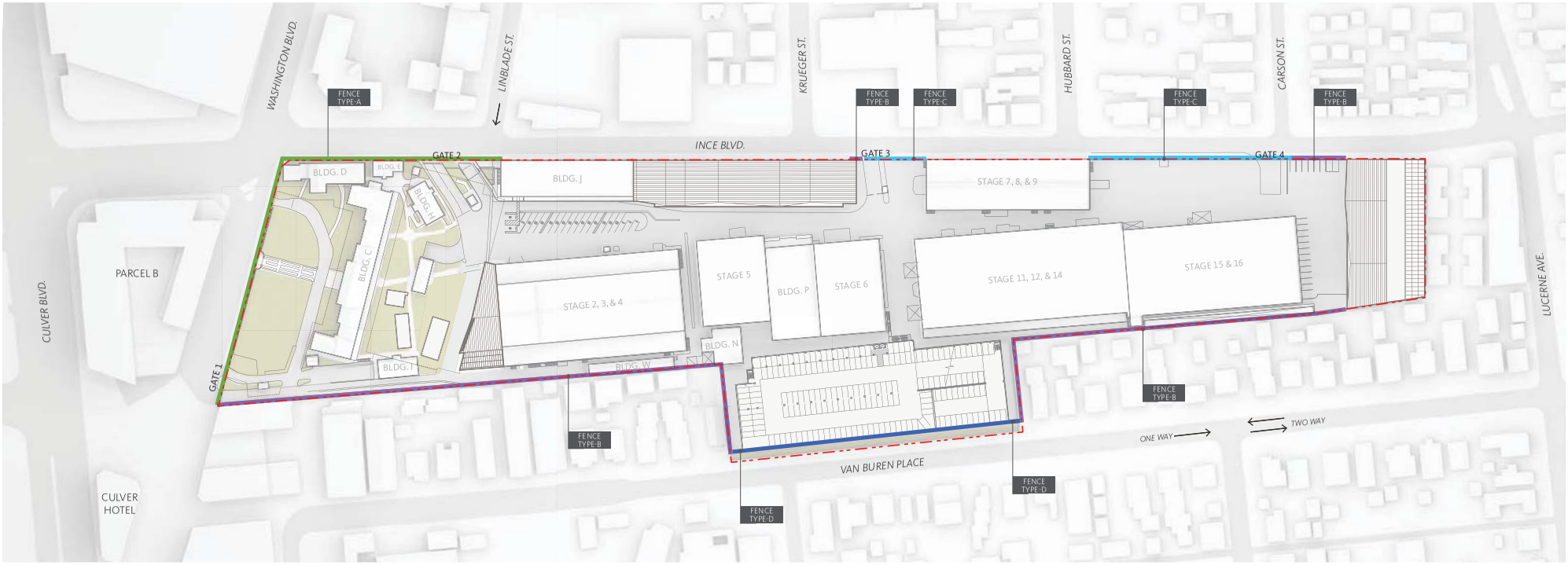


PROPOSED CONDITIONS
TRASH & RECYCLING

The Culver Studios utilizes a property-wide trash and recycling program – facilities are not independently provided for each building. Currently trash and recycling activities are housed at a single location on the property; within the bungalow parking lot area. The storage and compacting facility is approximately 33'-00" x 6'-09".

As production and support space increases on the property, an additional trash and recycling facility will be provided on near Building Y. The storage and compacting facility is approximately 33'-00" x 6'-09".

Trash and recycling activities will occur during business hours to reduce any potential impact to neighboring uses.



PROPOSED CONDITIONS
PROPOSED FENCE

- Fence Type: **A**
- Fence Type: **B**
- Fence Type: **C**
- Fence Type: **D**



Fence Type: **A**

- Existing fence to remain (Approx 4' - 8')



Fence Type: **B**

- 12' high solid textured concrete wall



Fence Type: **C**

- 12' high painted steel fence and/or gate



Fence Type: **D**

- 12' high painted aluminum fence and/or gate

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PROPOSED
BUILDINGS

PROPOSED ARCHITECTURAL CONCEPT

The proposed buildings at The Culver Studios are inspired by the iconic features, geometry and materials of historic studio buildings as seen through the lens of a transformative, contemporary sensibility, rooting the buildings firmly in the past while embracing a rapidly evolving new media landscape. There are four projects under consideration here: Buidling O, Building Y, Building R and the new parking garage on Van Buren.

Building O is adjacent to Building J; together, the two buildings span the length of the site from Gate 2 to Gate 3. They have a strong, defining presence within the studio as well as along Ince Boulevard. The sloped and gabled roof lines of Building O are a reference to the shallow slopes and gables of the existing sound stages. They are intended to evoke and enhance the distinctive roof-scape of the lot as seen from within the studio and from the surrounding neighborhood. The relatively solid base is consistent with the massing and materiality of the historic buildings on the lot. The modern upper floors employ an industrial vocabulary of metal and glass with a variety of openings and screens; the lightness and rhythm of the upper floors is a counterpoint to the solidity of the base. Super-graphics, consistent with the large format graphics used on the sound stages, are used on each of the proposed projects as building signage. Other features, such as giant, signature "elephant doors" and large-scale garage door openings are part of the industrial language of the lot reimagined for contemporary use.

The vertically-oriented façade strategy of upper floors of Building O becomes a dense screen that wraps around the studio façade of Building J integrating it with the overall composition and bringing it into alignment with our current design concept. Building O is separated from Building J by a garden at the base and an open set of stairs and walkways above providing relief along Ince Boulevard as well as the suggestion of a window into the workings of the studio for the community.

The Ince Boulevard façade is a study in simplification. The palette of colors on the Ince Boulevard side of Building J is muted and the bulk of the façade is uniformly a soft, off-white. The base of Building J has a series of steel framed windows with a transom level of clear glass above a higher set of translucent glass panes, giving the façade scale and variety.

Building Y and Building R employ similar strategies to Building O, but at different scales and for different functions. Both have solid double height bases—again a reference to the solidity and mass of the historic buildings on site; both have more dynamic, sculptural upper floors which are contemporary interpretations of industrial buildings.

The parking garage along Van Buren is functionally different from the other buildings and requires a design response sensitive to its day-to-day operations and its location along a residential street. The mass of the building is set back 15'-0" from the property line and a linear landscape creates a buffer between the west façade and the street. The façade itself is heavily planted and rendered in muted colors which are a natural extension of the coloration of the drought-tolerant, succulent landscape below.



BUILDING O
SITE PLAN

LEGEND

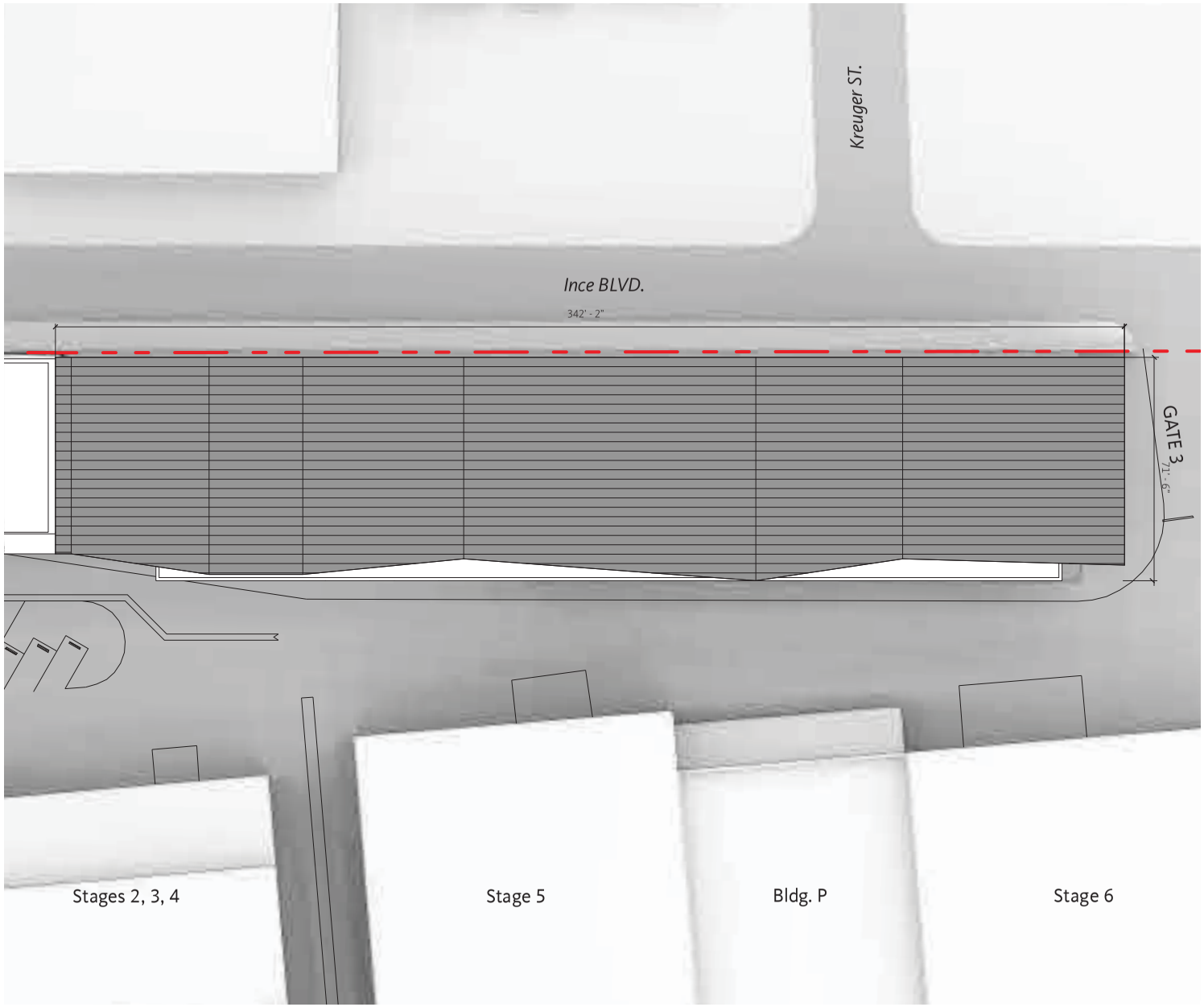
Roof

Building O Site Plan

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'





BUILDING O
BASEMENT LEVEL 01

LEGEND

Basement Level Area: 21,400 GSF
Total Area: 90,000 GSF, not include basement

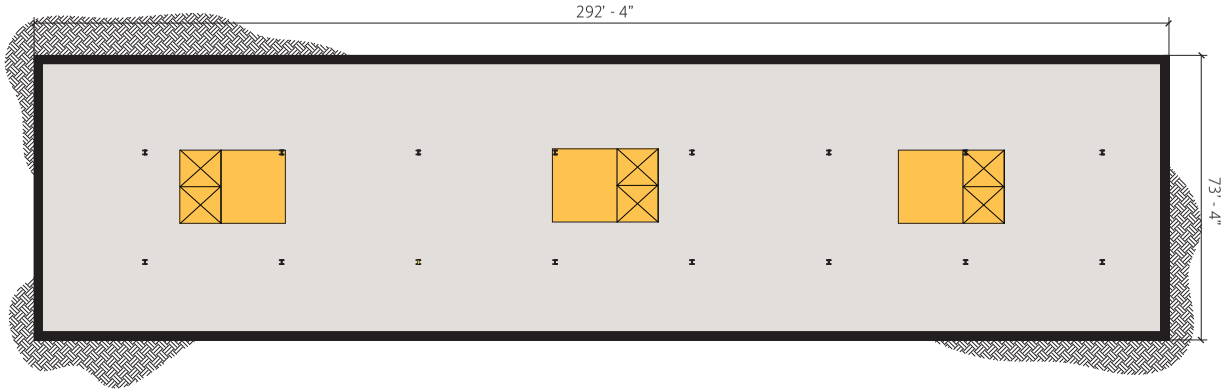
Storage- Restricted Access

Vertical Circulation/ Restrooms

Building O Basement Level

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'





BUILDING O
LEVEL 01

LEGEND

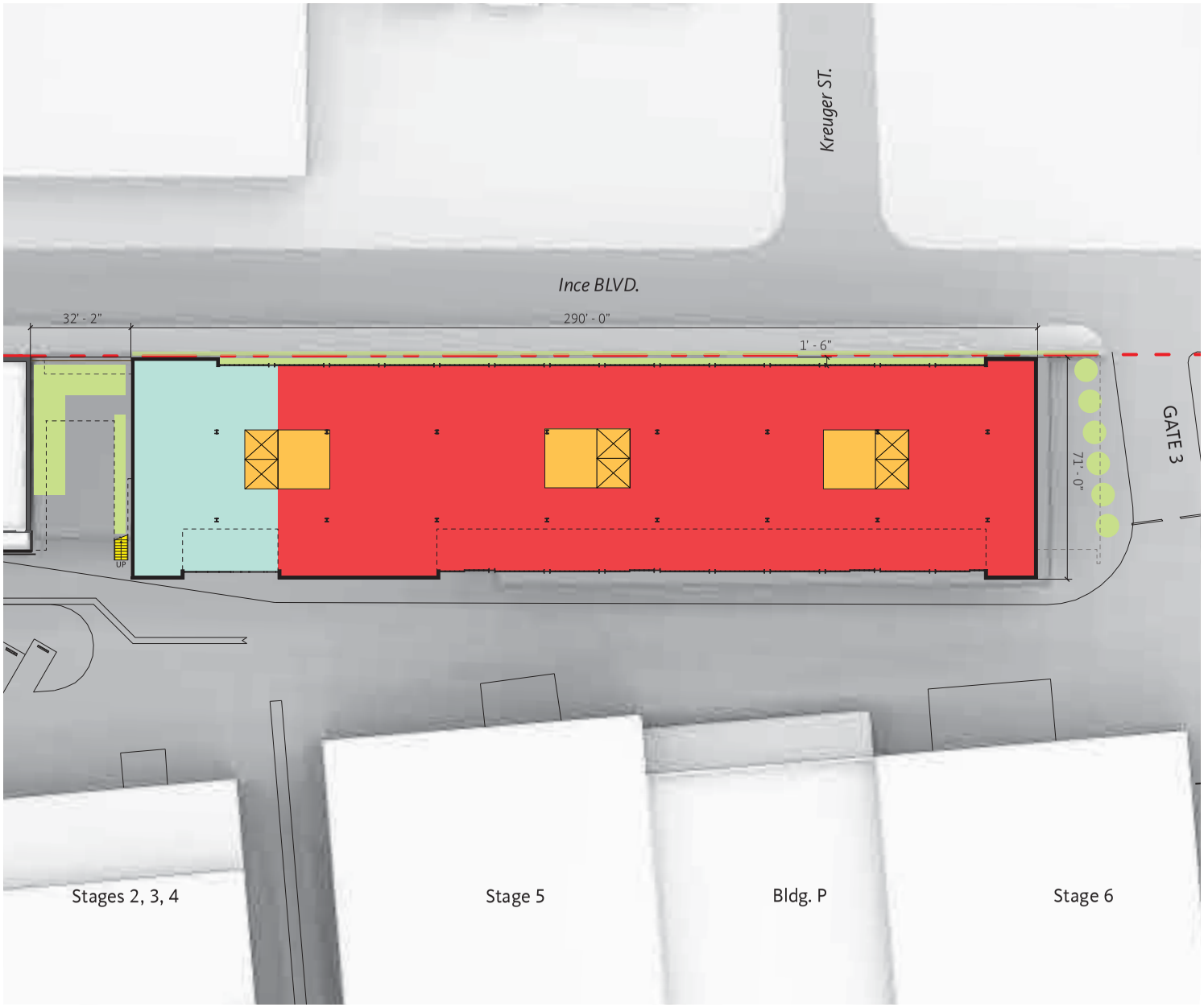
Level 01 Area: 23,000 GSF
Total Area: 90,000 GSF

- External Circulation
- Commissary
- Office
- Vertical Circulation/ Restrooms
- Planters / Landscape

Building O Level 01

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'





BUILDING O
LEVEL 02

LEGEND

Level 02 Area: 23,000 GSF
Total Area: 90,000 GSF

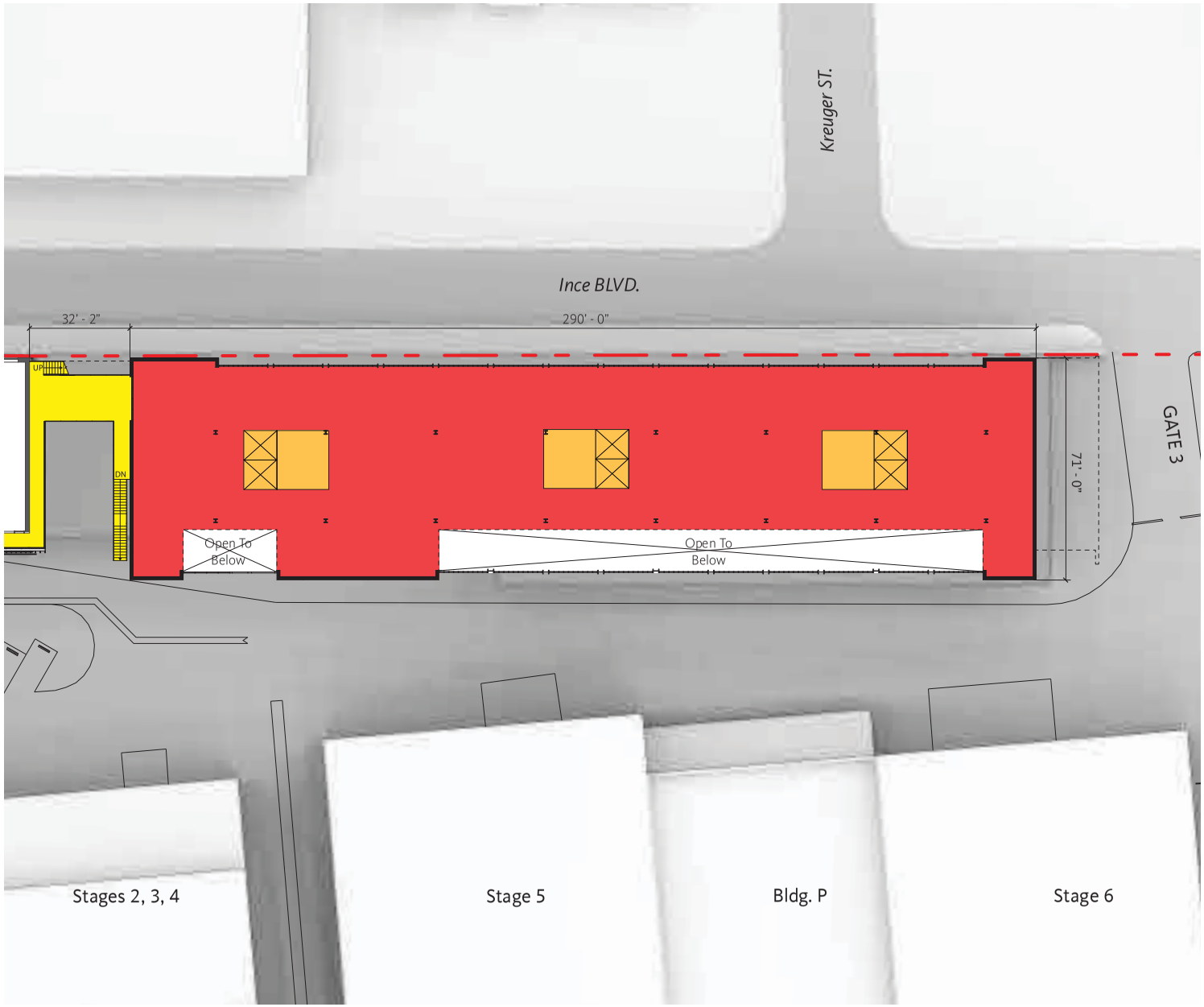
- External Circulation
- Office
- Vertical Circulation/ Restrooms

Building O Level 02

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'





BUILDING O
LEVEL 03

LEGEND

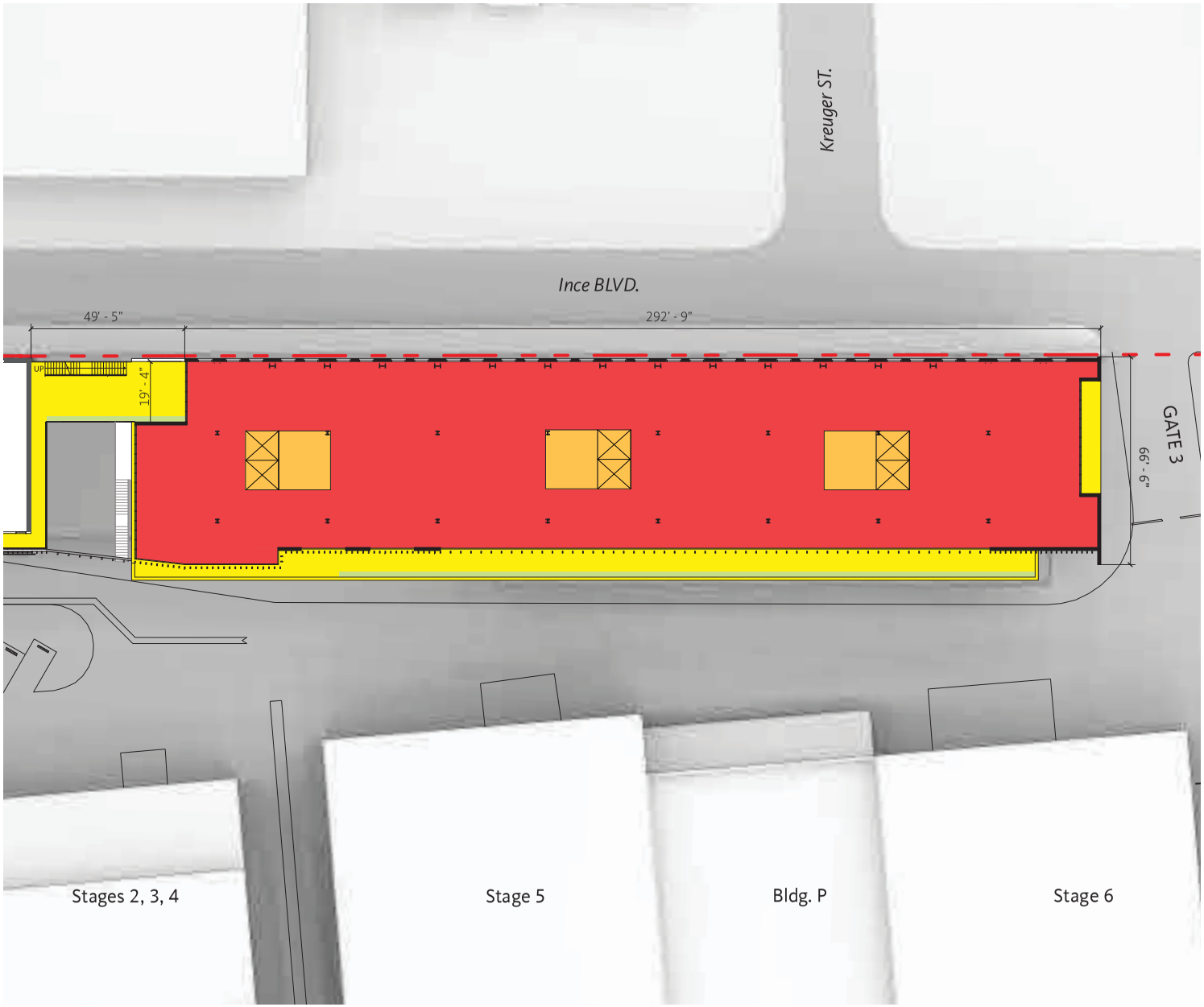
Level 03 Area: 22,000 GSF
Total Area: 90,000 GSF

- External Circulation
- Office
- Vertical Circulation/ Restrooms
- Planters

Building O Level 03

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'





BUILDING O
LEVEL 04

LEGEND

Level 4 Area: 22,000 GSF
Total Area: 90,000 GSF

External Circulation

Office

Vertical Circulation/ Restrooms

Building O Level 04

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'





BUILDING O
ROOF

LEGEND

- Roof
- Mechanical*
- Photovoltaic (1,350 SF)**
- Vertical Circulation
- Skylight

*Final dimension to be determined. All mechanical equipment will be screened from public view

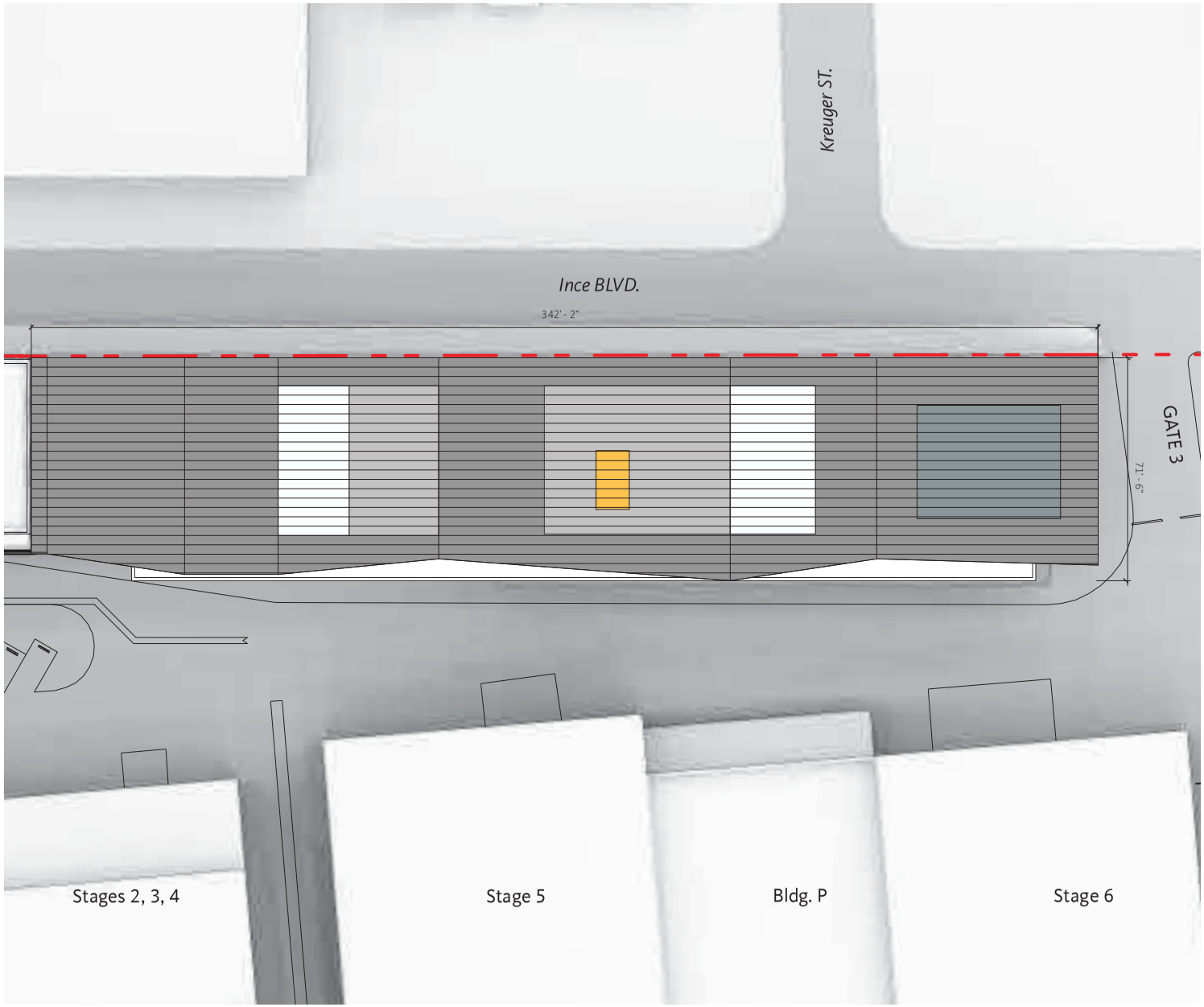
**Estimated

Building O Roof Level

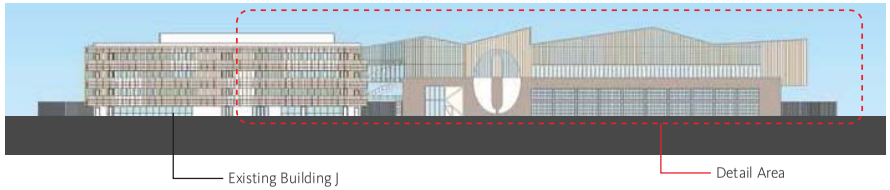
1/32"=1'-0" @ 11"x17"

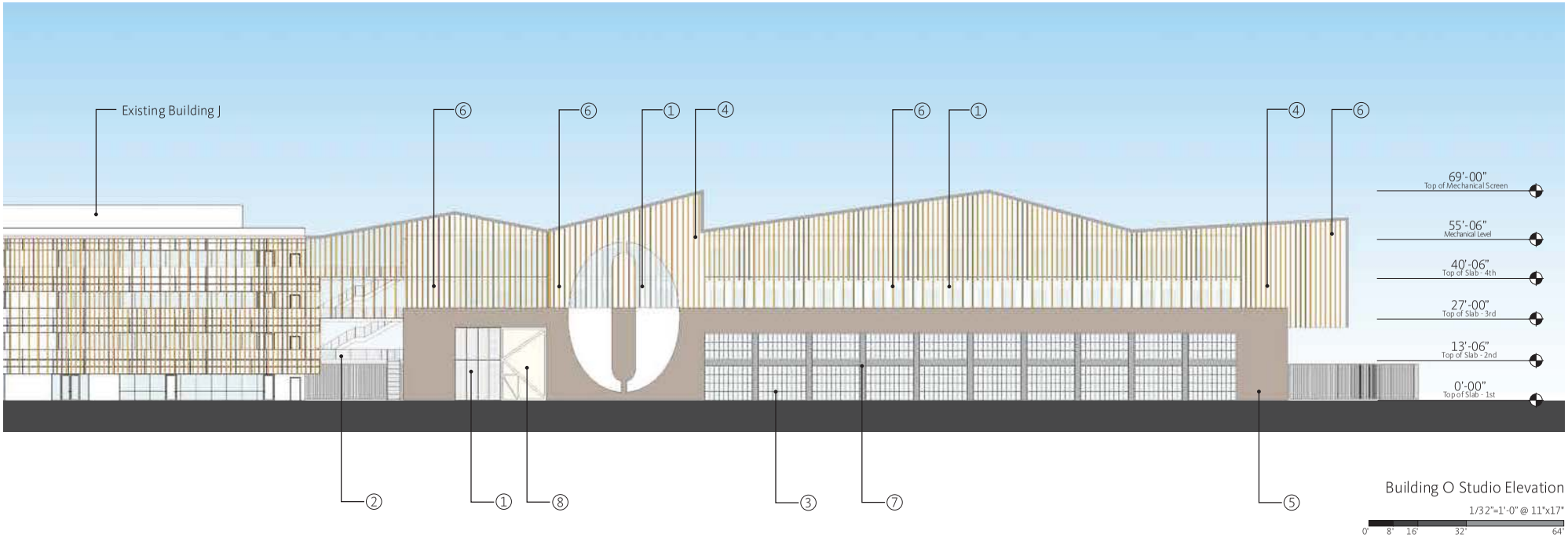
0' 8' 16' 32' 64'





BUILDING O
STUDIO ELEVATION





Building O Studio Elevation

1/32"=1'-0" @ 11"x17"

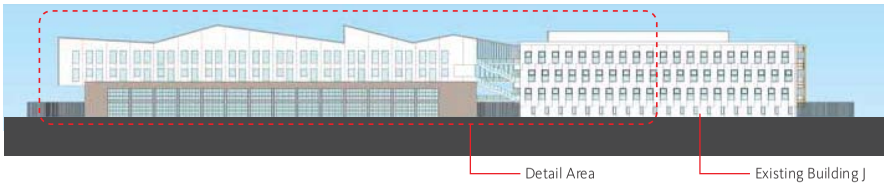
0' 8' 16' 32' 64'

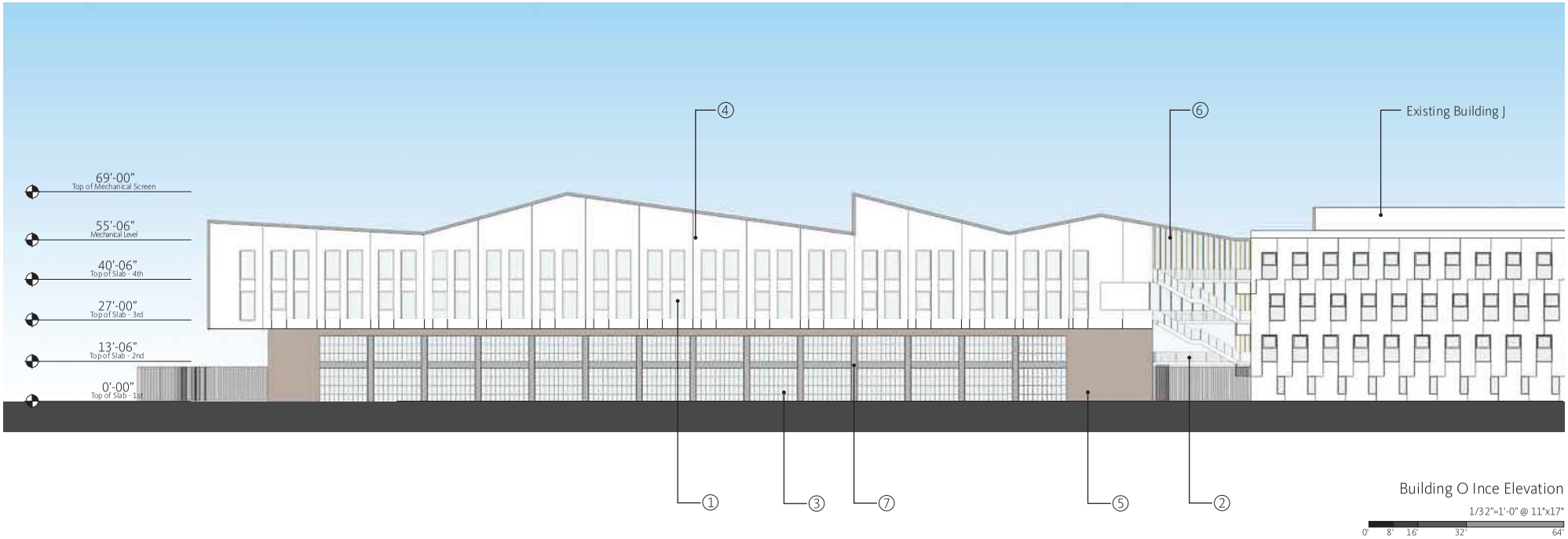
Materials



① Glass Type 1
② Railing
③ Steel Windows & Doors
④ Swisspearl
⑤ Painted Plaster
⑥ Timber Screen
⑦ Painted Steel
⑧ Painted Wood Door

BUILDING O
INCE ELEVATION





Building O Ince Elevation

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'

