

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name WASHINGTON BUILDING  
other names/site number FLATIRON BUILDING

2. Location

street & number 9720-9732 Washington Boulevard N/A not for publication  
city, town Culver City N/A vicinity  
state California code CA county Los Angeles code CA 037 zip code 90232

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	1	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	1	0 Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

*Kathryn Swales*  
Signature of certifying official  
California State Historic Preservation Officer

4-17-91  
Date

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official  
Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

Entered in the  
National Register

*Andrew Byer*  
Signature of the Keeper

5/28/91  
Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

COMMERCE/TRADE: Business

GOVERNMENT: Post Office

Current Functions (enter categories from instructions)

COMMERCE/TRADE: Business &amp;

Specialty Store

**7. Description**

Architectural Classification

(enter categories from instructions)

BEAUX ARTS

Materials (enter categories from instructions)

foundation CONCRETE

walls CONCRETE

roof ASPHALT

other WOOD (Roof Trusses)

Describe present and historic physical appearance.

The Washington Building, also known by its common name: The Flatiron Building, is located in downtown Culver City at the intersection (at diagonals) of Washington and Culver Boulevards (Washington Boulevard lies along the north wall of the subject building). It is a two-story "Builder's" Beaux Arts style design (i.e., a naive and non-academic expression of French Neo Classicism, notably in the handling of the classical orders and other classically-derived decorative details) and of reinforced concrete construction organized around a triangular-shaped floor plan. The design's principal identifying features are this triangular floor plan; its seventeen two-story-tall semicircular-headed window/door openings -- eight bays on both the south and north walls, and one bay on the east wall; a deeply-scored wall and pier treatment; and the distinctive entablature and cornice detailing (Photos 1-2).

The exterior design is intact, the principal alteration being the installation of replacement metal sash matching the glazing pattern of the original wood sash.

The subject building occupies approximately 135 feet of frontage along Washington Boulevard (North Wall), and 152 feet of frontage along the Culver Boulevard side (South Wall). The two long sides converge at a flattened point that is 12 feet wide (East Wall), and diverge to form the 68-foot-wide West Wall (abutted by neighboring buildings to the west) (Photo 3). To simulate the appearance of rusticated cut stone, the buildings's concrete walls are horizontally scored at approximately 12-inch intervals from the base of the building upward to the base of the entablature. There are twelve-foot tall pilasters centered on each of the piers separating the building's windows (North and South Walls). Like the piers and upper walls, the pilasters are also scored. The pilasters have capitals of naive design featuring square-shaped slightly recessed panels with sunburst patterns on them (Photo 4).

Just below the building's entablature, in the spandrels between the window openings, are large molded concrete cartouches. These cartouches have scrolled heads, arms, and oblate bottoms. A design derived from the traditional "folded linen" (Medieval, as opposed to classically-derived) appears at the center of each cartouche (Photo 4).

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 1

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Washington Building

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The entablature, which does not contain an architrave, is crisply articulated, and consists of a large fillet molding at the base, a tall frieze zone, and a full cornice, which rests upon a continuous band of dentils. The frieze is decorated with long horizontally-aligned rectangular panels that are scooped on the ends. At the convergence of the two scooped ends of these paired panels are molded concrete rondels bearing a low relief likeness of United States President George Washington (Photo 4).

Decorative roof parapets, with molded fascia caps, extend the width of the fifth and sixth bays on both the north and south facades. These parapets (also of reinforced concrete) bear intaglio classical-style lettering giving the name of the building.

Because there are several shop fronts on the first-floor level of the building, entrance occurs through seven of the building's seventeen bays. Access to the second floor offices occurs from the fifth bay on the North Wall. Door and window sash are of black anodized aluminum (ca. 1987), with each window having a vertically-aligned tripartite division matching the design of the original wood sash, first replaced more than twenty-five years ago due to their advanced state of deterioration.

The Washington Building maintains its architectural integrity, notwithstanding the installation of replacement aluminum sash as discussed above. This is due in part to the durable nature of its reinforced concrete construction. Within the context of its downtown neighborhood only a few exceptional buildings have been spared insensitive facade remodels. These buildings include the Washington Building, the Culver Hotel (across the intersection of Washington and Culver Boulevards to the east); Culver City Hall (across Culver Boulevard to the southwest); and the Citizen Publishing Building (nominated to the National Register in 1986). Several historic buildings within the vicinity of the subject building have been lost through demolition, including the Meralta Theater (across Culver Boulevard to the south) and the Hotel Adams (across Main Street to the east of the subject building and the Culver Hotel) -- One of the oldest buildings in downtown Culver City.

