

February 17, 2017

Mr. Craig Knight
Vitruvian Culver City, LLC
5822 West Washington Boulevard
Culver City, California 90232

Subject: Cultural and Paleontological Resources Inventory for the 8777 Washington Blvd. Culver City Project, Los Angeles County, California

Dear Mr. Knight:

This letter documents the results of a cultural (including archaeological and historic built environment) and paleontological resources inventory conducted by Dudek for the 8777 Washington Boulevard Project (proposed project), located in Culver City, in Los Angeles County, California (Figure 1). All cultural resources fieldwork and reporting for this project has been conducted by qualified Dudek specialists meeting the Secretary of the Interior's Professional Qualifications Standards. The purpose of this report is to assess the proposed project's potential to impact cultural and paleontological resources in compliance with the California Environmental Quality Act (CEQA).

PROJECT DESCRIPTION AND LOCATION

Planned construction of a four-story mixed-use building is being proposed at 8777 Washington Blvd. in Culver City, Los Angeles County, California (Figure 2). The approximate 1-acre project area includes two Assessor's Parcel Numbers (APNs): 4310150087 and 4312015008, both fully paved and with existing buildings present. The extent of this one-acre parcel represents the horizontal extent of the project area, and a maximum excavation of 34 feet below the surface represents the vertical extent of the project area. The project area falls within the Hollywood and Beverly Hills, CA 1:24,000 USGS quadrangles within Section 6 of Township 2 South, Range 14 West.

REGULATORY FRAMEWORK

California Environmental Quality Act

Historical resources

CEQA requires that all private and public activities not specifically exempted be evaluated for the potential to impact the environment, including effects to historical resources. Historical resources are recognized as part of the environment under CEQA. It defines historical resources as “any object, building, structure, site, area, or place, which is historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (Division I, Public Resources Code, Section 5021.1(b)).

Lead agencies have a responsibility to evaluate historical resources against the California Register criteria prior to making a finding as to a proposed project’s impacts to historical resources. Mitigation of adverse impacts is required if the proposed project will cause substantial adverse change. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired. While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource’s significance.

The California Register is used in the consideration of historic resources relative to significance for purposes of CEQA. The California Register includes resources listed in, or formally determined eligible for some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts), or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise.

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) consisting of the following:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. It is associated with the lives of persons important to local, California, or national history; or
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; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A “unique” archaeological resource, as defined by the California Public Resources Code Section 21083.2, may be considered significant under CEQA and, if identified, defined mitigation appropriately implemented. As used in this section, "unique archaeological resource" means an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

In the event that Native American human remains or related cultural material are encountered, Section 15064.5(e) of the state CEQA Guidelines (as incorporated from Public Resources Code section 5097.98) and Health and Safety Code Section 7050.5 define the subsequent protocol. In the event of the accidental discovery or recognition of any human remains, excavation or other disturbances shall be suspended of the site or any nearby area reasonably suspected to overlie adjacent human remains or related material. Protocol requires that a county-approved coroner be contacted in order to determine if the remains are of Native American origin. Should the coroner determine the remains to be Native American, the coroner must contact the Native American Heritage Commission (NAHC) within 24 hours. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98 (California Code of Regulations, Title 14; Chapter 3; Article 5; Section 15064.5(e)).

Paleontological Resources

Paleontological resources are limited, nonrenewable resources of scientific, cultural, and educational value and are afforded protection under state (CEQA) laws and regulations. This study satisfies project requirements in accordance with CEQA (13 PRC, 2100 et seq.) and Public Resources Code Section 5097.5 (Stats 1965, c 1136, p. 2792). This analysis also complies with guidelines and significance criteria specified by the SVP (2010).

Paleontological resources are explicitly afforded protection by CEQA, specifically in Section V(c) of CEQA Guidelines Appendix G, the “Environmental Checklist Form,” which addresses the potential for adverse impacts to “unique paleontological resource[s] or site[s] or ... unique geological feature[s].” This provision covers fossils of signal importance – remains of species or genera new to science, for example, or fossils exhibiting features not previously recognized for a given animal group – as well as localities that yield fossils significant in their abundance, diversity, preservation, and so forth. Further, CEQA provides that generally, a resource shall be considered “historically significant” if it has yielded or may be likely to yield information important in prehistory (PRC 15064.5 [a][3][D]). Paleontological resources would fall within this category. The PRC, Chapter 1.7, sections 5097.5 and 30244 also regulates removal of paleontological resources from state lands, defines unauthorized removal of fossil resources as a misdemeanor, and requires mitigation of disturbed sites.

LAMC PALEONTOLOGICAL RECORDS SEARCH

A paleontological records search was completed by Los Angeles Natural History Museum staff on April 27, 2015. The results of this search are provided within Confidential Appendix A. Records indicated that the museum does not have any vertebrate fossil localities recorded within the project boundaries, however do have localities nearby from the same sedimentary deposits that occur subsurface.

The entire Project parcel contains surface deposits of younger Quaternary Alluvium, derived primarily as fluvial deposits from Ballona Creek that flows just to the east. These deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, but at relatively shallow depth in this area there are older Quaternary sediments that do contain significant fossil vertebrate remains. Fossil vertebrates previously recorded in sediments around Ballona Creek area include two specimens of fossil horse, *Equus*, one at a depth of six feet below the surface; remains of fossil mammoth, *Mammuthus*, at unknown depth; remains of fossil human at two localities, *Homo sapiens*, recovered from a depth of 12-23 feet below the surface; remains of fossil camel, *Camelops*, at unknown depth; fossil mastodon, *Mammut*, at unknown depth; and fossil remains of a sabretooth cat, *Smilodon*, at unknown depth.

SCCIC CULTURAL RECORDS SEARCH

A SCCIC records search of the project area and the surrounding one-mile was completed by SCCIC staff on April 13, 2015. This search included their collection of mapped prehistoric, historical and built-environment resources, Department of Parks and Recreation (DPR) Site Records, technical reports, archival resources, and ethnographic references. Additional consulted sources included the National Register of Historic Places (NRHP), California Inventory of Historical Resources/CRHR and listed OHP Archaeological Determinations of Eligibility, California Points of Historical Interest, California Historical Landmarks, and Caltrans Bridge Survey information.

Previously Conducted Cultural Studies

SCCIC records indicate that forty-three (43) previous cultural resources technical investigations have been conducted within one-mile of the proposed alignment. None of these studies are known to have directly included the current project area. The following technical studies included road and railroad alignments in the immediately surrounding vicinity (Table 1):

Table 1. Previous technical studies that have included areas near the project area

Author	Year	Company	Title
Robinson, Mark	2007	Jones & Stokes	Exposition Corridor Light Rail Transit Project Construction Phase Cultural Resources Monitoring and Treatment Plan. Report on file at the SCCIC, CSU Fullerton.
Chartkoff, Joe and Kerry Chartkoff	1965	UCAS	Ucas-073 Venice Boulevard 7-la-187, Los Angeles County. Report on file at the SCCIC, CSU Fullerton.
Sweet, R.K.	1963	UCAS	Ucas-1963-x2 Venice Boulevard, Route 163, Los Angeles County. Report on file at the SCCIC, CSU Fullerton.

Previously Identified Cultural Resources

No cultural resources have been previously identified within the project area, however thirty-two (32) sites (including prehistoric and historical-era resources) and historic addresses have been recorded within the surrounding one-mile records search area (Confidential Appendix B). It should be noted that a number of additional historic addresses are reported by Culver City on their website as well. The nearest previously recorded prehistoric site is more than three-quarters of a mile away from the project parcel.

