

COMMERCIAL EXCHANGE BUILDING
416-436 West 8th Street and 800 South Olive Street
CHC-2017-1565-HCM
ENV-2017-1566-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Categorical Exemption](#)
3. [Under Consideration Staff Recommendation Report](#)
4. [Historic-Cultural Monument Application](#)

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2017-1565-HCM
ENV-2017-1566-CE**

HEARING DATE: June 15, 2017
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 416-436 West 8th Street and 800 South
Olive Street
Council District: 14 - Huizar
Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Legal Description: Portion of Block 53 Huber Tract,
Lot FR LT 20

EXPIRATION DATE: July 18, 2017

PROJECT: Historic-Cultural Monument Application for the
COMMERCIAL EXCHANGE BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

OWNER/ APPLICANT: YSHRE LA LLC c/o Jeremy Selman
30 West 26th Street, 12th Floor
New York, NY 10010

PREPARER: Tara Hamacher and Roger Brevoort
Historic Consultants
256 South Robertson Boulevard, #2401
Beverly Hills, CA 90211

RECOMMENDATION **That the Cultural Heritage Commission:**

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

FINDINGS

- The Commercial Exchange Building “reflects the broad cultural, economic, or social history of the nation, state, or community” for its association with the development of a new commercial core in downtown Los Angeles during the 1920s.
- The Commercial Exchange Building “embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction” as an excellent example of Beaux Arts commercial architecture in Downtown Los Angeles.
- The Commercial Exchange Building is “a notable work of a master builder, designer, or architect whose individual genius influenced his or her age” as an excellent example of the work of Los Angeles-based master architects Albert R. Walker and Percy Eisen.

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

The Commercial Exchange Building, constructed in 1924, is a 13-story Renaissance Revival-style commercial building located in downtown Los Angeles at the southeast corner of West 8th Street and South Olive Street. It was designed by prominent Los Angeles architects Albert R. Walker and Percy A. Eisen, and was built by the William Simpson Construction Company for Rudolph Rosenberg of the Eighth and Olive Holding Company. The building was constructed to be an office building in a period of major skyscraper development in the city’s central business district.

Characterized by two primary elevations—Olive Street on the west and 8th Street on the north—the subject property has a rectangular plan with a classical, tripartite composition conveyed by a horizontal division of base, shaft, and cornice. The main entry is at the northeast corner and is recessed and framed by terra cotta. The building is clad in red brick with contrasting terra cotta window sills. Windows at the street facing facades are one-over-one, wood sash units grouped in sets of two. The first floor is capped with a metal cornice that spans across the storefronts on both facades and at the base there are inlaid terra cotta bands and a terra cotta stringcourse above the second story. The top two floors feature a decorative floral treatment, engaged pilasters, Corinthian capitals, and a terra cotta cornice. An original fire escape is at the center of the west façade that spans between floors two through thirteen and a neon blade sign is located at the southwest corner. On the interior, the ground floor features an elevator lobby sheathed with buff-colored marble, a barrel-vaulted, coffered ceiling over the lobby area, and a marble

staircase. Floors 2 through 12 feature a T-shaped, stacked plan comprised of an elevator lobby at the east side of each floor with a central corridor spanning east to west. The corridors have marble baseboards and wood-frame doors, with sidelights and transoms.

Both Albert R. Walker and Percy A. Eisen were native Californians. Walker was born in Sonoma, California in 1881. He attended a special study at Brown University in Providence, Rhode Island in 1902. Following apprenticeships with firms that included Hebbard and Gill, Parkinson and Bergstrum, A.E. Rosenheim, and Hunt and Grey, Walker established his own practice in 1909. In 1919, Walker partnered with Percy A. Eisen to form Walker & Eisen Architects and Engineers. Eisen was born in San Francisco in 1885 and was trained alongside his architect father, Theodore Eisen. As early as 1908, Percy was in architectural practice with his father as Eisen and Son, Architects. Together, Walker & Eisen designed over 200 buildings and are responsible for such prominent landmarks as the Fine Arts Building (1927, Historic-Cultural Monument #125); the Texaco/United Artists Building (1927, Historic-Cultural Monument #523); the Oviatt Building (1928, Historic Cultural-Monument #195); the Beverly Wilshire Hotel (1928); and the Normandie Hotel (1926, Historic-Cultural Monument #1013).

Over the years, the subject property has experienced several alterations, the most significant of which were the removal of a five-foot section of the building and the resulting modifications to the storefronts, to accommodate a City of Los Angeles sidewalk widening project in 1935. Other alterations include the installation of awnings in 1936, the addition of two doors and transoms over the basement entrance on the Olive Street façade in 1947, modifications to the lobby in 1955, and the removal of the overhanging projection of the cornice in 1965.

The citywide historic resources survey, SurveyLA, identified the Commercial Exchange Building as individually eligible for listing or designation at the national, state and local levels as an excellent example of Beaux Arts commercial architecture in Downtown Los Angeles and a work of noted Los Angeles architects Walker and Eisen.

DISCUSSION

The Commercial Exchange Building successfully meets three of the Historic-Cultural Monument criteria. The property “reflects the broad cultural, economic, or social history of the nation, state, or community” for its association with the development of a new commercial core in downtown Los Angeles during the 1920s. Between the turn of the twentieth century and the late 1920s, Los Angeles’ central business district shifted south and west from its beginnings around 3rd Street and matured into a quintessential American downtown. Scores of new buildings, including the subject property, were erected at the maximum allowable height at the time—150 feet, or roughly 13 stories—to house the entire gamut of commercial uses including banks and financial institutions, hotels, offices, department stores, and smaller retail outlets. Similar to the subject property, many of these buildings featured some combination of commercial uses, typically with retail on the ground story and offices above. Almost all were intended to be bold architectural statements that showcased an architect’s mastery of the Beaux Arts tradition or other, similar architectural styles that exuded formality and prosperity, and the subject property was no exception. When the Commercial Exchange Building was completed it was the only height-limit building on the block and immediate vicinity and helped to define the face of downtown Los Angeles as a metropolitan city.

The Commercial Building also “embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction” as an

excellent example of Beaux Arts commercial architecture in Downtown Los Angeles. Reflective of the Beaux Arts style, the subject property has a Classical tripartite composition, symmetrical façade, flat roof, brick walls, rusticated first floor, and panels with floral low-relief carvings. Other distinguishing characteristics are the property's dentiled cornice, engaged pilasters, and original blade sign.

Further, the Commercial Exchange Building is "a notable work of a master builder, designer, or architect whose individual genius influenced his or her age" as an excellent example of the work of Los Angeles-based master architects Albert R. Walker and Percy Eisen. The firm of Walker & Eisen Architects and Engineers was the preeminent architectural firm in Southern California during the 1920s and 1940s. They were especially prolific in Los Angeles designing many commercial buildings, apartment houses and hotels. Together with contemporary peer firms that included Allison and Allison, Parkinson and Parkinson, and Albert C. Martin and Associates, Walker and Eisen were responsible for significantly shaping the urban form of Los Angeles during the early 20th century. While in practice together from 1919 to 1941, they designed more than 250 buildings, primarily focused on larger scale commercial office buildings, apartment houses, hotels, and movie theaters. The subject property is significant not only for Walker and Eisen's original 1924 design in the archetypal revival-style aesthetic used for early 20th century American skyscrapers, but also for their involvement with repairing the building after the removal of a section in 1935.

Although there have been interior and exterior alterations over the years, the subject property continues to maintain a high level of integrity of location, design, materials, setting, workmanship, and feeling.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*"

The designation of the Commercial Exchange Building as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2017-1566-CE was prepared on May 31, 2017.

BACKGROUND

On May 4, 2017 the Cultural Heritage Commission voted to take the property under consideration. On May 25, a subcommittee of the Commission consisting of Commissioners Barron and Milofsky visited the property, accompanied by staff members from the Office of Historic Resources.

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 14
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PROJECT TITLE Commercial Exchange Building	LOG REFERENCE ENV-2017-1566-CE CHC-2017-1565-HCM
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PROJECT LOCATION
416-436 West 8th Street and 800 South Olive Street, Los Angeles, CA 90014

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Designation of the Commercial Exchange Building as an Historic-Cultural Monument.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON Melissa Jones	AREA CODE 213	TELEPHONE NUMBER 978-1192	EXT.
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EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 8 & 31 Category _____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Commercial Exchange Building** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE [SIGNED COPY IN FILE]	TITLE Planning Assistant	DATE May 31, 2017
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

NAME (PRINTED)

SIGNATURE

DATE

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2017-1565-HCM
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30 West 26th Street, 12th Floor
New York, NY 10010

PREPARER: Tara Hamacher and Roger Brevoort
Historic Consultants
256 South Robertson Boulevard, #2401
Beverly Hills, CA 90211

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 warrants further investigation.
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

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Over the years, the subject property has experienced several alterations, the most significant of which were the removal of a five-foot section of the building and the resulting modifications to the storefronts, to accommodate a City of Los Angeles sidewalk widening project in 1935. Other alterations include the installation of awnings in 1936, the addition of two doors and transoms over the basement entrance on the Olive Street façade in 1947, modifications to the lobby in 1955, and the removal of the overhanging projection of the cornice in 1965.

The citywide historic resources survey, SurveyLA, identified the Commercial Exchange Building as individually eligible for listing or designation at the national, state and local levels as an excellent example of Beaux Arts commercial architecture in Downtown Los Angeles and a work of noted Los Angeles architects Walker and Eisen.