Due to continuous tenant remodeling activities over the course of approximately the last 30 years none of the original wall,

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 2

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Washington Building

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floor, or ceiling finishes remain on the interior of the building. Demising walls of sheetrock construction with wallpaper and painted finishes of contemporary design are found throughout the building. There are no original interior doors between offices; no original hardware (such as doorknobs, elevator call panels); and no original light fixtures. All of the offices within the building have "suspended" ceilings of contemporary design. The only surviving original fabric appears to be the lobby floor to the second-floor offices (9726 Washington): This 8 x 12 foot floor space has an attractive mosaic tile treatment in a grey and white checkerboard pattern.

The triangular-shaped block on which the Washington Building is located is part of Culver City Redevelopment Area Number 3, as is much of the adjoining neighborhood. The block includes approximately ten buildings, and consists predominantly of undistinguished small frame and stucco storefronts (ca. 1930-1950), as well as one small frame house (ca. 1920) converted to office use more recently. Although there is one other noteworthy building at the opposite end of the block -- The Culver City Theater (ca. 1940) -- the undistinguished character of the balance of the other buildings, the block's dramatic shape, and its visually prominent placement at the intersection of two major regional thoroughfares make it attractive for redevelopment. During the last six years the Culver City Redevelopment Agency has aggressively redeveloped the immediate neighborhood around the Washington Building, clearing sites in the blocks to the west, south, and to the east. The Filmcorp Center (1987)(Photo 5), a massive seven-story office-restaurant complex occupying the entire block immediately west, was built at the initiation of the Redevelopment Agency on land acquired and cleared for that purpose with Agency funds. This project is probably indicative of how the Agency would like to redevelop the downtown. The City also recently announced its decision to demolish both Culver City Hall (Orville L. Clark, architect; 1928) and the adjoining Culver City Fire Station (Orville L. Clark, architect; 1927+)(Photos 6-7) -- significant resources that are strongly related to the Washington Building in design (i.e., "Builders Beaux Art Classical design") and thematic terms (viz., period of construction, probable design collaboration, monumentality associated with civic center design during the 1910s' and 1920's locally. Given the insensitive examples of current and past City policy toward historic resources the owner of the Washington Building is understandably concerned about its preservation unless it receives some form of official landmark recognition.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

ARCHITECTURE  
COMMERCE  
COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1926 - 1932

Significant Dates

1926

Cultural Affiliation

N/A

Significant Person

LINDBLADE, CHARLES E.

Architect/Builder

SCHOLZ, ARTHUR D. (Designer)  
CLARK, ORVILLE L. (Probable Consulting Architect)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Washington Building, in Culver City, Los Angeles County, California is being nominated to the National Register under criteria B and C. Under criterion B the subject building is significant for its association with Charles E. Lindblade, a real estate developer and businessman who played a key role in the development of Culver City. Under criterion C it is eligible because of its architectural merit as a fine example of "Builder's" Beaux Arts Classicism -- a style which strongly associates it in visual terms with five other major building's of the Culver City Civic Center. The subject building also qualifies under Criterion C because its distinctive flatiron shape makes it a visual landmark that directly reflects the dramatic diagonal street intersections proposed as part of the City's historic 1913 City Plan.

The Washington Building was commissioned by Charles E. Lindblade (1887-1940), a prominent real estate developer, and longtime business associate of Harry H. Culver (1880-1946), the founder of Culver City. As Vice-President and President respectively of the H.H. Culver Real Estate and Development Company these two businessmen were responsible for much of the development of Culver City (incorporated 1917) between 1913 and the early 1930's. Lindblade assumed a major role in this firm, serving as its Vice-President and General Manager for the entire period from the late 1910's through the late 1920's.

The construction of the Washington Building, commencing in early 1926, corresponds to a highwater mark in Charles Lindblade's professional career and civic involvements. The building marks the final stages in the consolidation of Lindblade's own real estate interests in anticipation of launching his own real estate development enterprises in 1929. Lindblade is listed in the 1929 Los Angeles County Telephone Directory as residing in the exclusive Cheviot Hills neighborhood (3260 Club Drive), and as having

See continuation sheet

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 1

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Washington Building

business offices in his name at the Washington Building, at 9728 Washington Boulevard. Lindblade was to maintain his offices in his name at the Washington Building until 1932, when it is surmised that due to the great Depression, he liquidated his interests in that particular business to join the Earlham Development Company, and to start out more modestly in Glendale, California a few years later. Note that the Washington Building also served as home to the Culver City Post Office from 1931 until superceded by the current downtown post office facility, which was completed in 1940.