Materials



① Glass Type 1

② Railing

③ Steel Windows & Doors

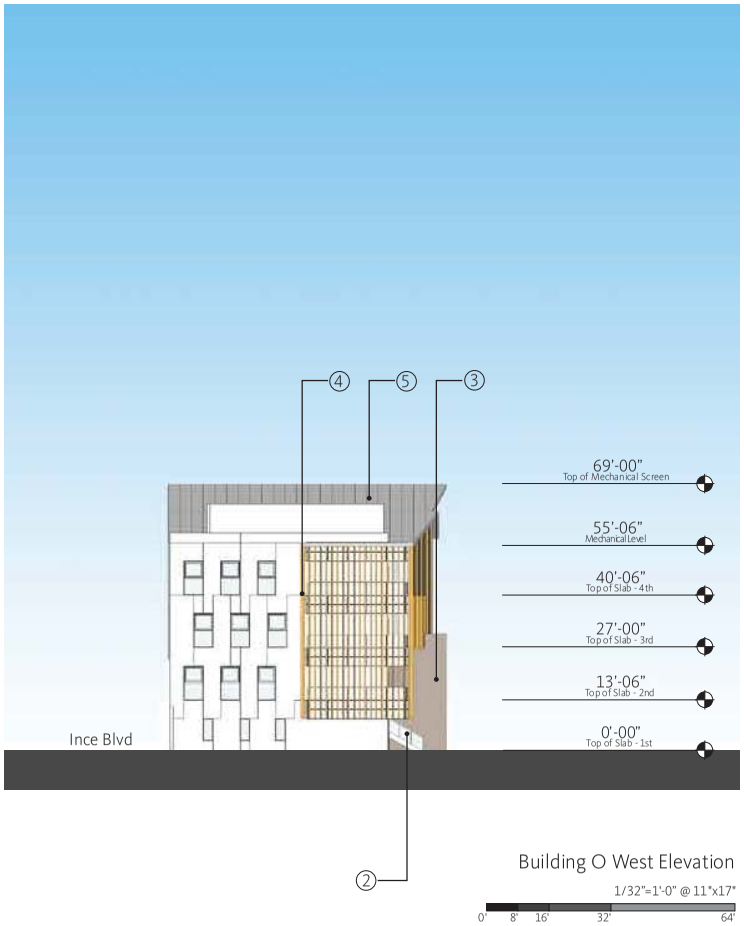
④ Swisspearl

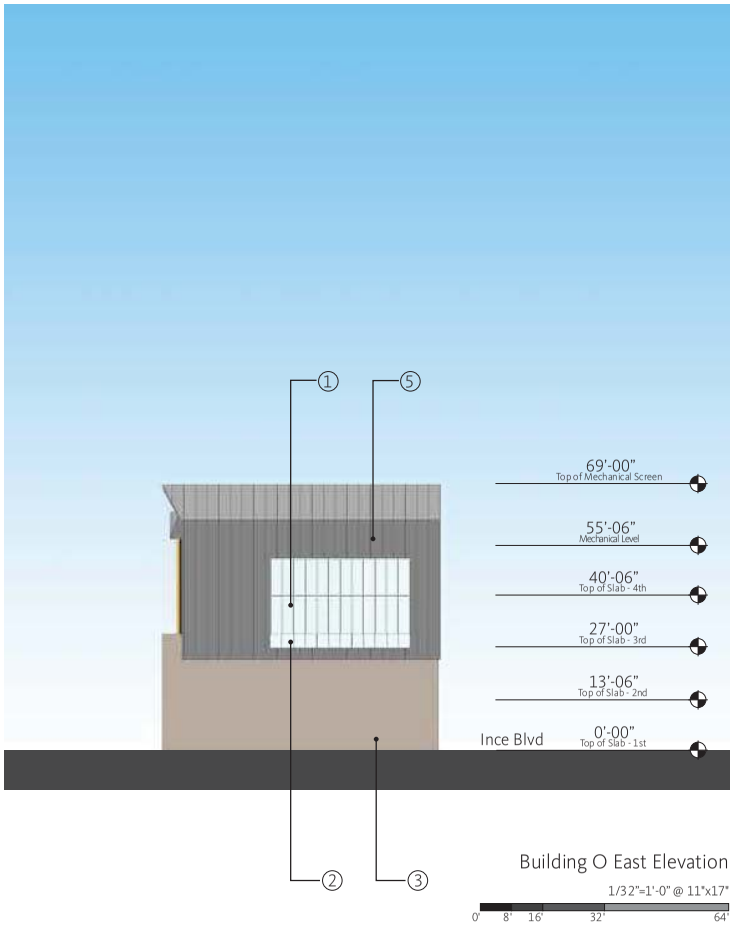
⑤ Painted Plaster

⑥ Timber Screen

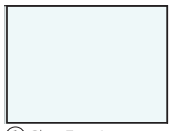
⑦ Painted Steel

BUILDING O
WEST & EAST ELEVATION





Materials


① Glass Type 1

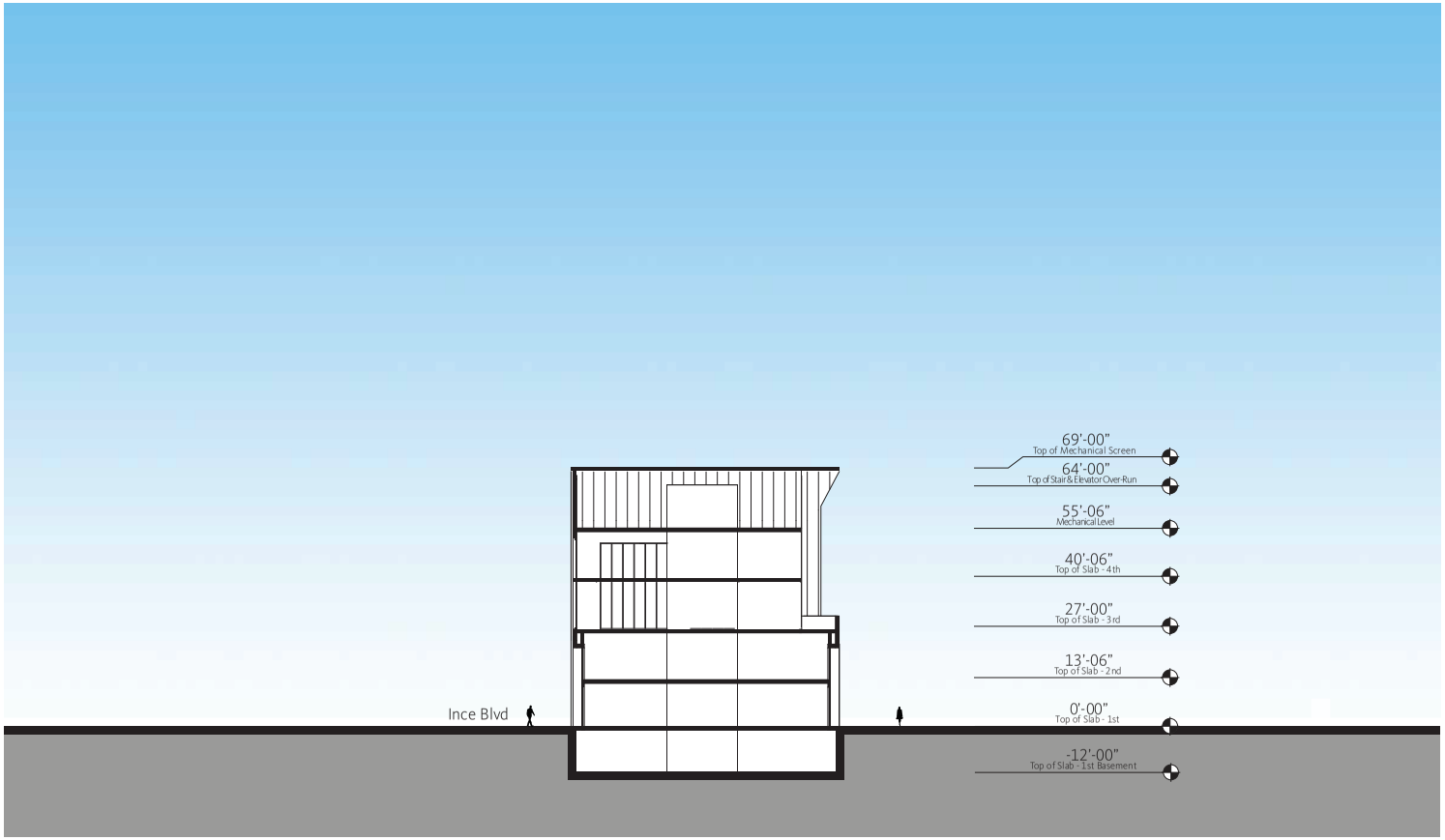

② Railing


③ Painted Plaster


④ Timber Screen


⑤ Standing Seam Metal

BUILDING O
SECTION



Building O Section

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'



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BUILDING 0



BUILDING Y
SITE PLAN

LEGEND

- Roof
- Roof - Level 4
- Skylight

Building Y Site Plan

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'





BUILDING Y
BASEMENT LEVEL

LEGEND

Basement Level Area: 27,300 GSF
Total Area: 84,700 GSF, not including basement

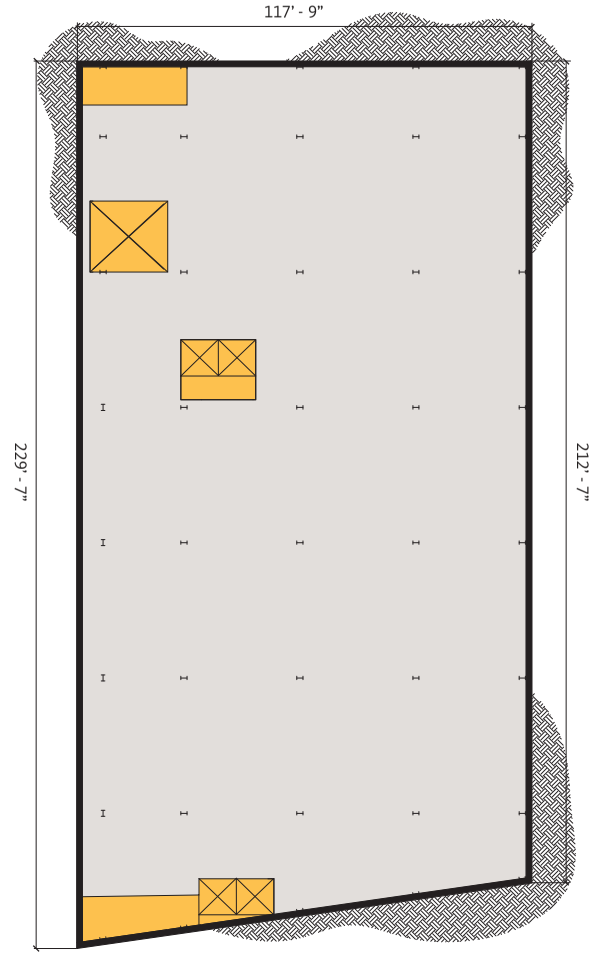
Storage- Restricted Access

Vertical Circulation / Restrooms

Building Y Basement Level

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'





Gensler CULVER STUDIOS

BUILDING Y
LEVEL 01

LEGEND

Level 01 Area: 26,800 GSF
Total Area: 84,700 GSF

- Office
- Vertical Circulation / Restrooms
- Trash / Recycling Enclosure
- Planters / Landscape

Building Y Level 01

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'





BUILDING Y
LEVEL 02

LEGEND

Level 02 Area: 26,800 GSF
Total Area: 84,700 GSF

Office

Vertical Circulation/ Restrooms

Building Y Level 02

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'





BUILDING Y
LEVEL 03

LEGEND

Level 03 Area: 18,850 GSF
Total Area: 84,700 GSF

- Office
- Vertical Circulation/ Restrooms
- External Circulation
- Skylight

Building Y Level 03

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'





BUILDING Y
LEVEL 04

LEGEND

Level 04 Area: 12,250 GSF
Total Area: 84,700 GSF

- Office
- Vertical Circulation/ Restrooms
- Roof

Building Y Level 04

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'





Gensler CULVER STUDIOS

BUILDING Y
ROOF

LEGEND

- Roof
- Roof - Level 4
- Mechanical*
- Photovoltaic (1,275 SF)**
- Vertical Circulation
- Skylight

*Final dimension to be determined. All mechanical equipment will be screened from public view

**Estimated

Building Y Roof Level

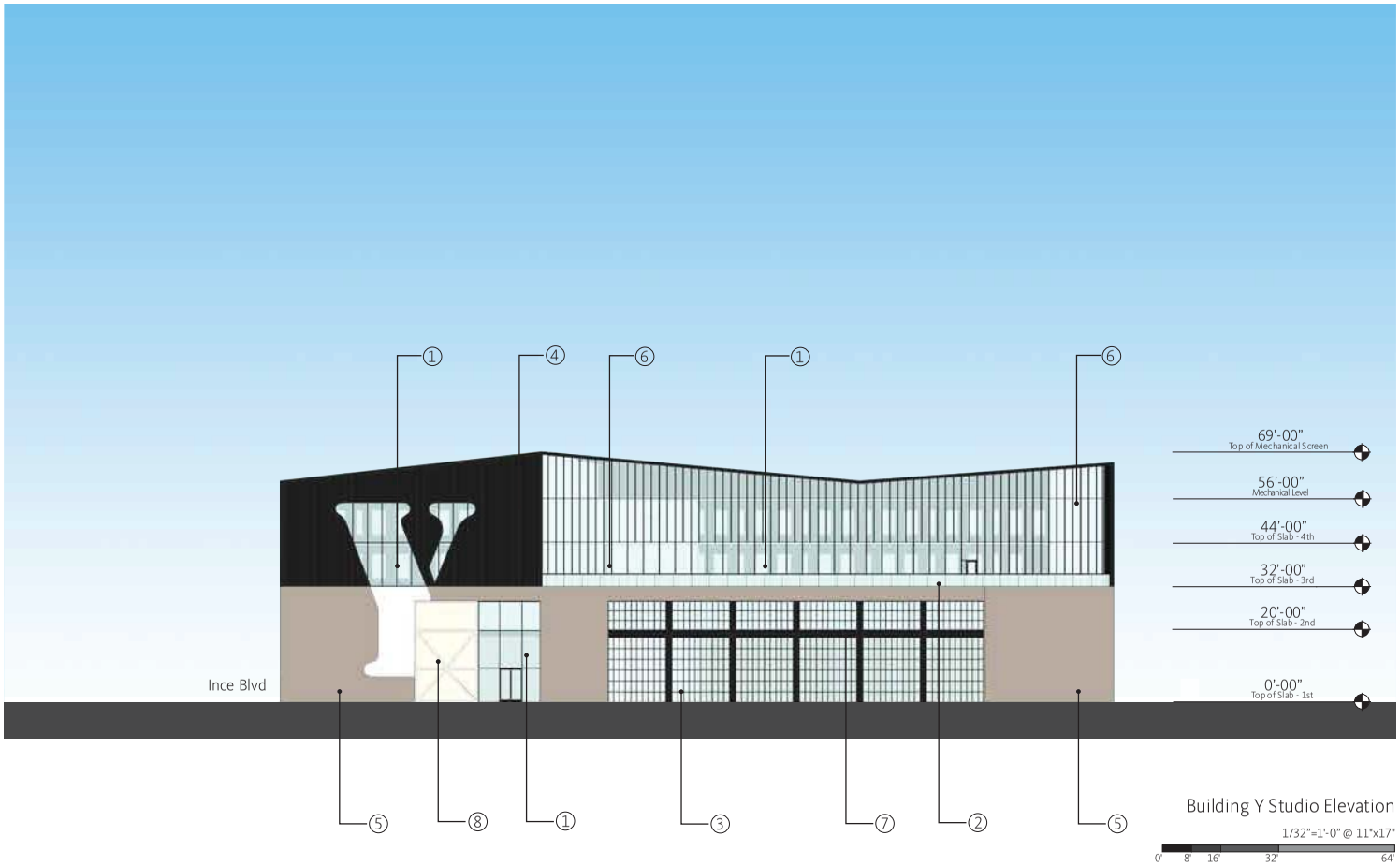
1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'

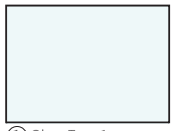




BUILDING Y
STUDIO ELEVATION



Materials


① Glass Type 1


② Railing


③ Steel Windows & Doors


④ Black Corrugated Metal

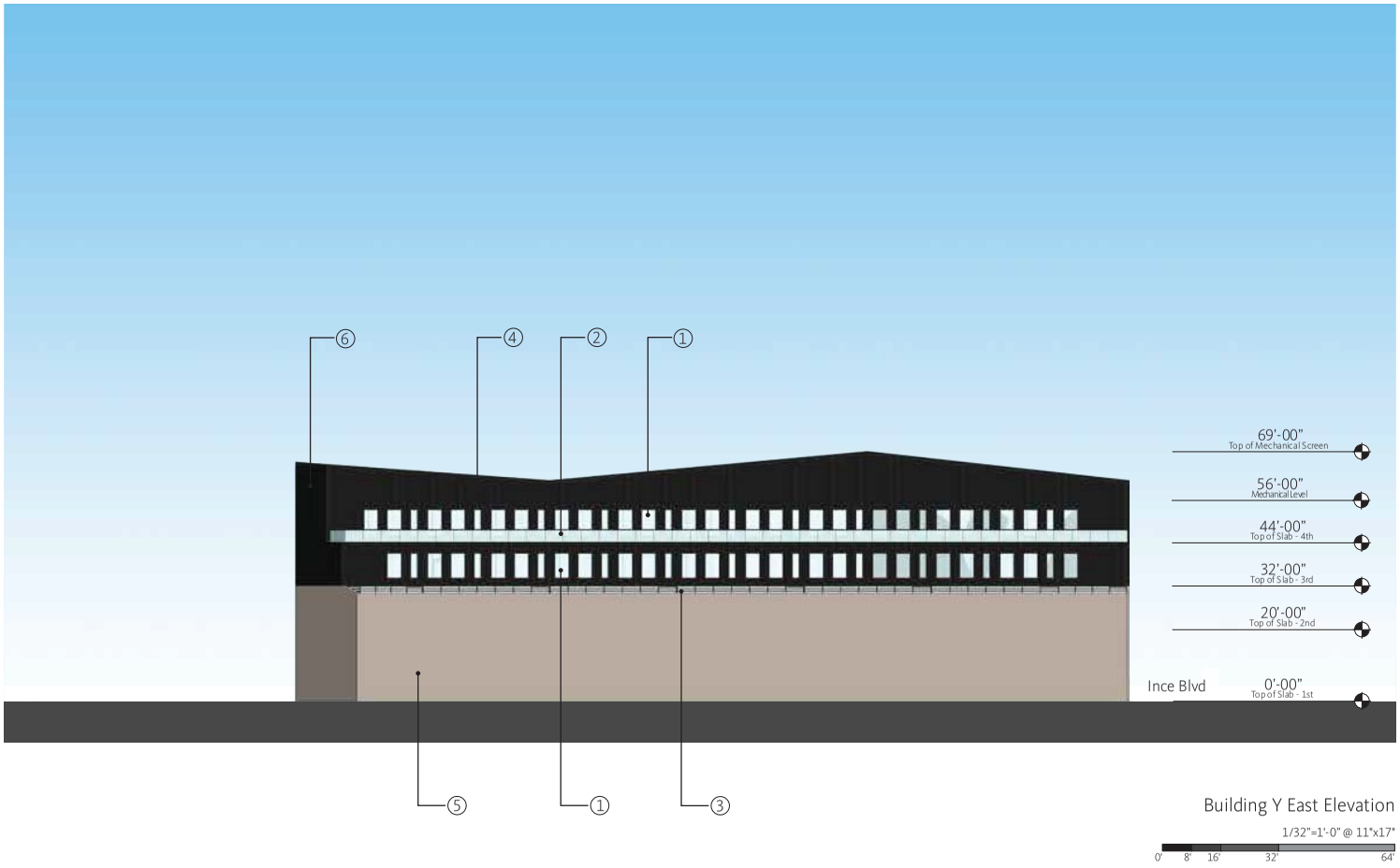

⑤ Painted Plaster


⑥ Metal Louver


⑦ Painted Steel


⑧ Painted Wood Door

BUILDING Y
EAST ELEVATION

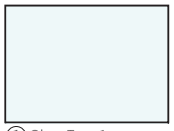


Building Y East Elevation

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'

Materials


1 Glass Type 1


2 Railing

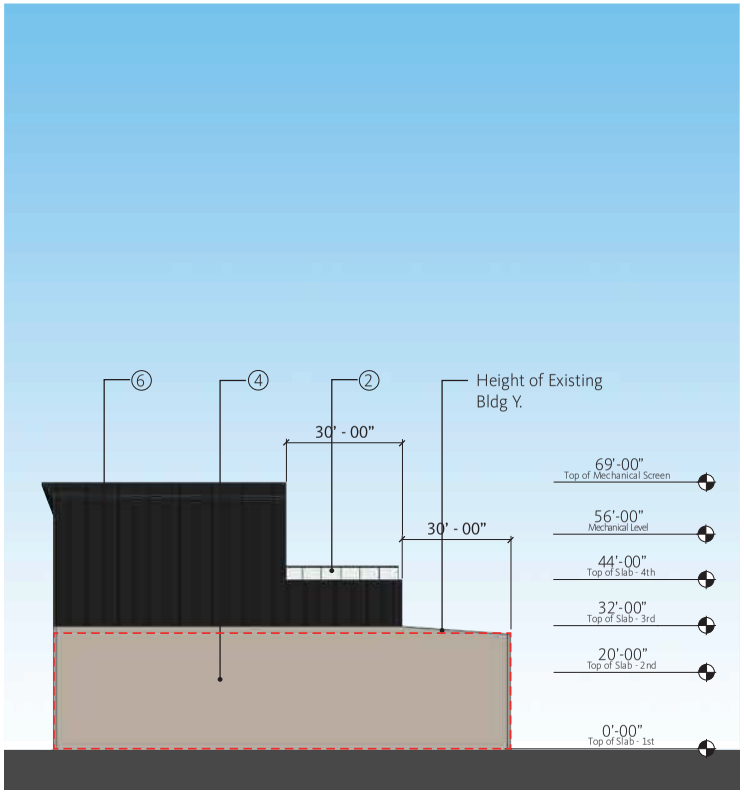

3 Glass Skylight


4 Black Corrugated Metal


5 Painted Plaster


6 Standing Seam Metal

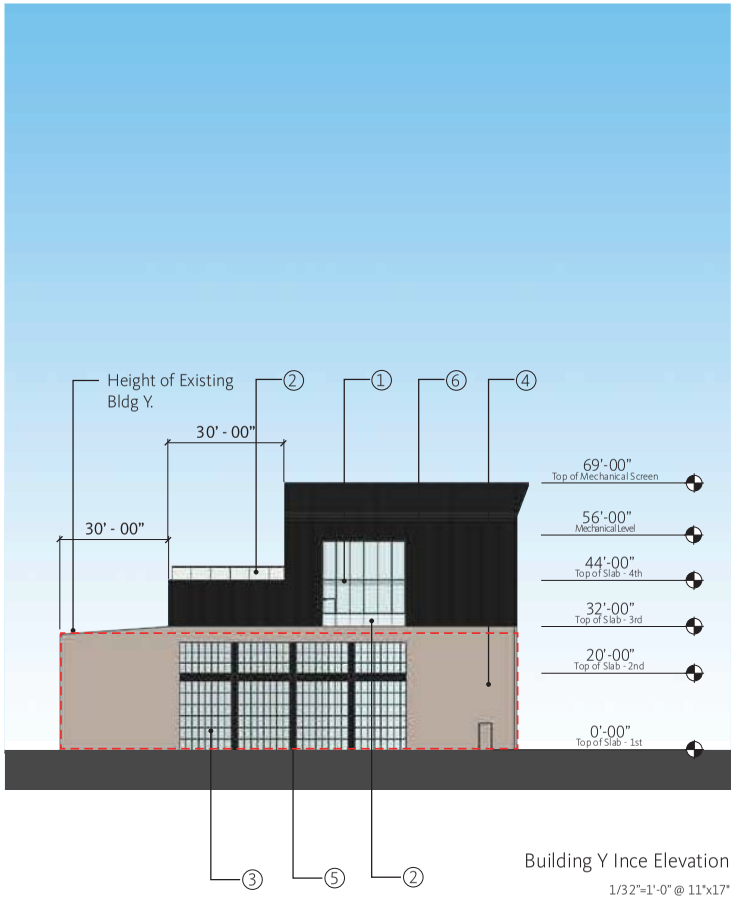
BUILDING Y
INCE & SOUTH ELEVATION



Building Y South Elevation

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'



Building Y Ince Elevation

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'

Materials



1 Glass Type 1

2 Railing

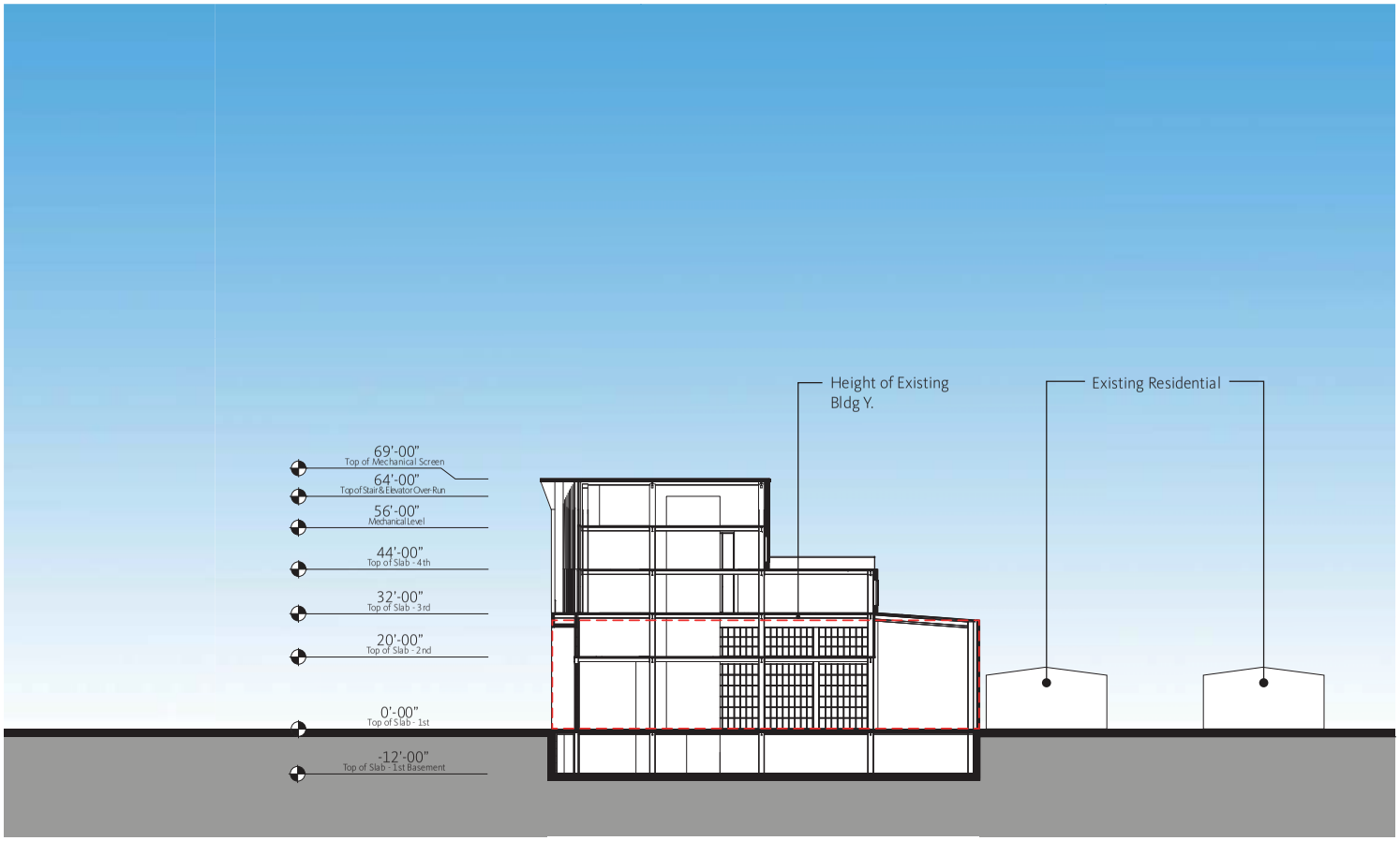
3 Steel Windows & Doors

4 Painted Plaster

5 Painted Steel

6 Standing Seam Metal

BUILDING Y
SECTION



Building Y Section

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'



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BUILDING Y




BUILDING Y



BUILDING R
SITE PLAN

LEGEND

Roof

Skylight

Building R Site Plan

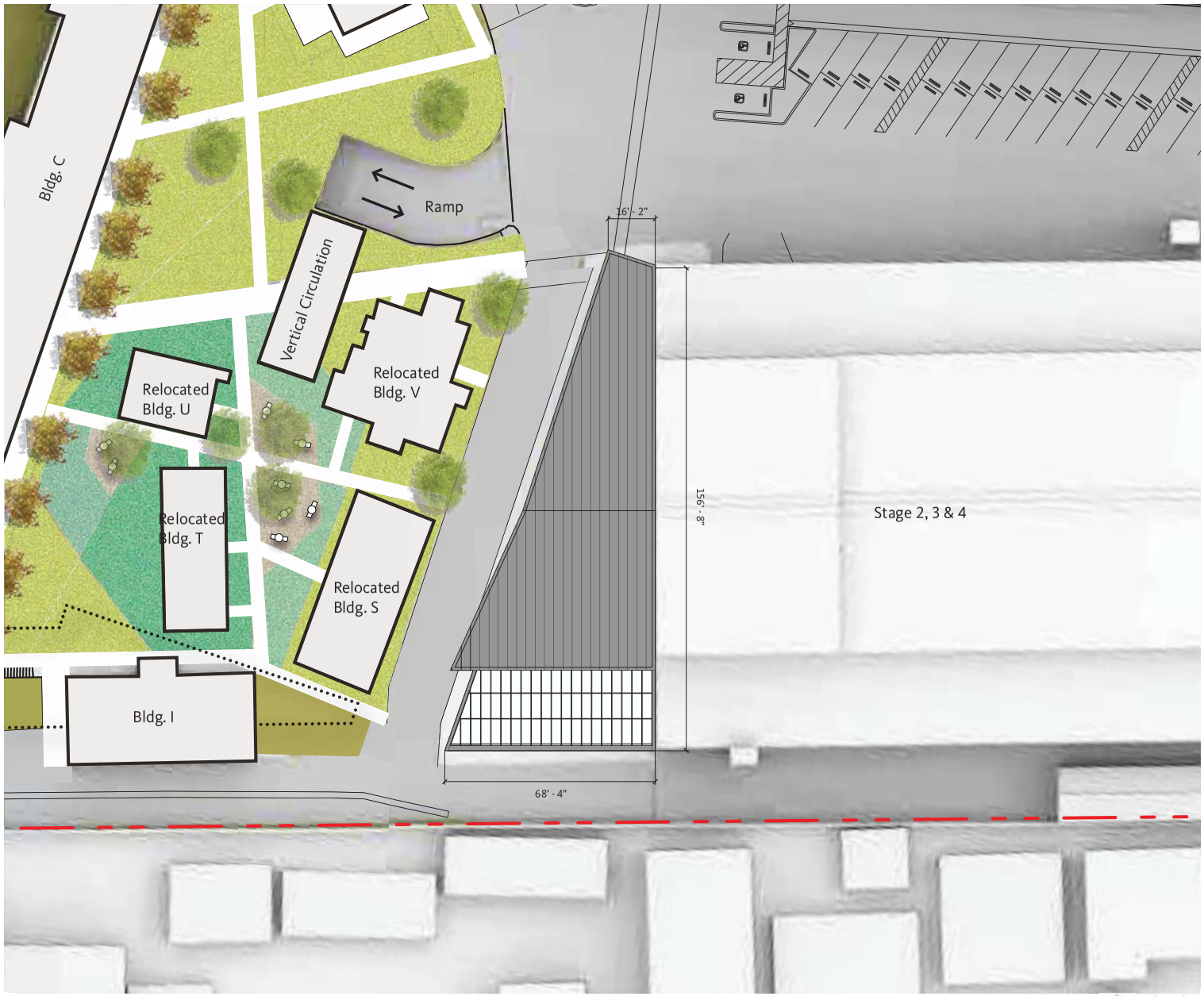
1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'



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





BUILDING R
LEVEL 01

LEGEND

Level 01 Area: 7,800 GSF
Total Area: 31,000 GSF

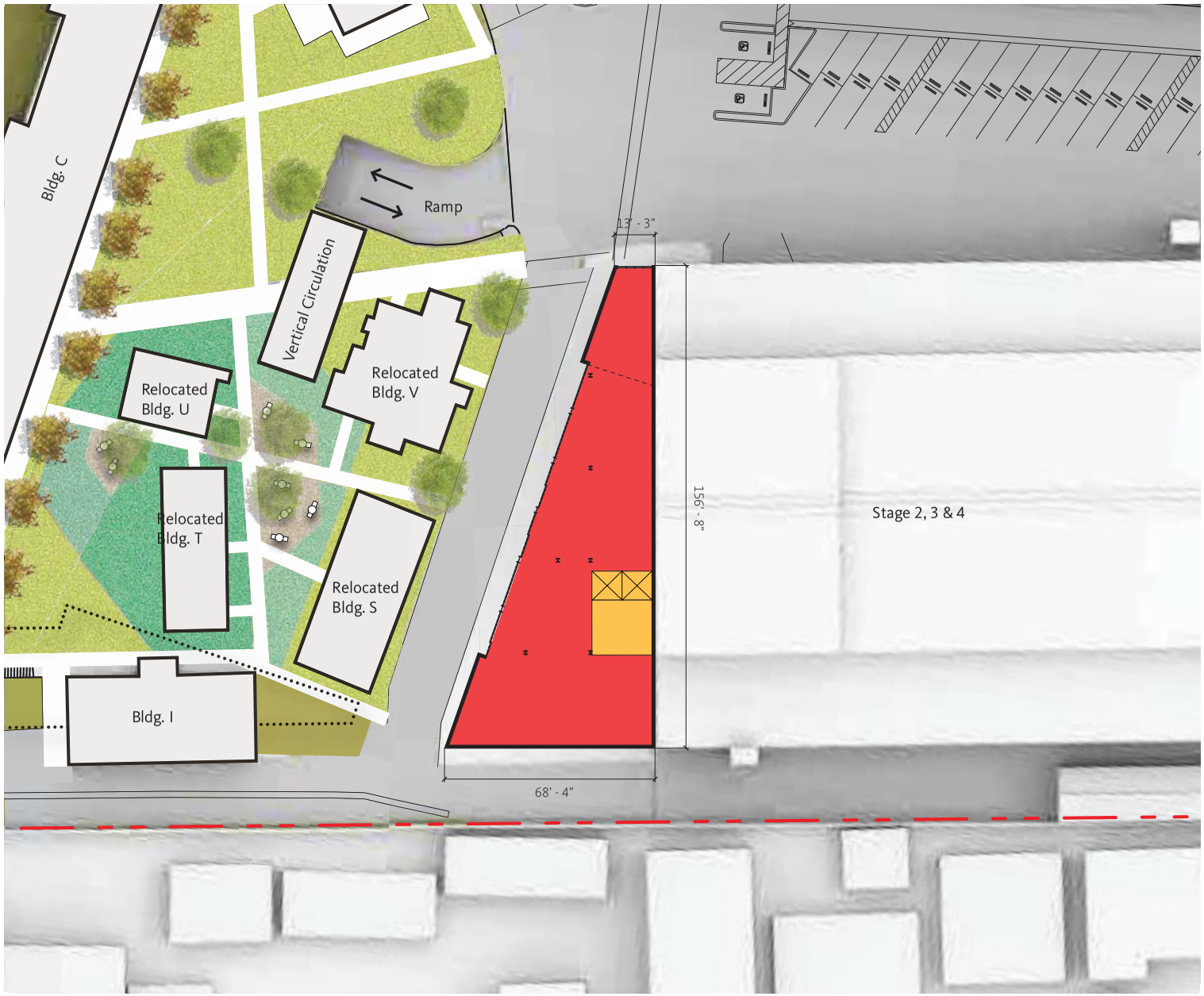
Office

Vertical Circulation/ Restrooms

Building R Level 01

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'