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.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Commercial Exchange Building		Original historic name	
Other Associated Names:			
Street Address: 436 W. 8th Street		Zip: 90015	Council District: 14
Range of Addresses on Property: 416-436 W. 8th Street		Community Name:	
Assessor Parcel Number: 5144-018-030	Tract: Portion of block 53 Huber	Block: none	Lot: FR LT 20
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here: none			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1924	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? None
Architect/Designer: Walker and Eisen		Contractor: William Simpson Construction	
Original Use: Retail and Office		Present Use: Hotel	
Is the Proposed Monument on its Original Site? <input checked="" type="radio"/> Yes <input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)			

3. STYLE & MATERIALS

Architectural Style: Select from menu or type style directly into box		Stories:	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Concrete poured/precast	Type: Select	
CLADDING	Material: Brick	Material: Terra cotta	
ROOF	Type: Flat	Type: Select	
	Material: Rolled asphalt	Material: Select	
WINDOWS	Type: Double-hung	Type:	
	Material: Wood	Material: Select	
ENTRY	Style: Corner	Style: Recessed	
DOOR	Type: Glass	Type: Select	

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.	
12463	July 1935. Move west half of building 5 feet to east, reconnect.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
<input checked="" type="checkbox"/> Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
<input checked="" type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state, or community
<input type="checkbox"/>	Is identified with historic personages or with important events in the main currents of national, state, or local history
<input type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
<input checked="" type="checkbox"/>	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: Jeremy Selman		Company: YSHRE LA LLC	
Street Address: 30 W. 26th Street, FL 12		City: New York	State: NY
Zip: 10010-2063	Phone Number: 646-307-9600	Email: jselman@sydellgroup.com	

Property Owner

Is the owner in support of the nomination? Yes No Unknown

Name: Jeremy Selman		Company: YSHRE LA LLC	
Street Address: 30 W. 26th Street, FL 12		City: New York	State: NY
Zip: 10010-2063	Phone Number: 646-307-9600	Email: jselman@sydellgroup.com	

Nomination Preparer/Applicant's Representative

Name: Tara Hamacher & Roger Brevoort		Company: Historic Consultants	
Street Address: 256 S. Robertson Blvd. #2401		City: Beverly Hills	State: CA
Zip: 90211	Phone Number: 213-379-1040	Email: tara@historicconsultants	

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|--|--|
| 1. ✓ Nomination Form | 5. ✓ Copies of Primary/Secondary Documentation |
| 2. ✓ Written Statements A and B | 6. ✓ Copies of Building Permits for Major Alterations (include first construction permits) |
| 3. ✓ Bibliography | 7. ✓ Additional, Contemporary Photos |
| 4. ✓ Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: planning.ohr@lacity.org) | 8. ✓ Historical Photos |
| | 9. ✓ Zimas Parcel Report for all Nominated Parcels (including map) |

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying. |
| <input checked="" type="checkbox"/> | I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation. |
| <input checked="" type="checkbox"/> | I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application. |

Name:

Jeremy Selman

Date:

18-10-16

Signature:

[Handwritten Signature]

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Phone: 213-978-1200
Website: preservation.lacity.org



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

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Applicant

Name: Jeremy Selman		Company: YSHRE LA LLC	
Street Address: 30 W. 26th Street, FL 12		City: New York	State: NY
Zip: 10010-2063	Phone Number: 646-307-9600	Email: jselman@sydellgroup.com	

Property Owner

Is the owner in support of the nomination? Yes No Unknown

Name: Jeremy Selman		Company: YSHRE LA LLC	
Street Address: 30 W. 26th Street, FL 12		City: New York	State: NY
Zip: 10010-2063	Phone Number: 646-307-9600	Email: jselman@sydellgroup.com	

Nomination Preparer/Applicant's Representative

Name: Tara Hamacher & Roger Brevoort		Company: Historic Consultants	
Street Address: 256 S. Robertson Blvd. #2401		City: Beverly Hills	State: CA
Zip: 90211	Phone Number: 213-379-1040	Email: tara@historicconsultants	

A: PROPOSED MONUMENT DESCRIPTION:

CONTEXT

The Commercial Exchange Building, constructed in 1924 and rehabilitated in 2016, is located in downtown Los Angeles at the southeast corner of West 8th Street and South Olive Street. This intersection is at the southern end of the principal business district. The building is set amongst a variety of mid-rise buildings from the early twentieth century. The Commercial Exchange Building is a 13-story Renaissance Revival style building, rectangular in plan with a classical, tripartite composition conveyed by a horizontal division of base, shaft, and cornice, a typical format for downtown Los Angeles architecture in the 1920s. The 2016 rehabilitation converted the building from its historic office use into an active hotel with a restaurant activating the ground floor.

EXTERIOR

The Commercial Exchange Building is characterized by two formal elevations: Olive Street (west elevation) and 8th Street (north elevation). The 8th Street facade is composed of eleven vertical bays and the Olive Street facade composed of three vertical bays, reflecting the narrow, rectangular plan.

The main entry is at the northeast corner. The terra cotta frame (restored 2016) extends nearly the full height of the ground. The door is recessed in this opening, and framed by terra cotta. The walls of the building are constructed of red brick with contrasting terra cotta window sills. Windows at the street facing facades are one-over-one, wood sash units. The first floor is capped with a metal cornice that spans across the storefronts on both facades. The original storefront design has been restored based on the 1924 Walker and Eisen design, with the exception of one later storefront on 8th Street that was retained as the entrance to the new restaurant for the hotel.

Further ornamentation at the base of the main facades includes inlaid terra cotta bands and a terra cotta stringcourse above the second story. The stringcourse extends across both primary facades and is composed of a classical entablature with a plain cornice and a frieze depicting swags of garland and fleur-de-lis. The upper floors have one-over-one wood windows throughout, symmetrically placed on the facades. The original fire escape, dating to 1924, is extant at the center of the west elevation and spans between floors 2 through 13 (the landings are in place, the diagonal ladders were removed for safety reasons). The windows on the north and west walls are original double-hung, wood sash, all repainted and restored. The 2nd floor windows have been replicated based on the upper floor style and materials.

In 1935, a five foot portion of the building was removed from the center of the north elevation. The building was reconnected at the cut line which entailed moving the west half of the building approximately five feet east, all on the same parcel. This alteration is now only reflected by the fifth bay having only a single window, but this anomaly on the facade is not readily apparent from casual observation.

The top two floors of the building retain the original glazed terra cotta facings, recently restored with GFRC, glazed to match the original material. The details feature engaged pilasters, decorative floral treatment, Corinthian capitals, and a terra-cotta cornice. The cornice features decorative modillions on the underside and acanthus leaves above. The original cornice was modified by the removal of its

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Commercial Exchange Building, 416-436 W. 8th Street
Attachment A: **Item 7 - Description**

overhanging projection, however, the components that remain still provide a cap to the building indicative of the buildings' historic appearance. The cornice alteration occurred in 1966, likely due to deterioration. The other prominent feature of the exterior is the neon blade sign located at the southwest corner. This sign, now restored, was installed prior to 1935.

The secondary elevations, the south and east walls, are not readily visible. Original steel sash multi-lite awning style windows are horizontally and vertically aligned. Steel sash units are installed at all levels of the south elevation and a few additional steel sash units are at the east elevation. Both the south and east elevations are constructed of brick infill between the exposed concrete structural framing, and have no formal ornamentation. Historic-era painted signage advertising is visible at both elevations, and has been recently repainted.

The roof of the building has now been activated into a roof deck and pool area. There is an outdoor bar at the east end, incorporated into the former elevator penthouse. The rooftop features are not visible from the ground level, and therefore do not impact the historic appearance or overall integrity of the building. A painted sign on the east wall of the elevator penthouse, now repainted, is visible from the intersection of 8th and Hill Streets.

INTERIOR

The primary, significant historic space of the building is a ground floor elevator lobby accessed through the northeast entrance. The lobby is sheathed with buff colored marble. There are three arched openings for the elevators on the east wall, echoed by blind arches with inset black marble on the west wall. This lobby features a barrel-vaulted, coffered ceiling over the entire space. The lobby also features a marble staircase at the southeast corner that spans between the basement and the 13th floor. One of the arches on the west wall of the lobby was opened during the rehabilitation to provide a passage from the lobby into the former retail space that is now the hotel reception area.

The upper floors, 2-13, feature a T-shaped, stacked plan comprised of an elevator lobby at the east side of each floor with a central corridor spanning east-west in the middle of each floor. The corridors have marble baseboards and wood frame office doors, with sidelights and transoms. Elevator lobbies feature marble clad walls, marble base, and ceilings framed by a crown molding.

INTEGRITY

Today the Commercial Exchange Building retains a high degree of integrity, with its Renaissance Revival features and full-height corner blade sign, and serves as a visual monument that stands out amidst the surrounding historic and contemporary buildings in the commercial core. The original ground floor elevator lobby has been restored, and features marble walls, flooring, and the original barrel vaulted ceiling. The marble staircase at the southeast corner is also a dominant feature. The original elevator lobbies on floors 2-13 have been restored, and the upper corridors rehabilitated to reflect their historic appearance with doors and transoms at each room.

B STATEMENT OF SIGNIFICANCE

The Commercial Exchange Building was designed by prominent Los Angeles architects Albert R. Walker and Percy A. Eisen, and was built by the William Simpson Construction Company. Upon completion of construction in 1924, the Renaissance Revival style Commercial Exchange Building was touted by the Los Angeles Times as one of the most "substantial, utile, and handsome [buildings] that talent and money can produce" (January 1, 1925). The building was constructed in a period of major skyscraper development in the city's central business district, at the maximum allowable height limit, and in an area of downtown intended to accommodate growing business interests by offering a two-hour parking zone rather than the typical 45-minute limitations found on other streets in the commercial core. In 1935 a five-foot section of the building was removed, now evidenced by the single column of windows on the north elevation along 8th Street. The purpose of the alteration was to accommodate a long-disputed City of Los Angeles sidewalk widening project on Olive Street. In order to save the Olive Street facade, recognized as the more notable of the two principal elevations, Walker & Eisen returned to the building that they had designed nine years prior and worked with house moving contractor - the Kress House Moving Company, to devise a method of removing and reconnecting the building at the cut line. Through its historic period the building was occupied by commercial retail, restaurant, and office tenants, which contributed to the bustling environment of Downtown Los Angeles, and supported the city's growing economic base.

The Commercial Exchange Building meets two of the criteria for designation as a Los Angeles Historic and Cultural Monument. First, for its association with the broad economic and social history of Los Angeles as related to the expansion of the city's metropolitan core in the early 1920s. Secondly, the Commercial Exchange Building meets the criteria for architecture, as a representation of the work of master architects Albert R. Walker and Percy Eisen, and their firm, Walker and Eisen.

