

MEETING DATE: July 28, 2014

AGENDA ITEM: (1) Consideration of a Recommendation from the Cultural Affairs Commission Related to a Cultural Resource Designation of the Culver City Ice Arena Located at 4545 Sepulveda Boulevard; and (2) Accept, Modify or Disapprove the Cultural Affairs Commission's Recommendation for Designation as Deemed Appropriate.

ATTACHMENTS

	<u>Pages</u>
1. Chapter 15.05 of the Culver City Municipal Code (Historic Preservation Program).	1 -9
2. Cultural Affairs Commission April 22, 2014 staff report and attachments (includes Resolution 91-R015).	10-66
3. Excerpt of April 22, 2014 CAC Meeting Minutes.	67-69
4. Proposed Resolution designating the Culver City Ice Arena as a Cultural Resource at the "Significant" level.	70-71
5. Proposed Resolution designating the Culver City Ice Arena as a Cultural Resource at the "Recognized" level.	72-73

[Print](#)

Culver City Municipal Code

CHAPTER 15.05: HISTORIC PRESERVATION PROGRAM

Section

- 15.05.005 Purpose
- 15.05.010 Definitions
- 15.05.015 Nomination for cultural resource designation
- 15.05.020 Cultural resource criteria
- 15.05.025 Classification of structures and districts
- 15.05.030 Process for designating, changing or removing designation
- 15.05.035 Certificate of Appropriateness
- 15.05.040 Certificate of Exemption
- 15.05.045 Appeals
- 15.05.050 Nonconformity
- 15.05.055 Encroachment into public right-of-way
- 15.05.060 Fees

Cross-reference:

Administrative Assessment Cost Recovery Program, see §§ 15.02.900 through 15.02.915

§ 15.05.005 PURPOSE.

The purpose of this Chapter is to protect the City's unique historical, architectural and cultural heritage as reflected in the City's architectural history and patterns of cultural development. It is also intended to encourage and facilitate public knowledge, understanding and appreciation of the City's historic past and unique cultural resources.

('65 Code, § 38-1) (Ord. No. 91-005 § 1 (part); Ord. No. 91-018 § 1; Ord. No. 2002-007 § 1 (part); Ord. No. 2003-019 § 1 (part); Ord. No. 2004-004 § 1 (part))

§ 15.05.010 DEFINITIONS.

Unless the contrary is stated or clearly appears from the context, the following definitions shall govern the interpretation of this Chapter:

ALTERATION. Any work involving the exterior of a designated structure for which a City permit must be obtained, including the demolition, addition, removal, restoration, relocation or other modification, in whole or in part, of a structure.

ARCHITECTURAL SIGNIFICANCE. A criterion used in designating a structure that is an outstanding or surviving example of period, style, detail, unique craftsmanship or method of construction; or represents the work of a locally, statewide or nationally significant architect, designer, or builder.

CERTIFICATE OF APPROPRIATENESS. The document verifying that alterations proposed to a designated structure comply with the requirements of this Chapter.

CERTIFICATE OF EXEMPTION. The document authorizing work described in a disapproved Certificate of Appropriateness, after all alternatives were considered, because it was subsequently determined that such disapproval results in a substantial hardship on the owner.

CULTURAL RESOURCE. A structure that has aesthetic, cultural, architectural or historical significance to the City, State or nation, and that may have been designed as a landmark, significant, recognized or historic district under this Chapter.

HISTORICAL OR CULTURAL SIGNIFICANCE. A criterion used to designate a structure or district in which events occurred that made a significant contribution to City, State or national history or culture; or that involved a close association with the lives of people who made a significant contribution to the history and development of the City, State or nation.

HISTORIC DISTRICT. 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. An historic district may be either a landmark district or a significant district.

INCIDENTAL EXTERIOR MAINTENANCE. The repair or replacement of building features in like kind, or paint up/clean up work, that does not change either the exterior appearance of the building envelope of a designated structure.

LANDMARK STRUCTURE. A structure designated as an exceptional example of the highest architectural, historical, or cultural significance to the community.

MAJOR EXTERIOR ALTERATION. An alteration resulting in an addition, demolition, or other significant modification to the existing envelope, or a substantial change in the exterior appearance of any structure designated landmark, significant or historic district.

MINOR EXTERIOR ALTERATION. An alteration resulting in a noticeable but less than substantial change in the exterior appearance, but no change in the existing envelope of a structure designated landmark, significant or historic district.

OWNER. The fee title owner of real property on which there is a designated structure, or which is part of an historic district, or any person who applies for any certificate under this Chapter.

RECOGNIZED STRUCTURE. A structure designated as being of architectural, historical, or cultural interest.

SIGNIFICANT STRUCTURE. A structure designated as being of substantial architectural, historical, or cultural significance to the community.

STRUCTURE. A building, sign or other constructed feature, improvement or appurtenance.
(65 Code, § 38-2) (Ord. No. 91-005 § 1 (part); Ord. No. 91-018 § 1; Ord. No. 94-017 § 1; Ord. No. 2002-007 § 1 (part); Ord. No. 2003-019 § 1 (part); Ord. No. 2004-004 § 1 (part))

§ 15.05.015 NOMINATION FOR CULTURAL RESOURCE DESIGNATION.

A. A structure or a district may be nominated to be considered by the Cultural Affairs Commission and City Council for designation as a cultural resource as follows:

1. A resident of the City may nominate a structure or district to be considered for designation as a cultural resource.
2. An owner may nominate his or her structure, or his or her property within a district.
3. The Cultural Affairs Commission may nominate a structure or district.
4. The Cultural Affairs Commission or the City Council may nominate a structure or district on its own motion.
5. Applications for nomination shall be properly completed and filed with the City on a form provided by the Community Development Department.

B. If the City Council disapproves designation of a structure or district, that same structure or substantially the same district shall not be renominated by any person within one (1) year after the date of disapproval. Furthermore, only the owner, the City Council, or the Cultural Affairs Commission may renominate the same structure or substantially the same district more than one (1) year after the City Council has disapproved its designation.

C. The Community Development Director shall prepare an evaluation of the proposed designation and shall make a recommendation to the Cultural Affairs Commission, within forty-five (45) working days after the proper filing of the application, as to the appropriateness and qualifications of the application for consideration by the Commission. The Cultural Affairs Commission shall follow the procedures in § 15.05.030 in considering a designation application.

(65 Code, § 38-3) (Ord. No. 91-005 § 1 (part); Ord. No. 91-018 § 1; Ord. No. 94-017 § 2; Ord. No. 2002-005 §§ 1 (part) and 2 (part); Ord. No. 2002-007 § 1 (part); Ord. No. 2003-019 § 1 (part); Ord. No. 2004-004 § 1 (part))

§ 15.05.020 CULTURAL RESOURCE CRITERIA.

After the City receives an application for designation of a structure or district, the following criteria will be applied in evaluating the appropriateness of such a designation:

A. *Threshold criteria.* To be considered for designation, the structure(s) must meet one of the following criteria:

1. The structure(s) is at least fifty (50) years old and the exterior of the structure is accessible or visible to the public; or

2. The structure or district has special importance to the City.

B. *Assessment criteria.* After satisfying the threshold criteria, a structure or district shall be reviewed for compliance with one or more of the following criteria, as defined under § 15.05.010 of this Chapter:

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?

('65 Code, § 38-4) (Ord. No. 91-005 § 1 (part); Ord. No. 91-018 § 1; Ord. No. 2002-007 § 1 (part); Ord. No. 2003-019 § 1 (part); Ord. No. 2004-004 § 1 (part))

§ 15.05.025 CLASSIFICATION OF STRUCTURES AND DISTRICTS.

Structures and districts which meet the requirements of § 15.05.020, above, shall be classified as “recognized,” “significant,” or “landmark.” Each structure or district shall be so classified by applying a ranking system which shall be adopted by resolution of the City Council.

('65 Code, § 38-5) (Ord. No. 91-005 § 1 (part); Ord. No. 91-018 § 1; Ord. No. 2002-007 § 1 (part); Ord. No. 2003-019 § 1 (part); Ord. No. 2004-004 § 1 (part))

§ 15.05.030 PROCESS FOR DESIGNATING, CHANGING OR REMOVING DESIGNATION.

The following process shall be used to designate, or to change or remove the designation (hereinafter “designate”) of a structure or district as a cultural resource:

A. *Classifications.*

1. “*Landmark*” structures or districts. These structures or districts:

a. May be designated without owner consent.

b. Shall be required to display a plaque, provided by the City and placed at a location approved by the City, which indicates that the structure or district is designated “landmark.” Prior to the installation of the plaque, the City Council shall take a formal action to authorize the expenditure of funds required to fabricate and install the plaque.

2. “*Significant*” structures or districts. These structures or districts:

a. If residential, shall be designated “significant” only with a 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 required owner consent is not obtained, a residential structure or district may be designated “recognized.”

- b. If nonresidential, may be designated "significant" without owner consent.
- c. Shall be required to display a plaque, provided by the City and placed at a location approved by the City, which indicates that the structure or district is designated "significant."

3. *"Recognized" structures.* These structures:

- a. May be designated "recognized" without the consent of the owner.
- b. No other requirements of this Chapter apply to "recognized" structures. Owners are encouraged to preserve these structures.

B. *Cultural Affairs Commission and City Council designation process.*

1. a. Structures recommended for designation by the Cultural Affairs Commission shall be subject to review and approval by the City Council. All owners of such structures shall be notified in writing of the proposed designation at least ten (10) working days prior to the date of the meeting at which the City Council will make its decision. Each owner shall be given the opportunity to be heard on the proposed designation of his or her structure. The City Council shall either accept, modify or disapprove the Cultural Affairs Commission recommendations for designation of specific structures. Structures shall be designated by resolution of the City Council.

b. Any modification or disapproval by the City Council shall be supported by a finding that the basis for the Cultural Affairs Commission's recommendation, or that designation of the property, would impose a substantial hardship on the property owner that outweighs the benefit to the community.

C. *Cultural Affairs Commission designation process.* Nominations for designation filed after the initial designation process, and not filed within a time period during which the Cultural Affairs Commission has been reconvened, shall be reviewed by the Community Development Director for compliance with designation criteria established in § 15.05.020. The Community Development Director's review and recommendation shall be submitted to the Cultural Affairs Commission. The Cultural Affairs Commission shall either designate the structure as a cultural resource or disapprove the nomination application. The owner of record of any nominated structure, as well as the applicant and other persons who, in writing, have requested notice, shall be notified, in writing, at least ten (10) calendar days, as observed by the Administrative Offices of the City and excluding national holidays, prior to the Cultural Affairs Commission's review.

('65 Code, § 38-6) (Ord. No. 91-005 § 1 (part); Ord. No. 91-018 § 1; Ord. No. 94-017 § 3; Ord. No. 97-018, § 1; Ord. No. 2002-005 § 2 (part); Ord. No. 2002-007 § 1 (part); Ord. No. 2003-019 § 1 (part); Ord. No. 2004-004 § 1 (part))

§ 15.05.035 CERTIFICATE OF APPROPRIATENESS.

A. No person shall demolish, remove or make alterations affecting the exterior appearance of any designated landmark or significant structure or historic district, in whole or in part, without first obtaining a Certificate of Appropriateness or a Certificate of Exemption. The requirement and process for obtaining a Certificate of Appropriateness shall depend on the category of exterior alteration proposed.

1. *Major exterior alterations.* Prior to the issuance of any City permit required for a proposed major exterior alteration, as defined in § 15.05.010, a Certificate of Appropriateness application, signed by the owner, shall be filed with the Planning Manager, with a complete copy provided to the Community Development Director. The Planning Manager shall submit the application to the Planning Commission at its next regularly scheduled meeting, which is not more than sixty (60) working days after receipt of the completed application. The application and analytic materials prepared by the Planning Manager shall include any input provided by the Cultural Affairs Division staff. The Planning Commission shall approve, conditionally approve or disapprove the application within thirty (30) working days. If the Planning Commission does not disapprove or conditionally approve the application within thirty (30) working days, or for good cause does not extend the time for action, the application shall be deemed approved.

2. *Minor exterior alterations.* Prior to the issuance of any City permit required for a proposed minor exterior alteration, as defined in § 15.05.010, a Certificate of Appropriateness application, signed by the owner, shall be filed with the Planning Manager. The Planning Manager shall submit the application to the Community Development Director. The Community Development Director shall approve, conditionally approve or disapprove the application within thirty (30) working days. If the Community Development Director does not disapprove or conditionally approve, the application within thirty (30) working days, or for good cause does not extend the time for action, the application shall be deemed approved.

3. *Incidental exterior maintenance.* While no Certificate of Appropriateness shall be required for incidental exterior maintenance work, as defined in § 15.05.010, the owner is required to notify the Planning Manager of the work proposed to be performed prior to commencement. The Planning Manager shall verify that such work qualifies as incidental exterior maintenance work, and that no further requirements of this Chapter apply, as follows:

a. When the proposed incidental exterior maintenance work requires a building permit, the building permit plan check review and approval process shall be deemed to constitute the Planning Manager's verification.

b. When the proposed incidental exterior maintenance work does not require a building permit, a written statement describing the proposed work shall be submitted by the owner, and the Planning Manager shall indicate the required verification thereon.

B. The approval of a Certificate of Appropriateness shall be conditioned upon all exterior alterations complying with the U.S. Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as the City Council, Planning Commission or Community Development Director determines appropriate, and with the California State Historic Building Code and Cal. Health & Safety Code §§ 18950 et seq., as amended, as applied to the project by the Building Official. In addition, before approving a Certificate of Appropriateness, the Community Development Director, the Planning Commission or the City Council shall make one or more of the following findings:

1. The proposed alteration would not detrimentally change, destroy, or adversely affect any exterior feature or appurtenance of the landmark or significant structure upon which the work would be done.

2. In the case of the proposed alteration to a structure within a historic district, the proposed work would not be incompatible with the exterior features or other improvements within the historic district, and would not adversely affect the character of the historic district.

3. In the case of any proposed alteration that includes construction of new improvements on the site of a designated structure or district, the exterior features of such new improvements would not adversely affect or be incompatible with the exterior features of the designated cultural resource.

4. In the case of an application to demolish a structure, that there has been compliance with the waiting period and good faith efforts prescribed by the provisions of this Code.

C. In the event the Planning Commission or Community Development Director determines that the proposed alterations would have an adverse impact, one of the following two courses of action shall be taken:

1. Either the Certificate of Appropriateness shall be disapproved; or

2. Up to a six (6) month waiting period shall be imposed during which the owner shall try to identify, and the Planning Commission or Community Development Director shall evaluate, ways to accomplish the owner's goals and to preserve the designated structure. If at the end of the waiting period, the Planning Commission or Community Development Director determines that the owner has acted in good faith but no acceptable way to meet the owner's goals and preserve the structure has been found, one of the following shall occur:

a. If the structure is designated significant, the Certificate of Appropriateness shall be approved; but

b. If the structure is designated landmark, the Certificate of Appropriateness shall be disapproved.

D. No permits for alterations to a nominated landmark or significant structure shall be issued, nor shall any alteration be done, until a final designation decision has been made and a Certificate of Appropriateness, where required, has been approved.

('65 Code, § 38-7) (Ord. No. 91-005 § 1 (part); Ord. No. 91-018 § 1; Ord. No. 94-017 § 4; Ord. No. 2002-005 §§ 1 (part) and 2 (part); Ord. No. 2002-007 § 1 (part); Ord. No. 2003-019 § 1 (part); Ord. No. 2004-004 § 1 (part))

§ 15.05.040 CERTIFICATE OF EXEMPTION.

A. A Certificate of Exemption application may be filed by an owner where, in the owner's opinion, there has been or will be a deprivation of all reasonable use or economic return on the property because of any one of the following:

1. Designation of a structure as landmark or significant;
2. Imposition of the maximum waiting period set forth in § 15.05.035 C.2. relating to the waiting period for a certificate of appropriateness; or
3. Disapproval of a certificate of appropriateness.

B. A Certificate of Exemption application shall be signed by the owner and filed with the Planning Manager. The Planning Manager shall submit the application to the Planning Commission at its next regularly scheduled meeting, which is not more than sixty (60) working days after receipt of the completed application. The owner shall have the burden of proof to

present evidence supporting the exemption request. The Planning Commission shall review all the evidence presented and, within thirty (30) working days after the date of its hearing, make its determination on the application.

C. A Certificate of Exemption shall not be approved unless the Planning Commission finds that the designation, maximum waiting period, or Certificate of Appropriateness disapproval has deprived or will deprive the owner of a reasonable economic return on the property or of any reasonable use of the property. In the case of a proposed demolition of a designated structure, the Planning Commission shall also make one or more of the following findings:

1. Conversion of the use of the structure to a different allowable use is not feasible.
2. Rehabilitation of the structure or some other alternative method of preserving the structure, including relocation within the City, is not feasible.
3. All means involving City-sponsored incentives, such as transfer of development rights, tax abatements, and financial assistance, have been explored and found infeasible.
4. Disapproval of the Certificate of Exemption would damage the owner unreasonably in comparison to the benefit conferred on the community.