NAHC SACRED LANDS FILE SEARCH

Dudek requested a NAHC search of their Sacred Lands File on April 3, 2015 for the proposed project area. The NAHC provided results seventeen days later. This search did not indicate the presence of Native American traditional cultural place(s) within this area, or the surrounding one-mile buffer (Confidential Appendix C). The NAHC additionally provided a list of Native American tribes and individuals/organizations that might have knowledge of cultural resources in this area.

TRIBAL REPRESENTATIVE CORRESPONDENCE

Following the NAHC response, letters were sent (May 14, 2015) to the listed tribal representatives with the intent of requesting information, opinions or concerns relating to the proposed project impacts (Confidential Appendix C). These letters contained a brief description of the planned project, reference maps, and a summary of the NAHC SLF search results. One response was received by email from Mr. John Tommy Rosas, of the Tongva Ancestral Territorial Tribal Nation (May 14, 2015). Mr. Rosas noted that there are a number of known cultural resources in the surrounding area. Mr. Rosas requested that a tribal monitor be present for ground disturbing activity and that he be provided with the contact information for the lead agency project representative. No additional responses to these outreach attempts have been received to date. The lead agency will be provided with any additional responses should they be received from tribal representatives.

METHODS

Archaeological/Paleontological Survey

Dudek Archaeologist and Paleontologist Bill Burns inspected all areas of the planned project area on March 1, 2015. No paleontological or archaeological resources were identified. The Project parcel is currently occupied with a building and a surrounding asphalt parking lot, which allowed for no direct observation of the native ground surfaces.

While shallow native subsurface soils through the project parcel are likely to have been previously disturbed through construction, the exact character and nature of these previous disturbances is somewhat unclear. It is evident from the size and location of building shown in the 1938 aerial imagery that there may have been associated features in the area (i.e., privy or other features).

Additionally, there is some potential that paleontological resources may be present at depths of six feet and greater below the surface (depending on the nature of past disturbance). For these

reasons, there is some potential that subsurface cultural and paleontological material and features could be present beneath the paved parking areas.

Built Environment Survey

Dudek Architectural Historian Salli Hosseini, MAHP conducted a pedestrian survey of the exterior of the subject property on June 15, 2015. The purpose of the survey was to identify and record any potential historical resources located within the project area. The subject property is located at the intersection of Washington and National Boulevards, in a fully developed commercial area. For safety purposes, the pedestrian survey was performed by walking along the sidewalks adjacent to the streets. Ms. Hosseini took detailed notes and photographs of the subject property and its surroundings, and recorded the building on the appropriate State of California DPR forms (Appendix D). Photographs of the project area were taken with a Nikon D60 digital camera with an 18-55mm DR lens. All field notes, photographs, and records related to the current study are on file at Dudek's Pasadena, California office.

Archival Research

Dudek conducted archival research to develop a site-specific history for the subject property. Dudek conducted research through Culver City Building and Safety Department, the Los Angeles Public Library, as well as the County Assessor's Office. Primary and secondary sources included building permits, newspaper accounts, a review of past owners/occupants and any persons associated with the subject property, and a general history of the subject property and the City. The year of the construction of the building (1951) was provided by the Los Angeles County Office of the Assessor's online Property Assessment Information System and was confirmed through a review of historic aerial photographs (NETR 2011). Dudek also consulted historic maps and aerial photographs to further understand the development of the subject property and neighborhood (NETR 2011). Sanborn Fire Insurance Maps (1929) were also reviewed and suggest information on the parcel prior to the development of the subject building. No other Sanborn maps were available for the project area.

Dudek consulted additional sources to develop the appropriate historic context for the subject property and to provide a general historical overview of Culver City. Other sources consulted included the Culver City Historical Society, which confirmed general information on the early developments of the City.

In addition to conducting background research on the subject property and Culver City to develop the historic context, Dudek conducted an in-person archival research at County Assessor's West District Office in Culver City, and Culver City Building and Safety Department (June 15, 2015). The purpose of this research was to obtain building development and

ownership/occupant information and to acquire plans and maps. Information obtained at these repositories were limited to building permits, which provide information on several alterations and additions on the subject property since the day of initial construction.

HISTORICAL OVERVIEW

The History of Culver City

Born in Milford, Nebraska, Harry H. Culver took the lead from his father Jacob Hazel Culver, and enlisted in the Spanish-American War. Throughout his lifetime, Culver undertook various jobs including laundry and bottled water businesses, which financed his education at Doane College and the University of Nebraska (Lugo Cerra 2013). In 1901, he entered the mercantile business while traveling in the Philippines. Culver also worked as a reporter for the Manila Times. Following a three-and-a-half year period working as a special agent in the customs department, Harry H. Culver returned to the U.S. and worked in St. Louis and Detroit until 1910, when he resigned and moved to California (Lugo Cerra 2013). Upon his move to Southern California, he began work in real estate with I.N. Van Nuys who offered to make Culver a manager. But Harry Culver had a vision in mind and decided to venture out on his own.

In 1913, Harry H. Culver announced his plans at the California Club in Los Angeles for a balanced city that carried his name. Thus, Culver City was established along a railroad transportation corridor halfway between the pueblo of Los Angeles and Abbot Kinney's resort of Venice. In an effort to form the City, the streets were paved and a numbering system was adopted. The Fire and Police Departments were established and operated in the same building as the City Hall. It was not long before Culver's efforts in expanding the City through advertisement and planning began to pay off. By 1914, Culver City outgrew its original 93 acres and 250 residential lots, and boasted a Pacific Electric depot, a macaroni factory, and a cyclecar plant (Masters 2012). By the time of its incorporation in 1917, the City grew to 770 acres (Culver City 2015; Masters 2012). In 1922, the motion picture industry became the City's early economic foundation. Other industries in the City included Western Stove in 1922, followed by the Helms Bakeries in 1930, and the Hayden Industrial Tract in the 1940s (Culver City 2015). During the 1920s and 1930s, Culver City was known for being more permissive of night life activities such as dancing and alcohol consumption that were banned in the City of Los Angeles. This permissiveness was beneficial to local growth and resulted in the development of several nightclubs and dancing parlors along Washington Boulevard. The most famous of local nightspots were Frank Sebastian's Cotton Club (formerly Green Mill) and Fatty Arbuckle's Plantation (Culver City 2015). However, much like the rest of the region, Culver City was affected by World War II. Following the end of the war, interests in local economy shifted, which changed the focus of local businesses from nightspots to car dealerships. As a result, car dealerships replaced nightclubs and dance parlors on Washington Boulevard (Culver City 2015).

Over the years, more than forty annexations have taken place resulting in a five square-mile City. In 1924, the land along Washington Boulevard that brought the City's western boundary to Lincoln Boulevard was obtained by the City (Masters 2012). Culver City transitioned from a general law city to a charter city in 1947, and by 1949, the City had its own Unified School District (Culver City 2015). Since 1971, Culver City has had multiple redevelopment projects led by the City's Redevelopment Agency. By the year 2000, population grew to nearly 40,000 (Culver City 2015). Currently, Culver City's downtown is a walkable arts-dining-entertaining district and considered a local attraction. The current population of the City is approximately 39,000 (U.S. Census Bureau 2013).

The History of 8777 Washington Boulevard

Sanborn Fire Insurance Maps (1929) of the project area and vicinity provide information on the parcel prior to the development of the current building at 8777 Washington Boulevard (the subject property). Prior to the construction of the subject property, the parcel contained a large two-story structure that operated as Zucca's Opera House. Originally known as the Green Mill, the venue changed names regularly and was also known as the Cotton Club, Casa Mañana, Meadowbrook, and Mardi Gras. The building operated as a local venue for 25 years and featured some of the finest local bands in Los Angeles history including Louis Armstrong, Fats Waller, and Lionel Hampton (Buffalo Courier Express 1950, Gioia 1992). The structure was destroyed in a fire on February 20, 1950 (Los Angeles Times 1950).