BUILDING R
LEVEL 02

LEGEND

Level 02 Area: 7,800 GSF
Total Area: 31,000 GSF

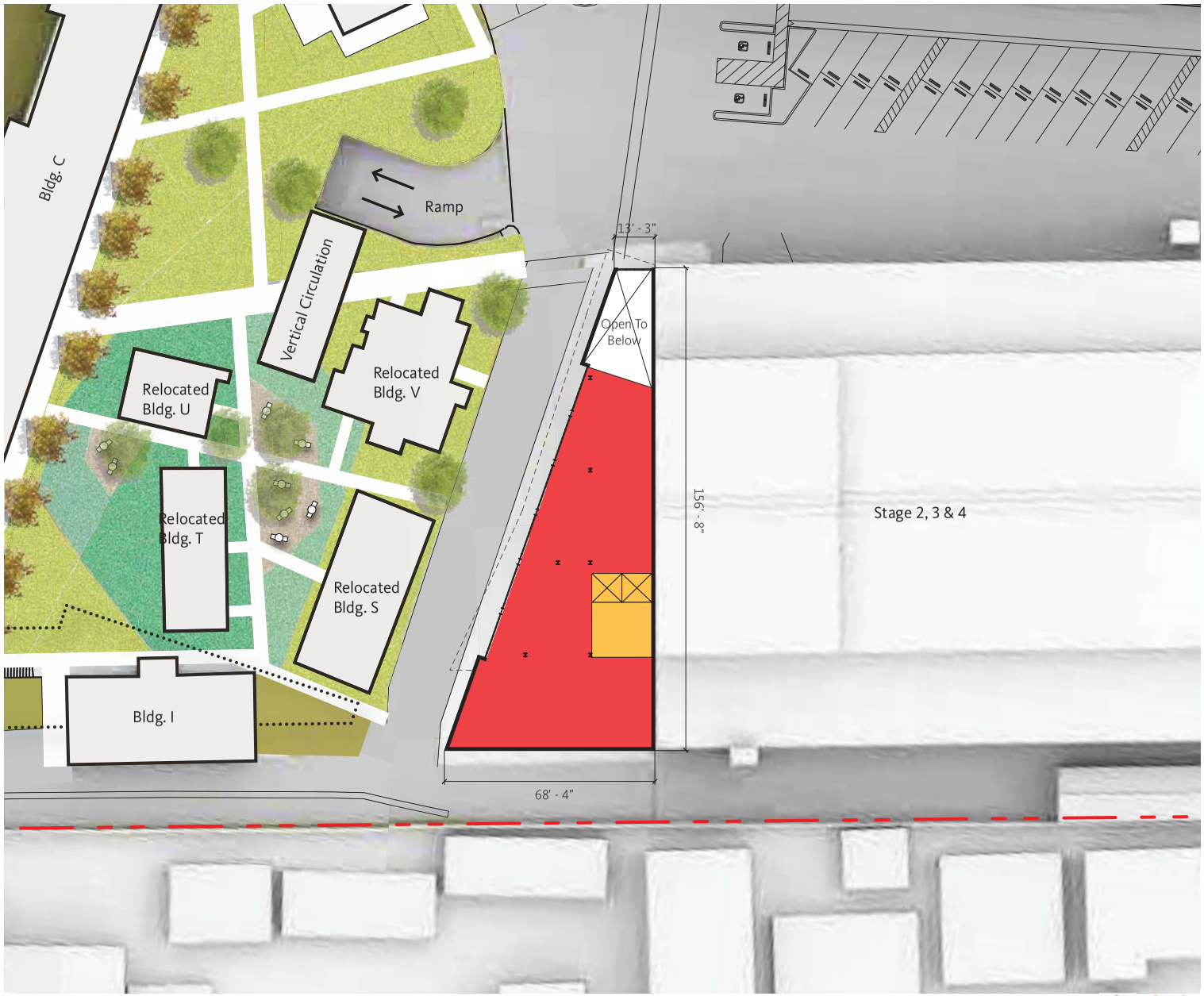
Office

Vertical Circulation/ Restrooms

Building R Level 02

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'





BUILDING R
LEVEL 03

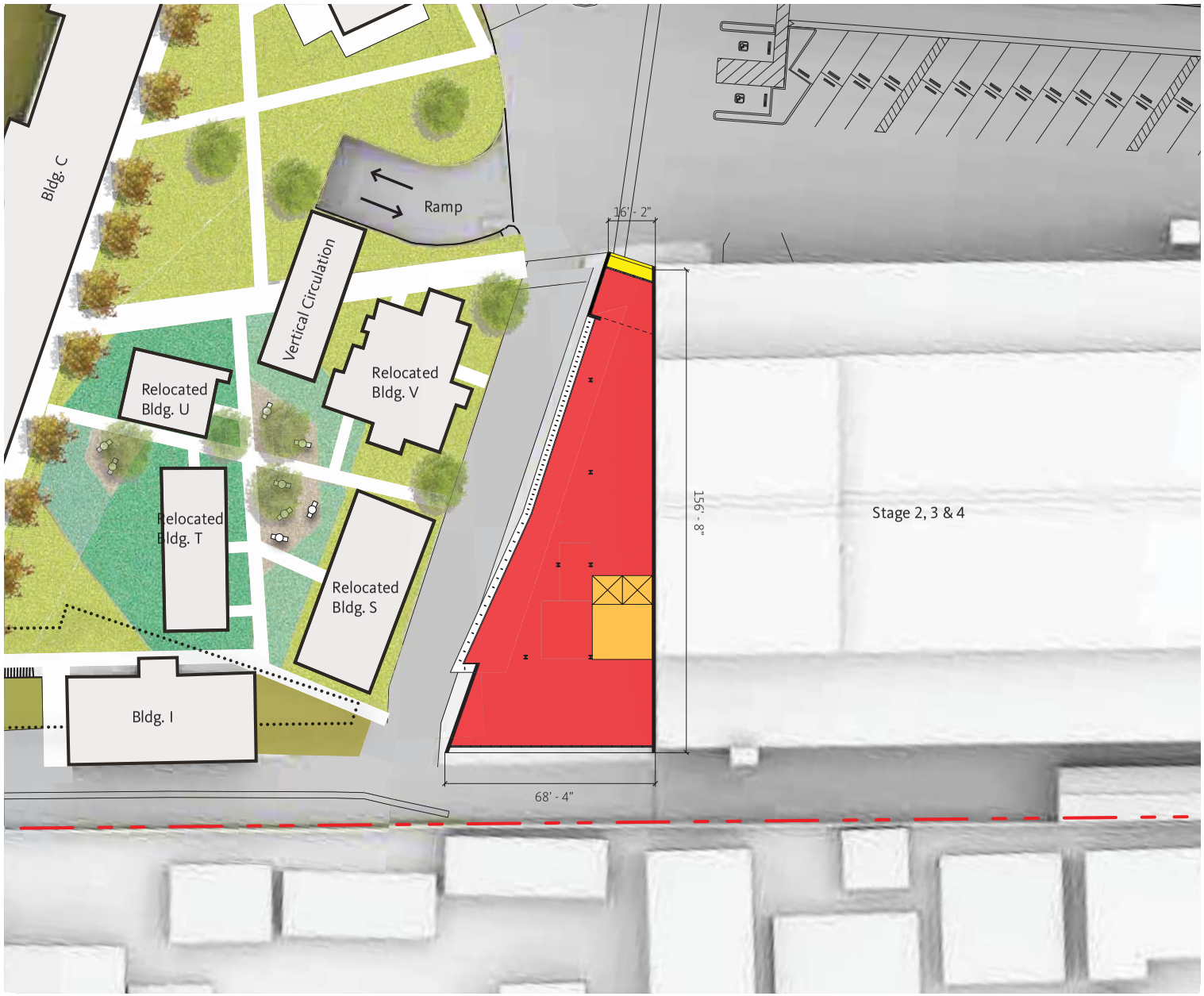
LEGEND

Level 03 Area: 7,900 GSF
Total Area: 31,000 GSF

- Office
- Vertical Circulation/ Restrooms
- External Circulation

Building R Level 03

1/32"=1'-0" @ 11"x17"
0' 8' 16' 32' 64'





BUILDING R
LEVEL 04

LEGEND

Ground Floor Area: 7,500 GSF
Total Area: 31,000 GSF

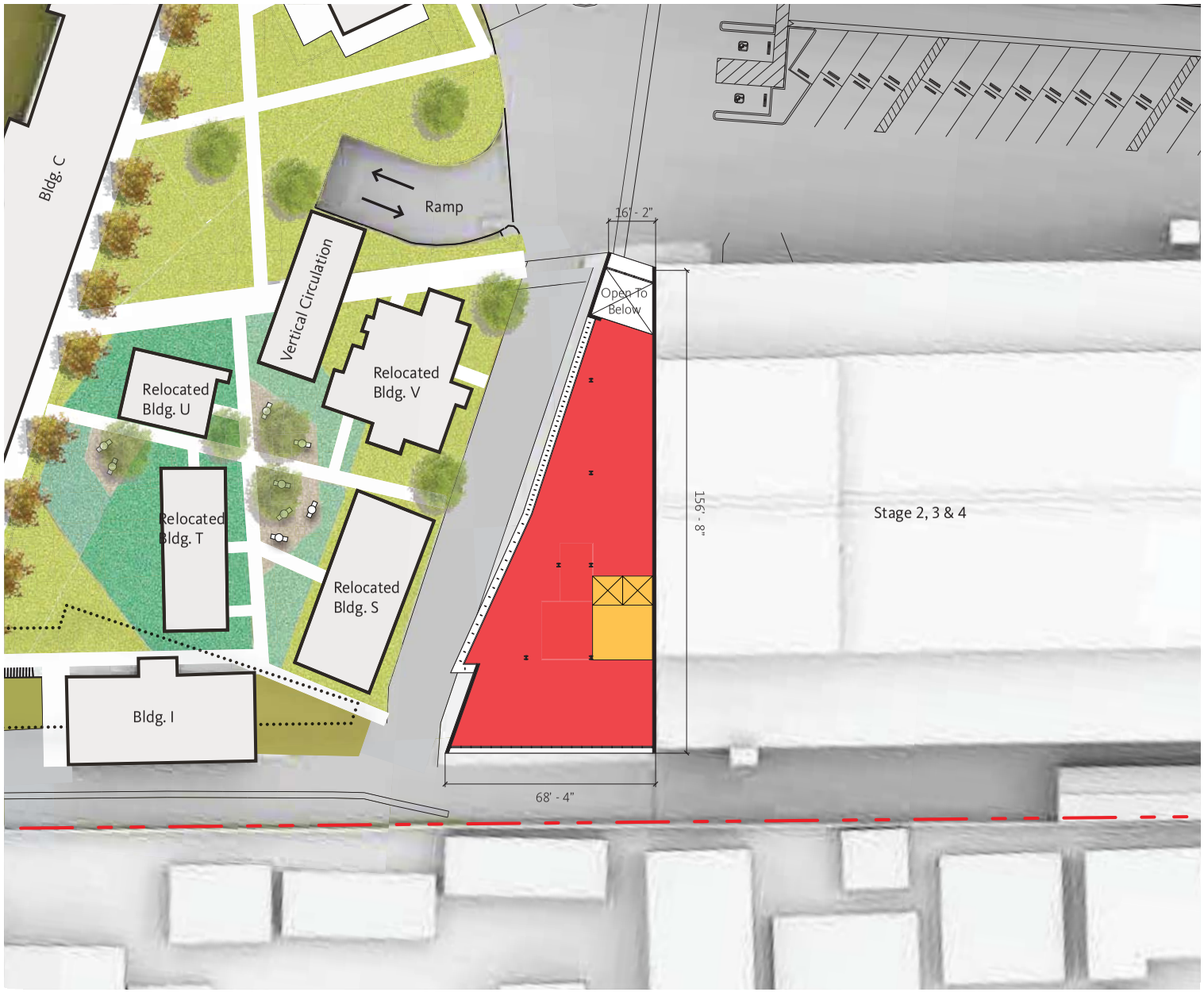
Office

Vertical Circulation/ Restrooms

Building R Level 04

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'





BUILDING R
ROOF

LEGEND

- Roof
- Mechanical*
- Photovoltaic (525 SF)**
- Vertical Circulation
- Skylight

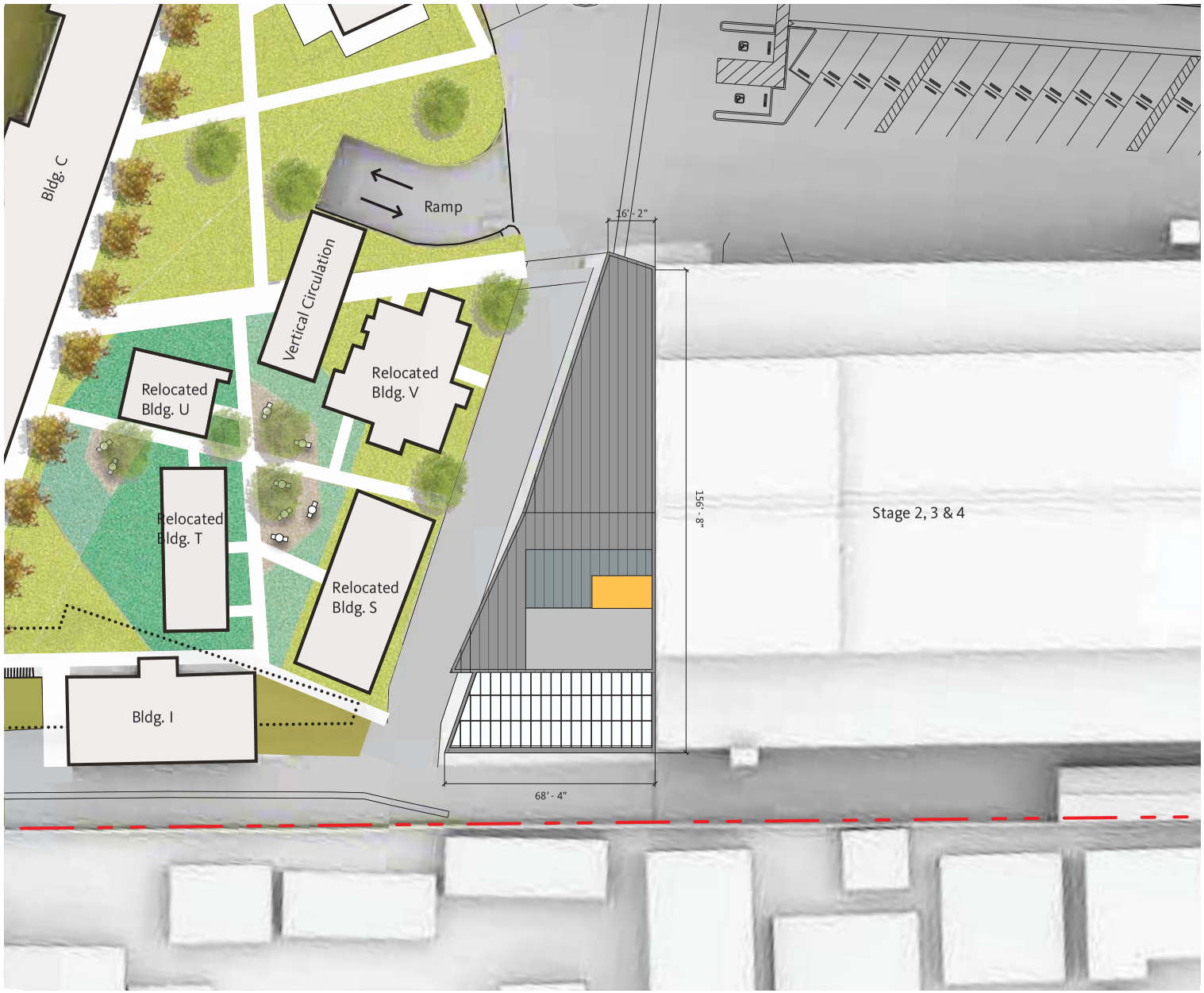
*Final dimension to be determined. All mechanical equipment will be screened from public view

**Estimated

Building R Roof Level

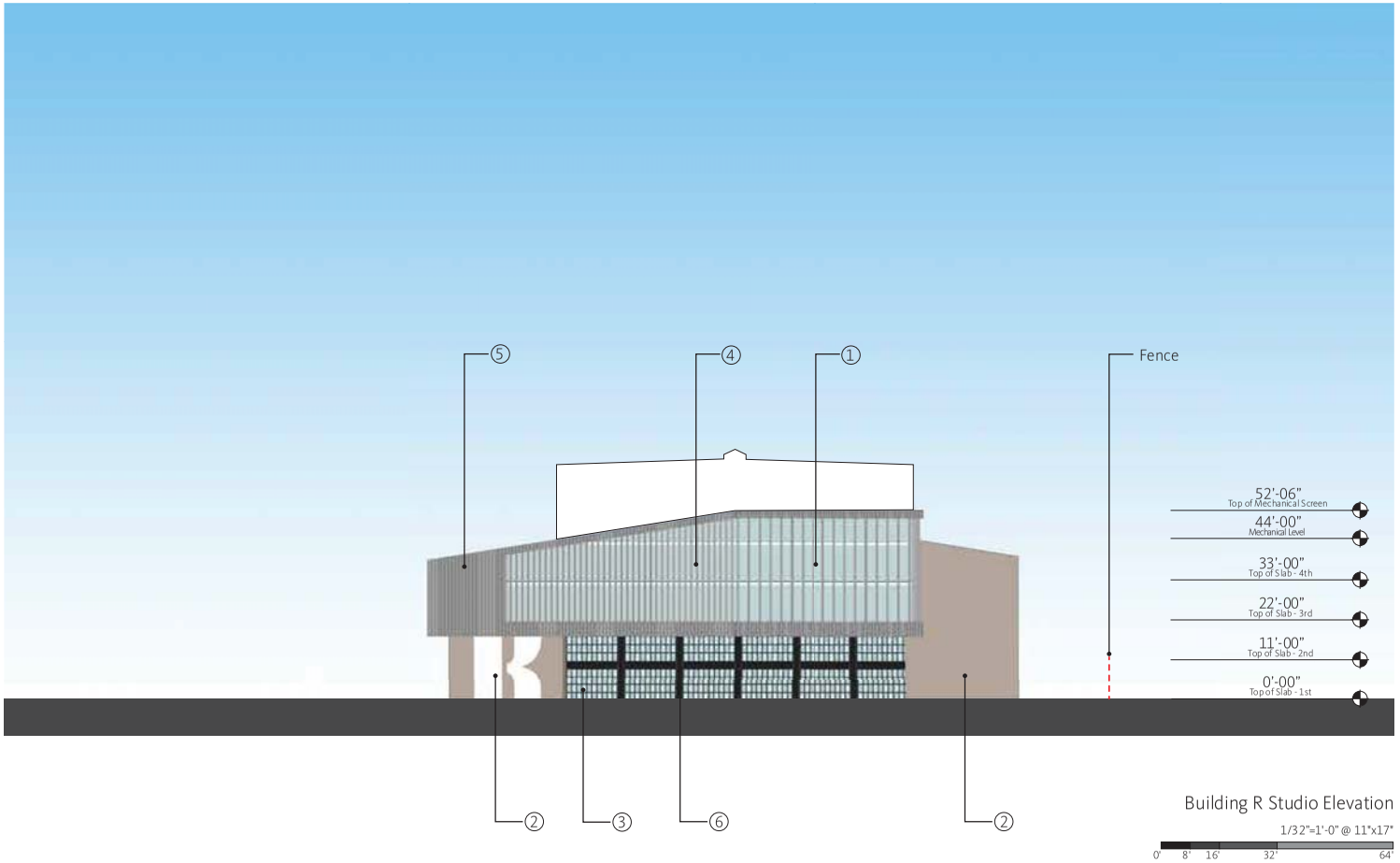
1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'





BUILDING R
STUDIO ELEVATION



Materials



① Glass Type 1

② Painted Plaster

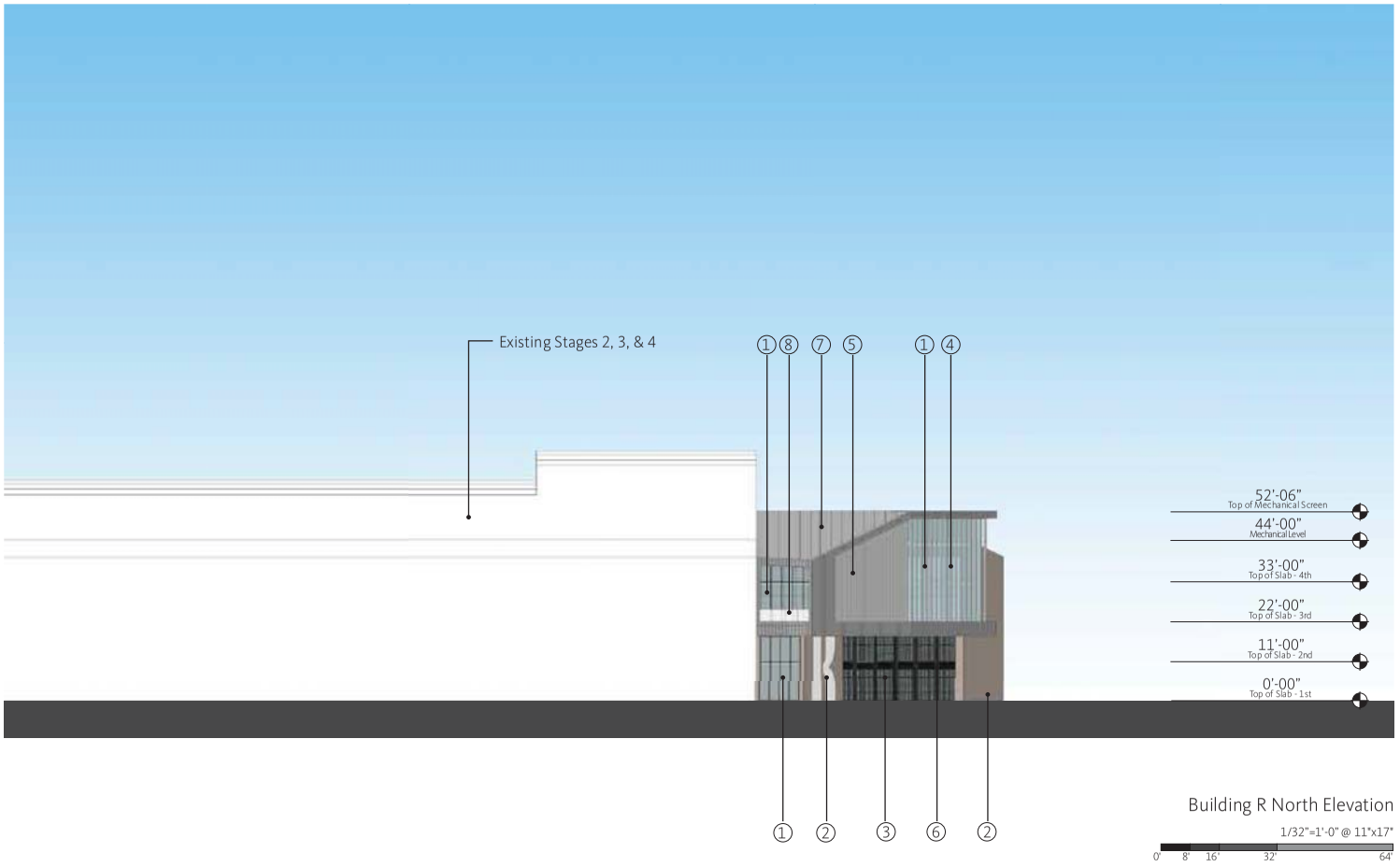
③ Steel Windows & Doors

④ Metal Louver

⑤ Grey Corrugated Metal

⑥ Painted Steel

BUILDING R
NORTH ELEVATION

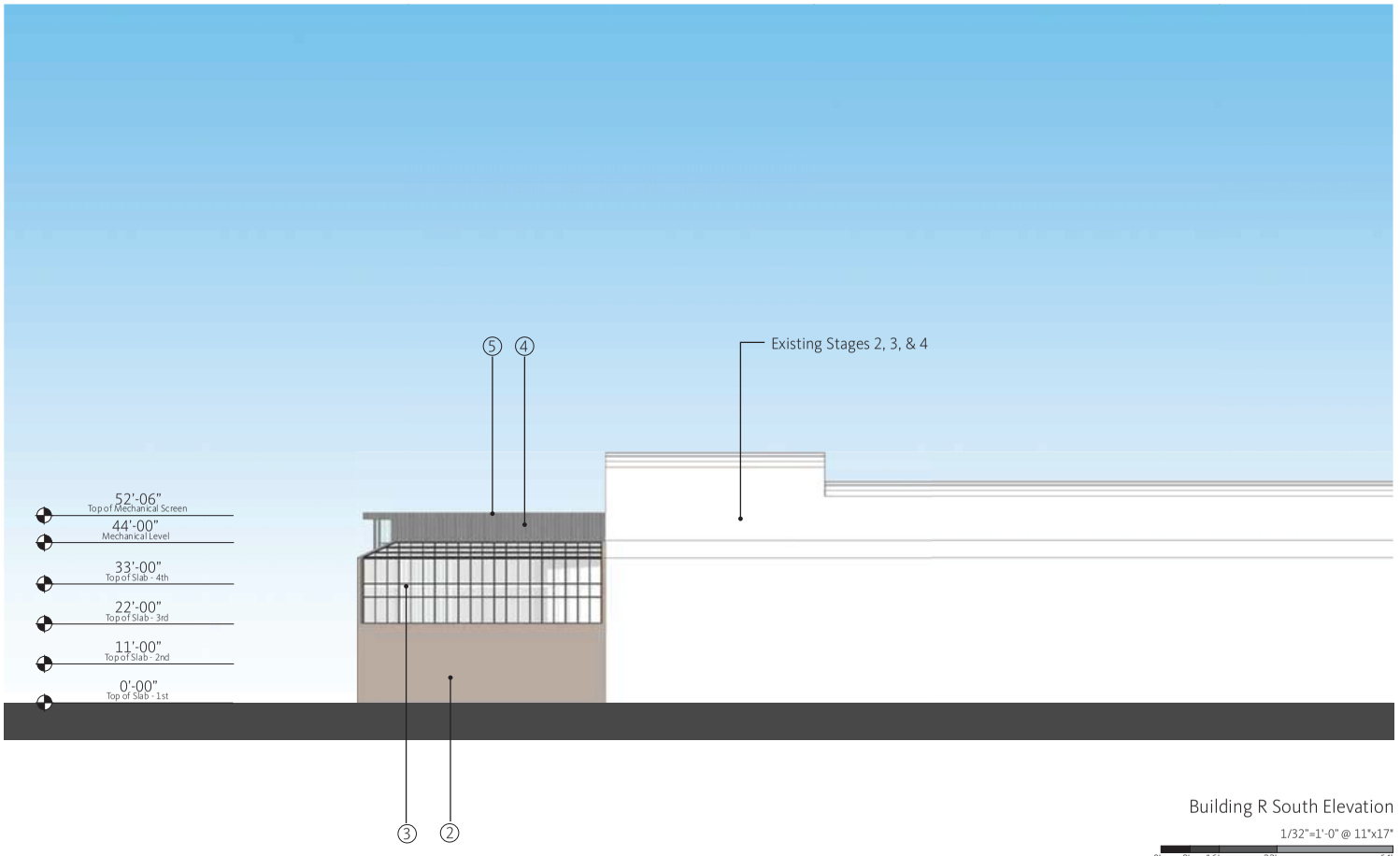


Materials



1 Glass Type 1
2 Painted Plaster
3 Steel Windows & Doors
4 Metal Louver
5 Grey Corrugated Metal
6 Painted Steel
7 Standing Seam Metal
8 Railing

BUILDING R
SOUTH ELEVATION

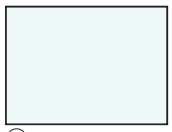


Building R South Elevation

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'

Materials


1 Glass Type 1

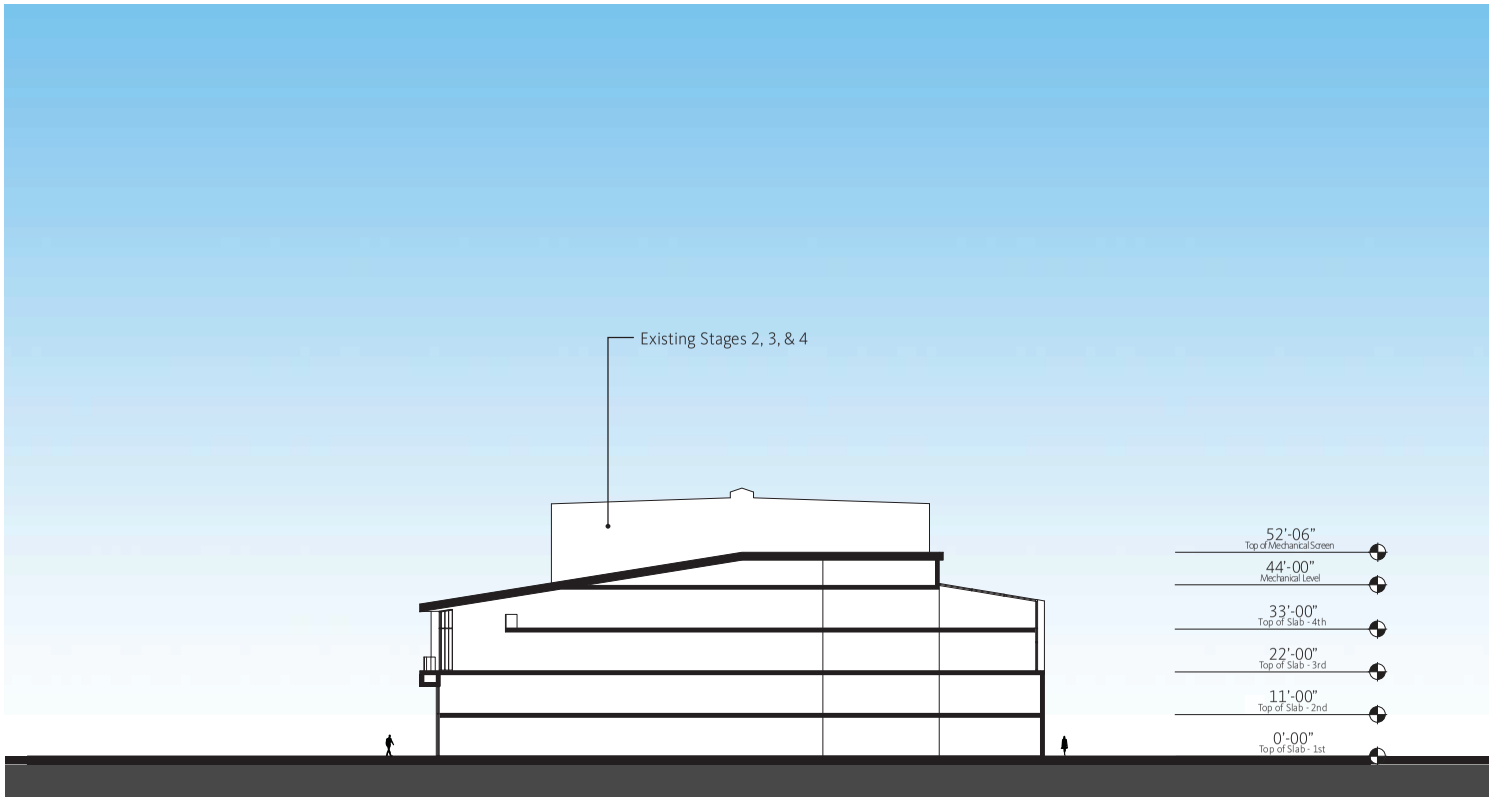

2 Painted Plaster


3 Steel Framed Curtain Wall


4 Black Corrugated Metal


5 Standing Seam Metal

BUILDING R
SECTION



Building R Section

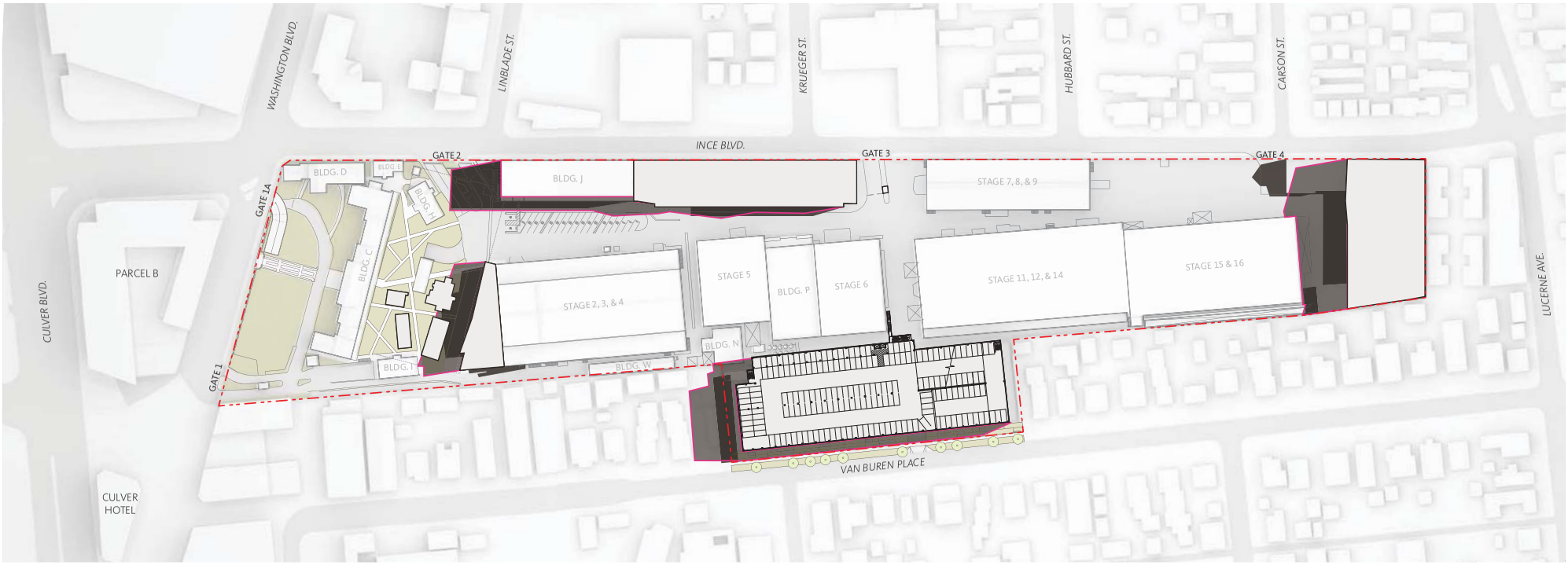
1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'




STUDIOS
STOP


STOP



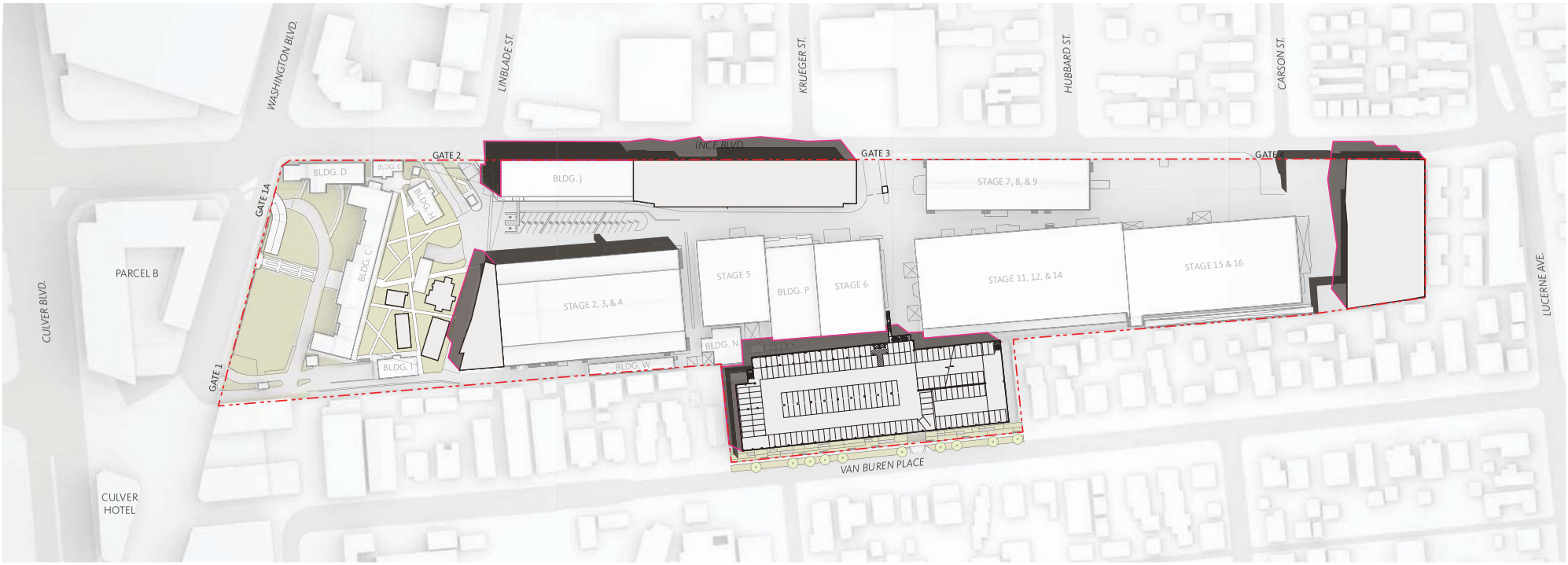
SHADE & SHADOW

EQUINOX
9:00 AM

To be determined.

