

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-2130-HCM

HEARING DATE: August 7, 2008
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 420 S. San Pedro Street
Council District: 9
Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Legal Description: Lot 1 of TR 53922-C

PROJECT: Historic-Cultural Monument Application for the
WESTINGHOUSE ELECTRIC BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

**APPLICANT/
OWNER'S
REPRESENTATIVE:** Historic Preservation Partners
419 Concord Avenue
Monrovia, CA 91016

OWNER: Lofts Hammer IRP LTL Associates (Hammer Ventures)
420 S. San Pedro Street
Los Angeles, CA 90013

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: April, 2008 Historic-Cultural Monument Application
ZIMAS Report

FINDINGS

The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of Art Deco style architecture.

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.

SUMMARY

Built in 1922, this six-story mixed-use building exhibits character-defining features of Art Deco architecture. It is nearly square in plan with an interior courtyard. The building is constructed of steel and concrete and contains an austere façade with a smooth surface. The façade is symmetrically balanced with a tall, prominent tower in the center, and shorter towers that flank the front façade; each tower extends above the roof line. Steel casement windows are located between the façade’s pilasters. Secondary elevations have less detailing than the primary façade, but remain consistent with symmetrical exteriors of horizontal and vertical bands of concrete surrounding steel casement windows. Significant interior spaces include the front lobby, containing a lobby with original tile floors

The architect of the proposed Westinghouse Electric Building monument is unknown; the contractor was the Weber Showcase and Fixture Company. The building is associated with Westinghouse Electric Company and was built to house the company’s branch operations. As stated in the Historic-Cultural Monument application, the Westinghouse Electric Company was a rival to General Electric, with each company contributing to “the Golden Age of Electricity.” The building served as the Los Angeles headquarters of Westinghouse until 1948.

Alterations to the building include the conversion of the interior spaces into loft condominiums, with the construction of interior partitions – the interior alterations commenced in 1993 and 2006. An above ground parking garage was constructed adjacent to the building in 1962.

DISCUSSION

The Westinghouse Electric Building property successfully meets one of the specified Historic-Cultural Monument (HCM) criteria: “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction.” As a significant example of a building designed in the Art Deco style, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

At its meeting of June 5, 2008, the Cultural Heritage Commission voted to take the application under consideration. On July 17, 2008, the Cultural Heritage Commission toured the subject property.

SUMMARY

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Alterations to the building include the conversion of the interior spaces into loft condominiums, with the construction of interior partitions – the interior alterations commenced in 1993 and 2006. It also appears that work was conducted on the walls surrounding the interior courtyard. An above ground parking garage was constructed adjacent to the building in 1962.

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.

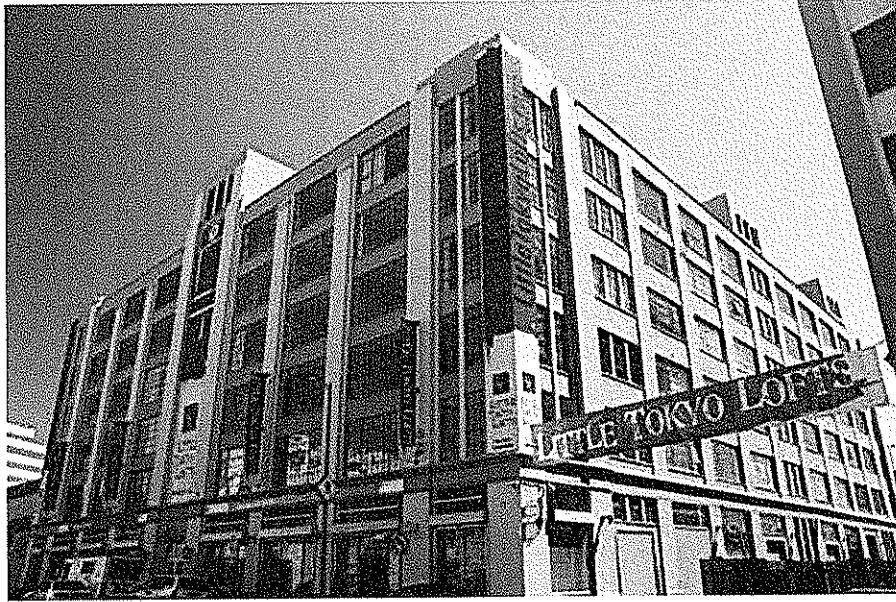
FINDINGS

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

Westinghouse Electric Building

4 2 0 S . S A N P E D R O S T .

Los Angeles, Ca



HISTORIC CULTURAL MONUMENT APPLICATION

April 2008

Prepared by:

Historic Preservation Partners

419 Concord Ave.

Monrovia, Ca 91016

on behalf of Hammer Ventures

(property owner)

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT WESTINGHOUSE ELECTRIC BUILDING
2. STREET ADDRESS 420 S. SAN PEDRO STREET
CITY LOS ANGELES ZIP CODE CA COUNCIL DISTRICT 90013
3. ASSESSOR'S PARCEL NO. MULTIPLE (5147-005-039 to 5147-005-201)
4. COMPLETE LEGAL DESCRIPTION: TRACT TR 53922-C
BLOCK NONE LOT(S) LT 1 ARB. NO. NONE
5. RANGE OF ADDRESSES ON PROPERTY 424, 418, 412, AND 420 S. SAN PEDRO STREET (ACCORDING TO ZIMAS)
6. PRESENT OWNER LOFTS HAMMER IRP LTL ASSOCIATES (ACCORDING TO TITLE REPORT)
STREET ADDRESS 420 S. SAN PEDRO STREET E-MAIL ADDRESS:
CITY LOS ANGELES STATE CA ZIP CODE 90013 PHONE (213) 626-6400
OWNERSHIP: PRIVATE _____ PUBLIC _____ X
7. PRESENT USE COMMERICAL/RESIDENTIAL LOFTS ORIGINAL USE INDUSTRIAL/OFFICES

DESCRIPTION

8. ARCHITECTURAL STYLE ART DECO
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET, 1 PAGE MAXIMUM)
SEE ADDITIONAL SHEET
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT WESTINGHOUSE ELECTRIC BUILDING

10. CONSTRUCTION DATE: 1922 FACTUAL: ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER UNKNOWN

12. CONTRACTOR OR OTHER BUILDER UNKNOWN

13. DATES OF ENCLOSED PHOTOGRAPHS 2008 AND RECENT OWNER SUPPLIED
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

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

15. ALTERATIONS CONVERSION INTO LOFT CONDOMINIUMS (1993 AND 2006) INVOLVING INTERIOR PARTITIONS AND OTHER RE-STRUCTURING OF INTERIOR SPACES, ABOVE GROUND PARKING STRUCTURE ADDED TO THE SITE IN 1962.

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. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

SEE ADDITIONAL SHEET

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) SEE ADDITIONAL SHEET

20. DATE FORM PREPARED 3/20/2008 PREPARER'S NAME VANESSA WITHERS

ORGANIZATION HISTORIC PRESERVATION PARTNERS STREET ADDRESS 419 CONCORD AVE.

CITY MONROVIA STATE CA ZIP CODE 91016 PHONE (626) 605-5007

E-MAIL ADDRESS: info@historicpreservationpartners.com

Historic-Cultural Monument Application for the Westinghouse Electric Building: Additional Sheets (1 of 3)

9. Physical Description

The Westinghouse Electric Building is located on the east side of San Pedro Street between Fourth and Fifth streets in the Little Tokyo area of downtown Los Angeles. The six-story building is constructed of steel and concrete and has a center space plan with interior courtyard. The mixed-use building is occupied by retail/commercial space at the street level on the San Pedro side while the remainder of the building is occupied by 161 loft style condominiums that range in size from approximately 600 square feet to 1,400 square feet.

The Art Deco style building is characterized by an austere façade with smooth surfaces, steel casement windows recessed between pilasters, a prominent central tower, and short parapeted corner towers. The building is symmetrically ordered with four vertically emphasized bays on either side of the central tower. Plain raised pilasters delineate the bays.

The north side of the building abuts small commercial buildings that line Fourth Street. The south side of the building can be viewed from the driveway that leads to the above ground parking structure that was constructed in 1962. This south façade has a central tower (although not as prominent as the front façade's tower) and a corner tower on the southeast corner. This building's side facades are less ornamented than the front façade and do not have the slightly raised pilasters and decorative detailing, but they still continued the steel casement windows and horizontal bands between floors.

The interior of the building experienced many alterations in its history to accommodate additional office spaces, new industrial uses, and other changes. Recently, it has been significantly altered through the conversion of the building from industrial/office use to loft condominiums. Interior features that remain include the lobby floor tiles, structural flared columns (exposed) and poured concrete walls.

18. Significance Statement

The Westinghouse Electric Building, located at 420 S. San Pedro Street is a good example of an Art Deco styled Two-Part Commercial block and was built for the industrial powerhouse, Westinghouse Electric, in 1922.¹ Bonds were issued on the building shortly after it was built. It was described as a "modern Class 'A' fireproof steel and concrete building...ideally located in the heart of the wholesale section of Los Angeles, California" and was appraised by the American Appraisal Company at \$770,000.²

The poured concrete Art Deco building was built in 1922 for use as headquarter offices and factory space for the Westinghouse Electric Company. In the early 1930s Westinghouse acquired the elevator division of Consolidated Steel and the elevator operations were also operated from the building.

¹ The earliest building permit on record is dated 1923 and lists Westinghouse Electric Co. as the owner. This permit is for alterations, not construction of a new building. 1922 is the date listed by the Los Angeles County Assessor as well as the completion date indicated by articles in the Los Angeles Times.

² "Display Ad 68—No title," Los Angeles Times 27 Mar. 1922, II8.

Historic-Cultural Monument Application for the Westinghouse Electric Building: Additional Sheets (2 of 3)

ELEVATOR BUSINESS ACQUIRED--Acquisition of the elevator division of the Consolidated Steel Corporation, Los Angeles, by the Westinghouse Elevator Company, Chicago, has been announced by A.E. Hitchner, local manager of the Westinghouse Electric and Manufacturing Company. This activity of the national concern will be operated from the Westinghouse Building on San Pedro Street.³

Specific elements of the building call out its past link to Westinghouse. These include the "Electric Bldg" letters carved into the front façade above the lobby and the "W" Westinghouse logo found in the floor tile of the lobby elevator and on the central tower.

The Art Deco style was a popular choice for commercial buildings in the 1920s. Hallmarks of the style include a smooth wall surface, vertical emphasis often achieved by towers, and decorative geometric motifs.⁴ The Westinghouse Electric Building exhibits elements of the Art Deco style, such as a smooth concrete façade, glazed tile, and vertical emphasis created by the central and corner towers that extend above the roof line. The building is a two-part commercial block by type because it has two divided uses--the ground floor storefronts and the upper stories. Building permits from the mid 1920s show the addition of partitions for offices to accommodate the company's needs.

The building was built to house branch operations for Westinghouse Electric, the company's headquarters originally located in Pittsburgh. The Westinghouse Electric Company⁵ was the rival to General Electric. Both companies were influential in the time period referred to as "the Golden Age of Electricity." The companies competed to implement the most efficient transmission of energy. Thomas Edison of General Electric had pioneered direct current technology, but Westinghouse gained ground by acquiring Nikola Tesla as an engineer and his patent for alternating current.