Historic aerial photographs suggest the subject property was constructed in 1951 (NETR 2011). The photographs also suggest the surrounding area was fully developed by 1948. Commercial developments are evident on the south, east and west of the subject property, while residential developments appear to the north.

Historic aerial photographs of the subject property were available for the years 1948, 1952, 1953, 1964, 1972, 1980, 1994, 2003, 2004, 2005, 2012 (NETR 2011). These photographs confirm that at least three major additions were made to the property since the original date of construction. Two additions (one on the southeast and one on the northeast section of the subject building) took place between 1953 and 1964. A separate structure was erected sometime after 1972 towards the northeastern portion of the parcel, detached from the subject property. That structure was demolished sometime between 2004 and 2005. Historic photographs also suggest the extant outdoor patio located on the east elevation of the subject building was added in 2005. Also in 2005, a new structure was constructed on the northernmost corner of the lot.

Building permits suggest the subject property was owned by Robert Gordow in 1955. Following that time, Danny McGroos owned the subject property from 1955 to 1959. Archival research failed to reveal any additional information on the two individuals and the type of business they

operated. In 1964, Ogner Motors occupied the building, followed by Culver City Chrysler in 1970. The subject property was owned by Mike Miller of Mike Miller Toyota from approximately 1970 until 1986 (Burbank 1986), although building permits also indicate that the property was owned by Fred Sutton in 1971 (archival research did not reveal further information on this property owner). The subject property is currently occupied by Surfás Culinary District. The original section of the subject property (southwest section) has been occupied by Surfás Culinary District since 1989. In 2006, Café Surfás began operations in the southeast section of the subject building (Surfás 2015).

DESCRIPTION OF IDENTIFIED RESOURCES

The subject property is a one-story, flat roof, Vernacular style building clad in smooth stucco, clay, and concrete block. The building is located on the westernmost section of parcel 4312-015-008 located at the intersection of National and Washington Boulevards. A parking lot located on parcel 4312-015-007 to the east of the subject property provides access to the subject property.

The west façade faces National Boulevard and is adjacent to a concrete sidewalk that wraps around the building. This façade contains multiple fenestrations and is the only façade clad in multiple finishes including smooth stucco, clay and concrete bricks (Photograph 1). The northernmost section of this façade is primarily clad in clay and concrete bricks, while the southern section of the façade displays a smooth stucco finish that is aesthetically divided into multiple sections. Such division is especially noticeable on the southwest corner of the building, where five vertical concrete block pillars project from the main façade and frame the three multi-glaze picture-windows (Photograph 2). Directly above the windows on this corner of the building, is a steel-plate marquee set slightly back from the façade that displays the current business sign. The building's west façade also displays three large and one small brick-framed window, as well as a roll-up door, which appears to be a later addition as evidenced by missing and incompatible bricks around the frame. A single entrance door is located toward the southern section of the west façade and is hidden behind a stucco wall. A business sign is located on the northern section of the west façade, and banners are located throughout the façade.

The south façade of the building faces Washington Boulevard and is clad in smooth stucco. The eastern section of this façade displays similar vertical pillar separations at the southwest corner, and contains two picture-windows identical to those on the southwest corner (Photograph 3). The roofline on the eastern portion of this façade is higher compared to the rest. This section is part of the later addition constructed between 1953 and 1964.

The east façade of the building faces the paved parking lot adjacent to the building (Photograph 4). The southernmost section of this façade is clad in smooth stucco and aesthetically divided into multiple vertical sections through similar wall projections as those on the south façade. This

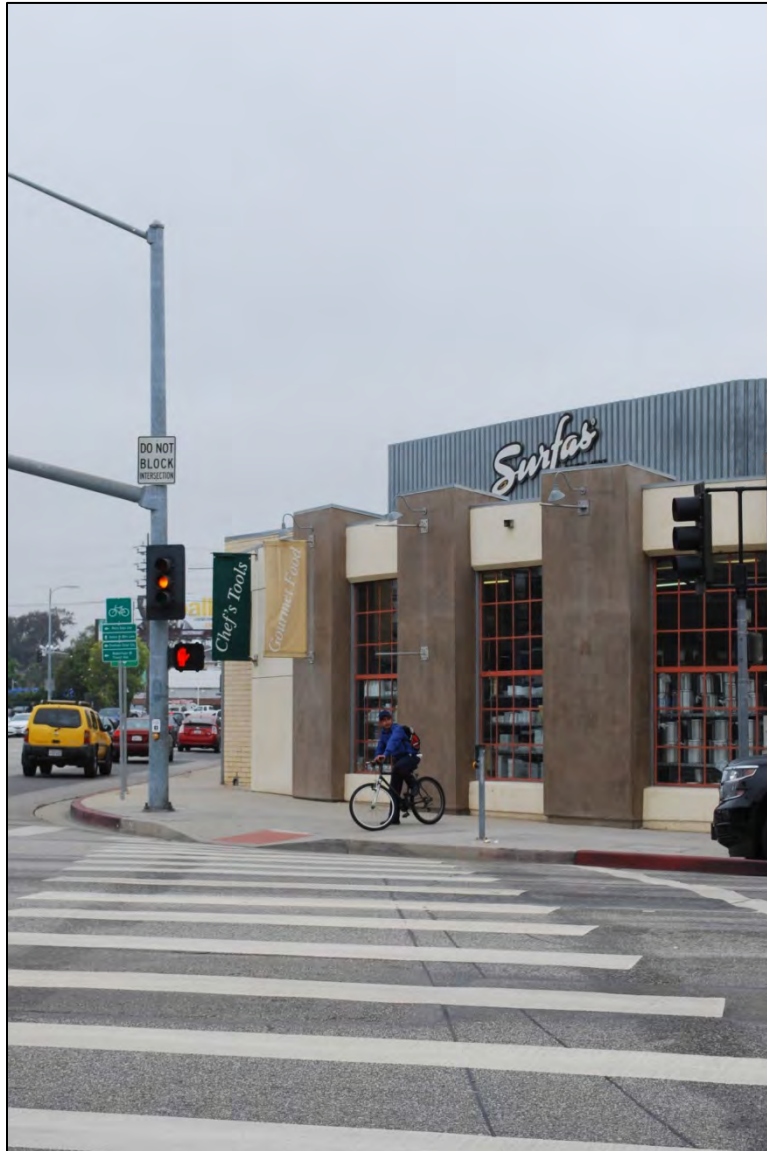
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part of the structure contains a flat roof. Slightly set back and located towards the center of the east façade, is the main entrance to the building. The entrance is covered by a slanted roof canopy projecting from the stucco wall. The glass double-door faces the parking lot. An outdoor patio is located underneath the canopy and to the north of the entrance. Three planters are located between the parking lot and the outdoor patio. The view of the northern section of the east façade is obstructed by large trees. The northern most section of the east façade features a part of the building that was constructed between 1953 and 1964 and is parallel to the southeastern addition.

The north façade of the building faces an alley (Photograph 5). This façade is clad in clay and concrete bricks, and contains four large multi-glaze windows and a metal roll-up door that is located towards the center of the façade. The easternmost section of the north façade (part of the later additions constructed between 1953 and 1964) is aesthetically distinguished by the red bricks and the lower roofline.