Existing Shadow

Proposed Shadow



SHADE & SHADOW

EQUINOX

12:00 PM

To be determined.

Existing Shadow

Proposed Shadow

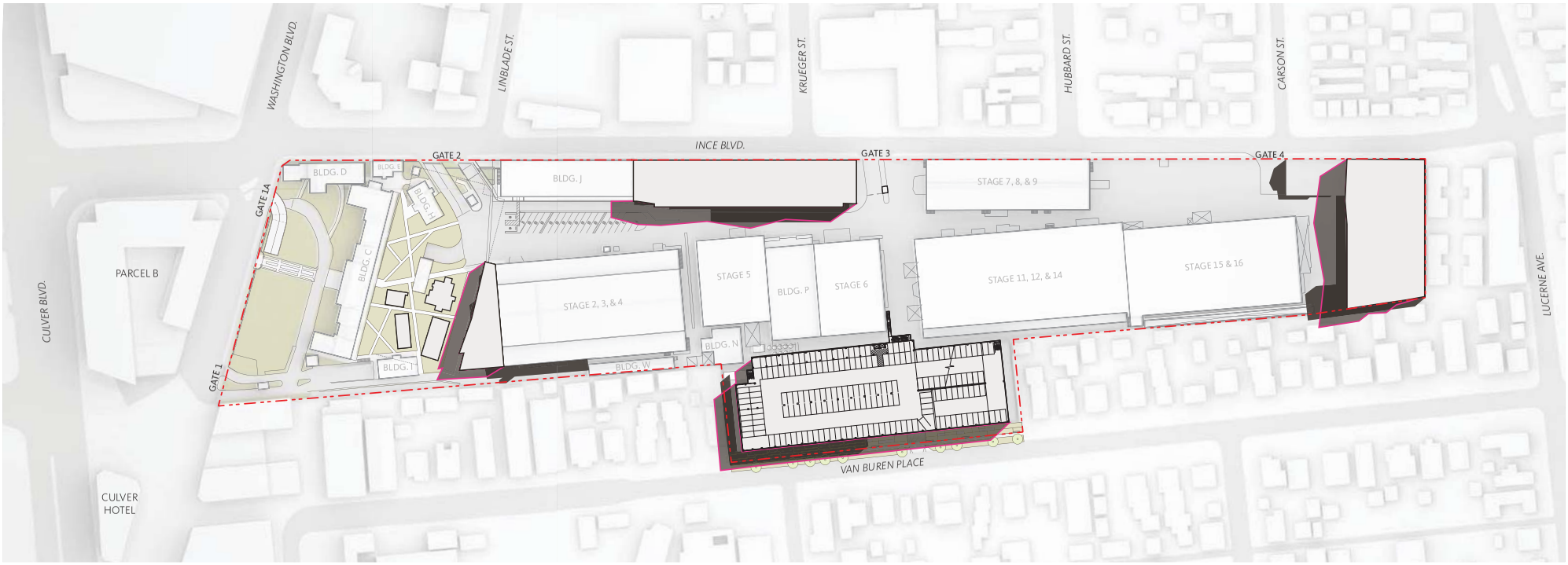


SHADE & SHADOW
EQUINOX
3:00 PM

To be determined.

Existing Shadow

Proposed Shadow

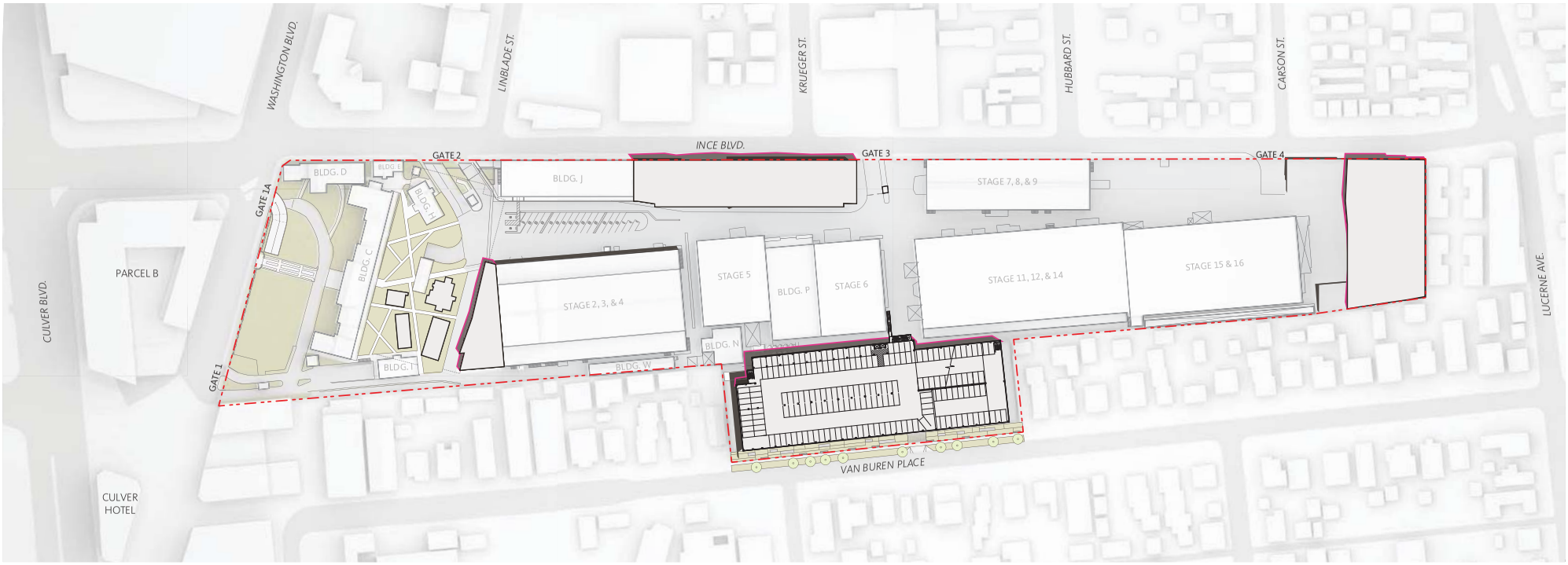


SHADE & SHADOW
SUMMER SOLSTICE
09:00 AM

To be determined.

Existing Shadow

Proposed Shadow

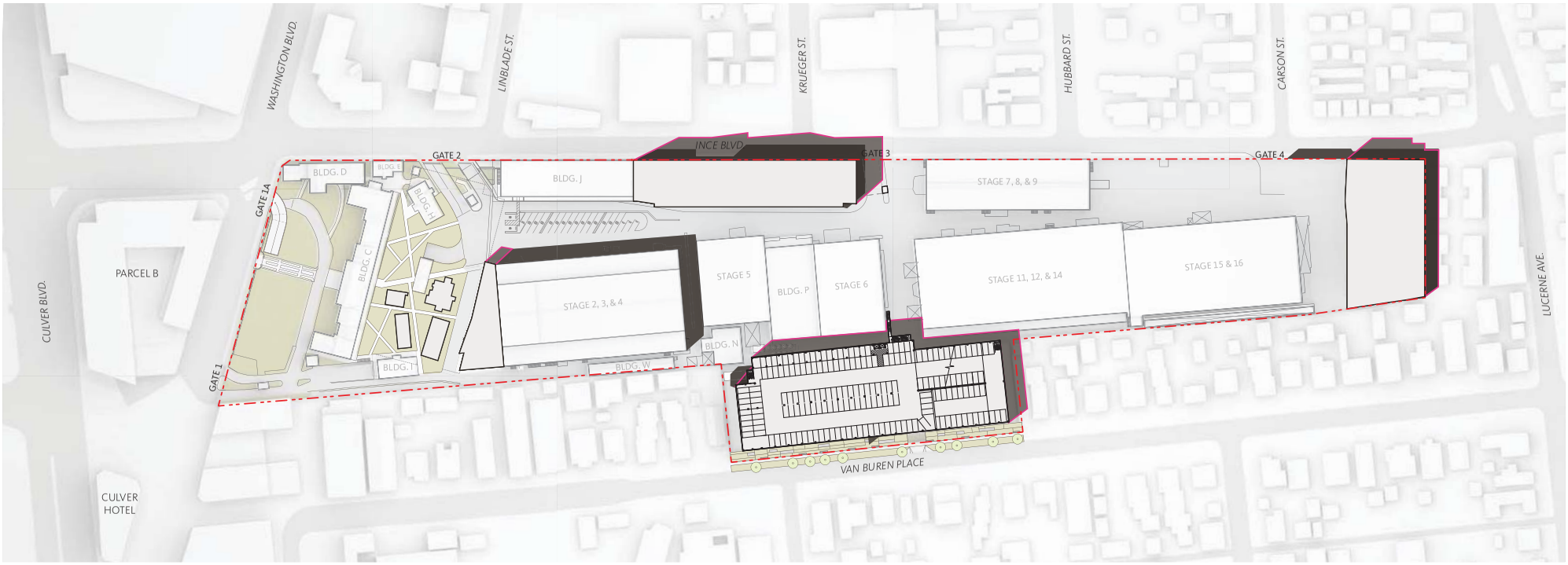


SHADE & SHADOW
SUMMER SOLSTICE
12:00 PM

To be determined.

Existing Shadow

Proposed Shadow

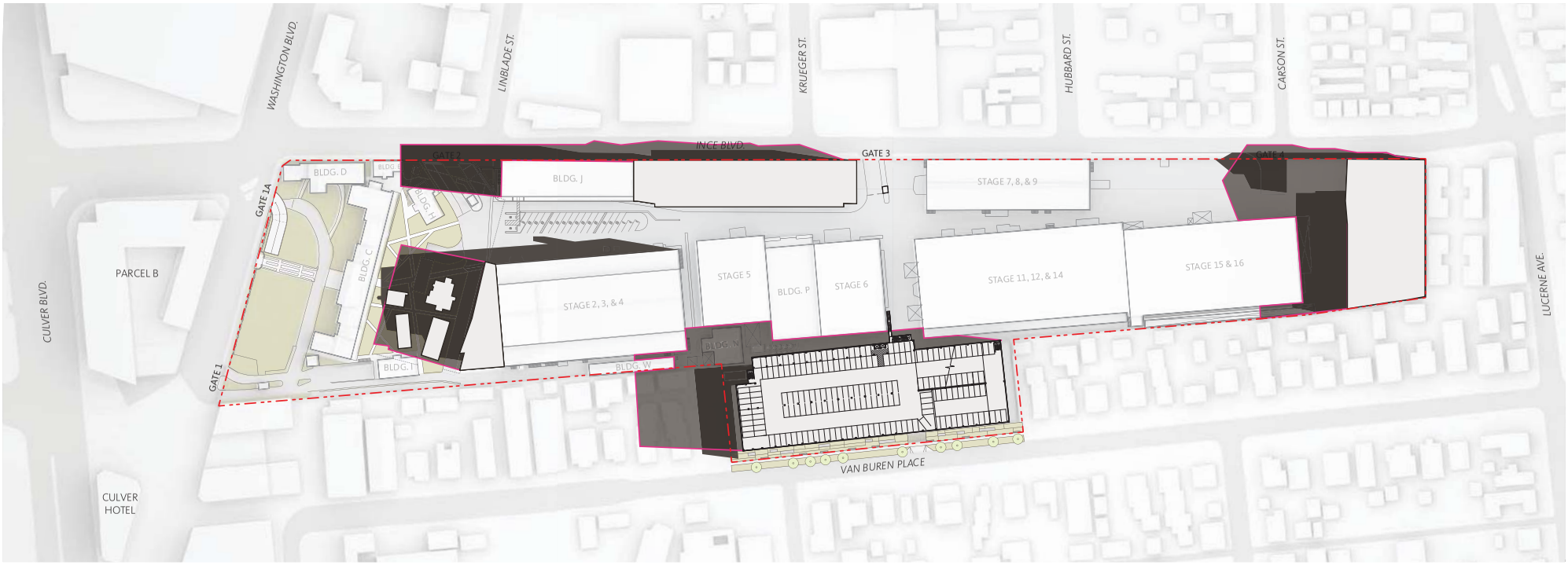


SHADE & SHADOW
SUMMER SOLSTICE
03:00 PM

To be determined.

Existing Shadow

Proposed Shadow

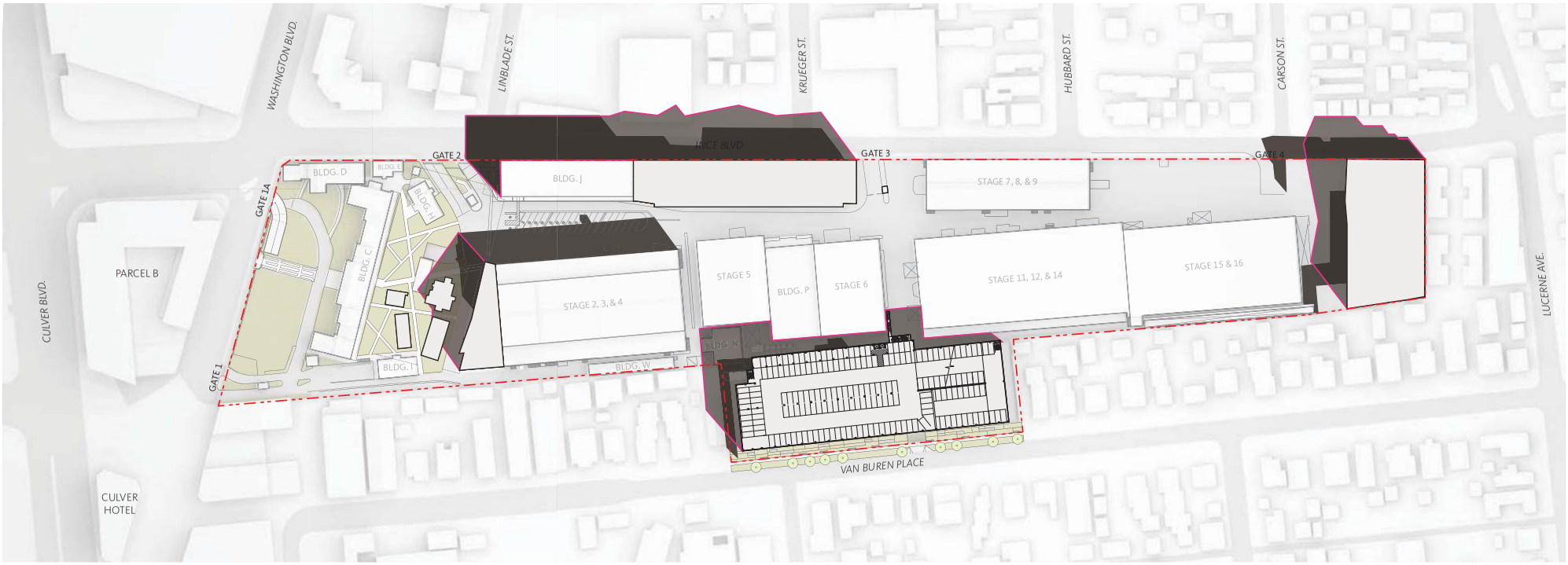


SHADE & SHADOW
WINTER SOLSTICE
09:00 AM

To be determined.

Existing Shadow

Proposed Shadow



SHADE & SHADOW
WINTER SOLSTICE
12:00 PM

To be determined.

Existing Shadow

Proposed Shadow



SHADE & SHADOW
WINTER SOLSTICE
03:00 PM

To be determined.

Existing Shadow

Proposed Shadow



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PROPOSED
PARKING

PROPOSED
PARKING SUMMARY

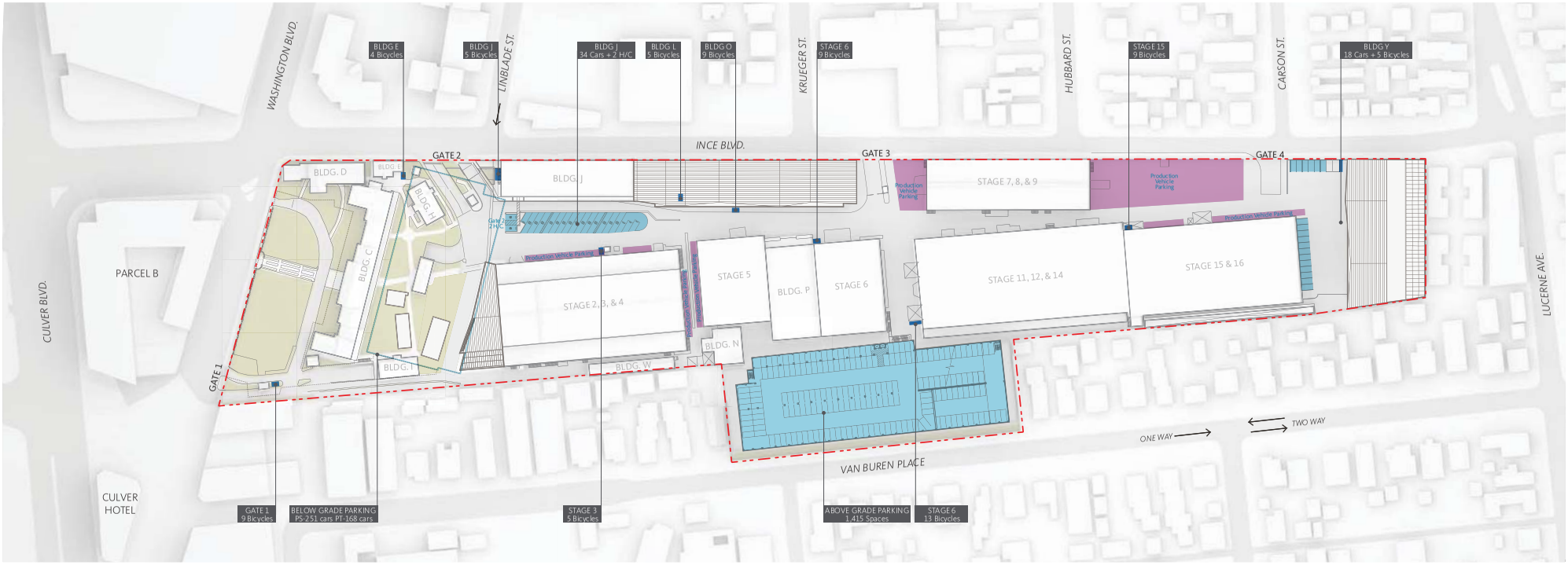
	Existing *(per Comprehensive Plan #5)*							Proposed					
	Use			Parking Spaces Required				Use			Parking Spaces Required		
Building	Office	Support	Stage	Spaces/1,000 sf	GLFA	Existing[1]		Office	Support	Stage	Spaces/1,000 sf	GLFA	Required[1]
Office/Support													
C	15,140 SF	-	-	2.86 spaces	1.00	43 spaces		15,140 SF	-	-	2.86 spaces	1.00	43 spaces
D	5,387 SF	-	-	2.86 spaces	1.00	15 spaces		5,387 SF	-	-	2.86 spaces	1.00	15 spaces
E	881 SF	-	-	2.86 spaces	1.00	3 spaces		881 SF	-	-	2.86 spaces	1.00	3 spaces
H	1,806 SF	-	-	2.86 spaces	1.00	5 spaces		1,806 SF	-	-	2.86 spaces	1.00	5 spaces
I	1,641 SF	-	-	2.86 spaces	1.00	5 spaces		1,641 SF	-	-	2.86 spaces	1.00	5 spaces
J	49,500 SF	-	-	2.86 spaces	1.00	142 spaces		49,500 SF	-	-	2.86 spaces	1.00	142 spaces
L	3,343 SF	-	-	2.86 spaces	1.00	10 spaces	*Demo for Building O*						
Commissary	-	3,566 SF	-	.52 spaces	0.85	2 spaces							
O	22,264 SF	4,700 SF	-	2.86 spaces .52 spaces	1.00 0.85	66 spaces	*Proposed Building O*[4]	90,000 SF	-	-	2.86 spaces	1.00	257 spaces
S	1,914 SF	-	-	2.86 spaces	1.00	5 spaces		1,914 SF	-	-	2.86 spaces	1.00	5 spaces
T	1,066 SF	-	-	2.86 spaces	1.00	3 spaces		1,066 SF	-	-	2.86 spaces	1.00	3 spaces
U	644 SF	-	-	2.86 spaces	1.00	2 spaces		644 SF	-	-	2.86 spaces	1.00	2 spaces
V	1,605 SF	-	-	2.86 spaces	1.00	5 spaces		1,605 SF	-	-	2.86 spaces	1.00	5 spaces
W	-	875 SF	-	.52 spaces	0.85	spaces		-	875 SF	-	.52 spaces	0.85	.0 spaces
X	-	541 SF	-	.52 spaces	0.85	spaces	*Demo for Building O*						
Y	-	26,624 SF	-	.52 spaces	0.85	12 spaces	*Proposed Building Y*[4]	84,700 SF	-	-	2.86 spaces	1.00	242 spaces
Z	-	1,943 SF	-	.52 spaces	0.85	1 spaces	*Proposed Bldg R*[4]	31,000 SF	-	-	2.86 spaces	1.00	89 spaces
Sound Stage													
2,3,4	-	-	32,400 SF	2.46 spaces	1.00	80 spaces		-	-	32,400 SF	2.46 spaces	1.00	80 spaces
Breezeway	12,681 SF	9,334 SF	-	2.86 spaces .52 spaces	1.00 0.85	40 spaces		12,681 SF	9,334 SF	-	2.86 spaces .52 spaces	1.00 0.85	40 spaces
5,6	-	20,600 SF	27,400 SF	2.46 spaces .52 spaces	1.00 0.85	76 spaces		-	20,600 SF	27,400 SF	2.46 spaces .52 spaces	1.00 0.85	76 spaces
7,8,9	-	-	16,800 SF	2.46 spaces	1.00	41 spaces		-	-	16,800 SF	2.46 spaces	1.00	41 spaces
10	-	442 SF	3,280 SF	2.46 spaces .52 spaces	1.00 0.85	8 spaces	*Demo for Building Y*						
11,12,14	-	-	40,500 SF	2.46 spaces	1.00	100 spaces		-	-	40,500 SF	2.46 spaces	1.00	100 spaces
15,16	-	5,572 SF	35,100 SF	2.46 spaces .52 spaces	1.00 0.85	88 spaces		-	5,572 SF	35,100 SF	2.46 spaces .52 spaces	1.00 0.85	88 spaces
Gross SF	117,872 SF	74,197 SF	155,480 SF					297,965 SF	36,381 SF	152,200 SF	Code Required		Code Required
Total Spaces[1]	337 spaces	33 spaces	382 spaces	752 spaces		752 spaces		852 spaces	16 spaces	374 spaces	1,242 spaces		1,241 spaces
			Live Audience[2]	200 spaces						Live Audience[2]	200 spaces		
			Deferred[3]	100 spaces						Deferred[3]	100 spaces		
			Total Required	1,052 spaces						Total Required	1,542 spaces		
			Total Provided On-	754 spaces						Total Provided On-Site	1,886 spaces		

(1) All numbers are rounded to the nearest whole number.

(2) It is understood that CUP #87-11 provided a shared parking agreement that provided for the live audience parking requirement to be addressed through a shared parking agreement.

(3) It is understood that C.O.A. #II.H. of Resolution #94-R055 deferred 100 spaces of required stage use parking with the understanding that the Studio could be required to provide those spaces if a parking deficiency was found to be impacting the traffic flow and/or safety in the adjacent neighborhood.

(4) Basement level not included in parking calculation - intended as ancillary use only (Building O: 21,400 GSF, Building Y: 27,300 GSF)



PROPOSED PARKING

Vehicular Parking

Production Vehicle Parking

Bicycle Parking

The Culver Studios is proposing to add 1,132 spaces to an existing supply of 754 spaces dispersed across the property. To accommodate additional programmatic growth on the campus and to reduce the offsite impacts of production vehicles access and parking, the project proposes a new parking structure that has a dual function of also being a production vehicle staging area on the ground and Basement 01 levels. The proposed plan provides 1,415 spaces in an above/below ground structure located on the western edge of the property. The Van Buren Garage is proposed as 6 levels of parking above grade and 2 levels of parking below. The majority of the parking supply is provided in two locations; the below grade parking structure (419 spaces) accessed from Gate 2, and the proposed above/below grade parking structure (1,415 spaces) accessed from both Gate 2 and Gate 3. The Building I, visitor, and Stage 2 surface parking lot will be converted into the Bungalow courtyard, a loss of 42 spaces. Surface parking will also be removed from the southern portion of the property to reduce vehicular/pedestrian conflicts in the narrowest portion of the property. In addition to the visitor and employee parking areas, there are numerous zones across the property dedicated to production parking that allow large trailers and trucks to assemble, free from any dedicated fire lane.

Vehicle Parking

LOCATION	VEHICLE SPACES
Below Grade Parking Structure	419
Bldg J	36
Van Buren Parking Structure	1,415
Building Y	18
TOTAL	**1,888**

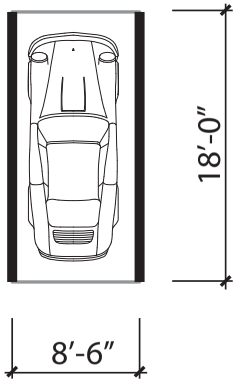
Bicycle Parking

LOCATION	SPACES
Gate 1	9
Bldg E	4
Bldg J	5
Below Grade Parking Structure	12
Stage 3	5
Bldg L	5
Stage 6	9
Bldg O North	9
Bldg O South	5
Stage 15	9
Bldg Y	5
Above Grade Parking Structure	23
TOTAL	**100**

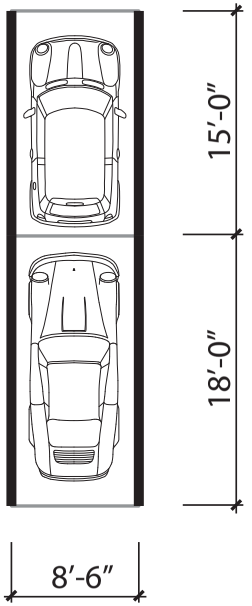
PROPOSED
VAN BUREN GARAGE PARKING SPACE TYPE

PARKING SPACE TYPE	# OF SPACES
Standard Space	868
Tandem - Compact/Standard	295
Tandem - Standard/Standard	295
Anticipated 3% Loss	**43**
Total Spaces	**1,415**