George Westinghouse, founder of Westinghouse Electric, was an extremely influential individual in industrial history. Westinghouse was born in 1846 in New York and obtained his first patent in 1865 for the rotary steam engine. As a prolific and determined inventor, Westinghouse patented many inventions, which greatly influenced the industrial world. One of his most important inventions was the air brake for rail cars in 1869, which facilitated safer and more accurate braking. By 1905 Westinghouse had introduced the first alternating current locomotive. By the time of his death in 1914 Westinghouse had been credited with over 350 patents.

After his death in the early twentieth century the Westinghouse company name continued on. The Westinghouse Electric Company was purchased in 1995 by CBS and was later renamed CBS Corporation in 1997.

The building served as Westinghouse's Los Angeles headquarters until 1948.

WESTINGHOUSE STAFF MOVES TO NEW HOME--Latest step in a major Southern California expansion program was completed by Westinghouse electric Corp. here yesterday when engineering and sales staff of the corporation and many of its divisions moved into a newly completed office building at 600 ST. Paul Ave. Former headquarters of this group was at 420 S San Pedro St.⁶

³ "Elevator Business Acquired," Los Angeles Times 9 Oct. 1933, A2.

⁴ Virginia and Lee McAlester, A Field Guide to American Houses (New York: Alfred A. Knopf, 2000) 342-353.

⁵ Also known as the Westinghouse Electric and Manufacturing Company

⁶ "Westinghouse Staff Moves to New Home," Los Angeles Times 21 Sept. 1948, A8.

Historic-Cultural Monument Application for the Westinghouse Electric Building: Additional Sheets (3 of 3)

The building was later used as the Veterans Affairs Building after WWII and was also reported to be involved in leather goods manufacturing.⁷

The Westinghouse Electric Building remains an important historical record of an Art Deco styled industrial building that housed the Southern California headquarters of one of the industrial age's most influential companies.

19. Sources

Building Permits: 1923 – 1962

Note: Original Building Permit not available in file

Current property owner: Hammer Ventures

Floor Plans showing individual units provided by Little Tokyo Lofts sales office

Marketing Information provided by Little Tokyo Lofts sales office

Sanborn Map (1906-1951)

Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2000) 342-353

Articles about Westinghouse and the Westinghouse Electric Building (by date):

“Business News—Los Angeles Banker Talks of Cotton; Strong Demand for Sound Bond Issues.” *Los Angeles Times* 26 Mar 1922, V14.

“Display Ad 68—No Title.” *Los Angeles Times* 27 Mar 1922, II8.

“Continued Prosperity Predicted.” *Los Angeles Times* 18 Nov 1922, III1.

“Weight of Years Borne with Ease.” *Los Angeles Times* 25 Nov. 1929, A1.

“News of Ships and Sailings at Pacific Ports.” *Los Angeles Times* 30 Jan 1932, 11.

“Schulberg Back from Trip Abroad.” *Los Angeles Times* 9 Oct 1933, A2.

“Display Ad 12—No Title.” *Los Angeles Times* 4 Dec 1943, A3.

“Westinghouse Staff Moves to New Home.” *Los Angeles Times* 21 Sept 1948, A8.

Additional Information about Westinghouse:

About.com: Inventors, biography of George Westinghouse

⁷ Information provided by current owner, John Hammer of Hammer Ventures.

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE WESTINGHOUSE ELECTRIC BUILDING IS A SIX-STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

ART DECO, 3.Center Space PLAN MIXED-USE BLDG.
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A CONCRETE FINISH AND TILE TRIM.
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S parapeted ROOF IS STEEL
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 CENTERED
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

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

OF THE STRUCTURE ARE THE CORNER AND CENTRAL TOWERS, STEPPED CONCRETE FACADE DETAILS,
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

ENTRY DOOR ARCH WITH "ELECTRIC BLDG" LETTERING, SYMMETRICAL AUSTERE DESIGN
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A ABOVE GROUND PARKING STRUCTURE (1962)
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE LOBBY WITH ORIGINAL TILE FLOORS AND ELEVATOR FLOOR WITH
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

"W" LOGO
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC

IMPORTANT LANDSCAPING INCLUDES _____
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

Photographs

Image Key

Photograph Record:

Listed on Department of Parks and Recreation Photograph Record Form (DPR 523I)

Also included is an annotated assessor's map that shows the location from which front façade 8 x 10s were taken

Other Exhibits:

Maps and Floor Plans

Downtown Los Angeles Map Showing Location of 420 S. San Pedro
Office of the Assessor Map Showing Parcel
Floor Plans Showing Existing Condominium Configuration

Historic Sanborn Map and Newspaper Articles

Building Permits (selection)

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

Primary #
 HRI#
 Trinomial

Page 1 of 2

Resource Name or #: Westinghouse Electric Building

Year 2008

Camera Format: Digital
 Film Type and Speed: Digital

Negatives Kept at: CD

Lens Size:

Mo.	Day	Time	Exp./Frame	Subject/Description	View Toward	Accession #
Feb.	5	10:30		8 x 10s:		
			1	Front Façade	SE	
			2	Front Façade Entrance	SE	
			3	Front Façade (SW Corner)	SE	
			4	Front and S Facades	NE	
			5	South Façade	W	
			6	South Façade Windows	Detail	
			7	Rear Façade	W	
			8	Rear Façade	W	
				4 x 6s:		
			1	Unit 624		
			2	Unit 626		
			3	Unit 626 View of Central Courtyard		
			4	Unit 626		
			5	Unit 626		
			6	Unit 626		
			7	Duplicate		
			8	Column Spawl	Detail	
			9	Column Detail	Detail	
			10	Wall Showing Marks from Wood Forms	Detail	
			11	Unit 626		
			12	Unit 626		
			13	Hallway		
			14	Unit 624		
			15	Unit 624		
			16	Unit 624		
			17	Unit 624 View		
			18	Unit 624		
			19	Unit 624		
			20	Unit 624		
			21	Unit 624		
			22	Unit 624 Door Number	Detail	
			23	Unit 105		
			24	Unit 105		
			25	Unit 105		
			26	Unit 208		
			27	Unit 208		
			28	Unit 208		
			29	Unit 208		
			30	Unit 208		
			31	Unit 208		
			32	Unit 420 Model		
			33	Unit 516 Model		
			34	Unit 512 Model		
			35	Unit 208		
			36	Unit 105 Wall Detail	Detail	
			37	Unit 105		
			38	Unit 105		
			39	Unit 105		
			40	Unit 105		
			41	Unit 105		
			42	Unit 105		
			43	Unit 105		
			44	Unit 105		
			45	Unit 105		

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

Primary #
 HRI#
 Trinomial

Page 2 of 2

Resource Name or #: Westinghouse Electric Building

Year 2008

Camera Format: Digital
 Film Type and Speed: Digital

Negatives Kept at: CD

Lens Size:

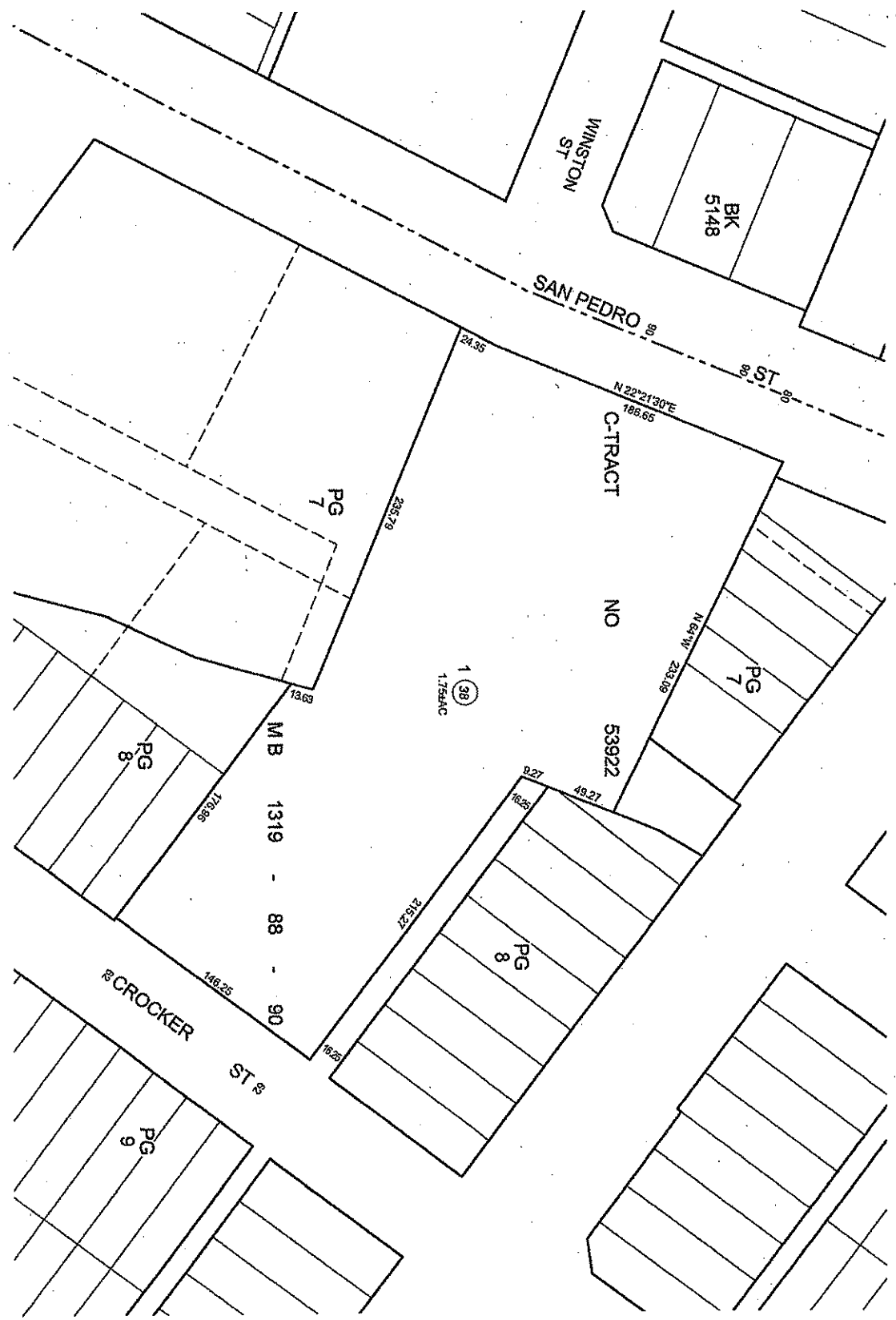
Mo.	Day	Time	Exp./Frame	Subject/Description	View Toward	Accession #
Feb.	5	10:30		4 x 6s continued:		
			46	Unit 105		
			47	Unit 512 Model		
			48	Duplicate		
			49	Front Façade Light Fixture	Detail	
			50	Lobby Window	Detail	
			51	Lobby Floor Tile	Detail	
			52	Westinghouse Logo in Elevator	Detail	
			53	Rear and South Facades	NW	
			54	SE Corner of Rear Façade	NW	
			55	South Facade	W	
			56	SE Corner of Rear Façade	Detail	
			57	Electric Bldg Sign	Detail	
			58	Electric Bldg Sign	Detail	
			59	Front and South Facades	NE	
			60	Front Façade	NE	
			61	Front Façade	SE	
			62	Front and S Facades	NE	
			63	Front Façade (SW Corner)	SE	
			64	Front Façade (looking up)		
			65	Front Façade Entrance	SE	
			66	South Façade Windows	Detail	
			67	Sales Office		
			68	Pool		
			69	Pool and Parking Structure		
			70	Unit 620		
			71	Unit 620		
			72	Unit 620		
			73	Unit 620		
			74	Unit 620		
			75	Unit 620		
			76	Unit 620		
			77	Unit 620		
			77	Unit 620		
			78	Unit 620		
			79	Unit 620		
			80	Courtyard		
			81	Courtyard		
			82	Sales Office		
			83	Rear Façade	W	
			84	Duplicate		
			85	Bridge and Rear Facade		
			86	Rear Façade	W	
				<p>Note: For Location of Units and Views See Floor Plans Included as Exhibit Also - Some photographs provided by Hammer Ventures</p>		