D. Where a Certificate of Exemption is approved, the owner of a landmark structure shall file with the Community Development Director a photographic or videotape documentary of the structure prior to making any exterior changes to, or demolition of, the structure. A complete copy of these materials shall be submitted to the Community Development Director for his or her files.

('65 Code, § 38-8) (Ord. No. 91-005 § 1 (part); Ord. No. 91-018 § 1; Ord. No. 94-017 § 5; Ord. No. 2002-007 § 1 (part); Ord. No. 2003-019 § 1 (part); Ord. No. 2004-004 § 1 (part))

§ 15.05.045 APPEALS.

A. *Appeals of Designation of Historic Structure or Cultural Resource, Decision regarding Certificate of Appropriateness, or Decision regarding Certificate of Exemption.* The applicant, the owner, or any Culver City resident may appeal an action of the Cultural Affairs Commission, the Community Development Director, the Planning Manager, or the Planning Commission, by filing a notice of appeal not later than ten (10) working days after the date of a notice of decision. The ten (10) working days shall be based on the work schedule maintained by the Administrative Offices of the City and shall exclude national holidays. The City Council, Planning Commission, or Cultural Affairs Commission, as appropriate, shall review the appeal at its next regularly scheduled meeting, which is no more than sixty (60) working days after City receipt of the notice of appeal, and shall render a decision on the appeal on or before its next regularly scheduled meeting after the date the appeal has been heard.

B. *Timing for decisions subject to appeal becoming final.* No decision that is subject to appeal shall become final until the time for filing an appeal has run out and no timely appeal has been filed, or until the date upon which the decision on a timely appeal is made, whichever is later.

('65 Code, § 38-9) (Ord. No. 91-005 § 1 (part); Ord. No. 91-018 § 1; Ord. No. 94-017 § 6; Ord. No. 2002-07 § 1 (part); Ord. No. 2003-019 § 1 (part); Ord. No. 2004-004 § 1 (part))

§ 15.05.050 NONCONFORMITY.

Notwithstanding any other provision of this Code, improvements made to a structure prior to its original designation, and improvements made under the requirements of this Chapter shall not require correction of other nonconforming conditions that do not, in the Building Official's determination, cause unsafe conditions; provided that, the extent of any such nonconforming conditions shall not be worsened by the improvements.

('65 Code, § 38-10) (Ord. No. 91-018 § 1; Ord. No. 94-017 § 7; Ord. No. 2002-07 § 1 (part); Ord. No. 2003-019 § 1 (part); Ord. No. 2004-004 § 1 (part))

§ 15.05.055 ENCROACHMENT INTO PUBLIC RIGHT-OF-WAY.

The City Engineer may grant permission for an encroachment into the public right-of-way for an improvement made pursuant to a Certificate of Appropriateness under § 15.05.035, if the improvement cannot be made in any other feasible manner and subject to all conditions deemed appropriate by the City Engineer.

('65 Code, § 38-11) (Ord. No. 91-018 § 1; Ord. No. 2002-07 § 1 (part); Ord. No. 2003-019 § 1 (part); Ord. No. 2004-004 § 1 (part))

§ 15.05.060 FEES.

The City Council, by resolution, may adopt fees for the costs of processing applications and appeals pursuant to this Chapter.

('65 Code, § 38-12) (Ord. No. 91-018 § 1; Ord. No. 2002-07 § 1 (part); Ord. No. 2003-019 § 1 (part); Ord. No. 2004-004 § 1 (part))

Meeting Date: April 22, 2014		Item Number: A-1
CULTRUAL AFFAIRS COMMISSION AGENDA ITEM: Consideration of a Nomination for Cultural Resource Designation for the Culver City Ice Arena at 4545 Sepulveda Boulevard and Recommendation to the City Council as Deemed Appropriate.		
Contact Person: B. Christine Byers, Historic Preservation Coordinator		Phone Number: (310) 253-6543 or (310) 253-5776
Fiscal Impact: Yes ☐ No ☒		
Public Hearing: ☐	Action Item: ☒	Attachments: ☒
Public Notification: Meetings and Agendas - Cultural Affairs Commission (4/8/14 and 4/17/14); Michael Karagozian, Trustee/Miron Karagozian Trust (4/8/14); Kevin Healy (4/8/14); Therese Steinlauf (4/8/14); Shannon Takahashi (4/8/14); Culver Ice Foundation (4/8/14); Culver City Historical Society (4/8/14); Julie Lugo Cerra/Culver City Historian (4/8/14); and, Los Angeles Conservancy (4/8/14).		
Department Approval: Sol Blumenfeld (04/17/14)		
<u>RECOMMENDATION:</u> That the Cultural Affairs Commission (CAC): 1) Consider the information, findings and recommendation for Culver City Cultural Resource designation included in the Historic Resource Evaluation for the Culver City Ice Arena (the "Ice Arena") prepared by Architectural Resources Group; and, 2) Make a recommendation to the City Council regarding designation of the Ice Arena pursuant to the City's Historic Preservation Program. <u>BACKGROUND:</u> Culver City established a Historic Preservation Program by Ordinance in 1991 that identifies three classification categories for both individual structures and districts: "Landmark", "Significant" and "Recognized". The "Landmark" and "Significant" categories have certain protections associated with them; the "Recognized" category is honorific only. The City's Historic Preservation Program is currently included in the Culver City Municipal Code ("CCMC") under Section 15.05 et seq. In 1991, the City Council also adopted Resolution 91-R015 (Attachment No. 3) which outlines a system for ranking and classifying structures. To date, all individual structures and districts designated Cultural Resources under Culver City's Historic Preservation Program were made in conjunction with a survey		

completed in 1987 by Thirtieth Street Architects, Inc., together with recommendations included in the 1990 Culver City Historic Preservation Advisory Committee ("HPAC") Report. (The HPAC, comprised of representatives of community organizations and at-large members, was tasked with making recommendations regarding criteria for designating buildings of historic significance and ranking structures based on these criteria. The majority of the structures ranked and recommended for designation by the HPAC were included in the 1987 survey.) Currently, Culver City's register of Cultural Resources includes over 120 individual structures and three historic districts.

The Historic Preservation Program makes provisions for individual nominations for Cultural Resource designation under Section 15.05.015. A structure or district may be nominated by a resident of Culver City, the property owner, the Cultural Affairs Commission, or the City Council. On January 31, 2014, a nomination was submitted to the City by Kevin A. Healy (Attachment 1), a resident of Culver City, for the Culver City Ice Arena located at 4545 Sepulveda Boulevard as "a monument to 1960s architecture [and] a symbol of community spirit."

DISCUSSION:

According to the CCMC, following the submission of a nomination for designation, the Community Development Director shall prepare an evaluation of the proposed designation and make a recommendation to the Cultural Affairs Commission as to the appropriateness and qualifications of the application for consideration by the Commission. The City retained Architectural Resources Group, Inc. (ARG) (www.argsf.com) to prepare the evaluation for the proposed designation, and a full report was prepared, entitled "Culver City Ice Arena Historic Resource Evaluation" (the "HRE Report") (Attachment 2). Based on the contents of the Report, the Community Development Director has found that the Ice Arena is appropriate and qualified to be considered by the Commission for designation as a "Significant" structure.

Pursuant to the CCMC, the Community Development Director needed to make his recommendation within forty-five (45) working days of submittal of a nomination, by April 11, 2014. The Cultural Affairs Commission's regular meeting day is the second Tuesday of each month. The closest CAC meeting within the 45 day time-frame was April 8, 2014, the date of the City's 2014 General Municipal Election which meant the Council Chambers would not be available. Due to the level of public interest in the Ice Arena, the CAC agreed to hold a Special Meeting on April 22nd when the Council Chambers were available, thereby facilitating participation of the public in this process.

In order to be considered for designation, the structure must meet one of the following threshold criteria:

1. The structure(s) is at least fifty (50) years old and the exterior of the structure is accessible or visible to the public; OR
2. The structure or district has special importance to the City.

The Ice Arena meets the threshold requirement based on the first criterion alone. Constructed in 1962, the structure is now fifty-two (52) years old and is visible to the public.

After establishing that at least one of the threshold criteria has been met, a structure shall be reviewed for compliance with one or more assessment criteria as defined by Section 15.05.10 of the CCMC:

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?
[This third criterion does not apply to the Ice Arena.]

The attached HRE Report is a summary of ARG's analysis and findings, including a recommendation for designation as a Cultural Resource based on the categories included in Resolution No. 91-R015. The authors of the report 1) researched and referred to published and on-line sources, documents included in City files, documents from the ice rink operator's files, and ephemera (i.e., catalogues, pamphlets, ticket stubs and other items intended to last for no more than one day); and 2) conducted personal interviews for purposes of compiling as much information about the Ice Arena within the prescribed time-frame. ARG staff also conducted a site visit to the Ice Arena on January 31, 2014 while it was still in operation.

ARG's report provides a detailed description of the Ice Arena site and the building's exterior and interior at the end of January 2014. In order to make findings according to the City's Historic Preservation Program ranking system, it was necessary to consider the individuals associated with the design and construction of the structure, the structure's architectural style and construction materials, the association with prominent persons, whether there was an association with historical patterns or significant events, other examples of similar types and styles of structures, and whether the Ice Arena is well preserved or has been significantly altered. Further, a larger context for the site was established by discussing the growth of ice skating in the region, indoor recreation and suburban development, and the site's association with figure skating and ice hockey.

In evaluating the Ice Arena pursuant to the criteria included in Culver City's Historic Preservation Program, ARG's report concludes that the structure is Significant for the following reasons:

1. Its association with post-war indoor recreation that catered to youth of the baby boom generation in a developing suburban context; and,
2. Its association with ice skating, both for recreation and as organized and professional sports in the form of figure skating and hockey, providing a place to support and cultivate local interest and talent, including individuals who became national and Olympic champions.

In addition, the Ice Arena is one of five extant rinks over 50 years old in Los Angeles County and only one of three that has not been altered on the exterior and still reflects its historical appearance.

Classification ranking as a Cultural Resource is based on the total number of points assigned in each category. "Landmark" structures have a total point range of 41-60; "Significant" structures have a total point range of 21-40; and "Recognized" structures a total point range of 5-20.

The total number of points assigned the Culver City Ice Arena is 25, making it eligible for designation as a Culver City Cultural Resource at the "Significant" level.

When a structure is recommended for designation, the owner of record as well as the applicant shall be notified in writing at least ten calendar days prior to the CAC's or City Council's review. Non-residential structures may be designated "Significant" without owner consent. Once the property is designated, a plaque, provided by the City, shall be displayed at the site which indicates that the structure is designated "Significant".

Even though the Culver City Ice Arena's ranking places it within the point total for "Significant" designation, the CAC has the option of recommending designation at the "Recognized" level or that the nomination for designation be disapproved.

Alterations or Demolition of "Landmark" and "Significant" Designated Structures

Structures designated at the "Landmark" and "Significant" levels require a Certificate of Appropriateness prior to demolishing, removing or making any alterations affecting the exterior appearance. Depending on whether the proposed alterations are major or minor, a Certificate of Appropriateness is reviewed and approved or disapproved by the Community Development Director or the Planning Commission. Even if the Community Development Director or Planning Commission determine that the proposed alteration, demolition or removal would have an adverse impact on a structure designated as "Significant," a Certificate of Appropriateness would have to be issued if the applicant observes a six-month waiting period during which he/she makes a good faith effort to identify alternatives accomplishing the applicant's goals while preserving the structure but is unable to do so. In contrast, a Certificate of Appropriateness would have to be denied for a structure designated as a "Landmark" if the applicant is unable to identify alternatives to accomplishing their

goals during the six-month waiting period or if the applicant has not made a good faith effort to identify alternatives during the waiting period.

An owner who has been denied a Certificate of Appropriateness can subsequently apply for a Certificate of Exemption. Findings made by the Planning Commission in support of the request include assessment of the feasibility of converting the structure to a new use; rehabilitation or relocation of the structure; feasibility of all means involving City-sponsored incentives; or that the disapproval of the Certificate of Exemption would damage the owner unreasonably in comparison to the benefit conferred on the community.

Except for the instance outlined above that includes a maximum six-month waiting period, the approval of a Certificate of Appropriateness is conditioned upon all exterior alterations conforming with the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings ("Standards"), which include the preservation of character-defining features (Attachment 4). In the case of the Culver City Ice Arena, character-defining features include the entrance and signage, as well as its overall utilitarian design.

The Standards state that "a property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships." While many historically designated properties change use over time in order to remain economically viable, in a case such as the Ice Arena it is important to note that the significance rests primarily with patterns of events rather than the association with a well-known architect or because the structure is a notable example of any particular style or building type. Therefore, if continued use as an ice rink is not feasible, then related recreational uses should be explored as an alternative before considering non-recreational activities.

The City's Historic Preservation Program also includes provisions for economic hardship through a Certificate of Exemption for "Landmark" and "Significant" designated structures. In preparing an application for a Certificate of Exemption, the property owner has the burden of proof to present evidence supporting the exemption request. Findings made by the Planning Commission in support of the request include assessment of the feasibility of converting the structure to a new use; rehabilitation or relocation of the structure; feasibility of all means involving City-sponsored incentives; or that the disapproval of the Certificate of Exemption would damage the owner unreasonably in comparison to the benefit conferred on the community.

CEQA and The California Register

If the property owner of the Ice Arena site submits an application for development of the property which requires a discretionary action or permit, it is likely that the

proposed project would need to be reviewed for compliance with the California Environmental Quality Act (CEQA).

The California Environmental Quality Act ("CEQA") requires that state and local public agencies identify the environmental impacts of proposed discretionary activities or projects, determine if the impacts will be significant, and identify alternatives and mitigation measures that will substantially reduce or eliminate significant impacts to the environment. Historical resources are considered part of the environment and a project that may cause a substantial adverse effect on the significance of a historical resource is a project that may have a significant effect on the environment. With regard to historical resources, generally if a project conforms with the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, it can be mitigated to a less than significant level.

Historical resources as defined by CEQA include properties that have been designated under a local preservation ordinance or that have been identified in a local historical resources inventory to be eligible for listing in the California Register of Historical Resources (California Register). 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."

Based on ARG's report, there is a preponderance of evidence that the Ice Arena appears eligible for listing in the California Register under Criterion 1 (association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage). Therefore, for purposes of CEQA, the Ice Arena would be considered a historical resource.

NOTE: In Culver City, demolition is a ministerial action and does not trigger CEQA review. In the event that the Ice Arena is not designated a Culver City Cultural Resource at the "Significant" level, if a demolition permit were submitted to the City for the Ice Arena, the permit would be granted (the "Recognized" category does not protect the Ice Arena from demolition under the CCMC).

Final Designation as a Cultural Resource

Final designation as a Culver City Cultural Resource will be made by the City Council. At this time, no specific date has been determined for placing this item on the City Council's agenda. The City will provide advance notice once a date has been scheduled.

FISCAL ANALYSIS:

The future fiscal impacts of this action are unknown at this time. Typically, however, projects affecting historical resources require additional review and staff time.

ATTACHMENTS:

1. Nomination for Cultural Resource Designation Submitted by Kevin A. Healy;
2. Culver City Ice Arena Historic Resource Evaluation prepared by Architectural Resources Group, Inc.;
3. Culver City City Council Resolution No. 91-R015; and,
4. The U.S. Secretary of the Interior's Standards for Rehabilitation.

MOTION:

That the Culver City Cultural Affairs Commission:

1. Recommend the City Council designate the Culver City Ice Arena a Cultural Resource at the "Significant" level;

OR

2. Recommend the City Council designate the Culver City Ice Arena a Cultural Resource at the "Recognized" level;

OR

3. Recommend the City Council disapprove the nomination for designation of the Culver City Ice Arena as a Cultural Resource.

MEETING DATE: April 22, 2014

AGENDA ITEM: Consideration of a Nomination for Cultural Resource Designation for the Culver City Ice Arena at 4545 Sepulveda Blvd., Culver City and Recommendation to the City Council as Deemed Appropriate.

ATTACHMENTS

	<u>Pages</u>
1. Nomination for Cultural Resource Designation Submitted by Kevin A. Healy	1-2
2. Culver City Ice Arena Historic Resource Evaluation prepared by Architectural Resources Group, Inc.	3-43
3. Culver City City Council Resolution No. 91-R015	44-48
4. The U.S. Secretary of the Interior's Standards for Rehabilitation	49

Cultural Resource Designation

(1) The name of the resident/owner making the nomination:

**Kevin A. Healy
3209 Raintree Circle
Culver City, CA 90230**

(2) The address of the structure being nominated

4545 Sepulveda Boulevard

(3) An explanation by the nominating party why the nominating party believes the nominated structure is worthy of designation

The Culver City Ice Rink is an historic icon in our community. The building, completed in 1962 with it's period sign, grandfathered in because Culver City no longer allows sign's of such height, and the fiberglass statue posing over the entrance, "The Sweetheart Of The Ice" considered by many to be Donna Atwood, is a monument to 1960s architecture and a fixture along Sepulveda Boulevard in Culver City. It is a symbol of community spirit, a striking step back in time, and one which should be preserved for generations to come. The Culver City Ice Rink reminds us of days gone by. It is an old fashioned memory, evocative of the truly wonderful things from a happy time (Kennedy, the Beatles...)... Culver City Ice Rink, the building with it's adornments, is our past, our present, and needs to be our future.