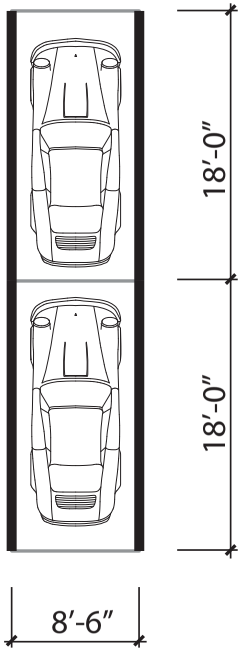
Standard Space



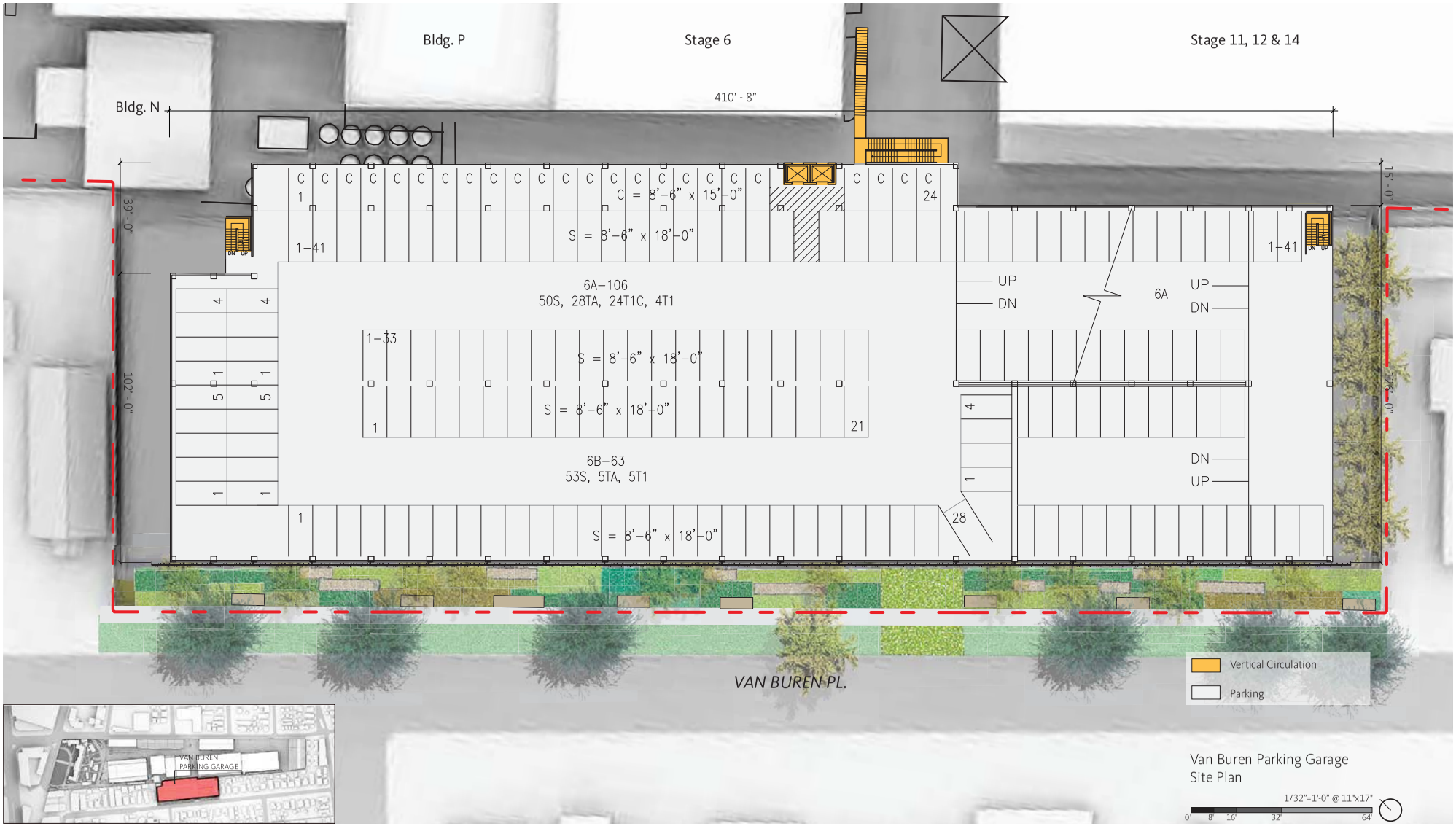
Tandem - Compact/Standard



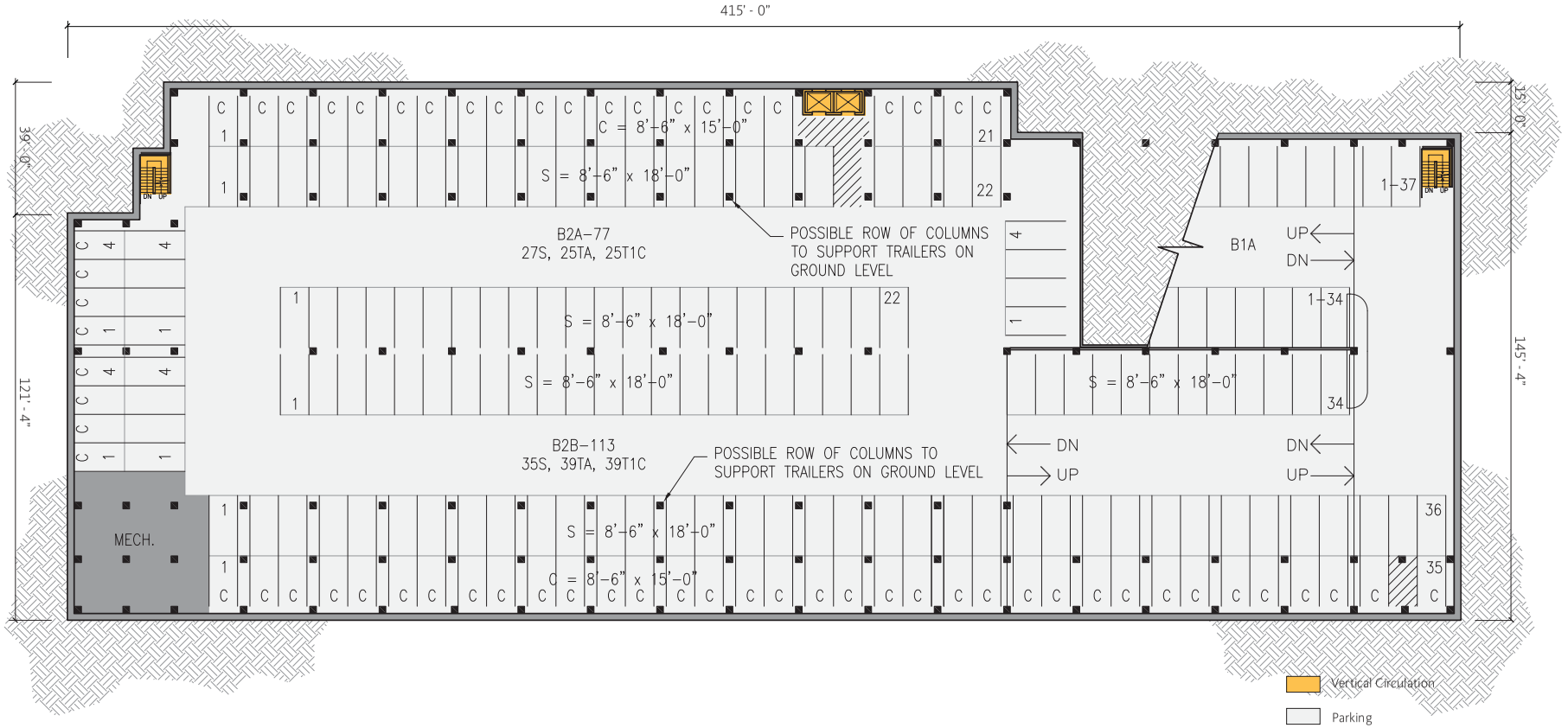
Tandem - Standard/Standard

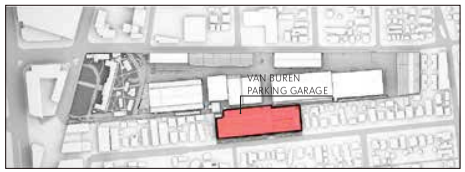


VAN BUREN PARKING GARAGE
SITE PLAN



VAN BUREN PARKING GARAGE
BASEMENT LEVEL 02



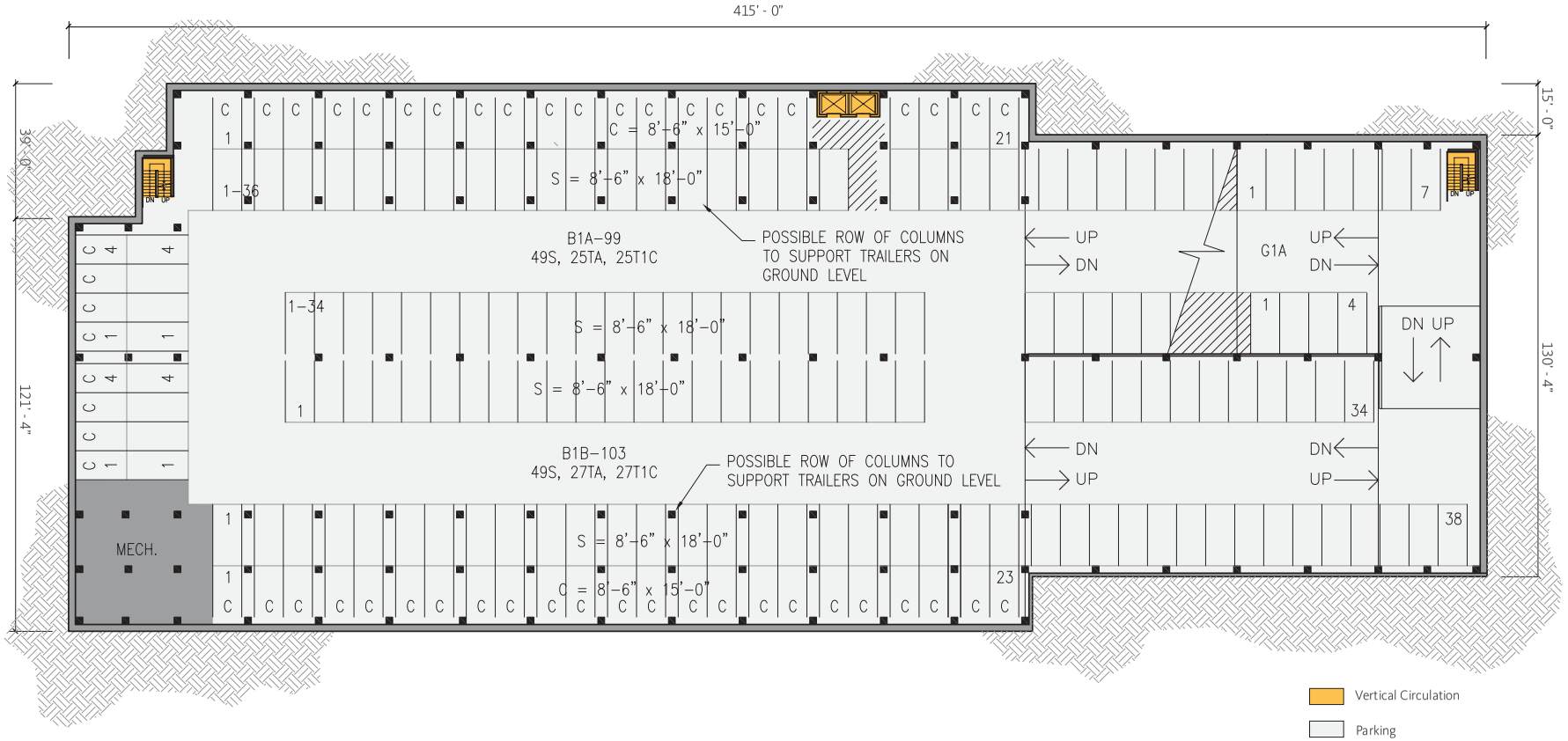


Vertical Circulation
Parking
Mechanical

Van Buren Parking Garage
Level B2

1/32"=1'-0" @ 11"x17"
0' 8' 16' 32' 64'

VAN BUREN PARKING GARAGE
BASEMENT LEVEL 01





Vertical Circulation

Parking

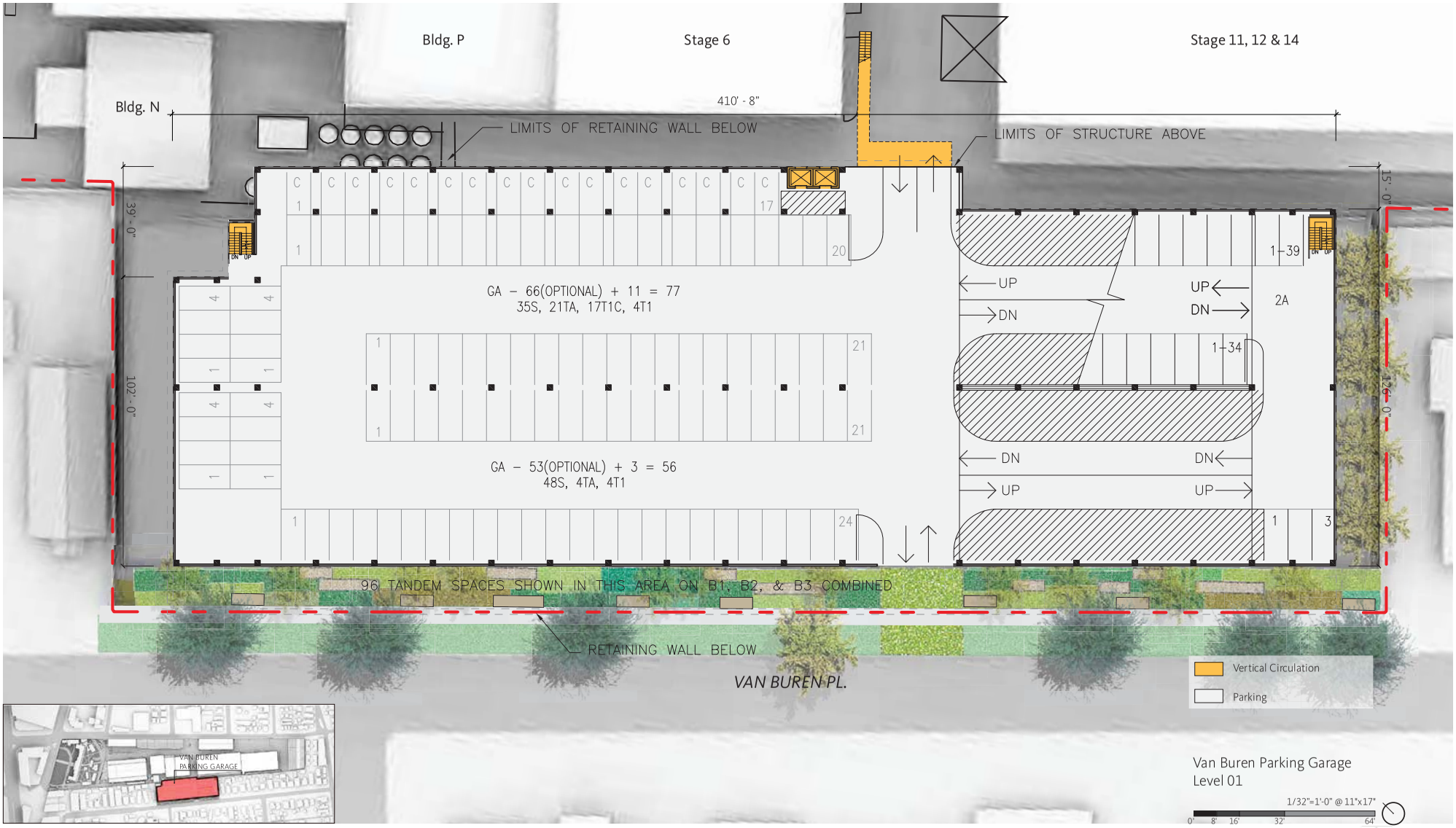
Mechanical

Van Buren Parking Garage
Level B1

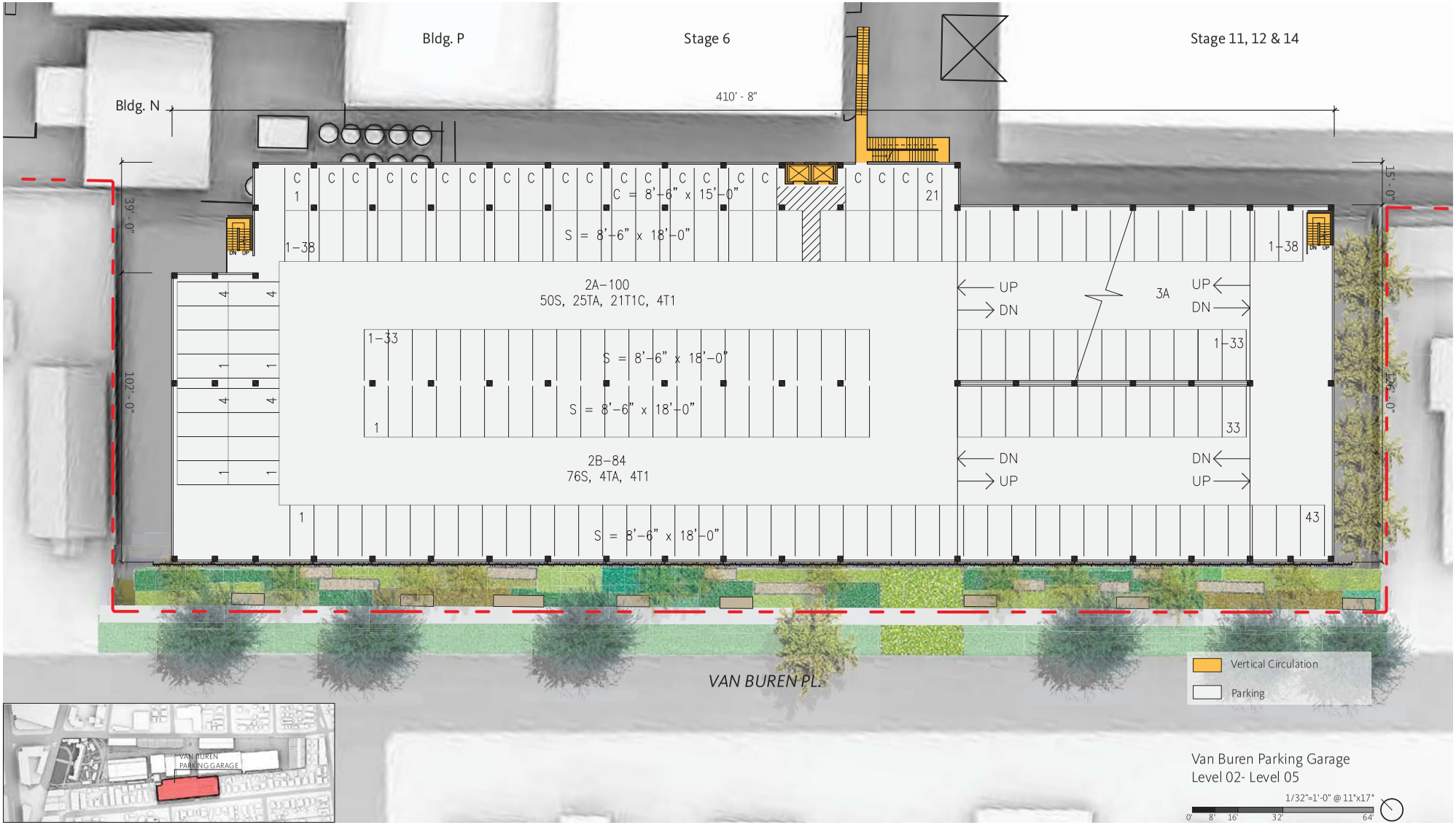
1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'

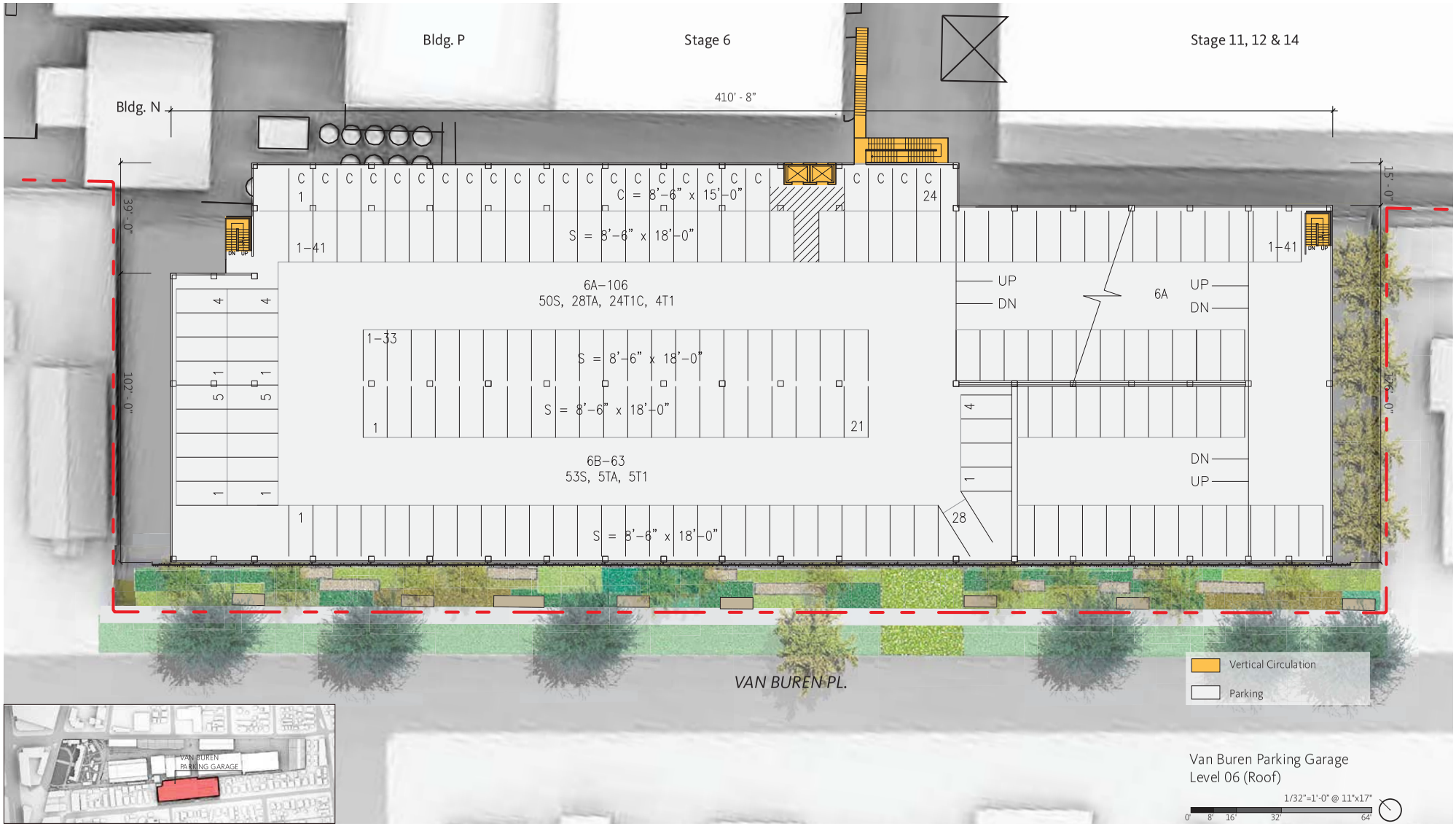
VAN BUREN PARKING GARAGE
LEVEL 01



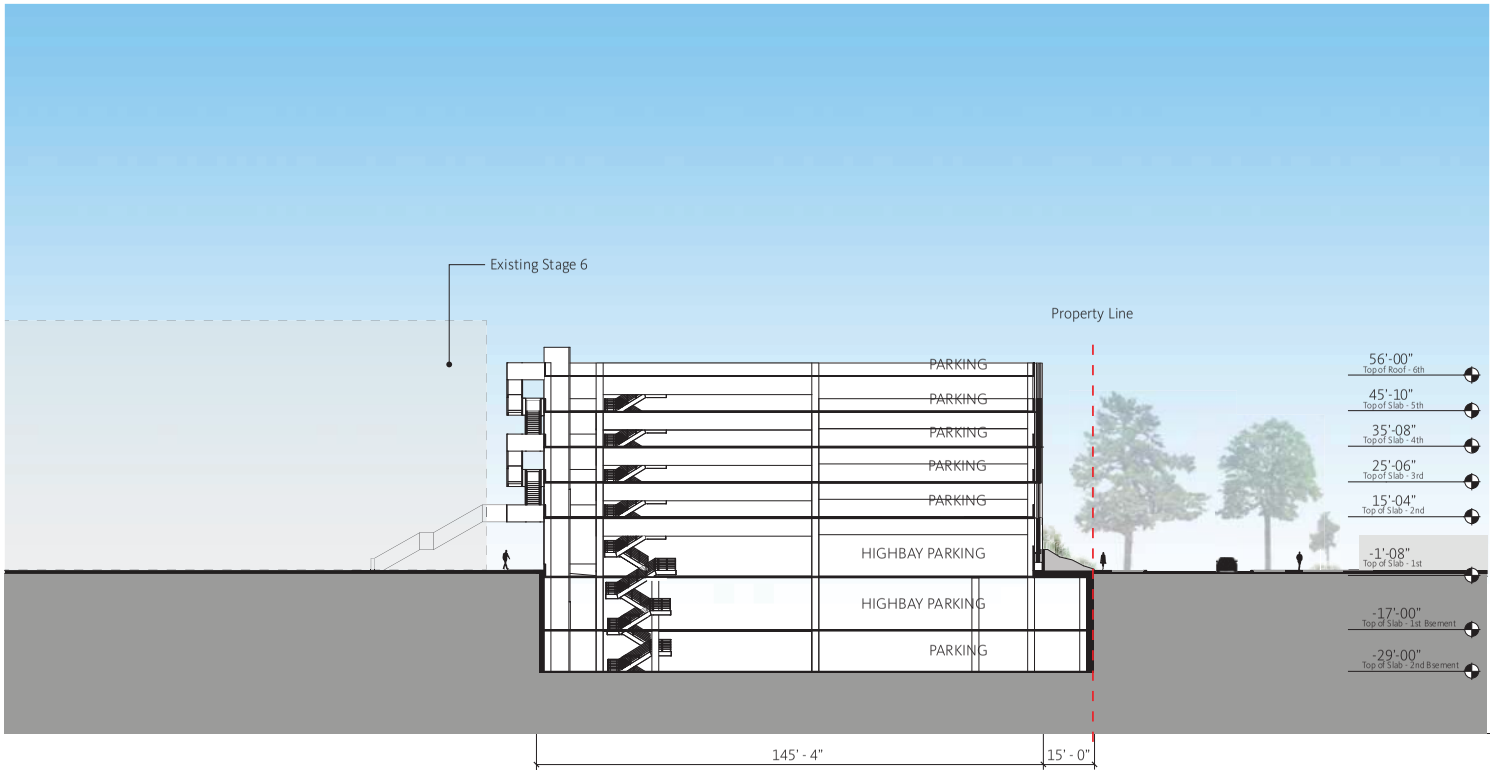
VAN BUREN PARKING GARAGE
LEVEL 02-05



VAN BUREN PARKING GARAGE
ROOF



VAN BUREN PARKING GARAGE
WEST - EAST SECTION



Van Buren Parking Garage
West-East Section

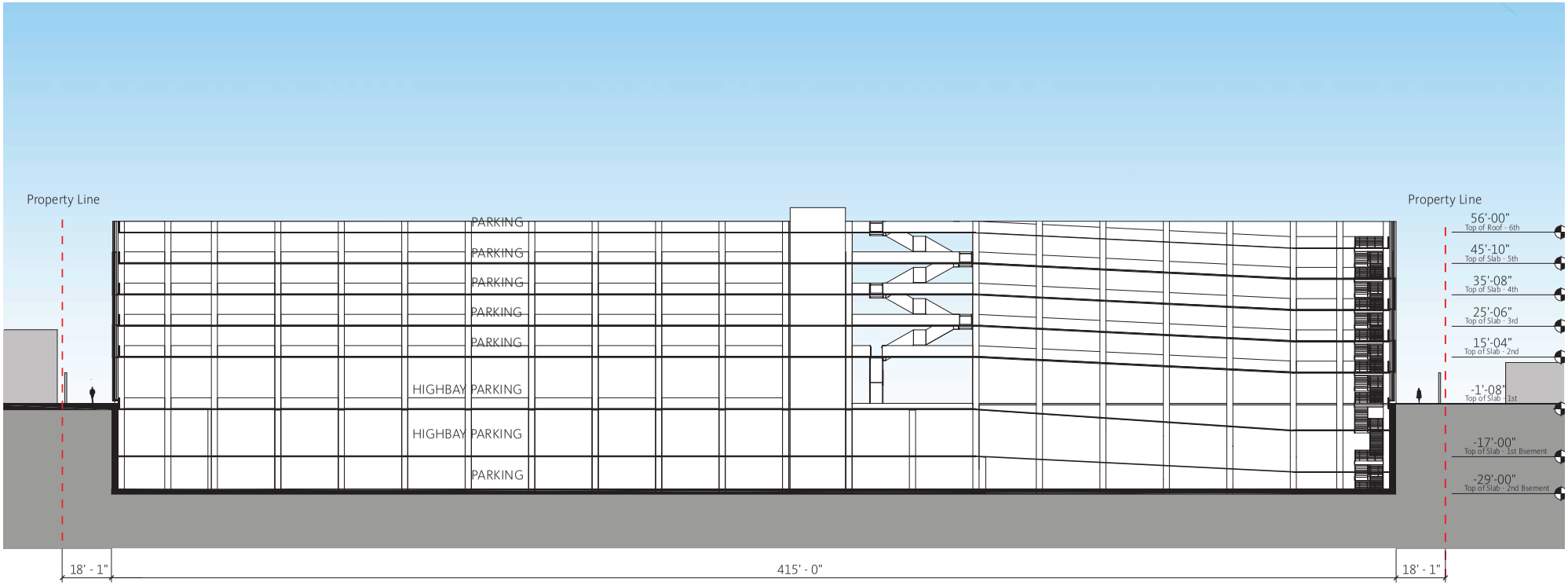
1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'



Gensler | THE CULVER STUDIOS

VAN BUREN PARKING GARAGE
NORTH - SOUTH SECTION





Van Buren Parking Garage
North-South Section
1/32"=1'-0" @ 11"x17"
0' 8' 16' 32' 64'

VAN BUREN PARKING GARAGE
VAN BUREN PLACE ELEVATION



Materials



1 Concrete



2 Aluminum Screen

VAN BUREN PARKING GARAGE
STUDIO ELEVATION



Van Buren Parking Garage Studio Elevation

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64

Materials



① Concrete



② Pre-cast Concrete Panel

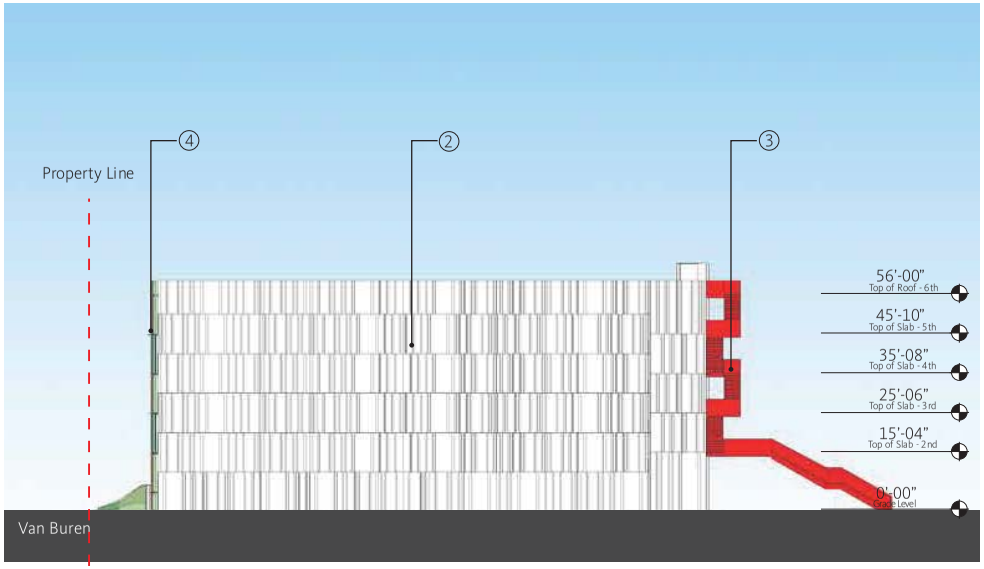


③ Powder Coat Aluminum



④ Aluminum Screen

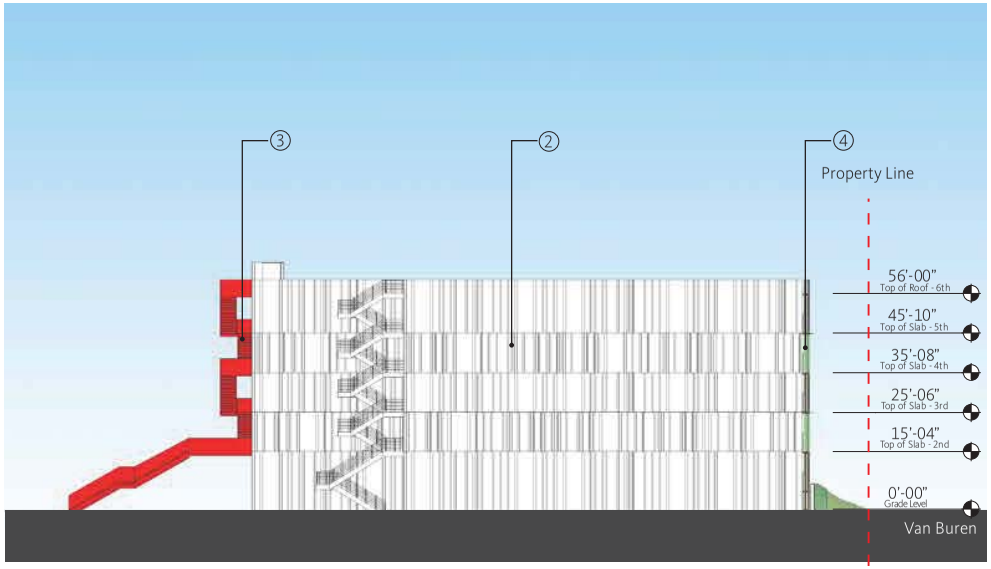
VAN BUREN PARKING GARAGE
EAST & WEST ELEVATION



Van Buren Parking Garage East Elevation

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'



Van Buren Parking Garage West Elevation

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'

Materials



① Concrete



② Pre-cast Concrete Panel



③ Powder Coat Aluminum



④ Aluminum Screen








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PROPOSED
LANDSCAPE



EXISTING LANDSCAPE

The site's existing landscaped areas are kept to a minimum and are used primarily as an aesthetic backdrop to the studio's buildings. Landscape planting is limited to the perimeters of buildings and screen of the large studio building facades.

The existing site is roughly 14 acres and the current Master Plan delineates 41,700 sf (.96 acres) or roughly 7% of surface area as "landscape area". Albeit minimal, landscape on site has some historical significance that shall be maintained as the site continues to develop in CPA 6.

The site, as described in CPA 6, is cataloged into 3 main landscape typology areas; the Bungalow Area, the Studio Building, and the Street Edge along Van Buren Place.

The Comprehensive Plan Amendment 6 proposes three (3) landscape interventions that will impact the existing landscape plan, adding an additional 2,300 sf of landscape area to the site. This brings the total landscaped area up to 44,000 sf (1.01 acres) for the studio lot.

The three landscape interventions include: 1) the relocated bungalow area; 2) studio expansion buildings; and, 3) Van Buren Place streetscape.



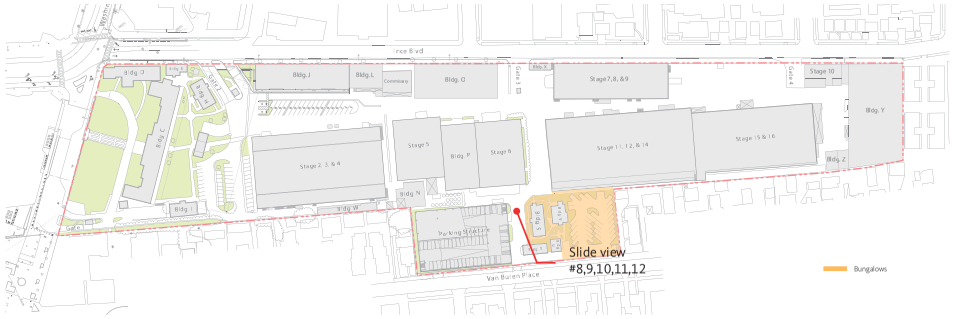
The above diagram illustrates the approximate location of the trees currently found on the project site.

Photographs of existing conditions shown on the following pages are also keyed to this site plan for geographical reference.

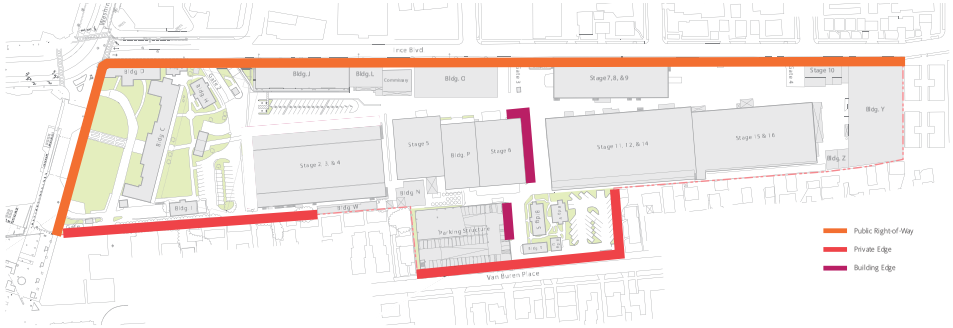
- Study Area
- Studio Tree (Approximate Tree Location)
- Public Tree (Approximate Tree Location)
- # Photo Location
- Tree to be removed for proposed design

Tree Disposition Plan
1:150 @ 11x17
0' 75' 150' 300'

EXISTING
LANDSCAPE CONDITIONS



Existing Landscape - The Bungalow Area



Existing Landscape - Perimeter and Stage Areas





The Mansion Area
Being the most significant landscape feature on the studio lot, the Mansion Area consists of a large front lawn area that faces Washington Boulevard and a rear lawn area that acts as an interior courtyard for the employees on site. In both areas significant ornamental planting can be found in beds around the perimeter of the buildings and lawn edges. The front lawn area is an iconic image for the studio site and has had a significant presence and connection to downtown Culver City throughout the site and area's history. The rear mansion yard is an existing lawn, trees, and shrubs that are above a parking structure. There are no landscape improvements being proposed in this area.

The Bungalow Area
The Bungalow cottages are nestled in a lush garden courtyard setting of ornamental garden beds and large canopy trees. The mature canopy casts shade over the bungalows and their adjacent parking lot providing a screen from the adjacent neighborhood.

By far the most dominant tree species found within this area are Liquidambar styraciflua (Sweet gum) and Ficus spp. (Ficus).

Perimeter and Stage Areas
The Washington Boulevard streetscape has no landscape on the studio side of the street. The Ince Boulevard streetscape is planted with Tristania Conferta (Brisbane Box) trees within the public right of way. Their tall upright form help to screen the studio's tall building facades from the adjacent neighborhood.

Also helping with the transition from the studio scale to the neighborhood residential scale is the presence of ornamental landscape planting at the base of some studio buildings. Landscape within the interior of the lot is kept to a minimum and restricted to narrow linear planters at the base of the site's buildings. It is commonly used as a means of masking some of the large blank facades that are intrinsic to the studio buildings. Both Liquidambar styraciflua (Sweet gum) and Ficus spp. (Ficus) are the most commonly used tree in this area.


03


04


05


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Schematic Landscape Description

As previously described the CPA6 proposes three (3) landscape interventions that will impact the existing landscape plan. 1) The relocated bungalow area will be sited on the existing lawn and parking lot between the Mansion and Stage 2 building. This area is above an existing subterranean parking structure. 2) The studio building expansion will host a few landscape areas and a courtyard. 3) The Van Buren Place landscape will buffer the western edge of the proposed parking structure. The following pages outline the general design intent for these areas at the schematic level.

Understanding the site's landscape progression overtime, and its historical significance to Culver City's downtown area, helped guide the schematic design for CPA6.

General Landscape Guidelines:

The intent behind the landscape of the studio lot is to maintain the existing historical landscape character of the site. The following general guidelines should follow future development of the entire site. In the following pages, we've also provided a more detailed description of the proposed landscape interventions to ensure our design intent is implemented during design development and incorperated construction documents.

- To maintain a consistent landscape character, new planting interventions should take advantage of the existing planting palette that exist on site. Several of these species are shown to the right.
- All landscape design interventions shall consider and maintain, where feasible, the unique qualities and character of the historical studio lot district.
- Any planting material deemed to have historical significance shall be preserved and/ or replaced with the same species.
- Planting material shall be replaced once it has become overgrown and deviates from it's originally intended scale.
- New plant material, unless replacing plant material deemed to have historical significance, shall be suitable for the Southern California climate and drought tolerant.
- Mulch shall be provided for all planted areas.
- Irrigation shall be provided for all planting areas per code.
- Where feasible, plant material shall be planted between the property line and the building edge as a buffer/ screen between the studio building facades and the adjacent neighborhoods and/ or streetscape.
- Planting material shall be provided to screen new building facades, parking facilities, service and loading areas, maintenance areas, storage areas, trash enclosures, utility cabinets, and other similar elements.
- Right-of-way planting shall conform to established and/or planned city design standards.