Maps and Floor Plans

2007



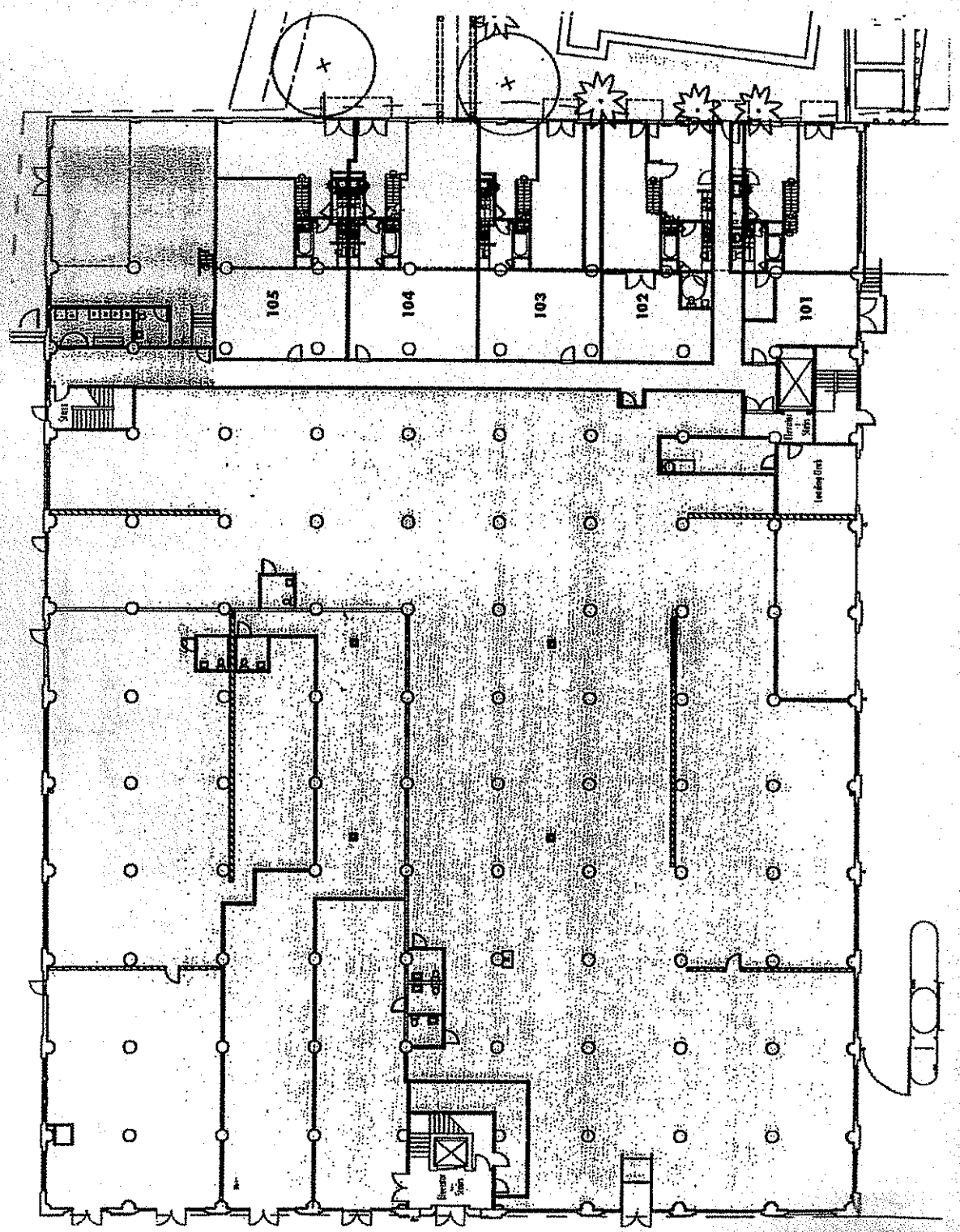
J.PINKS AND GIS SERVICES SCALE 1" = 80'



LITTLE TOKYO LA
The Historic Japanese Community

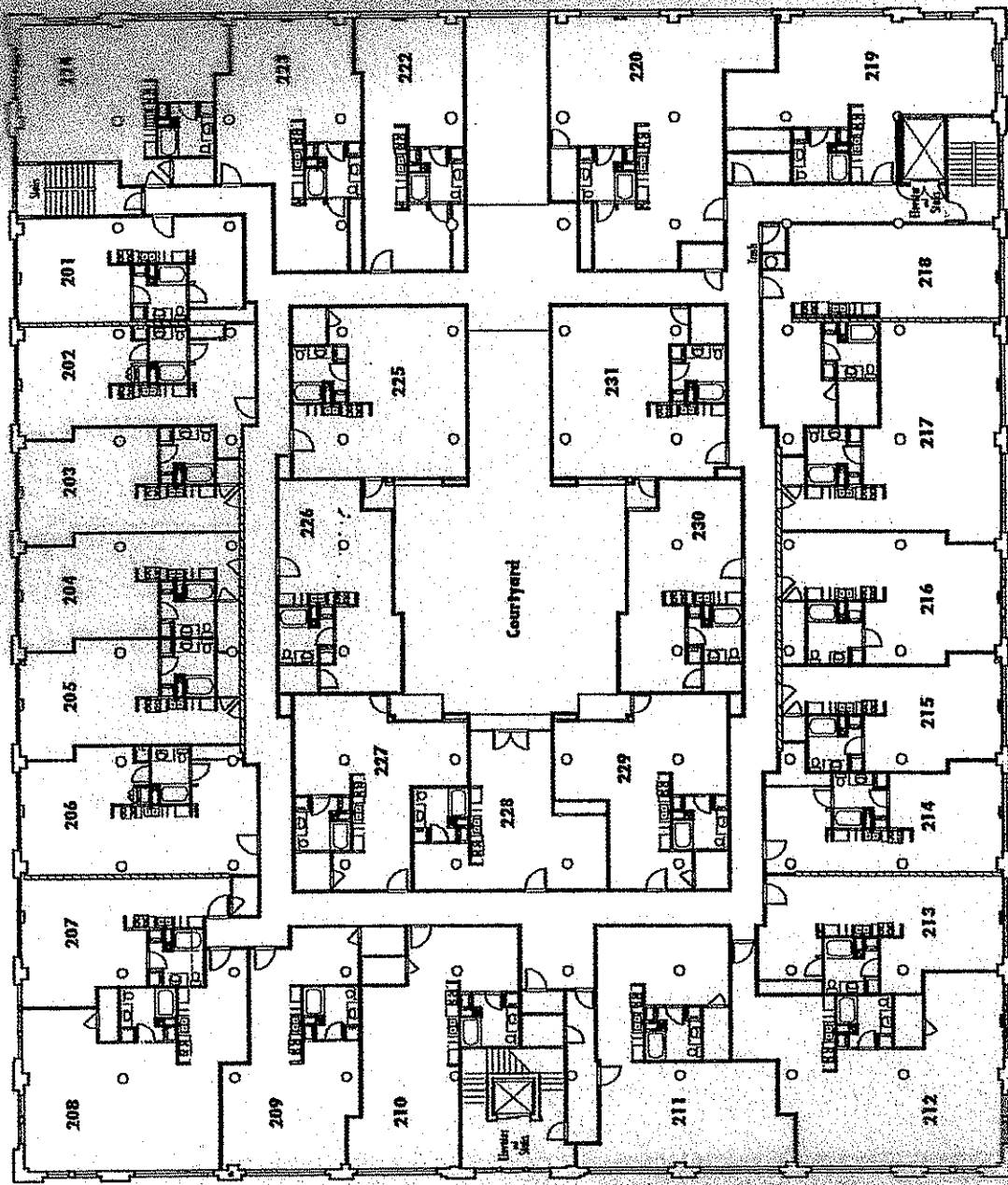
3rd FLOOR

101 left...	1,098 sq. ft.
2 nd floor ...	796 sq. ft.
102 left...	1,123 sq. ft.
2 nd floor ...	864 sq. ft.
103 left...	1,259 sq. ft.
2 nd floor ...	773 sq. ft.
104 left...	1,334 sq. ft.
2 nd floor ...	819 sq. ft.
105 left...	1,314 sq. ft.
2 nd floor ...	893 sq. ft.



LITTLE TOKYO L

1000 West Washington Building

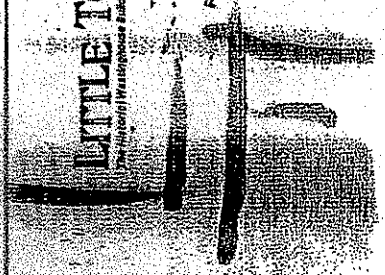


2nd Floor Lofts

201 left	711 sq. ft.
202 left	747 sq. ft.
203 left	655 sq. ft.
204 left	690 sq. ft.
205 left	663 sq. ft.
206 left	876 sq. ft.
207 left	601 sq. ft.
208 left	1,205 sq. ft.
209 left	868 sq. ft.
210 left	901 sq. ft.
211 left	1,104 sq. ft.
212 left	1,296 sq. ft.
213 left	774 sq. ft.
214 left	729 sq. ft.
215 left	697 sq. ft.
216 left	792 sq. ft.
217 left	1,033 sq. ft.
218 left	992 sq. ft.
219 left	967 sq. ft.
220 left	1,304 sq. ft.
222 left	792 sq. ft.
223 left	896 sq. ft.
224 left	901 sq. ft.
225 left	867 sq. ft.
226 left	680 sq. ft.
227 left	796 sq. ft.
228 left	751 sq. ft.
229 left	708 sq. ft.
230 left	718 sq. ft.
231 left	791 sq. ft.