(4) Any attachments (including photos if desired) which support the information provided as part of (3).

(See Below)





Culver City Ice Arena Historic Resource Evaluation

4545 Sepulveda Blvd.
Culver City, California 90230



prepared for
City of Culver City
9770 Culver Boulevard
Culver City, CA 90232

prepared by
Architectural Resources Group, Inc.
Architects, Planners & Conservators
8 Mills Place, Suite 300
Pasadena, CA 91105

.....

April 15, 2014

Contents

I.	Introduction	1
II.	Architectural Description	1
II.1	Site and Setting Description.....	1
II.2	Building Description	2
III.	Chronology of Development and Alterations	12
IV.	Background and Historic Contexts	18
IV.1	Background: Growth in the Local Popularity of Ice Skating.....	18
IV.2	Historic Contexts for Culver City Ice Arena.....	20
IV.3	Comparison with Other Extant Ice Rinks	24
V.	Criteria for Evaluation	27
V.1	City of Culver City Cultural Resources	27
V.2	California Register of Historical Resources.....	28
V.3	National Register of Historic Places	29
VI.	Evaluation of Significance	30
VI.1	Culver City Cultural Resource	30
VI.2	California Register of Historical Resources.....	32
VI.3	National Register of Historic Places	34
VI.4	Historic Integrity	34
VII.	Conclusion	35
IIX.	Sources	36

I. Introduction

At the request of the City of Culver City, Architectural Resources Group, Inc. (ARG) has prepared this Historic Resource Evaluation for the Culver City Ice Arena located at 4545 Sepulveda Blvd. in Culver City. The facility was constructed in 1962 and was first known as the Culver Ice Rink. Recently, intense community interest has arisen in the Ice Arena's role as a local recreational resource due to the closure of the facility resulting from loss of the ground lease.

ARG has prepared this evaluation at the request of the City due to a nomination that was put forward by a member of the public. The intent of the report is to assess whether the Culver City Ice Arena meets the criteria for designation at the local level as a Culver City Cultural Resource, or for the California Register of Historical Resources or National Register of Historic Places.

Completion of this evaluation involved a visit to the rink in the days prior to its closure to the public, research in the City's files on the property, and primary and secondary research on the relevant historic contexts. Several people who have had long-time involvement with the facility were also interviewed to gain more information. This report was prepared by Jennifer Trotoux, Associate and Architectural Historian, Andrew Goodrich, Architectural Historian, and Katie Horak, Senior Associate and Architectural Historian, all of whom meet the Secretary of the Interior's Professional Qualifications Standards in Architectural History and/or History.

This report finds that the Culver City Ice Arena is eligible for local listing as a Culver City Cultural Resource due to its role in the growth and support of ice skating, which was an important form of sport and recreation during the period following World War II in Southern California. It is also one of few rinks left from the period. Due to this significance, the building also appears eligible for the California Register of Historical Resources. The National Register requires a higher level of analysis and documentation, and the literature on post-war sport and recreation is not sufficient to support National Register eligibility for the property.

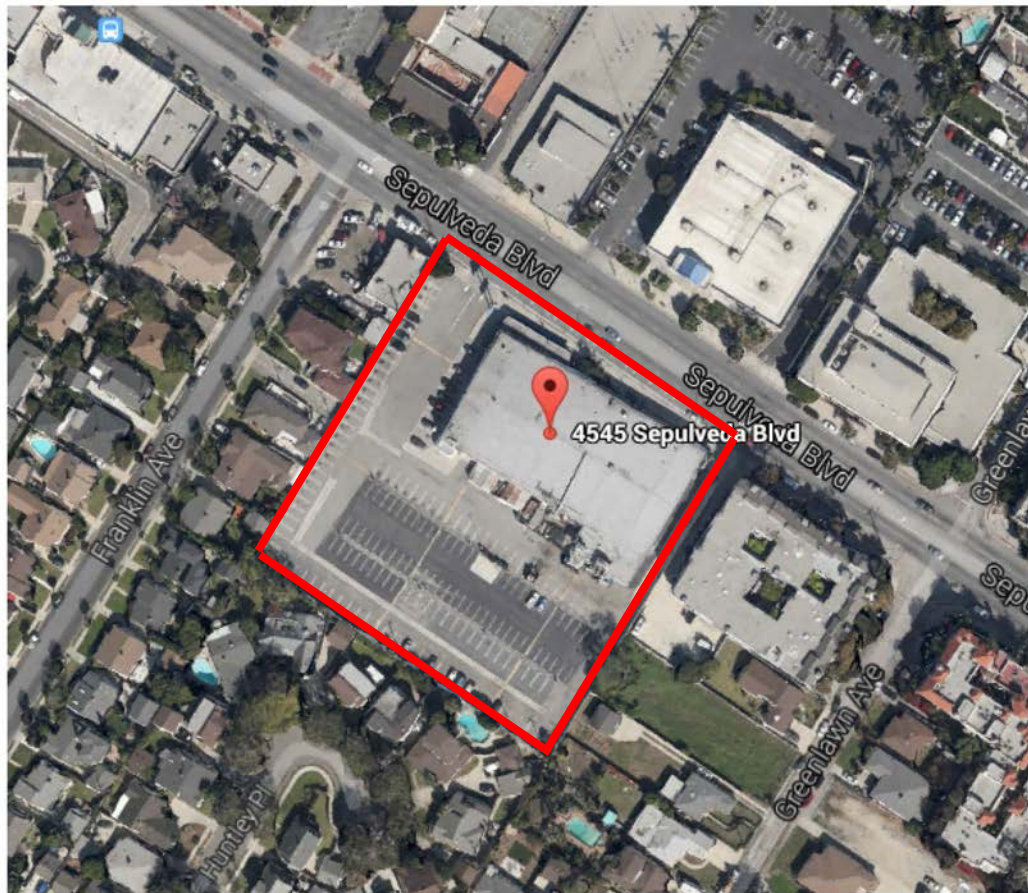
II. Architectural Description

II.1 Site and Setting Description

The Culver City Ice Arena is located on the west side of Sepulveda Blvd. south of Venice Blvd. near the 10 Freeway to the north and the 405 Freeway to the west. For purposes of description in this report, the street side will be referred to as the east side, the rear the west side, etc., since Sepulveda Blvd. runs in a generally north-south direction (see diagram, next page).

The property is approximately 2.74 acres with the rectangular footprint of the building oriented parallel to the street, close to the sidewalk. A large parking lot lies to the rear with a narrower portion of the parking lot extending around the north side, and a wide driveway on the south side. The parking lot is surrounded by a concrete masonry unit (CMU) wall that appears to be an original feature. The perimeter is punctuated by small, low planters with flagstone facing. The site is fully paved with the exception of the front of the building and the small planters that are located around the parking lot. The plantings include juniper trees

on the street façade and the parking lot entrance and a large banana plant at the southeast corner. The larger specimens appear to be original features since they are of substantial size and the plants are consistent with varieties that were popular during the time period, along with later, smaller bushes and groundcover. The planters around the entrance are not in use and the dirt area is covered over with synthetic fabric, but they remain intact.



NORTH



(North for
purposes of
description in
this report.)

Aerial view. The subject property is outlined in red. Aerial image from maps.google.com.

II.2 Building Description

The building is a 30,000-square-foot commercial vernacular structure with a rectangular plan measuring 230 by 120 feet. It is constructed of steel trusses with exterior walls finished mainly in painted concrete tilt-up slabs.¹ The slightly vaulted roof has a very low profile so that the roof appears essentially flat from

¹ The nephew of rink co-founder Gaffron Mueller, George Bavin, relates that his brother recalled the tilt-slab construction of the building. An undated but early drawing by consulting engineer Mackintosh & Mackintosh in the City's permit file confirms that the exterior walls are tilt-up construction.

the street. The exterior walls are minimally articulated, with vertical divisions marking the bays and a broader, horizontal band lining the cornice. These exterior bays are approximately twenty feet in width and appear to express the width of each tilt-up slab and possibly the locations of the interior trusses.² The vertical elements, which read as simplified pilasters, are wider on the sides of the building and narrower on the street and rear facades. An additional horizontal band on the north side marks the approximate floor line of a mezzanine inserted within the volume. The building's exterior is generally windowless with the exception of the north side and a small cluster of windows on the south side. An entrance porch with an extended, flat canopy marks the northeast corner of the building.

The building's most distinctive features are its entrance and its signage. A freestanding pole sign at the sidewalk near the pedestrian and parking entrances consists of two parallel vertical poles capped by a trapezoidal box sign with flared corners. The two poles extend beyond the top of the box sign, which reads "ICE SKATING" in white lettering punctuated by small, orange starbursts. A snowflake-like feature, in the shape of a starburst consisting of small white spheres, sits between the poles directly beneath the box sign. A rectangular backlit marquee with changeable lettering is mounted on the lower portion. A thin, white metal conduit connects the bottom of the snowflake with the top of the marquee sign. Complementing this sign is a slightly larger than life-size figure skater perched on the edge of the entrance roof canopy. The figure, with its outstretched arms and lifted knee, appears to be made of painted fiberglass. Although it has become a fixture associated with the building, it was not placed here until the 1980s. Both of these signage elements are highly visible in the low-rise Sepulveda Blvd. corridor.

The entrance, on the north end of the street side of the building, is marked by a flat canopy supported on thin metal posts that extends from the northeast corner. Wall cladding of thin "Roman" brick, laid to emphasize the horizontal line, wraps the corner below the canopy. The column terminates in a flagstone-clad planter; the same flagstone also forms a low base at the corner. These entrance features are a product of the local vernacular of the time period, generally modernist in style, and readily identify the building with its time period. The five-bay, aluminum-frame entrance contains a door in the central bay, while the northern two bays hold the ticket office and the southern two bays are fixed. A horizontal, rectangular office window with a bezel surround is also located north of the doors on the outside brick wall.

The refrigeration plant and Zamboni bay are located at the south end of the rear, parking lot side of the building. A number of small utility additions and enclosures line much of the remainder of the rear of the building. The south side, like the north side, has wide vertical pilasters dividing the façade into bays.

² Original plans for the building were not located in time for this report, but may be available in the future from the collection of the daughter of the rink's designer, Carl W. Engelbrecht (see sources).



View west of east (main) façade and signage. Google Street View, accessed March 2014.



View southwest of main pedestrian and parking entrance. ARG, 1/31/14.



View northwest of signage. ARG, 1/31/14.



Added exterior entrance to pro shop in center of main (east) façade. ARG, 1/31/14.



View northwest of south façade with planters at corner. ARG, 1/31/14.



Utility area at south end of the rear of the building. ARG, 1/31/14.



View southeast of parking lot and rear and north facades. ARG, 1/31/14.



North facade of building and a portion of rear facade. ARG, 1/31/14.



View southwest of entrance. ARG, 1/31/14.



View northwest of entrance. ARG, 1/31/14.



View southwest within entrance porch. ARG, 1/31/14.

Interior Description

The building's interior consists mostly of a large, clear-span space to house the skating rink, with other functions occupying the two-story (mezzanine) spaces on the north and east sides.

To the north (right) upon entrance are located the skate rental desk, a locker area, and a warming room. The skate rental area has shelves for equipment and an example, at its east end, of what may have been the building's original lockers. Other lockers throughout the public areas appear to have been replaced. The warming room, formerly a snack bar, contains vending machines and table seating and has a bank of windows that provide a view of the ice rink. The finishes of these spaces include a decorative laminate wall board with an irregular stone pattern, wood tongue and groove paneling, and plain wall board panels. The tongue and groove panels appear to be original features.

The stone-patterned laminate panels are apparently an original feature of the front of the skate rental counter. The warming room and snack bar were open areas when the rink first began operation, but they were enclosed soon after, in the early 1960s, and the stone-patterned panels were continued across those new walls.³

A mezzanine level is stacked above these spaces on the north side, accessed by stairways at its east and west ends that lead to a circulation gallery overlooking the ice. Small functions such as a first aid station are located beneath the stairs. Offices are located at the east end of the north side, and two large rooms for gatherings and classes are located at the center and west end. These function rooms have large, sliding aluminum-frame windows on the exterior as well as on the gallery side for visual communication with the main space. The floors in the function rooms are nonoriginal laminate with a wood look. The ceilings in all second-floor spaces are open with exposed wood rafters and insulating Tectum panels as throughout the building.

On the east side of the building, a pro shop is located on the first floor with an office and restrooms, with men's and women's locker rooms above in a second floor that were added in 1983. The exterior entrance to the pro shop was added in 1993.

The main interior space is occupied by the ice rink. The space is defined by the series of steel trusses that span the building. Built-in bleachers with spectator seating for about 1,200 are located along the long east and west sides of the rink with circulation areas between the rink walls and the risers. A low wall with a continuous wood cap surrounds the rink; this is supplemented with clear plastic panels and netting at the north end to protect those off the ice during hockey play. The ceiling finishes are the exposed structure of the steel trusses, painted wood purlins, and insulating Tectum panels facing the spaces between the structural elements.

Light fixtures in the main interior are of three types: over the ice surface there are cylindrical shades with a metal cap in a flattened cone shape. A secondary system of industrial-type lights over the ice surface has large, metal, dome-shaped shades with a cage beneath; these were apparently installed by the late 1960s.

³ Per Richie Takahashi, telephone conversation, March 20, 2014.

An early photo of the rink shows the cylindrical fixtures with their original metal finish, which was corroding and later painted over in white (mostly obscuring the decorative perforations seen in the early image).⁴ A third type is located off the rink itself, where adjustable metal cone shade fixtures illuminate stairways and other smaller areas. All three of these types of lighting fixtures are early enough to be considered features that contribute to the character of the building. Additional lighting is from flush-mounted box fluorescent fixtures.



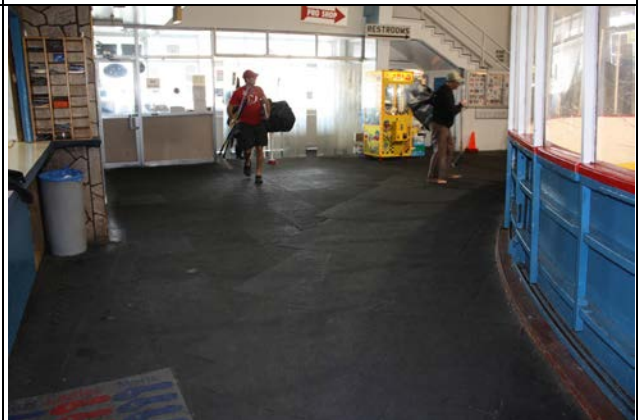
View southeast of entrance (left) and stairs to north mezzanine. ARG, 1/31/14.



View northeast of box office and entrance (right). ARG, 1/31/14.



View north through box office. ARG, 1/31/14.



View east toward entrance. ARG, 1/31/14.

⁴ Per Richie Takahashi, telephone conversation, March 20, 2014.



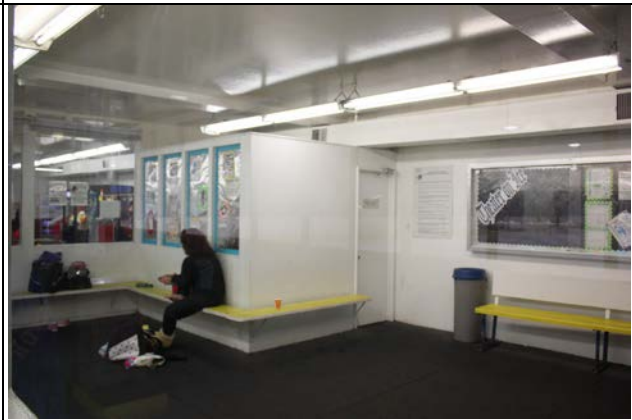
North side of rink, view west, with skate rental counter at right. ARG, 1/31/14.



Skate rental area behind counter (right), view east. ARG, 1/31/14.



View northwest of locker area (foreground, right) and enclosed changing room. ARG, 1/31/14.



Interior of changing room, view northwest. ARG, 1/31/14.



View east of north edge of rink (right) and warming room (left). ARG, 1/31/14.



Interior of snack bar, view northwest. ARG, 1/31/14.



Steel trusses and spectator seating on east side of rink, view south. ARG, 1/31/14.



View south of rink from north mezzanine gallery.



