

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-1181-HCM

HEARING DATE: April 3, 2008
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 217-221 E. 8th Street
Council District: 14
Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Legal Description: Lot 23 of the Resubdivision of the
Widow Botiller Tract

PROJECT: Historic-Cultural Monument Application for the
GARMENT CAPITOL BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

**OWNER/
APPLICANT:** 217 East 8th Street LLC
217 East 8th Street
Los Angeles, CA 90014

**OWNER'S
REPRESENTATIVE:** Ben Taniguchi
Galvin Preservation Associates, Inc.
1611 S. Pacific Coast Highway, Ste. 104
Redondo Beach, CA 90277

RECOMMENDATION

That the Cultural Heritage Commission:

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager
Office of Historic Resources

Prepared by:
[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: October 23, 2007 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1926 and located in the downtown area, this 12-story commercial building exhibits character-defining features of Gothic Revival style architecture. The subject building is rectangular in plan and is situated on Los Angeles Street between 8th Street and Santee Street. The subject building has three primary facades clad in concrete, glazed terra cotta and ruffled brown brick arranged in a classic base-shaft-capital composition. The entrance is a recessed off-center doorway topped by a modern metal awning. The lower levels are defined by modernized storefronts on the ground floor and second floor windows flanked by ornate Gothic-style faux-buttress piers, niches and bands of intricate decorative terra cotta. This decorative work employs traditional Gothic-style tracery forms including trifolds and quatrefoils, as well as shields, foliation, and figureheads. The third through eleventh levels have rows of paired metal casement windows above terra cotta panels with three lancet-style arched forms. The twelfth level has rows of paired metal casement windows flanked by a Gothic-style terra cotta parapet. The final floor has double-height arched metal casement windows separated by alternating faux-buttresses piers extending from the attic level to the twelfth level. A repeated row of paired decorative terra cotta shields serves as the capital of the composition. Significant interior spaces include a main lobby space with marble and decorative stenciling and moldings visible above portions of a dropped ceiling added at a later date.

The proposed Garment Capitol Building historic monument was designed by architect William Douglas Lee. Lee is responsible for the design of the El Royale Apartments (Historic-Cultural Monument #309; 1929), another period-revival high-rise building. Lee designed several commercial and light industrial buildings for Lloyd and Casler Incorporated, who also financed the subject building. This company was led by its president Florence Casler (1869-1954), one of the few women in Los Angeles in that period to head a company in the field of development and construction of high-rise buildings. In 1926, Casler was appointed head of the Peoples National Bank of Los Angeles, making her the only female director of a bank in Los Angeles.

The Garment Capitol Building is located in an area with a high concentration of garment manufacturers and merchants; since the 1930s, the subject building has been used for these purposes.

Later alterations to the subject building include the replacement of main entrance storefronts, covering of clerestory windows, removal of terra cotta parapet finials, and the addition of a dropped ceiling in the lobby space.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property is significant enough to warrant further investigation as a potential Historic-Cultural Monument.

SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

*Complete One or Both of the Upper and Lower Portions of This Page***ARCHITECTURAL SIGNIFICANCE**

THE Garment Capitol Building IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT

Gothic Revival ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

A N D / O R

HISTORICAL SIGNIFICANCE

THE Garment Capitol Building WAS BUILT IN 1926
NAME OF PROPOSED MONUMENT YEAR BUILT

Florence C. Casler WAS IMPORTANT TO THE
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE she was the only woman involved in the construction of high rises

(150ft height limit) at the time the subject building was built in 1926. She was likely one of only a few

women involved in such construction in the entire nation. Additionally, she was the only female director of a

bank in Los Angeles and one of a few female bank directors in the nation during the late 1920s.

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Garment Capitol Building
2. STREET ADDRESS 217 East 8th Street
- CITY Los Angeles ZIP CODE 90014 COUNCIL DISTRICT 14
3. ASSESSOR'S PARCEL NO. 5145-003-005
4. COMPLETE LEGAL DESCRIPTION: TRACT RESUBDIVISION OF THE WIDOW BOTTILER TRACT
- BLOCK none LOT(S) 23 ARB. NO. _____
5. RANGE OF ADDRESSES ON PROPERTY 217 East 8th Street, 221 East 8th Street, 219 East 8th Street,
773 Santee Street
6. PRESENT OWNER 217 East 8th Street LLC
- STREET ADDRESS 217 East 8th Street
- CITY Los Angeles STATE CA ZIP CODE 90014 PHONE (310) 796-1484
- OWNER IS: PRIVATE X PUBLIC _____
7. PRESENT USE Light industrial/commercial ORIGINAL USE Light industrial/commercial

DESCRIPTION

8. ARCHITECTURAL STYLE Gothic Revival
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET)
- (See attachment)
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Garment Capitol Building

10. CONSTRUCTION DATE: FACTUAL 1926 ESTIMATED _____

11. ARCHITECT, DESIGNER, OR ENGINEER William Douglas Lee

12. CONTRACTOR OR OTHER BUILDER Lloyd and Casler Incorporated

13. DATES OF ENCLOSED PHOTOGRAPHS November 8, 2007
(8X10 BLACK AND WHITE GLOSSY)

14. CONDITION: ☐ EXCELLENT ☒ GOOD ☐ FAIR ☐ DETERIORATED ☐ NO LONGER IN EXISTENCE

15. ALTERATIONS to the building include the removal of terra cotta finials from the parapet in 1952, replacement of the first floor storefronts, covering of the original clerestory above the storefronts with steel paneling, replacement of the main entrance in circa 1960s, and replacement of a number of windows with identical ones in 1930.

16. THREATS TO SITE: ☒ NONE KNOWN ☐ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT
☐ ZONING ☐ OTHER _____

17. IS THE STRUCTURE: ☒ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN

SIGNIFICANCE

18. BRIEF STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE OPTIONAL SIGNIFICANCE WORK SHEET)

(See attachments)

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) _____

(See attachments)

20. DATE FORM PREPARED 10/23/2007 PREPARER'S NAME Ben Taniquchi

ORGANIZATION Galvin Preservation Associates Inc. STREET ADDRESS 1611 S. Pacific Coast Hwy., Ste. 104

CITY Redondo Beach STATE CA ZIP CODE 90277 PHONE (310) 792-2690

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE Garment Capitol Building IS A 12-STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

Gothic Revival, Rectangular PLAN light indus./commercial bldg.
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A brick FINISH AND terra cotta TRIM.
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S flat ROOF IS asphalt, Metal,
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

casement WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE [DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.]

THE ENTRY FEATURES A recessed,
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

two panel DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE Gothic Revival style terra cotta cladding that covers the entire surfaces of the 2nd and
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

12th floors, and Gothic Revival style terra cotta panels below all windows from the 3rd through the 11th floor.
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

The 11th story windows have Gothic Revival style terra cotta railings in front of the windows and there are several
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

terra cotta shields mounted throughout the building.
VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A (none)
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE the original lobby ceiling with marble clad walls and floors. There is an original
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

vaulted ceiling with grapevine moldings on the upper edges and floral molding on the edges of
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

the rafters; the original ceiling and moldings are obscured from view by a newer dropped ceiling.

IMPORTANT LANDSCAPING INCLUDES (none)
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

9. Description:

The subject building, located at 217 East 8th Street, was constructed in 1926 by Lloyd and Casler Incorporated. The new \$800,000 building was designed by Los Angeles architect William Douglas Lee (1894-1965). Lee designed numerous buildings during the 1920s in the downtown Los Angeles area that housed commercial or light industrial plants. Jesse Lloyd and Florence Casler owned a number of these, and commissioned Lee to design several of their downtown garment buildings. In addition to the subject building, these included the Allied Crafts Building (1925), a ten-story loft building located on the northeast corner of Maple Avenue and Pico Boulevard, and the Textile Center Building (1926), a 12-story loft building located on the northwest corner of E. 8th Street and Maple Avenue (see Figures 1 and 2).

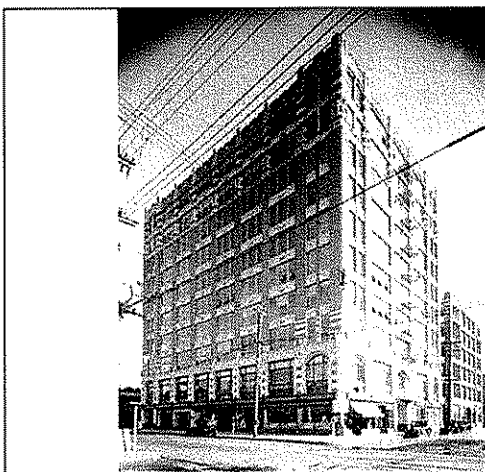


Figure 1: Circa 1925 view of the Allied Crafts Building. (Image courtesy of the Los Angeles Public Library Photo Archive)



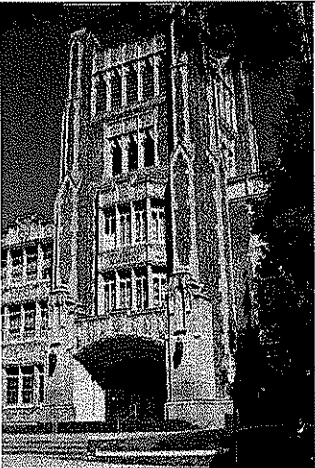

Figure 2: 2007 view of the Textile Center Building.

