

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2007-2316-HCM

HEARING DATE: October 18, 2007
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 756 S. Broadway
Council District: 14
Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Legal Description: Lot 1 of MB 1328-67/68

PROJECT: Historic-Cultural Monument Application for the
CHAPMAN BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

OWNER: Broadway and Eighth Investments, LLC
830 S. Hill Street, Suite 371
Los Angeles, CA 90014

**OWNER'S
REPRESENTATIVE:** Charles J. Fisher
140 S. Ave 57
Los Angeles, CA 90042

RECOMMENDATION **That the Cultural Heritage Commission:**

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

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: May 9, 2007 Historic-Cultural Monument Application

FINDINGS

- 1) The subject building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of Beaux Arts commercial architecture.
- 2) The property reflects “the broad cultural, economic, or social history of the nation, State or community” for its association with the development of downtown Los Angeles.
- 3) The property is identified with a historic personage, with that of Charles C. Chapman, founder of Chapman College, first mayor of the City of Fullerton, and the first board chairman of Bank of America.

CRITERIA

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

SUMMARY

Built in 1911-12 and located in the downtown area, this 13-story commercial building exhibits character-defining features of Beaux-Arts style architecture. The subject building is rectangular in plan with three bays facing 8th Street and two centered entrances. The subject building has three primary facades clad in concrete, glazed terra cotta and brick arranged in the classic base-shaft-capital composition. The lower levels are defined by double height single windows flanked by fluted ionic pilasters, square pilasters, laurel castings, and a bracketed cornice with laurelled wreaths. The fourth and thirteenth levels have paired double-hung windows with some flanked by decorative terra-cotta. The twelfth and thirteenth levels have single, pairs and trios of double-hung windows flanked by ionic pilasters and decorative shields and laurels. The roof level has pairings of double-hung windows with a large bracketed cornice, dentils, and brackets. Significant interior spaces include a main lobby space with tile, marble, pilasters, and ornate brass elevators. The hallways have marble wainscoting and the staircases have decorative brass railings.

The proposed Chapman Building historic monument was designed by architect Ernest McConnell. McConnell was the in-house architect for the subject building’s builder, The Los Angeles Investment Company, a major landowner and housing developer in the early twentieth century. McConnell designed dozens of Craftsman-style homes for the company. In 1920, the subject building was sold to Charles C. Chapman, founder of Chapman College in Orange County and the first mayor of the City of Fullerton.

The subject building appears significant as a well-preserved example of Beaux-Arts style architecture and for its association with the commercial and financial development of Broadway in the early part of the 20th century.

Later additions to the subject property include alteration of storefronts and the removal of decorative terra cotta on the Broadway entrance.

DISCUSSION

The Chapman Building successfully meets three of the specified Historic-Cultural Monument criteria: 1) “embod[ies] the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction,” 2) reflects “the broad cultural, economic, or social history of the nation, State or community,” and 3) is associated with a historic personage. As a commercial building designed in the Beaux Arts style, reflecting the development of downtown Los Angeles, and once owned by Charles C. Chapman, the property clearly qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

At its meeting of August 16, 2007, the Cultural Heritage Commission voted to take the application under consideration. On October 4, 2007, the Cultural Heritage Commission toured the subject property.

Los Angeles Department of City Planning

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National City Towers, LLC
830 S. Hill Street, Suite 371
Los Angeles, CA 90014

**OWNER'S
REPRESENTATIVE:** Charles J. Fisher
140 S. Ave 57
Los Angeles, CA 90042

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(c)4 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Architect
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Attachments: May 9, 2007 Historic-Cultural Monument Application
ZIMAS Report

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CRITERIA

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FINDINGS

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

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT CHARLES C. CHAPMAN BUILDING
2. STREET ADDRESS 756 S. BROADWAY
CITY LOS ANGELES ZIP CODE 90014 COUNCIL DISTRICT 14
ASSESSOR'S PARCEL NO. 5144-015-055
3. COMPLETE LEGAL DESCRIPTION: TRACT TRACT No. 62954, AS PER MAP FILED IN BOOK 1328, PAGES 67 AND 68, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.
BLOCK N/A LOT(S) 1 ARB. NO. N/A
RANGE OF ADDRESSES ON PROPERTY 752-784 S. BROADWAY AND 221-261 W 8TH STREET
4. PRESENT OWNER BROADWAY AND EIGHTH INVESTMENTS, LLC
STREET ADDRESS P. O. Box 56766
CITY SHERMAN OAKS STATE CA ZIP CODE 91413 PHONE (310) 228-8277 - BEN COHAN
OWNER IS: PRIVATE X PUBLIC
5. PRESENT USE LIVE-WORK CONDOS AND RETAIL (IN PROCESS) ORIGINAL USE BANK AND OFFICES

DESCRIPTION

6. ARCHITECTURAL STYLE BEAUX ARTS
7. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
- (SEE DESCRIPTION WORKSHEET)
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT CHARLES C. CHAPMAN BUILDING

10. CONSTRUCTION DATE: FACTUAL 1911-12 ESTIMATED _____
11. ARCHITECT, DESIGNER, OR ENGINEER: ERNEST MCCONNELL
12. CONTRACTOR OR OTHER BUILDER: LOS ANGELES INVESTMENT COMPANY
13. DATES OF ENCLOSED PHOTOGRAPHS APRIL 6, 2007
14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE
15. ALTERATIONS: STOREFRONTS, OFFICES HAVE BEEN RECONFIGURED MULTIPLE TIMES, PORTION OF TILE FLOOR AT ENTRY WAS REPLACED WITH TERRAZZO IN 1930S AND ELEVATORS HAVE BEEN REPLACED. BUILDING IS CURRENTLY UNDERGOING CONVERSION TO LIVE-WORK HOUSING. STAIRWAY ABOVE 2ND FLOOR HAS BEEN ENCLOSED PER FIRE CODE, BUT REMAINS
16. THREATS TO SITE NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
17. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) THIS 13-STORY BEAUX ARTS BUILDING WAS ONE OF THE EARLIEST MAJOR STEEL FRAME OFFICE BUILDINGS TO BE BUILT IN LOS ANGELES. THE BUILDER WAS THE LOS ANGELES INVESTMENT COMPANY, WHICH WAS A MAJOR LANDOWNER AND HOUSING DEVELOPER IN THE EARLY 20TH CENTURY LOS ANGELES AREA. THE BUILDING WAS DESIGNED BY ERNEST MC CONNELL, WHO WAS THE INHOUSE ARCHITECT FOR THE COMPANY. BESIDES THE CHAPMAN BUILDING AND SEVERAL OTHER HISTORIC DOWNTOWN BUILDINGS HE DID FOR THE LAIC, MC CONNELL DESIGNED DOZENS OF CRAFTSMAN HOMES THAT WERE PUBLISHED IN A PLAN BOOK BY THE LAIC. MANY OF THESE HOMES WERE BUILT BY THE LAIC IN THE VARIOUS TRACTS THAT THEY SUBDIVIDED IN THE SOUTHERN CALIFORNIA AREA. A FINANCIAL PROBLEM IN THE MID TEENS FORCED THE SALE OF THE BUILDING TO CHARLES C. CHAPMAN, A WEALTHY RANCHER AND CAPITALIST FROM FULLERTON. ORIGINALLY HAILING FROM CHICAGO, CHAPMAN HAD COME TO CALIFORNIA AND MADE A FORTUNE IN THE PRINTING AND CONSTRUCTION BUSINESS BEFORE COMING TO CALIFORNIA IN 1894 FOR HIS WIFE'S HEALTH. HE SOON BECAME INVOLVED WITH THE CITRUS INDUSTRY AND IS CREDITED WITH THE BEING THE "FATHER OF THE VALENCIA ORANGE". HE WAS ALSO THE FOUNDER OF CHAPMAN COLLEGE IN ORANGE COUNTY AND THE FIRST MAYOR OF THE CITY OF FULLERTON. SHORTLY AFTER BUYING THE BUILDING, CHAPMAN BECAME ONE OF THE FOUNDERS AND FIRST BOARD CHAIRMAN OF BANK OF AMERICA, WHICH WAS HEADQUARTERED IN THE CHARLES C. CHAPMAN BUILDING. WHEN A. P. GIANNINI'S BANK OF ITALY LATER BOUGHT OUT BANK OF AMERICA, HE WAS SO IMPRESSED WITH THE SOLID REPUTATION THAT CHAPMAN HAD BUILT FOR IT THAT HE OPTED TO RETAIN THE NAME OF CHAPMAN'S BANK, WHICH TODAY IS ONE OF THE LARGEST FINANCIAL INSTITUTIONS IN THE WORLD.
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED. LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS. CHAPMAN BIOGRAPHY PER ATTACHED. VARIOUS LOS ANGELES TIMES ARTICLES AND ADVERTISEMENTS.
20. DATE FORM PREPARED MAY 9, 2007 PREPARER'S NAME CHARLES J. FISHER
ORGANIZATION BROADWAY AND EIGHTH INVESTMENTS, LLC. STREET ADDRESS 140 S. AVENUE 57
CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (323) 256-3593
E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE THE CHARLES C. CHAPMAN BUILDING IS A 13 STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