Photograph 1. Overview of west elevation (view to east)



Photograph 2. Overview of Southwest corner (view to northeast)

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Photograph 3. Overview of the south elevation (view to the north)



Photograph 4. Overview of east elevation (view to the west)



Photograph 5. Overview of north elevation (view to the south)

PROPERTY SIGNIFICANCE EVALUATION

The following sections provide an evaluation of the subject property's potential for historical significance at the local (Culver City), state (CRHR), and national (NRHP) levels of eligibility.

CRHR/NRHP Criteria

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

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

Archival research failed to reveal any associations with the subject property and significant events or patterns of development. While the original building on the parcel (last known as Zucca's Opera House) was known for featuring extremely well known musical talents, this building was destroyed by a fire in 1950 and its history is not relevant to the subject property. The current building has been occupied by various tenants, including auto dealerships beginning in the 1960s through the 1980s. While Washington Boulevard went through a change in

development in the years following World War II from nightclubs to car dealerships, these tenants came later (during the late 1960s and 1970s) and the current building has been substantially altered as part of the property's subsequent change in function from a car dealership to kitchenware shop and café. Its current tenant, Surf as Culinary District, arrived in 1986 and has occupied the building ever since. Archival research on these occupants, and the building itself, failed to indicate associations with any significant events or patterns of development relevant to the City, state, or nation. For these reasons, the subject property is recommended not eligible under NRHP/CRHR Criteria A/1.

CRHR Criterion 2: is associated with the lives of persons important in our past.

NRHP Criterion B: associated with the lives of significant persons in or past.

Archival research failed to indicate any associations with significant persons. All names identified as a result of building development research were investigated, and yielded no additional information relevant to the building's history. Therefore, the subject property is recommended not eligible under NRHP/CRHR Criteria B/2.

CRHR Criterion 3: embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

NRHP Criterion C: 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.

The subject property is a Vernacular style building that has been subject to numerous exterior and interior alterations (see integrity discussion below). The most significant alterations to the building appear to be fairly recent, and have compromised the integrity of the building's most prominent facade at the corner of Washington and National Boulevards, with most of the original materials and design replaced. The building has also received three significant additions on the east elevation. Building development research failed to reveal the name of an associated architect or builder. Regardless, the building has been so heavily altered that it can no longer convey its original design. Therefore, the subject property is recommended not eligible under NRHP/CRHR Criteria C/3.

CRHR Criterion 4: has yielded, or may be likely to yield, information important in prehistory or history.

NRHP Criterion D: have yielded or may be likely to yield, information important in history or prehistory.

There is no evidence to indicate that the subject property is likely to yield any information important in prehistory or history, beyond what has already been identified as a result of the current study. The subject property is also not associated with an archaeological site. Therefore, the subject property is recommended not eligible under NRHP/CRHR Criteria D/4.

Culver City Cultural Resource Criteria

Culver City Ordinance 2004-004 Chapter 15 05 describes Culver City's historic preservation program. The purpose of the 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. The following criteria are applied in evaluating the appropriateness of cultural resource 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.***

The subject property was built in 1951, making it 69 years old, and the exterior of the building is accessible and visible to the public. Therefore, the subject property meets section 1 of the City's Criteria A. However, archival research did not reveal that the building has special importance to the City. As such, the subject property does not meet section 2 of the City's Criterion A.

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 Section 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?***

As previously discussed in consideration of NRHP and CRHR Criteria, the subject property is a Vernacular style building that has been subject to numerous exterior and interior alterations (see integrity discussion below). The most significant alterations to the building appear to be fairly recent, and have compromised the integrity of the building's most prominent facade at the corner of Washington and National Boulevards, with most of the original materials and design replaced. The building has also received three significant additions on the east elevation. In summary, the building has been so heavily altered that it can no longer convey its original architectural design. Therefore, the subject property does not appear to meet section 1 of the City's Criterion B.

Archival research failed to reveal any important historical or cultural associations with the subject property. The current building has been occupied by various tenants, including auto dealerships beginning in the 1960s through the 1980s. Its current tenant, Surf as Culinary District, arrived in 1986 and has occupied the building ever since. Archival research on these occupants, and the building itself, failed to indicate associations with any historical or cultural significance. Additionally, archival research failed to indicate any associations with significant persons. Therefore, the subject property does not appear to meet section 2 of the City's Criterion B.

Finally, the building does not appear eligible as part of a historic district, as it has no associated history or aesthetic cohesion with surrounding properties. Therefore, the subject property does not appear to meet section 3 of the City's Criterion B.

Integrity Considerations

Building permit research, a review of historic aerial photographs, and observations made during the pedestrian survey of the project area reveal that the subject property has been extensively altered over the years.

A building permit on file with the City and historic aerial photographs indicate that in 1955, a new addition (25'x51') was constructed on the southeastern portion of the subject property (where the café is currently located). Historic aerial photographs indicate that another addition was constructed on the northeastern portion of the building between 1953 and 1964 (NETR 2011). In 2006, yet another addition was constructed on the east elevation between the two previously described additions (USGS historical imagery 2006).

Other significant exterior alterations include application of various materials on the building's exterior, as evidenced by different types of bricks (clay and concrete) around the roll-up door on the west elevation, as well as on the north elevation. The primary façade, at the corner of Washington and National Boulevards is perhaps the most altered, featuring smooth stucco panels, concrete block pillars, and replaced windows, all of which appear to have been added in recent years. A triangular-shaped section was also added to the southwest corner of the roof

between 2005 and 2006, which includes a metal parapet wall that displays the Surfside signage. A building permit on file with the City also indicates that all exterior surfaces were sandblasted in 2011.

Building permits also suggest various alterations occurred on the interior of the building, including the addition of a gas system in 1971, an HVAC unit in 1976, an unknown alteration in 2005, and a remodel of the current cheese case area of the café in 2008.

Overall, the subject property appears to have lost its physical integrity as a result of multiple exterior alterations and additions that occurred since its initial construction in 1951. The most significant alterations to the building appear to be fairly recent, and have compromised the integrity of the building's most prominent facade at the corner of Washington and National Boulevards.

FINDINGS AND MANAGEMENT CONSIDERATIONS

Based on the results of cultural and paleontological inventory efforts, and the evident impacts that present buildings, parking areas, and facilities have had on subsurface soils in the Project parcel, there is a low potential for the inadvertent discovery of intact prehistoric cultural deposits or paleontological fossil remains during earth moving activities at shallow depths (less than 3-4 feet below the surface). There is some potential that historical-era archaeological deposits associated with the use of this parcel between 1913 and 1952 may be present below the paved asphalt surface.

The building at 8777 Washington Boulevard was recorded and evaluated for CRHR, NRHP, and local-level eligibility. As a result of the evaluation, the subject property was found not eligible under all state, national, and local level eligibility criteria due to a lack of significant historical association and compromised integrity resulting from numerous alterations and additions. Therefore, the property at 8777 Washington Boulevard is not considered a historical resource under CEQA.

Archaeological Recommendations

Based on the results of the SCCIC records search, NAHC Sacred Lands File search, and cultural pedestrian survey, it is recommended that archaeological construction monitoring (as overseen by a Project Archaeologist meeting Register of Professional Archaeologist or equivalent standards) be conducted during initial subsurface exposure of areas with potential to contain historical-era archaeological deposits. Should inspection of subsurface exposures by the Project Archaeologist indicate a low potential for such deposits, cultural monitoring should be adjusted accordingly to spot-checking or discontinued. In the unlikely event that archaeological material should be identified during earth moving activities, work should be temporarily halted, and the

City consulted. A qualified archaeologist will be assigned to review the unanticipated find, and evaluation efforts of this resource for CRHR listing will be initiated in consultation with the City. In the unlikely event that human remains be discovered, work will halt in that area and procedures set forth in the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5) will be followed, beginning with notification to the City and County Coroner. If Native American remains are present, the County Coroner will contact the Native American Heritage Commission to designate a Most Likely Descendent, who will arrange for the dignified disposition and treatment of the remains.