Star Jasmine-*Trachelospermum jasminoides*



Society Garlic - *Tulbaghia violacea.*



Garden Gladiolus - *Gladiolus grandiflora*



Creeping Fig - *Ficus pumila*



Breath of Heaven - *Coleonema pulchrum*



Boxwood - *Buxus.*



Tea Roses - *Rosa spp.*



Xylosma - *Xylosma congestum*



Privet Hedge - *Ligustrum spp.*



Rhapheolepsis - *Rhapheolepsis spp*



Sword Fern - *Polystichum munitum*



Santa Barbara Daisy - *Erigeron spp.*



Lily of the Nile - *Agapanthus orientalis*



Daylillies - *Hemerocallis spp.*



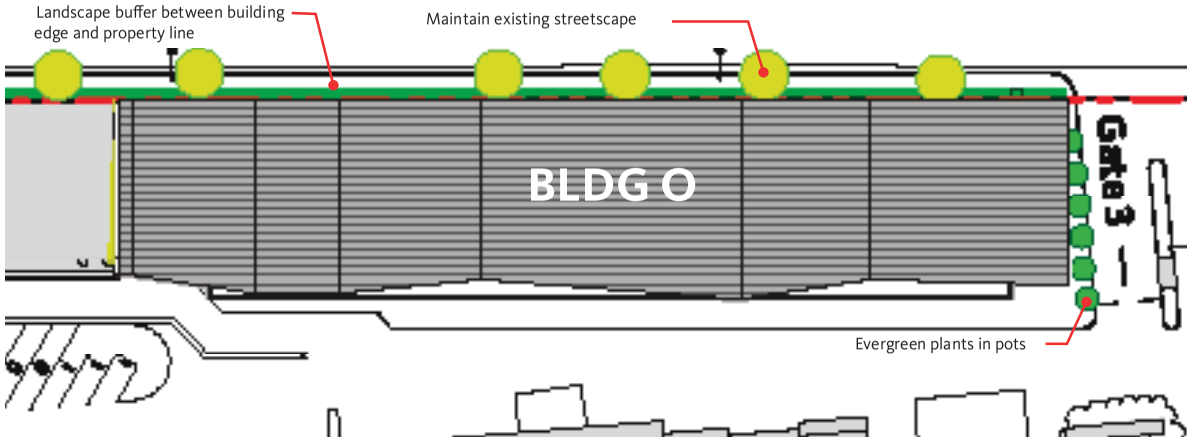
Azaleas - *xx.*



Surinam Cherry - *Eugenia uniflora*

IMPLEMENTATION
STUDIO BUILDING/LANDSCAPE PLAN

Proposed Landscape Plan Along Ince



Enlargement Plans: Studio Buildings

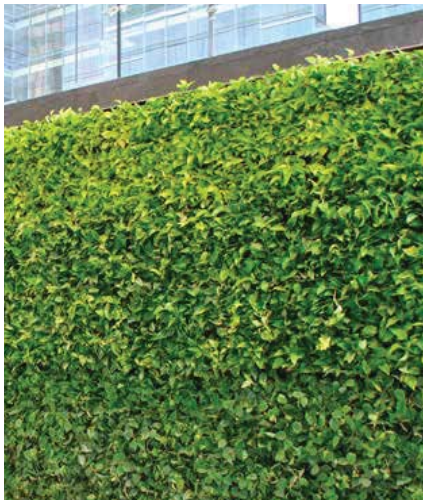
The proposed development plan would be the landscape area associated with the studio buildings along Ince Boulevard and the pedestrian areas within the interior edge of these buildings.

To add greenery to the already minimally landscaped areas on the interior edge of the buildings large planters willed with evergreen foliage are being recommended. This treatment is consistent with the minimal edge planting we find on the existing studio lot.

On the public streetscape side, narrow linear planters are proposed to allow for vegetation to grow either on the building facades or along perimeter fences in order to provide some buffer to the adjacent neighborhood. The existing street trees are to be maintained and protected in place during construction. If any specimen is lost during that process, they must be replaced following any applicable Culver City guidelines.





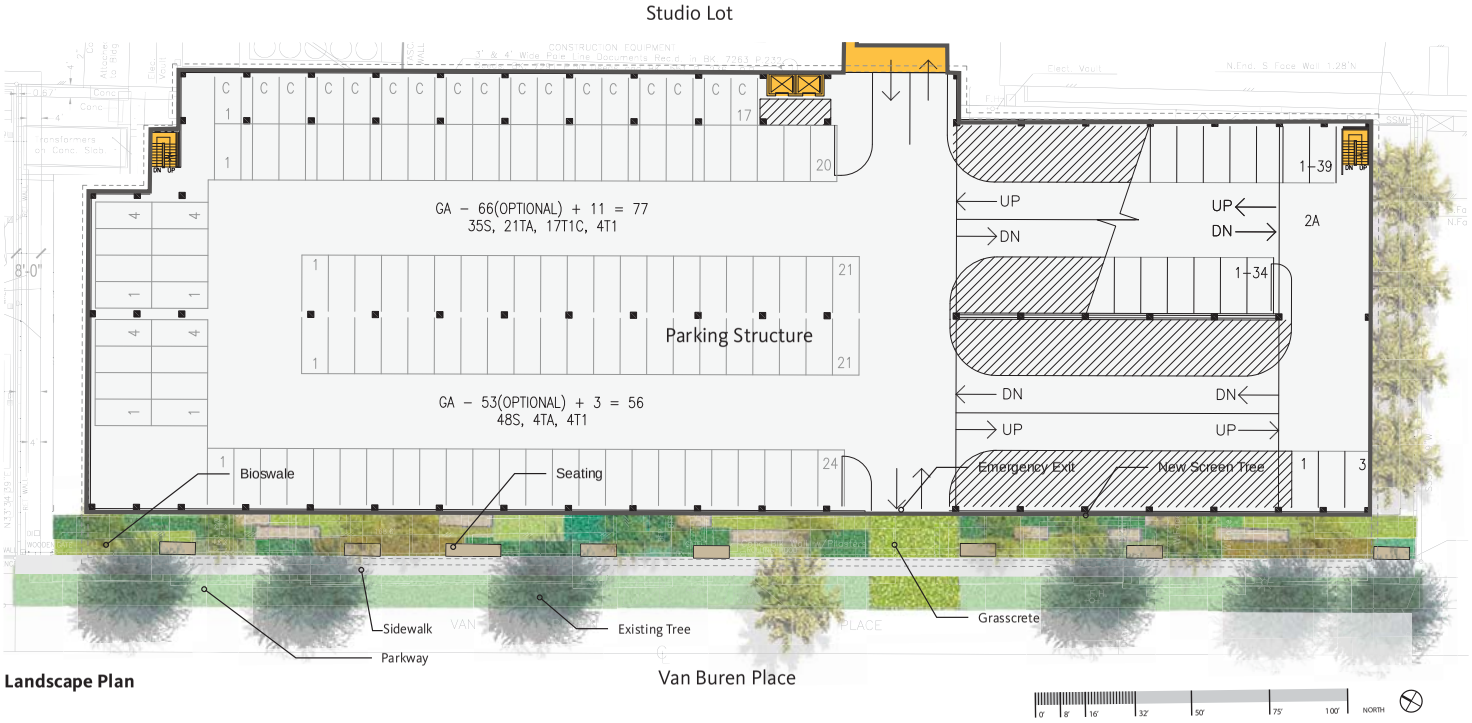




VAN BUREN
LANDSCAPE PLAN



Conceptual Diagram



Landscape Plan

Van Buren Place Landscape Buffer

Van Buren Place is a street that hosts a variety of land uses: school, small office buildings, multi-family residential buildings and single-family houses. The street extends northerly to downtown Culver City and the Ballona Creek to the south. The existing street trees are a mix of species which includes Cedars, Pines, Liquidambars, Carrotwoods, Chinese Elms and a few Ficus trees. The primary species planted in the parkway in front of the proposed parking structure are mature Cedar and Pine trees.

The proposed parking structure will have a setback of 15 feet from the property line, allowing for a landscape buffer along its entire length.

The landscape design objectives for this buffer are:

- Retain the existing mature street trees (Cedars and Pines)
- Block the views of ground level automobiles
- Enhance pedestrian and landscape experience on the sidewalk
- Use California-native and drought tolerant Mediterranean plants
- Where possible, use the landscape as bioswales for stormwater run-off

The landscape concept is to create a visually pleasing natural environment that feels indigenous to the native Coastal Sage, Riparian and Mediterranean landscape. The plants will be layered in a diverse sequence of textures, colors and forms. The landscape buffer area will also be planted with informal groves of evergreen and deciduous tree species, such as Pines, Toyons, Arbutus and Sycamores. An earth berm up to the building, approximately 4 feet high, will visually screen the lower level of the structure as well as enhance the walking experience on the sidewalk. At the bottom of the berm, a series of bioswales will be designed to capture the stormwater runoff from the proposed site and building. Lastly, a small seating area will be placed adjacent to the walk as a casual rest stop.

“Filtration”:Riparian Plant Palette



Platanus racemosa
California Sycamore



Sambucus nigra
Blue Elderberry



Romneya coulteri 'White Cloud'
Matilija Poppy



Baccharis pilularis 'Twin Peaks'
Mulefat



Salvia apiana
White Sage



Salvia microphylla
Cherry Sage



Ceanothus glorious 'Anchor Bay'
Point Reyes Ceanothus



Rhamnus californica
California Coffeeberry



Rhus ovata
Sugar Bush



Juncus patens
Common Rush



Leymus condensatus
Giant Wild Rye



Cobble/Bioswale



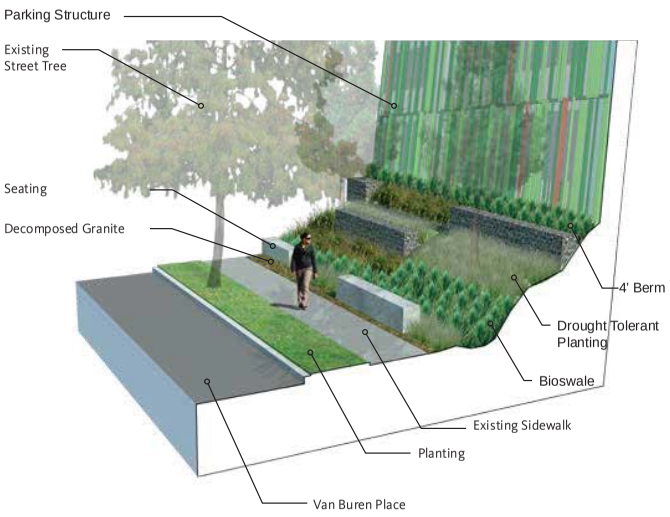
Seating



Gabion Wall

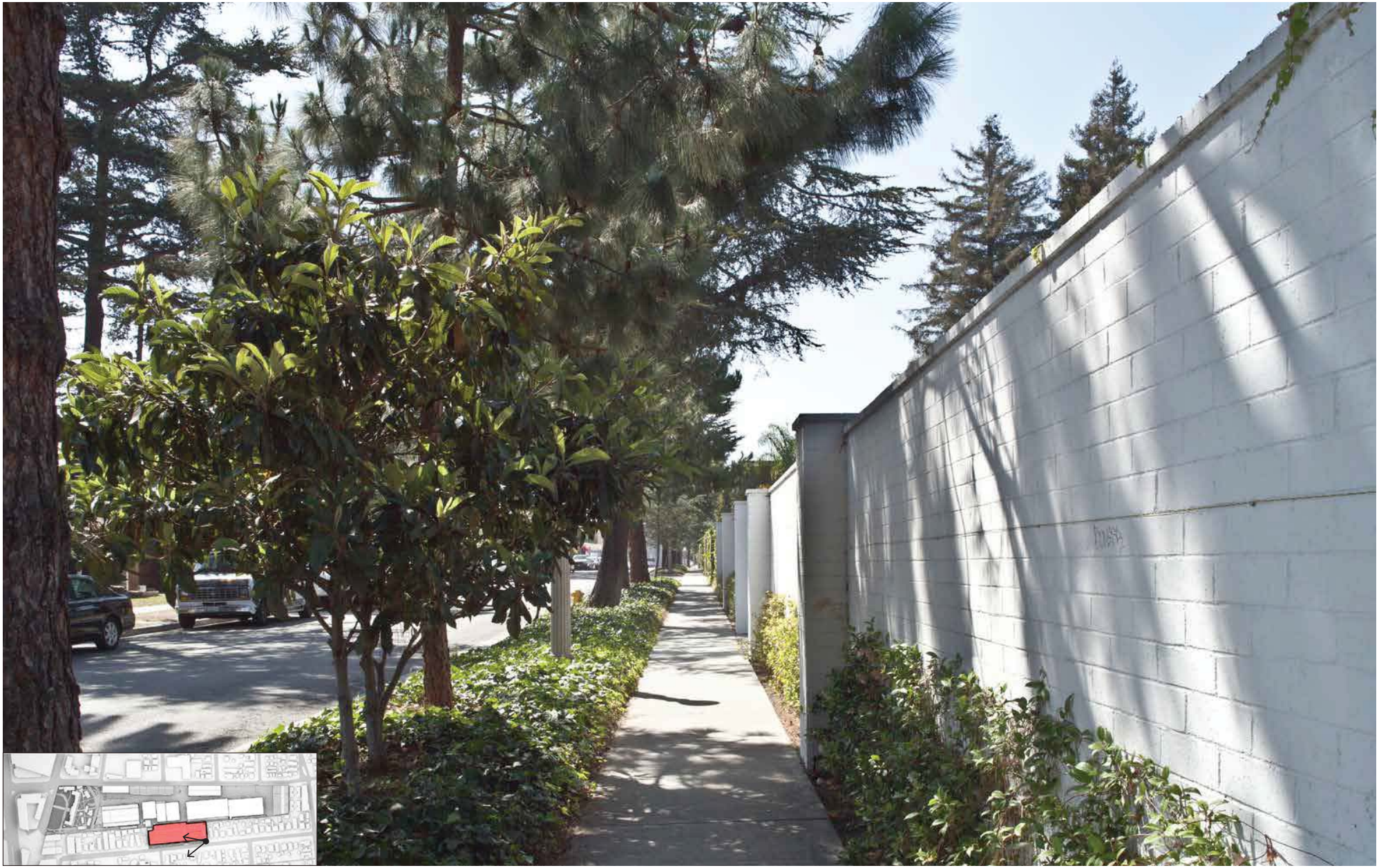


Bioswale



Partial Section







BUNGALOW LOT
LANDSCAPE PLAN

The four existing bungalows will be relocated in a cluster within the open space area and parking lot between the Mansion and Stage 2. The current open space area and parking lot are generally above a subterranean parking structure and landscaped with a mix of lawns, pathways and gardens. When relocated, the bungalows will be positioned similar to their current siting in order to recreate a setting of small scale intimate gardens and courtyards. There will be a fire lane between the proposed bungalows and the expansion of the Stage 2 building.

There are four open space design objectives for the relocation of the bungalows.

- Create outdoor spaces that are similar in scale to the existing building layout.
- Integrate the landscape with the adjacent Mansion to the north and respect its adjacency in terms of scale, proportion and layout.
- Landscape with drought tolerant plant material.
- Incorporate seating areas, gardens and shade for pedestrians.

The landscape concept is about the transition from the Mansion's traditional lawn space to a more sustainable landscape strategy that incorporates drought tolerant gardens. Seating areas within the courtyard will be shaded with trees for activities such as dining and outdoor meetings. The new pathways will use the brick walkway theme so as to visually connect this new complex to the existing garden walkways.

Landscape Plan





Agave americana and Agave parryi
Century Plant and Artichoke Agave



Aeonium arboreum 'Zwartkop' and Echeveria Spp.
Purple Aeonium and Hens and Chicks



Agave attenuata and Senecio mandraliscae
Foxtail Agave and Blue Chalksticks



Echeveria spp.
Hens and Chicks



Cercidium 'Desert Museum'
Palo Verde



Aloe striata and Senecio mandraliscae
Coral Aloe and Blue Chalksticks



Agave parryi
Artichoke Agave



Graptopetalum paraguayense
Ghost Plant

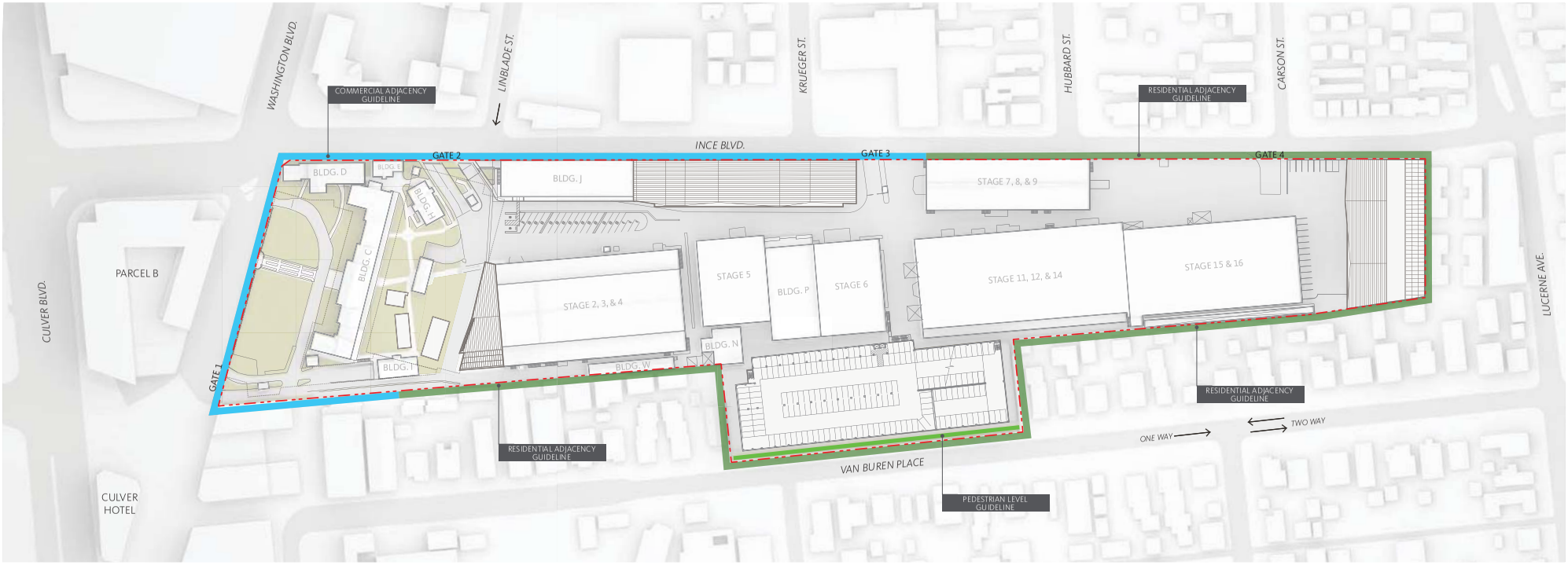




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PROPOSED
LIGHTING



PROPOSED CONDITIONS
LIGHTING STRATEGY

LIGHTING GUIDELINE GOALS

- Minimize light trespass from the building and site
- Provide comfort, safety, and nighttime visibility through controlled illumination and glare reduction
- Reduce development impact from lighting on adjacent residential properties
- Reduce sky-glow to increase night sky access

LIGHTING GUIDELINE STRATEGIES

- Automated lighting controls (occupancy sensing, time clock and daylight responsive) will reduce and / or turn off lighting
- Luminaires shall be shielded to control view of light source
- Strategically position luminaires to minimize stray light
- Highly efficient led light sources fixtures will create target illumination levels with reduced power consumption
- Favor downward directional lighting over omni directional or upward lighting distributions
- Make use of warmer (3000 – 3500k) and high color rendering (min 80 cri) light sources

TECHNICAL REFERENCE

Exterior and interior lighting power densities shall not exceed those specified in the 2013 title 24 building energy efficiency standards and the adopted outdoor lighting zone by the authority having jurisdiction. Lighting controls for all exterior lighting shall comply with the 2013 title 24 building energy efficiency standards. Maximum illumination guidelines for exterior areas shall meet or exceed those outlined in the USGBC LEED sustainable site category for reducing exterior lighting pollution. Exterior bug ratings (backlight – uplight – glare) shall comply with Calgreen 2013.

PROPOSED CONDITIONS
LIGHTING GUIDELINES

COMMERCIAL ADJACENCY GUIDELINE

Site and exterior lighting: all site and building-mounted luminaries produce a maximum initial illuminance value no greater than 0.60 horizontal and vertical footcandles at the project boundary and no greater than 0.01 horizontal footcandles 15 feet beyond the site.

No more than 10% of the total design fixture lumens (sum total of all fixtures in the areas with commercial adjacencies) are emitted at an angle of 90 degrees or higher from the nadir (straight down).

RESIDENTIAL ADJACENCY GUIDELINE

Site and exterior lighting: all site and building-mounted luminaires produce a maximum initial illuminance value no greater than 0.10 horizontal and vertical footcandles at the project boundary and no greater than 0.01 horizontal footcandles 10 feet beyond the project boundary.

No more than 2% of the total initial designed fixture lumens (sum total of all fixtures in the areas with residential adjacencies) are emitted at an angle of 90 degrees or higher from nadir (straight down).

PEDESTRIAN LEVEL GUIDELINE

The illumination guidelines for areas with residential adjacencies shall apply to the pedestrian zone. In addition to the illumination metrics outlined herein, qualitative lighting strategies for increasing comfort and safety and creating a more pedestrian-friendly zone with minimal light spill, such as low level landscape lighting, low level lighting around street furniture, and low intensity downlighting from street trees, are encouraged.



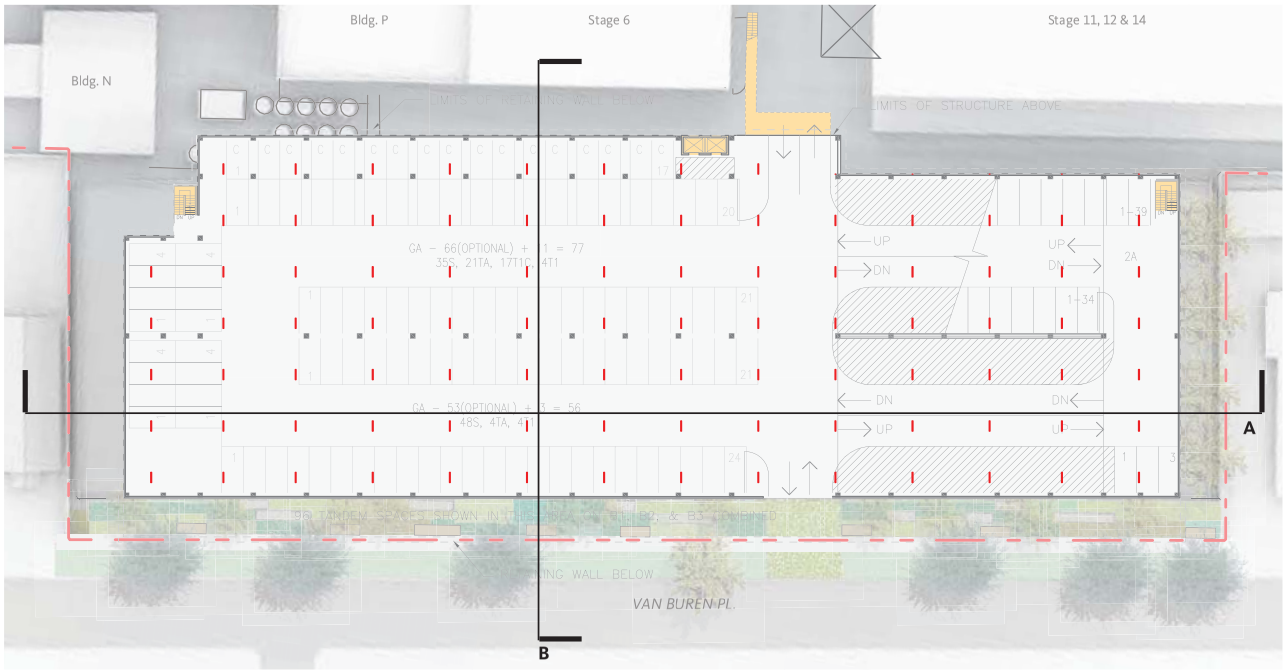




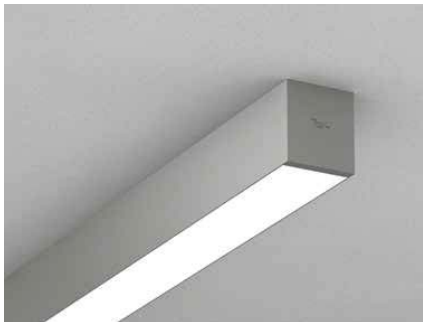
EXISTING CONDITIONS
VAN BUREN LIGHTING

EXISTING CONDITIONS:

- Unshielded acorn-style pole lights at street level.
- Pole lights provide approximately 2.0 Fc directly under poles and .2 Fc between poles
- Unshielded light fixtures provide limited vertical illumination.
- Light fixtures around the base of the garage are sources of glare and excessive contrast rather than sources of proper illumination.



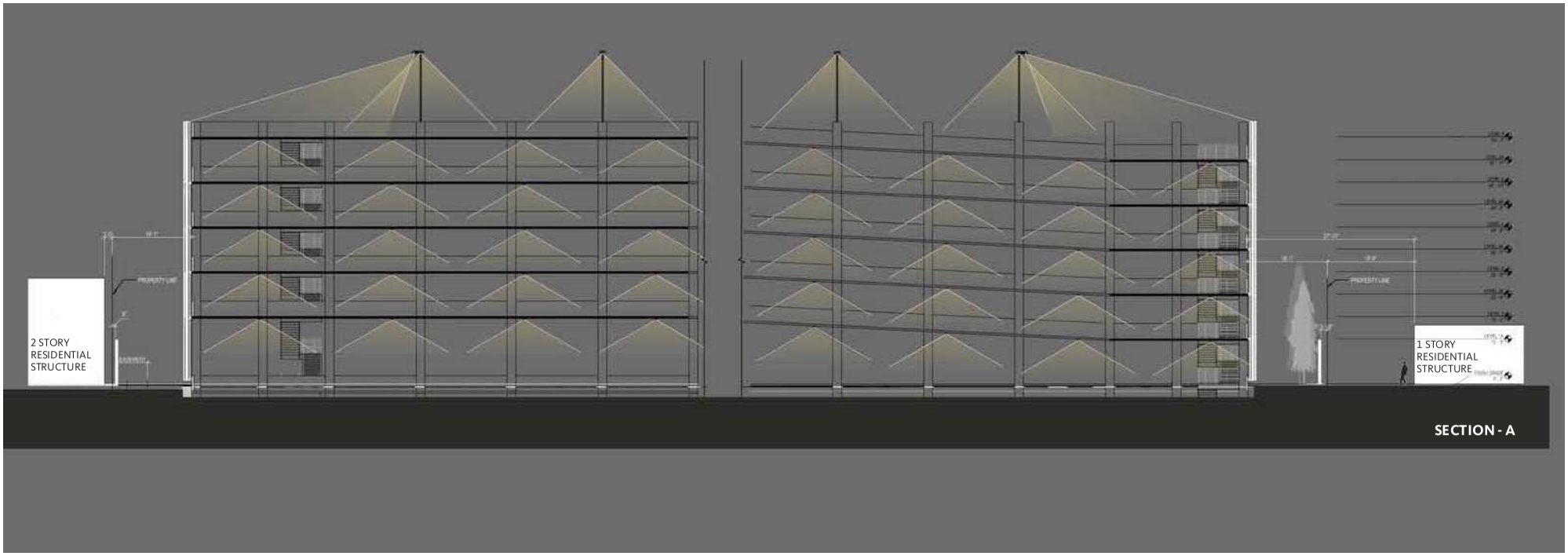




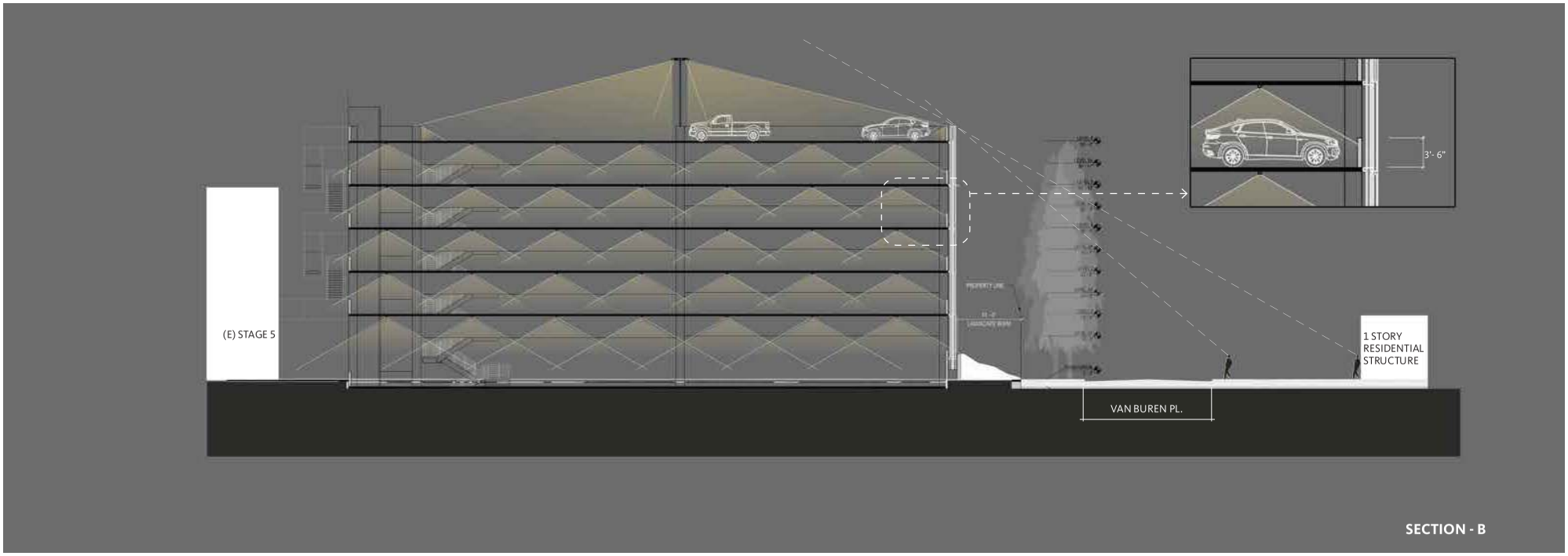
PROPOSED CONDITION
PARKING GARAGE INTERIOR GUIDELINE

PROPOSED CONDITIONS:

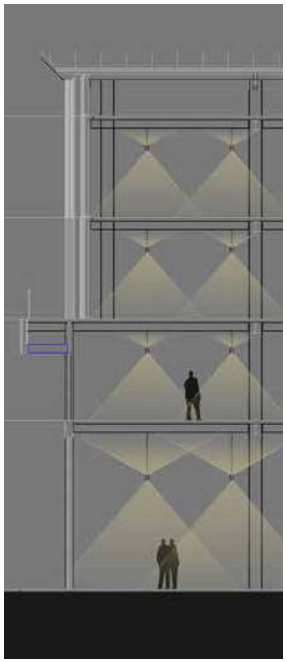
Use of shielded linear small aperture luminaries with opaque sides oriented perpendicular to the facade will minimize views of light sources, reduce glare and light spill outside the garage.

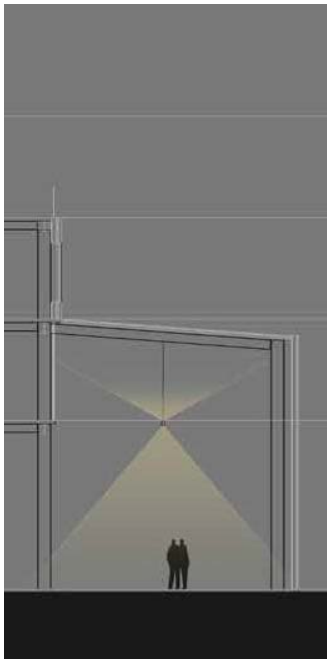


PROPOSED LIGHTING GUIDELINE
PARKING GARAGE EXTERIOR



PROPOSED LIGHTING GUIDELINE
PARKING GARAGE EXTERIOR





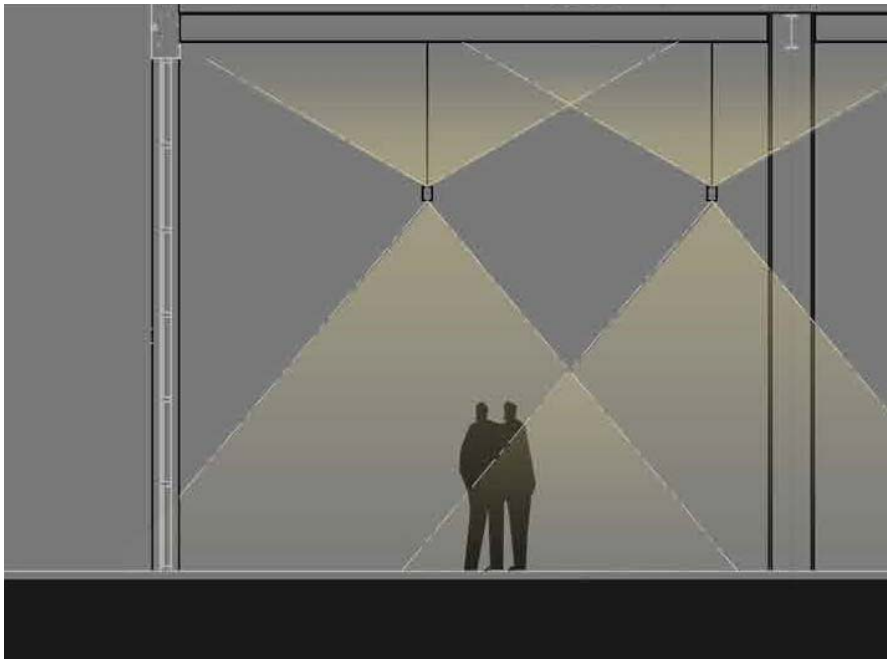




PROPOSED CONDITION TYPICAL COMMERCIAL ADJACENCY LIGHTING GUIDELINE

BUILDING Y INTERIOR LIGHTING

Tenant guidelines will encourage a small percentage of controlled uplight on exterior-facing interiors to create a soft, lantern-like glow to the facade without the need for any exterior luminaries directed onto the facade.