BEAUX ARTS, RECTANGULAR PLAN OFFICE BUILDING
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC)

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

ITS FLAT ROOF IS COVERED WITH ROLLED COMPOSITION, GLASS AND WOOD
ROOF SHAPE (SEE CHART)) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

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

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

WITH A (DOOR DESCRIBED ABOVE) DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE A LARGE BRACKETED CORNICE AT THE ROOF LEVEL WITH DENTALS BETWEEN THE CURVED
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (SEE CHART);

BRACKETS. A COVED BAND SURROUNDS THE STRUCTURE UNDER THE 13TH FLOOR WITH ANOTHER UNDER THE 11TH
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

FLOOR. SHIELDS HANG FROM THE UPPER BAND AT THE BUILDING CORNERS AND ALONG THE SOUTH FAÇADE. FOUR
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

IONIC PILASTERS REACH BETWEEN THE BANDS ON THE WEST FAÇADE. DOUBLE HUNG WOODEN WINDOWS ARE AT ALL
VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

LEVELS ABOVE THE FIRST FLOOR, PAIRED ON INSIDE OPENINGS. LAUREL MOLDINGS ARE PLACED BETWEEN THE OUTSIDE SINGLE
ADDITIONAL DEFINING ELEMENTS

WINDOWS WITH ARCHED SURROUNDS AT THE THIRD FLOOR LEVEL. A BALUSTRADE RAILING IS FOUND AT THE THIRD FLOOR LEVEL IN
ADDITIONAL DEFINING ELEMENTS

CENTER OF THE SOUTH ELEVATION. A SECOND BRACKETED CORNICE IS AT THE TOP OF THE SECOND FLOOR, WITH LAURELLED
ADDITIONAL DEFINING ELEMENTS

WREATHS ON EACH BRACKET, FLUTED IONIC PILASTERS AND LARGER SQUARE PILASTERS ARE FOUND AT THE STREET LEVEL TO THE
ADDITIONAL DEFINING ELEMENTS

SECOND STORY CORNICE. LAUREL CASTINGS ARE UNDER EACH OF THE SECOND STORY WINDOWS.
ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF NONE PRESENT
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE A MARBLE MAIN LOBBY WITH TILE FLOOR, ROUND AND SQUARE MARBLE
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

PILASTERS AND ORNATE BRASS ELEVATOR DOORS AND SURROUNDS. MARBLE WAINSCOTING IS FOUND IN THE HALLS
ORNATE; CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

ALL LEVELS, ALONG WITH TILE HALLWAY FLOORS, DECORATIVE BRASS RAILING ON MAIN MARBLE STAIRCASE. OFFICE
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

DOORS HAVE CENTRAL GLASS OPENINGS AND ARE OF WOOD, WITH TRANSOMS ABOVE THE DOORWAYS.
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

IDENTIFY NOTABLE MATURE TREES AND SHRUBS

HISTORIC-CULTURAL MONUMENT APPLICATION

**CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

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

ARCHITECTURAL SIGNIFICANCE

THE CHARLES C. CHAPMAN BUILDING IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT

BEAUX ARTS ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

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

AND/OR

HISTORICAL SIGNIFICANCE

THE CHARLES C. CHAPMAN BUILDING WAS BUILT IN 1911-12
NAME OF PROPOSED MONUMENT YEAR BUILT

THE LOS ANGELES IMPROVEMENT COMPANY AND CHARLES C. CHAPMAN WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE MUCH OF THE DEVELOPMENT OF EARLY 20TH CENTURY LOS ANGELES WAS DONE BY THE LOS ANGELES IMPROVEMENT COMPANY, WHICH WAS A MAJOR SUBDIVIDER AND BUILDERS WITH SUCH DEVELOPMENTS AS "DERBY PARK", "COLLEGE TRACT", "LUCKY BALDWIN TRACT" (ON LAND THEY PURCHASED FROM E. J. BALDWIN'S ESTATE), "RODGERS PARK", "WESTERN AVENUE SQUARE", "TRACT NO. 715" AND "FIGUEROA PARK SQUARE", AS WELL AS OTHERS IN THE SOUTHERN CALIFORNIA AREA. THE COMPANY ALSO BUILT A LARGE ARRAY OF CRAFTSMAN HOMES, DESIGNED BY THEIR IN-HOUSE ARCHITECT, ERNEST MC CONNELL. THE COMPANY ALSO OFFERED FULL FINANCING AND SOLD STOCK AND OTHER INVESTMENTS. THE COMPANY OWNED "THE GLOBE SAVINGS BANK" AND NAMED THE BUILDING SITE THE "GLOBE SAVINGS BANK TRACT", THAT TRACT BEING SUPERSEDED IN 2007 BY TRACT NO. 62954. THE NEW BUILDING WAS ONE OF THE FIRST IN LOS ANGELES TO HAVE A CONSTRUCTION COST OF \$1,000,000.00. HOWEVER, SEVERAL YEARS AFTER THE NEW BUILDING WAS COMPLETED, THE COMPANY FELL UPON HARD TIMES. CHARLES A. ELDER, THE COMPANIES PRESIDENT, ALONG WITH SEVERAL OTHER OFFICIALS WAS CHARGED WITH MAIL FRAUD. HE WAS CONVICTED IN 1915 AND SPENT 15 MONTHS IN FEDERAL PRISON AND PAID A \$5,000.00 FINE. HE WAS PARDONED BY PRESIDENT WOODROW WILSON IN 1920. AFTER THE INCIDENT, WHICH LEFT THE COMPANY IN RECEIVERSHIP, THE NEW PRESIDENT, FORMER U. S. SENATOR, FRANK PUTNAM FLINT, BEGAN A PROGRAM TO RECAPITALIZE THE COMPANY AND RETURN IT TO THE DEVELOPMENT FOREFRONT. ONE OF THE DECISIONS UNDER FLINT WAS TO SELL THE COMPANY'S FLAGSHIP HEADQUARTERS BUILDING, AS A FINAL MOVE TO PUT THE COMPANY SQUARELY BACK IN THE BLACK. THE BUILDING WAS SOLD TO CHARLES C. CHAPMAN, THE FATHER OF THE VALENCIA ORANGE INDUSTRY FOR \$1,600,000.00 IN 1920. CHAPMAN HAD BEEN IN