The period of significance begins in 1924, upon completion of construction, and extends through 1937. This period incorporates the date of 1935 when the building was modified with the removal of a five-foot section, and the west portion moved and reconnected to the east portion as well as storefront alterations that occurred after the move. Several of the storefronts were modified and updated after the move, until the period following WWII when commercial activity in the downtown core began to decline. The retail tenants vacated, and the storefronts deteriorated over time.

With the exception of the partial removal of the projecting metal cornice, the building substantially retains its appearance and integrity to the 1924-1937 period as a Renaissance Revival skyscraper. Also, the storefront level has been substantially restored to authentically reflect the original 1924 appearance, as documented by historic photographs.

A DISCUSSION OF THE BUILDING'S ELIGIBILITY UNDER THE APPLICABLE CRITERION IS INCLUDED BELOW:

REFLECTS THE BROAD ECONOMIC AND SOCIAL HISTORY OF DOWNTOWN LOS ANGELES AND THE ECONOMIC BOOM OF THE EARLY 1920S.

The Commercial Exchange Building is significant for its association with the economic boom of downtown Los Angeles in the 1920s. The building was constructed in a period of major skyscraper development in the city's central business district, at the maximum allowable height limit of 150 feet. It was located in an area of downtown intended to accommodate growing business interests by offering a two-hour parking zone rather than the typical 45-minute limitations found on other streets in the commercial core.

The building is located in the oldest section of Los Angeles, on lands that were part of the original Spanish pueblo. The area surrounding the subject property was depicted on Ord's 1857 Map of the City Of Los Angeles, which illustrate nearly the entirety of the city as it existed at the time, and identified areas proposed for future development. On Ord's Map, most buildings surrounded the Plaza and were sited along Main Street (Calle Principal). The property on which the Commercial Exchange Building sits is delineated on Ord's Map on the western outskirts of the pueblo lands between an ephemeral stream on the north and the riverbed on the south. The property was subdivided in 1872 as part of the Huber Tract (1) in the American period. As more Americans settled in Los Angeles, the city began to take on the appearance of an American town with wood and brick clad buildings. By 1890, the business district had moved south away from the Pueblo and the Plaza. Fort Street, now Broadway, was originally a residential boulevard, home to many of the city's prominent citizens. The character of the street transformed into a commercial thoroughfare in the later part of the 19th Century, beginning with the construction of City Hall and followed by the many of the region's most important stores, including Coulter's Dry Goods, the Broadway Department Store, and Hamburger's retail store in 1908 (later to become the May Company).

Congestion of the area pushed commercial office buildings and retailers south. This trend continued throughout the first half of the 20th Century, and ultimately, the center of the central business district moved from 3rd Street to Broadway and 7th Street, just two blocks east of the Commercial Exchange Building location. This new commercial core was considered to be the most prominent location for commercial office buildings. By 1920 the business district covered fifty square blocks with the intersection of 8th and Olive Streets, situated at a prime location in the Downtown district. The 150 foot building height limit transformed downtown Los Angeles to resemble metropolitan cities of the eastern United States, replete with skyscrapers that housed a variety of commercial and office uses. High quality height-limit buildings in downtown were viewed by merchants and the general public as the essential expression of a successful metropolis (2).

Entertainment venues followed the offices and retailers. By the 1920s and 1930s the downtown district featured the largest concentration of theaters in the world. Downtown Los Angeles continued to thrive throughout the 1920s, with continued activity in the 1930s, although somewhat diminished by the

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Commercial Exchange Building, 416-436 W. 8th Street
Attachment B: **Item 8 – Statement of Significance**

economic constraints of the Great Depression. In the mid-to-late 20th Century the economic activity of Downtown Los Angeles began to shift to suburban enclaves (3).

The Commercial Exchange Building was constructed as an investment for Rudolph Rosenberg of the Eighth and Olive Company. Rosenberg was an industrialist and real estate developer who held a number of buildings in his portfolio. He understood the city center was shifting south and west from its beginnings around 3rd Street and envisioned an opportunity in the form of a new rental building to be located at the center of the new commercial core. The Commercial Exchange Building was to be sited immediately adjacent to the RKO Hill Street Theatre, which opened in 1922 at the northeast corner of the block (the theatre building was demolished in 1963). While under construction the Commercial Exchange Building was advertised in the Los Angeles Times as a "modern edifice of dignity and beauty" accessible to all districts including "banking, shopping, wholesale, and the post office" and was geared towards the "modern office tenant" (*Los Angeles Times*, March 9, 1924).

The building was constructed to attract a variety of tenants including dentists. A March 9, 1924 Los Angeles Times advertisement, announces that four floors of the building were fitted up for dental services. In order to construct a distinguished building, Rosenberg hired one of the best architectural firms in Los Angeles, Walker & Eisen, to ensure a high quality building that would attract tenants and help define the face of downtown Los Angeles as a metropolitan city on par with the likes of Chicago and New York. When the Commercial Exchange Building was completed it was the only height limit building on the block and in the immediate vicinity. Through the decades the building was occupied by the Owl Drugs Company (c.1925-1940s), the publishing house for writer Edgar Rice Burroughs (4), physicians, insurance companies, attorneys, and miscellaneous businesses and restaurants on the ground floor.

1935 Bay Removal and Reconnection Campaign

In as early as 1923, one year before the Commercial Exchange Building was constructed, area landholders petitioned the City's Public Works Committee (PWC) to widen Olive Street between 7th Street and Pico Avenue. The PWC did not take immediate action and the proposal sat essentially unaddressed until early 1925, just after the Commercial Exchange Building was completed. Between 1925 and 1928 the Olive Street sidewalk widening project was processed at multiple City Council meetings and other public hearings until the City Council approved the project in March of 1928. The city soon awarded payments to owners of condemned properties, collected assessments, and completed the widening project except at the corner of 8th and Olive Streets in the vicinity of the Commercial Exchange Building. The project was not completed at the subject property because of an error in the project's legal filing wherein Owl Drugs, a long term tenant, was not named in the condemnation suit and as a result would not release the property for the widening project. The project was further delayed by the bankruptcy of the building owner and the property's liquidation. When the dust settled in 1935, the decision was made to finally comply with the City's instructions to remove five feet of the building frontage along Olive Street (16).

Rather than removing and rebuilding the entire Olive Street facade to make room for the street widening, the owners hired Kress House Moving Company to remove a five-to-ten foot section of building at the north elevation and through the center, equating to one half of one vertical bay,

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approximately 55 feet east from Olive Street. This plan was intended to save the ornate Olive Street facade and to also reduce costs, as tearing down and rebuilding a portion of the entire building would have been much more expensive. Original architects Walker & Eisen returned to their design from eleven years prior to help oversee the operation. Engineer Murray Erich provided expertise, and the Kress House Moving Company executed the monumental task of moving the western half of the building and reconnecting it to its eastern half.

After cutting the building into two separate parts and installing the complex systems of jacks and cribbing in the building basement, a crew of twenty men worked approximately nine hours to move the western half to connect it to its counterpart. It has been said that not a single window was broken and the building tenants were not impacted. Most impressively, at the time it was claimed that the Commercial Exchange Building was the tallest building in the world to be moved. The work was supervised by Walker & Eisen. The repairs completed after the move, including new brick at the cut line, and Olive Street facade repairs, were consistent with the original 1924 building appearance (17). Overall the Commercial Exchange Building is consistent in look and feel with Walker & Eisen's most celebrated buildings, while maintaining its own distinctive appearance. The appearance of the building after the 1935 cut and reconnection campaign is consistent with the 1924 appearance.

A NOTABLE WORK OF A MASTER BUILDER, DESIGNER, OR ARCHITECT: ALBERT R. WALKER AND PERCY A. EISEN, AND THE FIRM OF WALKER AND EISEN

Walker & Eisen Architects and Engineers (Walker & Eisen) was the preeminent architectural firm in Southern California during the 1920s to the 1940s. They were especially prolific in Los Angeles designing many commercial buildings, apartment houses and hotels. The duo were peers of Allison and Allison, Parkinson and Parkinson, Albert C. Martin and Associates, Nordstrom and Anderson, and Morgan, Walls and Clements. These firms were collectively responsible for significantly shaping the urban form Los Angeles. Albert R. Walker and Percy A. Eisen established the firm Walker & Eisen in 1919, on the eve of the 1920s population explosion that more than doubled the number of city residents (from roughly 575,000 in 1920 to over 1.2 million in 1929) (5). They were responsible for designing a number of buildings that are now Los Angeles Historic and Cultural Monuments (listed below).

Both Walker and Eisen were native Californians. Albert R. Walker was born in Sonoma, California, in 1881. After the death of his father and younger sibling, he moved to San Diego with his mother to live with relatives. He attended a special study at Brown University in Providence, Rhode Island, in 1902. Later that year he was back in San Diego working for the firm Hebbard and Gill. His association with Hebbard and Gill lasted only for one year. He continued his apprenticeship in Los Angeles, first with Parkinson and Bergstrum and then with A. E. Rosenheim, and Hunt and Grey. He ventured out on his own, establishing his independent practice in 1909 working mainly on residential and ecclesiastical projects. A year later he partnered with John Terrell Vawter, a graduate of the University of Illinois and a student of Gustave Umbdenstock's atelier associated with the Ecole des Beaux Arts in Paris (6). Walker and Vawter worked together for seven years designing buildings around Los Angeles, their most ambitious being the Italian Renaissance Bible Institute of Los Angeles (1915) on Hope Street. From his

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work with Vawter, Albert Walker acquired an appreciation of the Beaux Arts paradigm. Walker and Vawter dissolved their partnership in October 1917 when Vawter joined the military. Two years later Walker partnered with Percy A. Eisen to create one of the most important design firms in Los Angeles during the first half of the 20th Century (7).

Percy A. Eisen was born in San Francisco in 1885, the son and grandson of prominent architects. In late 1885, Percy's father Theodore Eisen went to work for the San Francisco firm Curlett and Cuthbertson, moving the family to Los Angeles to work on projects like the Richardsonian Romanesque Los Angeles County Courthouse (1891). Theodore Eisen became a partner in 1886, forming Curlett, Eisen and Cuthbertson. Theodore stayed with the firm for a few years but by the 1890s. Theodore was working as the City Superintendent of Buildings, with an office at City Hall (8). By 1898 he was in partnership with Sumner P. Hunt, working under the name Eisen and Hunt (9). Percy Eisen attended public schools and trained alongside his father to learn the practice of architecture. As early as 1908, Percy was in architectural practice with his father as Eisen and Son, Architects (10). In this capacity Percy dealt with many of the city's business people and forged connections that would serve him well in his future endeavors. Percy left the firm in 1919 to partner with Albert Walker; his father Theodore continued to practice architecture until his death in 1924 (11).

