ADDENDUM TO THE
HISTORICAL RESOURCES EVALUATION REPORT AND
ARCHAEOLOGICAL SURVEY REPORT
FOR PROJECT CHANGES AND DESIGN OPTIONS
THE EXPOSITION CORRIDOR TRANSIT PROJECT PHASE 2,
LOS ANGELES COUNTY, CALIFORNIA

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U.S.G.S. 7.5’ Quadrangle: Beverly Hills, CA

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Centinela Avenue, Sepulveda Boulevard, Exposition Boulevard
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>MANAGEMENT SUMMARY</td>
<td>v</td>
</tr>
<tr>
<td>INTRODUCTION</td>
<td>1</td>
</tr>
<tr>
<td>Project Personnel</td>
<td>6</td>
</tr>
<tr>
<td>PROJECT SETTING</td>
<td>7</td>
</tr>
<tr>
<td>Physical Setting</td>
<td>7</td>
</tr>
<tr>
<td>Historical Background</td>
<td>7</td>
</tr>
<tr>
<td>Exposition Boulevard between Stewart Avenue and Centinela Avenue</td>
<td>7</td>
</tr>
<tr>
<td>Exposition Boulevard at Sepulveda Boulevard</td>
<td>8</td>
</tr>
<tr>
<td>METHODS AND RESULTS</td>
<td>9</td>
</tr>
<tr>
<td>Records Search</td>
<td>9</td>
</tr>
<tr>
<td>Archival Research</td>
<td>9</td>
</tr>
<tr>
<td>Current Methods</td>
<td>9</td>
</tr>
<tr>
<td>Reconnaissance Survey</td>
<td>10</td>
</tr>
<tr>
<td>Resource Descriptions</td>
<td>12</td>
</tr>
<tr>
<td>11150 Exposition Blvd. Segment 1 (Expo ROW)–Sepulveda Grade Separation Design Option</td>
<td>12</td>
</tr>
<tr>
<td>11158 Exposition Blvd. Segment 1(Expo ROW)–Sepulveda Grade Separation Design Option</td>
<td>13</td>
</tr>
<tr>
<td>11170 Exposition Blvd. Segment 1 (Sepulveda to Cloverfield)–Sepulveda Grade Separation Design Option</td>
<td>14</td>
</tr>
<tr>
<td>3401 Exposition Blvd. Segment 2 (Sepulveda to Cloverfield)–Centinela Grade Separation Project Change</td>
<td>15</td>
</tr>
<tr>
<td>EVALUATION</td>
<td>17</td>
</tr>
<tr>
<td>Significance Evaluations</td>
<td>17</td>
</tr>
<tr>
<td>California Register of Historical Resources (CRHR)</td>
<td>17</td>
</tr>
<tr>
<td>Resource Evaluations</td>
<td>17</td>
</tr>
<tr>
<td>Residential Building, 11150 Exposition Blvd. Segment 1 (Expo ROW)–Sepulveda Grade Separation Design Option</td>
<td>17</td>
</tr>
<tr>
<td>Residential Building, 11158 Exposition Blvd. Segment 1 (Expo ROW)–Sepulveda Grade Separation Design Option</td>
<td>18</td>
</tr>
<tr>
<td>Residential Building, 11170 Exposition Blvd. Segment 1 (Expo ROW)–Sepulveda Grade Separation Design Option</td>
<td>18</td>
</tr>
<tr>
<td>Warehouse/Film Studio, 3401 Exposition Blvd. Segment 2 (Sepulveda to Cloverfield)–Centinela Grade Separation Project Change</td>
<td>18</td>
</tr>
<tr>
<td>Summary</td>
<td>19</td>
</tr>
<tr>
<td>REFERENCES CITED</td>
<td>20</td>
</tr>
</tbody>
</table>
APPENDICES

A  Architectural APE Map with Historic Resource Locations
B  Resumes of Key Personnel
C  Site Records (DPR 523)
### LIST OF FIGURES

<table>
<thead>
<tr>
<th>Figure</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Regional Map</td>
</tr>
<tr>
<td>2</td>
<td>Centinela Grade Separation Project Change</td>
</tr>
<tr>
<td>3</td>
<td>Sepulveda Grade Separation Design Option</td>
</tr>
<tr>
<td>4</td>
<td>Maintenance Facility Buffer Design Option</td>
</tr>
</tbody>
</table>

### LIST OF PLATES

<table>
<thead>
<tr>
<th>Plate</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. 11150 Exposition Boulevard</td>
<td>12</td>
</tr>
<tr>
<td>2. 11158 Exposition Boulevard</td>
<td>13</td>
</tr>
<tr>
<td>3. 11170 Exposition Boulevard</td>
<td>14</td>
</tr>
<tr>
<td>4. 3401 Exposition Boulevard</td>
<td>15</td>
</tr>
</tbody>
</table>

### LIST OF TABLES

<table>
<thead>
<tr>
<th>Table</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Evaluation of Historic Resources in New Study Areas</td>
<td>11</td>
</tr>
<tr>
<td>2. Historic Resources Evaluations</td>
<td>19</td>
</tr>
</tbody>
</table>
EDAW, Inc. (EDAW) was retained by the Exposition Metro Line Construction Authority (Expo Authority) to conduct cultural resources studies for the Exposition Corridor Transit Project Phase 2 (Project), including archaeological and architectural analyses of resources. The Project involves reintroducing a high-occupancy transit system along an existing railroad right-of-way, with potential alternatives. EDAW prepared the *Archaeological Survey Report for the Exposition Corridor Transit Project Phase 2* (ASR) (Ehringer and Strauss 2009) and the *Historical Resources Evaluation Report for the Exposition Corridor Transit Project Phase 2* (HRER) (Meiser 2009) with the consideration of potential effects and impacts to cultural resources in compliance with the National Environmental Policy Act, the National Historic Preservation Act, and the California Environmental Quality Act (CEQA). To date, it has been determined that federal funding is not anticipated for the Project, and the Expo Authority as the lead agency and its consultants are overseeing CEQA compliance for the Project alternatives.

The current study evaluates cultural resources associated with Project changes and design options that have been determined since the completion of the initial cultural resources studies. The Project changes include various modifications to the alignment and elements, including a grade separation at Centinela Avenue. Five design options have also been identified, including the Sepulveda Grade Separation, the Maintenance Facility Buffer, the Colorado Parking Retention, the Colorado/4th Parallel Platform and South Side Parking Design Options, and the Expo/Westwood Station No Parking. The Project changes and design options sites are located within the previously evaluated archaeological Area of Potential Effects (APE) (see ASR); therefore, no changes to the archaeological APE resulted from these modifications. The Project changes and design options introduced three new study areas for analysis into the previously evaluated architectural Area of Potential Effects (APE) (see HRER), to include the Centinela grade separation Project change, the Sepulveda Grade Separation Design Option, and the Maintenance Facility Buffer Design Option. This document provides supplementary information to the HRER for these Project changes and design options.