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

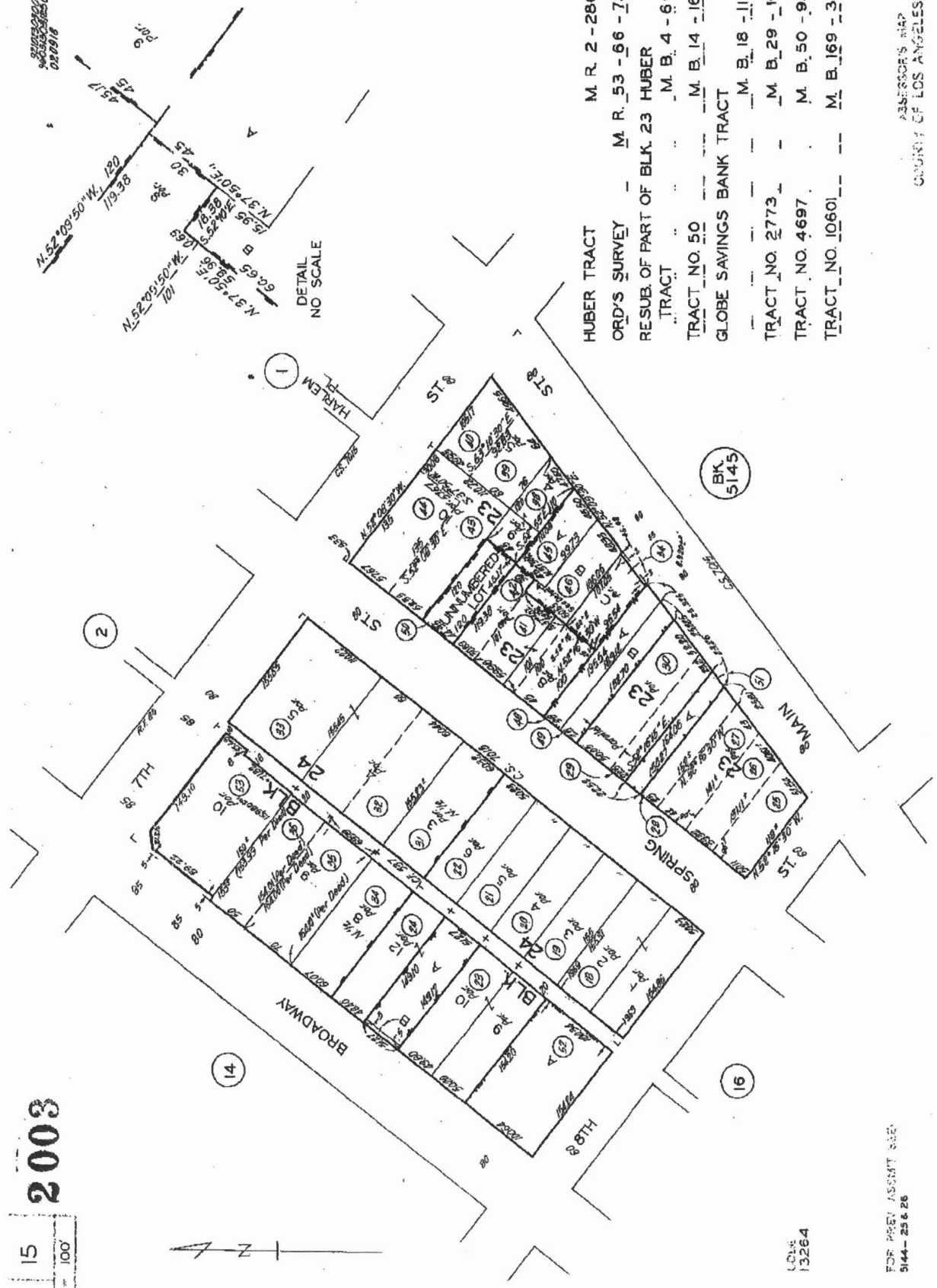
THE PUBLISHING BUSINESS AND THE MAJOR CONSTRUCTION BUSINESS IN HIS NATIVE CHICAGO. HE HAD RELOCATED
SOUTHERN CALIFORNIA IN 1894 DUE TO HIS WIFE'S FAILING HEALTH. SHE PAST AWAY IN SEPTEMBER OF THAT YEAR
REMARRIED THREE YEARS LATER. CHAPMAN BOUGHT A RANCH IN FULLERTON AND BEGAN RAISING ORANGES. HE
BEGAN PRODUCING AND MARKETING VALENCIA ORANGES, USING HIS CONSIDERABLE MARKETING SKILLS TO BUILD UP
UP HIS BUSINESS AND TO ENSURE THE POPULARITY OF THE FRUIT. CHAPMAN WAS TO SERVE AS THE FIRST MAYOR OF
CITY OF FULLERTON AND ALSO FOUNDED CHAPMAN COLLEGE, WHICH IS ONE OF THE MAJOR BUSINESS COLLEGES IN
WESTERN UNITED STATES. AFTER HE PURCHASED THE BUILDING, CHAPMAN AND SEVERAL OTHER INVESTORS IN-
CORPORATED BANK OF AMERICA, WHICH USED THE CHAPMAN BUILDING AS ITS HEADQUARTERS UNTIL IT WAS
MERGED INTO BANK OF ITALY A DOZEN YEARS LATER. THE NEW BANK RETAINED THE NAME CHAPMAN HAD GIVEN IT
IS TO DAY ONE OF THE LARGEST AND MOST VENERABLE BANKS IN THE WORLD. UNDER HIS OWNERSHIP, THE CHARLES
C. CHAPMAN BUILDING BECAME ONE OF THE MOST VITAL BUSINESS BUILDINGS IN LOS ANGELES, HOUSING EVERY-
THING FROM INVESTMENT FIRMS TO MEDICAL OFFICES. THE CHARLES C. CHAPMAN COMPANY MAINTAINED THE
THE STRUCTURE IN A MANNER THAT WAS SENSITIVE TO MC CONNELL'S ORIGINAL DESIGN, DOING NO CHANGES THAT
COMPROMISED EITHER THE EXTERIOR OR THE PUBLIC INTERIOR SPACES, LEAVING THE BUILDING ESSENTIALLY INTACT
WITH ALMOST ALL OF ITS ORIGINAL DETAILING. IN 1942 CHAPMAN TRANSFERRED THE BUILDING TO HIS PLACENTIA
ORCHARD COMPANY, BUT ON DECEMBER 12, 1943, HE PUT IT BACK IN THE NAME OF THE CHARLES C. CHAPMAN
BUILDING COMPANY, WHICH WAS TO RETAIN OWNERSHIP UNTIL 1971. THE CHAPMAN FAMILY WAS TO RETAIN THE
BUILDING FOR ANOTHER 10 YEARS UNTIL OCTOBER 15, 1981. CHAPMAN, HIMSELF, PASSED AWAY AT HIS BELOVED
FULLERTON RANCH ON APRIL 6, 1944, AT THE AGE OF 90, LEAVING A RICH LEGACY.

5144 15
SCALE 1" = 100'

2003

County Angeles: Auerbach, Assessor

760115
200301010001-25
NO. 0000000001-25
020916



DETAIL
NO SCALE

- HUBER TRACT M. R. 2 - 280
- ORD'S SURVEY M. R. 53 - 66 - 73
- RESUB. OF PART OF BLK. 23 HUBER TRACT M. B. 4 - 69
- TRACT NO. 50 M. B. 14 - 161
- GLOBE SAVINGS BANK TRACT M. B. 18 - 117
- TRACT NO. 2773 M. B. 29 - 10
- TRACT NO. 4697 M. B. 50 - 95
- TRACT NO. 10601 M. B. 169 - 37

FOR PREP. ASSMNT. CASE
5144-25626

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

LO# 13264

MAMMOTH OFFICE BLOCK FOR EIGHTH AND BROADWAY.



Building designed for Los Angeles Investment Company by Ernest McConnell.

THE FINEST YET.

BIG BLOCK TO BE
BEGUN IN APRIL.

L. A. INVESTMENT CO. PLANS
STRUCTURAL MARVEL

Mammoth Eighth and Broadway Building Will Be Fourteen Stories in Height and Architecturally Magnificent—To Cost Approximately a Million Dollars.