Together, Walker & Eisen were a powerful team. During their productive life they were responsible for the design of more than 200 buildings. Their work focused on larger scale commercial office buildings, apartment houses, hotels, and movie theaters. The firm gained recognition from their work on larger structures. There was a time that Walker & Eisen successfully obtained the bulk of the contracts in the city. Because of their success they were able to recruit many highly skilled designers, several who trained in Paris at the Ecole des Beaux Arts as well as draftsmen who came from the Beaux Arts Institute of New York. At the height of the boom the firm employed fifty draftsmen. While both partners shared design responsibilities, Eisen tended to focus on business development using his well-established connections to secure contracts for the firm. Walker was the creative force who primarily focused on guiding their design effort (12).

While in practice together from 1919 to 1941, Walker & Eisen designed major buildings in the Southern California region in the cities of Los Angeles, San Diego, Long Beach, Beverly Hills and Palm Springs, and collaborated on numerous buildings now designated as City of Los Angeles Historic-Cultural Monuments (HCM) or listed in the National Register of Historic Places (NRHP).

Designated properties designed by Walker & Eisen include:

Silverwoods, six-story building built for a clothing retailer in 1920, Los Angeles, CA (Contributor to the Broadway Theater District NRHP No. 79000484),

The Hotel Normandie, a four-story Renaissance Revival style building erected in 1926, Los Angeles, CA (HCM 1013),

Fine Arts Building, a 12-story Romanesque Revival building built in 1927, Los Angeles, CA (HCM 125),

James Oviatt Building, a 12-story building with a penthouse and mezzanine in the Art Deco style completed in 1927, Los Angeles, CA (HCM No. 195; NRHP No. 83004529),

United Artists Theater Building, a 13-story building in the Spanish Gothic style completed 1927, Los Angeles, CA (Contributor to the Broadway Theater District NRHP No. 79000484; HCM 523),

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Commercial Exchange Building, 416-436 W. 8th Street

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The Wurlitzer Building, a 13-story Gothic Revival building billed as "the world's largest music house" when it was completed in 1924, Los Angeles, CA (Contributor to the Broadway Theater District NRHP No. 79000484),

The Western Pacific Building, a 12-story Renaissance Revival style building, Los Angeles, CA (Contributor to the Broadway Theater District NRHP No. 79000484),

El Cortez Apartment Hotel, a 1927 14-story building in the Spanish Colonial Revival, San Diego, CA (NRHP No. 01001458), and

The Beverly Wilshire Hotel, a nine-story building in the Renaissance Revival style 1928, Beverly Hills, CA (NRHP No. 87000908).

Walker and Eisen dissolved the firm in 1941, after 22 successful years in partnership, having designed 293 buildings throughout southern California. During the war years Eisen served with the Air Corps Procurements Division. Following the war Eisen partnered with Eugene C. Hart, focusing their efforts on designing residential architecture for returning veterans in the booming post-WWII communities of Inglewood and the San Fernando Valley. Percy A. Eisen died of a heart attack at his office on November 18, 1946 (13).

After dissolving the firm, Walker partnered with Gus W. Kalionzes and Charles A. Klingerman, both former draftsmen at Walker & Eisen (14). Both men were at least twenty years younger than the 50 year old Walker. Walker, Kalionzes and Klingerman projects include: the Saint Sophia Greek Orthodox Cathedral (1948) (HCM 120), significant additions to Santa Monica Hospital (1954/1956), the Centinela Hospital Medical Center (1954) in Inglewood, buildings for the Teamsters Union in Los Angeles (1956), buildings for the University of Southern California (1957), and the California Medical Center (1958). Albert R. Walker died at home September 17, 1958 (15).

The Commercial Exchange Building exemplifies Walker & Eisen's work during the 1920s when Los Angeles was booming and investors were looking for architects to stretch every inch of floor space, without concern for the architecture. The firm successfully managed its clients' needs without resorting to substandard design. Walker & Eisen produced excellent architecture while conforming to program and budget. The Renaissance Revival style Commercial Exchange Building was designed in the archetypal aesthetic for the early 20th Century American skyscraper based on the Renaissance period palazzo and classical Beaux Arts ideology, but elongated the form to fit the programming requirements of a commercial office building in the central business district of Los Angeles.

SUMMARY

The building warrants recognition for its association with the development of the commercial core of Los Angeles in the 1920s, and as a significant work of architects Walker and Eisen. It is notable for their original 1924 design, as well as their involvement with repairing the incision after the partial move in 1935.

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*Commercial Exchange Building
436 W. 8th St
Los Angeles, CA 90015*

09/28/2016 13:00

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Attachment C: Historic Photographs.



Image 1 Commercial Exchange Building, nearing completion in 1924, showing final assembly of original storefront design and configuration. This image is the basis for the 2016 rehabilitation.

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Image 2 Storefront in Progress, 1924. Note primary entrance to the building at the far left, (NE corner)



Image 3 Owl Drug Company, at corner of 8th Street and Broadway, prior to 1935. Note also storefront on 8th Street that is a ca. 1929 alteration. This storefront has also been retained and incorporated into the restoration of the 1924 Walker and Eisen design.

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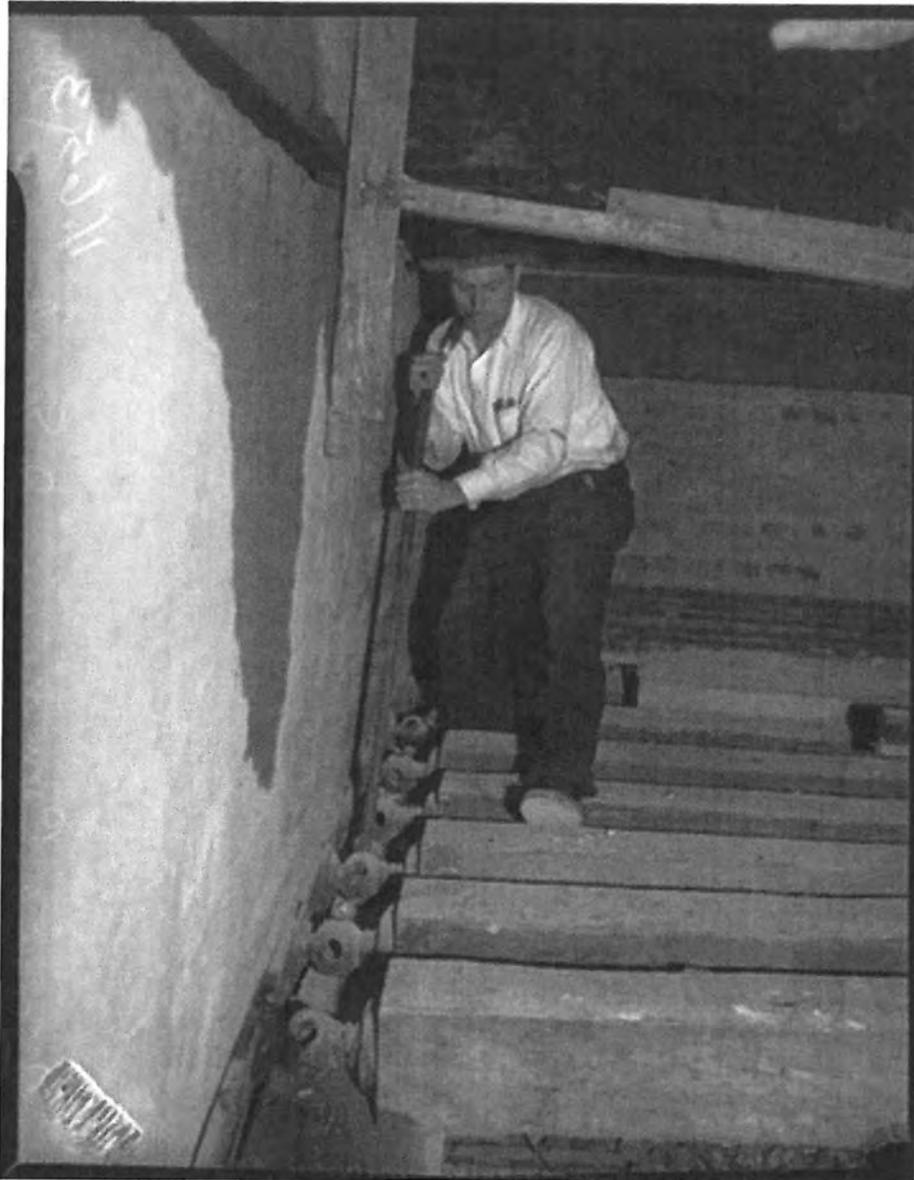


Image 4 - Relocation of West portion of building was accomplished using jacks and steel rollers. 1935