These buildings were similar to the subject building in that they were all constructed of reinforced concrete, clad with brick and embellished with Gothic Revival style terra cotta cladding. The Textile Center Building used the same type of awning windows as the subject building. All three textile buildings designed during the late 1920s by Lee still stand.

Over the next four decades Lee also designed several other buildings throughout Los Angeles, including the El Royale Apartments, Guardian Arms Hotel and Merchants Exchange Building. By around the 1950s, Lee was joined by his architect son Douglas Everett Lee and together they created the 22-story Lee Building in 1958. It was the first building to have been constructed after the repeal of the height limit ordinance by the Los Angeles City Council in 1957.¹ The building, located on Wilshire Boulevard near Cochran Avenue, was completed in 1961 and would be the final building designed by William Douglas Lee.

¹ "Rites Planned Thursday for Architect W.D. Lee." *Los Angeles Times*, 17 August 1965, pg. A2.

Lee chose to design the evaluated building in the Gothic Revival style. This style was initially popular in California from the 1860s to the 1890s. However, starting around the late 1910s, it experienced a resurgence in the design of public schools (see Figure 3), college and university buildings, churches (see Figure 4) and high rise buildings. The Gothic Revival was popular until around the early 1930s.

	
<p>Figure 3: View of the Gothic Revival style John Marshall High School (1930) in Los Angeles designed by Lindsey and Eiden. (Image courtesy of http://www.johnmarshallhs.org)</p>	<p>Figure 4: Circa 1920s view of the Gothic Revival style First Congregational Church in Glendale (architect unknown). (Image courtesy of the Los Angeles Public Library Photo Archive)</p>

The Gothic Revival style buildings from this period were often clad in brick and had Gothic style elements that were usually terra cotta pieces used to accent the buildings. In addition, entrances and window openings were characterized by wide, slightly arched openings. The evaluated building is one of three buildings in the area that Lee designed in the Gothic Revival style; as noted above, the other two are the Allied Crafts and Textile Center Buildings. The Gothic elements are evident throughout the subject building with the extensive use of terra cotta cladding. Other elements of the style are seen with the slight arching of the 12th story windows.

Exterior

The Garment Capitol Building is a 12-story building, over a basement, with a rectangular floor plan. There are three bays on the southwest facing façade and seven bays on the northwest elevation. The façade is symmetrical and the building sits on a concrete foundation. The building has a poured reinforced concrete structural system, with a façade and east elevation that are clad with 70,000 ruffled brown bricks and Gothic Revival style terra cotta; the other elevations have indentations in the concrete made by wood forms. The building is covered by a flat roof that is likely clad in built-up material comprised of various layers of felts, mats, bitumen and mineral aggregate. It is likely that a granule surfaced roofing sheet was used. The façade and the southeast elevation have shaped parapets clad in Gothic Revival style terra cotta. There is a large metal framed roof sign (sans letters) on the northeast side of the roof, which was likely used as an

electric sign; the sign appears to have been installed in the 1930s. On the east elevation there are two metal fire escapes.

The primary entrance is located at the façade. It consists of a recessed entrance that is sheltered by a roof supported by angled metal rods. The sides of this roof are clad with metal sheets. The entry consists of double metal framed doors that are flanked and topped by rectangular glass panes; the entrance is covered by a roll up style metal security door. Other entrances on the façade consist of two storefronts that are vacant and obscured from view by roll up style metal security doors. There are two storefronts on the “right” side of the southeast elevation with single metal framed glass doors with roll up style metal security doors; one of the entrances is topped by a canvas awning. There is also a third entrance on the east elevation that consists of a freight entrance with a roll up style metal security door and is topped by a canvas awning. There appears to be no entrances on the northeast and northwest elevations.

There are a total of 63 windows on the façade. They are symmetrically spaced and consist of 54 steel sash windows on the second through eleventh story levels. They have multiple irregularly shaped panes and double (stacked) awning windows incorporated into the steel casement windows; six windows at the 12th story level are arched. Windows on the second story of both the façade and southeast elevation consist of three large square steel sash windows with three panes and metal casings that have decorations pressed into the metal; the second story windows are framed by Gothic Revival terra cotta bordering and the 12th story window are slightly arched with terra cotta surrounds. There 147 windows on the southeast elevation that are similar to the façade windows. Windows on the northwest elevation consist of 32 steel sash windows stacked in two vertical rows on the south side of the northwest elevation. The windows have 24 square panes, with a single awning window incorporated into the windows. Other northwest elevation windows consist of approximately 41 steel sash awning windows with eight square panes on the center portion of the elevation, and approximately 32 paired steel sash windows on the north side of the elevation that have 32 square panes on each paired sets and single awning windows incorporated into the paired sets. Windows on the northeast elevation consist of 30 paired steel sash windows with 32 square panes on each paired sets; there are single awning windows incorporated into the paired sets.

Other design elements on the building consists of terra cotta Gothic Revival style cladding that covers the entire surface of the second and 12th floor and there are Gothic Revival style terra cotta panels below all windows from the third through the 11th floor. The 11th story windows have Gothic Revival style terra cotta railings in front of the windows and there are several terra cotta shields mounted throughout the building.

Interior

The building has a below grade full basement where there are electrical and heating systems, as well as storage areas. There are also stairs on the southeast side of the basement that lead to the storefront located on the southeast corner of the building. Storage rooms on the east side of the basement contain partitions constructed of cast concrete block with the brick yard name *Caldwell Block M'fg By Wm Smith 9891 Mission*

Road Alhambra Calif cast into the blocks. The partitions were likely installed during the 1930s or 1940s.

The main entry into the first floor lobby is a set of double doors located at the “left” side of the E. 8th Street façade. The walls and floors of the lobby are clad entirely with marble. The off-white marble on the walls and bordering the edge of the floor are not fully polished and thus the surface is textured with shallow dimples and grooves; a dark green marble cladding is used on the baseboard and as a secondary, inner border on the floor. A skin-toned marble, that slightly resembles granite, is used on the main part of the lobby floor. There are two rows of non-original florescent light fixtures running the length of the lobby ceiling; there are egg crate (drop ceiling), plastic panels covering the light fixtures. The original ceiling is still present underneath the drop ceiling. It consists of a vaulted ceiling with grapevine moldings running length wise on the upper edges of ceiling. There was also stenciling on the rafters, which also have floral molding on the edges. The original stenciling has been painted over and the floral moldings, which originally had either gold leafing or were painted gold, have also been painted over. There is one square stenciled section on the middle rafter that is intact. There are two pedestrian elevators and one freight elevator on the southwest side of the lobby. The elevator doors are metal, pressed paneled doors, which originally had rosewood (faux) graining. The elevator doors have since been painted over. The elevator car for the freight elevator is likely the original Otis elevator car with an original hand lever control, and the passenger elevators have circa 1960s elevator cars. On the southeast wall of the lobby is a brass mail box/receiver for the “Cutler Mail Chute” system. The mail box has a decorative cast brass door and a brass mail slot with a decorative cast brass surround. On the northwest corner of the lobby are stairs leading to the upper floors. The initial six steps and landing, including the baseboard, are made of the same marble used on the lobby walls. The rest of the stairs are made of concrete, which have been painted and a cast concrete stairway enclosure topped by painted wood handrails. A corridor, with one side of the wall clad with non-original white glazed tiles, is accessible from the southeast end of the lobby. The corridor angles southeast ward and exits onto Santee Street.

The second to the twelfth floors are occupied by garment manufacturing businesses. These floors are generally distinguished by large open spaces with no partitions, and have load bearing rounded concrete columns supporting the centers of the rooms. There are also five sided concrete pilasters on the southwest, southeast, northwest and northeast corners of the floors, including pilasters on the centers of the southeast and northwest sides of the building. The baseboards are wood. The floors are heated by original cast iron radiators ranging in length from approximately three to 15 feet. The ceilings are for the most part bare concrete and the interior spaces are illuminated by florescent light fixtures dating from the late 1940s to the 1980s. The eighth floor contains original, unpainted freight elevator doors, an electrical/janitor’s closet door and a fire hose cabinet door; the closet door and fire hose cabinet door are wood with dark wood staining similar to that of the faux staining on the elevator doors. The rest of the floors contain the original doors; however they have been painted. Restrooms on each floor are located on the northwest corner of the building, adjacent to the stairwell. The restroom floors are clad with white octagonal ceramic tiles and most of the restrooms have replacement

porcelain bathroom fixtures. The doors to the restrooms are the original painted, wood paneled doors and the wood restroom stalls are likely original.