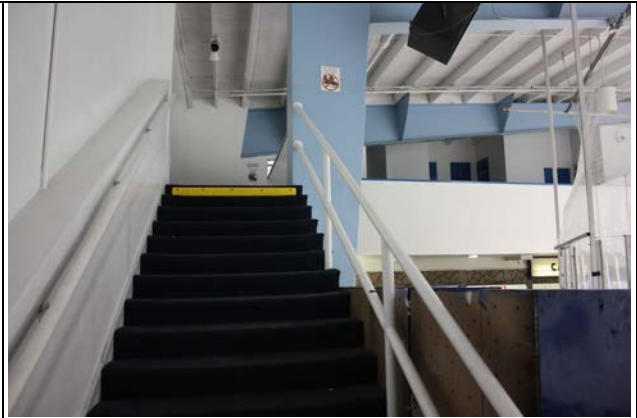
Steel trusses and spectator seating on west side of rink, view south. ARG, 1/31/14.



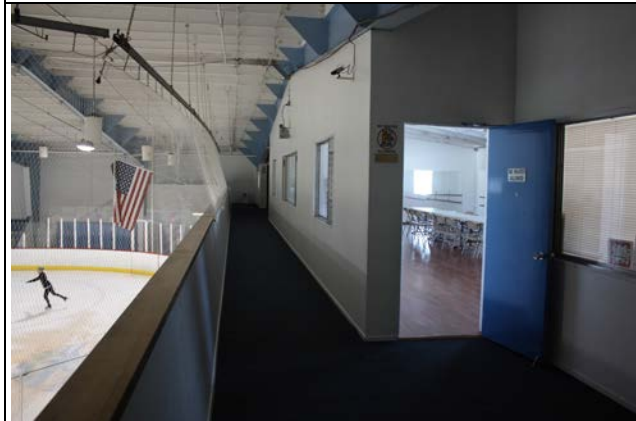
View northeast of rink with mezzanine and gallery at north end. ARG, 1/31/14.



Built-in bench and display cases at northwest corner of interior, near warming room. ARG, 1/31/14.



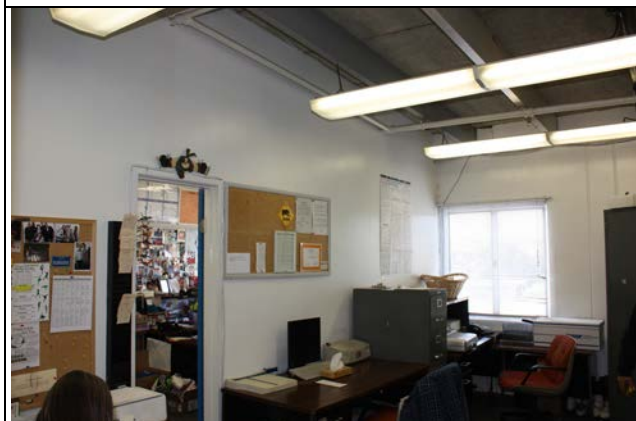
West stairs to gallery/north mezzanine, view north.



View west of gallery/mezzanine. ARG, 1/31/14.



View east of gallery/mezzanine. ARG, 1/31/14.



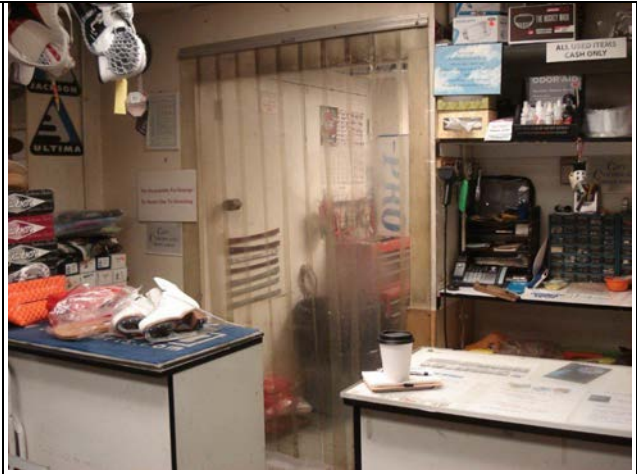
Office in north mezzanine, view northwest. ARG, 1/31/14.



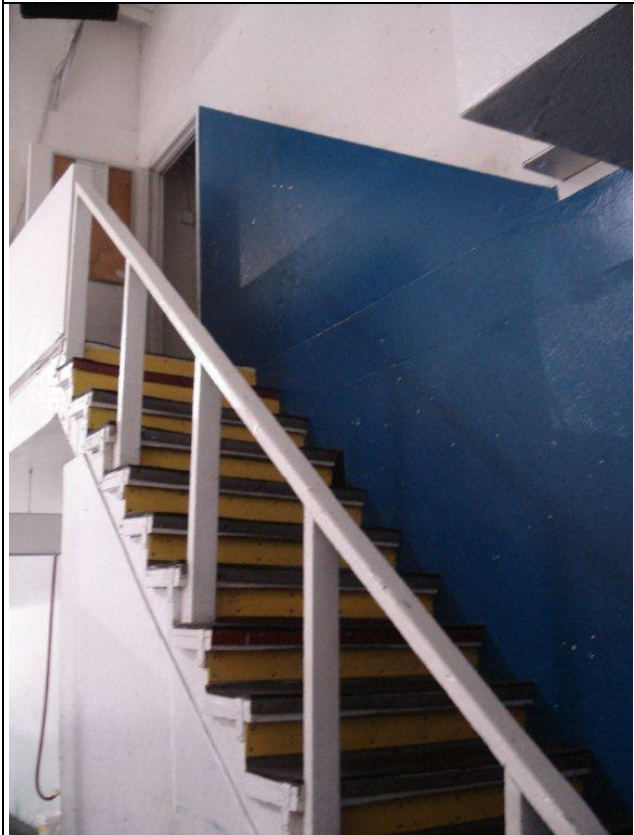
Function room in north mezzanine, view west. ARG, 1/31/14.



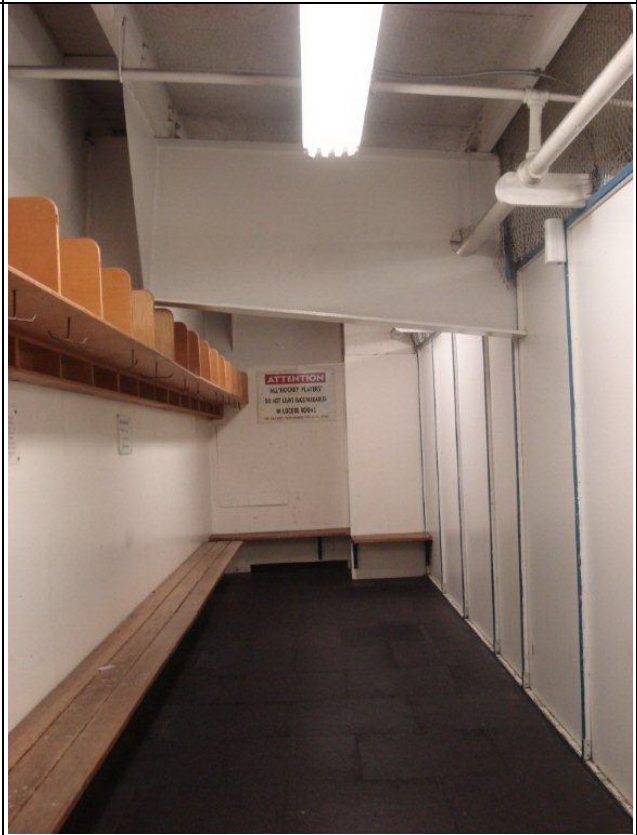
View north of Pro Shop. Christine Byers, 2/7/14.



View south of Pro Shop counter and office. Christine Byers, 2/7/14.



Stairs to east mezzanine lockers (1983). Christine Byers, 2/7/14.



West locker room (1983). Christine Byers, 2/7/14.

III. Chronology of Development and Alterations

The Culver Ice Rink, as it was first known, was developed in the early 1960s. The rink was established by a group of partners who commissioned, sponsored, and administered the rink for its first 25 years of existence. Business license and other City records list the original partners as Cloyd W. Green, Jerome Burr, Samuel H. Porter, and Gaffron D. Mueller.⁵ Mueller had experience with ice skating facilities and Jerome Burr was the owner and operator of the Mar Vista Bowl and managed the nearby El Rancho Family Billiard Club. The first manager of the rink was Jerry Page. Burr was identified in the City records and correspondence as the President and Mueller as the Vice President of Culver Ice Rink, Inc.

Gaffron Mueller had roots in Los Angeles going back to the 1920s, when he moved west from Butte, Montana. Starting out in bus driving and the engineering and construction of retaining walls in the new development of Hollywoodland, he later worked as a deputy sheriff for 15 years. Mueller was from a highly mechanically-inclined family that included generations of surveyors, mathematicians, and architects. Mueller also loved the mountains, and when he was able to do so, he purchased approximately 100 acres in Lake Arrowhead.

Mueller sought out ways to mix his personal and business interests. He held patents granted in 1955 for ski bindings and fasteners. As a part of his Lake Arrowhead investments, he purchased the skating rink at Blue Jay. The Blue Jay rink began in the 1930s as a small, rustic facility with a canvas roof, but was later expanded to an open-air facility covered by a steel-frame roof, a music room with an organ for entertaining the skaters, and a coffee shop.⁶ Mueller himself designed, constructed and maintained the ice maintenance machinery, and he and his wife Dorothy, who travelled the world to attend skating competitions, were involved in the day-to-day administration of the rink. With this experience, Mueller and his partners in Culver City embarked on the task of establishing a new rink on the West Side of Los Angeles.

The owners of the prospective ice rink applied in May of 1960 for a zoning variance to establish the rink on the property. The front portion of the property, adjoining Sepulveda Blvd., had commercial (C-3) zoning, while the rear portion had residential (R-1) zoning and was adjacent to single-family residences and apartment buildings on surrounding streets. The variance was necessary due to the latter condition. The neighbors voiced objections to the rink out of particular dread of the parking lot conditions at night: “The noise situation which would arise, with great numbers of teen-age filled cars emptying through this road [a secondary access road] between Sepulveda and at late night hours would clearly be intolerable, and would immediately degrade living values and property values throughout the area,” asserted a

⁵ ARG was in contact with a nephew of Gaffron Mueller. Further research may result in contact with family members of Green, Burr, or Porter who may have information from their perspectives, but such research was outside of the scope of this report.

⁶ The Blue Jay rink (as well as the later-established training facility on Burnt Mill Road, the Ice Palace) was more recently owned by Carol and Walter Probst. The San Bernardino Sun in a 1978 article identified Gaffron and Dorothy Mueller as the owners of the rink since 1956. The Muellers’ nephew also recalls that their involvement in the Blue Jay rink preceded their establishment of the Culver Ice Rink. He reports that the family sold the rink in the early 1980s, which corresponds to the date (1983) that the Probsts are said to have built a house at Lake Arrowhead.

petition signed by 14 neighbors urging the City to deny the variance. Despite this, the variance was approved unanimously by the Planning Commission on June 15, 1960.

In 1961 Jerome Burr requested and was granted two 180-day extensions of the variance from the Planning Commission. As he explained in his second request, "We are experiencing a little difficulty at this time in arranging the necessary financing, as it is necessary for us to put up cash for the building." Burr was in the process of selling the Mar Vista Bowl in order to finance the construction of the ice rink, and was experiencing delays in the closing of the transaction.⁷

The eventual designer of the building is discussed below, but prior to the project settling on the structural and civil engineering company George J. Fosdyke and Associates, the design had taken an interesting detour. According to plans in the City's possession, architect Carl Maston, a well-regarded Los Angeles modernist, was involved in the early design of the rink. Maston had collaborated with engineer Richard Bradshaw on the design of the Tarzana Ice Rink, which opened in 1960 (the building is pictured on page 26).⁸ The significant aspect of this building was the pre-cast concrete "toroid shell" that formed the main structure, a bold and unusual structural system with an elegant simplicity to it, a quality which made the Tarzana Ice Rink architecturally forward-looking and visually distinctive.

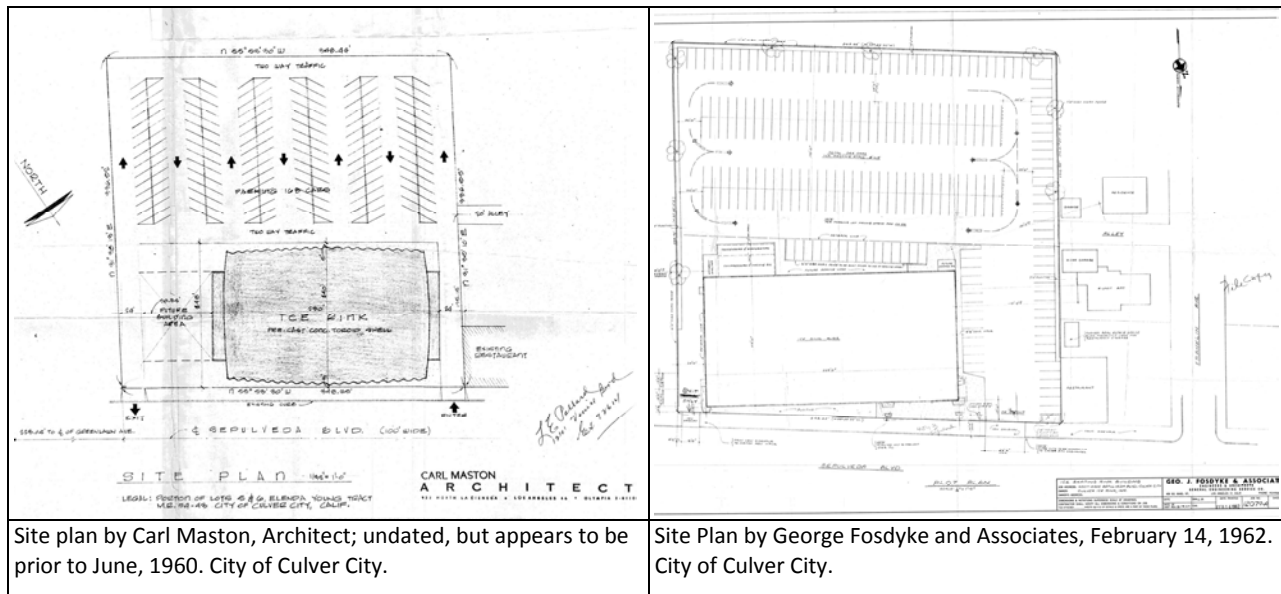
The earliest plans on file for the Culver City Ice Arena, dated June 13 and 15, 1960, show the building planned as a toroid shell, with the ribs of the shell reflected in the wavy profile of the exterior walls.⁹ Although these 1960 plans do not appear to have come from Marston's office, other plans showing the same structure do, in fact, have Marston's title block. Since these plans are undated, it is not known when the Marston office became involved in the commission. However, by early 1962 Fosdyke and Assoc. had obtained the commission to go forward with the building's design (according to their drawings, one of which is pictured below right) and applied for the building permit in March of that year.

Marston's other drawings on file with the City show alternatives for the placement of the building. Since the building's placement was an issue for the neighbors in the process of granting the zoning variance, it seems most likely that Marston's undated drawings show the alternatives that were considered prior to the June, 1960 granting of the variance.

⁷ Jerome Burr to Culver City Planning Commission, 16 October 1961; Motion carried to extend variance by Planning Commission on Nov. 8, 1961.

⁸ Maston also had a project at the same time for an ice rink in Encino which may not have been built. Carl Maston Papers, Finding Aid, USC Libraries.

⁹ The zoning variance for the property was granted on June 15, 1960 and these plans were probably used as exhibits in that decision.



Site plan by Carl Maston, Architect; undated, but appears to be prior to June, 1960. City of Culver City.

Site Plan by George Fosdyke and Associates, February 14, 1962. City of Culver City.

The change of architect meant a major change in the appearance of the building. It is possible, on the basis of the delays noted, that the “difficulty” with financing affected not only the timing of the rink’s construction but that it also may have dissuaded the partners from pursuing a more structurally and architecturally daring design.

The building for the Culver City Ice Arena was designed by Carl W. Engelbrecht (1913-1990), an architect with George J. Fosdyke and Assoc. The oldest of seven children, he was sent to Loyola for college but took it upon himself to transfer to architecture school. Engelbrecht became a draftsman during World War II and worked at Douglas Aircraft in the design of airplanes. Following the war, he worked for the General Engineering Service Company in Los Angeles. Since many careers in architecture had been curtailed by the war, those who worked in the field but had not become licensed were eventually able to apply for credit for their work experience and given the opportunity to take the State licensing exams. Engelbrecht, who had harbored a life-long devotion to architecture, took advantage of this opportunity, passed the exams, and eventually joined the AIA. He spent much of his architectural career with George J. Fosdyke and Associates, and it was with this firm that he obtained the commission to design the Culver Ice Rink.

According to his daughter, Engelbrecht was highly meticulous and well-versed in building codes and architectural details. The design of the Culver City Ice Arena seems to have been among the highlights of his career. Unfortunately, some of the features he envisioned for the building, which may have given it a stronger identification with the sports practiced within, were not executed due to further budgetary constraints. He had designed a series of cut-out metal panels with silhouettes of people engaged in skating that would have articulated the primary façade along Sepulveda Blvd. An echo of this idea is found in the figures that are painted on the building’s exterior.