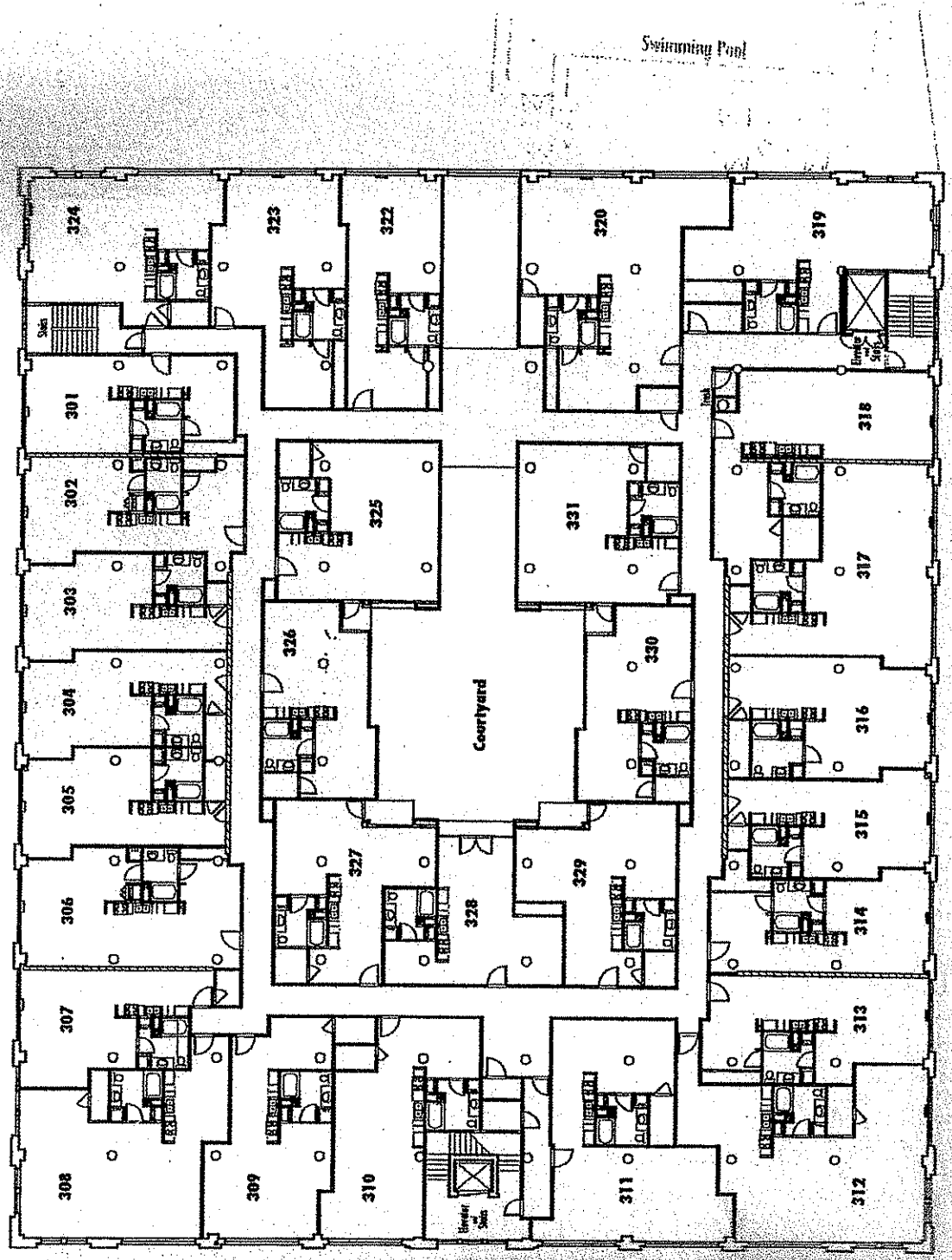
LITTLE TOKYO LOFT

The Historic Washington Building



3rd Floor Lofts

301 loft	699 sq. ft.
302 loft	743 sq. ft.
303 loft	651 sq. ft.
304 loft	675 sq. ft.
305 loft	667 sq. ft.
306 loft	866 sq. ft.
307 loft	603 sq. ft.
308 loft	1,201 sq. ft.
309 loft	861 sq. ft.
310 loft	896 sq. ft.
311 loft	1,116 sq. ft.
312 loft	1,302 sq. ft.
313 loft	781 sq. ft.
314 loft	711 sq. ft.
315 loft	695 sq. ft.
316 loft	787 sq. ft.
317 loft	1,053 sq. ft.
318 loft	965 sq. ft.
319 loft	968 sq. ft.
320 loft	1,287 sq. ft.
322 loft	766 sq. ft.
323 loft	884 sq. ft.
324 loft	901 sq. ft.
325 loft	875 sq. ft.
326 loft	708 sq. ft.
327 loft	777 sq. ft.
328 loft	748 sq. ft.
329 loft	791 sq. ft.
330 loft	693 sq. ft.
331 loft	985 sq. ft.



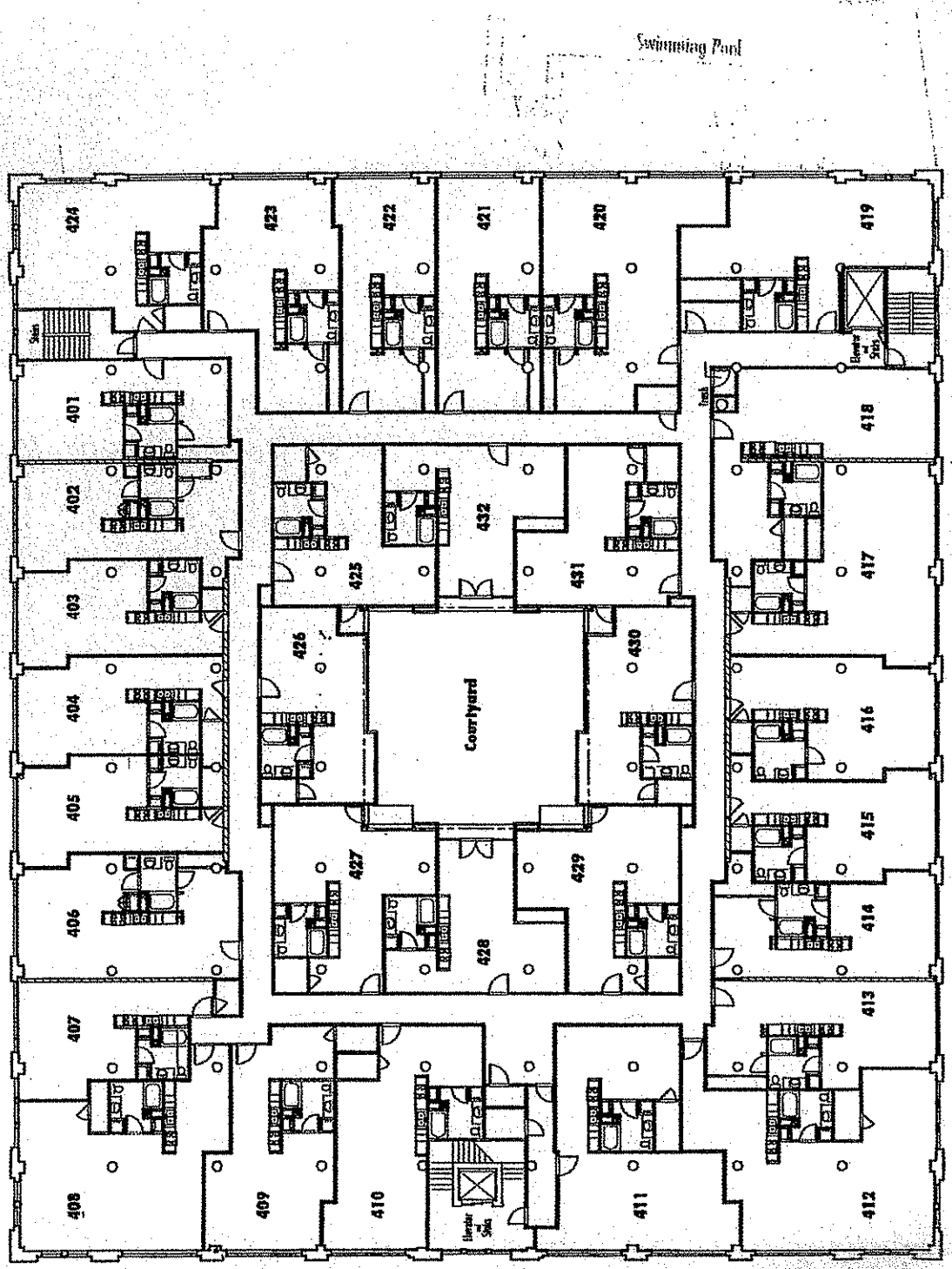
LITTLE TOKYO LO

1000 West Washington Street, Chicago, IL 60606



4th Floor Lofts

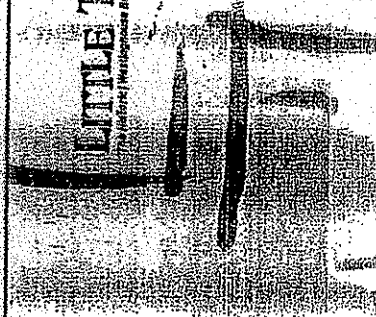
401 loft	711 sq. ft.
402 loft	730 sq. ft.
403 loft	663 sq. ft.
404 loft	678 sq. ft.
405 loft	670 sq. ft.
406 loft	876 sq. ft.
407 loft	610 sq. ft.
408 loft	1,200 sq. ft.
409 loft	863 sq. ft.
410 loft	918 sq. ft.
411 loft	1,110 sq. ft.
412 loft	1,281 sq. ft.
413 loft	801 sq. ft.
414 loft	704 sq. ft.
415 loft	724 sq. ft.
416 loft	804 sq. ft.
417 loft	1,065 sq. ft.
418 loft	986 sq. ft.
419 loft	966 sq. ft.
420 loft	1,138 sq. ft.
421 loft	798 sq. ft.
422 loft	755 sq. ft.
423 loft	883 sq. ft.
424 loft	899 sq. ft.
425 loft	676 sq. ft.
426 loft	700 sq. ft.
427 loft	770 sq. ft.
428 loft	750 sq. ft.
429 loft	760 sq. ft.
430 loft	703 sq. ft.
431 loft	717 sq. ft.
432 loft	721 sq. ft.