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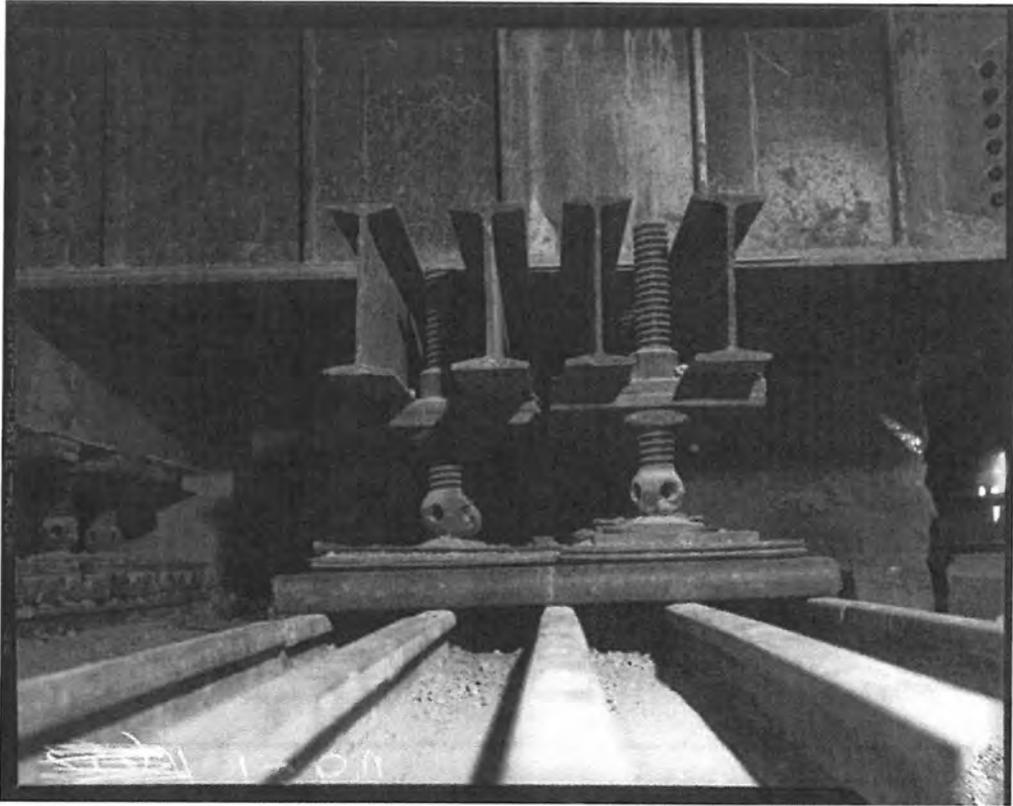


Image 5 Building jacks, used to lift weight of building. 1935

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Image 6 - Cut line of building, as illustrated prior to moving. The final cut was one bay west.

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Image 7 - Relocation in progress, 1935. As a result of the move, this bay was made narrower, removing one of the windows. After the move, this bay has one window, but the change in appearance is very subtle. Photo in 1935.

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Image 8 - The building was cut in the 4th bay. This image shows the building as relocated, prior to replacing the window sash and restoring the brick wall so the building could be reconnected. The joint is now virtually seamless and invisible. 1935 image

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Image 9 -1939 Image looking up Eight Street. The bases of the building contained several retail storefronts and the street enjoyed active retail activity.

Dist. Form 3

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, 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:

REMOVED FROM Lot Tract Present location of building 416 West 8th St New location of building Same Between what cross streets South East Corner of 8th and Olive

1. Purpose of PRESENT building Stores & Offices Families Rooms 2. Use of building AFTER alteration or moving Same Families Rooms 3. Owner (Print Name) 8th & Olive Holding Co Phone 4. Owner's Address 416 W 8th St 5. Certificated Architect Walker & Eisen State License No. Phone 6. Licensed Engineer Murray Smith State License No. 1853 Phone 75607 7. Contractor Kross Housemoving Co State License No. Phone M43201 8. Contractor's Address California St. A.K. 55th St. 9. VALUATION OF PROPOSED WORK \$ 60000 10. State how many buildings NOW on lot and give use of each. 11. Size of existing building 55 x 160 Number of stories high 13 Height to highest point 160 12. Class of building A Material of existing walls Brick & TS Exterior framework Rein. Conc.

Describe briefly and fully all proposed construction and work: Remove 5 foot section about 55 feet on west end and move west 55 ft. section east 5'-0" because of street widening. 1 block to corner

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO. 12453 FOR DEPARTMENT USE ONLY Zone 603 Fire District No. 1 Fee 136 (OVER) Stamp here when Permit is issued JUL 22 1935 PLANS 2/15/35 Application checked and approved [Signature] Clerk SPARKLER Required [Signature] Specialized [Signature]

3

APPLICATION TO ALTER, REPAIR MOVE OR DEMOLISH

Will Toogood
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

From Lot _____ To Lot _____
Tract _____ Tract _____

Present location of building } *416 W 8th St.* (House Number and Street)
New location of building } *SE Corner 8th & Olive* (House Number and Street)
Between what cross streets } _____
Approved by City Engineer _____ Deputy _____

USE INK OR INDELIBLE PENCIL

1. Present use of building *OFFICE* Families _____ Rooms _____
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy _____
3. Use of building AFTER alteration or moving *59175* Families _____ Rooms _____
4. Owner *Real Commercial Exchange Bldg.* Phone _____
(Print Name)
5. Owner's Address _____ P. O. _____
6. Certificated Architect _____ State License No. _____ Phone _____
7. Licensed Engineer *J.E. Pastello* State License No. *2546* Phone *VA 4605*
8. Contractor *Ernst De Wynn* State License No. *60216* Phone *TU 9230*
9. Contractor's Address _____
10. VALUATION OF PROPOSED WORK {including all labor and material and all permanent fixtures, heating, ventilating, water supply, plumbing, fire work, electrical wiring and elevator equipment therein or thereon} \$ *150⁰⁰*
11. State how many buildings NOW on lot and give use of each _____ (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building *x* Number of stories high _____ Height to highest point _____
13. Material Exterior Walls *Concrete* Exterior framework _____ (Wood, Steel or Masonry) (Wood or Steel)
14. Describe briefly all proposed construction and work:

Add 2 doors and transoms on Olive Street. Basement to entrance.
J. F. Adams

NEW CONSTRUCTION

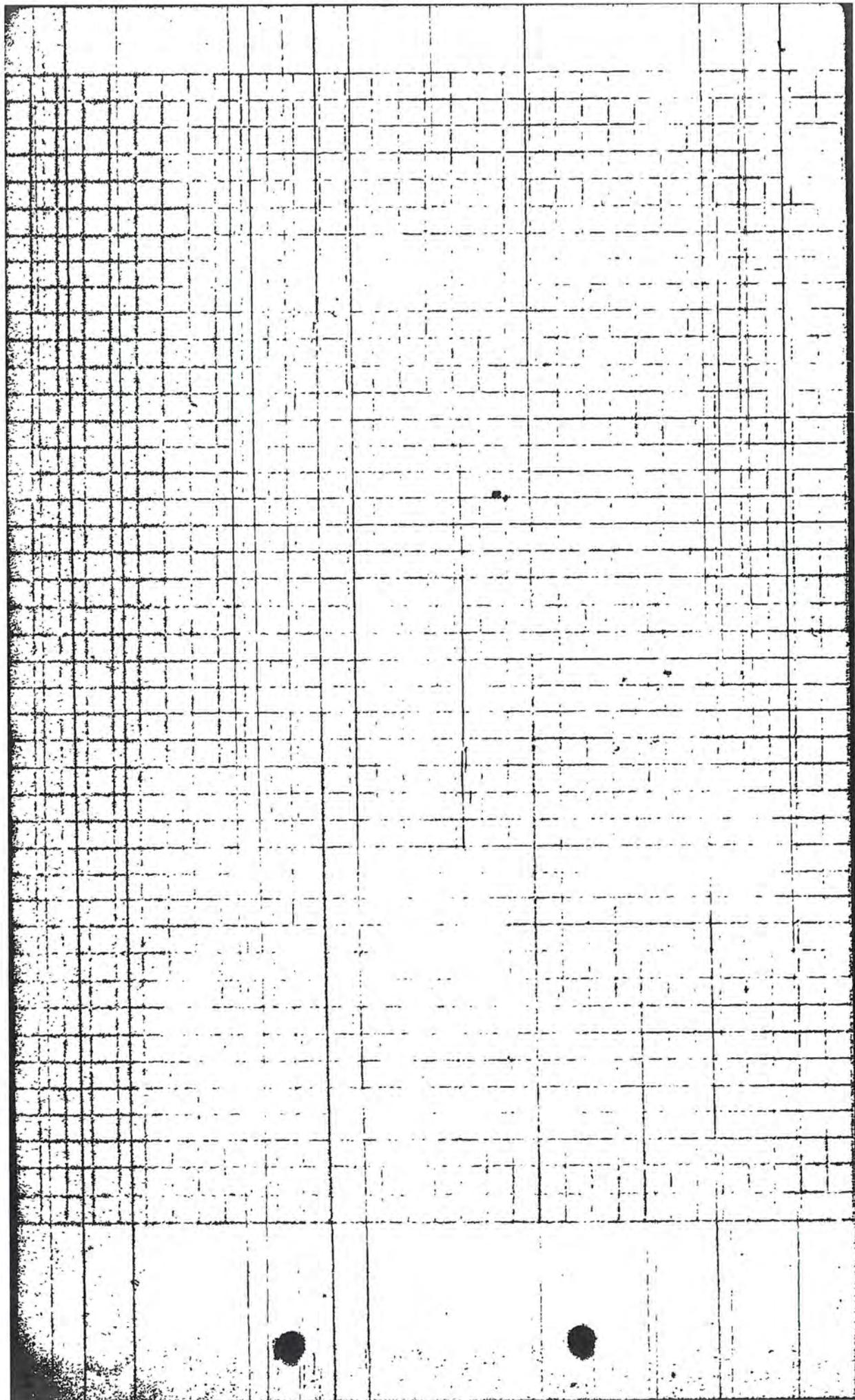
15. Size of Addition *x* Size of Lot *x* Number of Stories when complete _____
16. Footing: Width _____ Depth in Ground _____ Width of Wall _____ Size of Floor Joists *x*
17. Size of Studs *x* Material of Floor _____ Size of Rafters *x* Type of Roofing _____

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. *Ernst De Wynn* (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING		(2) REINFORCED CONCRETE		(3) The building referred to in this Application will be more than 100 ft. from Street	
Receipt No. <i>4165</i>	Valuation \$ <i>150</i>	Fee Paid \$ <i>1</i>	Blk. Cement	Tons of Reinforcing Steel	Sign here _____
TYPE <i>I.G.</i>	GROUP	Maximum No. Occupants	Inside Lot	Key Lot	Let Size
PERMIT No. <i>4166</i>	Plans and specifications checked	Correction Verified	Application checked and approved	Continuous Inspection	Specified - Required
PLANS	Plans, Specifications and Application rechecked and approved	For Plans See	Plans	Inspector	Valuation Included

2357



3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, 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 ordinances 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

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 434 West 8th Street (House Number and Street)
New location of building } (House Number and Street)
Between what cross streets }
Approved by City Engineer. Deputy.