18. Significance:

Significance Statement

The Garment Capitol Building was constructed in 1926 by Lloyd and Casler Incorporated, which was lead by its president Florence C. Casler. She was one of the first woman to be involved in the construction of height limit (150 feet) high rise buildings in Los Angeles, and likely one of a few involved in the field in California during the early part of the 20th century. She was also the only female director of a bank in Los Angeles during the late 1920s, and one of a few in the country when she was appointed to the position in circa 1926.

The Garment Capitol Building, designed by Los Angeles architect William Douglas Lee, is in the Gothic Revival style. The building is a very good example of a Gothic Revival style high rise building from this period and is one of only a few high rise buildings of this architectural style found in the Los Angeles area. In summary, the building is representative of a pioneering female high rise contractor and is a high style example of a Gothic Revival style commercial high rise building of the 1920s. Therefore the building meets the criteria of the Los Angeles Cultural Heritage Ordinance and should be recognized as a Los Angeles City Historic-Cultural Monument.

Florence C. Casler

The subject building was constructed in 1926 by Lloyd and Casler Incorporated. Partners Jesse K. Lloyd and Florence C. Casler (1869-1954) were responsible for the construction of several high-rise, height limit (150 feet or 12 stories) commercial and light industrial buildings in the area from the late 1910s through the early 1930s. In addition to overseeing construction of the buildings, the company also owned and managed several of the buildings that they constructed.

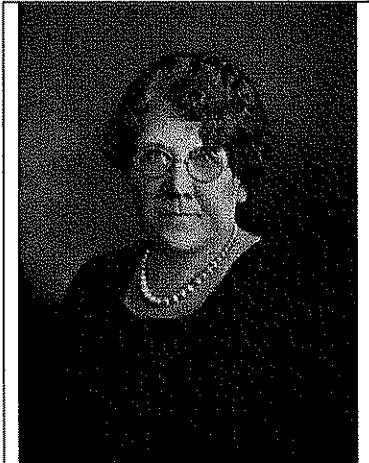


Figure 5: Circa 1927 view of Florence C. Casler. (Image taken from *Who's Who in Los Angeles County*. Los Angeles, CA: C.J. Lang, 1927/28)

The president of Lloyd and Casler, Florence C. Casler (see Figure 5), was likely one of only a few women in the nation involved in high rise (height limit) building construction during the early part of the 20th century. She was likely the only female involved in building construction in California when the subject building was constructed in 1926. Casler was born in Welland County, Ontario, Canada and married John H. Casler in 1891. She learned the plumbing trade through her (plumber) husband and eventually became a licensed plumber. She became the chief executive of the family plumbing business when her husband had to relocate to Canada for work.² Shortly after his death, the widowed Casler moved to Los Angeles in 1912 and she immediately became involved in the construction business. One of her first projects involved the construction of 60 apartment buildings along Catalina Street between West 3rd and West 6th Streets.³

Casler partnered with Jesse K. Lloyd to form Lloyd and Casler Incorporated starting in the late teens. With her partner, Casler constructed numerous height limit, high rise buildings in downtown Los Angeles. Their partnership would last through the early 1930s. By 1931, she had established her own company, the F.C. Casler Construction Company. Both of her daughters were employed at the company, which like her old company, specialized in the construction of high rise buildings.⁴

In addition to running a high-rise construction company, Casler was the director of the Peoples National Bank in Los Angeles, to which she had been appointed in circa 1926.⁵ At the time she was the only female bank director in the city and one of a few in the entire country.⁶

² Watrous, Valerie. "Meet Your Neighbor", *Los Angeles Times*, 3 January 1927, pg. A7.

³ Spaulding, W.A. *History of Los Angeles*, Los Angeles, CA: Finnell, 1929, pg. 236.

⁴ "Woman Makes Buildings Pay." *Los Angeles Times*, 6 July 1931, pg. A5.

⁵ Hunt, Rockwell D. *California and Californians*, Los Angeles, CA: Lewis Publishing Company, 1926, pg. 145.

⁶ Hunt, Rockwell D. *California and Californians*, Los Angeles, CA: Lewis Publishing Company, 1926, pg. 145.

The Garment Capitol Building

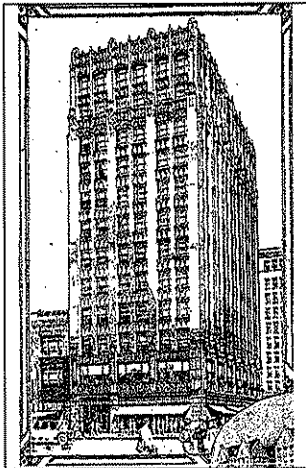


Figure 6: 1926 artist rendering of the Garment Capitol Building. (Image taken from the ProQuest Los Angeles Times Database)

Announcement of the construction of the Garment Capitol Building (see Figure 6) came on June 20, 1926. Just over two months prior, Lloyd and Casler had opened a 12-story building, the Textile Center Building (listed on the National Register of Historic Places in 2005) located on the northwest corner of E. 8th Street and Maple Avenue, just a block west of the nominated building. The 12-story Garment Capitol Building was to be constructed on the northwest corner of E. 8th and Santee Streets. Los Angeles architect William Douglas Lee was commissioned to design the building, which was to cost an estimated \$800,000 to construct. Lee had also been the architect for the Textile Center Building. An article in the *Los Angeles Times* dated December 19, 1926, describes the new building.

The building is of reinforced concrete construction. Gray predominates in the color scheme of the 70,000 special mix ruffled brick provided by the Los Angeles Pressed Brick Company for facing exterior walls. Divided into lofts, the structure will be utilized almost entirely by the garment manufacturing industry...

In addition to the ruffled brick cladding, the building was to be heavily embellished with Gothic Revival style terra cotta cladding.⁷ The Garment Capitol Building officially opened on New Year's Day 1927.⁸ The building however was sold that same year to Olga Riedenburg. Riedenburg, a Wisconsin native, was the wife of an insurance agent (Henry Bernhard) and likely managed the building from an office housed in the building.

⁷ "Announce Loft Structure." *Los Angeles Times*, 20 June 1926, pg. F1.

⁸ "Building to Open About New Year's." *Los Angeles Times*, 19 December 1926, pg. E2.

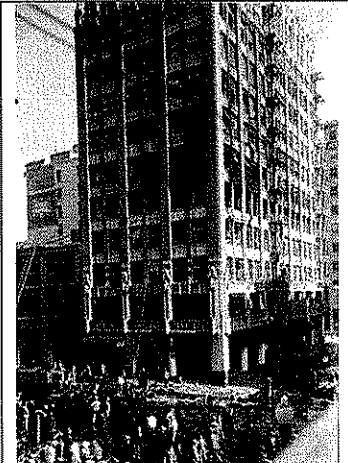


Figure 7: October 17, 1930, view looking at façade of Garment Capitol Building. (Image taken from the ProQuest *Los Angeles Times* Database)

On the morning of October 17, 1930, at approximately 7:23 am, an enormous explosion occurred on the fifth floor of the building (see Figure 7). The building sustained heavy damage and buildings in the vicinity of the explosion received damage from the concussion of the blast. The fifth floor was occupied by a dress manufacturing plant operated by Hyman Schulman. Schulman had unknowingly triggered the blast when he set a burglar alarm that caused a spark which ignited natural gas that had filled an adjoining business. Schulman's business was a non-union shop and thus had experienced labor unrest six months prior to the explosion, but investigators of the blast concluded that it was accidental. Their investigation revealed that an oversight by a workman to cap off an end of a gas pipe after removing a gas fixture, and the accidental opening of the valve days prior to the incident, had filled the business adjacent to Schulman's with natural gas. In the end no deaths occurred as a result of the explosion. 48 persons were injured and the blast resulted in \$1,000,000 in damages to all buildings affected by the explosion.⁹

The building remained under the ownership of Riedeburg until 1946 when it was sold to the 217 Corp., which was likely a management company. It is likely that by this time the building had been renamed the "217 E. 8th Street Building." In 1962, Jack Needleman, who owned a dress manufacturing company, Anjac Fashions, purchased the building. Needleman owned 60 primarily older buildings and several parking lots in downtown during the latter part of the 20th century and became a key figure in the Los Angeles garment industry. He was noted for being supportive of the preservation of the historic buildings he owned, which included the Orpheum Theater Building located on Broadway.¹⁰ Soon after the acquisition by Needleman of the evaluated building in 1962, it was likely renamed Anjac Fashion Building, which by this time housed approximately 35 garment businesses. A majority of the businesses were garment manufacturers which took up entire floors of the building.¹¹ As of 2007, the former Garment Capitol Building is still the Anjac Fashion Building and the use of the building, although largely vacant, has not changed since its construction in 1926.

The Fashion District

The Garment Capitol Building is located in an area that has a high concentration of garment manufacturers and merchants. This area, which is widely known as the Fashion District, covers several blocks and is the west coast equivalent of New York's Garment District. During the latter part of the 19th and early part of the 20th century, the area consisted largely of single-family residences with a few livery stables, lumber yards and mills. Starting in the early 1910s, the area began to transform into a commercial/light

⁹ "Many Buildings Damaged." *Los Angeles Times*, 18 October 1930, pg. 1.