The purpose of this investigation is to determine whether there are additional historical resources that are potentially eligible for the California Register of Historical Resources (CRHR) in the new study areas. The survey and evaluation methodology as outlined in the HRER were used in the current study. Based on the previous investigation, including a records search conducted at the South Central Coastal Information Center in Fullerton, California in July 2007, no previously recorded historic resources are present in the new study areas. Reconnaissance surveys of the new study areas were conducted in June and October 2009 to identify historic resources that would require intensive evaluation under CEQA. Thirty-four buildings met a threshold of being more than 50 years old at the completion of the Project in 2015; four of the buildings were identified for intensive evaluation. These four buildings (11150, 11158, 11170, and 3401 Exposition Boulevard) were individually evaluated for eligibility as historical resources under CRHR criteria. None of the buildings are recommended as eligible for inclusion in the CRHR or considered a historical resource for the purposes of CEQA. Therefore, the Project changes and design options will have no new or additional impacts on historical resources as previously determined in the HRER.
INTRODUCTION

EDAW, Inc. (EDAW) was retained by the Exposition Metro Line Construction Authority (Expo Authority) to conduct cultural resources studies for the Exposition Corridor Transit Project Phase 2 (Project), including archaeological and architectural analyses of resources. The Project, located in Los Angeles County (Figure 1) involves reintroducing a high-occupancy transit system along an existing railroad right-of-way (ROW), with potential alternatives. EDAW prepared the Archaeological Survey Report for the Exposition Corridor Transit Project Phase 2 (ASR) (Ehringer and Strauss 2009) and the Historical Resources Evaluation Report for the Exposition Corridor Transit Project Phase 2 (HRER) (Meiser 2009) with the consideration of potential effects and impacts to cultural resources in compliance with the National Environmental Policy Act (NEPA), the National Historic Preservation Act (NHPA), and the California Environmental Quality Act (CEQA). To date, it has been determined that Federal funding is not anticipated for the Project, and the Expo Authority as the lead agency and its consultants are now overseeing CEQA compliance for the Project alternatives.

The current study evaluates cultural resources associated with Project changes and design options that have been determined since the completion of the initial cultural resources studies. The Project changes include various modifications to the alignment and elements, including a grade separation at Centinela Avenue. Five design options have also been identified, including the Sepulveda Grade Separation, the Maintenance Facility Buffer, the Colorado Parking Retention, the Colorado/4th Parallel Platform and South Side Parking Design Options, and the Expo/Westwood Station No Parking. The Project changes and design options sites are located within the previously evaluated archaeological Area of Potential Effects (APE) (see ASR); therefore, no changes to the archaeological APE resulted from these modifications. The Project changes and design options introduced three new study areas for analysis into the previously evaluated architectural APE (see HRER), to include the Centinela grade separation Project change (Figure 2), the Sepulveda Grade Separation Design Option (Figure 3), and the Maintenance Facility Buffer Design Option (Figure 4). This document provides supplementary information to the HRER for these Project changes and design options study areas.

The purpose of this investigation is to determine whether historical resources that may be impacted by the Project changes and design options are eligible for the California Register of Historical Resources (CRHR). This report provides supplementary information to the HRER. The survey and evaluation methodology as outlined in the HRER was used in the current study. Based on the previous investigation, including a records search conducted at the South Central Coastal Information Center in Fullerton, California in July 2007, no previously recorded historic resources are present in the new study areas. Review of Building Assessor’s records generated a list of 34 buildings within the new study areas that were built before 1965. The 1965 threshold was determined (in conjunction with the California State Historic Preservation Officer [SHPO] when the Project was considered an undertaking subject to NEPA and NHPA) to cover resources that would be 50 years of age or older by the anticipated completion of the project in 2015. A reconnaissance survey of the 34 buildings was conducted to identify historic resources that would require more intensive evaluation.
Figure 3
Sepulveda Grade Separation Design Option

Source: NAP 2005
Scale: 1" = 3,000; 1 inch = 250 feet

LEGEND
- Revised Architectural APE
- Architectural APE
- Archaeological APE
- Aerial Structure
- At-Grade
- Historic Buildings Evaluated
Figure 4
Maintenance Facility Buffer Design Option

Legend:
- Orange: Revised Architectural APE
- Black: Architectural APE
- Blue: Archaeological APE
- Yellow: Aerial Structure
- Gray: At-Grade
- Brown: Maintenance Facility Buffer Design Option
- Green: Historic Buildings Evaluated
PROJECT DESCRIPTION

The Project involves the implementation of new or upgraded corridor transit solutions within a western portion of Los Angeles County in the cities of Los Angeles, Culver City, and Santa Monica. Three alternatives were analyzed. The alternatives include No Build, Transportation System Management, and Light Rail Transit (LRT) Alternatives. For the full description of Project alternatives, refer to the HRER. The LRT Alternatives include two optional alignments on the east end connecting to the Phase I terminus station and two options on the west end connecting to the Santa Monica Terminus Station at 4th Street and Colorado Avenue. Project changes include various modifications to the alignment and elements, including a grade separation at Centinela Avenue. Five design options have also been identified, including the Sepulveda Grade Separation Design Option, the Maintenance Facility Buffer Design Option, the Colorado Parking Retention Design Option, the Colorado/4th Parallel Platform and South Side Parking Design Option, and the Expo/Westwood Station No Parking. A figure that illustrates the incorporation of these areas into the Project APE, including the locations of evaluated historic resources, is attached in Appendix A.

PROJECT PERSONNEL

This report builds on previous research, fieldwork, and evaluation described in the HRER. Research, survey, and evaluation described in this report were conducted by M.K. Meiser, M.A., with assistance from Candace Ehringer, M.A., R.P.A., and Timothy Harris. Ms. Meiser is the author of the report. Survey and fieldwork for the evaluation of the Centinela grade separation Project change and the Sepulveda Grade Separation Design Option were conducted on June 5, 2008; further survey for the Maintenance Facility Buffer Design Option was conducted on October 20, 2009. Ms. Meiser conducted the historical evaluations and prepared the Department of Parks and Recreation 523 (DPR 523) forms for the buildings and structures. Senior review was provided by Stacey Jordan, Ph.D. Technical editing was accomplished by Therese Tempereau. Dan Brady provided graphics support and Jessic Lee and Justin Sorensen provided geographic information system expertise. Resumes of key personnel are provided in Appendix B.
PROJECT SETTING

PHYSICAL SETTING

The Project is located within the Los Angeles basin, south of the Santa Monica Mountains, extending from just east of the Pacific Ocean in Santa Monica to approximately 7 miles inland. Historically, much of the project area was covered by wetlands and marshes that formed in conjunction with the numerous streams and springs that flowed into the Los Angeles River.