© 2000 Little Tokyo Lo

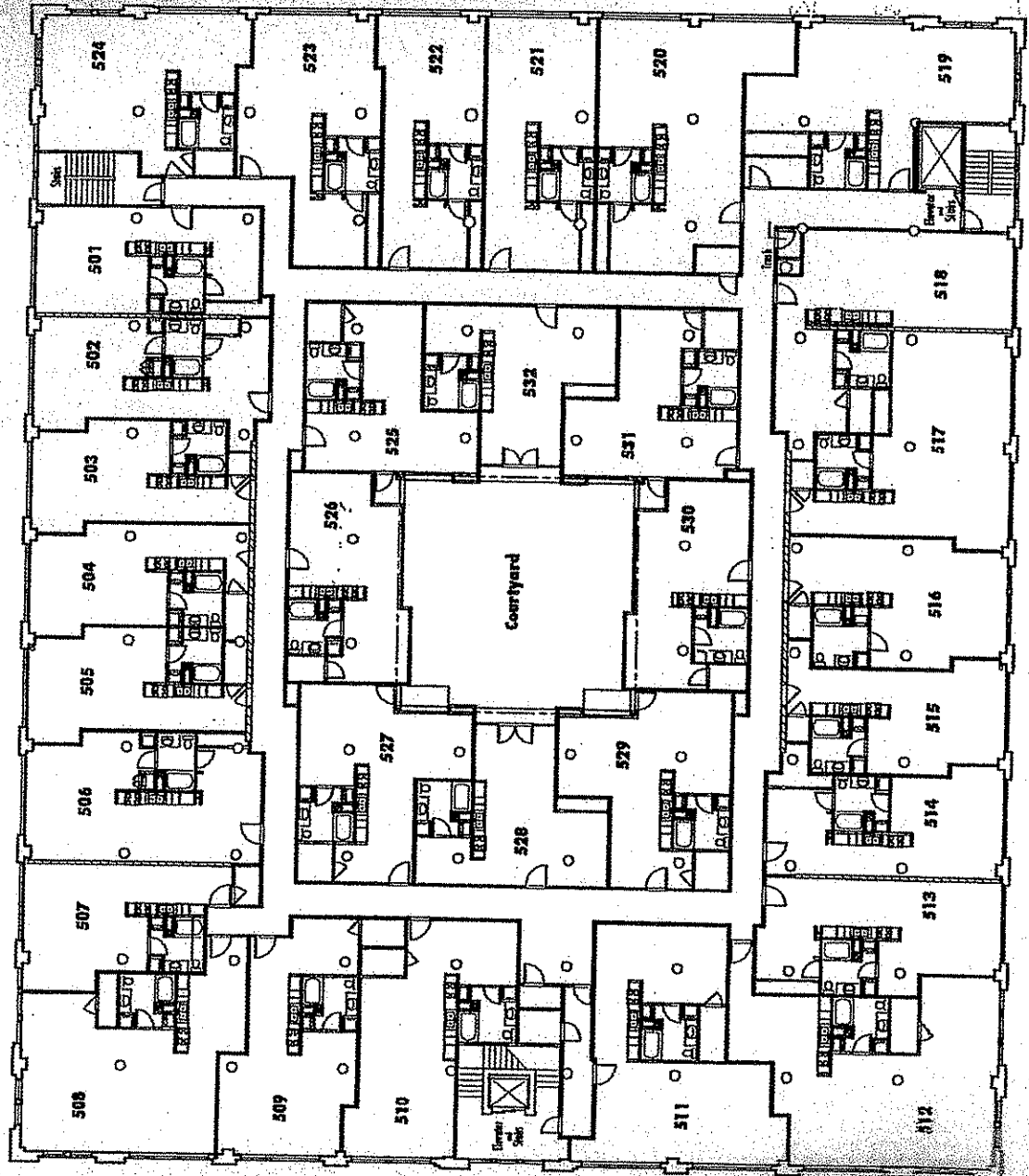
LITTLE TOKYO LOF

By the same architect as the Little Tokyo Lofts



5th Floor Lofts

501 loft	721 sq. ft.
502 loft	737 sq. ft.
503 loft	659 sq. ft.
504 loft	682 sq. ft.
505 loft	685 sq. ft.
506 loft	871 sq. ft.
507 loft	693 sq. ft.
508 loft	1,113 sq. ft.
509 loft	859 sq. ft.
510 loft	896 sq. ft.
511 loft	1,175 sq. ft.
512 loft	1,286 sq. ft.
513 loft	806 sq. ft.
514 loft	726 sq. ft.
515 loft	702 sq. ft.
516 loft	800 sq. ft.
517 loft	1,056 sq. ft.
518 loft	986 sq. ft.
519 loft	959 sq. ft.
520 loft	1,142 sq. ft.
521 loft	813 sq. ft.
522 loft	775 sq. ft.
523 loft	885 sq. ft.
524 loft	899 sq. ft.
525 loft	676 sq. ft.
526 loft	692 sq. ft.
527 loft	783 sq. ft.
528 loft	744 sq. ft.
529 loft	780 sq. ft.
530 loft	692 sq. ft.
531 loft	709 sq. ft.
532 loft	706 sq. ft.



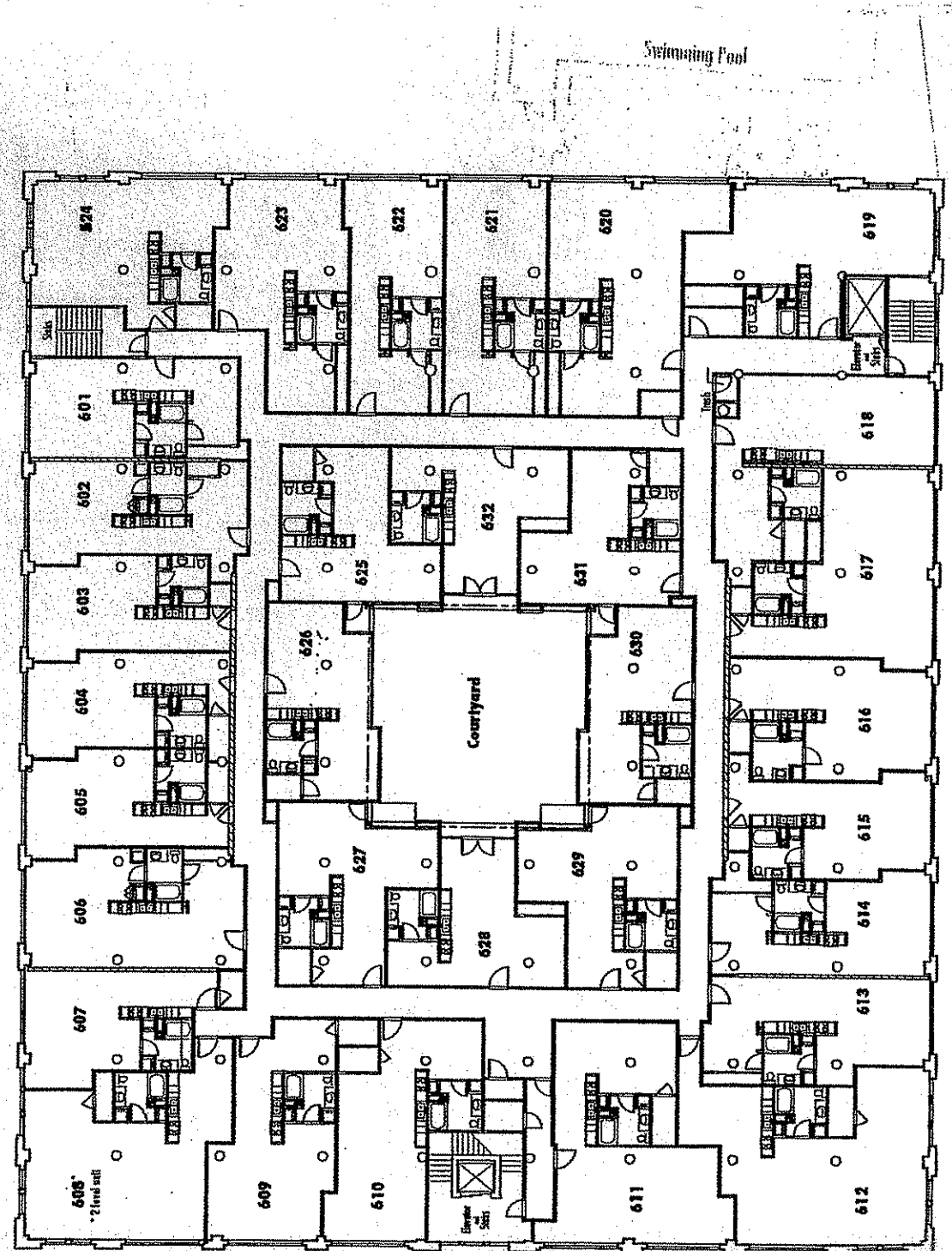
Swimming Pool

LITTLE TOKYO LOF

Little Tokyo Lofts

6th Floor Lofts

601 loft	711 sq. ft.
602 loft	730 sq. ft.
603 loft	667 sq. ft.
604 loft	682 sq. ft.
605 loft	676 sq. ft.
606 loft	876 sq. ft.
607 loft	623 sq. ft.
608 loft	1,187 sq. ft.
609 loft	844 sq. ft.
610 loft	895 sq. ft.
611 loft	1,099 sq. ft.
612 loft	1,286 sq. ft.
613 loft	807 sq. ft.
614 loft	721 sq. ft.
615 loft	700 sq. ft.
616 loft	827 sq. ft.
617 loft	1,028 sq. ft.
618 loft	996 sq. ft.
619 loft	962 sq. ft.
620 loft	1,137 sq. ft.
621 loft	809 sq. ft.
622 loft	771 sq. ft.
623 loft	874 sq. ft.
624 loft	881 sq. ft.
625 loft	673 sq. ft.
626 loft	687 sq. ft.
627 loft	786 sq. ft.
628 loft	714 sq. ft.
629 loft	810 sq. ft.
630 loft	697 sq. ft.
631 loft	717 sq. ft.
632 loft	719 sq. ft.



Swimming Pool

Little Tokyo Lofts

Historic Sanborn Map and Newspaper Articles

BUSINESS NEWS.

Los Angeles Banker Talks of Cotton; Strong Demand for Sound Bond Issues.

Prices in the New York cotton market sagged slightly during the past week, dropping on an average of twenty points. The emphasis in the trading is being laid on the prospects of the coming season, and reports of the probable acreage to be planted are being watched carefully. A much larger crop than usual is expected in California and Arizona, but, due to the depredations of the boll weevil and the general antisingle-crop propaganda, only a small comparative yield is looked for in the southern belt. Low grades of California cotton are moving a little better now, as the supplies on hand are gradually disappearing. J. Dabney Day, vice-president of the First National Bank, is now in Texas for the purpose of arranging further financing for the cotton industry of that State. His bank has already put more than \$20,000,000 into the financing of shipments of Texas cotton, through the purchase of Texas bankers' acceptances.

Speaking of cotton financing yesterday before the annual convention of the Texas-Oklahoma Cotton Association, Mr. Day said: "In the past cotton financing has been done largely in the eastern portion of the United States and this has led to the development of trade routes in accordance with economic pressure rather than along natural, geographical lines.

"During the past year the business depression has materially affected these old routes and has tended to throw the producers of the West, whether located in Texas or in California, upon their own resources. It has brought about the fact that the producers in the West must depend upon the West and develop a strong spirit of co-operation if they are to secure the best results.

"Prior to the advent of the Federal reserve system the cotton grower secured loans from his local bank in the form of ordinary notes, some of which were in turn used as collateral or redimmed by the local banker with his eastern correspondent. Little or no effort was made to make cotton in storage the basis of credit in any form of paper which would be readily marketable upon its own merits as to value and negotiability.

"The Federal Reserve System, by encouraging the use of trade and bankers' acceptances, as well as by pointing the way to the adoption of a standard, uniform warehouse receipt, has not only aided in building up an open discount market where cotton acceptances might be traded in, but has afforded substantial encouragement for the investment of capital in bonded warehouse enterprises.

"We now realize that the Pacific-Southwest must depend largely upon the West and South for the financing of its own industries, and for the capital which will permit it to develop and grow in accordance with its natural destiny. The experience of this past year has taught us that Los Angeles is destined to become the financing capital of this entire Pacific-Southwest and that the leaders in the financial world of Los Angeles have taken upon themselves the burden of a fair distribution of the capital available in the Pacific-Southwest for the best interests of all producers throughout that entire territory.