¹⁰ "Obituary; Jack Needleman; Clothing Executive." *Los Angeles Times*, 4 May 1999, pg. 24.

¹¹ *Pacific Telephone and Telegraph Company Los Angeles Street Address Directory* (1956 and 1960).

industrial (garment) district due in large part to a general shift of the population westward, outside of the downtown area. By the time the building was constructed in 1926, the transformation of the area to a commercial/light industrial area was nearly complete; there were still a few residences in the area in 1926, which were gone altogether by the 1970s. The garment industry would grow and expand in the newly transformed area during the 1930s and 1940s. The largest growth of the industry occurred during the eight year period between 1936 and 1944 when the volume of garment production increased 475 percent and the industry employed 35,000 (mostly female) workers. 85 percent of the finished textile products produced in the area was sold east of the Colorado Rockies.¹²

As the number of workers in the garment industry increased during this period, several labor strikes occurred, which often turned violent. The most significant of these occurred in 1948 when the leaders of the A.F.L. International Ladies' Garment Workers, in an effort to unionize the entire Los Angeles garment industry, called a strike that involved 12,000 union workers and 400 union shops. Picketing outside of 197 non-union shops occurred; the key demonstration area was the 700 block of S. Los Angeles Street, just north of E. 8th Street.¹³

By the late 1960s and early 1970s, the crime rate of the area began to rise and smaller manufacturers were being driven out by large corporate driven plants. For these reasons, a number of plants were forced to relocate to the suburbs. Wages were also kept low during this period for non-union garment workers due to competition from foreign plants located in Mexico, Hong Kong and South Korea; despite past efforts by the trade union, union workers comprised of only about 20% of the entire workforce. The influx of illegal immigrants in the past two decades has kept wages low and thus the garment industry continues to thrive in the city to this day. In the past decade, there has been a gradual gentrification of the area. Manufacturing plants have vacated a number of the high rise buildings and the available space has been converted into "loft" apartments.

19. Sources:

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Caughey, John and LaRee. *Los Angeles: Biography of a City*. Berkeley, CA: University of California Press, 1977.

¹² An excerpt from McWilliams, Carey. *California the Great Exception*. New York: A.A. Wyn, 1949 published in Caughey, John and LaRee. *Los Angeles Biography of a City*. Berkeley, CA: University of California Press, 1976.

¹³ "Pickets Jam Streets in Campaign to Unionize All Garment Workers." *Los Angeles Times*, 18 February 1948, pg. A1.

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“Los Angeles Blast Injures 52 Workers; Loss Put at Million.” *The New York Times*, 18 October 1930.

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Los Angeles Public Library Central Branch: Los Angeles Times ProQuest database, historic images of evaluated building, Los Angeles City directories (1918, 1920, 1924, 1925, 1929, 1936, 1942) and Pacific Telephone and Telegraph Company Los Angeles Street Address Directory (1956, 1960-1965, 1967-1969, 1973).

“Many Buildings Damaged.” *Los Angeles Times*, 18 October 1930.

“New Textile Building.” *Los Angeles Times*, 7 October 1923.

“Obituary; Jack Needleman; Clothing Executive.” *Los Angeles Times*, 4 May 1999.

“Pickets Jam Streets in Campaign to Unionize All Garment Workers.” *Los Angeles Times*, 18 February 1948.

Spaulding, W.A. *History of Los Angeles*, Los Angeles, CA: Finnell, 1929.

“Three New Buildings Projected.” *Los Angeles*, 24 January 1925.

Garment Capitol Building
Historic-Cultural Monument Nomination Addendum

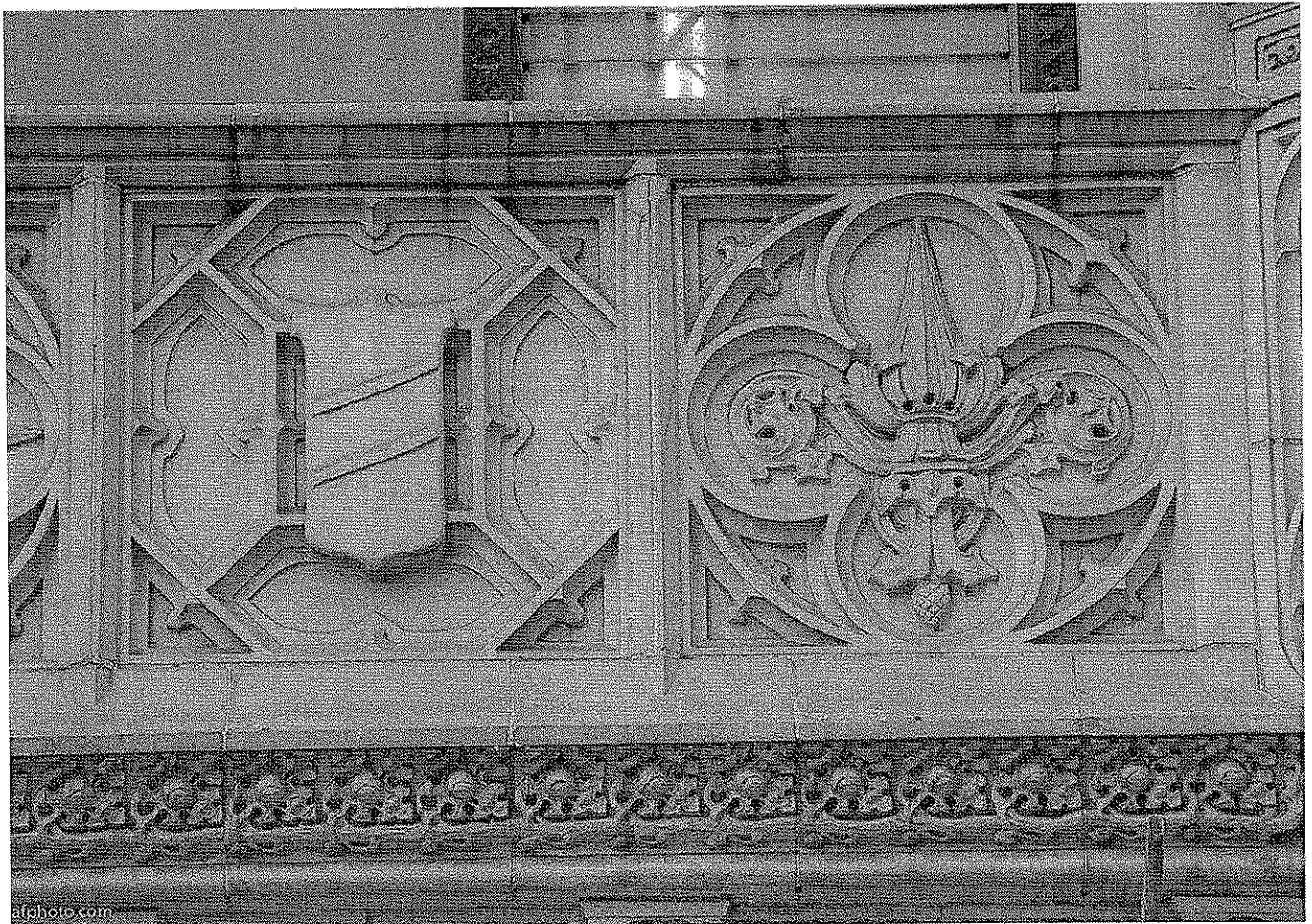
“Thunderous Roar Resounds as Buildings Spews Flames.” *Los Angeles Times*, 18 October 1930.