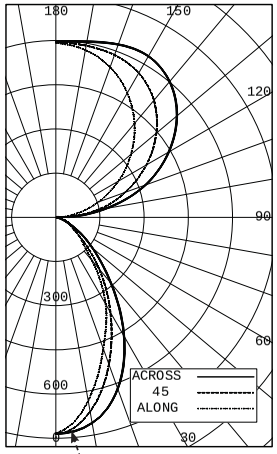
DIRECT, DOWNWARD ILLUMINATION SHALL BE CONTROLLED VIA AN INTEGRAL BAFFLE OR LOUVER



EXAMPLE OF AN APPROVED INTERIOR LUMINAIRE

STRAIGHT BLADE LOUVER DIRECT/UPLIGHT

LTL# 695284

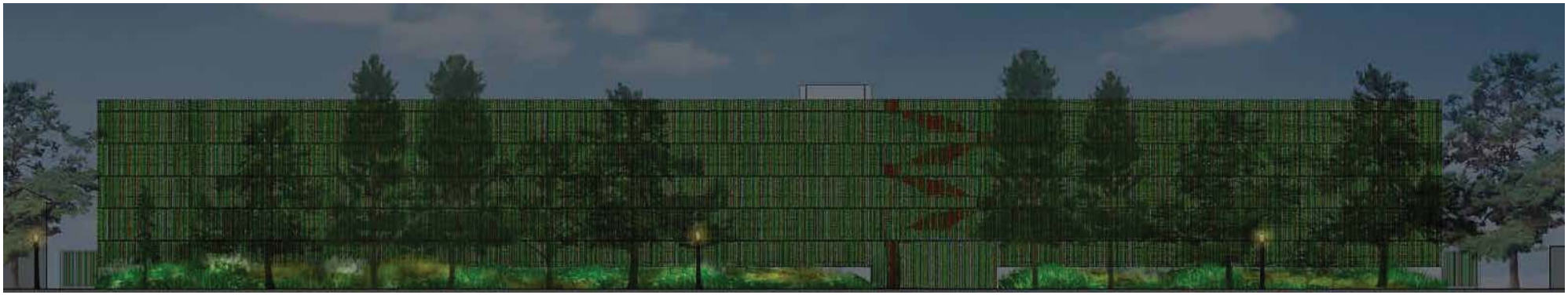


PEAK CANDELA VALUES FOR DIRECT, DOWNLWARD LIGHTING SHALL BE AT MAX 45 DEGREES ABOVE A VERTICAL REFERENCE

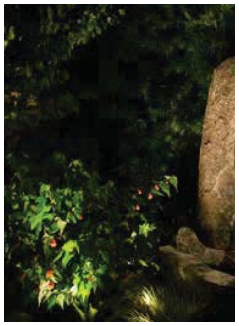
PROPOSED CONDITION TYPICAL INTERIOR LIGHTING GUIDELINE

INTERIOR LIGHTING GUIDELINES

1. Hold interior lighting fixtures 7' back from perimeter glazing
2. Fixtures shall have a percentage of diffuse indirect illumination controlled independently of any direct download light source
3. Direct, downward distribution shall have a peak candlepower value lower than 45 degrees above vertical to eliminate direct lighting from falling beyond curtainwall
4. The direct, downward component of any visible lighting system shall have a baffle or louver to eliminate any direct view of a light source from outside the building
5. The recommended horizontal illumination level for general work spaces is 30 fc at 30" off













PROPOSED LIGHTING GUIDELINE

TYPICAL PEDESTRIAN LEVEL GUIDELINE

EXTERIOR LIGHTING AT VAN BUREN PARKING STRUCTURE

- Warm, low level lighting in and around plantings.
- No uplights; all lighting to be directed downward from street furniture, from shielded downlights in trees, or shielded landscape bollards.
- The overall effect is to reduce the scale and engage the neighborhood; small scale lighting strategies de-emphasize the large scale of the parking structure.

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ADDITIONAL
DOCUMENTATION

ALTA / ASCM LAND TITLE SURVEY
OF
THE CULVER STUDIOS

COMMENTS:

BOUNDARY LINES..... MERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE AS SO NOTED ON THE SURVEY.

LEGAL DESCRIPTION..... THE PROPERTY DESCRIBED HEREIN IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY TITLE REPORT NO. 00001383-894-KK0 DATED OCTOBER 9, 2013.

EASEMENT RIGHTS..... PLOTTABLE EASEMENTS AS SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE EASEMENTS ARE NOTED ON THE SURVEY AS HAVING "EFFECT UPON". BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENTS LOCATIONWISE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PARCEL IN THEIR ENTIRETY. ALL EASEMENTS, CONVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE REPORT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

TITLE REPORT..... CHICAGO TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NO. 00001383-894-KK0 DATED OCTOBER 9, 2013

◯ INDICATES TITLE REPORT EXCEPTION NO.

BASIS OF BEARINGS..... THE BEARING NORTH 90°35'00" WEST OF THE CENTERLINE OF INGE BOULEVARD AS SHOWN ON TRACT NO. 2630, M.M. BOOK 26 PAGE 10 WAS TAKEN AS THE BASIS OF BEARINGS FOR THE SURVEY OF PROPERTY KNOWN AS TITLE REPORT PARCEL 1 AND 2, AS SHOWN ON SHEETS 2 THROUGH 5.

THE BEARING NORTH 84°31'00" EAST OF THE CENTERLINE OF WASHINGTON BOULEVARD AS SHOWN ON TRACT NO. 1770, M.M. BOOK 21 PAGES 190-191, WAS TAKEN AS THE BASIS OF BEARINGS FOR THE SURVEY OF PROPERTY KNOWN AS TITLE REPORT PARCEL 3, AS SHOWN ON SHEET 6.

AREA..... BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREAS ARE:
PARCELS 1 & 2: 609,915 SQ. FT. = 13.935 ACRES (GROSS)
PARCELS 1 & 2: 604,139 SQ. FT. = 13.8881 ACRES (NET)
PARCEL 3: 7,413 SQ. FT. = 0.170 ACRES

WHERE "GROSS" IS DEFINED AS THE AREA OF THE SUBJECT FEE PARCEL AS LEGALLY DESCRIBED HEREON AND "NET" IS DEFINED AS THE REMAINING SUBJECT PARCEL AFTER SUBTRACTION OF EXISTING STREET EASEMENTS.

PARKING..... BASED UPON ON-SITE STRIPING, THE PARKING IS:
83 TANDEM SPACES, (166 TOTAL SPACES)
329 REGULAR SPACES
11 HANDICAP SPACES
93 COMPACT SPACES
9 MOTORCYCLE SPACES
626 TOTAL SPACES

FLOOD ZONE..... SUBJECT PROPERTIES ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE SECRETARY OFHOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 0602751699F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008 IN LOS ANGELES COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.

ZONING..... PARCEL A ZONE C-3 CONDITIONAL
INFORMATION PER URBAN CONCEPTS
ZONING REVIEW DATED FEBRUARY 27, 2004.

BUILDING SETBACKS..... ZONE C-3 CONDITIONAL, NONE REQUIRED
HEIGHT RESTRICTIONS..... 56 FEET

BUILDING SETBACKS AND HEIGHT RESTRICTIONS ARE GOVERNED IN THE APPROVED COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF THE STUDIO LOT. THE STUDIO MEETS ALL REQUIRED SETBACKS AS IT IS PRESENTLY DEVELOPED. A HEIGHT RESTRICTION OF 56 FEET IS GOVERNED BY THE CURRENT R-1 ZONING, BUILDINGS THAT EXCEED THE CURRENT HEIGHT LIMIT ARE CONSIDERED EXISTING, NON-CONFORMING. THE DESIGN FOR DEVELOPMENT PLAN FOR THE MAIN STUDIO LOT CONTAINS A GRANDFATHER CLAUSE PERMITTING THE EXISTING BUILDINGS AT THEIR CURRENT HEIGHT. THIS INFORMATION WAS PROVIDED BY URBAN CONCEPTS ZONING REVIEW DATED FEBRUARY 27, 2004

BUILDING SETBACKS..... ZONE C-3, NONE REQUIRED
HEIGHT RESTRICTION .. 56 FEET
EFFECT OF..... PROPERTY TAXES, LIENS AND ASSESSMENTS.
(A) (B) (C) (D) (E) (F) (G)

EFFECT OF..... EASEMENT FOR RIGHT OF WAY FOR POLES AND INCIDENTAL PURPOSES OVER THE REAR 3 FEET OF LOTS 163 AND 167 PER DEED RECORDED IN BOOK 7393 PAGE 232 AND BOOK 7391 PAGE 50 OF DEEDS AND OVER THE REAR 4 FEET OF LOTS 182, 184, 185, 186, 188, 189 AND 190 PER DEED RECORDED IN BOOK 851 PAGE 236 O.R. PLOTTED HEREON.
(1)

EFFECT OF..... COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING POLES AND INCIDENTAL PURPOSES OVER THE REAR 3 FEET OF LOTS 163 AND 167 PER DEED RECORDED IN BOOK 7393 PAGE 232 AND BOOK 7391 PAGE 50 OF DEEDS AND OVER THE REAR 4 FEET OF LOTS 182, 184, 185, 186, 188, 189 AND 190 PER DEED RECORDED IN BOOK 851 PAGE 236 O.R.
(2)

EFFECT OF..... EASEMENT FOR PUBLIC UTILITY PURPOSES PER DEED RECORDED IN BOOK 8992 PAGE 287 PLOTTED HEREON.
(3)

EFFECT OF..... EASEMENT FOR POLE LINE PURPOSES PER DEED RECORDED IN BOOK 6384 PAGE 261 PLOTTED HEREON.
(4)

EFFECT OF..... COVENANTS, CONDITIONS AND RESTRICTIONS PER DEED RECORDED IN BOOK 851 PAGE 236 O.R.
(5)

EFFECT OF..... EASEMENT FOR CONDUITS PER DOCUMENT RECORDED IN BOOK 6228 PAGE 135 O.R. PLOTTED HEREON.
(6)

EFFECT OF..... EASEMENT FOR POLE LINES AND CONDUITS PER DOCUMENT RECORDED IN BOOK 20863 PAGE 143 O.R. PLOTTED HEREON.
(7)

EFFECT OF..... THE FACT THAT SAID LAND IS INCLUDED WITHIN THE CULVER CITY REDEVELOPMENT PROJECT AREA, AND THAT PROCEEDINGS FOR REDEVELOPMENT HAVE BEEN INSTITUTED PER DOCUMENT RECORDED NOVEMBER 29, 1976 AS INSTRUMENT NO. 4313. O.R.
(8)

EFFECT OF..... EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATIONS SYSTEMS PER INSTRUMENT NO. 86-264134 RECORDED FEBRUARY 20, 1986. PLOTTED HEREON.
(9)

EFFECT OF..... COVENANT AND AGREEMENT RECORDED ON MAY 23, 1988 AS INSTRUMENT NO. 88-818200 TO HOLD SUBJECT PROPERTY AS ONE PARCEL.
(10)

EFFECT OF..... COVENANT AND AGREEMENT RESTRICTING USE OF THE PROPERTY FOR PARKING 200 SPACES TO BE USED FOR LIVE AUDIENCE TAPING PER INSTRUMENT NO. 91-881426 O.R. RECORDED JUNE 25, 1991
(11)

EFFECT OF..... COVENANT AND AGREEMENT TO ALLOW TANDEM PARKING AS DESCRIBED IN THE DOCUMENT RECORDED JUNE 9, 1994 AS INSTRUMENT NO. 94-1142413. O.R.
(12)

EFFECT OF..... THE FACT THAT SAID LAND IS INCLUDED WITHIN THE CULVER CITY MERGED REDEVELOPMENT PROJECT AREA NO. 1, NO. 2 AND NO. 3, AND THAT PROCEEDINGS FOR REDEVELOPMENT HAVE BEEN INSTITUTED PER DOCUMENT RECORDED NOVEMBER 24, 1998 AS INSTRUMENT NO. 98-2105319, O.R.
(13)

EFFECT OF..... GRANT OF EASEMENTS FOR USE AND ACCESS OF FIBER OPTIC LINES RUNNING THROUGH THE PROPERTY RECORDED APRIL 9, 2004 AS INSTRUMENT NO. 04-882044, O.R.
(14)

EFFECT OF..... DEED OF TRUST RECORDED APRIL 9, 2004 AS INSTRUMENT NO. 04-882045, O.R. AND MODIFIED PER INSTRUMENT NO. 06-1360413 RECORDED JUNE 29, 2006 AND INSTRUMENT NO. 2010-883633 RECORDED APRIL 23, 2010. THE BENEFICIAL INTEREST ASSIGNED PER INSTRUMENT NO. 2012-1979944 RECORDED OCTOBER 16, 2012 AND PER INSTRUMENT NO. 20130628538 RECORDED APRIL 26, 2013 ALL O.R.
(15)

EFFECT OF..... FINANCING STATEMENT APRIL 9, 2004 AS INSTRUMENT NO. 04-882046, O.R. CHANGES TO THE ABOVE FINANCING STATEMENT WERE FILED JUNE 29, 2006 PER INSTRUMENT NO'S 06-1360414 AND 06-1360415 AND FILED OCTOBER 15, 2008 PER INSTRUMENT NO. 2008-1630722 AND OCTOBER 22, 2012 AS INSTRUMENT NO. 2012-1580818 AND APRIL 26, 2013 AS INSTRUMENT NO. 20130628537 ALL O.R.
(16)

EFFECT OF..... FINANCING STATEMENT RECORDED AUGUST 18, 2004 AS INSTRUMENT NO. 04-2126022, O.R.
(17)

EFFECT OF..... FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT MAY EXIST BY REASON OF FACTS DISCLOSED BY PENMAR SURVEY DATED OCTOBER 30, 1991 AND REVISED MARCH 26, 2004. ITEMS PLOTTED HEREON EXCEPT C, AND M WHICH DO NOT APPEAR TO BE CORRECTLY NOTED. SEE TITLE REPORT FOR LIST OF ITEMS 16A - 16B9.
(18)

EFFECT OF..... COVENANT AND AGREEMENT TO MAINTAIN ON-SITE STORM WATER DRAINAGE CONTROL SYSTEMS PER INSTRUMENT NO. 2007-1545400 O.R. RECORDED JUNE 27, 2007.
(19)

EFFECT OF..... GRANT OF ROADWAY EASEMENT PER INSTRUMENT NO. 2010-1074038 O.R. RECORDED AUGUST 3, 2010. PLOTTED HEREON.
(20)

EFFECT OF..... WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
(21)

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 1, 2, 3, 4, 5 AND 6 OF TRACT 2630, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 26 PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTHWESTERLY 3 FEET OF SAID LOTS 1, 2 and 3.

ALSO EXCEPT AN UNDIVIDED ONE-FOURTH OF ALL MINING AND MINERAL RIGHTS OR SUBSTANCES WHETHER SOLID OR LIQUID, IN OR UNDER SAID LAND, AS RESERVED BY RKO TELEMUNDO PICTURES INC., IN DEED RECORDED JANUARY 30, 1958 AS INSTRUMENT NO. 1381 IN BOOK 55482 PAGE 110, OFFICIAL RECORDS.

THE RIGHT TO USE OR OCCUPY THE SURFACE AND SUBSURFACE AREA OF SAID LAND TO A DEPTH OF 500 FEET WAS RELINQUISHED TO THE RECORD OWNER OF SAID LAND BY A DEED RECORDED MARCH 4, 1959 IN BOOK D-387 PAGE 486, OFFICIAL RECORDS.

PARCEL 2:

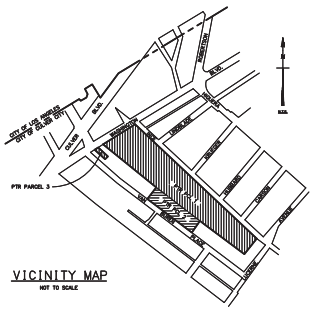
LOTS 162, 163, 164, 165, 166, 167, 168, 169 AND 190 OF THE NOLAN PARK TRACT, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED ON BOOK 32, PAGE 46 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED ONE-FOURTH OF ALL MINING AND MINERAL RIGHTS OR SUBSTANCES WHETHER SOLID OR LIQUID, IN OR UNDER SAID LAND, AS RESERVED BY RKO TELEMUNDO PICTURES INC., IN DEED RECORDED JANUARY 30, 1958 AS INSTRUMENT NO. 1381 IN BOOK 55482 PAGE 110, OFFICIAL RECORDS.

THE RIGHT TO USE OR OCCUPY THE SURFACE AND SUBSURFACE AREA OF SAID LAND TO A DEPTH OF 500 FEET WAS RELINQUISHED TO THE RECORD OWNER OF SAID LAND BY A DEED RECORDED MARCH 4, 1959 IN BOOK D-387 PAGE 486, OFFICIAL RECORDS.

PARCEL 3:

LOT 2 IN BLOCK 23 OF TRACT 1770, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21 PAGES 190 AND 191 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



VICINITY MAP
NOT TO SCALE

LEGEND

PROPERTY / BOUNDARY LINE
STREET R/W LINE
CURB LINE (FROM 1"=20' ON TO 1"=200')
CURB LINE (1"=10', 1"=5', 1"=50')
CENTER LINE
FLOW LINE
LOT LINE / PARCEL LINE
EASEMENT LINE (UNIDENTIFY)
CONTOUR LINE (APPROXIMATE)
BUILDING FOOT PRINT LINE
OVERHANG LINE
FENCE LINE
GUARD RAIL
RETAINING WALL
CONC. BLOCK WALL
EDGE OF ASPHALT PAVING
CONCRETE PAVING
AUTO
ASPHALT GRADE
MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
POWER POLE (P.P.) / TELEPHONE POLE (T.P.)
SIGN (ALL KINDS)
STREET LIGHT
FIRE HYDRANT
TRAFFIC SIGNAL W/STREET LIGHT
YARD LIGHT
FIRE HYDRANT
DOWNSPOUT
FIRE DEPARTMENT CONNECTION
POST INDICATOR VALVE
DIRECTION OF WATER DRAINAGE FLOW
PARKING METER
GAS / WATER METER
GAS / WATER VALVE
ELEC./STREET LIGHT/TRAFFIC/UNKNOWN PULL BOX
WATER WELL W/THAW DIAMETER
PLANTER
GUARD POST
APPROACH (DRIVEWAY)
RECORD LOT / PARCEL NUMBER
RECORD DIMENSIONS OR BEARING IF DIFFERENT FROM MEASURED
IMPROVEMENT FACE
IMPROVEMENT EDGE
IMPROVEMENT END
NORTH/EAST/SOUTH/WEST LOCATION OF IMPROVEMENT W/RESPECT TO REFERENCE NORTH AND PROPERTY LINE.
SANITARY SEWER (12"SEW)
SANITARY SEWER (8"SEW)
STORM DRAIN (12"SD)
WATER LINE (12"W)
GAS LINE (8"G)
OIL/PETROLEUM LINE (8"OL)
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
OVERHEAD COMMUNICATION LINE
UNDERGROUND COMMUNICATION LINE

SURVEYOR'S CERTIFICATE:

TO: DEUTSCHE BANK TRUST COMPANY AMERICAS, A NEW YORK BANKING CORPORATION, AND IT'S SUCCESSORS AND ASSIGNS, GERMAN AMERICAN CAPITAL CORPORATION, A MARYLAND CORPORATION AND IT'S SUCCESSORS AND ASSIGNS AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a),13, 14, 16,18 AND 21, OF TABLE A THEREOF. THE SURVEY WAS COMPLETED IN OCTOBER 30, 1991 AND A FIELD UPDATE WAS COMPLETED ON NOVEMBER 25, 2013.

DATE:_____

DOUGLAS R. HOWARD, PLS 6160
PSOMAS

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

SURVEYOR'S NOTES

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES

1. The boundary data and title matters as shown hereon have been developed from the referenced title report.
2. This survey may not contain sufficient detail for design purposes.
3. This survey does not include easements except those specifically delineated hereon, nor does it show the location of, or encroachments by subsurface footings and/or foundations of buildings shown on this map.
4. If underground public utilities and other substructures, zones, set back and street widening data are shown hereon, it is for information only, having been obtained from a general request at the local agency's public counter and/or other sources not connected with this company. no representation is made as to the accuracy, accuracy or completeness of said information and any users of said information is urged to contact the utility or local agency directly.

D.R.H.	1	11/25/13	ALTA UPDATE	HDD	DRH
	A	9/26/97	ALTA UPDATE	ADH	DRH
D.R.H.	2	3/24/04	UPDATE BLDG HT & AREA, UPDATE TITLE REPORT	DRH	RCO
H.O.D.	3	1/28/04	ALTA UPDATE	VP	RCO
	4	1/18/01	UPDATE TO CHICAGO REPORT	DRH	RCO
D.R.H.	5	6/12/00	ALTA UPDATE		RCO
	6	10/30/91	ALTA UPDATE		RCO
	MK	DATE		BY	APPD

Exp. 6-30-2014

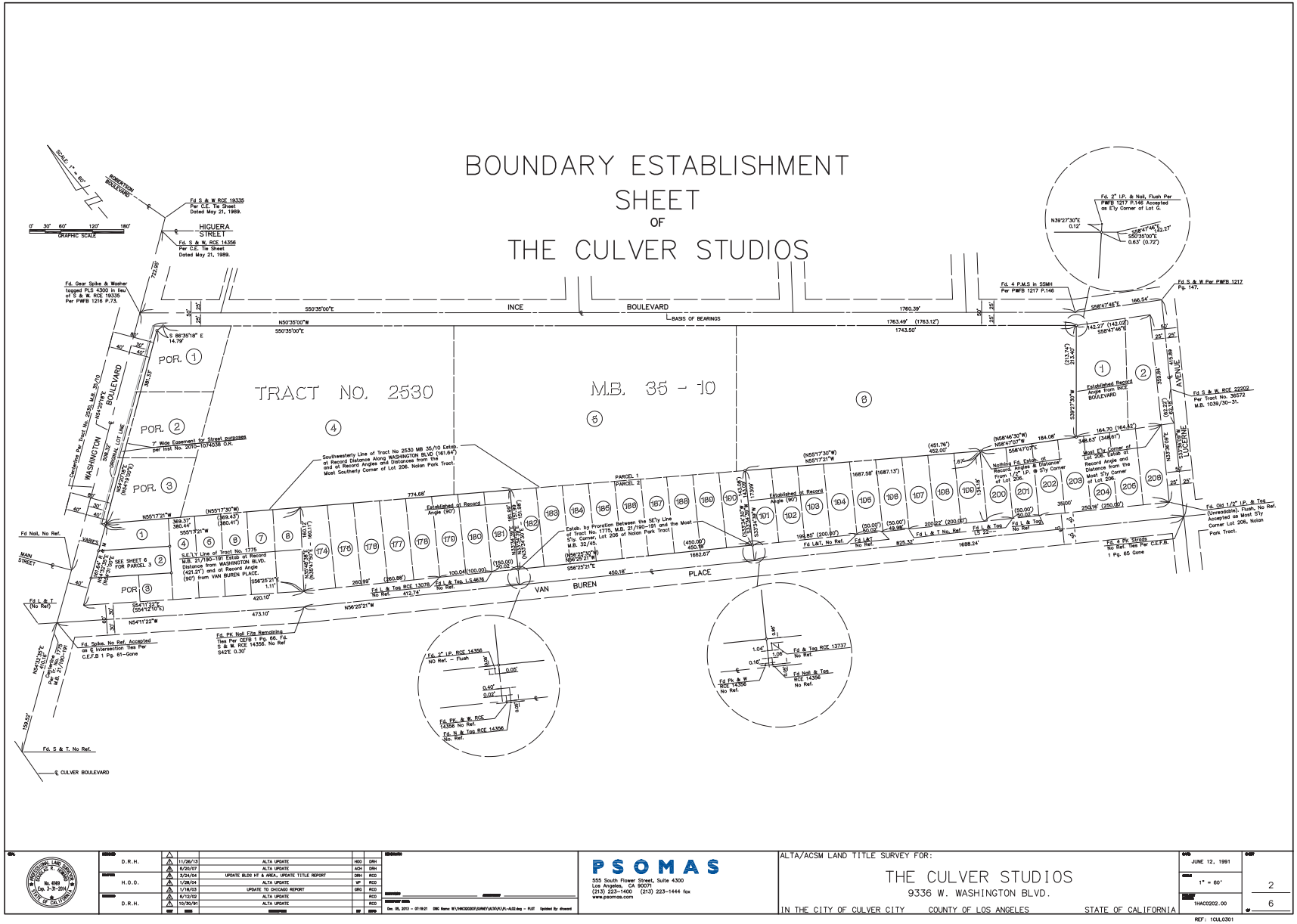
Doc. 06, 2013 - 10:18:50 D:\05 Home 97\1HAC0202\00\SURVEY\ACSM\PLAT\PL-ALTA.dwg - PLOT Updated By: dhoward

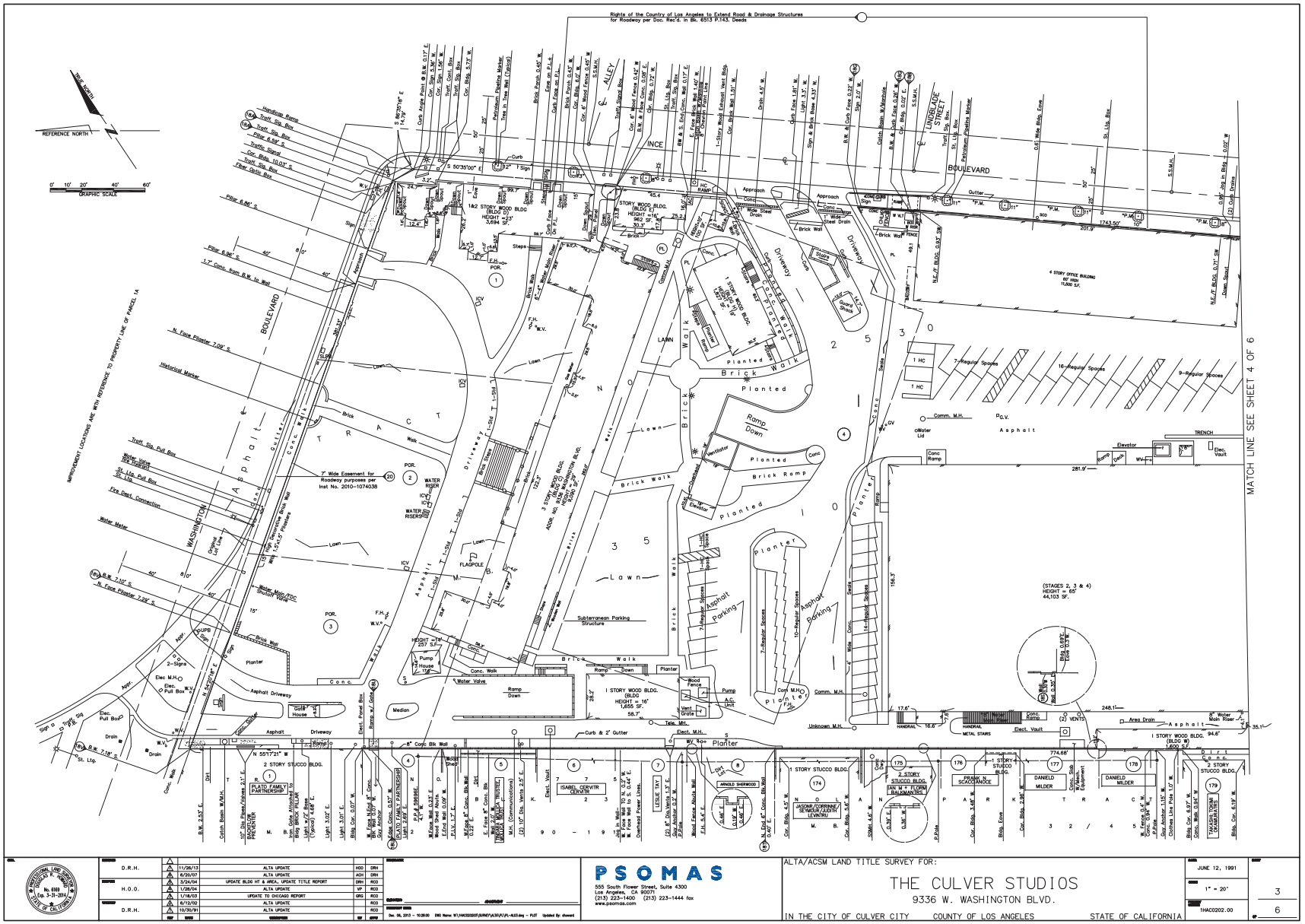
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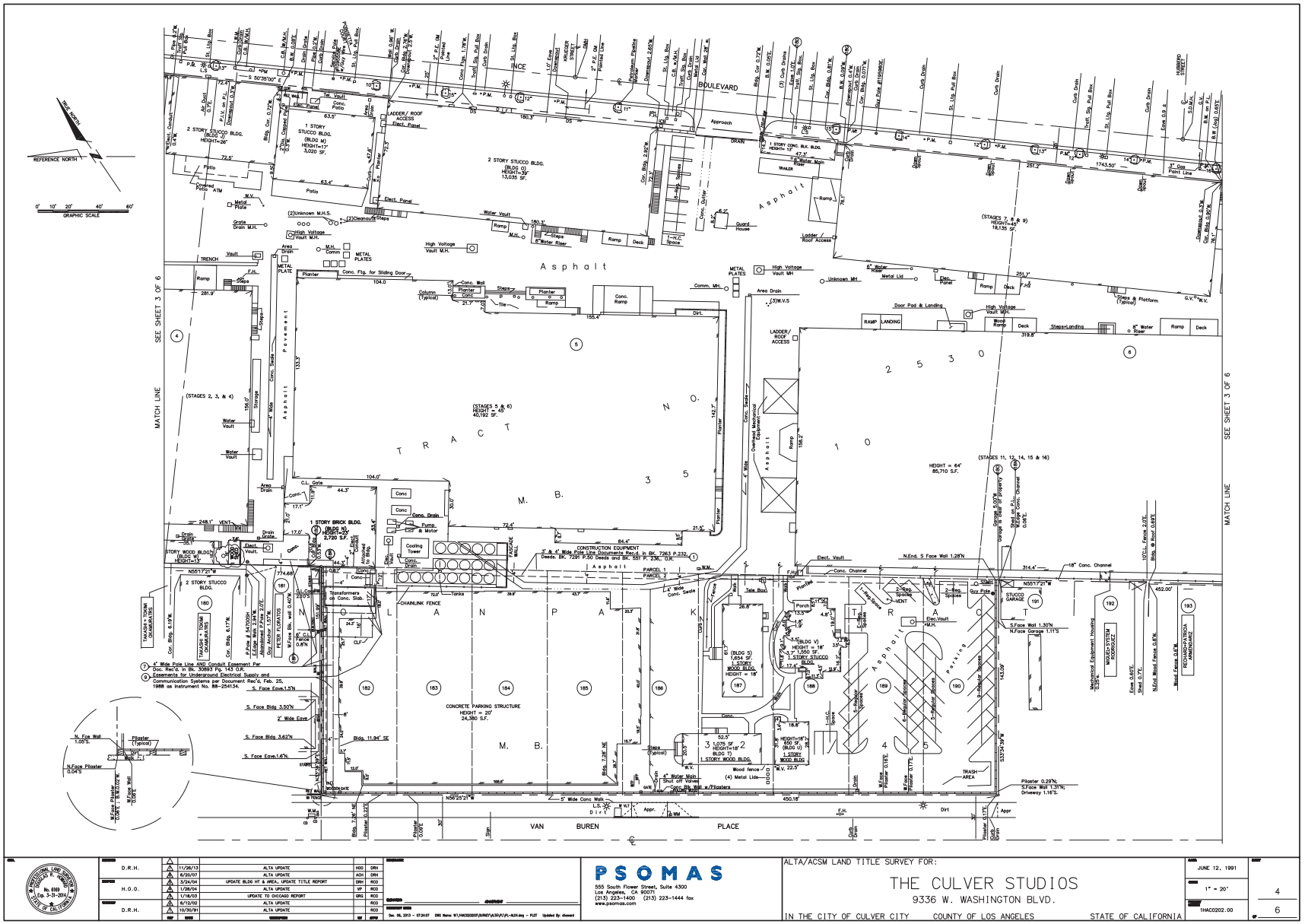
ALTA/ACSM LAND TITLE SURVEY FOR:
THE CULVER STUDIOS
9336 W. WASHINGTON BLVD.
IN THE CITY OF CULVER CITY COUNTY OF LOS ANGELES STATE OF CALIFORNIA