April 1, 1911, is named as the date on which the excavation work for the mammoth fourteen-story business and office block to be erected by the Los Angeles Investment Company at Eighth and Broadway will be started. The architect of the company, Ernest McConnell, has just completed a perspective embodying certain revisions to the original plans. The cut appearing herewith shows a building differing in a number of architectural details from the first sketch prepared, which was reproduced exclusively in The Times several months ago.

The building will be thirteen stories, or 160 feet from street to cornice, an extra story being gained in the form of an added structure under a super-roof. The entire height will be 180 feet. The basement will extend underground for forty feet. The structure will follow in general design a modified Corinthian order, having fifteen columns carried up to the third floor level, with entablatures. The eleventh floor will carry a fancy tile belt extending entirely around the building. The cornice will be of tile, and decorative.

The frame of the block will be steel,

encased in concrete, with concrete floors, an exterior of white unglazed tile and terra cotta and tile ornamentation. The partitions will be of hollow tile. The shape of the structure will be that of a double E, it being the intention that all offices shall have outside light. The base of the building at the street fronts will be of granite. The structure will front 190 feet on Broadway and 150 feet on Eighth. Architecturally, it will be one of the "show" office blocks of the West.

The main entrance on Broadway will be fifty feet in width, carried up two stories to a balustrade, supported by immense lion-head brackets. Two smaller entrances, one for the Globe Savings Bank and the other for the Los Angeles Investment Company, will also be placed on the same front. The Eighth-street side will have a central entrance and two smaller corner entrances. The main lobby will be finished in marble, mahogany, tile and bronze. The upper halls will be finished in white marble, white tile and mahogany.

The offices will average twenty feet square, and will be attractively finished. They will be reached by five high-speed hydraulic elevators, which will carry passengers clear to the roof. The heating and ventilating facilities will be of special design and of the most modern types. The basement will contain a garage, with a capacity for sixty machines. This will be reached from the alley entrance of the building by way of a hydraulic freight elevator. The basement proper will contain 4000 safety deposit boxes and large vaults, all to be protected by the latest appliances. The power plant, pumps, pressure tanks and a large machine shop will be installed in a sub-basement.

The Globe Savings Bank will occupy the ground floor corner, having three entrances, one on Eighth, one on Broadway and a third from the lobby proper. The Los Angeles Investment Company will occupy the rest of the floor.

The roof floor will be carried to the edge of the cornice, where an ornamental balustrade will be placed. The roof will be used for a roof garden and restaurant, and will be finished in Mission style with a pergola effect. A large hall and a promenade 150 feet in length will be features. Above the roof garden will be photograph galleries, the blue print department and draughting rooms of the building concern.

Its builders state that the structure will represent an outlay of approximately \$1,000,000. The site was purchased for a reported consideration of \$375,000.

All applications must be filled out by applicant.
USE INK ON UNDELINE PORTION

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application for the Erection of Building

CLASS (A) ~~WOOD~~ STEEL FRAME

Application is hereby made to the Board of Public Works (Chief Inspector of Buildings) of the City of Los Angeles, for the approval of this detailed statement of specifications herewith submitted for the erection of the building herein described. All provisions of the building ordinances and state laws shall be complied with in the erection of said building, whether herein specified or not. It is also understood the granting of a permit on this application does not grant any right or privilege to erect the building or structure herein described, or any portion thereof on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by, or is disputed by the City, County or State; or no giving or granting any right or privilege to use the said structure or building for any purpose which is or may hereafter be prohibited by ordinance of the City of Los Angeles.

(SIGN HERE) *Los Angeles Investment Co.*
The Home (Applicant)

Lot No. *778* Block *4th Huber Tract*

Lots 7 & 8 Block 2 of Huber Tract

District No. *10* M. B. page *12* F. B. page *224*

752-760 S Broadway Street

221-223 W 8th

TAKE TO ROOM NO. 6 FIRST FLOOR

ASSESSOR PLEASE VERIFY

TAKE TO ROOM NO. 34 THIRD FLOOR

ENGINEER PLEASE VERIFY

O. K. () Approved
Per *[Signature]*
O. K. () Engineer
Per *[Signature]*

- PURPOSE OF BUILDING *Bank, Street Office* Number of rooms _____
- OWNER'S NAME *Los Angeles Investment Co.*
- Owner's address *111 - 115 South Hill St.*
- Architect's name *Conant M. Council*
- CONTRACTOR'S NAME *Russell*
- Contractor's address _____
- ENTIRE COST OF PROPOSED BUILDING, \$ *1,000,000*
- Size of lot *100.00'* x *149.24'* Size of building *100.62'* x *149.24'*
- Will building be erected on front or rear of lot? _____
- NUMBER OF STORIES IN HEIGHT *19* Height to highest point of roof *150'*
- Height of first floor joist above curb level, or surface _____
- Character of ground: rock, clay, sand, filled, etc. *level*
- Of what material will FOUNDATION and cellar walls be built? *Concrete*
- GIVE depth of FOUNDATION below the surface of ground *See Plans*
- GIVE dimensions of FOUNDATION and cellar wall FOOTINGS _____
- GIVE width of FOUNDATION and cellar walls at top _____
- NUMBER and KIND of chimneys *See Plans* Number of flues *10*
- Number of inlets to each flue _____ Interior size of flue *See Plans*
- Of what material will upper walls be constructed? *Brick and Glass Cottage*
- Are there any buildings within 30 feet of the proposed structure *Yes*

PERMIT NO *7975*

SEP 2 - 1914

OVER

[Signature]

INVESTMENT BUILDING SOLD TO C. C. CHAPMAN.

Epoch-Making Deal Means Resumption of Dividends in November by the Former Owing Company.

Sale of the Investment Building at Eighth and Broadway by the Los Angeles Investment Company to Charles C. Chapman of Fullerton for a sum in excess of \$1,600,000, was announced yesterday. Almost simultaneously, announcement was made by officers of the investment company of the proposed resumption of dividends to the concern's 16,000 stockholders and of the calling of a meeting of the directors to arrange for the first payment on or before November 15.

The building under the new owner's plans will be renamed "The Charles C. Chapman Building." The purchase was as an investment, Mr. Chapman states, though he plans to fit up offices in the building for the handling of his own extensive fruit, oil and other interests.

The sale is one of the biggest downtown transactions in the history of Los Angeles. Charles G. Andrews of the Wright-Callender-Andrews Company and W. B. Merwin of the W. B. Merwin Company represented both parties to the deal. The building is eleven stories high, constructed of steel throughout, and finely finished. The Home Savings Bank occupies the greater portion of the first floor under a long-time lease. Other first-floor tenants are the American Express Company and B. Gordan. The City Club occupies the three top floors under a three-year lease.

BUYS ON FAITH.
Mr. Chapman stated yesterday that the office rooms in the building are all occupied now, and the building for the present at least will be handled through an agent, although he has not yet made definite arrangements. He intimated, however, that office rentals are likely to be higher, as many of the tenants are still paying a comparatively low price.

Seen yesterday at his home in Fullerton, Mr. Chapman was enthusiastic over his purchase. He voiced the belief that Los Angeles will develop and grow even more rapidly in the future than in the past, and declared this was one of the strong factors in influencing him to make such a big investment.

"Every year there are stronger reasons and greater incentive to come to Los Angeles," said Mr. Chapman. "We have every attraction to induce hundreds of thousands of people to come here to live and more are added every year. Los Angeles is better known now. It is world famous. I believe that people will come here to settle from all parts of the world and that all Southern California will be thickly populated."

Mr. Chapman spoke also of the great advancement since 1894, when he first began business here. Then he bought a tract in the Wilshire

district and drove prospective customers to his lots with a horse and buggy. Houses were few and scattering then in the Wilshire district. The Investment Building was erected by the Los Angeles Investment Company in 1912. The first floor lease of the Home Savings Bank, which was binding before the completion of the structure, has over seventeen years to run. The Los Angeles Investment Company will continue to occupy the second floor of the building, it was stated yesterday, although later the company may erect a building on property which it now owns at Tenth and Broadway.