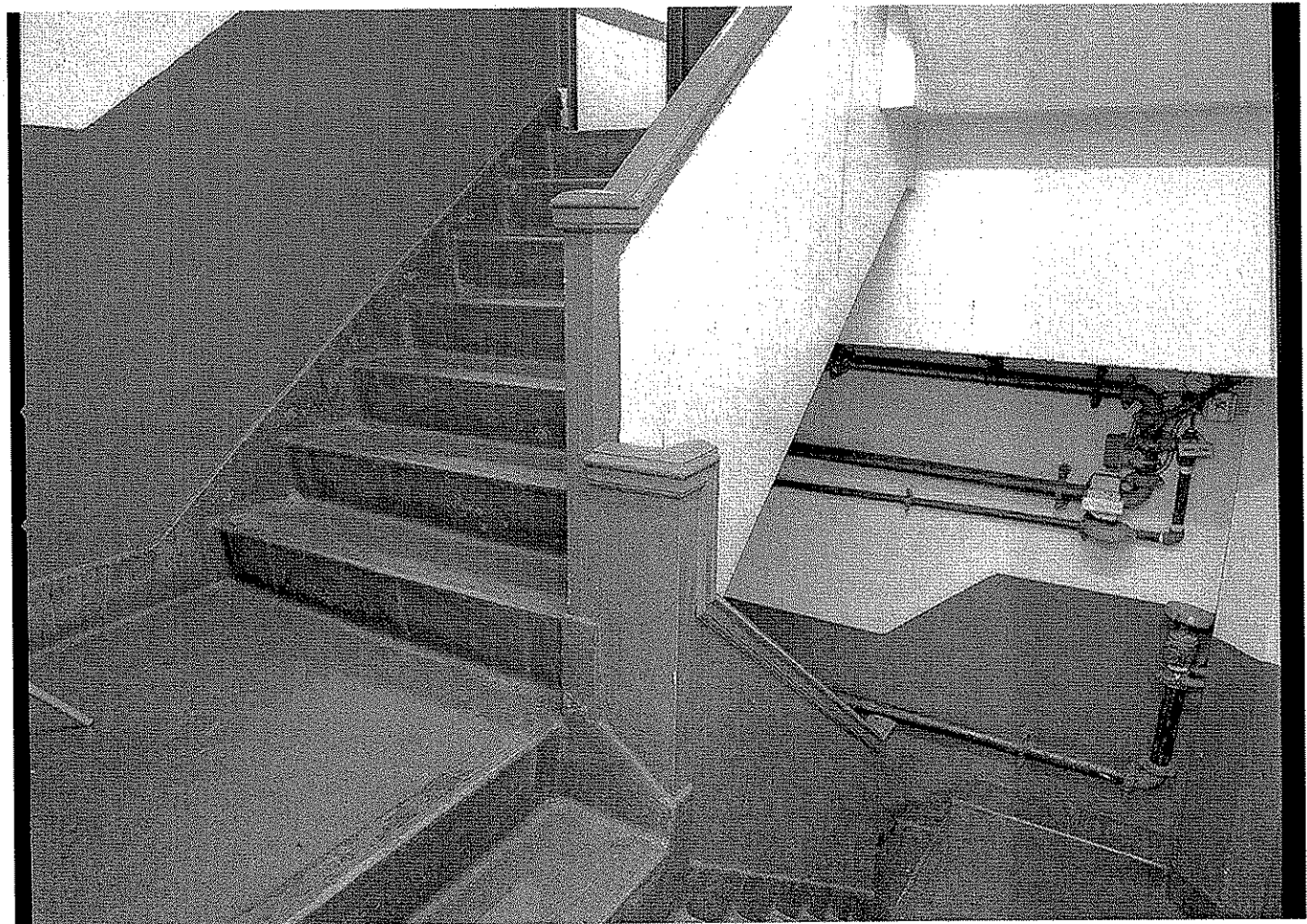
Who's Who in Los Angeles County. Los Angeles, CA: C.J. Lang, 1927/28.

“Woman Makes Building Pay.” *Los Angeles Times*, 6 July 1931.

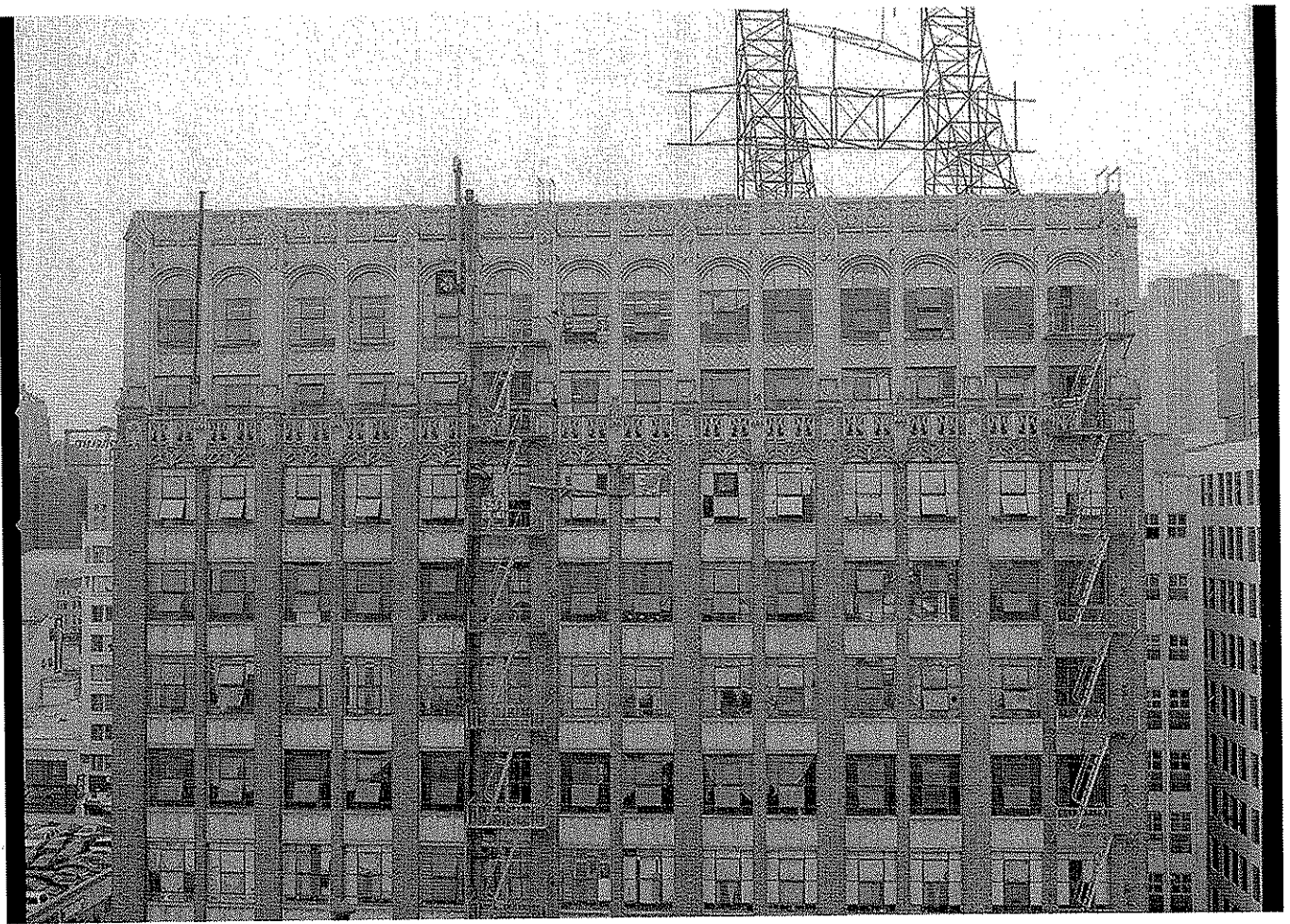
www.apparelnews.net: Article on Jack Needleman.