The building's freestanding sign was fabricated by Heath and Company. Since Heath supplied a color rendering of the sign, it appears that they also designed it. The rendering shows, in addition to the features that one sees today, a sketch-like figure of a skater in red mounted between the box sign and the marquee. The material that was proposed for this delicate feature is not known, but it may have been metal or even neon. In any case, it was not executed, nor was a second snowflake shown in the rendering above the main box sign to correspond to the one below. In other words, a somewhat simplified version of the signage design was permitted in August of 1962, several months after the original permit for the building itself. City records indicate that the height of the sign was allowed at 45 feet.

The original ground lease for the property had a term of 49 years, from 1960 to 2009.¹⁰ After that point it was extended with short-term leases. The same family has remained the property owner from the inception of the rink. The original lease notes Sam and Julia Karagozian as the property owners; the current owner is Michael Karagozian. The owner of the business is listed as the owner in the permit records as noted below.

The building permit was issued in March of 1962, and the rink opened to the public that November. The All Year Figure Skating Club moved to the facility that year from the Polar Palace in Hollywood (which was soon lost to fire). In the program for its first annual skating review, in June, 1963, several dozen skaters performed, some as young as 3 years old. Future Olympic champion Peggy Fleming, then 14 years old, was among the soloists.

A small number of rinks in the Los Angeles area hosted champion skaters as coaches and trainers. The Pasadena Winter Garden, Pickwick Ice, and Culver Ice Rink were among the larger rinks equipped as training facilities. The Polar Palace in Hollywood had recently been destroyed by fire (May of 1963), so the establishment of a large, new rink in a central location on the West Side was a boon to the skating community.

One of the better-known teachers at Culver Ice Rink was Mabel Fairbanks. Despite her evident skills and accomplishments, she was barred from competition due to discrimination since she was African American. As a result, she decided to forge her own career performing in ice shows and, later, in coaching. In the 1940s she moved to Los Angeles and performed with travelling shows such as the Ice Capades and Ice Follies. She continued coaching until the age of 79, and was inducted into the U. S. Figure Skating Hall of Fame in 1997, the first African American skater to receive such recognition. In her obituary, the *Guardian* newspaper noted:

As she grew older, Fairbanks turned increasingly to coaching, and is credited with helping the careers of US and world champions such as Scott Hamilton, Atoy Wilson, Tiffany Chin, and 1970s champions Tai Babilonia and Randy Gardner, whom she put together as a skating pair. She also coached Kristi Yamaguchi, the 1992 Olympic gold medallist, in her early days, and also first paired the Japanese American with champion Rudy Galindo, Hispanic.

¹⁰ Ground lease executed between Sam and Julia Karagozian and Samuel H. Porter, Jerome Burr, Gaffron D. Mueller, and Cloyd W. Green, recorded April 20, 1962 with the County of Los Angeles. Culver City planning files.

Atoy Wilson, now 50, became the first African-American to win the US national championship, and first met Fairbanks when he was eight at an LA skating rink. She forced LA's Culver City skating club to become the first such institution to admit an African American in 1965.¹¹

It appears, then, that from a very early time in its history, Culver City Ice Arena became known as a place where people from all parts of the community were welcome to skate. This was likely due in large part to the presence of Mabel Fairbanks and its location, which was accessible to many modest neighborhoods of the West Side. Adam Dyer, a skating enthusiast who is African American, recently wrote:

The other thing that spoke to me (about the Culver City Ice Arena) was how many kids of color were on the ice. It was the first time in all of my years of following figure skating that I had seen that many kids of color on the ice. One of the first people I met was Catherine Machado, US National Bronze medalist (1955, 1956) as well as the first Latina national champion (Junior, 1954).... I remember her telling me that one reason she loved this rink was that, although she loved all her students, Culver City attracted the kids who looked and sounded like her and it was important for them to see a role model.¹²

Many of the best-known American figure skaters have been associated with Culver City Ice Arena through their time spent training there, among them Scott Hamilton, Dorothy Hamill, and Michelle Kwan in addition to those named above.

Aside from its strong associations with figure skating, the Culver City Ice Arena has a long history with ice hockey. The Los Angeles Kings were established locally as a professional franchise by Jack Kent Cooke in 1966 and began to compete in the 1967-1968 season. They played their games at the Forum in Inglewood, a facility that Cooke had built, and adopted Culver City Ice Arena as their first practice facility. The rink was reportedly enlarged by fifteen feet in order to be of regulation size to accommodate their practice.¹³ During the period the Kings practiced at Culver City Ice Arena, they gained fame through luminaries such as Wayne Gretzky, who had the highest profile among the many players who trained at the facility. The Kings retained their presence at Culver City Ice Arena for around 25 years. Despite the rink's convenient location and its place in the Kings' lore and history, the team had long accepted that the ice was notoriously uneven and the locker and training rooms very small and limited.¹⁴ These factors prompted them to leave Culver City in 1994 for a facility more in line with professional standards.

¹¹ Christopher Reed, "Mabel Fairbanks – Figure skater kept out of the Olympics by Racism" (obituary). <http://www.theguardian.com/news/2001/oct/08/guardianobituaries>. Accessed March 10, 2014.

¹² Dyer, Adam, "A Lesson in Figure Skating and Black Men." Weblog entry. Spirituwellness. 2 February 2014. Accessed March 12, 2014.

¹³ Per George Bavin, nephew of Gaffron Mueller. Permits for the expansion were not located in the City's building permit files.

¹⁴ Gann Matsuda, <http://frozenroyalty.net/2014/01/16/ice-at-culver-city-ice-arena-was-just-half-of-the-story-for-the-la-kings/>; <http://frozenroyalty.net/2014/01/15/los-angeles-kings-reminisce-about-their-days-at-culver-city-ice-arena/>.

In 1979, Jack Kent Cooke sold the Kings and the Los Angeles Lakers (along with other holdings, including the Forum) to Jerry Buss.¹⁵ Buss also acquired the Culver City Ice Arena (date unknown) and remained its owner through much of the 1980s. The next owner, until the rink's recent closure, was John Jackson, who had close associations with sports in Los Angeles. Jackson had been the assistant to Jerry Buss after a career as a football coach for numerous university teams, and was also the owner and promoter of Forum Boxing.¹⁶

In recent lease negotiations, the L. A. Kings were second in line to obtain the lease for the building and had hoped to invest in the refurbishment of the facility as an ice rink. The Kings support or operate a number of rinks in the Los Angeles area as a way to maintain interest in hockey at the grass-roots level and give children an opportunity to learn the game.¹⁷

Record of Building Permits and Alterations		
Date	Event	Owner on Record
1960 (May)	Variance granted by City Council to establish an ice rink.	Samuel Porter and Jerome Burr
1962 (Mar)	Original building permit for ice skating rink (Baingo Bros. contractor)	Culver Ice Rink, Inc. (Jerome Burr)
1962 (Aug)	Construction of new post sign (Heath and Co., contractor)	Culver City Ice Rink
1962 (Aug)	Installation of air conditioner platform	Culver Ice Arena, Inc.
1962 (Aug)	Construction of storage room on west elevation	Culver Ice Rink
1962 (Oct)	Temporary occupancy permit issued by City staff	Culver Ice Rink, Inc. (Jerome Burr)
1962 (Oct)	Application for a business license for the Snack Bar	Green/Burr/Porter/Mueller
1962 (Nov)	Installation of interior scoreboard and clock	Culver Ice Rink
1962 (Nov)	(Rink opened to the public)	
1969 (Aug)	Construction of interior dressing room	Culver Ice Rink, Inc.
1971 (Jul)	Construction of interior partition to enclose changing area between skate counter and coffee shop/snack bar.	Culver Ice Rink
1973 (Jun)	"Remodel Ice Rink" – no supporting documents note the scope or valuation of these alterations.	Aubrey Hellofs
1983 (Jun)	"Remodeling and addition of bath and dressing rooms" (valuation of \$15,000)	MBA Assoc.

¹⁵ "Lakers owner Jerry Buss dies at 80." *Los Angeles Times*. <http://articles.latimes.com/2013/feb/18/sports/la-sp-ln-lakers-jerry-buss-20130214> Accessed March 11, 2014.

¹⁶ "Society to Feature John Jackson, Owner-Manager of the Culver Ice Arena," <http://culvercityhistoricalsociety.org/?p=1009> Accessed Feb. and March 2014. The Culver City Historical Society notes that John Jackson had been the owner and manager of the Culver City Ice Arena since 1982, but building permits from 1983 and 1989 note Jerry Buss as the owner. Time did not permit us to set the record straight once this discrepancy was discovered, but John Jackson himself would be able to do so. We regret that we were unable to contact him directly once the rink closed, but this has no direct bearing on the findings of this report.

¹⁷ "LA Kings Royal Rinks," <http://kings.nhl.com/club/page.htm?id=57036>. Accessed March 2014.

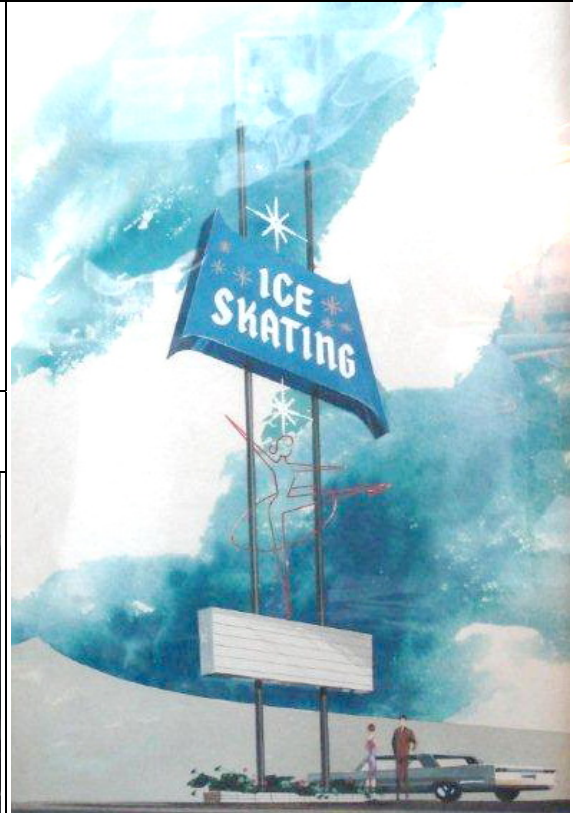
1983 (Jun)	Addition of locker room showers and toilets	Jerry Buss
1989 (Sep)	Construction of new interior partition wall for dressing room	Jerry Buss
1989 (Dec)	Roof repairs	(none listed)
1993 (Feb)	Construction of opening for new door on east elevation	Culver Ice Rink, Inc.
1996 (Jun)	Construction of new cooling tower for improvements to ice conditions.	Culver City Ice Arena



Rendering of the design for the building by the office of George J. Fosdyke and Assoc. Courtesy of Culver City Ice Arena.



Early view of of skaters on the ice, unknown date. Courtesy of Culver City Ice Arena.



Concept drawing by Heath and Co. for the freestanding sign. It appears that the skater and second snowflake were not executed. Courtesy of Culver City Ice Arena.

IV. Background and Historic Contexts

IV.1 Background: Growth in the Local Popularity of Ice Skating

Ice skating as a form of public recreation came to Los Angeles as early as 1925 with the opening of the Palais de Glace, located on Melrose Avenue at Vermont Avenue, near the present site of Los Angeles

City College. Shortly after, in 1928, the Glacier Palace (later Polar Palace) opened in Hollywood. Additional rinks appeared after the Great Depression in the late 1930s, as Los Angeles was showing strong signs of recovery from economic crisis. Pasadena's Winter Garden, with a large rink and extensive lounging areas, opened in a Streamline Moderne style building in 1938. In Westwood, adjacent to the UCLA campus, the Tropical Ice Gardens opened in 1938, first as an outdoor rink and exhibition center but soon after converted to an indoor facility.

The Tropical Ice Gardens was associated with Sonja Henie, the Norwegian skater who also had a film career that brought skating to a far wider public audience than could be reached through local or travelling exhibitions. The local impact of such "star" skaters was described in the Los Angeles Times in a 1987 article:

The real breakthrough in popularity for Southland skating came in 1936 in the form of a glamorous Norwegian named Sonja Henie. A 10-time world champion skater and three-time Olympic gold medal winner, Henie decided she wanted to do her future skating across the silver screen.

"Sonja Henie turned us around," says Josephine Lawless, [Los Angeles Figure Skating] club historian. "It was the first time local skaters had seen a world champion in the flesh and realized what could be accomplished. It changed everybody's ideas about skating. Sonja Henie was the mother of modern skating. She didn't just turn people around in this club, but in the whole world."¹⁸

A major component of the early rinks was seating for thousands of spectators. The Palais de Glace seated 4,500 people; Polar Palace held 6,500; and Tropical Ice Gardens had seating for 12,000 spectators. The Pan Pacific Auditorium also housed a skating rink where the Ice Follies and Ice Capades shows took place in the vast facility. After 1961, the new Los Angeles Sports Arena at Exposition Park hosted such shows.¹⁹

These early rinks did not survive far into the era of the Culver City Ice Arena, if at all. In 1950, the Tropical Ice Gardens was torn down so that UCLA could expand onto the land. In 1963, the Polar Palace in Hollywood burned down. The Pasadena Winter Garden closed in 1966, though skating later moved to another location in the convention center.

Skating first came to Culver City as a part of a small suburban shopping center on land formerly used as a small airport near Jefferson and Sepulveda Blvds. Operating for about ten years, the rink run by Harlan and Margaret Parker was less than 2,500 square feet in size (for comparison, the ice at the Polar Palace

¹⁸ Steve Springer, "The Coolest Club: Skating Elite Make Pickwick Ice Arena in Burbank their Base." http://articles.latimes.com/1987-12-25/sports/sp-20974_1_skaters. *Los Angeles Times* 25 December 1987.

¹⁹ Polar Palace: A brief history of lost California Ice Rinks." <http://www.squareone.org/PolarPalace/> Accessed February and March, 2014.

covered 22,000 square feet).²⁰ Culver City had ample industrial and recreational land in the southern portion of the city, where land-intensive uses such as a municipal golf course, a drive-in movie theater, and the above-mentioned airport were located.

The development of skating rinks depended on advances in structural engineering as well as in the creation and maintenance of an appropriate ice surface for skating. One of the earliest rinks, the Polar Palace in Hollywood, had a lamella dome, a technology that also served movie houses, dance halls, and other such indoor clear-span needs. By 1949, the Zamboni machine, developed at Paramount Ice Palace in the San Fernando Valley, was in the working prototype stage after seven years of experimentation.

The popularity of ice skating and the success of American skaters in the Winter Olympic Games appears to have supported the growth of ice skating as a popular form of recreation. In 1960, the Olympic Winter Games were held in Squaw Valley, California. American women were awarded the gold and bronze medals in singles competition. The relatively close proximity of a major international event dedicated to winter sports presumably contributed to the popularity of ice skating in California. After this high point, the sport suffered a major blow in 1961, when 34 American skaters, coaches, and family members were killed in a plane crash en route to Brussels, Belgium. The American team was not competitive in the 1964 Olympics due to the losses of life in 1961. The sport rebounded with the gold medal win in 1968 of Peggy Fleming, who became a well-known public figure and brought additional attention to the sport.

By 1980, a *Los Angeles Times* article noted sixteen dedicated locations for ice skating available to area skaters. After this high point, however, the number of rinks soon began to decline. In 1986 the Times noted that many rinks were closing due to the steeply rising cost of liability insurance, noting one rink in Santa Rosa that saw its premiums increase ten-fold to \$150,000 in a single year. The popularity of skating seems to have rebounded in the past 25 years, as new rinks have opened. Los Angeles County currently hosts 13 rinks.

IV.2 Historic Contexts for Culver City Ice Arena

Particular historic contexts that help us to understand the potential significance of a building must be identified for the evaluation of resources within most designation programs. The National Register guidelines are used as an authoritative guide to be applied for the evaluation of historic resources in any designation program, whether at the Federal, State, or local level. National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation*, notes the following for understanding a property's historic context:

The significance of a historic property can be judged and explained only when it is evaluated within its historic context. Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear. Historians, architectural historians, folklorists, archeologists, and anthropologists use different words to describe this phenomenon such as trend, pattern, theme, or cultural affiliation, but ultimately the concept is the same....

²⁰ Steve Rose, Culver City Chamber of Commerce, interview March 11, 2014.

(The) core premise of historic contexts is that resources, properties, or happenings in history do not occur in a vacuum but rather are part of larger trends or patterns.

In order to decide whether a property is significant within its historic context, the following five things must be determined:

- The facet of prehistory or history of the local area, State, or the nation that the property represents;
- Whether that facet of prehistory or history is significant;
- Whether it is a type of property that has relevance and importance in illustrating the historic context;
- How the property illustrates that history; and finally
- Whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.²¹

Even when evaluating a property for a local nomination, a similar process is useful. The first three points above are explored in the following pages. The last two are discussed in the course of evaluation according to the criteria in Section VI. The property represents the development of the sport and recreation of ice skating, particularly figure skating, in Los Angeles. The property also represents the development of indoor recreation -- such as ice skating, bowling, billiards, or roller skating -- which was a pronounced social and cultural phenomenon in the quickly-developing Los Angeles region in the decades following World War II.