TO STOCKHOLDERS.
In regard to the sale of the building to Mr. Chapman, a statement was addressed yesterday to the stockholders of the company by Frank P. Flint, the president, who stated further that during the latter part of the week a meeting of the board of directors will be held for the purpose of declaring a dividend on the stock now outstanding. The statement by Mr. Flint follows: "A proposition for the purchase of the Investment Building for an amount in excess of \$1,600,000, the estimated valuation given to the stockholders in the last annual statement, has been submitted by C. C. Chapman, and the same has been accepted by the board of directors."

"We are making this announcement at this time for the reason that we desire to have all the stockholders advised immediately of the transaction of any business of the company that will affect the value of their stock."

"As was stated to the stockholders at the last annual meeting, whenever we were able to sell one of the downtown properties, we would declare a dividend."

"The earnings of this company for the first six months of this year amounted to \$196,975.25, which was in excess of 14 per cent per annum of our outstanding capital stock. We have not, even with these earnings, paid dividends to our stockholders for the reason that the demands made upon this company for the construction of houses have been so great that it required every dollar of our available cash, and careful financing."

"Upon the consummation of the sale of this building, we will be placed in a position where we can commence paying dividends to our stockholders and a dividend of 6 per cent per annum, payable quarterly, on the stock, will be declared by your board of directors, the first payment to be made on or before Nov. 15, 1920, to stockholders of record on or before Nov. 1, 1920."

"It is the desire and intention of your board of directors to increase the rate of dividends at the earliest practical date; but it is also the intention of the board to continue with the development of your properties so that you not only will receive increased value for your stock, but also a fair return on your investment."

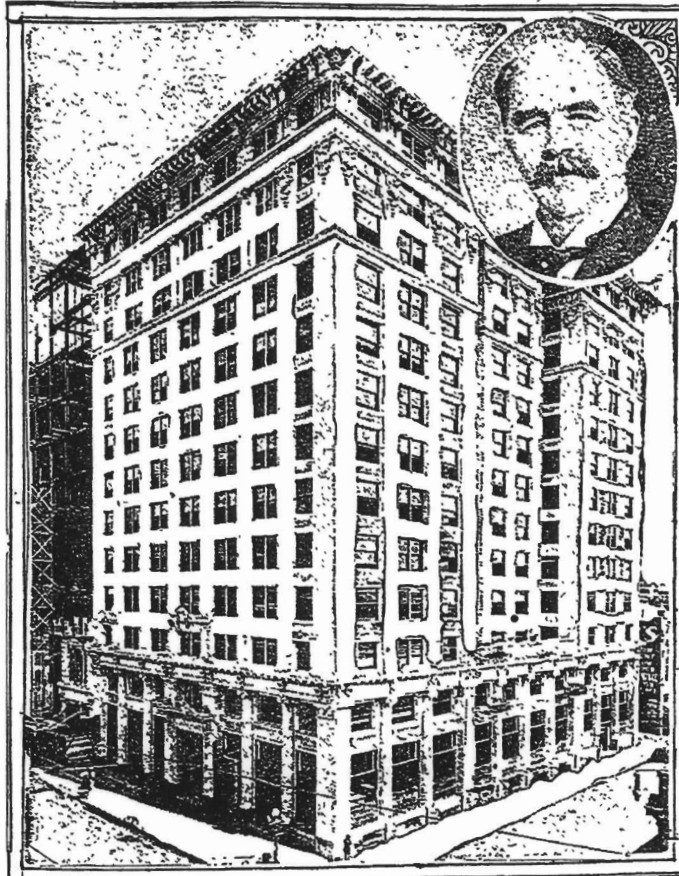
[Signed]
"FRANK P. FLINT,
President.
"T. E. Gibbon, W. H. Harrison,
W. P. Jeffries, J. W. Burns, A. C. Brode, W. B. Corwin, directors."

STRENGTHENS COMPANY.
Besides strengthening the Los Angeles Investment Company by bringing in a large sum of money, the transaction, it is believed, will have a beneficial effect on the city generally. There is a mortgage of \$800,000 on the building, but nearly all the remainder of the purchase price is in cash, thus making a dividend possible.

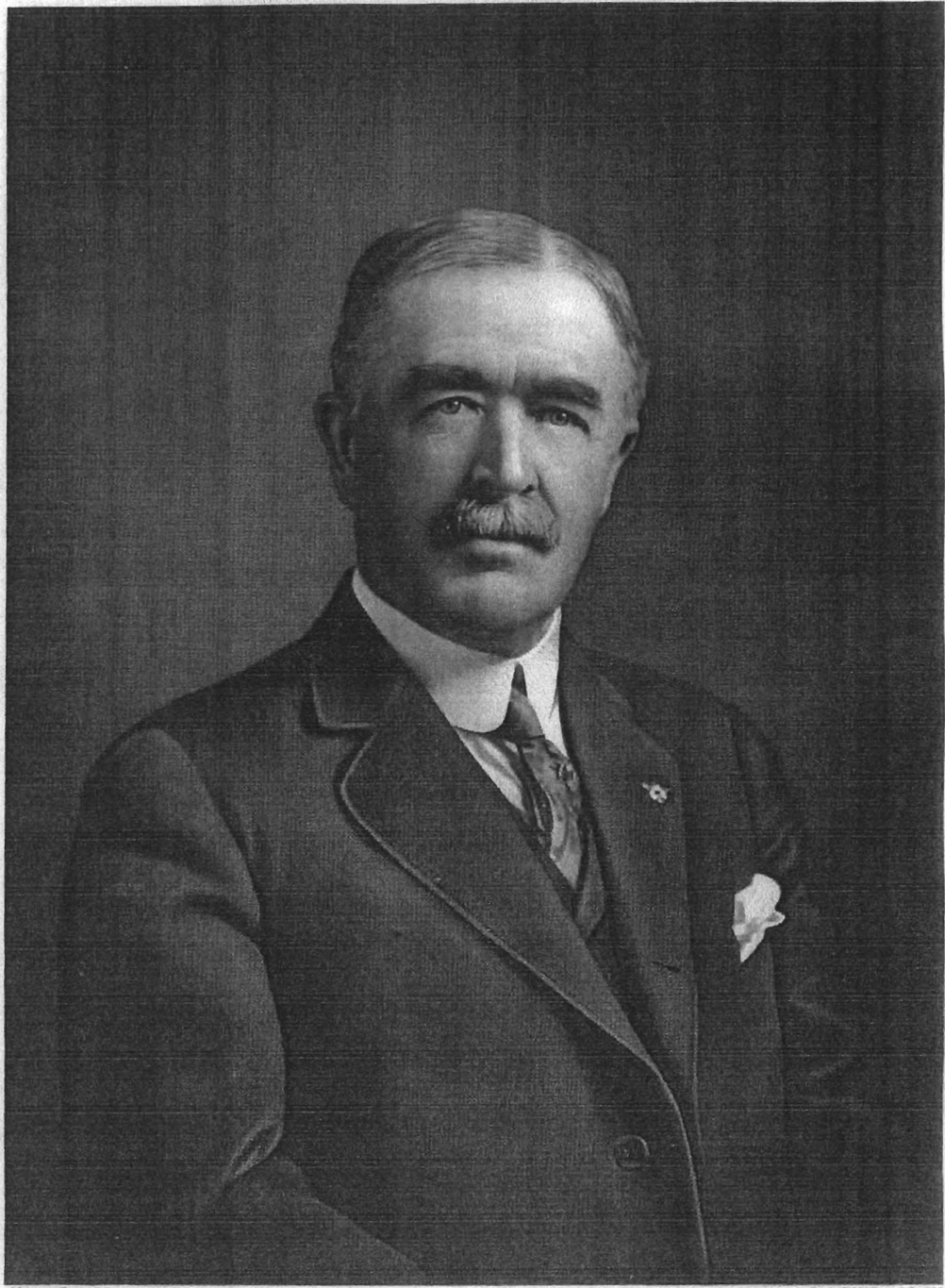
The deal is one of three large transactions handled recently by Mr. Andrews. He figured in the sale of the Wolfkill ranch to Arthur Letts two years ago and in the lease of the Seventh and Broadway corner by Mr. Letts to Low's, Inc., a year ago. Mr. Merwin has also been instrumental in bringing about several big sales in Los Angeles. He sold the valuable San Clemente Island and its sheep ranch to Louis Penweik and more recently figured in downtown transactions involving large sums of money.