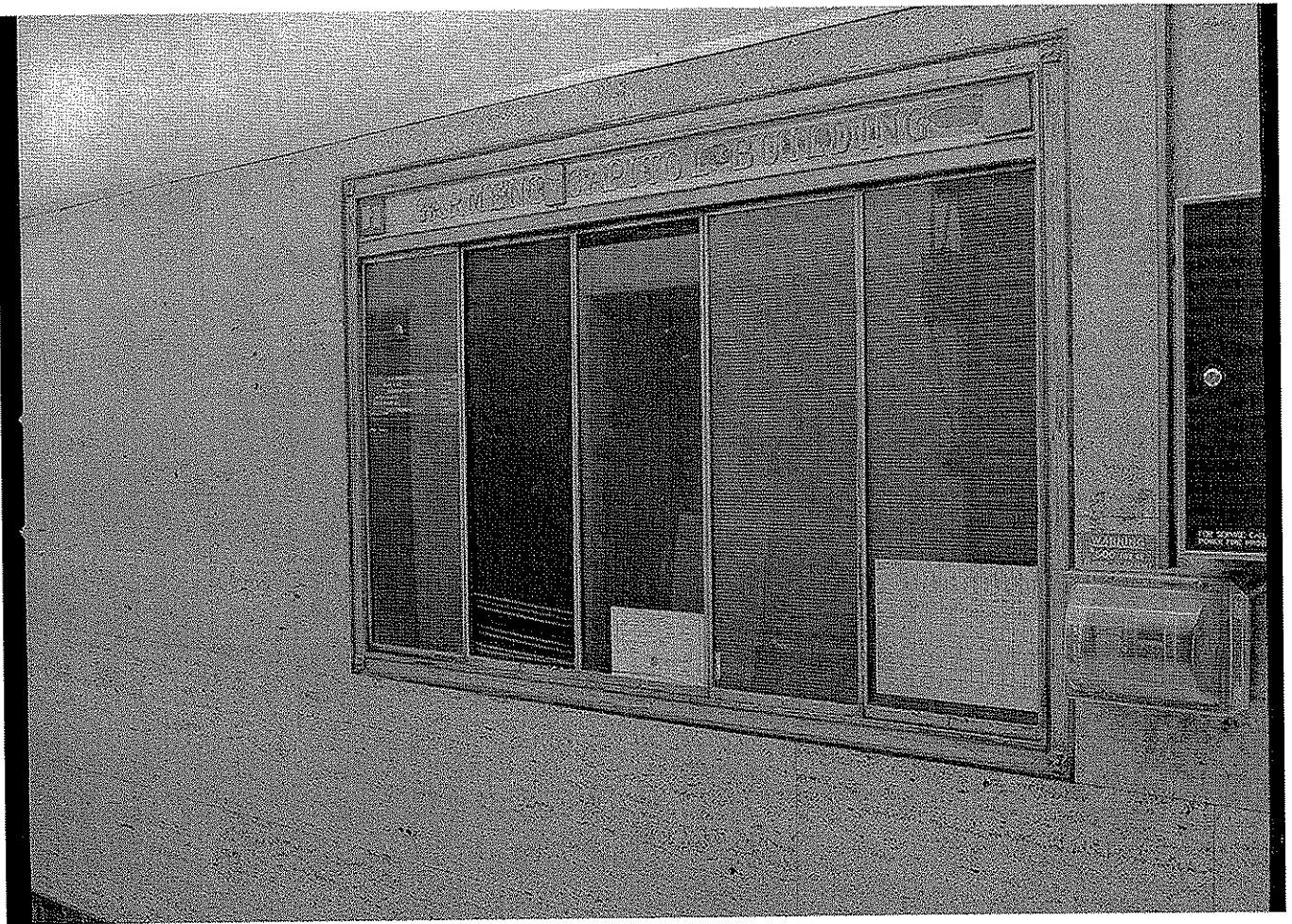


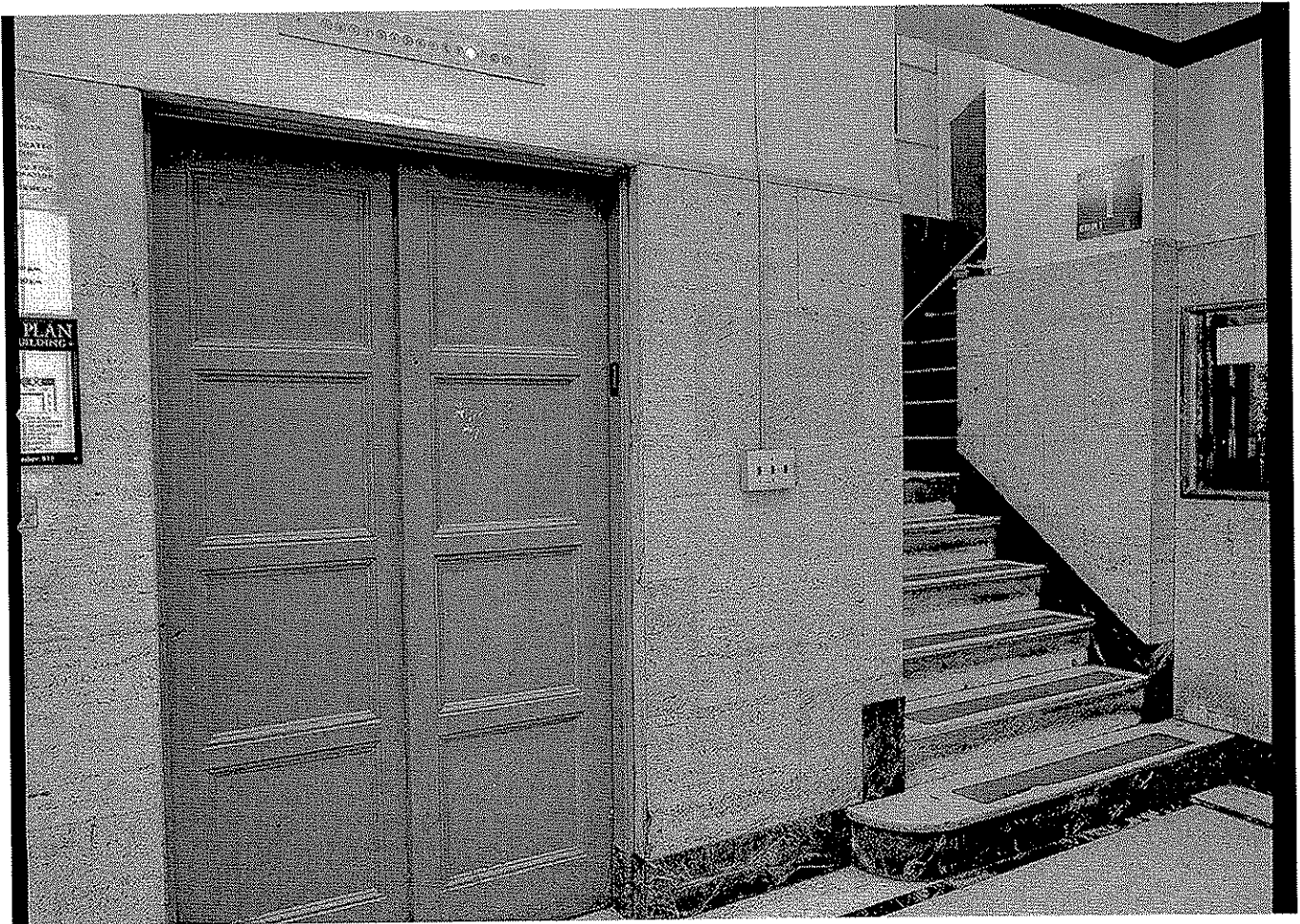
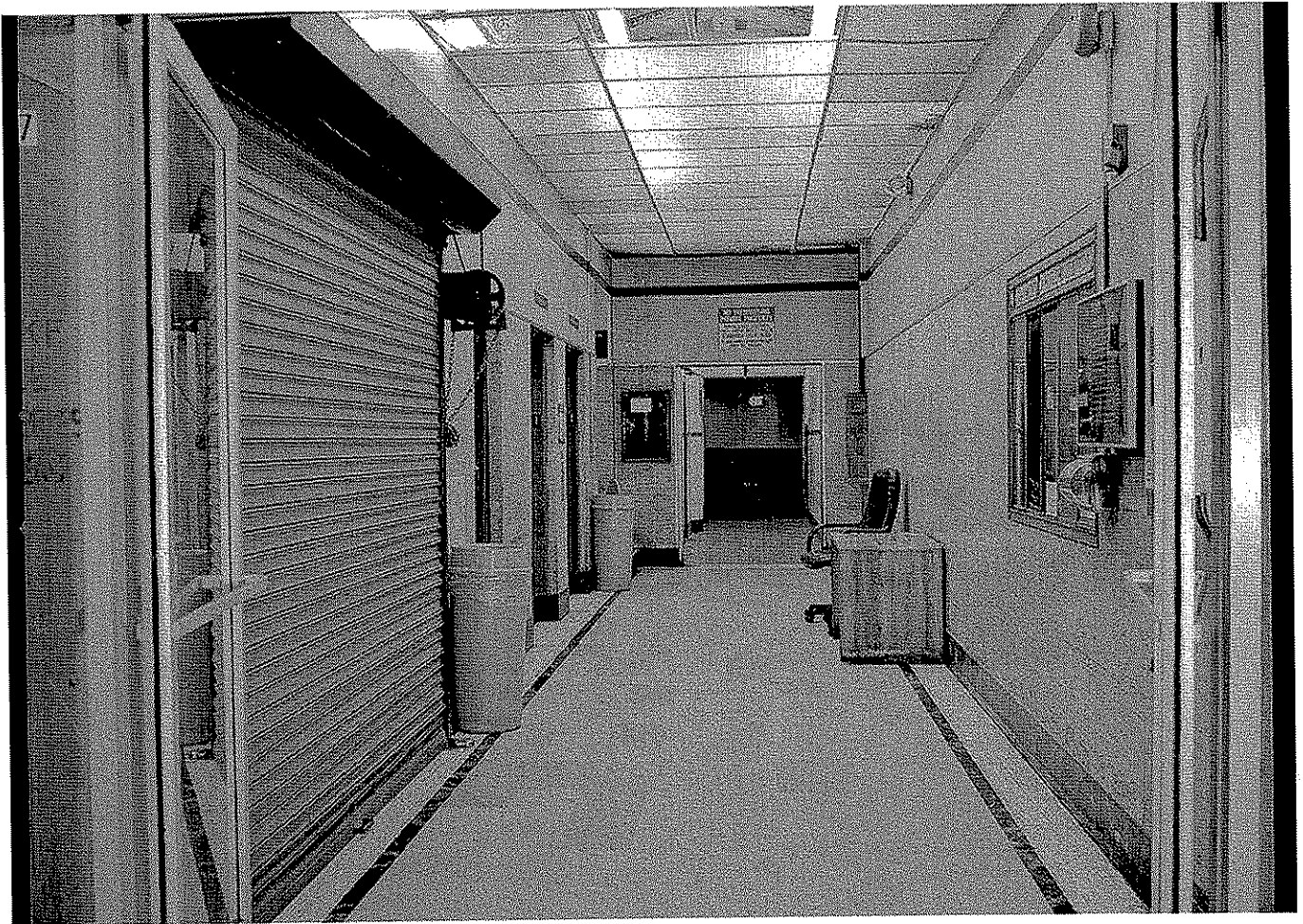