"As a consequence, producers are tending, so far as they can, to ship their produce to market in accordance with logical, natural routes of trade, and this is making Los Angeles Harbor the front door of the Pacific-Southwest. There

Another indication of the strength of the market is in the receipt of a large oversubscription for an offering of \$18,000,000 Missouri Pacific sixes. The continued ease of the money market contributed largely toward the strength in the bond market. The outstanding feature of last week was the ready absorption of the French Industrial issue which, although brought out on a rather liberal yield basis, represented a new departure in the field of foreign offerings. The rapid exhaustion of the Missouri Pacific issue was also surprising and is indicative of current conditions in the bond market.

The French railway issue which was brought out about a week ago met with a favorable response and no doubt further offerings of this kind will be offered in the American market during the remainder of the year. In fact, a loan of from \$25,000,000 to \$30,000,000 to the Paris and Orleans Railroad Company is reported to be under negotiation with a syndicate headed by Lee Higginson & Co., the bond is expected to be a twenty-five-year 6 per cent and to be offered on the same basis as the Paris, Lyons and Mediterranean bonds.

The New York Central first and refunding 6's, application for which was made to the Interstate Commerce Commission about two weeks ago, is expected to be offered next week. Corporation issues for expansion purposes with the exception of public utilities are, of course, still very scarce, new flotations only being issued for refunding purposes. The general consensus of opinion is that bond prices will continue their forward progress and the demand for high-grade securities will also continue unabated.

OFFER BUILDING BONDS.

Carstens & Earles will bring out a new issue of 7 per cent building bonds tomorrow morning. The issue is one of \$400,000 Westinghouse Electric Building 7 per cent first closed mortgage and collateral trust serial gold bonds, due from 1927 to 1941 and noncallable for the first ten years. Security for the bonds rests on a first closed mortgage on a building to be erected at San Pedro and Winston streets, which will be valued at \$770,000. Besides this a twenty-year lease on the building executed by the Westinghouse Electric and Manufacturing Company will be unconditionally assigned to the trustee as collateral security. The issue will be offered at par for all maturities.

DIVIDEND DECLARED.

The Federal Grocery Company, which owns and operates the Rock Bottom Stores, has declared a 2 3/4 per cent cash dividend to be paid on April 25 to stockholders of record April 15. This distribution is in addition to a 50 per cent stock dividend paid Sept. 2, 1921. The company plans to put the balance of its unsold stock on the market and to expand the business with the proceeds of the sale.

NEW TERMINAL ISSUE.

A new issue of \$1,100,000 Jacksonville Terminal Company 6 per cent bonds, due 1987, was offered yesterday by the National City Company at 106 1/2 to yield 5.50 per cent. The bonds are redeemable after 1937 at 107 1/2 and for part of a total authorized issue of \$4,000,000. The issue is secured by a mortgage on the entire property of the terminal company, including freight terminals and 33 3/4 miles of track at Jacksonville, Fla.

ON ADVISORY BOARD.

Bringing Power To the Market

THERE is need for more power in the great back country around Los Angeles. A continuous demand has been established in that section from the desert around Owen's Lake, Trona, Barstow, through the rich agricultural district surrounding San Bernardino, Redlands, Riverside and Perris, through the orchard country around Banning, and on down the Coachella Valley to that great farming country, Imperial Valley.

This is the territory of the Nevada-California Electric Corporation. Here is its market for power—with increasing demand year after year.

The costly long distance trans-

mission lines of this Company have been installed. Its generating plants turning out 77,630 H.P. are 80% hydro-electric. Its power market has great stability from diversified industries in many communities. The position of the company in California power development is established.

We are offering First Lien 6% Gold Bonds of this Hydro-Electric Company, due 1950 at 96, to yield 6:30%. In your investment in these bonds you will acquire a security of stable worth and permanent merit.

Decide today to make this investment. It will pay you to write, phone or call at our office for descriptive circular.

PASADENA
614 Chamber of Commerce Bldg.
HOLLYWOOD
6104 Hollywood Blvd.
SAN DIEGO
224 First National Bank Bldg.
SANTA BARBARA
316 San Marcos Bldg.
SEATTLE
OAKLAND
SAN FRANCISCO
CHICAGO
PORTLAND
NEW YORK

BLYTH, WITTER & CO.

521 Trust and Savings Bldg., Los Angeles
Sixth and Spring Streets
Phone Broadway 327

New Issue

\$450,000.00

WESTINGHOUSE ELECTRIC BUILDING

(Los Angeles, California)

7%

First (Closed) Mortgage and Collateral Trust Serial Gold Bonds

THESE BONDS IN ADDITION TO BEING SECURED BY A CLOSED FIRST MORTGAGE ARE SECURED BY A 20-YEAR LEASE EXECUTED BY THE WESTINGHOUSE ELECTRIC & MANUFACTURING COMPANY OF PITTSBURGH BY THE TERMS OF WHICH THE PAYMENT OF INTEREST AND PRINCIPAL OF THIS ISSUE IS ASSURED.

Dated March 1, 1922. Due serially as below. Principal and semi-annual interest March 1 and September 1, payable at the Los Angeles Trust and Savings Bank, Los Angeles, or through our offices. Coupon bonds, denomination \$1000 and \$500. Redeemable in whole or in part on or after, but not before, January 1, 1932, on any interest date on sixty days' notice to the Trustee, at 105 and interest, and at 1% less for each succeeding year or portion thereof until 1938, and thereafter at 100. The borrower agrees to pay the Normal Federal Income Tax up to 3%.

NON-CALLABLE FOR TEN YEARS

Exempt from Personal Property Tax in California

LOS ANGELES TRUST AND SAVINGS BANK, Trustee.

We summarize our recommendation of the purchase of these bonds as follows:

1. The bonds will be directly secured by a Closed First Mortgage on a lot and mod-

*Govt., Municipal,
& Corporation
Bonds*

ern Class "A" fireproof steel and concrete building appraised for us by the American Appraisal Company at \$770,000.00, ideally located in the heart of the wholesale section of Los Angeles, California.

2. The bonds will be further secured collaterally by an irrevocable twenty-year lease on the ground and building, from the owner, H. D. Bowman, executed by the Westinghouse Electric & Manufacturing Company of Pittsburgh, and assigned without reservation to the Trustee for the bondholders.

3. The annual revenue from rentals of this building for the next twenty years under the terms of the Westinghouse Electric & Manufacturing Company lease is \$74,500, or over twice the maximum interest charges on these bonds AFTER deduction for insurance and taxes. Rentals are payable to the Trustee for the bondholders. The Westinghouse Electric & Manufacturing Company are obliged to pay all expenses of upkeep, repair and operation in connection with the building in addition to rentals.

4. In the opinion of counsel, the rental which is payable monthly to the Trustee for the bondholders will constitute an operating charge on the Westinghouse Electric & Manufacturing Company of Pittsburgh prior to interest payment on the funded debt of the company.

5. The last financial statement of the Westinghouse Electric & Manufacturing Company of Pittsburgh, dated March 31, 1921, shows current assets of \$135,339,230 as against current liabilities of \$44,746,683. Their net earnings available for interest and dividends have averaged \$16,971,312.60 per annum for the past five years. An average of \$9,949,681.60 per annum has been added to the surplus account of the Company over a period of the past five years.

All legal details incident to this issue have been approved for us by Messrs. Gibson, Dunn & Crutcher, Attorneys-at-Law, Los Angeles.

AMOUNTS AND MATURITIES

\$16,000	Maturing	March 1, 1927	\$21,000	Maturing	March 1, 1932
17,000	"	" " 1928	27,000	"	" " 1933
18,000	"	" " 1929	33,000	"	" " 1934
19,000	"	" " 1930	35,000	"	" " 1935
20,000	"	" " 1931	37,000	"	" " 1936
		\$39,000	Maturing	March 1, 1937	
		41,000	"	" 1938	
		43,000	"	" 1939	
		46,000	"	" 1940	
		49,000	"	" 1941	

PRICE: 100 and Accrued Interest, Yielding 7%

These bonds are offered for delivery when, as and if issued and received by us

CARSTENS & EARLES, INCORPORATED

GOVERNMENT, MUNICIPAL AND CORPORATION BONDS

1102 TITLE INSURANCE BLDG., LOS ANGELES, CAL.

ESTABLISHED 1891

SEATTLE

SPOKANE

SAN FRANCISCO

CONTINUED PROSPERITY PREDICTED

Los Angeles Times (1886-Current File); Nov 18, 1922; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
pg. III

CONTINUED PROSPERITY PREDICTED

Westinghouse Officials on Visit Here Astonished at Activity on Coast

Arriving in Los Angeles this morning, Vice-President H. D. Shute, and H. P. Davis of the executive staff, Westinghouse Electric and Manufacturing Company, Pittsburgh, went immediately to the new Westinghouse Building for a conference with K. E. Yankura, district manager, and an inspection of the new headquarters of the Westinghouse Company for the Pacific Southwest. Mr. Shute expressed astonishment of the industrial advancement of the Pacific Coast.

"The business outlook for 1923 is exceptionally bright, especially is this so for the Pacific Southwest, where your building program has been at such a rate as to attract international attention," he said.

"Southern California is indeed fortunate to be served by such progressive power generation companies and an electric railway system that is on par with the best in the United States. A great deal of credit is due to the far-seeing officials of these public utilities who have anticipated the mighty growth of the West and kept growth its ever-increasing demands for power, light, heat and transportation."

Mr. Davis, in charge of production and engineering for the Westinghouse interests, stated that he was deeply impressed with the manufacturing possibilities of the Pacific Coast. Mr. Davis, who is popularly known as "The Father of the Radio Broadcasting Station," will speak tonight on the "Future of Radio" from The Times' broadcasting station.

TRANS-PACIFIC MAIL

Following schedule of sailings is provided by the Los Angeles Post-office:
 Jan. 31, from Los Angeles. Mail for Panama, Canal Zone, Peru, Bolivia, Chile, Ecuador and Cauca and Nasino, Colombia.
 Feb. 1, from Los Angeles. Specially addressed correspondence for Central and South America.
 Feb. 2, from San Francisco. Mail for Hawaii, New Zealand, Australia and Fiji Islands.
 Feb. 3, from Los Angeles. Mail for Dutch East Indies, Hawaii, New Zealand, Australia and Fiji Islands.
 Feb. 3, from San Francisco. Mail for Hawaii.
 To connect at San Pedro for the Hawaiian Islands every other Thursday, mail must leave Los Angeles at 8:50 a.m. on Saturdays.
 Note: To connect at San Francisco, mail must leave Los Angeles on dispatch made not later than 5:30 p.m. the day prior to date of sailing.

Antwerp: Jellins, Anacortes for Tampico; West Nileu, San Francisco for Buenos Aires; Helmig, Vancouver for London; Constance Chandler, Portland for New York; Pacific Fir, San Francisco for New York.
 Passed westbound: President Coolidge, New York for San Francisco; Pacific Castle, New Orleans for Los Angeles; Kent, Antwerp for Auckland; Planter, Liverpool for Pacific ports.