Negotiations leading to the sale of the Investment Building were begun about six weeks ago, it was stated yesterday. Mr. Chapman investigated the proposition thoroughly and is satisfied, he declares, that the building and location constitute one of the best and most desirable pieces of property in the city.

Figure in Sale Involving Close to Two Million Dollars.



Charles C. Chapman and the Los Angeles Investment Building.



Charles C. Chapman

Green identified themselves with the Methodist Episcopal Church, and in 1875 they transferred their membership to the church of that denomination in Pasadena, of which Mr. Green has since been a trustee.

There are indeed few organizations of a public character that have been, or are now, in existence in Pasadena with which Mr. Green has not been in some way connected. He was an earnest and active promoter of the great task of converting the lower end of San Gabriel Valley from a barren waste into a beautiful crown at the foot of the Sierra Madre Mountains. How true that in this wondrous development (whose marvelous results awaken admiration from those who have visited earth's most favored and beautiful spots; Mr. Green has "all of this seen and part of it been." In transforming the desert into a veritable paradise he has borne a part that entitles him to the gratitude of all who love this spot; and, indeed, not only has he seen all of this remarkable development, but, like all agents who bring harmony out of chaos and values out of latency, he has been the thing itself. Justly, therefore, his name occupies an honored position in the record of Pasadena pioneers.

CHARLES C. CHAPMAN, of Los Angeles, was born in Macomb, McDonough county, Ill., July 2, 1853. His father, Sidney Smith Chapman, was a native of Ohio, having been born in Ashtabula county in 1826. He was a descendant of one of three brothers who came from England to Massachusetts about 1650.

Sidney S. Chapman went to Macomb when about eighteen, and two years later was united in marriage with Rebecca Jane Clarke, eldest daughter of David and Eliza (Russell) Clarke, both natives of Kentucky, where the daughter was also born. To Mr. and Mrs. S. S. Chapman were born ten children, seven of whom grew to maturity and six of whom are still living, as follows: Frank M., of Covina; Charles C.; Christopher C.; Dolla, wife of W. C. Harris, of Los Angeles; Samuel James; and Luella, wife of Charles J. Thamer, of Chicago. Emma E., who became the wife of I. W. B. Johnson, died in 1888, leaving two children. The mother of

Charles C. passed away at the family residence, No. 263 Walnut street, Chicago, January 2, 1874. The father died in October, 1893. He had led an active business life and was highly esteemed wherever known. Both were members of the Christian Church and charter members of the West Side Church of Chicago.

Charles C. Chapman received his education in the common schools of his native town and early began to make his way in the world. He was messenger boy in 1865, and remembers well carrying the message announcing the death of President Lincoln. For a time he was employed as clerk in a store. In 1868 the family moved to the village of Vermont, Ill., where Charles went early the following year. Under the instruction of his father, who was engaged in the building business, he learned the bricklayers' trade. December 19, 1871, he went to Chicago, where for a time he followed his trade. In that city, when only twenty, he superintended the construction of several buildings. In connection with his father and brother, Frank M., he followed mercantile life for a time, and subsequently alone for a year.

During the years 1876-77 Mr. Chapman engaged in canvassing in the interest of a local historical work in his native county, and in 1878 inaugurated this business for himself at Galesburg, Ill. He was soon joined by his brother, Frank M., but for a few years the firm name remained C. C. Chapman, when it was changed to Chapman Brothers. They engaged extensively in publishing local historical and biographical works. The company was subsequently merged into the Chapman Publishing Company.

In 1880 Chapman Brothers moved their office to Chicago, where for a dozen years the firm enjoyed prosperity, enlarging its business until it had an extensive printing and publishing plant. Several large buildings were also erected during this period. Among them were those at Nos. 87-93 South Jefferson street, 71-73 West Monroe street, and 75-77 of the same street; the Kenmore apartment building at Loomis and Plum streets; and the Vendome hotel building at Oglesby avenue and Sixty-second street, all in Chicago. Besides, there were over twenty dwellings. During the World's Fair, in 1893, Chapman Brothers engaged quite extensively in the hotel business.

Owing, however, to the financial panic which swept the country, crippling the attendance at the great Fair, these enterprises caused heavy losses to the firm.

Early in January, 1894, Mr. Chapman went to Texas in order that his wife, who was suffering from pulmonary trouble, might have the benefit of the climate. In June of the same year he landed in California, taking up his residence in Los Angeles. Here, on the morning of September 19, 1894, while residing at the corner of Figueroa and Adams streets, Mrs. Chapman passed away. Her remains were laid at rest in Rosedale cemetery. Mrs. Chapman, formerly Miss Lizzie Pearson, daughter of Dr. C. S. and Nancy (Wallace) Pearson, was born near Galesburg, Ill., September 13, 1861. They were married at Austin, Tex., October 23, 1884. To them were born two children, Ethel Marguerite, born June 10, 1886, and Charles Stanley, January 7, 1889. Mrs. Chapman was a member of the Christian Church.

September 3, 1898, Mr. Chapman was united in marriage with Miss Clara Irvin, daughter of S. M. and Lucy A. Irvin, and a native of Iowa. She is a member of the Christian Church.

Mr. Chapman has been a member of the Christian Church since he was seventeenth. He has served as superintendent of the Sunday-school, deacon and elder for many years. For years he was a member of the Cook County Sunday-school Board, a member of the general board of the Young Men's Christian Association of Chicago, and the board of managers of the West Side department. He was one of the organizers of the board of city missions of the Christian Churches of Chicago. At present he "talks" to the church at Anaheim, which has no regular pastor.

Mr. Chapman is glad to be identified with many of the local movements in the interest of the community, materially and morally. He is president of the Anaheim Union Water Company. Upon coming to California he engaged in the fruit business, growing and shipping oranges and walnuts. He has made of the Santa Isabel rancho, in Orange county, one of the finest orange properties in California, and the brand under which the fruit is packed—the "Old Mission Brand"—has a reputation second to none in the state. For four consecutive years a car of

this fruit has brought the highest price of any car of oranges shipped from California.

HENRY DWIGHT BARROWS was born in Mansfield, Conn., February 23, 1825, a son of Joshua Palmer and Polly (Bingham) Barrows. His paternal grandparents, Joshua and Anna (Turner) Barrows, were, like his parents, natives of Mansfield. The Barrows family came to America from England and settled at Plymouth, Mass. Thence, in the latter part of the seventeenth century, two brothers moved to Mansfield, Conn., where eventually their name became more numerous than any other family name in town. In 1845 the subject of this sketch counted more than thirty families of the name in that place.

The maternal grandfather of our subject, Oliver Bingham, was known and venerated as "Uncle Oliver Bingham, the miller of Mansfield Hollow." He is remembered by his grandson as a large, well-proportioned man, resembling in appearance the pictures of George Washington. He had a brother, a miller on the Willimantic river, known widely as "Uncle Roger Bingham, of the old town of Windham." Both died more than sixty years ago, and their numerous descendants, to the third, fourth and fifth generations, are now scattered through many states of the Union.

Joshua Palmer Barrows was born in 1794 and died in Mansfield in 1887; his wife was born in 1790 and died in 1864. They had three children, viz.: Mrs. Franklin S. Hovey, who died at Beverly, N. J., in 1890; Henry D. and James A., who for many years have been residents of Los Angeles. The latter was a volunteer in one of the Connecticut regiments during the Civil war. He came to California with his family in 1868 and has since made Los Angeles his home.