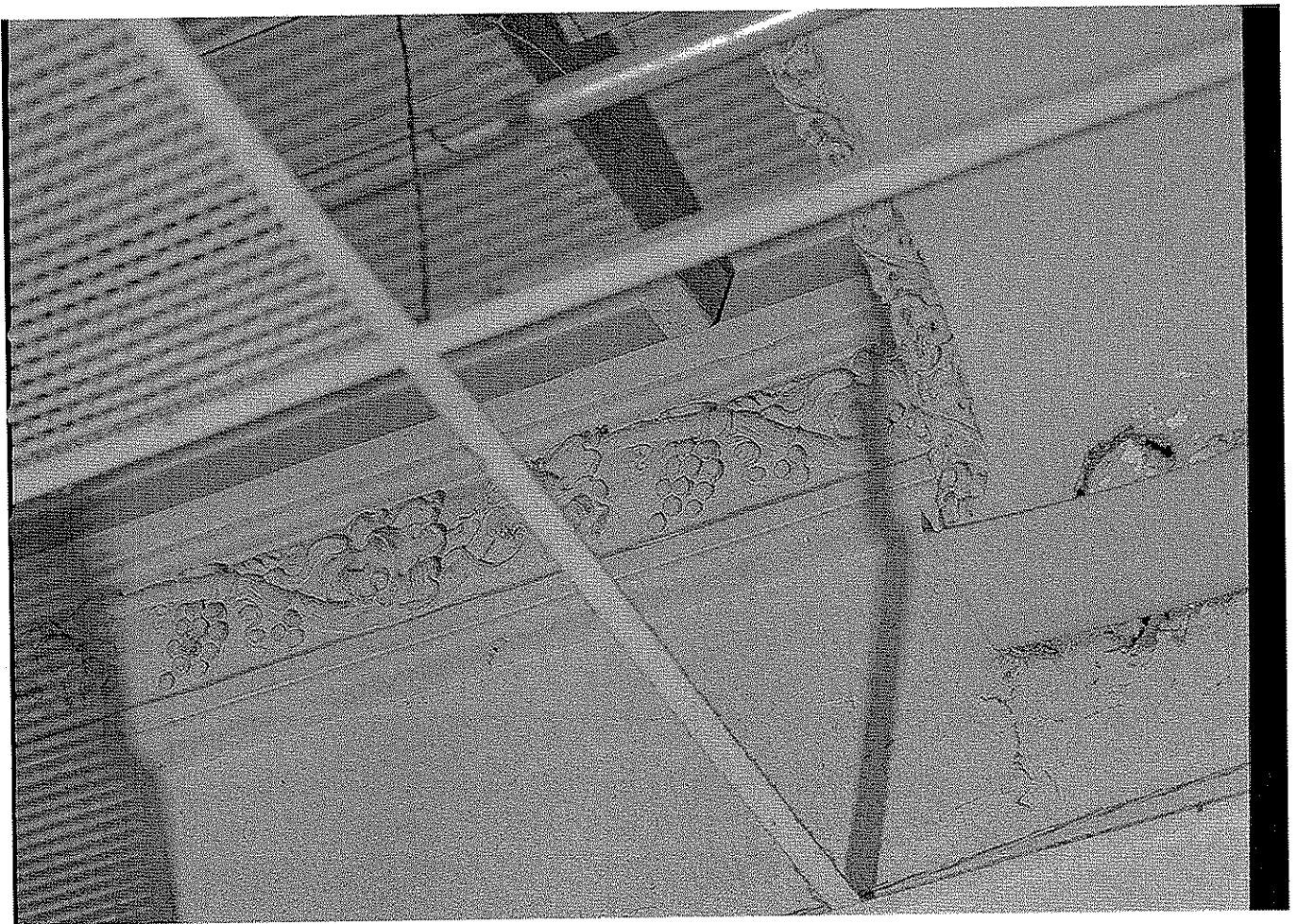
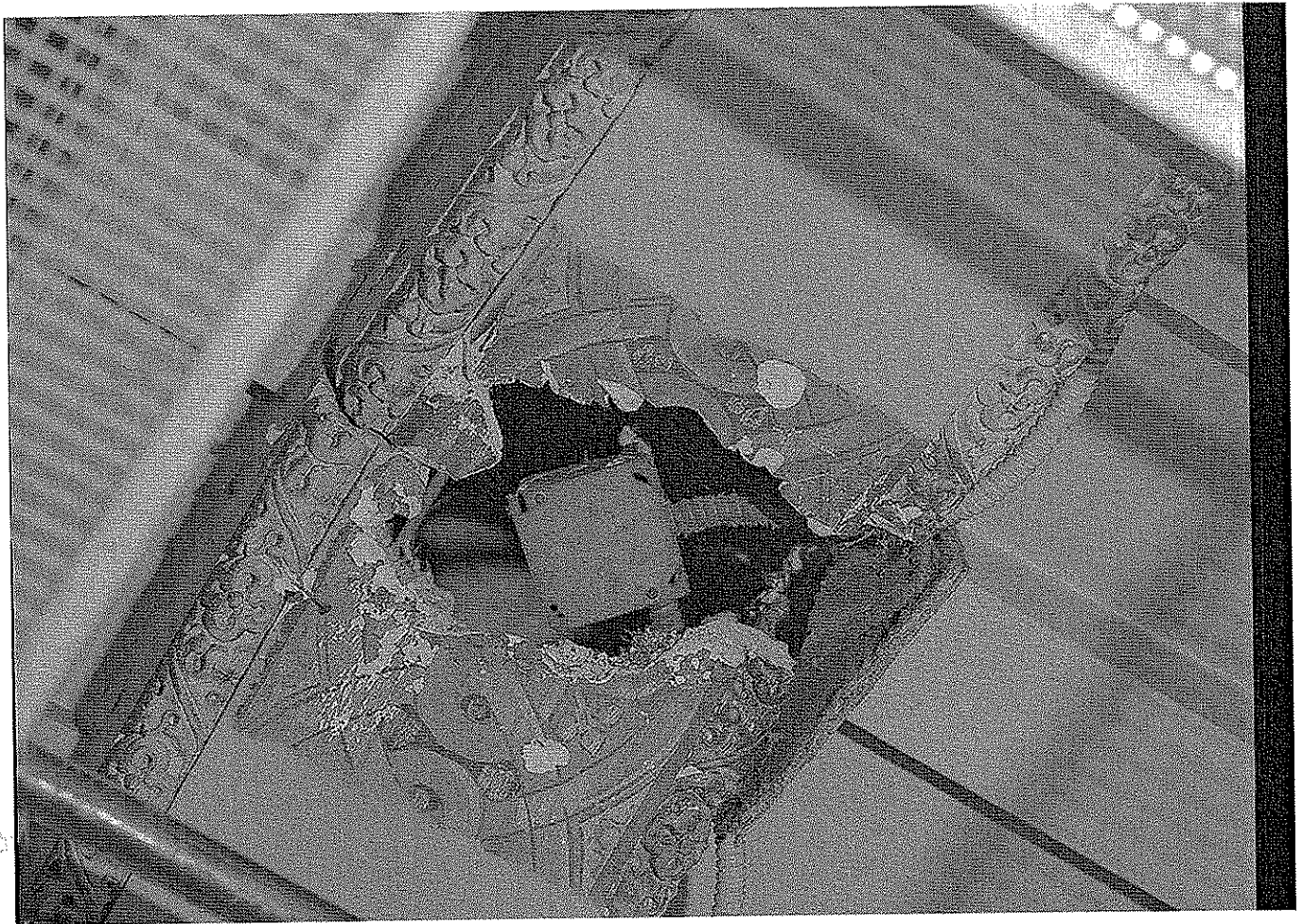






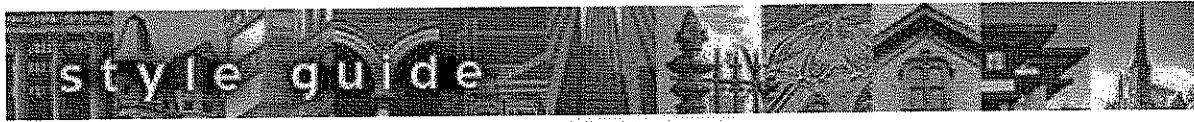




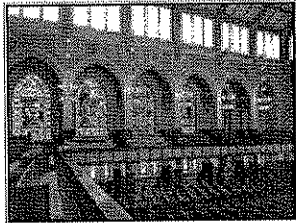



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Gothic Revival



A rise of interest in the church architecture of medieval France, England, and Germany during the 19th century inspired the Gothic Revival, a popular style until the 1930s. Because it was used frequently in Chicago for religious buildings, examples can be found in most community areas. The campus of the University of Chicago, however, is the city's outstanding ensemble of Gothic Revival buildings.