Indoor Recreation and Suburban Development

Southern California in the period following the end of World War II saw tremendous growth through the movement of people to the region from throughout the United States. The availability of jobs in the aircraft and aerospace industries, which were the peacetime fruits of wartime production increases, brought changes to the region that would dictate its shape as we see it today. As widespread car ownership, the construction of freeways, and the development of housing tracts caused an attenuated spread of population across innumerable acres of former agricultural and otherwise undeveloped land, the urban development patterns adapted to these new models. With less dependence on a single, compact downtown to serve a region, smaller downtowns throughout the cities and towns of Los Angeles developed to serve local populations.

In the post-war period, the next wave of development was generally in the form of strip development along long-established rural roads, which in many cases were transformed into the commercial thoroughfares that served burgeoning post-war residential neighborhoods. The patterns of development in Los Angeles and Orange Counties in the post-war period were fairly consistent region-wide. Large tracts of land that had been under agricultural use or simply undeveloped were sold for housing construction as

²¹ National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, DC: U. S. Dept. of the Interior, 1990; revised 1997, p. 7.

residential construction increased dramatically after World War II with increased demand and the advent of aggressive government incentives to new homebuilding. Through the course of the 1950s, these major boulevards came into being featuring commercial/retail, institutional, and other uses, which often included family-oriented indoor recreation centers.

The newly-developing retail strips adjacent to suburban developments often included large, sometimes shed-like buildings for recreational activities such as bowling, roller skating, and ice skating. The land pressures were low enough that a facility like the Culver City Ice Arena could be built with nearly two-thirds of the property dedicated to a generous amount of off-street parking.²²

In 1972, architects Robert Venturi, Denise Scott-Brown, and Robert Izenour published a book entitled “Learning from Las Vegas” which resulted from their study of roadside commercial strip architecture. In studying the most extreme example of this type of environment (i.e., Las Vegas), they were able to glean the principles that governed much commercial vernacular architecture throughout the 1950s and 1960s. For example, in describing signage typical of a commercial strip they note:

Signs inflect toward the highway (i.e., the commercial strip) more than buildings. The big sign – independent of the building and more or less sculptural or pictorial – inflects by its position, perpendicular to and at the edge of the highway, by its scale, and sometimes its shape.²³

In their “Physiognomy of a typical casino sign” they noted that the taller portion of the sign is meant to identify the building or use from a long distance, from cars moving through the space of the commercial strip, while the lower portion provides the more specific and/or changeable information.²⁴ This pattern is evident in the Culver City Ice Arena signage as well. While the architectural program for the building’s exterior was apparently scaled back due to budgetary pressures, the sign essentially made up for whatever the building exterior was unable to communicate.

Ice skating venues were sometimes grouped with other forms of indoor recreation and entertainment, in addition to commercial uses, including restaurants, banks, and large-scale retail. Bowling alleys and theaters were among the most popular of the attractions with which ice skating could be grouped. Sometimes these resources were grouped together near major new housing developments, where the new population and the commercial and recreational offerings would depend upon and complement each other. Examples of this are the Pickwick Center in Burbank (1961), adjacent to the Rancho district, and the Hastings Center in East Pasadena, adjacent to Upper and Lower Hastings Ranch. New housing developments in Culver City, and throughout the West Side, proliferated in the late 1940s through the 1950s, and the commercial strips like Sepulveda Blvd. supported the new neighborhoods with a wide variety of services.

²² In this case, the large parking lot with the building pushed to the street also allowed the parking lot to serve as a buffer to the single family residences behind it. See zoning variance discussion above.

²³ Robert Venturi, Denise Scott-Brown, and Steven Izenour, *Learning from Las Vegas* (Cambridge: MIT Press, 1972, rev. 1977) 51.

²⁴ Venturi et al. 67.

Advertisements for and articles about ice skating venues in the 1950s through the 1970s make frequent mention of children's and youth programs. The need for family recreation in the Baby Boom era appears to have been a significant impetus for the development of all of the types of indoor recreation that fall into this category. In 1971, for example, 2,000 boys were said to be participating in hockey leagues at six rinks in Southern California.

The importance of these facilities was made clear, as an example, by a law in Santa Monica that, according to the mayor, "require(d) any developer removing a recreational facility to either replace it on site or pay for the costs of replacing it somewhere else in the city."²⁵ Although the ice rinks were all private facilities, they were considered a component of, or at least an important complement to, the public recreational infrastructure. Ice skating rinks were valued as safe havens for children and youth that provided exercise, social time, and important lessons in dedication and teamwork for those involved in figure skating lessons and competition or hockey teams. An advertisement for a local hardware store in the program of Culver City's 1st Annual Ice Review states, "Best Wishes to Culver Ice Arena for their contribution of wholesome entertainment for the youth of our community." The rink continues to be valued in the same way today as a community resource. Over time, rising land values and population density have caused increasing pressure on the type of inexpensive, community-oriented recreation that an ice rink represents.

Ice Rinks and Competitive Sport

In addition to its association with community recreation, the Culver City Ice Area also has a long history with the development of figure skating and hockey. These contexts are described above in the section on the history of the rink. The system of the figure skating clubs and their coaches and competitors represents the grass-roots level of skating that allows for organization and sponsorship of higher levels of competition at regional and national levels. A major rink serves as a local, or even regional, resource to sustain and support the ongoing development of the sport.²⁶

The various rinks in the region relied on the presence of well-known skaters and skating coaches who were associated with each facility. These people were often a draw for patrons who would follow their coaches to other rinks as facilities closed throughout the 1980s.

The All-Year Figure Skating Club (AYFSC) is a major organization of figure skaters from around Southern California. It was founded in 1939 and moved to the newly-opened Culver City Ice Arena in 1962, where it remained until 2012. Although the club once hosted the U.S. National Figure Skating Championships, in 2002, the event itself did not take place in Culver City but in a larger venue in downtown Los Angeles.

²⁵ Kenneth J. Fanucchi, "On Thin Ice: Planned Meltdown of Skating Rink Frosts Users, City Officials," *Los Angeles Times*, 5 Sept. 1982 WS1. Accessed via ProQuest Historical Newspapers: Los Angeles Times (1881-1990).

²⁶ Statement read from Rachael Flatt, Olympic figure skater, at the City Council hearing on 2/10/14. <http://www.youtube.com/watch?v=8O6-ckaasUg>. Accessed March 2014.

Local hockey leagues also rely on the rinks as gathering and organizing places, particularly in a climate where skating is not a “natural” seasonal recreation available to everyone as a part of the culture of each generation. The competitive and professional levels of both sports are in symbiosis with the recreational and amateur skaters, among whom talent is cultivated and interest is sustained. In Southern California, this culture clearly depends on the infrastructure of indoor rinks for sustenance. As with figure skating, amateur hockey has been complemented at Culver City Ice Arena by the facility’s role at various times as a practice rink for the Los Angeles Kings, USC, and UCLA.²⁷

IV.3 Comparison with Other Extant Ice Rinks

Today, there are five ice rinks operating in Los Angeles County that are over fifty years of age. Four of these date from a short time period, 1957 to 1961, and one is an earlier, 1939 rink. The 1939 rink is Paramount Iceland in the San Fernando Valley, which was the site of the invention of the Zamboni machine, a critical development in the maintenance of ice rinks.

Paramount Iceland	8041 Jackson St.	Paramount	1939
Van Nuys Iceland	14318 Calvert St.	Los Angeles (Van Nuys)	1959
Pickwick Ice	1001 W Riverside Dr.	Burbank	1961
Culver Ice Arena	4545 Sepulveda Blvd.	Culver City	1962
Skating Edge Ice Arena	23770 S Western Ave.	Los Angeles (Harbor City)	1962

Three of the rinks on this list still reflect their historical appearance: Culver City Ice Arena, Skating Edge Ice Arena, and Pickwick Ice. Although Pickwick Ice has lost its distinctive signage, the building, with its patterned concrete block exterior, appears to be somewhat intact. Skating Edge Ice Arena has a large, open gabled porch on the front, stone cladding, and large amounts of glass and does seem to reflect its original appearance as well. The other two rinks on the above list appear to have been altered. Paramount Iceland was remodeled on the exterior, with new materials and openings and a completely altered corner entrance. Van Nuys Iceland is a small rink in an extremely modest, shed-like building; it is unclear whether it has been altered, but its appearance is in no way distinctive.

Some of the now-demolished skating rinks were architecturally distinctive. Some examples are given here for comparison to the Culver City Ice Arena to show the architectural context for the rink. These rinks show that by comparison, Culver City Ice Arena was a fairly utilitarian design and did not incorporate elements of a themed environment or innovative structural engineering, which were qualities that distinguished some other rinks. Had the rinks pictured below survived intact, they are examples that may have been considered significant for their architectural qualities. The earlier, post-depression-era skating rinks from the 1930s through 1940 were often Streamline Moderne in style and featured interior spaces and amenities geared toward the comfort of those on or off the ice. The c. 1960 facilities were identified with skating through distinctive, eye-catching buildings whose sweeping structural qualities evoked the

²⁷ Darryl Evans, former Los Angeles Kings player, commenting at the City Council hearing on 2/10/14. <http://www.youtube.com/watch?v=8O6-ckaasUg> Accessed March 2014.

speed and grace associated with skating. In some cases, as at Anaheim's Glacier Falls, the street side and overall form of the building was dominated by the Googie style of architecture, which is usually associated with coffee shops as well as recreational facilities (in particular, bowling alleys) from this era in the commercial strip environment. Coffee shops were sometimes among the amenities at larger skating rinks as well.

Some of the now-demolished rinks were also associated with prominent architects. The Pasadena Winter Garden was the work of Cyril Bennett, a significant Pasadena architect who had designed the nearby Civic Auditorium. The Tarzana Ice Rink (known originally as Valley Skating Center) was designed by Carl Maston, a well-regarded Modernist architect in Los Angeles, in collaboration with an engineer, Richard Bradshaw.



Tropical Ice Gardens in Westwood (1938), associated with skater Sonja Henie after 1940, was destroyed by fire in 1949. The exterior, above, had a strong theme with its references to northern European architecture. Collection of Los Angeles Public Library.



Tropical Ice Gardens under construction. This was an open-air rink with extensive spectator seating, seen in foreground. Collection of Los Angeles Public Library.



Pasadena Winter Garden (1940), Streamline Moderne in style and designed by architect Cyril Bennett. Image: <http://www.squareone.org/PolarPalace/pasadena.html>



Pasadena Winter Garden, ample interior lounge area with featured fireplace. Image: <http://www.squareone.org/PolarPalace/pasadena.html>



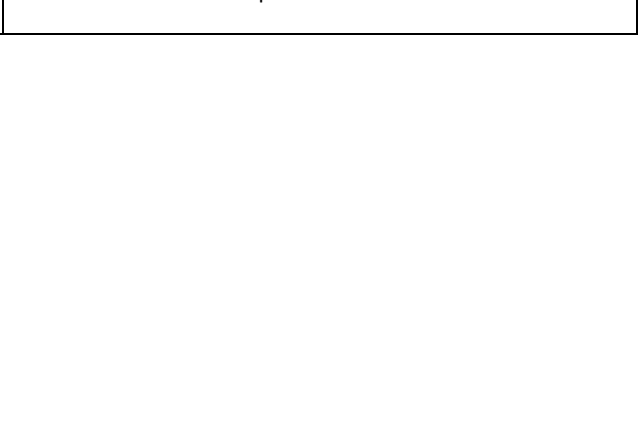
Berkeley Iceland (1940) is in Northern California, but represents a major skating facility that was determined eligible for the National Register. Vintage postcard image.

Interior of Berkeley Iceland. Vintage postcard image.

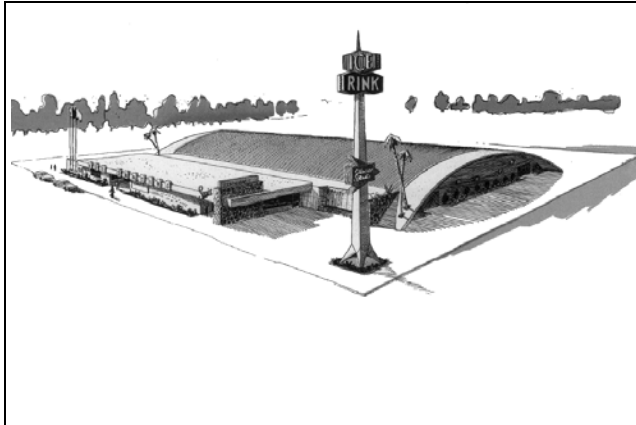


Tarzana Ice Rink (1960), designed by Richard Bradshaw (engineer) and Carl Maston (architect). Image by Julius Shulman from *Modernism Rediscovered* p. 287.²⁸

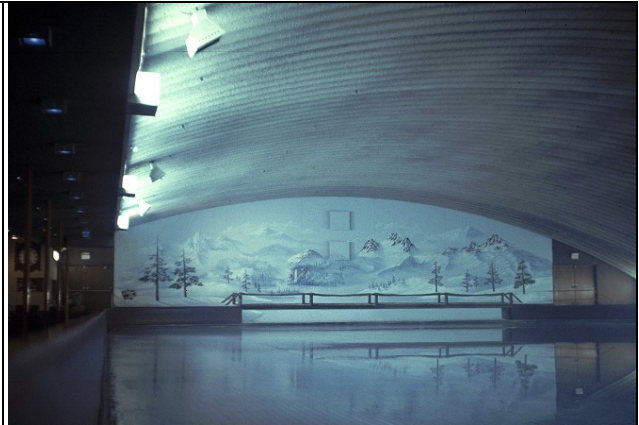
Interior of Tarzana Ice Rink. Image by Julius Shulman from *Modernism Rediscovered* p. 288.



²⁸ Pierluigi Serraino and Julius Shulman, *Modernism Rediscovered* (Tashchen, 2000) 287.



Anaheim: Glacier Falls (1960). Collection of Willie Kalls.²⁹



Anaheim: Glacier Falls interior showing ceiling structure and mural. Collection of Willie Kalls.

V. Criteria for Evaluation

V.1 City of Culver City Cultural Resources

The City of Culver City's criteria for designation of historical resources are generally based on those of the National Register. The process for consideration and the criteria are defined in the Municipal Code as follows:

- A. *Threshold criteria.* To be considered for designation, the structure(s) must meet one of the following criteria:
 1. The structure(s) is at least fifty (50) years old and the exterior of the structure is accessible or visible to the public; or
 2. The structure or district has special importance to the City.
- B. *Assessment criteria.* After satisfying the threshold criteria, a structure or district shall be reviewed for compliance with one or more of the following criteria, as defined under § 15.05.010 of this Chapter [see directly below]:
 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?³⁰

²⁹ "Glacier Falls, Photo Collection" <http://socalspeedskating.org/GlacierFalls/PhotoCollections.html>. Accessed March 2014.

³⁰ Culver City Municipal Code, Section 15.05.020, Cultural Resource Criteria.

A property with “architectural significance” is defined as an “outstanding or surviving example of period, style, detail, unique craftsmanship or method of construction; or [one that] represents the work of a locally, statewide or nationally significant architect, designer, or builder.”

A property with “historical or cultural significance” is defined as “a structure or district in which events occurred that made a significant contribution to City, State or national history or culture; or that involved a close association with the lives of people who made a significant contribution to the history and development of the City, State or nation.”³¹

These definitions essentially mirror those of the National Register and the California Register. Three tiers of designation are offered:

Landmark structure: A structure designated as an exceptional example of the highest architectural, historical, or cultural significance to the community.

Significant structure: A structure designated as being of substantial architectural, historical, or cultural significance to the community.

Recognized structure: A structure designated as being of architectural, historical, or cultural interest.³²

A point system was instituted to evaluate properties that meet the threshold criteria to determine where they would fall within these three categories.³³ This system is applied to the subject property in the Evaluation of Significance section below.

V.2 California Register of Historical Resources

The California Register of Historical Resources is a listing of State of California resources that are significant within the context of California’s history. The California Register criteria are modeled after National Register criteria. However, the California Register focuses more closely on resources that have contributed to the development of California.

All resources listed in or formally determined (by the State Office of Historic Preservation) eligible for the National Register are automatically listed in the California Register. In addition, properties designated as historic landmarks under municipal or county ordinances are also eligible for listing in the California Register. The property must be significant at the local, state, or national level under one or more of the following criteria:

Criterion 1: it is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history and cultural heritage of California or the United States.

Criterion 2: it is associated with the lives of persons important to the nation or to California’s past.

³¹ Culver City Municipal Code, Section 15.05.010, Definitions.

³² Culver City Municipal Code, Section 15.05.010, Definitions.

³³ Resolution of the Culver City City Council (91-R015 and Exhibit A), adopted February 11, 1991.