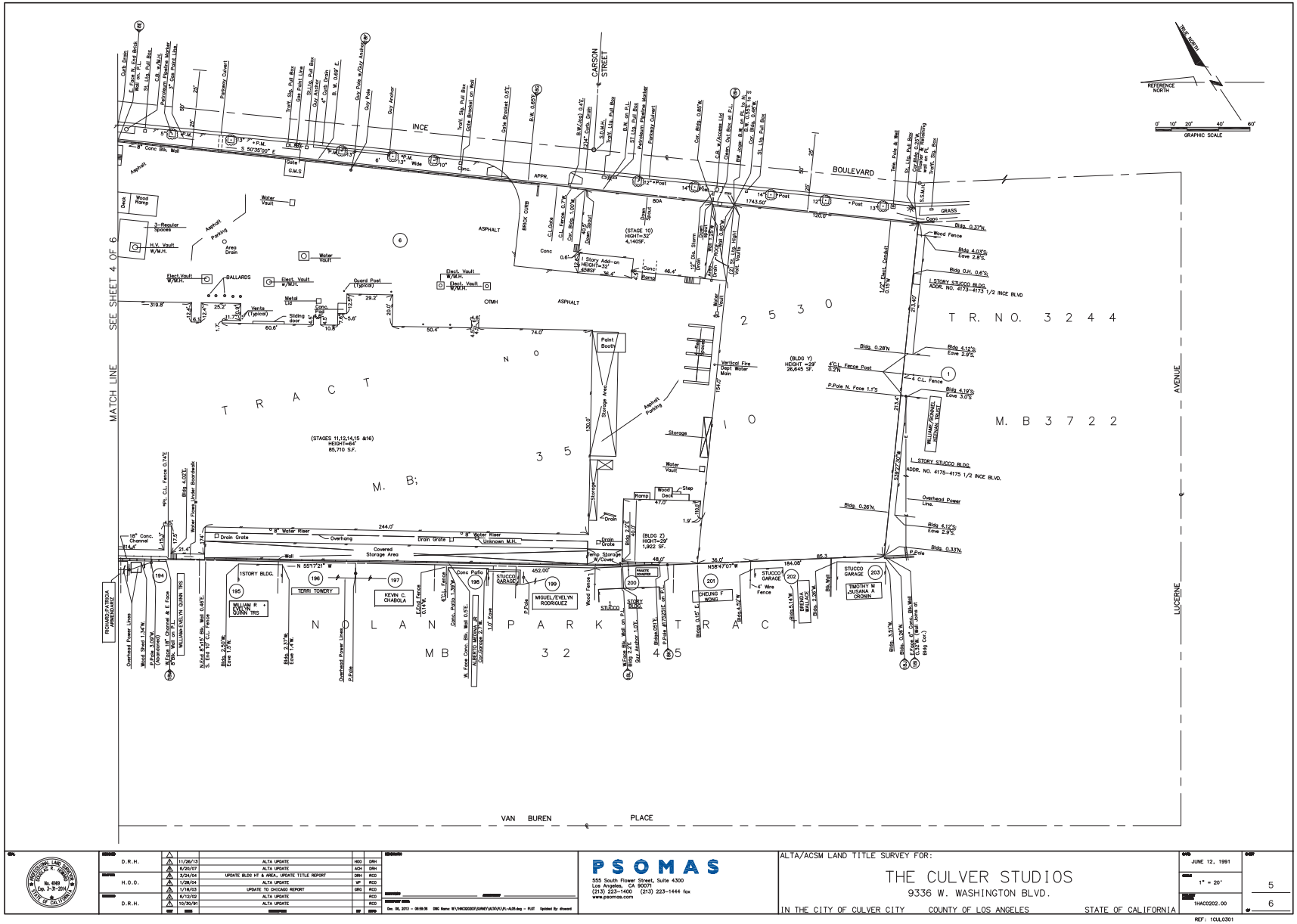
JUNE 12, 1991
1" = 20'
1HAC0202.00
1
6

REF: 1CULO301


BOUNDARY ESTABLISHMENT
SHEET
OF
THE CULVER STUDIOS
TRACT NO. 2530
M.B. 35 - 10
HIGUERA STREET
INCE BOULEVARD
WASHINGTON BOULEVARD
VAN BUREN PLACE
MAIN STREET
CULVER BOULEVARD
OVERLAND AVENUE
LUCERNE
BASIS OF BEARINGS
POR. 1
POR. 2
POR. 3
PARCEL 1
PARCEL 2
7' Wide Easement for Street purposes per Inst No. 2010-1074038 O.R.
Southwesterly Line of Tract No 2530 MB 35/10 Estab. at Record Distance Along WASHINGTON BLVD (161.64') and at Record Angles and Distances from the and at Record Angles and Distances from the Most Southerly Corner of Lot 206, Nolan Park Tract.
Fd. Gear Spike & Washer tagged PLS 4300 in lieu of S & W. RCE 19335 Per PWFB 1216 P.73.
Fd. 4 P.M.S. in SSMH Per PWFB 1217 P.146
Fd. 2" I.P. & Nail, Flush Per PWFB 1217 P.146 Accepted as E'ly Corner of Lot C.
Fd. S & W Per PWFB 1217 Pg. 147.
Fd. S & W. RCE 22202 Per Tract No. 36572 M.B. 1039/30-31.
Fd. Old 1/2" I.P. & Tag (Unreadable). Flush, No Ref. Accepted as Most S'ly Corner Lot 206, Nolan Park Tract.
Fd. S & T. No Ref.
Fd Nail, No Ref.
Fd. Spike, No Ref. Accepted as E Intersection Ties Per C.E.F.B 1 Pg. 61–Gone
Fd. PK Nail Fits Remaining Ties Per CEFB 1 Pg. 66. Fd. S & W. RCE 14356. No Ref S42°E 0.30'
Fd. PK Strobs No Ref. Ties Per C.E.F.B. 1 Pg. 65 Gone
SEE SHEET 6 FOR PARCEL 3
S.E'LY Line of Tract No. 1775 M.B. 21/190–191 Estab. at Record Distance from WASHINGTON BLVD. (431.21') and at Record Angle (90°) from VAN BUREN PLACE.
Estab. by Proportion Between the SE'ly Line of Tract No. 1775, M.B. 21/190–191 and the Most S'ly. Corner, Lot 206 of Nolan Park Tract M.B. 32/45.
Fd. 2" I.P. RCE 14356 No Ref. – Flush
Fd. PK & W. RCE 14356 No Ref.
Fd. N & Tag RCE 14356 No. Ref.
Fd. & Tag RCE 13737 No Ref.
Fd Nail & Tag RCE 14356 No Ref.
Fd Pk & W RCE 14356 No Ref.
Fd. L & T No Ref.
Fd. L & Tag RCE 13078 No Ref.
Fd. L & Tag LS 4678 No Ref.
Fd L&T, No Ref.
Fd. L & Tag No Ref.
Fd. L & T No. Ref.
Established at Record Angle (90°)
Nothing Fd. Estab. at Record Angles & Distance From 1/2" I.P. & S'ly Corner of Lot 206.
Most Ely Corner of Lot 206 Estab. at Record Angle and Distance from the Most S'ly Corner of Lot 206.
Fd. 4 P.M.S. in SSMH Per PWFB 1217 P.146
Fd. 2" I.P. & Nail, Flush Per PWFB 1217 P.146 Accepted as E'ly Corner of Lot C.
Fd. S & W Per PWFB 1217 Pg. 147.
Fd. S & W. RCE 22202 Per Tract No. 36572 M.B. 1039/30-31.
Fd. Old 1/2" I.P. & Tag (Unreadable). Flush, No Ref. Accepted as Most S'ly Corner Lot 206, Nolan Park Tract.
Fd. S & T. No Ref.
Fd Nail, No Ref.
Fd. Spike, No Ref. Accepted as E Intersection Ties Per C.E.F.B 1 Pg. 61–Gone
Fd. PK Nail Fits Remaining Ties Per CEFB 1 Pg. 66. Fd. S & W. RCE 14356. No Ref S42°E 0.30'
Fd. PK Strobs No Ref. Ties Per C.E.F.B. 1 Pg. 65 Gone
Fd. L & T (No Ref)
Fd. S & T. No Ref.
CULVER BOULEVARD
Fd. 2" I.P. RCE 14356 No Ref. – Flush
Fd. PK & W. RCE 14356 No Ref.
Fd. N & Tag RCE 14356 No. Ref.
Fd. & Tag RCE 13737 No Ref.
Fd Nail & Tag RCE 14356 No Ref.
Fd Pk & W RCE 14356 No Ref.
Fd. L & T No. Ref.
Fd. L & Tag RCE 13078 No Ref.
Fd. L & Tag LS 4678 No Ref.
Fd L&T, No Ref.
Fd. L & Tag No Ref.
Established at Record Angle (90°)
Nothing Fd. Estab. at Record Angles & Distance From 1/2" I.P. & S'ly Corner of Lot 206.
Most Ely Corner of Lot 206 Estab. at Record Angle and Distance from the Most S'ly Corner of Lot 206.
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ALTA/ACSM LAND TITLE SURVEY FOR:
THE CULVER STUDIOS
9336 W. WASHINGTON BLVD.
IN THE CITY OF CULVER CITY COUNTY OF LOS ANGELES STATE OF CALIFORNIA
JUNE 12, 1991
1" = 60'
1HAC0202.00
2
6
REF: 1CUL0301
D.R.H. 11/26/13 ALTA UPDATE HDO DRH
6/20/07 ALTA UPDATE ACH DRH
3/24/04 UPDATE BLDG HT & AREA, UPDATE TITLE REPORT DRH RCO
H.O.O. 1/28/04 ALTA UPDATE WP RCO
1/16/03 UPDATE TO CHICAGO REPORT GRG RCO
6/12/02 ALTA UPDATE RCO
D.R.H. 10/30/97 ALTA UPDATE RCO


Rights of the Country of Los Angeles to Extend Road & Drainage Structures for Roadway per Doc. Rec'd. in Bk. 6513 P.143, Deeds
REFERENCE NORTH
GRAPHIC SCALE
BOULEVARD
WASHINGTON
LINDBLADE STREET
ALLEY
MATCH LINE SEE SHEET 4 OF 6
IMPROVEMENT LOCATIONS ARE WITH REFERENCE TO PROPERTY LINE OF PARCEL 1A
14&2 STORY WOOD BLDG. (BLDG D) HEIGHT = 23' 3,694 SF.
1 STORY WOOD BLDG. HEIGHT = 14' 962 SF.
1 STORY WOOD BLDG. HEIGHT = 14' 1,201 SF.
3 STORY WOOD BLDG. (BLDG C) HEIGHT = 34' ADDR. NO. 9350 WASHINGTON BLVD. 10,000 SF.
4 STORY OFFICE BUILDING 60' MSL 11,000 S.F.
(STAGES 2, 3 & 4) HEIGHT = 65' 44,103 SF.
1 STORY WOOD BLDG. (BLDG E) HEIGHT = 16' 1,655 SF.
1 STORY WOOD BLDG. HEIGHT = 14' 257 S.F.
1 STORY WOOD BLDG. (BLDG W) 1,600 S.F.
2 STORY STUCCO BLDG.
1 STORY STUCCO BLDG.
Subterranean Parking Structure
Asphalt Parking
Brick Walk
Planted
Lawn
Ramp Down
Brick Ramp
Concrete Walk
Asphalt Driveway
Median
Planter
Water Valve
Elevator
Trench
Area Drain
Asphalt
Brick Wall
Chain Link Fence
Wood Fence
Concrete Curb & Gutter
Overhead Power Lines
Tele. MH.
Elect. MH.
Comm. MH.
Unknown MH.
Water Meter
Fire Dept. Connection
Traffic Sig. Pull Box
Street Light
Fire Hydrant
Light Pole
Utility Pole
Bldg. Corner
Property Line
Easement
Subject Property
PLATO FAMILY PARTNERSHIP
ISABEL CERVITH CERVITH
ARNOLD SHERWOOD
LESLIE TAY
JASONP CORRINNE SEWELL/ JUSTIN LEVINTRU
FAN M + YVONN BALSAMTHOK
FRANK N SCACCIANOCE
DANIELD MILDER
THOMAS TREW CONNECTION
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ALTA/ACSM LAND TITLE SURVEY FOR:
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9336 W. WASHINGTON BLVD.
IN THE CITY OF CULVER CITY COUNTY OF LOS ANGELES STATE OF CALIFORNIA
JUNE 12, 1991
1" = 20'
1HAC0202.00
3
6
REF: 1CULO301
D.R.H. 11/26/13 ALTA UPDATE HOO DRH
H.O.O. 9/20/07 ALTA UPDATE ACH DRH
3/24/04 UPDATE BLDG HT & AREA, UPDATE TITLE REPORT DRH RCO
1/28/04 ALTA UPDATE VP RCO
1/18/02 UPDATE TO CHICAGO REPORT ORG RCO
D.R.H. 6/12/02 ALTA UPDATE RCO
10/30/91 ALTA UPDATE RCO


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ALTA/ACSM LAND TITLE SURVEY FOR:
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IN THE CITY OF CULVER CITY COUNTY OF LOS ANGELES STATE OF CALIFORNIA
JUNE 12, 1991
1" = 20'
1HAC0202.00
4
6
REF: 1CULO301
BOULEVARD
PLACE
VAN BUREN
MATCH LINE
SEE SHEET 3 OF 6
TRACT NO. 2530
M. B. 35 10
CHAINLINK FENCE
CONCRETE PARKING STRUCTURE
HEIGHT = 20'
24,380 S.F.
(STAGES 2, 3, & 4)
(STAGES 5 & 6)
HEIGHT = 45'
40,192 S.F.
(STAGES 7, 8 & 9)
19,135 S.F.
(STAGES 11, 12, 14, 15 & 16)
HEIGHT = 64'
85,710 S.F.
1 STORY STUCCO BLDG. (BLDG M)
HEIGHT=17'
3,020 SF.
2 STORY STUCCO BLDG. (BLDG O)
HEIGHT=30'
13,035 SF.
1 STORY BRICK BLDG. (BLDG N)
HEIGHT=20'
2,720 S.F.
2 STORY STUCCO BLDG. (BLDG U)
HEIGHT=26'
1 STORY STUCCO BLDG. (BLDG V)
HEIGHT = 18'
1,550 SF.
1 STORY WOOD BLDG. (BLDG S)
1,654 SF.
HEIGHT = 18'
1 STORY WOOD BLDG. (BLDG T)
1,075 SF.
HEIGHT=18'
1 STORY WOOD BLDG. (BLDG U)
650 SF.
HEIGHT=18'
1 STORY CONC. BLK. BLDG.
HEIGHT= 13'
47.3'
STUCCO GARAGE
Asphalt
Parking
Patio
Planter
Ramp
Deck
Steps
Guard House
Trailer
Water Vault
Transformers on Conc. Slab.
Cooling Tower
Pump & Motor
Tanks
Porch
Trash Area
Wood Fence
(4) Metal Lids
Gate
Sign
Dirt
Appr.
Curb Drain
Area Drain
Elect. Vault
Elect. Panel
Ladder/ Roof Access
Door Pad & Landing
Steps+Landing
Ramp Landing
Wood Ramp
Metal Plates
Metal Lid
Guy Pole
Guy Pole w/Ornament
Power Pole
Light Standard
Fire Hydrant
Water Valve
Water Meter
Water Meter Main
Water Riser
Gas Valve
Gas Meter
Gas Line
Telephone Pedestal
Telephone Riser
Telephone Pullbox
Telephone Manhole
Cable TV Box
Cable TV Pullbox
Cable TV Riser
Cable TV Manhole
Electrical Pullbox
Electrical Manhole
Electrical Riser
Electrical Meter
Electrical Transformer
Electrical Vault



D.R.H.	11/26/13	ALTA UPDATE	HDO	DRH	
	6/20/07	ALTA UPDATE	ACH	DRH	
	3/24/04	UPDATE BLDG HT & AREA, UPDATE TITLE REPORT	DRH	RCO	
H.O.O.	1/28/04	ALTA UPDATE	WP	RCO	
	1/16/03	UPDATE TO CHICAGO REPORT	GRG	RCO	
	6/12/02	ALTA UPDATE		RCO	
D.R.H.	10/30/01	ALTA UPDATE		RCO	

PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

ALTA/ACSM LAND TITLE SURVEY FOR:

THE CULVER STUDIOS

9336 W. WASHINGTON BLVD.

IN THE CITY OF CULVER CITY COUNTY OF LOS ANGELES STATE OF CALIFORNIA

JUNE 12, 1991

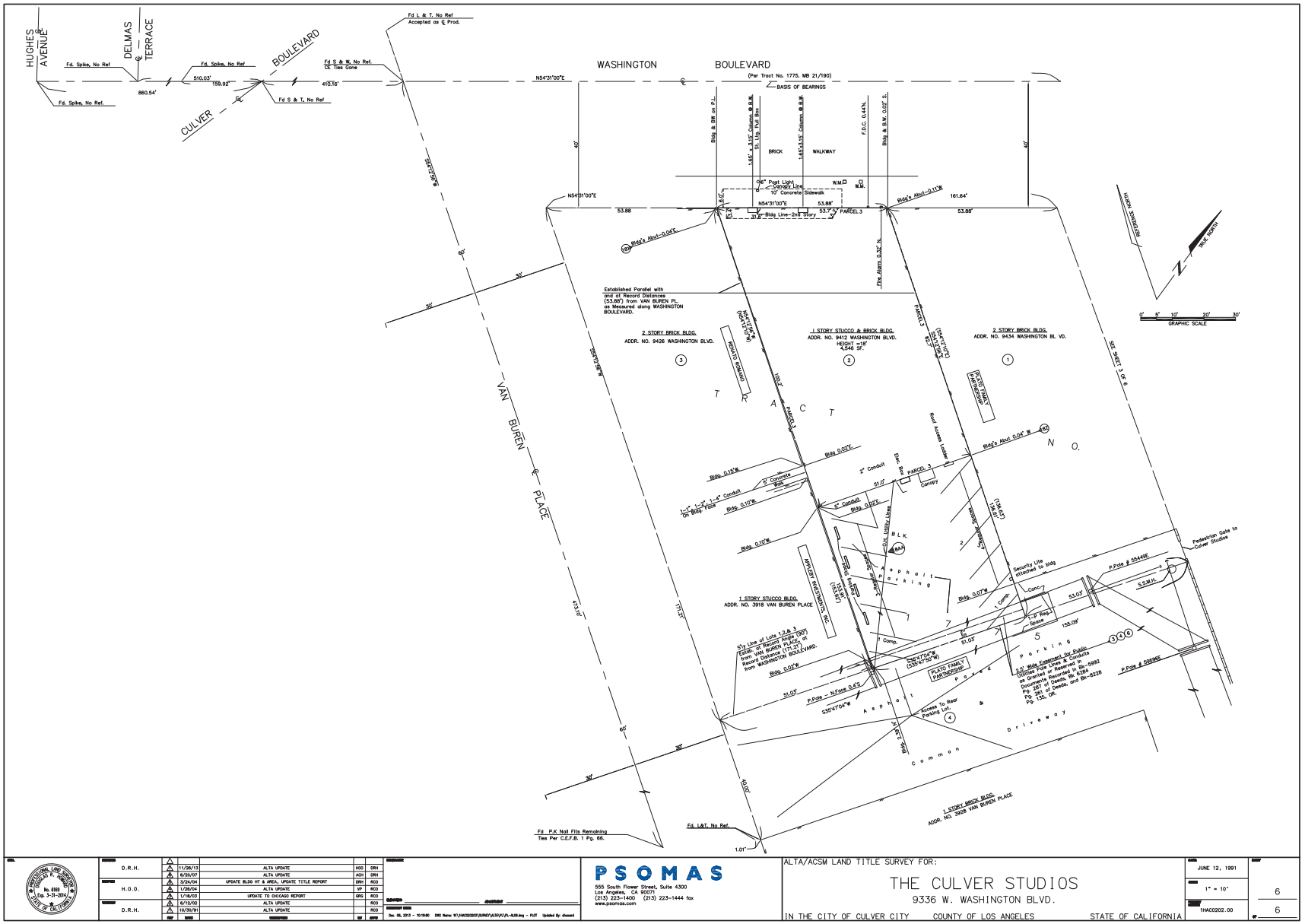
1" = 20'

1HAC0202.00

5

6

REF: 1CUL0301


HUGHES AVENUE
DELMAS TERRACE
BOULEVARD
CULVER
VAN BUREN PLACE
WASHINGTON BOULEVARD
(Per Tract No. 1775, MB 21/190)
BASIS OF BEARINGS
N54°31'00"E
Fd L & T, No Ref
Accepted as ℄ Prod.
Fd. Spike, No Ref.
Fd S & T, No Ref
Fd S & W, No Ref.
CE Ties Gone
860.54'
510.03'
159.92'
410.16'
Bldg & Blk on P.L.
1.65'x1.15' Column @ B.M.
St. Lts. Pull Box
BRICK
WALKWAY
F.D.C. 0.44'N.
Bldg & B.W. 0.03' S.
06" Post Light
Canopy Line
10' Concrete Sidewalk
53.88'
53.7' (M)
PARCEL 3
Bldg Line-2nd Story
20.8'
161.64'
Bldg's About-0.11'E
Bldg's About-0.04'E
Fire Alarm 3.32' N.
Established Parallel with and at Record Distances (53.88') from VAN BUREN PL. as Measured along WASHINGTON BOULEVARD.
2 STORY BRICK BLDG.
ADDR. NO. 9426 WASHINGTON BLVD.
1 STORY STUCCO & BRICK BLDG.
ADDR. NO. 9412 WASHINGTON BLVD.
HEIGHT =18'
4,546 SF.
2 STORY BRICK BLDG.
ADDR. NO. 9434 WASHINGTON BL VD.
PARCEL 2
PARCEL 1
S35°47'04"W (S35°47'04"W)
S54°12'56"E (S54°12'56"E)
S35°47'04"W
DONALD HOWARD
PATTERSON PARTNERSHIP
APPLEBY INVESTMENTS, INC.
PLATO FAMILY PARTNERSHIP
Roof Access Ladder
Elec. Box
Canopy
2" Conduit
4" Conduit
Bldg 0.02'E
Bldg 0.10'W
Bldg 0.07'W
Bldg 0.04' W
Bldg 0.15'W
3" Concrete Wall
1-4", 1-3", 1-2" Conduit On Bldg Face
O.H. Utility Lines
Asphalt Parking
Security Use Attached to Bldg
Conc.
P.P. Reg. Space
156.09'
53.03'
51.03'
P.Pole # 35448E
P.Pole # 50898E
S.S.M.H.
Pedestrian Gate to Culver Studios
1 STORY STUCCO BLDG.
ADDR. NO. 3918 VAN BUREN PLACE
S'ly Line of Lots 1 & 3 Record Angle (90°) from VAN BUREN PLACE, at Record Distance (171.27') from WASHINGTON BOULEVARD.
Bldg 0.03'W
P.Pole – N.Face 0.4'S
Access To Rear Parking Lot
Asphalt Parking & Driveway Common
2.5' Bldg. Easement for Public Utilities Fire Lines & Conduits as Granted or Reserved in Document Recorded in Bk. 6992 Pg. 287 of Deeds, and Bk. 8228 Pg. 135, OR.
Bldg 0.03'E
Bldg 0.01'W
1 STORY BRICK BLDG.
ADDR. NO. 3928 VAN BUREN PLACE
Fd P.K Nail Fits Remaining Ties Per C.E.F.B. 1 Pg. 66.
Fd. L&T. No Ref.
1.01'
SEE SHEET 3 OF 6
HAWK SCREEN
TRUE NORTH
GRAPHIC SCALE
0' 5' 10' 20' 30'
PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com
ALTA/ACSM LAND TITLE SURVEY FOR:
THE CULVER STUDIOS
9336 W. WASHINGTON BLVD.
IN THE CITY OF CULVER CITY COUNTY OF LOS ANGELES STATE OF CALIFORNIA
JUNE 12, 1991
1" = 10'
1HAC0202.00
6
6
REF: 1CULO301
D.R.H. 11/26/13 ALTA UPDATE HCO DRH
6/20/07 ALTA UPDATE ACH DRH
3/24/04 UPDATE BLDG HT & AREA, UPDATE TITLE REPORT DRH RCO
H.O.O. 1/28/04 ALTA UPDATE VP RCO
1/18/02 UPDATE TO DWGNO REPORT ORG RCO
D.R.H. 6/12/00 ALTA UPDATE RCO
10/30/91 ALTA UPDATE RCO

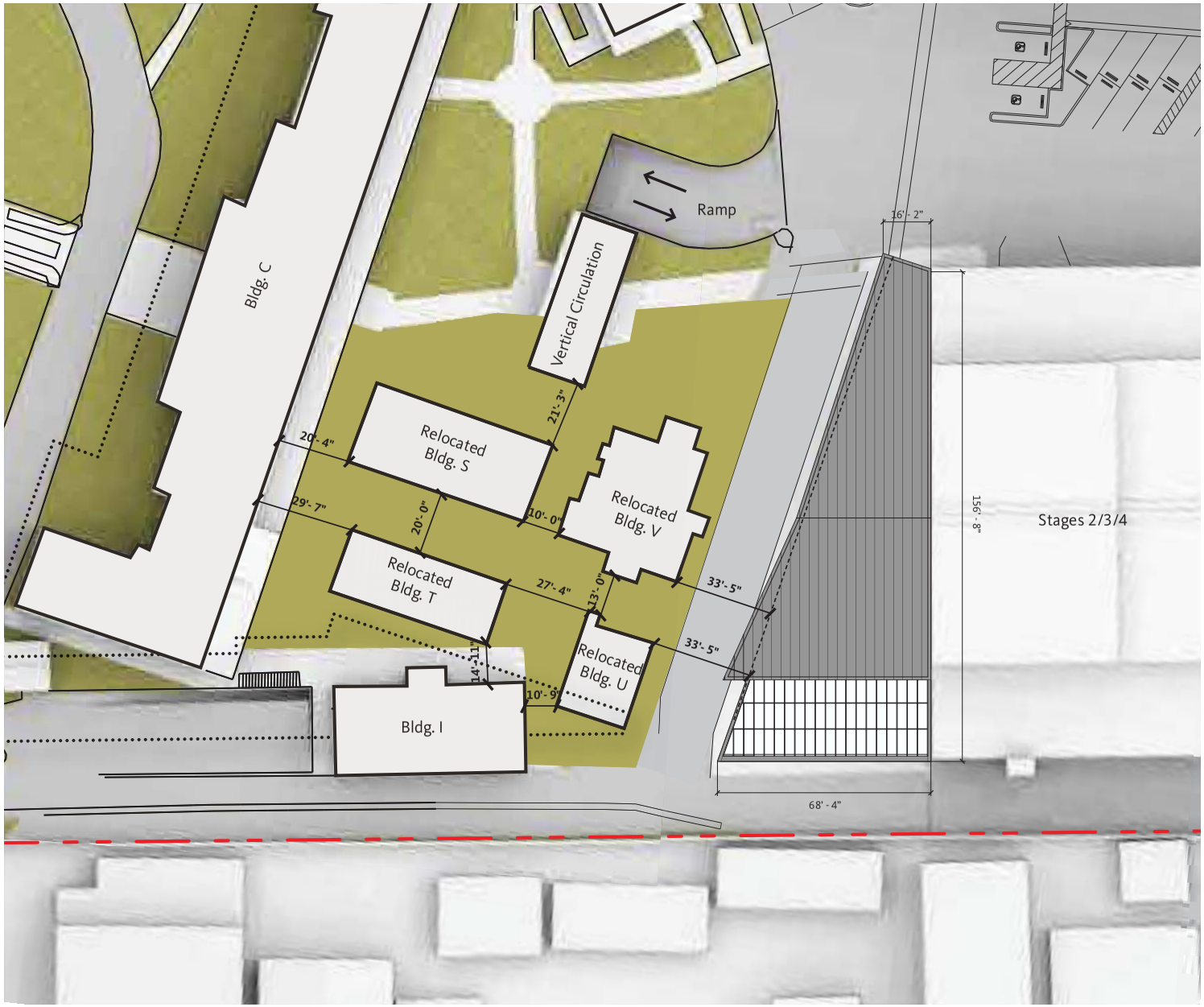
BUNGALOW LOT
PROPOSED SITE PLAN

1/32"=1'-0" @ 11"x17"

0' 8' 16' 32' 64'

DRAFT EXHIBIT

NOTE: Landscape Plan has not yet been updated to correspond to revised Bungalow Lot orientation





Appendix K – SurveyLA Historic Context Table

Entertainment Industry, 1908-1980

CONTEXT:	Entertainment Industry, 1908-1980
SUB CONTEXT:	No Sub-context
THEME:	Industrial Properties Associated with the Entertainment Industry, 1908-1980
SUB THEME:	Motion Picture Industry – Major Studio Era - "The Big Eight", 1919-1949
PROPERTY TYPE:	Industrial
PROPERTY SUB TYPE:	Major Motion Picture Studio
GEOGRAPHIC LOCATION	Hollywood, West Los Angeles
AREA OF SIGNIFICANCE	Entertainment, Industry
CRITERIA	A/1/1
PERIOD OF SIGNIFICANCE	1919 - 1949
ELIGIBILITY STANDARDS:	Began operation as a motion picture studio between 1919 and 1949
	Fox Film Corp., 10201 West Pico; Paramount , 5451 Marathon and 5555 Melrose; RKO, 780 North Gower; Warner Brothers, 5842 Sunset and 7200 Santa Monica; Columbia, 1438 N Gower; United Artists, 1041 N Formosa; Universal Studios,1000 Universal Center Dr.
	More research needed
	Resource does not meet Eligibility Standards
	No Eligibility Standards checked
CHARACTER DEFINING/ASS	More research needed
	No CDFs/Associative Features checked
	Resource does not retain sufficient CDFs/Associative Features
	Composed of multiple structures on a large super block
	Contains a variety of building types, including offices, sound stages, construction facilities, prop storage
	May contain a "back lot" used for large sets and exterior filming
	Perimeter defined by high walls, fences, and gates, with restricted access at secure entry points
	Retains most of the essential character-defining features from the period of significance
INTEGRITY CONSIDERATIOI	Because of the rarity of the type there may be a greater degree of alterations or fewer extant features
	Original use may have changed
	Should retain integrity of Location, Feeling, Design and Association from the period of significance
	The original facility may have been expanded and altered over time, particularly in the 1920s to accommodate new sound technologies for talking pictures
	These properties may be difficult to observe from the public right-of-way, due to perimeter walls, fences, and gates

Appendix L – Professional Qualifications

Margarita Jerabek, Ph.D., DIRECTOR OF HISTORIC RESOURCES

Education

- Ph.D., Art History, University of California, Los Angeles, 2005
- M.A., Architectural History, School of Architecture, University of Virginia, Charlottesville, 1991
- Certificate of Historic Preservation, School of Architecture, University of Virginia, Charlottesville, 1991
- B.A., Art History, Oberlin College, Oberlin, Ohio, 1983

Professional Affiliations

- Santa Monica Conservancy
- Los Angeles Conservancy
- California Preservation Foundation
- Society of Architectural Historians
- National Trust for Historic Preservation Leadership Forum
- American Institute of Architects (AIA), National Allied Member
- American Architectural Foundation
- Association for Preservation Technology

Summary

Dr. Jerabek has an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. She has 25 years in professional practice in the United States and 15 years of academic experience in American, European and Latin American architecture. She has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public agencies and private clients in California and throughout the United States. Prior to coming to PCR, she was Senior Architectural Historian in EDAW's Los Angeles office (2004-2006); Senior Architectural Historian, Parsons Engineering Science (1995-2004); Architectural Historian, John Milner Associates, Inc., (1991-1995); and Architectural Historian, Land and Community Associates, Charlottesville, Virginia, (1988-1991).

Dr. Jerabek is a specialist in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism and Cultural Landscape. Her academic work has been recognized and supported by numerous scholarships and fellowships including the Samuel H. Kress Foundation Fellowship in Art History; American Council of Learned Societies Fellowship in East European Studies; Edward A. Dickson Graduate Fellowship in Art History, UCLA; and the Thomas Jefferson, Dupont and Governor's State Graduate Fellowships in Architectural History, School of Architecture, University of Virginia. Her accomplishment in historic preservation has been recognized by a 2012 Preservation Design Award from the California Preservation Foundation under the category of Cultural Resources Studies and Reports for the RMS *Queen Mary Conservation Management Plan, Long Beach, California*.

Experience

Rehabilitation/adaptive-reuse, planning and redevelopment projects are of particular interest to Dr. Jerabek. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting; and when necessary, she implements mitigation and preservation treatment measures on behalf of her clients. She is a highly experienced manager with broad national experience throughout the United States in California, Washington, D.C., Virginia, Maryland, Pennsylvania, West Virginia, New York, South Carolina, Georgia, Florida, Texas, Michigan, Ohio, Iowa, Utah, Washington, and Canada. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She specializes in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA), the National Environmental Protection Act (NEPA), Section 4(f) of the Department of Transportation Act, the California Environmental Quality Act (CEQA), and local ordinances and planning requirements. She is highly experienced in the assessment of projects for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

Dr. Jerabek has over 17 years of project experience in historical resources management and preservation in California and is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. She currently manages PCR's on-call preservation services contracts with the City of Santa Monica (2002-present), County of San Bernardino Department of Public Works, City of Hermosa Beach, Los Angeles Unified School District and Long Beach Unified School District; and previously managed PCR's preservation consulting services under master agreements with the Los Angeles Redevelopment Agency, City of Long Beach, City of Anaheim, and private developers.

Amanda Y. Kainer, M.S., SENIOR ARCHITECTURAL HISTORIAN

Education

- M.S., Historic Preservation (Emphasis: Conservation Science), Columbia University, New York, New York, 2008
- B.S., Design, (Emphasis: Interior Architecture), University of California, Davis, 2002
- B.A., Art History, University of California, Davis, 2002

Professional Experience

- Intern, Historic Resources Group, Los Angeles California, Summer 2007

Awards

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

Professional Affiliations

- California Preservation Foundation
- Los Angeles Conservancy
- Santa Monica Conservancy
- Association of Preservation Technology Western Chapter

Training

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

Summary

Ms. Kainer has over eight years of professional and academic experience in the practice of historic preservation and architectural history in New York and California. Her undergraduate work in Art History and Interior Architecture at UC Davis led to a master's degree in Historic Preservation (emphasis Conservation Science) from Columbia University. At Columbia, Ms. Kainer studied under esteemed conservation science professors Dr. George Wheeler, Norman Weiss, and Dr. Theodore Prudon (thesis advisor). During graduate school, she interned at the Historic Resources Group under Peyton Hall, managing principal, working on character-defining features tables for All Saints Church and Polytechnic Elementary School. She has training and substantial experience in the evaluation and conservation of art and architecture and passion for interior design.

Experience

Ms. Kainer has conducted extensive archival research, field observation, recordation, and prepared survey documentation for numerous PCR historic resources projects. She has served as project architectural historian and conducted survey work, provided archival, historical, architectural and property research, and assisted in database management. She completed and co-authored a wide range of architectural investigations such as historic resources assessment and impacts analysis reports for compliance with CEQA, character-defining features reports, plan reviews, investment tax credit applications, Section 106 significance evaluations, and HABS documentations for PCR projects in the Los Angeles metropolitan area. She has also conducted extensive research and survey work and prepared numerous landmark and preliminary assessment reports for the City of Santa Monica. Recent projects included California Register nomination for the UCLA Faculty Center, historic resources assessments for eleven single-family residential properties in Beverly Hills, a historic resources assessment for late nineteenth century ranch associated with California's early mining history, a Section 106 report for the Santa Monica Pier, and a CEQA Impacts Analysis and Evaluation Report for a pipeline in Escondido.

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

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

Virginia E. Harness, M.A., HISTORIC RESOURCES INTERN

Education

- M.A., Architectural History (Major: American Architecture) University of Virginia, Charlottesville, 2014
- Certificate in Historic Preservation, University of Virginia, Charlottesville, 2014
- B.A., St. John's College, Annapolis, Maryland, 2011

Awards

- The Peter R. Kutscha Endowed Memorial Scholarship in Historic Preservation, University of Virginia, 2013
- Architectural History Faculty Book Award, University of Virginia, 2014

Professional Affiliations

- Thomas Jefferson Society of Architectural Historians

Summary

Virginia Harness has two years of academic experience in the practice of historic preservation and architectural history in Virginia. Additionally, her professional background includes a year of professional experience in archival work and a summer of training in archaeology. She has also worked in the field of public history, conducting oral history interviews and creating a museum exhibit.

She earned her M.A. in Architectural History and Certificate in Historic Preservation from the University of Virginia (UVA) where she studied under architectural historian Dr. Richard Guy Wilson (thesis advisor) and preservationist Dr. Daniel Bluestone. Her wide range of work across preservation and history fields brings a depth of experience to her current work in historic resources.

Experience

Ms. Harness has extensive experience in archival research, first as an archivist with the Brethren Historical Library and Archives and during her time as a student at UVA. While at UVA she worked on the Historic American Building Survey (HABS) recordation of Little Mountain Farm in Albemarle County and was a contributing author of the National Register Nomination for a corridor in Dillwyn, Virginia to assess its eligibility for listing as a historic district on the National Register of Historic Places.

As a public history intern with Historic Vienna, Inc. in northern Virginia she designed and created a small scale museum exhibit which included traditional board mounted displays and a touch-screen interface.

Since commencing work at PCR she has worked on historic resources assessment and impacts analysis reports, character-defining features reports, plan reviews, and HABS documentation for projects in the greater Los Angeles metropolitan area. Recent projects include HABS documentation for a late 19th century residence in Laguna Beach, a historic resource assessment and impacts analysis report for a new construction project in the Old Pasadena historic district, and research for an impact report for a pipeline in San Diego County.

Christian Taylor, HISTORIC RESOURCES TECHNICIAN

Education

- Masters in Historic Preservation, University of Southern California, Los Angeles, In Progress
- B.A., History, University of Oklahoma, Norman, 2008

Summary

Christian Taylor is a historic resources specialist with academic and professional experience in assessing historic structures and contributing to California Environmental Quality Act (CEQA)-level documents.

With completion of his Master's Degree imminent, Mr. Taylor will continue to hone his skills in Management of rehabilitation and restoration projects, preparation of documentation of historic contexts, and the use of non-invasive material investigation methods.

Experience

Working for the California Department of Parks & Recreation (DPR), restoration contractors, and environmental consultants, Mr. Taylor has become versed in the research, writing, and assessment of historic resources from the public and private perspective.

Serving first as a History Intern and then Interpretive Specialist for the DPR, Mr. Taylor served as the lead representative for the Crystal Cove State Historic Park during the second phase of the cottage restoration project program. His primary role was to liaise with contractors ensure the project met both the Parks Department and Secretary of the Interior's Standards. Also with the DPR, Mr. Taylor worked alongside resident historians to organize the contributing documentation and assist with the historic landscape report documenting La Purisima Mission's structures and their significance in relation to the original restoration work done in the 1930s.

Mr. Taylor also familiarized himself with historic restoration field through the preparation of thousands of pages of documentation associated with the Wilshire Temple and Atascadero City Hall projects.

While with PCR, Mr. Taylor has performed architectural history research, survey and assessment work for the Hermosa Beach General Plan Update, the Capitol Mills project in Los Angeles, and assisted with historic resources assessments for a commercial property and an education center in West Hollywood.

Research Projects

Mission La Purisima: Civilian Conservation Corps Historic Garden and Cultural Landscape Report, California Department of Parks And Recreation, January 2011

Manufacturing America: Alexander Hamilton's Efforts to Industrialize the Nation, University of Southern California, November 2009

Sculpting Liberty: Augustus Saint-Gaudens's Standing Lincoln, University of Southern California, May 2010

Googie: Unsavory Design or Tasteless Inspiration?, University of Southern California, May 2009

The Shankland House, 715 West 28th Street: Assessment of Materials and Recommendations for Treatment and Maintenance (Metal), University of Southern California, May 2009