1. Purpose of PRESENT building Store Families Rooms
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving Families Rooms

3. Owner (Print Name) Corda Clothing Company Phone

4. Owner's Address 634 West 8th St.

5. Certificated Architect State License No. Phone

6. Licensed Engineer State License No. Phone

7. Contractor A. HOEGEE & SONS, INC. State 30449 License No. TR. 5685 Phone

8. Contractor's Address 745 Merchant St.

9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 185.00

10. State how many buildings NOW on lot and give use of each (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building x Number of stories high Height to highest point

12. Class of building C Material of existing walls Exterior framework (Wood or Steel)

Describe briefly and fully all proposed construction and work:

2 Awnings Complete

Fill in Application on other Side and Sign Statement

2.00 (OVER)

FOR DEPARTMENT USE ONLY
PERMIT NO 12700
PLANS
Rec'd
Plans and Specifications checked
Zones
Fire District No.
Stamp here when Permit is issued
MAY 26 1936
Inspector 1 [Signature]

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 129-209	1. LEGAL LOT		APPROVED
ZONE 5	2. BLDG. ADDRESS 416 W 8th St		APPROVED
FIRE DIST. I	3. BETWEEN CROSS STS. S E Corner 8th AND Olive		
INSIDE KEY	4. PRESENT USE OF BLDG. Office Building	NEW USE OF BLDG. Same	
COR LOT	5. OWNER Olive Management Co L ^a		
REV. COR. LOT SIZE	6. OWNER'S ADDRESS Same		
REAR ALLEY	7. CERT. ARCH.		STATE LICENSE NUMBER
SIDE ALLEY BLDG. LINE	8. LIC. ENG. J E Costello VA 4506		STATE LICENSE NUMBER
AFFIDAVITS	9. CONTRACTOR Gunn Construction 45922		STATE LICENSE NUMBER DU 21288
BLDG. AREA	10. SIZE OF EX. BLDG. 50 x 120		
SPRINKLERS REQ'D SPECIFIED	11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE		STORIES 13 HEIGHT 150 ROOF CONST: <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input checked="" type="checkbox"/> CONC. <input type="checkbox"/> OTHER

3

316 W 8th St

VALIDATION	LA22853	AUG-10-55	06387	A - 2 CK	20.00
TYPE	GROUP	MAX. OCC.			
f	G-1	NOV-18-55	07634	B - 1 CK	30.00

DIST. OFFICE

C. OF O. ISSUED PC#20 150 30.00

DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$9000	VALUATION APPROVED <i>Caruth</i>
PARKING SPACES	13. SIZE OF ADDITION None	APPLICATION CHECKED Swendson
GUEST ROOMS	14. NEW WORK: Alteration material as per plans	PLANS CHECKED <i>Caruth</i>
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. <i>J. Wesley Gunn</i> SIGNED	CORRECTIONS VERIFIED <i>Caruth</i>
CONT. INSP.		PLANS APPROVED <i>Caruth</i>
Housing M 10 <i>PK Adolph</i>		APPLICATION APPROVED <i>Caruth</i>

This form when properly validated is a permit to do the work described.

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

100

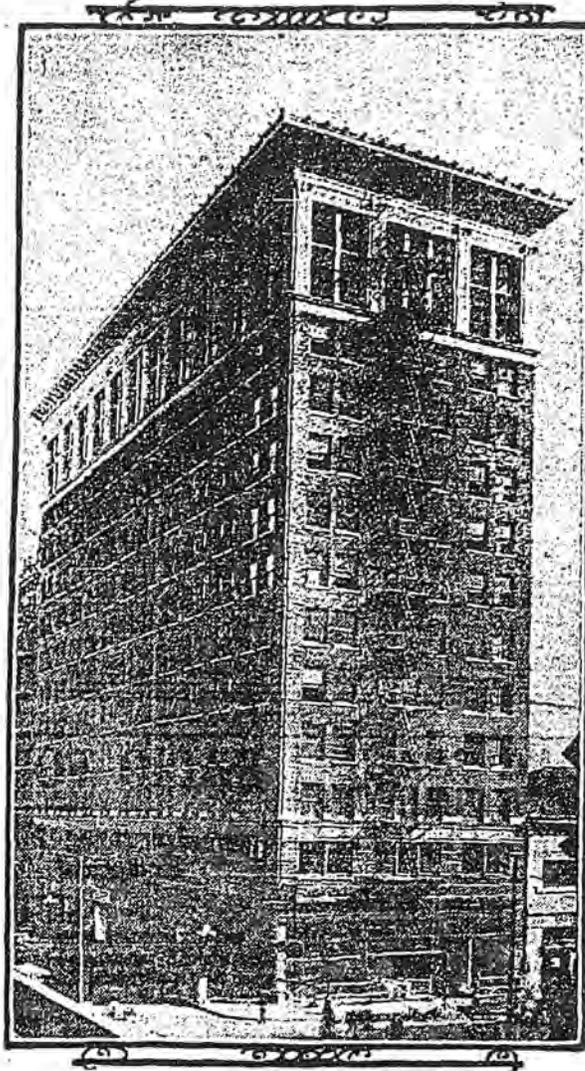
1000 1000 1000 1000 1000 1000
1000 1000 1000 1000 1000 1000

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1000 1000 1000 1000 1000 1000

COMPLETE BUSINESS STRUCTURE

Work Finished on Olive Edifice



Commercial Exchange Building

COMPLETING the Commercial Exchange Building at Eighth and Olive streets, the William Simpson Construction Company, local building firm, and a member of the Southern California Chapter, Associated General Contractors of America, have added another worthy achievement to their record for successful construction work.

The building, which was designed by Walker & Eisen, Los Angeles architects, is of height-limit proportions, and cost approximately \$550,000. It is of the Class A reinforced concrete and steel type, trimmed on the exterior with ruffled brick and terra cotta. The interior finish is mahogany.

The ground floor of the structure is occupied by shops of various sizes, while the second and third floors have been leased to the Southern California Telephone Company. The remainder of the building contains 220 rooms, divided into individual office suites of one, two and three rooms. A large cafeteria is to be installed in the basement. The building also has been equipped with three high-powered elevators by the Lively Iron Works. The Eighth and Olive Company, a local corporation, is the owner of the structure.

The contracting firm which erected the building also built the First Methodist Episcopal Church, Eighth and Hope streets, and a number of the large buildings in Hollywood.

SIXTH ST. BUYS

50±160 FEET EAST OF
 WITMER ST.—REAL
 SPECULATIVE BUY

Cor. 6th & UNION DR.
 80x130 TO ALLEY
 WAY BELOW MARKET

SEAGER & PUSCH
 1128 Bank of Italy Bldg.
 Phone 872-081.

**INVESTIGATE THESE
 and make money.**

Will build 14-story, Class A hotel, corner 6th and Alvarado Sts.
 Can arrange to suit lessee.

Wonderful corner on Fluvence, north of Pico. Small payment
 down, balance 90 years to pay.

Alvarado corner at St. Westlake. 170x150 clear. Will exchange:
 850 acres, \$550 per acre, 40 miles to L. A. on Blvd. 200 acres
 planted to Walnuts. All is irrigated, ready to sell.

Owner



318 Union Oil Bldg., Bldwy. 1083

The Great Agricultural Journal of Pacific Northwest
FARM AND TRACTOR MAGAZINE
 OF THE LOS ANGELES SUNDAY TIMES

Commercial Exchange Building
 Eighth & Olive Streets

A
 Class "A"
 Fireproof
 Office
 Building



A
 Modern
 Edifice
 of
 Dignity
 and
 Beauty

Accessible
 to
 All Districts

Banking
 Shopping
 Wholesale
 Post Office

Service
 of three
 High Speed
 Elevators

For the
 Modern
 Office
 Tenant

RESERVATIONS
 NOW BEING MADE
 FOR SPACE.

METCALF & RYAN
 EXCLUSIVE AGENTS
 Telephone 876-711

OCCUPANCY
 IN APRIL
 ACT NOW

Convenient Parking Space for You and Your Patrons

In how many ways would it pay you to have a better office such as you can now obtain in the Commercial Exchange Building, located in the heart of the shopping district and yet free from the noise of street car traffic, with plenty of light and air? If you have to circle your office building for half an hour each day to find a parking space, it cuts down your working efficiency at least one-sixth and your patrons will suffer similar inconvenience. Parking time limit on Olive, Grand, Hope and Flower Streets south of Eighth Street, is two hours during the day instead of forty-five minutes, which is a great factor to be considered by the business and professional man.

Attention Dentists

Four floors of the building are fitted up with service for dentists, with a northern exposure.

**Don't Ride with the Sun
 in Your Eyes!**

DID you ever stop to consider the ever-lasting hardship involved in driving to and from work every day with the glare of the sun in your eyes? Business men who live west from downtown Los Angeles, and who motor to and from work, are subjected to this strain twice daily.

Are you included? Have you overlooked this important advantage of a home in Oak Knoll, Marino? . . . where you can drive with the sun at your back, warming, exhilarating, invigorating.

Your eyes are worth saving. They are alone worth the effort of a prompt visit to the property to learn first-hand of the prodigious steps taken to create here one of the most truly beautiful residential parks in America . . . a fitting background for the great Huntington Library which is adjacent. Prices will delight you, for they are very low . . . lower than in any similarly located or comparable subdivision in Southern California.

Make early arrangements for an OAK KNOLL, Marino, address . . . and the comfort, convenience and prestige that accompanies it.

THE FRANK MELINE CO.
 Representing the Huntington Land & Improvement Co.
 TRACT OFFICE—Huntington Drive at St. Albans Road.
 MAIN OFFICE—THIRD FLOOR SUN BLDG.,
 HILL ST. AT SEVENTH

TO REACH OAK KNOLL, MARINO—Motor out Huntington Drive to St. Albans Road (just past the approach to the Huntington Hotel in Pasadena).