The early years of the subject of this sketch were spent on a farm. He received his education, first, in the public school, and later in the high school at South Coventry, Conn., where the late Edward McLean, of Pasadena, was the assistant principal and where Martin Kellogg, since president of the University of California, was one of his classmates. Afterward he spent several

through his agencies, entitling people to a free ride to Van Nuys, these tags being given to everyone coming into Los Angeles on the trains and also attached to their baggage, thus being carried to all parts of the world. Mr. Whitsett was one of the organizers and is now a director of the First National Bank of Van Nuys, and also of the State Bank of Owensmouth. He is a member of the Los Angeles Athletic Club, and of the Los Angeles and Van Nuys Chambers of Commerce, in his religious affiliations being associated with the Christian Church.

Born in Washington county, Pa., December 27, 1875, Mr. Whitsett was brought up at Whitsett, Pa., a town named for his family, who have been connected with the coal mining industry of that state for many years. His grandfather made the first coke used in Pittsburg, shipping it down the Youghiougheny River on a flatboat, and his father operated coal mines in Pennsylvania. The parents died when the boy was only nine years of age, and he was educated for a business career at Farmington College, at Farmington, Ohio, and became a self-made man who has held many responsible positions in the coal business. At Elm Grove, Pa., he assumed charge of the J. W. Ramey plant, going thence to Pittsburgh, to take charge of the river yards of the Hartley & Henderson Coal Company, later being employed by the C. W. & B. Coal Company, a large corporation in Chicago, and when only twenty years of age was in the coal industry for himself in that city. The next year found him operating the Caledonia Coal Mines, and in connection therewith he founded the town of Caledonia, Ind., where the mines were located, and at once built fifty houses for his employes. He organized three companies there, the Rainbow Coal Mining Company, the R. B. Whitsett Coal Mining Company and the W. P. Whitsett Coal and Coke Company, the first of which he later sold out to the famous Walsh interests, now known as the Southern Indiana Coal Company.

On account of ill health, Mr. Whitsett came to California in 1906, and invested in thirty-nine acres of land on Florence avenue, Los Angeles, which tract he subdivided and named Walnut Lawn, on account of the many walnut trees adorning the streets and grounds. On this property he built forty-two houses, but after a year his poor health compelled him to travel through California and Arizona; but he still keeps up his

interest in Walnut Lawn and continues to put up houses there, although residing now at Van Nuys, a town whose rapid growth and wide advertisement are due to the enterprise of Mr. Whitsett.

CHARLES C. CHAPMAN. Genealogical records establish the year 1650 as the date of the founding of the Chapman family in America and the arrival in the New World of three brothers from England, who became the progenitors of a numerous race that, taken root in Massachusetts, spread its branches throughout the growing colonies of the central west and maintained an important identification with pioneer development. No representative of generations past was more worthy of honor than Sidney Smith Chapman, who was born in Ashtabula county, Ohio, in 1827, and who followed the westward tide of emigration at an early age, settling in Illinois when he was a youth of eighteen and embarking in the building business. The sterling traits characteristic of pioneers found exemplification in his useful, honorable life, and while he never achieved wealth he was singularly fortunate in gaining that which is far more enduring—the sincere regard of friends and the affectionate admiration of business associates. Into the building of houses he put the same integrity and the same patient industry that he put into the building of his fine personal character and his deep Christian faith.

After a long period of labor as a builder in Macomb, Ill., Sidney S. Chapman removed to Vermont, same state, in 1868 and later followed his trade in Chicago, where he and his first wife were charter members of the West Side Christian Church. During the World's Fair his health failed and in October of 1893 he passed from earth. His life, as it was ordered, contained not only happiness, but also sorrow and disappointment. Whatever came to him he bore with simple dignity and quiet courage, seldom giving utterance to any words save those of hope. As a workman he was not content with the mere completion of a task, but strove to finish each contract with greater skill than he had displayed in previous efforts. A firm supporter of prohibition, he was so conscientious in his convictions that in his last illness he refused all medicines containing alcohol, preferring to suffer pain rather than to secure

temporary ease at the expense of deep-rooted beliefs. To his descendants he left the heritage of a life that was a model of uprightness and simple devotion to duty.

In 1848 S. S. Chapman married Rebecca Jane Clarke, eldest daughter of David and Eliza (Russell) Clarke, both natives of Kentucky, where the daughter also was born. The family of Mr. Chapman by this marriage numbered ten children, seven of whom attained years of maturity and five are now living, viz.: Charles C., whose name introduces this narrative; Christopher C., of Los Angeles; Samuel James, who is engaged in the real estate business in Los Angeles; Dolla, Mrs. W. C. Harris, whose husband is a well-known builder and successful architect of Los Angeles; and Louella, Mrs. J. Charles Thamer, of Placentia, Cal. The eldest son, Col. Frank M., died in Covina, this state. Emma E., Mrs. L. W. B. Johnson, died in Illinois in 1888, leaving a son and daughter. The wife and mother passed away at the family home in Chicago January 2, 1874, and later her youngest sister became the wife of S. S. Chapman, their union resulting in the birth of three children, Ira, Earl and Nina. After the death of her husband the widow remained in Chicago for several years, but subsequently removed to Los Angeles, where she and her children still make their home.

During the residence of the family at Macomb, Ill., Charles C. Chapman was born, July 2, 1853, and in that city his education was secured, but he owes more to self-culture than to text-books, more to determination and will-power than to youthful opportunities. His first employment was that of messenger and he recalls carrying the message that announced the assassination of President Lincoln. Later he clerked in a store and in 1869 joined his father at Vermont, Ill., where he learned the trade of bricklayer. On the 19th of December, 1871, he went to Chicago and immediately secured employment, first working as a bricklayer and in 1873 superintending the erection of several buildings, after which he engaged in the mercantile business. During 1876-77 he engaged in canvassing in the interests of a local historical work in his native county and during 1878 he embarked in a similar enterprise for himself at Galesburg, Ill., whence the office in 1880 was moved to Chicago. The business was first conducted under his own name and after his brother, Frank M., became a partner the firm name was

changed to Chapman Bros., and later to Chapman Publishing Company.

As the business of the firm increased the plant was enlarged until it had embraced extensive quarters and large equipment. In addition to the management of a printing and publishing business the firm erected numerous buildings, including business structures, apartments, hotels and more than twenty substantial residences. During the World's Fair they conducted the Vendome hotel for the accommodation of leading capitalists of the country. The financial panic of that year caused very heavy losses to the firm.

At Austin, Tex., October 23, 1884, Mr. Chapman married Miss Lizzie Pearson, who was born near Galesburg, Ill., September 13, 1861, being a daughter of Dr. C. S. and Nancy (Wallace) Pearson. Two children blessed the union, namely: Ethel Marguerite, born June 10, 1886, now the wife of Dr. William Harold Wickett; and Charles Stanley, January 7, 1889. During January of 1894 Mr. Chapman went to Texas, hoping that the southern climate might benefit his wife, who was ill with pulmonary trouble. Later in the same year he came to California with the same hope, but here, as elsewhere, he was doomed to disappointment. While the family were occupying their beautiful home on the corner of Adams and Figueroa streets, Los Angeles, Mrs. Chapman passed away September 19, 1894. Noble traits of heart and mind made Mrs. Chapman pre-eminent in family and church circles, while her accomplishments fitted her to grace the most aristocratic social functions. Her charming personal appearance, combined with a rarely lovable nature and a tactful manner, won the lasting affection of associates. Earth held so much of joy in an ideal home happiness that she could not covet the boon death proffered, yet she accepted it with the fortitude that characterized her sweet Christian resignation to intense suffering through a long illness.