Built Environment Recommendations

There are no additional recommendations for the building at 8777 Washington Boulevard as it was found not eligible under all local, state, and national designation criteria.

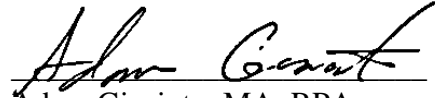
Paleontological Resource Recommendations

The uppermost soil (approximately 3-4 feet) in the Project area is composed of younger Quaternary Alluvium, which are unlikely to contain significant fossil vertebrate remains. At depth, there is a moderate to high potential of encountering significant vertebrate fossils (including human remains), as nearby localities have produced vertebrate fossils at depths as shallow as six feet. A paleontological monitor should be present for initial earth disturbing activities of soils deeper than four feet below the surface. Should inspection of subsurface exposures indicate a low potential for such fossil deposits, paleontological monitoring should be adjusted accordingly to spot-checking. In the event that paleontological material should be identified during earth moving activities, work should be temporary halted, and the City consulted. Appropriate paleontological mitigation may include recovery, specimen preparation, data analysis, and reporting, and should be carried out in accordance with the Society of Vertebrate Paleontology guidelines. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

*Subject: Cultural and Paleontological Resources Inventory for the 8777 Washington Blvd.
Culver City Project, Los Angeles County, California 90232*

Should you have any questions relating to this report and its findings please do not hesitate to contact me directly.

Respectfully Submitted,



Adam Giacinto, MA, RPA
Archaeologist
Office: (760) 479- 4252
Email: agiacinto@dudek.com



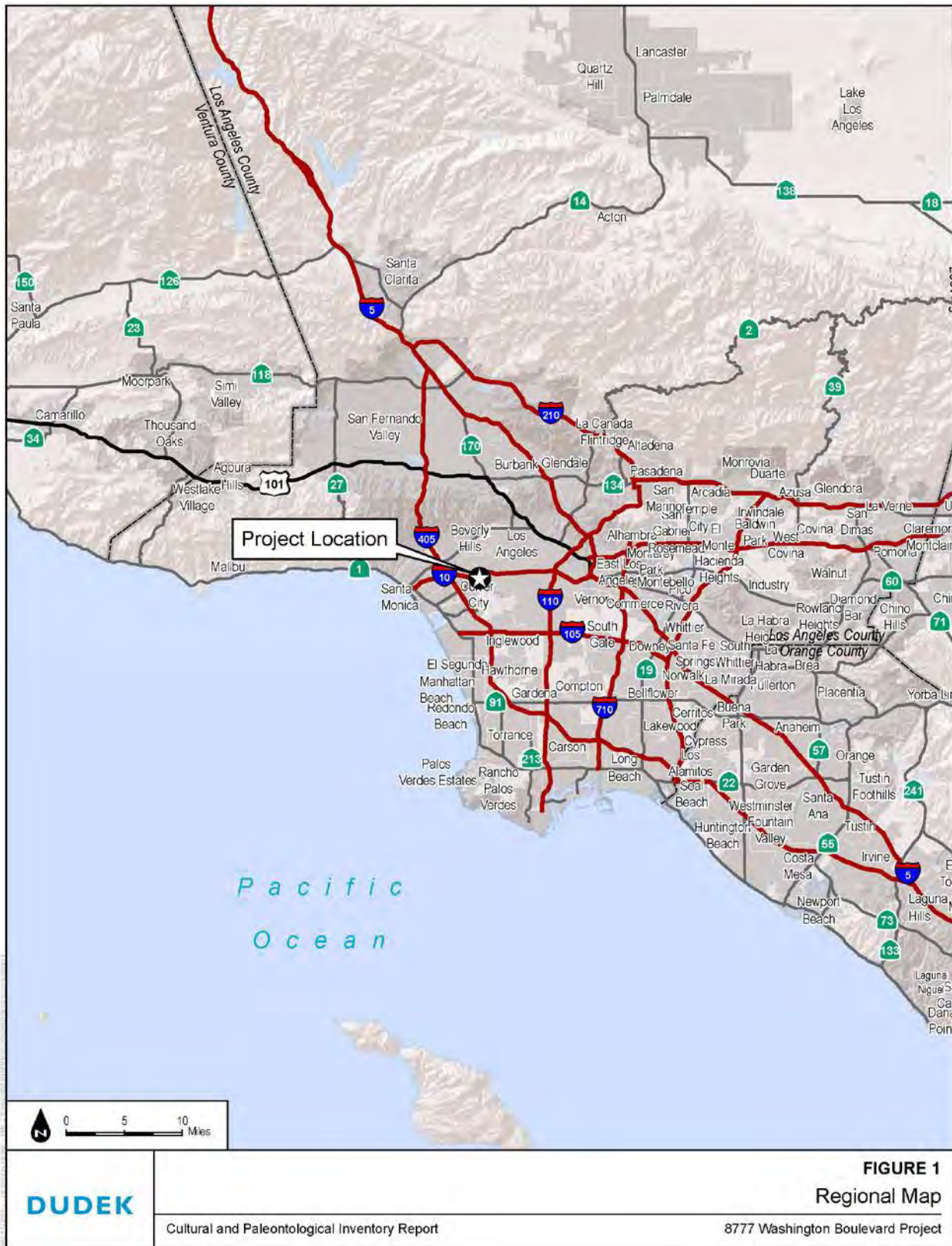
Samantha Murray, MA
Architectural Historian
Office: (626) 204-9826
Email: smurray@dudek.com