OAK KNOLL
 "MARINO"



From the Air (view)



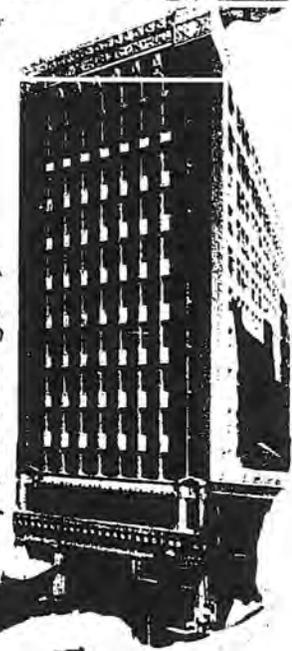
*Mercantile
 Arcade*

More of Them!

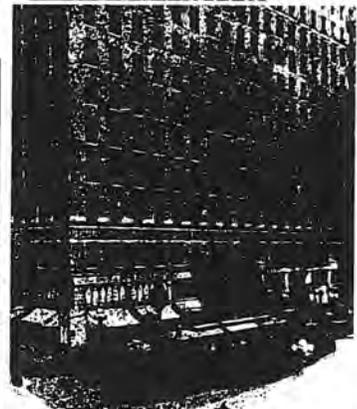
THESE illustrations will serve as an index to the quality of the huge quantity of building carried on in Los Angeles last year. The structures are the most substantial, utile and handsome that talent and money can produce. Though they spring up like mushrooms they will stand against time.



Commercial Exchange



Great Republic Life



Insurance Exchange



Lincoln

Standard Oil

Union Oil



Financial Center



Hellman Bank



National City Bank

Transportation

SIDEWALK PLAN COST PROTESTED: Action on Olive-Street Widening Continued Until De-
Los Angeles Times (1923-Current File): Nov 11, 1927.
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
p. A1

SIDEWALK PLAN COST PROTESTED

*Action on Olive-Street
Widening Continued Until
December 7*

Appeals against the \$1,731,670 assessments for the widening of the sidewalks five feet on Olive street from Seventh street to Pico street were heard by the City Council and action was continued until December 7. The plan was started several years ago on a majority petition of Olive street property owners. If the project is consummated, it will be necessary to cut five feet from the Olive-street front of the height-limit Commercial Exchange Building.

Councilman Hall said he believes the widened sidewalks are not worth the expense, but said that to abandon the proceedings will cost the property owners at least \$200,000 on account of court costs and attorneys' fees. The court made awards of \$1,894,103 to property owners for the land to be taken for the additional sidewalk width.

Councilman Hall said he hopes that before December 1 the 135 property owners to be assessed will inform the Council whether they want the improvement in view of the expense.

ALUMNI TO HOLD BANQUET

Members of the Southern California branch of the Alumni Association of Western College for Women, Oxford, O., will hold their annual fall luncheon at the Elite Cafe, 633 South Flower street, tomorrow at 1 p.m.

ORDER GIVEN IN SET BACK OF BUILDING: Board of Public Works Takes Action to Remove
Los Angeles Times (1923-Current) File: Jun 9, 1932
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. A5

ORDER GIVEN IN SETBACK OF BUILDING

*Board of Public Works
Takes Action to Remove
Street Obstruction*

One week's notice to start setting back the White Garage five feet to the new line of Olive street was served yesterday on the building owners, the Junior Orpheum Holding Company, by the Board of Public Works.

Some years ago when Olive street was widened five feet some one in the City Attorney's office failed to include the ground floor tenant of the Commercial Exchange Building at Eighth and Olive streets, a drug store, as a defendant.

The proceedings were completed, but the drug store refused to move. The Eighth and Olive Holding Corporation, Inc., owners of the Commercial Exchange Building, was paid \$174,206 in excess of the assessment levied for the cost of reconstructing the building and the loss of land.

Because the ground-floor tenant held out, the building has not been disturbed, and because the corner property continued to jut out into the sidewalk, the Board of Public Works did not feel called upon to force the garage front cut off.

Walker Sanborn of 818 South Olive street, next door to the garage, complained to the board that his property is injured by the garage, and yesterday the board heeded his plea. If the owners do not start work remodeling the building next Wednesday it is the intention of the board to send the construction department to tear down the wall.

Meanwhile the City Attorney's office reports the condemnation suit against the drug company as awaiting setting for trial in Superior Court.

This Operation Will Improve Street



The thirteen-story, height-limit Commercial Exchange Building at Eighth and Olive streets is being sliced in half to conform to the setback line of Olive street. Superimposed dotted lines indicate the ten-foot section which is being removed.

WIFE FICKLE SAYS SPOUSE

George De Vita Wins Decree on Unopposed Plea of Lost Love

On his complaint that his young blonde wife Lois carried on an intimate correspondence with another man, George De Vita, a banker, yesterday was granted a divorce by Superior Judge Parker Wood.

"When I discovered the letters,"

Height-Limit Building Cut for Setback Lines

An amazing engineering feat in the heart of Los Angeles—the removal of a ten-foot slice through the center of a huge office building—was well under way yesterday.

The structure undergoing the architectural surgery is the thirteen-

story, height-limit Commercial Exchange Building at the southeast corner of Eighth and Olive streets. Olive street's setback line has necessitated the operation.

When the work has been accomplished, central passways will be built under the west half and the huge mass will be slipped to the east and the two halves reunited.

The architects and engineers, Walker & Eisen, who are supervising the Kross House Moving Company's job, said yesterday that the work of actually sliding back the front half will require about twelve hours. The estimated cost of the underpinning is \$20,000.

The building is owned by the Eighth and Olive Holding Company, Inc.

LEDERER WINS SUIT ON PLAY

Writer Asked \$150,000 in Plagiarism Action but Court Rules for Actor

Francis Lederer, actor, yesterday won the \$150,000 plagiarism suit brought against him by Jack Quartaro, writer, when Superior Judge Smith ordered the jury to sign an instructed verdict in Lederer's favor.

Taking the case away from the jury on the legal ground that the plaintiff had failed to support the charges of his complaint resulted in complete vindication for Lederer but Quartaro was deluged with favorable comments from various members of the jury immediately after court stood adjourned.

Quartaro, through Attorney Theodore Rosenthal, brought the suit against Lederer and the R-K-O studio, contending that the picture, "Romance in Manhattan," produced by the studio and starring Lederer, was based on his original story, "Curtainstone Heaven." The studios were eliminated from the suit by the granting of a non-suit verdict in the trial.

NEW TARZAN TWINS TALE IN "TIMES"

What boy among the millions thrilled daily by the exploits of the mighty Tarzan hasn't imagined himself facing the same dangers and accomplishing the same deeds of daring?

Well, here is the story of two boys who actually did—a story that, as a picture serial, begins next Monday, September 2, in "The Times." It's the new Tarzan story, "The Tarzan Twins," by Edgar Rice Burroughs.

The boys' real names are Dick and Doc. They're cousins. And more over, they're related not only to each other, but also to Tarzan himself. When the Tarzan Twins receive an invitation to visit Tarzan in his native jungle they leap at the opportunity. But, unfortunately during the journey, they give way to a rash impulse.

Those who have previewed the serial assert there has never been a more gripping pictorial story than "The Tarzan Twins."



Mrs. Lois DeVita

De Vita told the court, "she said she was glad because she didn't love me any more and had just remained with me so that I wouldn't be hurt."

Mrs. De Vita denied the charge, but when the matter came to hearing she withdrew her opposition to the divorce. Wed September 22, 1932, the couple married last July 18.

TWO NAMED TO NATIONAL COMMITTEE

James R. Page, president of the Los Angeles Community Chest, and Harry J. Baum have been appointed as Southern California representatives of the National Citizens' Committee of the 1935 Mobilization for Human Needs, according to the chairman, Gerard Swopes, president of the General Electric Company.

Other Californians named committee members are William H. Crocker and Mortimer Peltinbacher of San Francisco, Mrs. Herbert Hoover of Palo Alto and Robert G. Spruill of Berkeley.

The opening meeting of the mobilization committee will be held at Washington, D. C., September 23 and 24. At that time 500 welfare leaders will confer on welfare needs and the ways in which private and public social work may co-operate to improve social conditions.

WILSHIRE EXHIBIT PERMIT HELD OVER

Passage of an ordinance to permit L. E. Kent & Co. to erect artificial boulevards with appropriate landscaping as a commercial exhibit, on the north side of Wilshire Boulevard, between Spaulding avenue and Gessner street, yesterday was held over one week by the City Council in absence of a unanimous vote.

Indian Woman Faints in Cafe

Fainting in a cafe at 1228 South Blue street, White Rose Wankaka Shearwabenkawa, 44-year-old Cherokee Indian woman once the subject of a mysterious disappearance, was a patient yesterday in Georgia street Receiving Hospital. After being revived she was sent to her home, 152 Venice Boulevard.

MODEL SUES FOR DISPLAY OF PICTURE

Display of her picture in the lobby of the Hollywood Music Hall has damaged her reputation as a motion picture actress and commercial photograph model to the extent of \$1075, according to a complaint filed in Municipal Court yesterday by Patricia Beck.

The defendants include the 48 Corporation, Joseph Weinstein



Patricia Beck

Herbert and Billy Minsky, three Doss and two Doc corporations.

She was selected to take part in the Minsky show, but upon learning the nature of the production she notified the management of her refusal to take part in it and demanded that her picture be removed, according to the complaint drawn up by her attorneys, Seymour J. Chosiner and Harold Breacher.

The photograph was not removed, she contends, and caused her "great humiliation, mortification and embarrassment, and has injured her reputation."

Suspect Faces Death Charges

Ellie Palmer, arrested in Long Beach last Tuesday night, is wanted on two first-degree murder counts and a kidnapping charge in Middle West. Department of Justice agents said yesterday, "One of the murder counts and the kidnapping charge emanate from Miss N. D., and the other murder charge from Long Palmer, Miss."