The Project change and design options sites are currently developed. The Centinela grade separation site and the adjacent Maintenance Facility Buffer Design Option site are heavily developed, with primarily light industrial and commercial buildings along the ROW and peripheral multiunit residential buildings that date to the late 1940s and early 1950s. The ROW is paved over with asphalt and used for general outdoor storage of a variety of materials and machinery. The Sepulveda Grade Separation Design Option site is in a residential neighborhood that appears intact and relatively unaltered since its development circa 1930s–1950s. The ROW in this area appears unused and overgrown with vegetation.

HISTORICAL BACKGROUND

A comprehensive historical discussion that encompasses the Exposition Boulevard, Colorado Avenue, Venice Boulevard, and Sepulveda Boulevard corridors is available in the HRER. It includes information about early regional development from Spanish colonization through Mexican rancho culture and American industrialization with the arrival of railroads in the 1870s. The following is a brief summary of the historical development in the Centinela grade separation Project change site and the adjacent Maintenance Facility Buffer Design Option site, and in the Sepulveda Grade Separation Design Option.

Exposition Boulevard between Stewart Avenue and Centinela Avenue

The western section of the Project area lies within the City of Santa Monica and encompasses the portion of Segment 2 between Centinela Avenue in the east and Cloverfield Boulevard in the west that contains the Centinela grade separation Project change site and the Maintenance Facility Buffer Design Option. This area was dominated by industrial uses in the early and mid-20th century. By 1909, two brick companies were located along the existing railroad ROW, the Simons Brick Company and the Los Angeles Pressed Brick Company. By 1950, the area previously occupied by Simons Brick Company was part of the City Yard (the location of present-day Bergamot Station) and the City Dump, and the Los Angeles Pressed Brick Company plant had been purchased by Gladding McBean & Co. Built circa 1920s–30s, the Douglas Aircraft Company Shipping and Receiving Plant No. A7 was just east of the Centinela grade separation site. By the mid-20th century, this corridor was primarily occupied with light industrial establishments, surrounded by adjacent residential areas.
Exposition Boulevard at Sepulveda Boulevard

The majority of the Project lies within the City of Los Angeles. Segment 1, which contains the Sepulveda Grade Separation Design Option site, is located between Venice Boulevard in the east and Sepulveda Boulevard in the west. Historically, much of this part of Los Angeles consisted of a series of separate and distinct towns that developed at the turn of the 20th century. In this area, there were three previously independent towns: Home Junction, Palms, and Sawtelle. The portion of Segment 1 located in Los Angeles travels along the existing railroad ROW on the northern edge of the former community of Palms and through the former community of Home Junction (present-day Rancho Park).

Palms had been platted by 1910 but consisted only of sparse residential development with a few stores, two churches, a school, and a few other businesses. The Los Angeles Pacific Railroad Depot was located between the ROW and Railroad Avenue (present-day National Boulevard), near 5th Avenue (present-day Vinton Avenue). In 1906, Home Junction appeared to be little more than a switching point for a branch of the Southern Pacific leading to Soldier’s Home. By 1934, the area had been platted and consisted of approximately 16 sparsely populated parcels. A road that would later become Sepulveda Boulevard bisected the community of Home Junction from north to south.

Early but gradual development of residential, light industrial, and film industries began in the first part of the 20th century. By 1924, several new residential buildings were evident, as well as a few shops, and other commercial businesses. The small developed section of Sepulveda Boulevard was nearly entirely residential. From 1930 to 1950, commercial development increased significantly in the area, although this portion of Exposition Boulevard remained residential. Sepulveda Boulevard became a major thoroughfare through West Los Angeles.
METHODS AND RESULTS

RECORDS SEARCH

A records search of the Project area and a 0.5-mile radius around it was conducted in July 2007 at the South Central Coastal Information Center in Fullerton, California. The records search encompassed the Centinela grade separation Project change site, the Sepulveda Grade Separation Design Option, and the Maintenance Facility Buffer Design Option. The search included a review of recorded archaeological sites, cultural resource reports, California Points of Historical Interest, California Historic Landmarks, the CRHR, the National Register of Historic Places, the California State Historic Resources Inventory, and the City of Los Angeles Historic-Cultural Monuments listings.

The records search revealed that 58 cultural resource investigations had been previously conducted within a 0.5-mile radius of the Project. Of these, none were conducted within the new study areas associated with the Project changes and design options. Also, the records search did not identify any previously recorded historic resources within the study areas. For the full results of the records search, refer to the HRER.

ARCHIVAL RESEARCH

To assess potential historical resources, Building Permit records were retrieved in the cities of Santa Monica and Los Angeles for the new study areas. In addition, historical Sanborn Fire Insurance Maps were reviewed to determine the age and integrity of existing buildings.

CURRENT METHODS

The approach to addressing historic architectural resources in connection with the Project was originally determined in consultation with SHPO when the project was anticipated to have federal funding. Currently, SHPO participation is no longer required since there is no federal involvement in the project. On December 4, 2007, EDAW contacted SHPO with an approach to survey and record cultural resources. SHPO concurred with the approach, as provided by Amanda Blosser in an email dated January 2, 2008. The approach was formalized in a letter from the Expo Authority to Amanda Blosser at SHPO, dated January 3, 2008. Details of the approach are included in the correspondence documents with SHPO, located in Appendix C of the HRER. The current analysis continued with this methodology for consistency in the Project’s cultural resources studies.
During the consultation conducted with SHPO in December 2007, a strategy for documentation and evaluation was discussed that followed guidelines for categorical exclusions of certain property types, including altered buildings. Properties were to be evaluated only if the property exhibited demonstrable potential for historic significance. Historic-era buildings were defined as buildings that would reach 50 years of age by the completion of the Project in 2015. This threshold included all buildings built before 1965. Buildings in the Project APE that were built after 1965 or had been altered were exempt from evaluation. However, buildings that retained material integrity and represented recognized architectural styles were included in this study. Only those resources that were built before 1965, retained material and architectural integrity, and were located in sensitive areas were determined to require more in-depth evaluation under CEQA.