Lindblade's professional and civic prominence is suggested by a list of his affiliations found in a November 1, 1940 obituary in the Culver City Citizen, as well as his listing in the 1929 edition of Who's Who in California. At the time of his who's who listing, he was on the Board of Directors of Security First National Bank of Los Angeles, a major financial institution locally; and of the Pacific Building and Loan Association, which financed much of the early construction in Culver City. Lindblade also served as director of the California Real Estate Association (1928-29); president of the Culver City Realty Board (1927); and was one of the organizers of the Culver City Chamber of Commerce (incorporated 1921), serving as director in the 1921-22 period. Lindblade and his wife Julia Fox Lindblade were described in the obituary in The Citizen as having assumed an "active part in the civic and social life of [Culver City]." This assertion is partially corroborated by his service on the Board of Directors of the Pacific Military Academy (Culver City), where his financial assistance to a number of its students enabled them to complete their educations; and by his nurturing involvement with the Culver City Chamber of Commerce through its early years in the 1920's.

Charles Lindblade commissioned the Washington Building in January, 1926, and according to County Assessment Roll Books for the property, it was completed sometime during the 1928 tax year. Arthur D. Scholz, designer for the H.H. Culver Company, was the architect of record, with Orville L. Clark, architect of both the nearby Beaux Arts Classical City Hall and Fire Station buildings (1927-28) probably serving as consulting architect (Photos 6-7).

Although a search for information regarding the career of Arthur Scholz proved unfruitful, an obituary in the May 10, 1940 Southwest Builder and Contractor describes Orville Clark as being well known throughout Southern California, and as being the designer of a large number of institutional buildings in the Bakersfield area, including the Kern County Jail, hospitals,

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 2

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Washington Building

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auditorium buildings, fraternal buildings, and school facilities. Because Scholz would have had few if any opportunities to design a poured reinforced concrete building as designer for the H.H. Culver Company (that company's work consisting almost exclusively of inexpensive frame/stucco residential and small frame or brick business buildings), and because the only other poured reinforced concrete buildings under construction in downtown Culver City in 1926-28 were the Culver City Hall and Fire Station buildings -- both designed by Orville Clark, it is surmised that Scholz enlisted Clark as a consulting architect.

Charles Lindblade's decision to build in concrete represents an unusually expensive investment (\$30,000; 1926) within the context of Culver City, where the other business buildings of the period (with the exception of the earlier Culver Hotel Building, and the later Citizen Publishing Building) were exclusively of cheaper brick and or frame/stucco construction, and of a more utilitarian nature in their design.

From a design standpoint, the Washington Building is part of a small nucleus of architecturally and historically significant buildings that stretches along three blocks of downtown Culver City. These buildings are linked by both their shared Beaux Arts Classical design features, and the City Beautiful spirit embodied in that choice of style (viz., monumentality; sense of permanence). In at least two instances, the flatiron floor plans, which reflect the diagonal street intersections that cross through the center of downtown, further associate these buildings. The buildings include (from east to west): The Citizen Publishing Company Building (1929); the Culver Hotel Building (1923-24) -- a six-story reinforced brick structure with a flatiron floor plan echoing that of the Washington Building (west across the intersection)-- the subject building; the Culver City Fire Station (1927+); and Culver City Hall (1928-29).

The distinctive triangular planning of the Washington Building directly expresses civil engineer P.H. Albright's 1913 City Plan for Culver City, a visually dramatic plan devised at Harry H. Culver's direction to, according to historian Lucinda Pennington, "... make maximum utilization of dormant assets -- the meeting point of three railroad lines, plus three roads leading from Los Angeles to the sea, Washington, Culver, and National Boulevards." The Washington Building lies at the intersection of two of these streets: Culver and Washington Boulevards, which cross at diagonals to form the wedge-shaped parcel on which the Washington

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 3

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Washington Building

Building is built. In addition to the unusual flatiron plan, the arcaded treatment of the facades, the deeply-raked score lines (which suggest coursed stonework), and unusual decorative features (viz., cartouches, President Washington rondels), give the building an animated monumentality appropriate to its visually-prominent location. This imagery also reflects the prevailing Beaux Arts urban design theory of the period.

In summary, the Washington Building is an architecturally distinctive design within its Culver City context, being perhaps the first poured reinforced concrete business building built in the downtown; in its flatiron shape and monumentality, which serve to vividly express the 1913 City Plan; and on account of its unusual naive decorative details. In thematic terms, its Beaux Arts Classical design features and monumentality strongly associate it with four other buildings of a nascent Civic Center that took shape in the late 1920's -- including the Culver City Hall and Fire Station buildings. The subject building is also significant for its associations with Charles Lindblade, a distinguished real estate developer intimately associated with the development of Culver City during the 1910's and 1920's. The building was built during a high point of Lindblade's professional career, and served upon completion (1928) as the headquarters of the Lindblade Real Estate and Development Company (1929-32).