**BROWN PROMOTED
 BY ASSOCIATED OIL**

Charles Brown, assistant to the president of Associated Oil Company, has been made a member of the executive staff with duties including general office management, supervision of industrial relations department and direction of public relations of the company, William F. Humphrey, president, announced yesterday. The executive staff is composed of eight members and serves as an advisory staff on company policies, etc.

**HERCULES POWDER
 REPORTS INCOME**

NEW YORK, Jan. 29.—Hercules Powder Company for the year ended December 31, last, today reported common share earnings of \$1.04 a share, against \$2.61 a share in 1930. Current assets at December 31, last, including \$8,836,773 cash and marketable securities, amounted to \$15,166,980 and current liabilities were \$626,576. At the end of the previous year current assets including cash and marketable securities of \$8,673,635 were \$18,047,513 and current liabilities \$706,846.

**WESTINGHOUSE GETS
 ELEVATOR CONTRACT**

NEW YORK, Jan. 29.—Westinghouse Electric Elevator Company, subsidiary of the Westinghouse Electric and Manufacturing Company, today was awarded the contract for seventy-four elevators to be installed in the central seventy-story structure between Forty-ninth and Fiftieth streets by the Metropolitan Square Corporation. This is the greatest number of elevators ever to be placed in an office building.

**CURTIS PUBLISHING
 DECLARES DIVIDEND**

PHILADELPHIA, Jan. 29.—Curtis Publishing Company declared today a quarterly dividend of 50 cents a share on the common stock payable March 5 in line with its announcement last November that it would discontinue payment of monthly dividends of 33 1-3 cents a share on December 2 and that the stock would be placed on a quarterly dividend basis.

Los Bay: Admiral Cole, 2 p.m., Los Angeles.
 SAN DIEGO, Jan. 29.—Arrived. Tillamook, 2 a.m., Eureka; Chehalis, 7:15 a.m., San Francisco and Los Angeles.
 Sailed: Tillamook, 1:30 p.m., Eureka; I.S.S. Bonham, 2:30 p.m., Los Angeles; I.S.S. Northland, 3:20 p.m., Oakland; Chehalis, 4:30 p.m., Long Beach and San Francisco; Olegum, 6 a.m., Los Angeles.

NAVAL ORDERS

WASHINGTON, Jan. 27. (Exclusive)—Army orders posted today follow:
 Rear-Admiral W. D. MacDougal to come.
 Lieutenant-Commander F. Baltz to U.S.S. Dahlgren.
 Lieutenant-Commander H. V. Bush to duty aircraft scouting force.
 Lieut. K. E. Brimmer to U.S.S. Colorado.
 Lieut. J. B. Dow to U.S.S. Dish.
 Lieut. L. Henkin to home.
 Lieut. L. H. C. Johnson to San Francisco.
 Lieut. J. B. Longstaff to submarine division No. 11.
 Lieut. W. J. Suits to U.S.S. S-44.
 Lieut. (j.g.) J. E. Whitehead to Washington.
 Lieutenant-Commander C. L. Andrus to Washington.
 Lieutenant-Commander H. A. Keener to U.S.S. Relief.
 Lieutenant-Commander O. D. Kine to New York.
 Lieutenant-Commander L. W. McGrath to Annapolis, Md.
 Lieutenant-Commander J. T. Stringer to Annapolis.
 Lieut. C. G. DeFoney to Pensacola, Fla.
 Lieut. D. A. York to New Orleans.
 Lieutenant-Commander L. C. Montgomery to U.S.S. Henderson.
 Lieut. J. M. Thompson, Jr., to San

**News of Ships
 and Sailings at
 Pacific Ports**

SAN FRANCISCO, Jan. 29. (P)—Large cargoes of bananas were loaded here today. The Masini arrived from Abukini with 35,000 sacks of fruit, and the San Mateo brought 38,000 bunches of bananas from Central America. Two Dollar liners, the President Hoover

SCHULBERG BACK FROM TRIP ABROAD

Los Angeles Times (1886-Current File); Oct 9, 1933; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
pg. A2

**SCHULBERG
BACK FROM
TRIP ABROAD**

*No Need to Go to Europe
for Stars, Says Producer of
Independent Films*

"In playing and in writing, foreign motion-picture studios are as good as, if not superior to, Hollywood's. But in the directorial and executive branches they can't compare with our film companies," declared B. P. Schulberg, independent motion-picture producer, who returned yesterday after a two months' business and pleasure trip in Europe.



B. P. SCHULBERG

"Hollywood, though," he said, "is rich enough in screen possibilities to furnish the studios with star material for the next ten years. We don't have to go to foreign countries to find outstanding film players. They're here. I know there are many undiscovered girls right here in Hollywood who far exceed in personality and acting talent any whom we might import."

Schulberg, whose pictures are released through the Paramount company, will make eight productions this coming season, the first of which is "Reunion," with Sylvia Sidney in the leading role.

**Letter Carrier
Veteran Placed
on Retired List**

After twenty-eight years of leg and brain activity in the postal service in Los Angeles, part of which was devoted to pioneering the delivery of parcel-post mail in his own motor car, E. Y. Milton, one of the best known mail carriers in the Main-Spring-street districts, has retired to look after his own property interests.

When Milton entered the service there were not more than 150 regular carriers. Now there are 1055. For ten years of his service Mr. Milton delivered exclusively C.O.D. customs duty and registered mail in the downtown district, frequently handling from \$500 to \$1500 daily, without losing a penny of the collections. He handled many hundred thousands of dollars in that period of time without making a mistake, his record shows, according to Postmaster O'Brien.

**ELEVATOR
BUSINESS
ACQUIRED**

*Westinghouse Takes Over
Division of Consolidated
Steel Corporation*

Acquisition of the elevator division of the Consolidated Steel Corporation, Los Angeles, by the Westinghouse Electric Elevator Company, Chicago, has been announced by A. E. Hiltchner, local manager of the Westinghouse Electric and Manufacturing Company. This activity of the national concern will be operated from the Westinghouse Building on San Pedro street.

The elevator division of the Consolidated corporation was developed when the Llewellyn and Baker Iron Works plants were taken over by the Consolidated in 1929. Since that time the business has grown until it now becomes an important factor in Westinghouse elevator activities, Hiltchner said.

**VON KLEINSMID TO
SPEAK ON EUROPE**

Introducing a series of free lectures and motion pictures open to the public, University College announces that President von Kleinsmid of the University of Southern California will speak on "Europe at the Moment" at 6:15 p.m. today in the student hall, Transportation Building.

**BLESSED SACRAMENT
PARISH FIESTA READY**

The first fall fiesta to be given in five years by the combined parish organizations of the Blessed Sacrament Church will open tonight in a huge tent on the school grounds adjoining the church at Sunset Boulevard and Cherokee avenue and will continue for a week. Proceeds will be devoted to completion and decoration of the church.

*Operated from
the Westinghouse
Bldg. on
San Pedro St.*

Westinghouse Staff Moves to New Home

Latest step in a major Southern California expansion program was completed by the Westinghouse Electric Corp. here yesterday when engineering and sales staff of the corporation and many of its divisions moved into a newly completed office building at 600 St. Paul Ave. Former headquarters for this group was at 420 S San Pedro St.

The next step in the expansion program is the completion of a new 100,000 square foot apparatus and lamp warehouse in the central manufacturing district at 46th and Soto Sts., which will be ready about Nov. 1. Walter G. Willson, Los Angeles manager, announced.

Headquarters here serves all of Southern California, most of Arizona and Clark County, Nevada. Early completion of sub-offices in San Diego and Phoenix, both under Los Angeles headquarters, is expected, Willson said.

Moved from San Pedro St.
in 1948.

U.S. Action Asked by Import-Export Men on Dockers

Los Angeles importing and exporting concerns yesterday dispatched dozens of wires and letters to President Truman demanding Federal action on the dock strike.

Louis Massing, vice-president of a chemical exporting company, said the messages were the result of a spontaneous telephone campaign carried on from office to office during the day.

"Something like the housewives' campaign a short time ago for a meat-buying boycott," said Massing.

Nova Scotia Society Will Picnic Saturday

The Nova Scotia Society of Southern California and the Maritime Province Association will have an all-day picnic Saturday in Brookside Park, Pasadena, starting at 11 a.m. H. K. Tutty, president, yesterday said he expects from 600 to 800 persons to attend.



The Newspaper PULPIT

ROY F. COTTRELL

THE BURIED BOOK

Fifty feet beneath their building on the site of the New York World's Fair Grounds, the Westinghouse Electric and Manufacturing Company deposited a "Time Capsule."

The parcel weighs 800 pounds and contains a ten-million-word description of twentieth century civilization, which is reproduced in miniature form on microfilm. The Capsule is not to be opened until the year 6939 A.D., or fifty centuries in the distant future.

Besides the film, two volumes were inclosed; one, a booklet of instructions; the other, a Bible. The reason for this selection is stated by the Westinghouse officials:

"The Holy Bible, of all books familiar to us today, will most likely survive through the ages. Therefore, the Bible which we placed in the Time Capsule will be a sort of connecting link between the past, present and future."

For an altogether different reason, England has buried a Bible. Some years ago the British Museum purchased the ancient Sinai manuscript which was written in the fourth century of our era; and as the bombs of World War II began falling on London, it was removed for the duration to an underground hiding place.

This most loved and most hated of all books has passed through countless vicissitudes; but now comes news that for the first time in our modern world, "Bibles are rationed." No, this does not infer that the government has placed them under the O.P.A.; but that the publishing houses are wholly unable to meet the increased demand.

A century and a half ago proud infidels like Voltaire and Paine boasted that they would exterminate the Christian religion and fling the Bible into oblivion. They died; yet the Book they despised now speaks in 1008 more languages than when they hurled against it their ungodly defiance.

Since their day over a billion copies have been published. During last year alone, 20,000,000 were issued; while one society turned out New Testaments for the United States Army and Navy at the rate of 11,000 a day. Unrivaled, the Bible continues to be heralded as "the world's best-seller." "The grass withereth, and the flower thereof falleth away; but the WORD OF THE LORD ENDURETH FOREVER."

The vitality of the Bible thrills and amazes me. It is the world's indispensable and indestructible Book. Kingdoms rise, and empires crash; yet here is a wonder of survival. He who inspired His penmen to write has also guarded and preserved His treasure throughout these thirty-five centuries.

Said the divine Author: "No weapon that is formed against thee shall prosper; and every tongue that shall rise against thee in judgment thou shalt condemn." Isaiah 54:17. According to the old blacksmith, the Bible is an anvil that has worn out many hammers. The hammers are gone; the anvil is unharmed.

It is good news that the boys in the fox holes, in flying fortresses and prison camps, on rubber rafts and hospital cots, are reading the Scriptures. Never before have so many people been afar from home, never so much suffering and so many temptations. And, Oh, how they need the message of the Book!

Yet with the vast majority the Bible is buried—not fifty feet under ground—but buried beneath the cares and activities of life, buried by wild pleasures and dissipation, buried by neglect and indifference, buried by cynicism and doubt. Millions also who seldom read the Word would feel altogether uncomfortable without a copy in their homes; while many a youth carries his New Testament with him as a sort of rosary or charm against bad luck and misfortune.

Surveys indicate that only five per cent of the American people read their Bibles. What may be done to inspire the other ninety-five per cent to study its words of life? Any suggestive solutions to this question will be appreciated.