City of Los Angeles Department of City Planning

4/19/2017

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

800 S OLIVE ST
432 W 8TH ST
430 W 8TH ST
428 W 8TH ST
426 W 8TH ST
424 W 8TH ST
422 W 8TH ST
420 W 8TH ST
418 W 8TH ST
416 W 8TH ST

ZIP CODES

90014

RECENT ACTIVITY

ZA-2016-4298-CUB
ENV-2016-4299-CE

CASE NUMBERS

CPC-2017-432-CPU
CPC-2010-213-CA
CPC-2008-4502-GPA
CPC-2008-4502-GPA
CPC-2005-361-CA
CPC-2005-1124-CA
CPC-2005-1122-CA
CPC-1986-606-GPC
ORD-164307-SA2023
ORD-137036
ORD-135901
ORD-129944
ZA-2014-4048-CUB-CUX-ZV
ZA-2002-9999-ZV
ENV-2017-433-EIR
ENV-2014-4049-MND
ENV-2013-3392-CE
ENV-2010-214-ND
ENV-2008-4505-ND
ENV-2008-4505-ND
ENV-2005-362-CE
ENV-2005-1125-CE
ENV-2005-1123-CE
ENV-2002-9998-CE

Address/Legal Information

PIN Number	127-5A209 58
Lot/Parcel Area (Calculated)	9,013.3 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID E5
Assessor Parcel No. (APN)	5144018030
Tract	PORTION OF BLOCK 53 HUBER TRACT
Map Reference	M R 84-22
Block	None
Lot	FR LT 20
Arb (Lot Cut Reference)	None
Map Sheet	127-5A209

Jurisdictional Information

Community Plan Area	Central City
Area Planning Commission	Central
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - Jose Huizar
Census Tract #	2077.10
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	C5-4D
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2385 Greater Downtown Housing Incentive Area ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	Regional Center Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
District	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

CRA - Community Redevelopment Agency	City Center Redevelopment Project
Central City Parking	Yes
Downtown Parking	Yes
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5144018030
Ownership (Assessor)	
Owner1	YSHRE LA LLC
Address	30 W 26TH ST 12TH FL NEW YORK NY 10010
Ownership (Bureau of Engineering, Land Records)	
Owner	WENDT, RICHARD E. "TR" (OCEAN FRONT PROPERTIES TRUST 12-2-78)
Address	6350 CAMINO DE LA COSTA LA JOLLA CA 92037
APN Area (Co. Public Works)*	0.207 (ac)
Use Code	1706 - Commercial - Office Building - 6 to 13 Stories
Assessed Land Val.	\$3,834,697
Assessed Improvement Val.	\$12,727,756
Last Owner Change	07/03/2014
Last Sale Amount	\$2,778,527
Tax Rate Area	13264
Deed Ref No. (City Clerk)	637485 L 351132 L 264470 2602 1566737 1277171 1042081 1036221
Building 1	
Year Built	1924
Building Class	A8
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	107,965.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Special Grading Area (BOE Basic Grid Map A- 13372) No

Oil Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 0.6929628
Nearest Fault (Name) Puente Hills Blind Thrust
Region Los Angeles Blind Thrusts
Fault Type B
Slip Rate (mm/year) 0.70000000
Slip Geometry Reverse
Slip Type Moderately / Poorly Constrained
Down Dip Width (km) 19.00000000
Rupture Top 5.00000000
Rupture Bottom 13.00000000
Dip Angle (degrees) 25.00000000
Maximum Magnitude 7.10000000

Alquist-Priolo Fault Zone No

Landslide No

Liquefaction No

Preliminary Fault Rupture Study Area No

Tsunami Inundation Zone No

Economic Development Areas

Business Improvement District DOWNTOWN CENTER

Promise Zone No

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

Reporting District 162

Fire Information

Bureau Central

Batallion 1

District / Fire Station 10

Red Flag Restricted Parking No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2017-432-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2010-213-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	PLAN AMENDMENT, PLAN MAP AMENDMENT
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	PLAN AMENDMENT, PLAN MAP AMENDMENT
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(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 Descriptions(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 Descriptions(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 Descriptions(s):	GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED
Case Number:	ZA-2014-4048-CUB-CUX-ZV
Required Action(s):	CUB-Conditional Use Beverage-Alcohol CUX-ADULT ENTERTAINMENTS ZV-ZONE VARIANCE
Project Descriptions(s):	PURSUANT TO SECTION 12.24-W.1, A CUB FOR THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A 116,954 SQ FT HOTEL/HOSTEL, PURSUANT TO SECTION 12.24-W.18, A CUX TO ALLOW LIVE ENTERTAINMENT AND DANCING THROUGHOUT THE HOTE/HOSTEL, AND PURSUANT TO SECTION 12.27, A ZV TO ALLOW THE USE OF AN OPEN AIR OUTDOOR ROOFTOP BAR AND POOL WITH DANCING ON THE ROOFTOP, ALL WITH THE HOURS OF OPERATION FROM 6AM TO2AM DAILY.
Case Number:	ZA-2002-9999-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	TO PERMIT A 132-UNIT RESIDENTIAL APARTMENT ADAPTIVE RE-USE OF EXISTING HISTORIC COMMERCIAL BUILDING IN THE C5 ZONE.
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2014-4049-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	PURSUANT TO SECTION 12.24-W.1, A CUB FOR THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A 116,954 SQ FT HOTEL/HOSTEL, PURSUANT TO SECTION 12.24-W.18, A CUX TO ALLOW LIVE ENTERTAINMENT AND DANCING THROUGHOUT THE HOTE/HOSTEL, AND PURSUANT TO SECTION 12.27, A ZV TO ALLOW THE USE OF AN OPEN AIR OUTDOOR ROOFTOP BAR AND POOL WITH DANCING ON THE ROOFTOP, ALL WITH THE HOURS OF OPERATION FROM 6AM TO2AM DAILY.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

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Project Descriptions(s): THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.

Case Number: ENV-2010-214-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s): AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.

Case Number: ENV-2008-4505-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s): PLAN AMENDMENT, PLAN MAP AMENDMENT

Case Number: ENV-2008-4505-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s): PLAN AMENDMENT, PLAN MAP AMENDMENT

Case Number: ENV-2005-362-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.

Case Number: ENV-2005-1125-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES

Case Number: ENV-2005-1123-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA

Case Number: ENV-2002-9998-CE

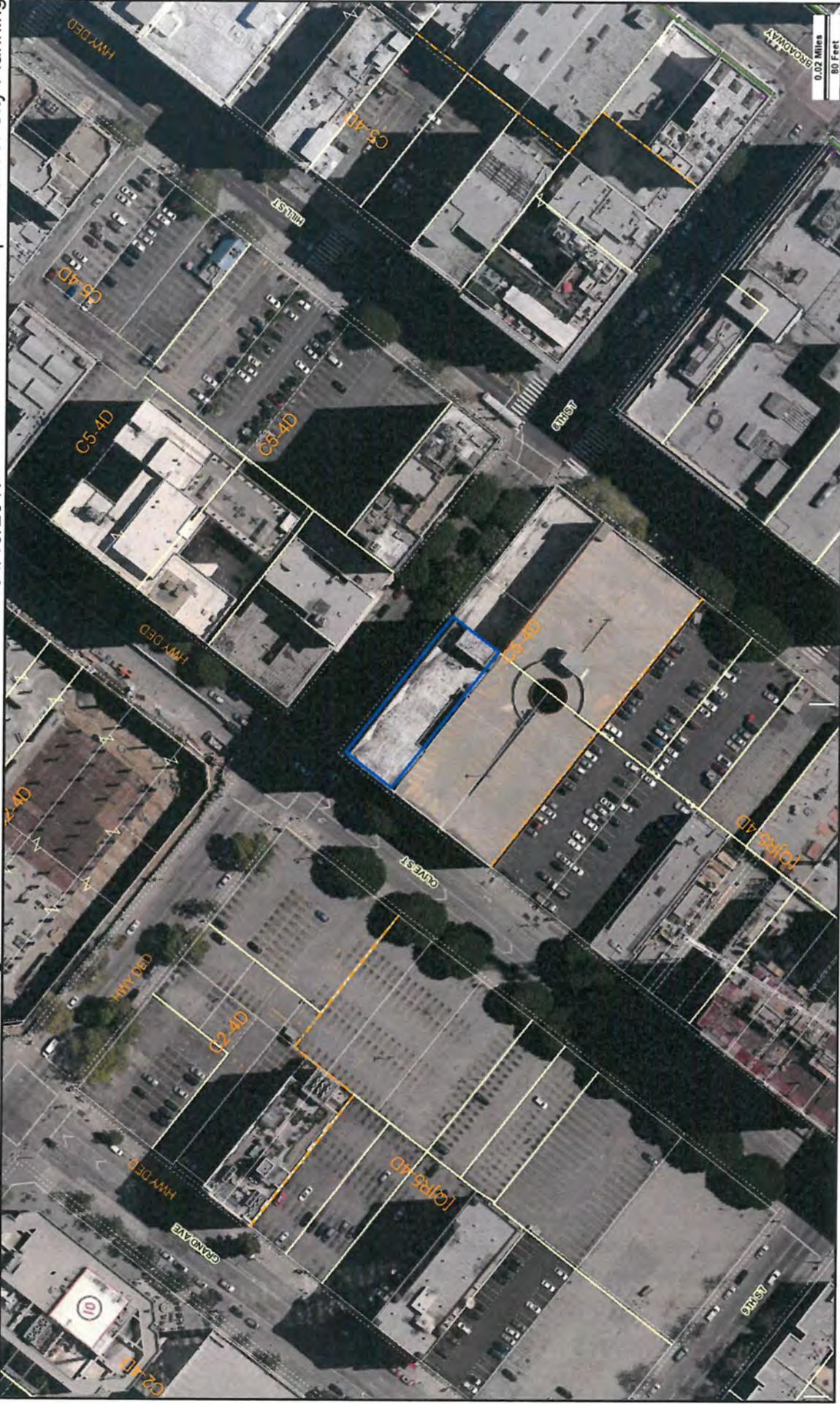
Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): TO PERMIT A 132-UNIT RESIDENTIAL APARTMENT ADAPTIVE RE-USE OF EXISTING HISTORIC COMMERCIAL BUILDING IN THE C5 ZONE.

DATA NOT AVAILABLE

ORD-164307-SA2023
 ORD-137036
 ORD-135901
 ORD-129944

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Address: 800 S OLIVE ST
 APN: 5144018030
 PIN #: 127-5A209 58

Tract: PORTION OF BLOCK 53
 HUBER TRACT
 Block: None
 Lot: FR LT 20
 Arb: None

Zoning: C5-4D
 General Plan: Regional Center Commercial