**RECONNAISSANCE SURVEY**

Review of records and maps revealed that 34 buildings in the new study areas were built before 1965. The fieldwork consisted of an initial assessment of the 34 buildings. Each resource was photographed and noted for materials, architectural characteristics, integrity, and function. The field investigations were conducted by M.K. Meiser, M.A., on June 5, 2008, and October 20, 2009. As a result of the survey, four buildings were identified as retaining sufficient original materials and integrity for in-depth evaluation.

Following fieldwork, the buildings and structures were recorded on DPR 523 forms. These include a Primary Record (DPR 523A); Building, Structure, Object Record (DPR 523B); and Location Map (DPR 523L). The completed forms are located in Appendix C. The forms were completed according to *Instructions for Recording Historic Resources*, Department of Parks and Recreation, Office of Historic Preservation, State of California (OHP 1995). Each resource was photographed with a digital camera and a representative photograph was included on the DPR Primary form. The information on the forms includes a description of the building, a brief history of construction (if known), date of construction, and a discussion of integrity.

Four buildings (11150, 11158, 11170, and 3401 Exposition Boulevard) were identified as potentially eligible to the CRHR within the Centinela grade separation Project change study area and the Sepulveda Grade Separation Design Option (Table 1; see Figures 2 and 3). Architectural survey and additional historical research were conducted to assess the significance of the historic resources under CEQA based on CRHR criteria. Architectural styles were determined using *A Field Guide to American Houses* (McAlester and McAlester 1984).
Table 1. Evaluation of Historic Resources in New Study Areas

<table>
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<th>Segment</th>
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<th>Address</th>
<th>Year Built</th>
<th>Architectural Style</th>
</tr>
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<td>11150 Exposition Blvd.</td>
<td>1940</td>
<td>Minimal Traditional</td>
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<td>11158 Exposition Blvd.</td>
<td>1938</td>
<td>Minimal Traditional</td>
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<td>1</td>
<td>Sepulveda Grade Separation</td>
<td>11170 Exposition Blvd.</td>
<td>1937</td>
<td>Spanish Eclectic</td>
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<td>2</td>
<td>Centinela Grade Separation</td>
<td>3401 Exposition Blvd.</td>
<td>1961</td>
<td>Eclectic/Neo-Mediterranean</td>
</tr>
</tbody>
</table>
RESOURCE DESCRIPTIONS

11150 Exposition Blvd. Segment 1 (Expo ROW)–Sepulveda Grade Separation Design Option

This resource is located in Segment 1 (Expo ROW) on Exposition Boulevard, just east of Sepulveda Boulevard. Built in 1940, it is a one-story house in the Minimal Traditional vernacular style (Plate 1). The main body of the house has a square plan with a pyramidal roof. An offset cross-gabled wing extends from the façade with a bay window below, and a covered porch is situated within the ell. The roof is covered in asphalt shingles, with fascia board trim at the rake and exposed eaves at the overhang. The exterior walls are stucco over frame. The foundation is concrete. Fenestration consists of replacement vinyl one-over-one hung sash regularly spaced along the exterior walls. Details include pressed sheet metal scalloped decoration at the gable and above the bay window, and a wrought-metal railing enclosing the covered porch. An addition and a garage are located at the rear of the house.

Plate 1. 11150 Exposition Boulevard
11158 Exposition Blvd. Segment 1(Expo ROW)–Sepulveda Grade Separation Design Option

Located in Segment 1 (Expo ROW) on Exposition Boulevard, this one-story house (Plate 2) in the Minimal Traditional vernacular style was built in 1938. The main body of the house has a square plan with a pyramidal roof. An offset cross-gabled wing extends from the façade with a bay window below, and a covered porch is situated within the ell. The roof is covered in asphalt shingles, with exposed eaves and rafter tails at the overhang. The exterior walls are stucco over frame. The foundation is concrete. Fenestration consists of original two-over-two hung wood sash regularly spaced along the exterior walls. Details include pressed sheet metal scalloped decoration at the gable and above the bay window, and “Everstone” faux masonry applied on the facade. An addition and a garage are located at the rear of the house.

Plate 2. 11158 Exposition Boulevard
1170 Exposition Blvd. Segment 1 (Sepulveda to Cloverfield)–Sepulveda Grade Separation Design Option

Located east of Sepulveda Boulevard, this building is on the border between the commercial area along Sepulveda Boulevard and the residential neighborhood along Exposition Boulevard. Built in 1937, it is a one-story Spanish Eclectic-style house (Plate 3) that was modified into an office building in 1974. The original house plan is irregular with a cross-gabled ell extending from the façade. The main body of the house has a flat roof with no overhang, and the front slope and cross-gable are covered in Spanish tile. A covered entry porch is situated within the ell, with an arched entry and openings. The exterior walls are stucco over frame. The foundation is concrete. Fenestration consists of replacement louvered windows with grilles applied to the exterior. An addition and a garage are located at the rear of the house.

Plate 3. 11170 Exposition Boulevard
This resource is located in Segment 2 (Sepulveda to Cloverfield) on Exposition Boulevard, just west of Centinela Boulevard. Built in 1961, this 55,000-square-foot building consists of a warehouse and office that currently house a film studio (Plate 4). The main warehouse building has an irregular plan with a curved elevation at the north façade that faces the ROW. The warehouse has brick veneer exterior walls, utility and storage doors, and small windows for ventilation. Facing Exposition Boulevard, the offices are housed in a connected Neo-Mediterranean-style building. The building has brick exterior walls and a hipped roof that is covered in Spanish tiles and has a wide overhang. The large, rusticated rafters are exposed. The office has a pop-out window on the eastern façade, and arched fixed windows on the southern façade. The entrance is recessed under a large arched porch supported by large beams.

Plate 4. 3401 Exposition Boulevard
EVALUATION

SIGNIFICANCE EVALUATIONS

California Register of Historical Resources (CRHR)

To be considered eligible for listing on the CRHR, a cultural resource must satisfy at least one of the four significance criteria as defined by Public Resources Code 5024.1. The resource must:

1. Be associated with events that have made a significant contribution to the broad patterns of California’s history;
2. Be associated with the lives of persons important in our past;
3. Embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual; or
4. Yield, or may be likely to yield, information important in prehistory or history.

Beyond the application of the above CRHR criteria, a resource must retain sufficient integrity of the characteristics that makes it significant and potentially eligible for listing. Integrity is regarded in terms of the retention of original design, materials, workmanship, setting, location, feeling, and association. In short, integrity refers to the general character and feeling of the building, and the degree to which it currently resembles its condition and setting during its period of significance.

RESOURCE EVALUATIONS

The four historic resources described above were identified for evaluation based on research, their historical characteristics, and their potential for eligibility to the CRHR. The following is the evaluation of each resource based on CRHR criteria.