The supreme purpose of the "Newspaper Pulpit" is to sound the appeal, "Back to the Bible." Friends, let us highly resolve to

read the Book, practice its teachings, and become transformed by its message.

"When the days are dark, men need its light.
When the times are hard, men need its comfort.
When the outlook is discouraging, men need its confidence.
When despair is abroad, men need its word of hope."


THE NEWSPAPER PULPIT

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No admission fee No collection

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11 a.m. — "ANALYZING YOUR DREAMS" (Actual analysis to be given)

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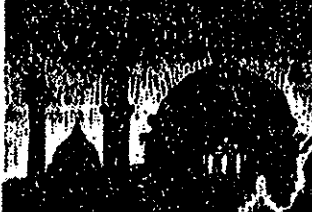
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**WEIGHT OF YEARS
BORNE WITH EASE**



E. P. Clark

**ELI P. CLARK
CELEBRATES
BIRTH EVENT**

*Pioneer Street Railway
and Business Executive
82 Years of Age Today*

Eli P. Clark, an outstanding figure in the development of Los Angeles, will celebrate his eighty-second birthday today. He will, as usual, be seated at his desk in the Subway Terminal Building, under which electric cars roar out into the subway and on their way to Hollywood, Glendale and San Fernando Valley. One of the pioneers in the construction and development of the electric railway systems of Los Angeles and vicinity, Mr. Clark and his associates purchased the site of the present terminal building twenty-six years ago.

Mr. Clark's office is on the tenth floor of the building, one of the city's most modern office structures and terminal stations. On the opposite side of Hill street is the Clark Hotel, which he built and equipped in 1913.

"What was on the site of the hotel across the street when you first saw the property?" a reporter inquired of him.

"Oh—there was a house there. Hill street was all residence property along here then," he replied, while continuing to sort over a stack of correspondence on his desk. He is still very active with his business affairs.

TYPICAL EXECUTIVE

As he enters his office, erect and steady in gait, removing his gloves and giving a word to his secretary and the stenographer, he is the typical American business executive. One never would guess that he is more than 80 years of age. It was in 1881, with Gen. M. H. Sherman, his brother-in-law, that Mr. Clark organized the Los An-

geles Consolidated Electric Railway Company, the first successfully operated street railway system in California. Gen. Sherman was president and Mr. Clark was vice-president and general manager. They were pioneers in the field of electric railways and were confronted with many difficulties.

EARLY DIFFICULTIES

For instance, at that time the largest generator in existence was of 150 horsepower. Mr. Clark, who had gone east to study the successful electric systems, insisted that the line out here must have at least one 500-horsepower and two 250-horsepower generators. The Westinghouse Company finally agreed to furnish the generators, and the large one was the first of its size to be built. Two years later Westinghouse was building 5000 and 10,000-horsepower generators for the Niagara Falls plant.

In 1894 Mr. Clark urged the construction of a line between Los Angeles and Pasadena. His suggestion was carried out and on May 5, 1895, the first car went over the line. From the first day it was a success. The line went out Pasadena avenue to Fair Oaks and into Pasadena. In 1898 it became the

(Continued on Page 2, Column 4)

RAIL EXECUTIVE TO CELEBRATE

(Continued from First Page)

first unit of the Pacific Electric system.

In 1885 Mr. Clark took the first step toward providing an electric line to the beaches by acquiring the property of the old steam railroad from Los Angeles to Santa Monica, known as the Los Angeles and Pacific Railroad. This was rebuilt and re-equipped and opened April 1, 1898.

Gen. Sherman and Mr. Clark developed the Los Angeles Pacific project until the system included 200 miles of suburban and interurban lines, through Colegrove and Hollywood, with four connecting lines to the beaches from Santa Monica to Redondo. In 1905 E. H. Harriman acquired a half-interest in all the electric railway holdings of Clark and Sherman, and in 1909 they sold the remainder to Mr. Harriman, retiring from the electric railway field in California. Later Mr. Clark organized the Mt. Hood Railway and Power Company, which he sold in 1911.

NATIVE OF IOWA

Mr. Clark was born on a farm at Solon, Iowa, near Iowa City. He is a scion of one of the oldest families of America. He farmed and was a school teacher in his youth and came west, first to Arizona, in 1875, having left home with his own team and \$20. He was clerk and assistant postmaster at Prescott and at the age of 30 was appointed Territorial Auditor, a position he held for ten years. It was at Prescott that he met Gen. Sherman, whose sister, Lucy, he married in 1880. There are four children, all prominent in business and social affairs.

Mr. Clark is president, vice-president and director of numerous institutions and financial organizations. He is vice-president of the board of trustees of Pomona College, vice-president and chairman of the finance committee of the Young Men's Christian Association, a member of a number of clubs and organizations. Some of his present business activities include the presidency of the Eli P. Clark Company, the Clark & Sherman Lapid Company, the Del Rey Company, Main Street Company, the Capitol Crude Oil Company and the Empire Oil Company.

DAILY CAR RIDER

With his great background of activity in the development of the electric street railway, Mr. Clark rides to his work daily on the street car from his home in the West Adams district. He has taken the car from that same district daily for many years.

A solution of the traffic problem? Well, he says, it will take considerable time and study. It will have to be solved by experts who know what they are talking about and not by some one who thinks he knows all about the traffic problem and its solution simply because he is selling automobiles or anything that happens to be connected in some way with traffic.

Building Permits

All Applications must be filled out by Applicant

Std. Form 3

PLANS AND SPECIFICATIONS
and other data must also be filed

3

**BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS**

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

	REMOVED FROM	REMOVED TO
TAKE TO REAR OF NORTH ANNEX 10 FLOOR CITY CLERK PLEASE VERIFY	Lot..... Block.....	Lot..... Block.....
	Tract.....	Tract.....
TAKE TO ROOM No. SOUTH ANNEX ENGINEER PLEASE VERIFY	Book..... Page..... F. B. Page.....	Book..... Page..... F. B. Page.....
	From No. <u>2nd Floor Westinghouse Bldg. Street</u>	To No. <u>420 So. San Pedro St. Street</u>

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? OFFICES WAREHOUSE
2. What purpose will Building be used for hereafter?
3. Owner's name Westinghouse Elec. Co. Phone.....
4. Owner's address 420 So. San Pedro St.
5. Architect's name..... Phone.....
6. Contractor's name Weber Showcases Fixture Co. Phone Main 9184
7. Contractor's address 440 Seaton St.
8. VALUATION OF PROPOSED WORK [Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.] \$ 300.00
9. Class of present Building "B" No. of rooms at present.....
10. Number of stories in height 6 Size of present Building.....
11. State how many buildings are on this lot.....
12. State purpose buildings on lot are used for.....
(Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Install Weber sectional office partitions 14" height on second floor as sketch attached. No structural change in Bldg.

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

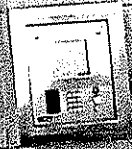
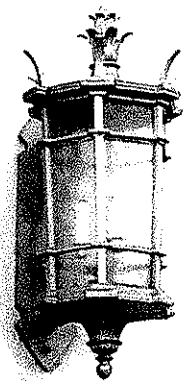
OVER (Sign here) Weber Showcases Fixture Co.
(Owner or Authorized Agent)

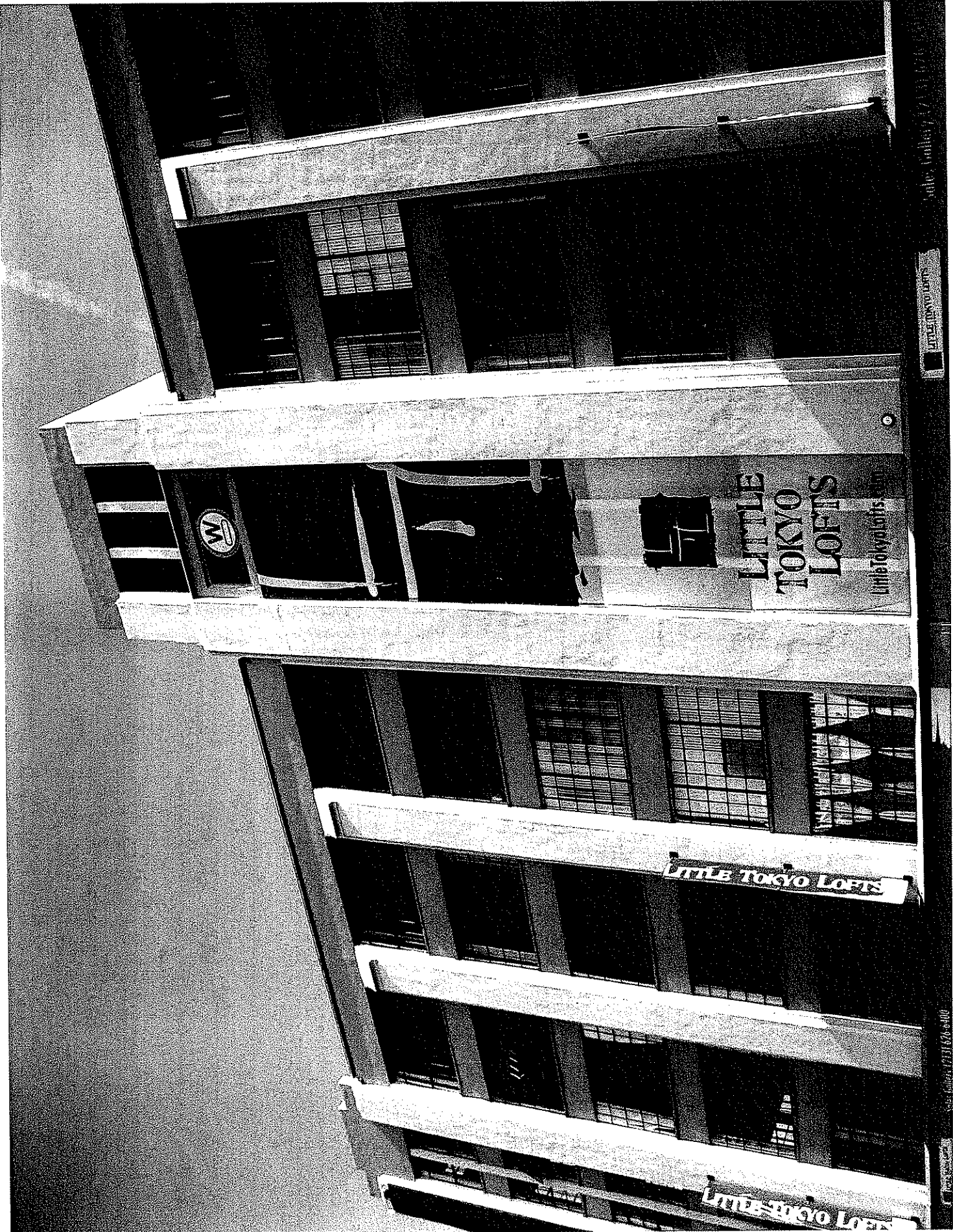
FOR DEPARTMENT USE ONLY		
PERMIT NO. 796	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <i>[Signature]</i> High Engineer	Application checked and found O. K. <i>[Signature]</i> Clerk
Stamp here when permit is issued JAN 5 1923 TODD		

FOR PLANS SEE ROOMS 115

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