**9. Major Bibliographical References**

Lucinda Pennington, A Past to Remember, 1976  
"Charles E. Lindblade," Who's Who in California, 1929 Edition  
Los Angeles Extended Area Telephone Directories, 1925-34  
Southwest Builder & Contractor News, "Culver City Permits," January 29, 1926  
Southwest Builder & Contractor, May 10, 1940, p. 4.  
Culver City Citizen, November 1, 1940, pp. 5-6; & p. 1  
Los Angeles County Assessor Roll Book #369, 1924-37, L.A. County Archives  
Archives, Culver City Historical Society  
Culver City Chamber of Commerce, Board of Directors Minutes (Courtesy of  
David Paradis), 1917-22)  
Venice Vanguard, October 29, 1940, p. 1

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acres of property .18 Acres

UTM References

A 

1	1
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3	7	1	1	4	0
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3	7	6	5	2	6	0
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Zone      Easting      Northing

C 

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B 

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Zone      Easting      Northing

D 

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See continuation sheet

Verbal Boundary Description

L.A. County Assessor Map Book #4207, Page 006, Parcel 025, Tract #1775, or a triangular shaped lot 213 feet along the north side (Washington Blvd.), 79 feet along the base (west boundary), 227 feet along a hypotenusal line (south boundary, Culver Blvd.), and 12 feet at its flattened (eastern) point.

See continuation sheet

Boundary Justification

The boundary described above includes the entire city lot that has been associated with the property historically.

See continuation sheet

**11. Form Prepared By**

name/title Carson A. Anderson, Architectural Historian

organization \_\_\_\_\_ date November 9, 1989

street & number P.O. Box 86222 telephone (213) 744-0818

city or town Los Angeles state California zip code 90086

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number PHOTOS Page 1

Washington Bldg.

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- Photo 1 Washington Building, 9720-32 Washington Boulevard,  
Culver City, Los Angeles County, California  
Photographer: Carson Anderson  
Photo Date: April, 1989  
Negative Location: 1119 Albany Street, No. 227  
Los Angeles, California 90086  
View: Northeast (from Culver Boulevard)
- Photo 2 Washington Building, 9720-32 Washington Boulevard,  
Culver City, Los Angeles County, California  
Photographer: Carson Anderson  
Photo Date: April, 1989  
Negative Location: 1119 Albany Street, No. 227  
Los Angeles, California 90086  
View: West (on Washington Boulevard)
- Photo 3 Washington Building, 9720-32 Washington Boulevard,  
Culver City, Los Angeles County, California  
Photographer: Carson Anderson  
Photo Date: April, 1989  
Negative Location: 1119 Albany Street, No. 227  
Los Angeles, California 90086  
View: East (from Culver Boulevard)
- Photo 4 Washington Building, 9720-32 Washington Boulevard,  
Culver City, Los Angeles County, California  
Photographer: Carson Anderson  
Photo Date: April, 1989  
Negative Location: 1119 Albany Street, No. 227  
Los Angeles, California 90086  
View: Detail, North Facade (Washington Boulevard)
- Photo 5 Filmcorp Building, SEC of Washington Boulevard and  
Duquesne Avenue, Culver City, California  
Photographer: Carson Anderson  
Photo Date: April, 1989  
Negative Location: 1119 Albany Street, No. 227  
Los Angeles, California 90086  
View: West (from Washington Boulevard)

**United States Department of the Interior  
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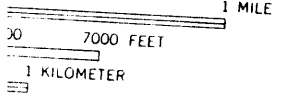
**National Register of Historic Places  
Continuation Sheet**

Section number PHOTOS Page 2

Washington Bldg.

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Photo 6 Washington Building, 9720-32 Washington Boulevard,  
Culver City, Los Angeles County, California  
Photographer: Carson Anderson  
Photo Date: April, 1989  
Negative Location: 1119 Albany Street, No. 227  
Los Angeles, California 90086  
View: West



DW WATER  
 WATER  
 RDS  
 ON, VIRGINIA 22092  
 N REQUEST



QUADRANGLE LOCATION

Revisions shown in purple and woodland compiled from aerial photographs taken 1978 and other sources. This information not field checked. Map edited 1981.

ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U. S. Route
	State Route

BEVERLY HILLS, CALIF.  
 N3400—W1822.5/7.5