*cc: Ruta K Thomas, Dudek
Dylan Duvergé, Dudek
Micah Hale, Dudek*

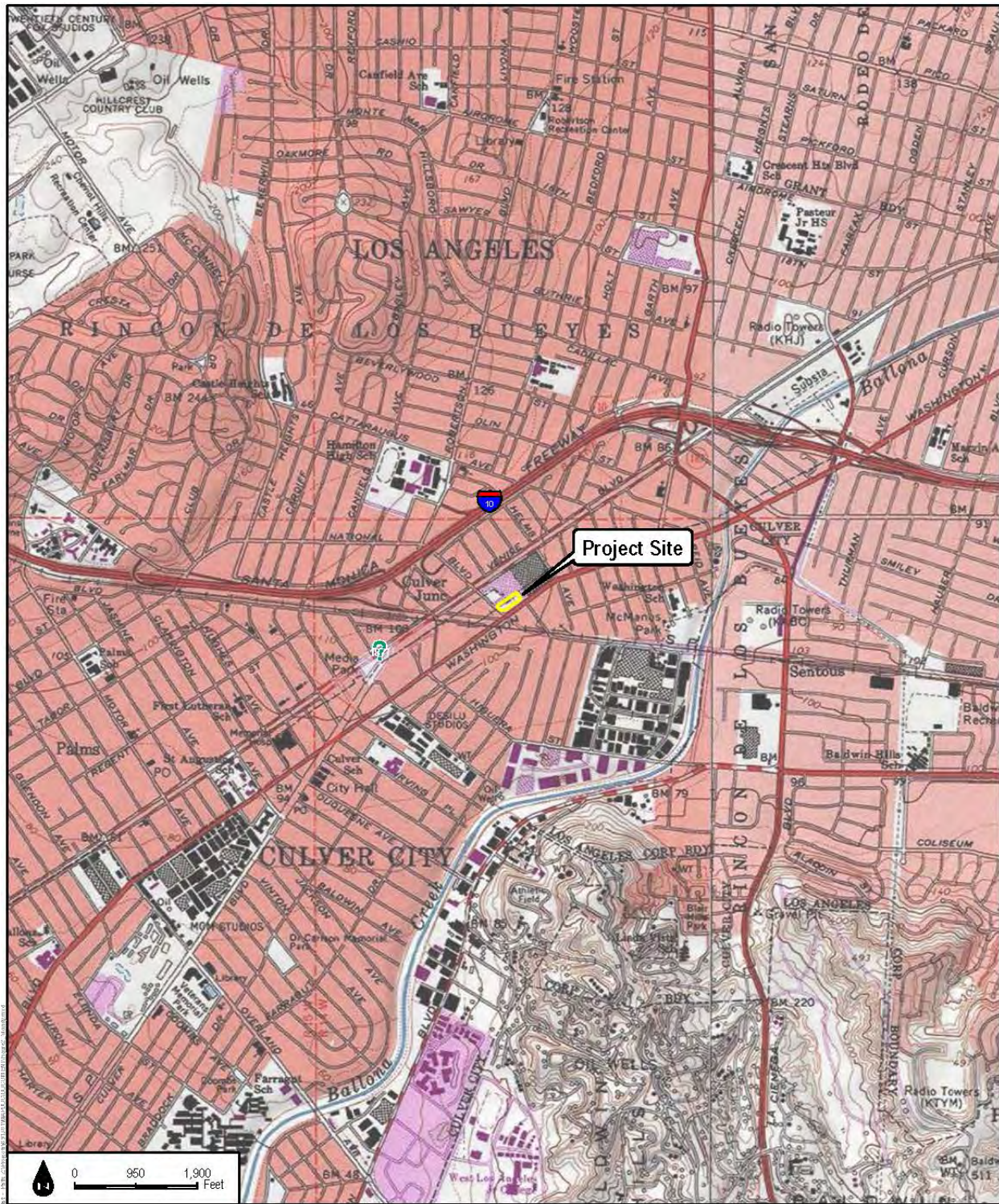
*Att: Figure 1. Regional Map
Figure 2. Vicinity Map
Figure 3. Approximate Construction History of Present Building*

*Appendix A: LAMC Records Search Information
Appendix B: SCCIC Records Search Information
Appendix C: NAHC Search Results and Tribal Correspondence
Appendix D: State of California DPR Forms*

Subject: Cultural and Paleontological Resources Inventory for the 8777 Washington Blvd. Culver City Project, Los Angeles County, California 90232



Subject: Cultural and Paleontological Resources Inventory for the 8777 Washington Blvd. Culver City Project, Los Angeles County, California 90232



SOURCE: USGS 7.5-Minute Series Beverly Hills, California Quadrangle, T2S R14W, Section 6

FIGURE 2
Vicinity Map

DUDEK

Cultural and Paleontological Inventory Report

8777 Washington Boulevard Project

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Subject: Cultural and Paleontological Resources Inventory for the 8777 Washington Blvd. Culver City Project, Los Angeles County, California 90232

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Appendix D
State of California Series 523 DPR Forms

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 7

*Resource Name or #: 8777 Washington Boulevard

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Beverly Hills, CA Date: 2015 T 2 South, R 14 West; ¼ of ¼ of Sec 6

c. Address: 8777 Washington Boulevard

City: Culver City

Zip: 90232

d. UTM: Zone: 34°42'74"N/ 118° 23'11.16"W (G.P.S.) Google Earth 2015

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel No. 4312-015-008. The subject property is bounded by a paved parking lot to the east, National Boulevard to the west, Washington Boulevard to the south, and an alley to the north.

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

The subject property is a one-story, flat roof, Vernacular style building clad in smooth stucco, clay, and concrete block. The building is located on the westernmost section of parcel 4312-015-008 located at the intersection of National and Washington Boulevards. A parking lot located on parcel 4312-015-007 to the east of the subject property provides access to the subject property. The west façade faces National Boulevard and is adjacent to a concrete sidewalk that wraps around the building. This façade contains multiple fenestrations and is the only façade clad in multiple finishes including smooth stucco, clay and concrete bricks. The northernmost section of this façade is primarily clad in clay and concrete bricks, while the southern section of the façade displays a smooth stucco finish that is aesthetically divided into multiple sections. Such division is especially noticeable on the southwest corner of the building, where five vertical concrete block pillars project from the main façade and frame the three multi-glaze picture-windows (See Continuation Sheet).

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

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

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



P5b. Description of Photo: (View, date, accession #) Overview of 8777 Washington Blvd.; north view; 6/15/15.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1951, Los Angeles County Assessor

*P7. Owner and Address:

VCN LP
5822 West Washington Boulevard
Culver City, California 90232

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

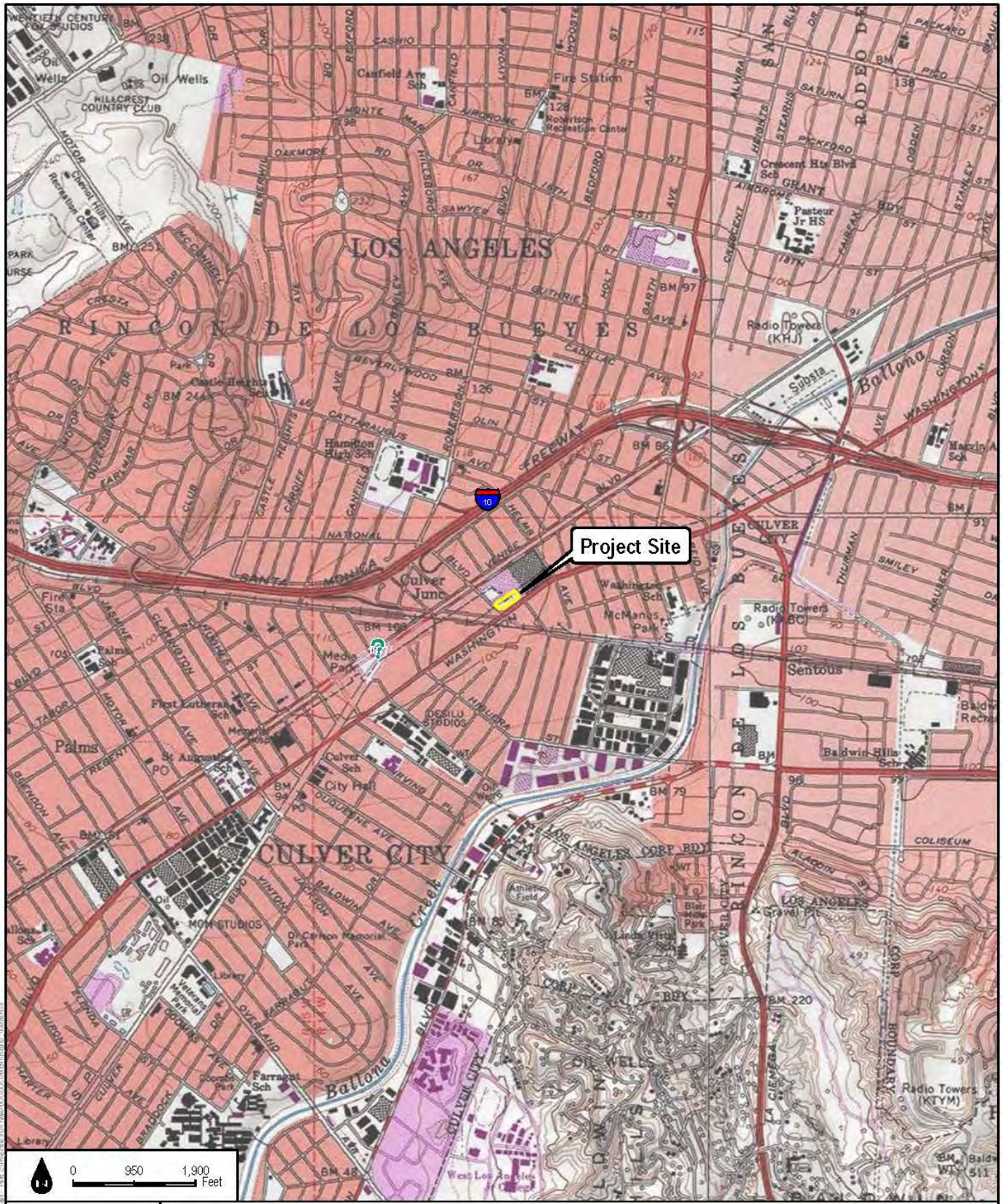
Salli Hosseini and Samantha Murray
Dudek
38 N. Marengo Avenue
Pasadena, CA 91101