Criterion 3: it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Criterion 4: it has yielded, or has the potential to yield, information important to the prehistory or history of the state or the nation.

To be eligible for listing in the California Register, a resource must be eligible under one or more of the four criteria above and must retain sufficient integrity to convey its significance. There is not a codified age limit for the California Register, but enough time must have passed since the property gained significance to evaluate it as a historical resource with the appropriate amount of distance in time. In practice, this period is usually in the range of thirty to forty years before the present.

V.3 National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's master inventory of known historic resources. The National Register is administered by the National Park Service (NPS) and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state or local level. The National Register criteria and associated definitions are outlined in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. The following is a summary from *Bulletin 15*:

Resources (structures, sites, buildings, districts, and objects) over 50 years of age can be listed on the National Register. However, properties under 50 years of age that are of exceptional importance or are contributors to a district can also be included on the National Register.

There are four criteria under which a structure, site, building, district, or object can be considered significant for listing on the National Register. A potential resource must meet one or more of the following criteria for designation:

Criterion A: Properties that are associated with events that have made a significant contribution to the broad patterns of history;

Criterion B: Properties that are associated with the lives of persons significant in our past;

Criterion C: Properties that embody 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 (i.e., a historic district);

Criterion D: Properties that have yielded or may likely yield information important in prehistory or history.

The National Register has a fifty-year threshold for evaluation of a property. In some cases, a property itself may be over fifty years old, but some of the events or patterns of events with which it is associated may have taken place within the past fifty years. In such cases, properties that have “achieved significance within the past fifty years” must document “exceptional significance.” A historical

evaluation must focus on events or patterns of events or associations for which there is enough critical distance to evaluate them from a historical perspective.

VI. Evaluation of Significance

VI.1 Culver City Cultural Resource

The Culver City Ice Arena meets the criteria for listing as a Culver City Cultural Resource, as outlined below. The property is significant under two historic contexts noted above. The first of these is the context of post-war indoor recreation that catered to the youth of the Baby Boom generation in a developing suburban context. The second context is that of ice skating, both for recreation and as organized sports in the form of figure skating and hockey.

Threshold Criteria:

The property meets the first “threshold criteri(on)” requiring that a property be at least fifty years old and accessible to or visible to the public. The second threshold criterion requires that the property have “special importance to the City.”³⁴ A property must only meet one of these two criteria. The threshold criteria are in place to determine whether a property should proceed with an evaluation against the remaining criteria. Once this threshold is met, a property must be measured against the definitions of significance included in the assessment criteria.

Assessment Criteria:

The assessment criteria (noted in Section V) are applied as follows:

1) Quality of Architecture

- a. Does the structure represent the work of a city/state/nationally significant architect/designer/builder? (8 points) [0]

CHOOSE ONE OF THE FOLLOWING:³⁵

- b. Is the structure in question the best example of its kind in Culver City? (20 points)
- c. Is the structure a good example but there are better? (10 points)
- d. Does the structure retain some of the original construction/style/materials but there have been significant alterations? (5 points)

³⁴ Culver City Municipal Code, Section 15.05.020, Cultural Resource Criteria.

³⁵ Being a subheading under “Quality of Architecture,” this section appears to apply only to those structures that receive points under 1)a. Heading 3)c. below appears to be the measure of historic integrity for all other structures.

Subtotal, Architectural Significance:**- 0 -**

2) Historical/Cultural Significance

- a. Is the structure associated with a prominent person(s) of importance to the incorporation, growth, or development of Culver City (State or Nation)? (15 points) [0]
- b. Is the structure associated with an historical pattern or significant event related to incorporation, growth or development of Culver City (State or Nation)? (10 points)

[10]

Subtotal, Historical/Cultural Significance:**10**

3) Other

- a. Is the structure the oldest example of its type/style in Culver City? (5 points) [5]
- b. Is the structure accessible and/or visible to the public? (5 points) [5]
- c. Has the structure been well preserved? (5 points) [5]

Subtotal, Other:**15****TOTAL POINTS:****25**

The Culver City Ice Arena meets the City's threshold criteria and assessment criteria, which indicates its eligibility for designation as a cultural resource. The total score of 25 indicates that the building is eligible for designation as a "significant structure," a category for properties within the range of 21-40 points. A significant structure is "designated as being of substantial architectural, historical, or cultural significance to the community."³⁶ Significant structures that are not residential properties may be designated by the City Council without the consent of the property owner. Properties in this second tier are required to display a plaque indicating their status.³⁷

The property is not eligible under Item 1a. above, which reads, "Does the structure represent the work of a city/state/nationally significant architect/designer/builder?" The building is not the work of a well-known architect, and its architectural or artistic qualities are not such that it is a notable example of any particular style or building type. The analysis of the property in Section IV2. describes why the property appears the way it does and notes that it is a typical product of its era and its location in Culver City, but this does not indicate that it is significant under this criterion.

³⁶ Culver City Municipal Code, Section 15.05.010, Definitions.

³⁷ Culver City Municipal Code, Section 15.05.030, Process for Designating, Changing, or Removing Designation.

The property is not eligible under Item 2a. above, which reads, “Is the building associated with a prominent person(s) of importance to the incorporation, growth, or development of Culver City (State or Nation)?” Although the facility has been utilized by many luminaries in the skating world, there is no single historically significant person whose productive life is embodied by the property as described in the criteria.

VI.2 California Register of Historical Resources

The Culver City Ice Arena appears eligible for the California Register. The local criteria for Culver City are generally aligned with the California Register criteria, which note that a property must be “associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history and cultural heritage of California...”

California Register Criterion 1:

The Culver City Ice Arena exemplifies the growing popularity of ice skating as a popular recreational pastime, which is a clear pattern of events in Southern California in the period after World War II. The property’s association with this context is strong enough to merit a finding of significance under this criterion. Further, the property is one of only three rinks identified in Los Angeles County from the post-war period that appears to retain historic integrity, making it a relatively rare resource to represent this context.

The Culver City Ice Arena is also significant under Criterion 1 for its association with the development of competitive and professional figure skating and hockey. In figure skating, the rink has been associated with the development of talent in the sport for several decades, beginning with its early years.

As the official practice facility of the L. A. Kings during the period when the team was first established, and continuing for nearly thirty years, the facility provided support to the development of regional professional sports. As noted, arenas such as Culver City’s provide not only secondary rinks for the training and practice of professional teams, but also support the sport by sustaining grass-roots interest in hockey through the development of youth and amateur leagues.

While baseball, football, and soccer can be cultivated in any community with a playing field, hockey and figure skating (in Southern California) both depend entirely on a regional infrastructure of dedicated facilities. Culver City Ice Arena has been an important part of that network since its inception (particularly with the loss of older rinks around that time), and it has become more so as a skating community has continued to build and to produce national and Olympic champions.

California Register Criterion 2:

Many significant people in the worlds of figure skating and hockey have been associated with the Culver City Ice Arena. However, significance under this criterion generally relies on association

with a *single* historical person, not a pattern of association with a number of significant people. The property is not significant under this criterion because it does not exemplify the productive life of a particular, historically significant individual.

California Register Criterion 3:

Although the property is typical of the architectural type of a skating rink, with its simple, rectangular form, freestanding sign, and steel truss, clear-span interior, the building is not a *significant example* of an architectural type. It does not represent any significant aspect of regional architecture. While it is typical of its period, the building is not an architecturally expressive example, but rather incorporates enough minor features of the commercial vernacular in its exterior treatment to be recognizable as an early 1960s building. These features are confined to a small portion of the building and do not extend to the interior, which, like most of the exterior, is utilitarian in its appearance. Features found in other skating rinks that would indicate significance in this category could include more distinctive architectural treatment of the exterior (even if confined to a small area such as the entrance, which would be consistent with commercial vernacular buildings of this era), thematic treatment in the features or décor that would enhance and express the theme of ice skating, or spaces dedicated to fireplaces, lounges, etc. as were often seen in such facilities. Please refer to examples illustrated in Section IV.3.

It should be noted, however, that a lack of architectural significance does not mean that the building itself is expendable. If it is heavily altered, it will not be recognized for its significance under other criteria either (even if still used as an ice rink).

California Register Criterion 4:

This criterion is outside of the scope of this evaluation and applies mainly to archaeological resources.

The California Register and CEQA

For purposes of review under the California Environmental Quality Act (CEQA), a property may be considered a historical resource according to the following:

Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the

California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).³⁸

Since this report has determined that the Culver City Ice Arena appears significant under Criterion 1 of the California Register, the property is considered a historic resource for purposes of CEQA.

VI.3 National Register of Historic Places

The property does not at this time appear to meet the criteria for evaluation of the National Register. Currently, there is little in the way of literature and research available that would support such an evaluation at the higher level of documentation that is required for the National Register. There is not sufficient scholarship on the context of the development of the sporting or recreational development of ice skating to provide a strong enough argument for significance under the National Register criteria.

The building has also only recently reached fifty years of age, yet the public perception of its significance is based in large part on a pattern of events that has continued well beyond the fifty-year threshold of 1964. This lack of historical perspective, combined with the lack of available literature on the contexts of post-war recreation and of ice skating, would make a successful National Register nomination challenging at this point in time. It is likely, however, that in the future, once more time has passed and more of the patterns established to be associated with the property have passed the fifty-year mark, the property may be considered eligible. The National Register is designed to allow events of contemporary interest or importance to pass into a historical period before they are commemorated.

VI.4 Historic Integrity

The National Register guidelines are used not only to determine which properties are eligible for listing under that program, but also to guide preservation policy and interpretation for many programs at the State and local level. The concept of historic integrity is one of the most useful of these (along with, for example, historic contexts, which are discussed above). Historic integrity is defined as “the ability of a property to convey its significance” and is based on the continuing presence of features that date to the property’s significant historical period. The importance of retaining each aspect varies according to the reasons for the property’s significance. The seven aspects of historic integrity are discussed below.

1. **Location:** The property retains integrity of location since it has not been moved.
2. **Setting:** The property retains integrity of setting. The setting of the building is consistent with the historic conditions. The commercial strip environment of this portion of Sepulveda Blvd. is intact, even if many of the individual buildings have changed.
3. **Design:** The property retains integrity of design. Per the building permit records and visual observation at a site visit, the spaces, finishes, and most of functions of the building have changed

³⁸ CEQA *Guidelines*, Section 15064.5, “Determining the Significance of Impacts to Archeological and Historical Resources.”

very little over time. The 1983 addition of a mezzanine level on the east side did not significantly alter the building's integrity of design.

4. **Materials:** The property retains integrity of materials, although the materials of the building are not an important factor in its significance. They have changed very little from the building's early appearance.
5. **Workmanship:** The property retains integrity of workmanship, although it is not an important factor in its significance.
6. **Feeling:** The property retains integrity of historic feeling because of the retention of all the other aspects of integrity combined, in particular, with its continued use as an ice rink and all of the functions and equipment associated with that use. There have been few changes in the form of remodeling that would affect the long-time user's recognition of the building.
7. **Association:** The historic association of the building with the sport of ice skating, particularly as a form of public recreation, is an important factor in the building's integrity. The property retains integrity of association. The decommissioning of the ice, which has occurred during the writing of this report, does not significantly affect the property's integrity of association.

It should be noted that any replacement of mechanical systems, including cooling systems or the system by which the ice surface is maintained, is unlikely to have an impact on the building's integrity. The impacts of visible changes and alterations to the public or main spaces or to the building's exterior are more important to consider. If retention of historic integrity is a goal of the project, any alterations or upgrades to the property should follow the Secretary of the Interior's Standards for Rehabilitation for guidance.³⁹

VII. Conclusion

This study has determined that the Culver City Ice Arena, originally known as Culver Ice Rink, is eligible for listing as a Culver City Cultural Resource at the "significant" level. It also appears to be eligible for the California Register of Historical Resources. The property does not, however, appear eligible for the National Register of Historic Places at this time.

In order to evaluate the property's impact on skating and its place in Southern California's skating history, ARG referred to many unusual sources with the support of the City and the local community. We relied on contemporary writings in the form of web log (blog) posts and informal interviews with local people connected with the Ice Arena to furnish a history that is otherwise not documented. Web sites that are kept by skating history enthusiasts (supplemented by newspaper features on skating) provide the most coherent record of the rise and fall of numerous skating facilities of Southern California throughout the past ninety years. These sources allowed us to gather diverse stories about the facility in order to discern

³⁹ The Standards and Guidelines may be found at the following URL:
http://www.nps.gov/hps/tps/standguide/rehab/rehab_standards.htm

what the relevant patterns and themes were, as well as to place it in context with other such facilities that have existed in the region.

Through these sources, the cultural impact of the rink as a local institution became clear and demonstrated that the property is a good candidate for local historical designation and for California Register eligibility. The Culver City Ice Arena provided a place of indoor recreation for children, adults, and families that shaped local culture on the West Side. The property continued in operation and grew in importance as many other nearby rinks closed. Without such a facility, the growth of figure skating and ice hockey in Culver City and its surrounding communities could not have been sustained. Today, in all of Los Angeles County, Culver City Ice Arena is one of only five rinks that are over fifty years old, most dating to the period following World War II, and one of only three of these that are unaltered on the exterior and still reflect their historical appearance. The property has become a rarity in its representation of the post-war popularity of recreational ice skating.

As explored in this report, the property is also closely associated with the development and support of competitive and professional practice of figure skating and hockey. A property such as the Culver City Ice Arena demonstrates the importance of such facilities that serve as a link between recreational and professional sports, providing a place to support and cultivate local interest and talent.

At its inception, Culver City Ice Arena was poised to play an important role in the skating culture of Southern California as older rinks were closing and the popularity of ice skating was growing. This growth was evidenced in the establishment of the Los Angeles Kings, who were closely associated with Culver City Ice Arena early on, and in the success of American skaters as Olympic champions in the same period, including some future champions who were skating at Culver City during their formative years in the 1960s. The distinctive culture of each rink is shaped by the trainers and the skaters who are based at the rink. These stories build upon each other with successive generations.

Due to its association with these contexts, the Culver City Ice Arena is a significant property that shaped local culture and appears eligible for designation as a City of Culver City Cultural Resource.

IIX. Sources

Published Sources

National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, DC: U. S. Dept. of the Interior, 1990; revised 1997.

Jackson, Kenneth T. *Crabgrass Frontier: The Suburbanization of the United States*. Oxford: Oxford University Press, 1985.

Venturi, Robert, Denise Scott-Brown, and Steven Izenour. *Learning from Las Vegas*. Cambridge: MIT Press, 1972, rev. 1977.

Serraino, Pierluigi and Julius Shulman, *Modernism Rediscovered*. Taschen, 2000.

On-Line Sources

All-Year Figure Skating Club. "History." <http://allyearfsc.com/history/> Accessed March 2014.

Culver City City Council Meeting on Culver City Ice Arena 2/10/14.
<http://www.youtube.com/watch?v=8O6-ckaasUg>

Davis, David. "Catherine Machado: LA Ice Queen Talks Olympics." Weblog entry. L. A. Observed. 21 February, 2014. http://www.laobserved.com/intell/2014/02/catherine_machado_ice_queen_kn.php Accessed March 12, 2014.

Dyer, Adam. "A Lesson in Figure Skating and Black Men." Weblog entry. Spirituwellness. 2 February 2014. Accessed March 12, 2014.

Friends of Glacier Falls Ice Arena, "Photo Collection."
<http://socalspeedskating.org/GlacierFalls/PhotoCollections.html>. Accessed March 2014.

"Former Ice Arenas of Southern California." <http://users.mo-net.com/nixit/scalrin1.html>. Accessed March 2014.

Hersch, Philip. "History of U.S. Figure Skating at the Olympics." Chicago Tribune. 6 Feb. 2014.
<http://apps.chicagotribune.com/news/local/breaking/chi-us-olympics-figure-skating-results-20140206/story/chi-us-womens-olympics-figure-skating-results-20140206>. Accessed 7 March 2014.

Historic Aerials, aerial photographs: 1948, 1953, 1972, 1980, 2003, 2004, 2005.
<http://www.historicaerials.com>. Accessed February and March, 2014.

"History of the Los Angeles Kings." <http://kings.nhl.com/club/page.htm?bcid=4183#sixties> Accessed March 2014.

"Ice Follies." *San Bernardino County Sun*. 1 Feb. 1978 1.
<http://www.newspapers.com/newspage/60121260/> Accessed March 14, 2014.

Lawless, Josephine. "History of the Los Angeles Figure Skating Club." <http://lafsc.org/about/club-history/> Accessed March 2014.

Los Angeles County Office of the Assessor. "Parcel Viewer."
<http://maps.assessor.lacounty.gov/mapping/viewer.asp> Accessed February and March 2014.

Masters, Nathan. "Culver City: From Barley Fields to the Heart of Screenland." Weblog entry. SoCal Focus, KCET. 6 June 2012. Accessed March 14, 2014.

Mueller, Gaffron. Patents for ski bindings and fasteners. <http://www.freepatentsonline.com/2867447.html>. Accessed March 2014.