Common characteristics are:

- masonry construction
- vertical proportions
- tall pointed windows, often filled with stained glass and elaborate tracery
- carved stone ornament, including gargoyle-like heads and figures
- soaring bell towers

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- › [Chateausque](#)

- › [Chicago School](#)

- › [Classical Revival](#)

- › [Colonial Revival](#)

- › [Craftsman](#)

- › [Dutch Colonial Revival](#)

- › [Eastlake/Stick](#)

- › [Gothic Revival](#)

- › [Greek Revival](#)

- › [International](#)

- › [Italianate](#)

- › [Middle Eastern](#)

- › [Oriental](#)

- › [Prairie School](#)

- › [Queen Anne](#)

- › [Renaissance Revival](#)

- › [Romanesque Revival](#)

- › [Second Empire](#)

- › [Spanish Revival](#)

- › [Sullivanesque](#)

- › [Tudor Revival](#)

- › [Worker's Cottage](#)

Illustrations

1. [Second Presbyterian Church](#), photo by Barbara Crane




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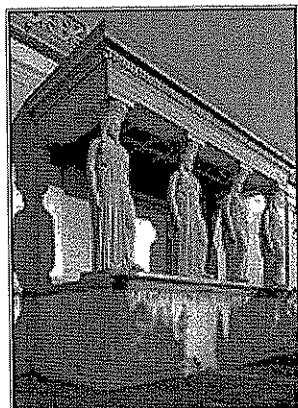
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Classical Revival/Beaux-Arts



The Classical Revival, based on the architecture of ancient Greece and Rome, was one of the most widespread styles in the United States during the late 1800s and early 1900s. Its versatility was adaptable to a wide range of building types and budgets. Found throughout Chicago, the Classical Revival style was often used for churches and public buildings.

Common characteristics are:

- symmetrical facades
- minimal use of bays, towers or other projecting building elements
- classical ornament, including columns, cornices, and triangular pediments
- wide variety of materials, including brick, stone, terra cotta, and wood

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› [Second Empire](#)

› [Spanish Revival](#)

› [Sullivaneseque](#)

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Illustrations

1. [Museum of Science and Industry](#), photo by Bob Thall

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**City of Los Angeles
Department of City Planning**

03/11/2008

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

217 E 8TH ST
219 E 8TH ST
221 E 8TH ST

ZIP CODES

90014

RECENT ACTIVITY

ENV-2006-5751-EAF

CASE NUMBERS

CPC-2005-361-CA
CPC-2005-1124-CA
CPC-2005-1122-CA
CPC-1986-606-GPC
ORD-164307-SA1845
ZA-2006-5989-ZAD
ZA-2002-3944-ZV
ZA-2001-4326-ZAD
VTT-67121
ENV-2006-5752-EAF
ENV-2001-4060-MND

Address/Legal Information

PIN Number:
Area (Calculated):
Thomas Brothers Grid:
Assessor Parcel Number:
Tract:

Map Reference:
Block:
Lot:
Arb (Lot Cut Reference):
Map Sheet:

127-5A211 327
2,205.7 (sq ft)
PAGE 634 - GRID F5
5145003005
RESUBDIVISION OF THE
WIDOW BOTILLER TRACT
M R 29-26
None
23
1
127-5A211

Jurisdictional Information

Community Plan Area:
Area Planning Commission:
Neighborhood Council:
Council District:
Census Tract #:
LADBS District Office:

Central City
Central
Downtown Los Angeles
CD 14 - Jose Huizar
2260.00
Los Angeles Metro

Planning and Zoning Information

Special Notes:
Zoning:
Zoning Information (ZI):

None
M2-2D
ZI-940 Central Business District
Redevelopment Project
ZI-2374 Los Angeles State
Enterprise Zone
Light Manufacturing
See Plan Footnotes
Central City

General Plan Land Use:
Plan Footnote - Site Req.:
Additional Plan Footnotes:
Specific Plan Area:
Design Review Board:
Historic Preservation Review:
Historic Preservation Overlay Zone:
Other Historic Designations:
Other Historic Survey Information:
Mills Act Contract:
POD - Pedestrian Oriented Districts:
CDO - Community Design Overlay:
Streetscape:
Sign District:
Adaptive Reuse Incentive Area:

None
No
No
No
No
No
No
No
No
No
No
No
No
Downtown Adaptive Reuse
Incentive Area
Not Eligible

35% Density Bonus:
CRA - Community Redevelopment Agency:

Central Business District
Redevelopment Project
City Center Redevelopment
Project

Central City Parking:
Downtown Parking:
Building Line:
500 Ft School Zone:
500 Ft Park Zone:

Yes
Yes
None
No
No

Assessor Information

Assessor Parcel Number:
Parcel Area (Approximate):
Use Code:
Assessed Land Val.:

5145003005
6,838.9 (sq ft)
Not Available
\$2,040,000

Assessed Improvement Val.:	\$7,854,000
Last Owner Change:	05/24/07
Last Sale Amount:	\$9,700,097
Tax Rate Area:	3263
Deed Reference No.:	618126
Building 1:	
1. Year Built:	1926
1. Building Class:	CX
1. Number of Units:	0
1. Number of Bedrooms:	0
1. Number of Bathrooms:	0
1. Building Square Footage:	81,484.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

Additional Information

Paul Williams Designed:	No
Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	Yes
Fire District No. 2:	Yes
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	8.31964 (km)
Landslide:	No
Liquefaction:	No

Economic Development Areas

Business Improvement District:	Fashion District
Federal Empowerment Zone:	Los Angeles
Renewal Community:	No
Revitalization Zone:	Central City
State Enterprise Zone:	Los Angeles State Enterprise Zone
Targeted Neighborhood Initiative:	None

Public Safety**Police Information:**

Bureau:

Central

Division / Station:

Central

Report District:

176

Fire Information:

District / Fire Station:

9

Battalion:

1

Division:

1

Red Flag Restricted Parking:

No

CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

Case Number: ENV-2006-5751-EAF
Required Action(s): EAF-ENVIRONMENTAL ASSESSMENT
Project Description(s): Data Not Available

Case Number: CPC-2005-361-CA
Required Action(s): CA-CODE AMENDMENT
Project Description(s): CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.

Case Number: CPC-2005-1124-CA
Required Action(s): CA-CODE AMENDMENT
Project Description(s): TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES

Case Number: CPC-2005-1122-CA
Required Action(s): CA-CODE AMENDMENT
Project Description(s): INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA

Case Number: CPC-1986-606-GPC
Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s): GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED

Case Number: ZA-2006-5989-ZAD
Required Action(s): ZAD-ZA DETERMINATION PER LAMC 12.27
Project Description(s): ZONING ADMINISTRATORS DETERMINATION FOR PROPOSED 77 UNIT LIVE/WORK CONDOMINIUM LOFTS WITH GROUND FLOOR RETAIL IN THE M2-2D ZONE.

Case Number: ZA-2002-3944-ZV
Required Action(s): ZV-ZONE VARIANCE
Project Description(s): TO PERMIT THE CONVERSION OF 9 BUILDINGS TO LIVE-WORK UNITS WITH GROUND FLOOR RETAIL.

Case Number: ZA-2001-4326-ZAD
Required Action(s): ZAD-ZA DETERMINATION PER LAMC 12.27
Project Description(s): REQUEST TO CONVERT 9 BUILDINGS TO LIVE-WORK UNITS WITH GROUND FLOOR RETAIL.

Case Number: VTT-67121
Required Action(s): Data Not Available
Project Description(s): VESTING TENTATIVE TRACT NO. 67121 REQUESTING A ONE LOT SUBDIVISION TO DEVELOP 77 JOINT LIVE-WORK UNITS ON 6,802 NET SQUARE FEET OF LAND IN THE M2-2D ZONE. EXISTING BUILDING WILL REMAIN AND BE CONVERTED TO JOINT LIVE-WORK UNITS, THIS REQUEST IS PENDING MASTER LAND USE APPLICATION FILED WITH ZA.

Case Number: ENV-2006-5752-EAF
Required Action(s): EAF-ENVIRONMENTAL ASSESSMENT
Project Description(s): ZONE VARIANCE FROM (Q)CONDITION WHICH PERMITS A MAXIMUM OF 8,000 SQ. FT. OF RESTAURANT USE TO BE EITHER RETAIL OR RESTAURANT; VARIANCE FROM THE D CONDITION TO PERMIT THE 22,000 SQ. FT. TO ALLOW A MAXIMUM INCREASE OF 8,000 SQ. FT.;AND A VARIANCE FROM THE CONDITION TO CHANGE THE HOURS OF OPERATION FRO ...

Case Number: ENV-2001-4060-MND
Required Action(s): MND-MITIGATED NEGATIVE DECLARATION
Project Description(s): Data Not Available

DATA NOT AVAILABLE

ORD-164307-SA1845