*P9. Date Recorded: 6/25/15

*P10. Survey Type: Intensive

*P11. Report Citation: Cultural and Paleontological Resources Inventory for the 8777 Washington Blvd. Culver City Project, Los Angeles County, California 90232. Prepared by Dudek, 2015.

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



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 8777 Washington Boulevard

- B1. Historic Name: none
B2. Common Name: 8777 Washington Boulevard
B3. Original Use: Commercial
B4. Present Use: Commercial

*B5. **Architectural Style:** Vernacular

*B6. **Construction History:** (Construction date, alterations, and date of alterations) The subject property was constructed in 1951 (Los Angeles County Assessor). A building permit on file with the City and historic aerial photographs indicate that in 1955, a new addition (25'x51') was constructed on the southeastern portion of the subject property (where the café is currently located). Historic aerial photographs indicate that another addition was constructed on the northeastern portion of the building between 1953 and 1964 (NETR 2011). In 2006, yet another addition was constructed on the east elevation between the two previously described additions (USGS historical imagery 2006). Observed alterations include application of various materials on the building's exterior, as evidenced by different types of bricks (clay and concrete) around the roll-up door on the west elevation, as well as on the north elevation. The primary façade, at the corner of Washington and National Boulevards is perhaps the most altered, featuring smooth stucco panels, concrete block pillars, and replaced windows, all of which appear to have been added in recent years. A triangular-shaped section was also added to the southwest corner of the roof between 2005 and 2006, which includes a metal parapet wall that displays the Surf as signage. A building permit on file with the City also indicates that all exterior surfaces were sandblasted in 2011. Building permits also suggest various alterations occurred on the interior of the building, including the addition of a gas system in 1971, an HVAC unit in 1976, an unknown alteration in 2005, and a remodel of the current cheese case area of the café in 2008.

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

*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:**

Area:

Period of Significance:

Property Type: Commercial Building

Applicable Criteria: n/a

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

Brief History of Culver City

Born in Milford, Nebraska, Harry H. Culver took the lead from his father Jacob Hazel Culver, and enlisted in the Spanish-American War. Throughout his lifetime, Culver undertook various jobs including laundry and bottled water businesses, which financed his education at Doane College and the University of Nebraska (Lugo Cerra 2013). In 1901, he entered the mercantile business while traveling in the Philippines. Culver also worked as a reporter for the Manila Times. Following a three-and-a-half year period working as a special agent in the customs department, Harry H. Culver returned to the U.S. and worked in St. Louis and Detroit until 1910, when he resigned and moved to California (Lugo Cerra 2013). Upon his move to Southern California, he began work in real estate with I.N. Van Nuys who offered to make Culver a manager. But Harry Culver had a vision in mind and decided to venture out on his own (See Continuation Sheet)

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

*B12. **References:** See Continuation Sheet (pages 6-7).

B13. Remarks:

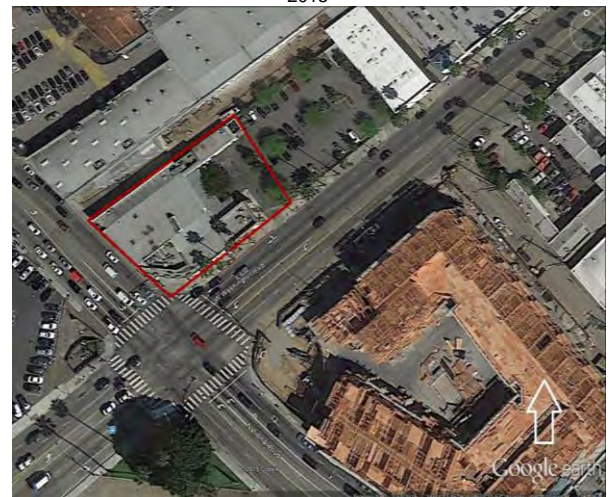
*B14. **Evaluator:** Salli Hosseini

*Date of Evaluation: June 25, 2015

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

Source: Google Earth
2015



*Recorded by Salli Hosseini and Samantha Murray

*Date: 6/25/15

Continuation

Update

Continued from P3a: Description:

Directly above the windows on this corner of the building, is a steel-plate marquee set slightly back from the façade that displays the current business sign. The building's west façade also displays three large and one small brick-framed window, as well as a roll-up door, which appears to be a later addition as evidenced by missing and incompatible bricks around the frame. A single entrance door is located toward the southern section of the west façade and is hidden behind a stucco wall. A business sign is located on the northern section of the west façade, and banners are located throughout the façade.

The south façade of the building faces Washington Boulevard and is clad in smooth stucco. The eastern section of this façade displays similar vertical pillar separations at the southwest corner, and contains two picture-windows identical to those on the southwest corner. The roofline on the eastern portion of this façade is higher compared to the rest. This section is part of the later addition constructed between 1953 and 1964.

The east façade of the building faces the paved parking lot adjacent to the building. The southernmost section of this façade is clad in smooth stucco and aesthetically divided into multiple vertical sections through similar wall projections as those on the south façade. This part of the structure contains a flat roof. Slightly set back and located towards the center of the east façade, is the main entrance to the building. The entrance is covered by a slanted roof canopy projecting from the stucco wall. The glass double-door faces the parking lot. An outdoor patio is located underneath the canopy and to the north of the entrance. Three planters are located between the parking lot and the outdoor patio. The view of the northern section of the east façade is obstructed by large trees. The northern most section of the east façade features a part of the building that was constructed between 1953 and 1964 and is parallel to the southeastern addition.

The north façade of the building faces an alley. This façade is clad in clay and concrete bricks, and contains four large multi-glaze windows and a metal roll-up door that is located towards the center of the façade. The easternmost section of the north façade (part of the later additions constructed between 1953 and 1964) is aesthetically distinguished by the red bricks and the lower roofline.