[No headline given. Article on Blue Jay Ice Rink.] *San Bernardino County Sun*. 27 June 1975 14.
<http://www.newspapers.com/newspage/57397734/> Accessed March 14, 2014.

Springer, Steve. "The Coolest Club: Skating Elite Make Pickwick Ice Arena in Burbank their Base." http://articles.latimes.com/1987-12-25/sports/sp-20974_1_skaters. *Los Angeles Times* 25 December 1987. Accessed March 12, 2014.

Square One. "A Brief History of Lost California Ice Rinks." <http://www.squareone.org/PolarPalace/index.html> Accessed February and March 2014.

Swann, Jennifer. "Memories of Culver Ice Arena, which closed after 52 Years. Will it rise again?" Weblog entry. *LA Weekly Blogs*. 10 February 2014. <http://www.laweekly.com/publicspectacle/2014/02/10/memories-of-culver-ice-arena-which-closed-after-52-years-will-it-rise-again> Accessed March 12, 2014.

Tiggs, Marcus G. "Mayor Cooper on Ice Rink: We Won't Gamble on People's Safety." *Culver City Observer*. 27 February 2014. <http://www.culvercityobserver.com/story/2014/02/27/news/mayor-cooper-on-ice-rink-we-wont-gamble-on-peoples-safety/3551.html>. Accessed 7 March 2014.

--- "Shut'er Down: Facing Fines Owner Plans to Turn off Compressors." *Culver City Observer*. 6 March 2014. <http://www.culvercityobserver.com/story/2014/03/06/news/shuter-down/3609.html>. Accessed 7 March 2014.

Culver City Municipal Code, Chapter 15.05, Historic Preservation Program. [http://www.amlegal.com/nxt/gateway.dll/California/culver/themunicipalcodeofthecityofculvercitycal?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:culvercity_ca](http://www.amlegal.com/nxt/gateway.dll/California/culver/themunicipalcodeofthecityofculvercitycal?f=templates$fn=default.htm$3.0$vid=amlegal:culvercity_ca) Accessed February and March 2014.

Ephemera and Reports

"Culver Ice Arena and All Year Figure Skating Club Presents its 1st Annual Ice Review," official program, June 10 and 11, 1963.

Page + Turnbull for Gibson, Dunn and Crutcher. "Berkeley Iceland Historic Resources Evaluation." Nov. 24, 2010.

USC Libraries, Finding Aid for the Carl Maston Papers. http://www.usc.edu/libraries/finding_aids/records/finding_aid.php?fa=4002#id903656 Accessed March 19, 2014.

Personal Interviews and Consultations

Babilonia, Tai. Figure skating champion and performer, contact was made by e-mail but interview did not occur as hoped.

Bavin, George. Nephew of rink founder Gaffron Mueller, telephone interview and follow-up, March 12 and 13, 2014.

Cerra, Julie Lugo. City Historian for Culver City, telephone interview, March 6, 2014.

Rose, Steve. Culver City Chamber of Commerce, telephone interview, March 10, 2014.

Steinlauf, Therese. Daughter of rink architect Carl W. Engelbrecht, telephone interview, March 13, 2014.

Takahashi, Richie. Long-time rink employee, telephone conversation, March 20, 2014.

Takahashi, Shannon. Long-time rink employee, e-mail correspondence, March 2014.

White, Bill. Culver Ice Foundation, telephone and e-mail correspondence, March 12, 2014.

RESOLUTION NO. 91-R015

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CULVER CITY, CALIFORNIA, ADOPTING A SYSTEM FOR
RANKING AND CLASSIFYING STRUCTURES PURSUANT TO
THE CULVER CITY HISTORIC PRESERVATION PROGRAM.

WHEREAS, the City Council of the City of Culver City has
adopted an Ordinance adding Chapter 38 to the Culver City
Municipal Code, establishing the Culver City Historic
Preservation Program, which provides for the preservation of
structures designated as Cultural Resources, because of their
architectural, historical, and/or cultural importance to the
City; and

WHEREAS, the Historic Preservation Program provides that
qualified structures be classified, prior to designation,
according to their importance to the community, as either
landmark, significant, or recognized structures or as
constituting an historic district.

NOW, THEREFORE, the City Council of the City of Culver
City, DOES HEREBY RESOLVE as follows:

- 1) That the Ranking and Classification System for
structures, attached to this Resolution as Exhibit A and
incorporated herein by this reference, shall be used
for ranking and classifying qualified structures,
pursuant to Chapter 38 of the Culver City Municipal
Code.

2) This Resolution shall become effective if and when
Ordinance No. 91-005 takes effect.

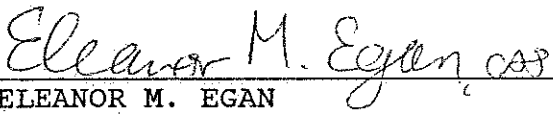
APPROVED and ADOPTED this 11th day of February,
1991.


STEVE GOURLEY, MAYOR
City of Culver City

ATTEST:

APPROVED AS TO FORM:


PAULINE C. DOLCE,
City Clerk


ELEANOR M. EGAN
City Attorney

FORMAT/RES

EXHIBIT A
RANKING AND CLASSIFICATION OF STRUCTURES

Structures meeting the Cultural Resource Criteria, pursuant to Section 38-4, are to be ranked for classification as follows:

1. Quality of Architecture

- a) Does the structure represent the work of an architect/designer/builder having significance to the City (State or Nation)?

(8 points) _____

CHOOSE ONE OF THE FOLLOWING:

- b) Is the structure in question the best example of its kind in Culver City?

(20 points) _____

- c) Is the structure a good example, but there are better? (10 points)

- d) Does the structure retain some of the original construction/style/materials, but there have been significant alterations? (5 points)

Subtotal Architectural Significance _____

2. Historical/Cultural Significance

- a) Is the structure associated with a prominent person(s) of importance to the incorporation, growth or development of Culver City (State or Nation)? (15 points)

- b) Is the structure associated with an historical pattern or significant event related to incorporation, growth or development of Culver City (State or Nation)? (10 points)

Subtotal Historical/Cultural Significance _____

3. Other

- a) Is the structure the oldest example of its type/style in Culver City?
(5 points) _____
- b) Is the structure accessible and/or visible to the public? (5 points) _____
- c) Has the structure been well preserved? (5 points) _____

Subtotal Other _____

4. Historic District

- a) Is the structure within an area delineated as one of contiguous or related parcels at which events occurred that made a significant contribution to City, state or national history or culture? _____
- b) Is the structure within an area which contains structures which are collectively significant examples of period, style, or method of construction providing distinguishing characteristics of the architectural type or period represented? _____
- c) If the collective structures satisfy (a) or (b), above, questions 1 through 3, above, should be applied to determine their collective classification.

5. TOTAL POINTS _____

6. Comments: _____

Point Totals and Classification of Structures/Districts

After points are given to each structure, it shall be classified as one of the following:

- | | <u>Point Total</u> |
|---|--------------------|
| 1. Structure/District qualifies as a "Landmark" of highest architectural/historical/cultural importance to Culver City. | 41-60 Points |
| 2. Structure/District qualifies as being architecturally/historically/culturally "Significant". | 21-40 Points |
| 3. Structure/District is to be "Recognized" as being of architectural/historic/cultural interest. | 5-20 Points |



standards for rehabilitation



-GUIDELINES-

The Approach

Exterior Materials

[Masonry](#)
[Wood](#)
[Architectural Metals](#)

Exterior Features

[Roofs](#)
[Windows](#)
[Entrances + Porches](#)
[Storefronts](#)

Interior Features

[Structural System](#)
[Spaces/Features/Finishes](#)
[Mechanical Systems](#)

Site

Setting

Special Requirements

[Energy Efficiency](#)
[New Additions](#)
[Accessibility](#)
[Health + Safety](#)

THE STANDARDS

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

[Guidelines for Rehabilitation-->](#)

[HISTORICAL OVERVIEW](#) - [PRESERVING](#) - [rehabilitating](#) - [RESTORING](#) - [RECONSTRUCTING](#)

[main](#) - [credits](#) - [email](#)

Consent Calendar

Item C-1

Meeting Minutes

Commissioner Williams asked that his comments on the words "Thank You" be reflected in the minutes for item A-1.

Christine Byers, Public Art and Historic Preservation Coordinator, indicated that this would be added to the minutes.

MOVED BY COMMISSIONER BERNARDIN, SECONDED BY VICE CHAIR KLEIN AND UNANIMOUSLY CARRIED, THAT THE CULTURAL AFFAIRS COMMISSION APPROVE MINUTES FOR THE REGULAR MEETING OF MARCH 25, 2014.

o0o

Action Items

Item A-1

Consideration of a Nomination for Cultural Resource Designation for the Culver City Ice Arena at 4545 Sepulveda Boulevard and Recommendation to the City Council as Deemed Appropriate

Chair Koosed observed that the meeting was taking place on Earth Day and that historic preservation is about sustainability.

Chair Koosed invited public input.

The following members of the audience addressed the Commission:

Tamara Coffin expressed support for Cultural Resource Designation for the Culver City Ice Arena.

Ann Oliver expressed support for Cultural Resource Designation for the Culver City Ice Arena.

Marcello Vavala, Los Angeles Conservancy, discussed the

Cultural Resource designation process; the City's Historic Preservation Ordinance; the historic significance of the Culver City Ice Arena; the City's independent preservation consultant; and he expressed support for designation as a Cultural Resource.

Brooke Powell discussed her experience at the Culver City Ice Arena and wanted to see it come back in some form or another.

Therese Steinlauf discussed the work of her father who designed the Culver City Ice Arena, and she thanked Kevin Healy who nominated the Ice Arena for Cultural Resource designation, staff for working on the item, the people of Culver City, and Bill White and Tai Babilonia from the Culver Ice Foundation.

Shannon Takahashi reported working at the Ice Arena for 20 years; discussed the importance of the Ice Arena; and asked that it be recognized with a Cultural Resource designation.

Sol Blumenfeld, Community Development Director, provided a summary of the material of record.

Jennifer Trotoux, Architectural Resources Group, provided background on her firm; reported that they had visited the Ice Arena before operations ceased; discussed levels of historic designation at the local, state and federal levels; criteria; the need for dedicated buildings for ice skating in Southern California in the post-war era; character defining features of the building and she provided an overview of the context for ice rinks in Los Angeles County and the criteria that make the Culver City Ice Arena significant at the local and state levels.

Discussion ensued between staff, Commissioners, and the speakers regarding implications of a National Register listing; local vs. federal jurisdiction; clarification regarding "Significant" vs. "Recognized" status as pertains to Culver City's Cultural Resources; issues attached to new uses for the space; the use variance; the discretionary approval process; the need for a zone change for a new use; protections associated with the different designation levels; the California Environmental Quality Act (CEQA); the standard

for review of a proposed development project; Certificate of Appropriateness; Certificate of Exemption; soundness of the structure; the California and Historical Building Codes; letters from the Culver Ice Foundation and from the property owner; additional hours spent on the project by staff; limitations on the use of the building; loopholes; the "Recognized" designation category; CEQA vs. the City's Historic Preservation Ordinance; the need to update the 1987 survey; the history of the Ice Arena; economic hardship; exceptions; the current owner; the communal aspect of the Ice Arena; implications to business owners in the City; and clarification on the task of the Commission to determine whether the building meets the designation criteria as included in ARG's report and findings.

MOVED BY COMMISSIONER WILLIAMS, SECONDED BY VICE CHAIR KLEIN AND UNANIMOUSLY CARRIED, THAT THE CULTURAL AFFAIRS COMMISSION RECOMMEND THAT THE CITY COUNCIL DESIGNATE THE CULVER CITY ICE ARENA A CULTURAL RESOURCE AT THE "SIGNIFICANT" LEVEL.

Chair Koosed encouraged anyone interested in historic preservation to sign up with the Culver City Historical Society and the Los Angeles Conservancy.

o0o

Public Comment – Items Not On the Agenda

Chair Koosed invited public input.

The following member of the audience addressed the Commission:

Mim Shapiro discussed her involvement in Cultural Affairs in Culver City over the years; the growth of Cultural Affairs in the City; involvement of the schools; budget shortfalls; she expressed concern with the lack of City support of programs; discussed the report on the creative economy; and she urged everyone to write letters in support of Cultural Affairs in the City.

o0o

RESOLUTION NO. 2014 – R_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CULVER CITY, CALIFORNIA, DESIGNATING THE CULVER
CITY ICE ARENA, LOCATED AT 4545 SEPULVEDA
BOULEVARD, A “SIGNIFICANT” CULTURAL RESOURCE
PURSUANT TO THE HISTORIC PRESERVATION PROGRAM.**

WHEREAS, the City Council of the City of Culver City established a Historic Preservation Program by Ordinance in 1991, which, in part, provides for the designation and preservation of structures within the City as Cultural Resources, because of their architectural, historical and/or cultural importance to the City; and

WHEREAS, Culver City Municipal Code (CCMC) Section 15.05.015 provides that any structure or district can be nominated for designation as a Cultural Resource by a resident of the City, by the property owner, by the Cultural Affairs Commission or by the City Council; and

WHEREAS, on January 31, 2014, a nomination for designation as a Cultural Resource for the Culver City Ice Arena was submitted by Kevin Healy, a resident of Culver City; and,

WHEREAS, based on recommendations contained in the report entitled “Culver City Ice Arena Historic Resource Evaluation” prepared by Architectural Resources Group, Inc., the Community Development Director prepared an evaluation of the proposed designation and made a recommendation to the Cultural Affairs Commission, as to the appropriateness and qualifications of the application; and

WHEREAS, at its meeting of April 22, 2014, the Cultural Affairs Commission considered the materials of record and, after considering such materials and comments provided by members of the public, made a recommendation to the City Council that the Culver City Ice Arena be designated a “Significant” Cultural Resource; and

1 WHEREAS, on July 28, 2014, at a duly noticed public meeting, the City
2 Council considered the recommendation of the Cultural Affairs Commission, including all
3 materials of record and public comment.

4 NOW, THEREFORE, the City Council of the City of Culver City, California,
5 DOES HEREBY RESOLVE as follows:

6 The Culver City Ice Arena, located at 4545 Sepulveda Boulevard, Culver City,
7 is hereby designated a "Significant" Cultural Resource.

8 APPROVED and ADOPTED this _____ day of July 2014.

9
10
11 _____
12 MEGHAN SAHLI-WELLS, MAYOR
13 City of Culver City, California

14 ATTEST:

APPROVED AS TO FORM:

15
16 _____
17 MARTIN R. COLE, City Clerk

18 _____
19 CAROL A. SCHWAB, City Attorney

RESOLUTION NO. 2014 – R_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CULVER CITY, CALIFORNIA, DESIGNATING THE CULVER
CITY ICE ARENA, LOCATED AT 4545 SEPULVEDA
BOULEVARD, A “RECOGNIZED” CULTURAL RESOURCE
PURSUANT TO THE HISTORIC PRESERVATION PROGRAM.**

WHEREAS, the City Council of the City of Culver City established a Historic Preservation Program by Ordinance in 1991, which, in part, provides for the designation and preservation of structures within the City as Cultural Resources, because of their architectural, historical and/or cultural importance to the City; and

WHEREAS, Culver City Municipal Code (CCMC) Section 15.05.015 provides that any structure or district can be nominated for designation as a Cultural Resource by a resident of the City, by the property owner, by the Cultural Affairs Commission or by the City Council; and

WHEREAS, on January 31, 2014, a nomination for designation as a Cultural Resource for the Culver City Ice Arena was submitted by Kevin Healy, a resident of Culver City; and,

WHEREAS, based on recommendations contained in the report entitled “Culver City Ice Arena Historic Resource Evaluation” prepared by Architectural Resources Group, Inc., the Community Development Director prepared an evaluation of the proposed designation and made a recommendation to the Cultural Affairs Commission, as to the appropriateness and qualifications of the application; and

WHEREAS, at its meeting of April 22, 2014, the Cultural Affairs Commission considered the materials of record and, after considering such materials and comments provided by members of the public, made a recommendation to the City Council that the Culver City Ice Arena be designated a “Significant” Cultural Resource; and

1 WHEREAS, on July 28, 2014, at a duly noticed public meeting, the City
2 Council considered the recommendation of the Cultural Affairs Commission, including all
3 materials of record and public comment.

4 NOW, THEREFORE, the City Council of the City of Culver City, California,
5 DOES HEREBY RESOLVE as follows:

6 1. The City Council hereby finds that the recommendation of the Cultural
7 Affairs Commission should be modified on the basis that _____
8 _____.

9
10 2. Based on the finding set forth in Section 1, the Culver City Ice Arena,
11 located at 4545 Sepulveda Boulevard, Culver City, is hereby designated a "Recognized"
12 Cultural Resource.

13 APPROVED and ADOPTED this _____ day of July 2014.

14
15
16 _____
17 MEGHAN SAHLI-WELLS, MAYOR
18 City of Culver City, California

19 ATTEST:

APPROVED AS TO FORM:

20
21 _____
22 MARTIN R. COLE, City Clerk

23 _____
24 CAROL A. SCHWAB, City Attorney