Residential Building, 11150 Exposition Blvd. Segment 1 (Expo ROW)–Sepulveda Grade Separation Design Option

Built by the McCarthy Company, this house is one in a development of several lots with similar qualities, particularly its nearly identical neighbor to the west at 11158 Exposition Boulevard. The Minimal Traditional style appears ubiquitous in this residential neighborhood, dating from its period of popularity from approximately 1935 to 1950. The rear addition was built circa 1952 by owner James F. Jones, adding two bedrooms and converting the interior space. In 1972, a greenhouse was also constructed in the rear lot. The windows were replaced with vinyl sash at an unknown date.

The building was determined not eligible for the CRHR because it has no known associations with significant historical events or themes, or any significant historical persons. While it is a good example of the Minimal Traditional style, the style is ubiquitous in vicinity and it does not possess distinctive characteristics for individual listing. It has not and is not likely to yield significant
information about history or prehistory. It is not recommended eligible for the CRHR under criteria 1, 2, 3, or 4. It is not considered a historical resource for the purposes of CEQA.

Residential Building, 11158 Exposition Blvd. Segment 1 (Expo ROW)–Sepulveda Grade Separation Design Option

Built by the McCarthy Company, this house is one in a development of several similarly scaled houses from the mid-20th century. The Minimal Traditional style appears ubiquitous in this residential neighborhood, dating from its period of popularity from approximately 1935 to 1950. The Everstone exterior detailing was added circa 1951 by owner Jack Smith, who also remodeled the house in 1952 with the addition of a bedroom and bathroom.

The building was determined not eligible for the CRHR because it has no known associations with significant historical events or themes, or any significant historical persons. While it is a good example of the Minimal Traditional style that was popular from the mid-1930s to the 1950s, the style is ubiquitous in vicinity and it does not possess distinctive characteristics for individual listing. It has not and is not likely to yield significant information about history or prehistory. It is not recommended eligible for the CRHR under criteria 1, 2, 3, or 4. It is not considered a historical resource for the purposes of CEQA.

Residential Building, 11170 Exposition Blvd. Segment 1 (Expo ROW)–Sepulveda Grade Separation Design Option

Built by the McCarthy Company, this house was one of the first constructed east of Sepulveda Boulevard in this neighborhood. The Spanish Eclectic style was popular from approximately 1915 until 1940, and this house appears to be a late example. In 1959, the kitchen was remodeled and a new garage and workshop were added to the rear garage. The louvered windows may date to that remodel. In 1974, owner Patrick Frizzelle converted the house into offices with the garage and workshop behind them, forming a commercial property. In 1982, the workshop and offices were connected.

The building was determined not eligible for the CRHR because it has no known associations with significant historical events or themes, or any significant historical persons. While Spanish Eclectic-style houses represent some of the earliest houses built in this area of the corridor, this building does not possess distinctive characteristics for individual listing. It has not and is not likely to yield significant information about history or prehistory. It is not recommended eligible for the CRHR under criteria 1, 2, 3, or 4. It is not considered a historical resource for the purposes of CEQA.

Warehouse/Film Studio, 3401 Exposition Blvd. Segment 2 (Sepulveda to Cloverfield)–Centinela Grade Separation Project Change

Built in 1961, the American Shower Door Company owned and operated the building from the 1960s into the 1980s. The building became a film studio by the 1990s, and is now operated by Centinela Studios. The exterior does not appear to have undergone significant alteration. More recently, storage units have been erected on the parcel.
The building was determined not eligible for the CRHR, because it has no known associations with significant historical events or themes, or any significant historical persons. The Neo-Mediterranean style of the façade is loosely based on Spanish Eclectic precedents and became popular in the 1970s. This building reflects the style but does not possess sufficiently distinctive characteristics for individual listing based on its architectural features. It has not and is not likely to yield significant information about history or prehistory. It is not considered a historical resource for the purposes of CEQA.

**SUMMARY**

Archival research and a reconnaissance survey of 34 properties that were built before 1965 in the Centinela grade separation Project change study area, the Sepulveda Grade Separation Design Option study area, and the Maintenance Facility Buffer Design Option study area identified four resources that required further evaluation to determine their eligibility for the CRHR (Table 2).

The four resources were recorded on DPR 523 forms (Appendix C), and none of the four were determined to be historically or architecturally significant. These resources are not considered historical resources for the purposes of CEQA. Therefore, the Project changes and design options will not have impacts to cultural resources.

**Table 2. Historic Resources Evaluations**

<table>
<thead>
<tr>
<th>Segment</th>
<th>Project Change or Design Option</th>
<th>Description</th>
<th>CRHR Eligibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Sepulveda Grade Separation Design Option</td>
<td>Residential Building, 11150 Exposition Blvd.</td>
<td>Not significant</td>
</tr>
<tr>
<td>1</td>
<td>Sepulveda Grade Separation Design Option</td>
<td>Residential Building, 11158 Exposition Blvd.</td>
<td>Not significant</td>
</tr>
<tr>
<td>1</td>
<td>Sepulveda Grade Separation Design Option</td>
<td>Residential Building, 11170 Exposition Blvd.</td>
<td>Not significant</td>
</tr>
<tr>
<td>2</td>
<td>Centinela Grade Separation Project Change</td>
<td>Warehouse/Film Studio, 3401 Exposition Blvd.</td>
<td>Not significant</td>
</tr>
</tbody>
</table>
REFERENCES CITED

Ehringer, Candace, and Monica Strauss
2009 Archaeological Survey Report for the Exposition Corridor Transit Project Phase 2, Los Angeles County. Prepared by EDAW, Inc. for the Exposition Light Rail Authority.

McAlester, Virginia, and A. Lee McAlester

Meiser, M.K.
2009 Historical Resources Evaluation Report for the Exposition Corridor Transit Project Phase 2, Los Angeles County. Prepared by EDAW, Inc. for the Exposition Light Rail Authority.

Office of Historic Preservation (OHP)

Sanborn Fire Insurance Maps (Sanborn)
1895 Sanborn Fire Insurance Maps: Santa Monica.
1902 Sanborn Fire Insurance Maps: Santa Monica.
1909 Sanborn Fire Insurance Maps: Santa Monica.
1918 Sanborn Fire Insurance Maps: Santa Monica.