Continued from B10: Significance:

In 1913, Harry H. Culver announced his plans at the California Club in Los Angeles for a balanced city that carried his name. Thus, Culver City was established along a railroad transportation corridor halfway between the pueblo of Los Angeles and Abbot Kinney's resort of Venice. In an effort to form the City, the streets were paved and a numbering system was adopted. The Fire and Police Departments were established and operated in the same building as the City Hall. It was not long before Culver's efforts in expanding the City through advertisement and planning began to pay off. By 1914, Culver City outgrew its original 93 acres and 250 residential lots, and boasted a Pacific Electric depot, a macaroni factory, and a cyclecar plant (Masters 2012). By the time of its incorporation in 1917, the City grew to 770 acres (Culver City 2015; Masters 2012). In 1922, the motion picture industry became the City's early economic foundation. Other industries in the City included Western Stove in 1922, followed by the Helms Bakeries in 1930, and the Hayden Industrial Tract in the 1940s (Culver City 2015). During the 1920s and 1930s, Culver City was known for being more permissive of night life activities such as dancing and alcohol consumption that were banned in the City of Los Angeles. This permissiveness was beneficial to local growth and resulted in the development of several nightclubs and dancing parlors along Washington Boulevard. The most famous of local nightspots were Frank Sebastian's Cotton Club (formerly Green Mill) and Fatty Arbuckle's Plantation (Culver City 2015). However, much like the rest of the region, Culver City was affected by World War II. Following the end of the war, interests in local economy shifted, which changed the focus of local businesses from nightspots to car dealerships. As a result, car dealerships replaced nightclubs and dance parlors on Washington Boulevard (Culver City 2015).

Over the years, more than forty annexations have taken place resulting in a five square-mile City. In 1924, the land along Washington Boulevard that brought the City's western boundary to Lincoln Boulevard was obtained by the City (Masters 2012). Culver City transitioned from a general law city to a charter city in 1947, and by 1949, the City had its own Unified School District (Culver City 2015). Since 1971, Culver City has had multiple redevelopment projects led by the City's Redevelopment Agency. By the year 2000, population grew to nearly 40,000 (Culver City 2015). Currently, Culver City's downtown is a walkable arts-dining-entertaining district and considered a local attraction. The current population of the City is approximately 39,000 (U.S. Census Bureau 2013).

*Recorded by: Salli Hosseini and Samantha Murray

*Date: 6/25/15

Continuation

Update

The History of 8777 Washington Boulevard

Sanborn Fire Insurance Maps (1929) of the project area and vicinity provide information on the parcel prior to the development of the current building at 8777 Washington Boulevard (the subject property). Prior to the construction of the subject property, the parcel contained a large two-story structure that operated as Zucca's Opera House. Originally known as the Green Mill, the venue changed names regularly and was also known as the Cotton Club, Casa Mañana, Meadowbrook, and Mardi Gras. The building operated as a local venue for 25 years and featured some of the finest local bands in Los Angeles history including Louis Armstrong, Fats Waller, and Lionel Hampton (Buffalo Courier Express 1950, Gioia 1992). The structure was destroyed in a fire on February 20, 1950 (Los Angeles Times 1950).

Historic aerial photographs suggest the subject property was constructed in 1951 (NETR 2011). The photographs also suggest the surrounding area was fully developed by 1948. Commercial developments are evident on the south, east and west of the subject property, while residential developments appear to the north.

Historic aerial photographs of the subject property were available for the years 1948, 1952, 1953, 1964, 1972, 1980, 1994, 2003, 2004, 2005, 2012 (NETR 2011). These photographs confirm that at least three major additions were made to the property since the original date of construction. Two additions (one on the southeast and one on the northeast section of the subject building) took place between 1953 and 1964. A separate structure was erected sometime after 1972 towards the northeastern portion of the parcel, detached from the subject property. That structure was demolished sometime between 2004 and 2005. Historic photographs also suggest the extant outdoor patio located on the east elevation of the subject building was added in 2005. Also in 2005, a new structure was constructed on the northernmost corner of the lot.

Building permits suggest the subject property was owned by Robert Gordow in 1955. Following that time, Danny Mcgroos owned the subject property from 1955 to 1959. Archival research failed to reveal any additional information on the two individuals and the type of business they operated. In 1964, Ogner Motors occupied the building, followed by Culver City Chrysler in 1970. The subject property was owned by Mike Miller of Mike Miller Toyota from approximately 1970 until 1986 (Burbank 1986), although building permits also indicate that the property was owned by Fred Sutton in 1971 (archival research did not reveal further information on this property owner). The subject property is currently occupied by Surfás Culinary District. The original section of the subject property (southwest section) has been occupied by Surfás Culinary District since 1989. In 2006, Café Surfás began operations in the southeast section of the subject building (Surfás 2015).

NRHP and CRHR Evaluation Criteria

Archival research failed to reveal any associations with the subject property and significant events or patterns of development. While the original building on the parcel (last known as Zucca's Opera House) was known for featuring extremely well known musical talents, this building was destroyed by a fire in 1950 and its history is not relevant to the subject property. The current building has been occupied by various tenants, including auto dealerships beginning in the 1960s through the 1980s. While Washington Boulevard went through a change in development in the years following World War II from nightclubs to car dealerships, these tenants came later (during the late 1960s and 1970s) and the current building has been substantially altered as part of the property's subsequent change in function from a car dealership to kitchenware shop and café. Its current tenant, Surfás Culinary District, arrived in 1986 and has occupied the building ever since. Archival research on these occupants, and the building itself, failed to indicate associations with any significant events or patterns of development relevant to the City, state, or nation. For these reasons, the subject property is recommended not eligible under NRHP/CRHR Criteria A/1.

Archival research failed to indicate any associations with significant persons. All names identified as a result of building development research were investigated, and yielded no additional information relevant to the building's history. Therefore, the subject property is recommended not eligible under NRHP/CRHR Criteria B/2.

The subject property is a Vernacular style building that has been subject to numerous exterior and interior alterations. The most significant alterations to the building appear to be fairly recent, and have compromised the integrity of the building's most prominent facade at the corner of Washington and National Boulevards, with most of the original materials and design replaced. The building has also received three significant additions on the east elevation. Building development research failed to reveal the name of an associated architect or builder. Regardless, the building has been so heavily altered that it can no longer convey its original design. Therefore, the subject property is recommended not eligible under NRHP/CRHR Criteria C/3.

There is no evidence to indicate that the subject property is likely to yield any information important in prehistory or history, beyond what has already been identified as a result of the current study. The subject property is also not associated with an archaeological site. Therefore, the subject property is recommended not eligible under NRHP/CRHR Criteria D/4.

*Recorded by: Salli Hosseini and Samantha Murray

*Date: 6/25/15

Continuation

Update

Culver City Cultural Resource Criteria

The subject property was built in 1951, making it 69 years old, and the exterior of the building is accessible and visible to the public. Therefore, the subject property meets section 1 of the City's Criteria A. However, archival research did not reveal that the building has special importance to the City. As such, the subject property does not meet section 2 of the City's Criterion A.

As previously discussed in consideration of NRHP and CRHR Criteria, the subject property is a Vernacular style building that has been subject to numerous exterior and interior alterations. The most significant alterations to the building appear to be fairly recent, and have compromised the integrity of the building's most prominent facade at the corner of Washington and National Boulevards, with most of the original materials and design replaced. The building has also received three significant additions on the east elevation. In summary, the building has been so heavily altered that it can no longer convey its original architectural design. Therefore, the subject property does not appear to meet section 1 of the City's Criterion B.

Archival research failed to reveal any important historical or cultural associations with the subject property. The current building has been occupied by various tenants, including auto dealerships beginning in the 1960s through the 1980s. Its current tenant, Surfis Culinary District, arrived in 1986 and has occupied the building ever since. Archival research on these occupants, and the building itself, failed to indicate associations with any historical or cultural significance. Additionally, archival research failed to indicate any associations with significant persons. Therefore, the subject property does not appear to meet section 2 of the City's Criterion B.

Finally, the building does not appear eligible as part of a historic district, as it has no associated history or aesthetic cohesion with surrounding properties. Therefore, the subject property does not appear to meet section 3 of the City's Criterion B.

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*Recorded by: Salli Hosseini and Samantha Murray

*Date: 6/25/15

Continuation

Update

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