U.S. Geological Survey
APPENDIX A

ARCHITECTURAL APE MAP
WITH HISTORIC RESOURCE LOCATIONS
Project Changes and Design Options for the Exposition Corridor Transit Project Phase 2

Source: NAIP 2005

Scale: 1 = 28,200; 1 inch = 2,350 feet

Historical resources evaluated

Segment 1
Segment 1a
Segment 2
Segment 3
Segment 3a

Project Changes and Design Options
- Centinela Grade Separation Project Change
- Colorado Parking Retention Design Option
- Colorado/4th Parallel Platform and South Side - Parking Design Option
- Maintenance Facility Buffer Design Option
- Sepulveda Grade Separation Design Option

Attachment A
Architectural APE
APPENDIX B

RESUMES OF KEY PERSONNEL
SUMMARY
Historic preservation planner and architectural historian

EDUCATION
MA, Historic Preservation Planning, Cornell University, 2003
BA, History, Kenyon College, 1998

AFFILIATIONS
National Trust for Historic Preservation
Society of Architectural Historians
California Preservation Foundation

TRINA MEISER
Architectural Historian

Trina Meiser is a historic preservation planner and an architectural historian for EDAW. She has 7 years experience surveying, documenting, evaluating, and planning for historic structures, districts, and sites. Her background is based on a solid knowledge of architectural history, architectural styles and terminology, building materials conservation, and historic preservation theory. She has lead seminars on architectural styles and the history of historic preservation, as well as workshops in materials conservation. She has completed National Register of Historic Places nominations, historic structures reports, and Federal Rehabilitation Tax Credit applications, and she has consulted on a variety of historic structure rehabilitation plans for Section 106 review. Her experience in historic preservation planning provides a strong understanding of federal, state, and local historic preservation laws. She has a thorough knowledge of the Secretary of the Interior’s Standards for the Treatment of Historic Properties and their functions in historic preservation planning.

Ms. Meiser’s areas of interest include urban and landscape preservation planning and design, international heritage sites, and historic district and neighborhood revitalization projects. She is a member of the Society of Architectural Historians, the California Preservation Foundation, the National Trust for Historic Preservation, and several regional historical societies and preservation organizations.

HISTORIC PRESERVATION PLANNING

Lions Field Renovation, Hillcrest Park, Fullerton, CA
Architectural Historian
CLIENT: City of Fullerton
Consulted with designers on plans to reorient and renovate athletic fields that abut the National Register-listed Hillcrest Park in Fullerton, California. Applied the Secretary of Interior’s Standards for the Treatment of Cultural Landscapes to assess new design impacts on historic features.

North Torrey Pines Bridge “Sorrento Overpass”, Del Mar, CA
Historic Preservation Specialist
CLIENT: City of Del Mar
Consulted with engineers for the restoration of the 1933 North Torrey Pines Bridge to resolve significant impacts to the National Register-eligible resource. Evaluated restoration plans to suggest mitigation measures for its treatment in compliance with the Secretary of Interior Standards for Restoration.

Jefferson National Expansion Memorial, St. Louis, MO
Architectural Historian
CLIENT: National Park Service
Contributed to the cultural resources section of the GMP/EIS. Provided historical context for the Native American occupation, the French colonial establishment, and the 19th century development of St. Louis, Missouri.

SFVAMC EA Seismic Upgrades, San Francisco, CA
Architectural Historian
CLIENT: Department of Veterans Affairs
Consulted with architects and designers for the rehabilitation and retrofit of two 1930s-era Art Deco Veterans Affairs buildings. Reviewed plans and rehabilitation standards to evaluate design of new additions and alterations. Engaged in consultation with the SHPO for Section 106 review.
TRINA MEISER

**Exposition Light Rail Transit Phase 2, Los Angeles County, CA**
Architectural Historian

**CLIENT:** Exposition Light Rail Authority/AECOM Transportation
Conducted fieldwork to record and evaluate historic resources along the Exposition Corridor ROW. Completed a Historical Resources Evaluation Report for the evaluation of historical resources for eligibility to the National Register of Historic Places and the California Register of Historical Resources. Provided cultural resources portion of Environmental Impact Statement, including mitigation measures for the treatment of evaluated historical resources.

**Main Street Bridge Replacement Project, Temecula, CA**
Architectural Historian

**CLIENT:** City of Temecula
Conducted a survey and historical research of historic resources in Old Town Temecula adjacent to the Main Street Bridge. Results were recorded on DPR forms and in a historical resources survey report per Caltrans guidelines.

**National Register Eligibility Assessment for Naval Base Ventura County, Port Hueneme, CA**
Architectural Historian

**CLIENT:** U.S. Navy, Southwest Division
Recorded and evaluated 18 buildings at the Naval Construction Training Center at Port Hueneme for eligibility to the National Register. Conducted research on the Disaster Recovery Training School for incorporation into the historical context. Completed DPR forms and incorporated findings in a historic resources evaluation report.

**Disaster 1604-DR-MS, Biloxi, MS**
Historic Preservation Specialist

**CLIENT:** Federal Emergency Management Agency, Region VI
Ms. Meiser completed Section 106 review and coordinated with the State Historic Preservation Office to ensure that all projects funded by FEMA complied with federal regulations and the National Historic Preservation Act. Evaluated restoration projects for NRHP eligibility in compliance with Secretary of Interior’s Standards for Restoration and Rehabilitation under Programmatic Agreement. Work was done prior to joining EDAW.

**Ithaca Downtown Commercial Historic District National Register Nomination, Ithaca, NY**
Historic Preservation Planner

**CLIENT:** City of Ithaca
Ms. Meiser completed research and documentation of downtown commercial buildings dating from the 1830s to the 1930s. Document included architectural descriptions of each building. Successful nomination to the National Register. Work was done prior to joining EDAW.

**Fort Totten, Bayside, Queens, NY**
Historic Preservation Specialist

**CLIENT:** New York City Department of Parks and Recreation
Ms. Meiser organized a volunteer event to perform restoration work on Officers’ Quarters at retired military site on the East River. Oversaw the conservation of historic exterior woodwork elements. Work was done prior to joining EDAW.
APPENDIX C

SITE RECORDS (DPR 523)
P1. Other Identifier: n/a

P2. Location: □ Not for Publication ■ Unrestricted
   a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
   b. USGS 7.5' Quad Beverly Hills Date 1981 T 2S; R 14W; ¼ of ¼ of Sec unsectioned; B.M.
   c. Address 11150 Exposition Blvd. City Los Angeles Zip 90064
   d. UTM: (Give more than one for large and/or linear resources)
   e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
      APN 4256-016-037

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Built in 1940, it is a one-story house in the Minimal Traditional vernacular style. The main body of the house has a square plan with a pyramidal roof; an offset cross-gabled wing extends from the façade with a bay window below; a covered porch is situated within the ell. The roof is covered in asphalt shingles, with fascia board trim at the rake and exposed eaves at the overhang. The exterior walls are stucco over frame. The foundation is concrete. Fenestration consists of replacement vinyl one-over-one hung sash regularly spaced along the exterior walls. Details include pressed sheet metal scalloped decoration at the gable and above the bay window, and a wrought-metal railing enclosing the covered porch. A rear addition and a garage are located at the rear of the house.

P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

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

P5b. Description of Photo: (view, date, accession #) Southeast, 06/19/09, DSCN9737.jpg

P6. Date Constructed/Age and Source: ■ Historic □ Prehistoric □ Both 1940 (L.A. County Assessor)

P7. Owner and Address:
   Khosrow and Julie L. Mirblouk/Vera W. Chan
   11150 Exposition Blvd.
   Los Angeles, CA 90064

P8. Recorded by: (Name, affiliation, and address)
   M.K. Meiser
   EDAW, Inc.
   1420 Kettner Blvd., Suite 500
   San Diego, California 92101

P9. Date Recorded: 06/19/09

P10. Survey Type: (Describe)
     Intensive Survey


*Attachments: □ None ■ Location 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):
**Resource Name or # (Assigned by recorder)** 11150 Exposition Blvd.

**B1. Historic Name:** n/a

**B2. Common Name:** 11150 Exposition Blvd.

**B3. Original Use:** Single family property

**B4. Present Use:** Single family property

**B5. Architectural Style:** Minimal Traditional

**B6. Construction History:**
(Construction date, alterations, and date of alterations)
Constructed in 1940; the building does appear to have had many alterations. The windows appear to be replaced.

**B7. Moved?** ■ No □ Yes □ Unknown Date: _________ Original Location: yes

**B8. Related Features:** garage at rear.

**B9a. Architect:** unknown b. **Builder:** McCarthy Company

**B10. Significance:**

<table>
<thead>
<tr>
<th>Theme</th>
<th>Area</th>
<th>Period of Significance</th>
<th>Property Type</th>
<th>Applicable Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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


**B13. Remarks:**

**B14. Evaluator:** M.K. Meiser

**Date of Evaluation:** 06/19/2009

(This space reserved for official comments.)
*B10. Significance:

Built by the McCarthy Company, this house is one in a development of several lots with similar qualities, particularly its nearly identical neighbor to the west at 11158 Exposition Boulevard. The Minimal Traditional style appears ubiquitous in this residential neighborhood, dating from its period of popularity from approximately 1935 to 1950. The rear addition was built circa 1952 by owner James F. Jones, adding two bedrooms and converting the interior space. In 1972, a greenhouse was also constructed in the rear lot. The windows were replaced with vinyl sash at an unknown date.

The building was determined not eligible for the CRHR, because it has no known associations with significant historical events or themes, or any significant historical persons. While it is a good example of the Minimal Traditional style, the style is ubiquitous in vicinity and it does not possess distinctive characteristics for individual listing. It has not and is not likely to yield significant information about history or prehistory. It is not recommended eligible for the CRHR under criteria 1, 2, 3, or 4.
**P1.** Other Identifier: n/a

**P2. Location:** □ Not for Publication  ■ Unrestricted
   *a. County* Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
   *b. USGS 7.5' Quad* Beverly Hills  *Date* 1981  T 2S; R 14W; ¼ of ¼ of Sec unsectioned; B.M.
   *c. Address* 11158 Exposition Blvd.  *City* Los Angeles  *Zip* 90064
   *d. UTM:* (Give more than one for large and/or linear resources)
   *e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
   APN 4256-016-036

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This one-story house in the Minimal Traditional vernacular style was built in 1938. The main body of the house has a square plan with a pyramidal roof; an offset cross-gabled wing extends from the façade with a bay window below; a covered porch is situated within the ell. The roof is covered in asphalt shingles, with exposed eaves and rafter tails at the overhang. The exterior walls are stucco over frame. The foundation is concrete. Fenestration consists of original two-over-two hung wood sash regularly spaced along the exterior walls. Details include pressed sheet metal scalloped decoration at the gable and above the bay window, and “Everstone” faux masonry applied on the facade. A rear addition and a garage are located at the rear of the house.

**P3b. Resource Attributes:** (List attributes and codes) HP2  Single Family Property

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

**P5b. Description of Photo:** (view, date, accession #) Southeast, 06/19/09, DSCN9739.jpg

**P6. Date Constructed/Age and Source:** ■ Historic □ Prehistoric □ Both 1938 (L.A. County Assessor)

**P7. Owner and Address:**
Yoshimi Odama
2321 Sunwest Dr.
Lodi, CA 95242

**P8. Recorded by:** (Name, affiliation, and address)
M.K. Meiser
EDAW, Inc.
1420 Kettner Blvd., Suite 500
San Diego, California 92101

**P9. Date Recorded:** 06/19/09

**P10. Survey Type:** (Describe)
Intensive Survey

**P11. Report Citation:** (Cite survey report and other sources, or enter "none.") M.K. Meiser, 2009. *Addendum to the Historical Resources Evaluation Report: Centinela and Sepulveda Grade Separation Analysis for the Exposition Corridor Transit Project Phase 2*. Prepared by EDAW, Inc. for Exposition Rail Construction Authority.
B1. Historic Name: n/a


B3. Original Use: Single family property

B4. Present Use: Single family property

B5. Architectural Style: Minimal Traditional

B6. Construction History: Constructed in 1938; the building does not appear to have had many alterations with the exception of the application of Everstone to the exterior and a rear addition.

B7. Moved? □ No □ Yes □ Unknown Date: Original Location: yes


B10. Significance: Theme Area Period of Significance Property Type Applicable Criteria

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


B13. Remarks:

B14. Evaluator: M.K. Meiser

Date of Evaluation: 06/19/2009

(This space reserved for official comments.)
**B10. Significance:**

Built by the McCarthy Company, this house is one in a development of several similarly scaled houses from the mid 20th century. The Minimal Traditional style appears ubiquitous in this residential neighborhood, dating from its period of popularity from approximately 1935 to 1950. The Everstone exterior detailing was added circa 1951 by owner Jack Smith, who also remodeled the house in 1952 with the addition of a bedroom and bathroom.

The building was determined not eligible for the CRHR, because it has no known associations with significant historical events or themes, or any significant historical persons. While it is a good example of the Minimal Traditional style that was popular from the mid-1930s to the 1950s, the style is ubiquitous in vicinity and it does not possess distinctive characteristics for individual listing. It has not and is not likely to yield significant information about history or prehistory. It is not recommended eligible for the CRHR under criteria 1, 2, 3, or 4.
P1. Other Identifier: n/a

P2. Location: □ Not for Publication  ■ Unrestricted
   *a. County  Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
   *b. USGS 7.5' Quad Beverly Hills  Date 1981  T 2S; R 14W; ¼ of ¼ of Sec unsectioned; B.M.
   c. Address 11170 Exposition Blvd.  City Los Angeles  Zip 90064
   d. UTM: (Give more than one for large and/or linear resources)
   e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
      APN 4256-016-033

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Beverly House is a one-story Spanish Eclectic-style house that was modified into an office building in 1974. The original house plan is irregular with a cross-gabled ell extending from the façade. The main body of the house has a flat roof with no overhang, the front slope and cross-gable covered in Spanish tile. A covered entry porch is situated within the ell, with an arched entry and openings. The exterior walls are stucco over frame. The foundation is concrete. Fenestration consists of replacement louvered windows with grilles applied to the exterior. A rear addition and a garage are located at the rear of the house.

P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property/ HP6 Commercial Building

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

P5b. Description of Photo: (view, date, accession #) Southeast, 06/19/09, DSCN9746.jpg

P6. Date Constructed/Age and Source: ■ Historic  □ Prehistoric  □ Both 1937 (L.A. County Assessor)

P7. Owner and Address:
Patrick Frizzelle
11170 Exposition Blvd.
Los Angeles, CA 90064

P8. Recorded by: (Name, affiliation, and address)
M.K. Meiser
EDAW, Inc.
1420 Kettner Blvd., Suite 500
San Diego, California 92101

P9. Date Recorded: 06/19/09

P10. Survey Type: (Describe)
Intensive Survey


Attachments: □ None ■ Location 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):
B1. Historic Name: n/a


B3. Original Use: Single family property

B4. Present Use: Offices/commercial building

B5. Architectural Style: Minimal Traditional

B6. Construction History: (Construction date, alterations, and date of alterations)
   Constructed in 1937; the building has been altered in the rear with additions.

B7. Moved? □ No ☐ Yes ☐ Unknown Date: __________ Original Location: yes


B10. Significance: Theme Area
     Period of Significance Property Type Applicable Criteria
     (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
     See Continuation Sheet.

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


B13. Remarks:

B14. Evaluator: M.K. Meiser

*Date of Evaluation: 06/19/2009
**B10. Significance:**

Built by the McCarthy Company in 1937, this house was one of the first constructed east of Sepulveda Boulevard in this neighborhood. The Spanish Eclectic style was popular from approximately 1915 until 1940, and this house appears to be a late example. In 1959, the kitchen was remodeled and a new garage and workshop were added to the rear garage. The louvered windows may date to that remodel. In 1974, owner Patrick Frizzelle converted the house into offices with the garage and workshop behind them, forming a commercial property. In 1982, the workshop and offices were connected.

The building was determined not eligible for the CRHR, because it has no known associations with significant historical events or themes, or any significant historical persons. While Spanish Eclectic-style houses represent some of the earliest houses built in this area of the corridor, this building does not possess distinctive characteristics for individual listing. It has not and is not likely to yield significant information about history or prehistory. It is not recommended eligible for the CRHR under criteria 1, 2, 3, or 4.
P1. Other Identifier: n/a

P2. Location: □ Not for Publication  ■ Unrestricted
   *a. County  Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
   *b. USGS 7.5’ Quad  Beverly Hills  Date  1981  T 2S; R 14W; ¼ of ¼ of Sec unsectioned; B.M.
   c. Address  3401 Exposition Blvd.  City  Santa Monica  Zip 90404
   d. UTM: (Give more than one for large and/or linear resources)
   e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
   APN 4268-013-003

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
   Built in 1961, this 55,000-square-foot building consists of a warehouse and office that currently house a film studio. The main warehouse building has an irregular plan with a curved elevation at the north façade that faces the ROW. The warehouse has brick veneer exterior walls, utility and storage doors, and small windows for ventilation. Facing the Exposition Boulevard, the offices are housed in a connected Neo-Mediterranean-style building. The building has brick exterior walls and a hipped roof that is covered in Spanish tiles and has a wide overhang. The large, rusticated rafters are exposed. The office has a pop-out window on the eastern façade, and arched fixed windows on the southern façade. The entrance is recessed under a large arched porch supported by large beams.

P3b. Resource Attributes: (List attributes and codes) HP6 Commercial Building - Warehouse/Film Studio

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

P5b. Description of Photo: (view, date, accession #) North, 06/19/09, DSCN9779.jpg

P6. Date Constructed/Age and Source: □ Historic  □ Prehistoric  □ Both 1961 (L.A. County Assessor)

P7. Owner and Address: Centinela Studios LP
   321 Hampton Drive #202
   Venice, CA 90291

P8. Recorded by: (Name, affiliation, and address)
   M.K. Meiser
   EDAW, Inc.
   1420 Kettner Blvd., Suite 500
   San Diego, California 92101

P9. Date Recorded: 06/19/09

P10. Survey Type: (Describe)
   Intensive Survey


Attachments: □ None  ■ Location 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):
B1. Historic Name: n/a


B3. Original Use: Warehouse

B4. Present Use: Film studio

*B5. Architectural Style: Eclectic/Neo-Mediterranean

*B6. Construction History: (Construction date, alterations, and date of alterations)
   Constructed in 1961; no significant alterations to the exterior.

*B7. Moved? ■ No □ Yes □ Unknown  Date: __________ Original Location: yes

*B8. Related Features: None


*B10. Significance: Theme  Area
   Period of Significance  Property Type  Applicable Criteria
   (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
   See Continuation Sheet.

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


B13. Remarks:

*B14. Evaluator: M.K. Meiser

*Date of Evaluation: 06/19/2009
B10. Significance:

Built in 1961, the American Shower Door Company owned and operated the building from the 1960s into the 1980s. The building became a film studio by the 1990s, and is now operated by Centinela Studios. The exterior does not appear to have undergone significant alteration. More recently, storage units have been erected on the parcel.

The building was determined not eligible for the CRHR, because it has no known associations with significant historical events or themes, or any significant historical persons. The Neo-Mediterranean style of the façade is loosely based on Spanish Eclectic precedents, and became popular in the 1970s. This building reflects the style, but does not possess sufficiently distinctive characteristics for individual listing based on its architectural features. It has not and is not likely to yield significant information about history or prehistory.
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Page 4 of 4
* Resource Name or # (Assigned by recorder) 3401 Exposition Blvd
* Map Name: BEVERLY HILLS
* Scale: 1:24,000 * Date of Map: 1981

SITE LOCATION

CONTOUR INTERVAL 20 FEET

1 MILE

1 KILOMETER