The present wife of Mr. Chapman was Miss Clara Irvin, daughter of S. M. and Lucy A. Irvin, and a native of Iowa, but from childhood a resident of Los Angeles until her marriage, September 3, 1898. They have one child, Irvin Clarke. Mr. and Mrs. Chapman have traveled extensively both in this country and abroad. Both are members of the Christian Church, with which Mr. Chapman united at the age of sixteen and in which he has held all the important local positions, including deacon, elder and Sunday-school super-

intendent. For years he was a member of the Cook County Sunday-school board, a member of the general board Y. M. C. A. of Chicago, also an organizer of the board of city missions of the Christian churches of Chicago. His identification with these various activities was severed upon his removal from Chicago, but he has been equally active in the west. He has been for more than a dozen years president of the California Christian Missionary Society and has taken part in the dedication of forty churches, being the speaker and making the appeal for money, and in a special, as well as a general, way assisted many churches. He is a director of the Christian Board of Publication of St. Louis. The largest of his philanthropic enterprises is the building of a hospital at Nantungchow, China. For years he has served as a member of the state executive committee of the Y. M. C. A., in 1914 was president of the state convention and in April, 1915, was elected chairman of the state executive committee. He has served as president of the State Sunday School Association and in 1911 was elected to represent Southern California on the International Executive Committee and vice-chairman of the committee. In 1914 he was re-elected to both positions. In 1903 he was appointed by Governor Pardee a trustee of the State Normal School at San Diego, was reappointed by him and later by Governor Gillett and still later by Governor Johnson, resigning after a service of ten years. In 1907 he was elected a trustee of Pomona College, serving until 1915.

Since coming to California Mr. Chapman has devoted much attention to building up the Santa Ysabel rancho near Fullerton, which under his close supervision has been developed into one of the most valuable orange properties in the entire state. The Old Mission brand, under which name the fruit is packed, has a reputation second to none in the best markets of the country, and prices commanded have been the record prices for California oranges since 1897. He also has other valuable orange ranches near Fullerton.

In politics Mr. Chapman is a Republican. He has served as a member of the state central committee and in 1912 made an unsuccessful race for nomination for state senator, and in 1914 was favorably mentioned for nomination for governor of California. He was elected one of the first trustees of Fullerton, served as chairman of the board and was re-elected for a second term.

He is a director of the Commercial National Bank of Los Angeles and of the Farmers and Merchants Bank of Fullerton, of which institution he served as president for some years. He is president of two mining companies, interested in the oil business, and has large realty holdings in Los Angeles and elsewhere.

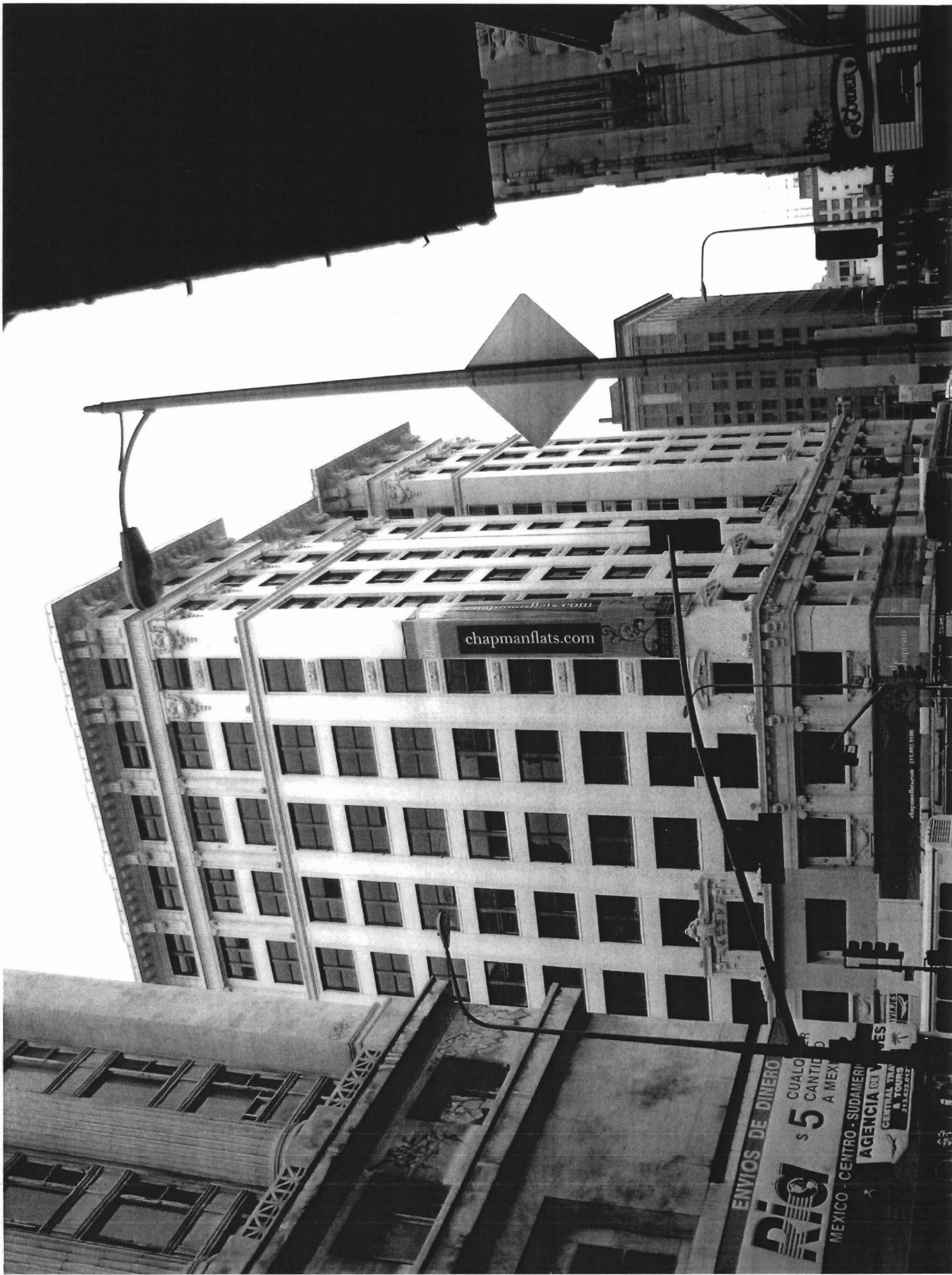
Mr. Chapman has been closely identified with the irrigation interests that lie at the foundation of success in fruit culture. He served as director and president of the Anaheim Union Water Company for several years. He has made the fruit industry a success, has encouraged others to greater efforts in the same business and has proved a power for good in the development of horticulture in Southern California. He has borne his share in public affairs, in religious work and in social circles, as well as in his chosen occupation of grower and shipper of fruit. Activities so far-reaching, aspirations so broad and influences so philanthropic have given his name prominence, while he has become endeared to thousands of citizens through his humanitarian views, his progressive tendencies, his gentle courtesy and his unceasing interest in important moral, educational, religious and political questions.

GRENVILLE C. EMERY, A.B., LITT. D. Mr. Casson in *The Romance of Steel and Iron*, in Munsey's, says, quoting from a remark of Carnegie: "Thomas and Gilchrist, two young English chemists, were the inventors of the basic process by means of which steel could be made from ores that were high in phosphorus. Those two young men did more for England's greatness than all her kings and queens put together. Moses struck the rock and brought forth water, but they struck the useless phosphorous ore and transformed it into steel—a greater miracle." Davies and Bunsen and Bessemer and Edison and hosts of other miracle workers at once spring to memory, master minds of the ages.

To the true schoolmaster may we rarely point, perhaps, as belonging to this company, but his contribution to the cultivation and growth of such minds can be placed second to no other influence. In the onrush of the centuries he is lost sight of, but his silent, plodding, fostering, painstaking efforts in the early training of such master minds have made the wonderful march in progress of this twentieth century possible.







chapmanflats.com

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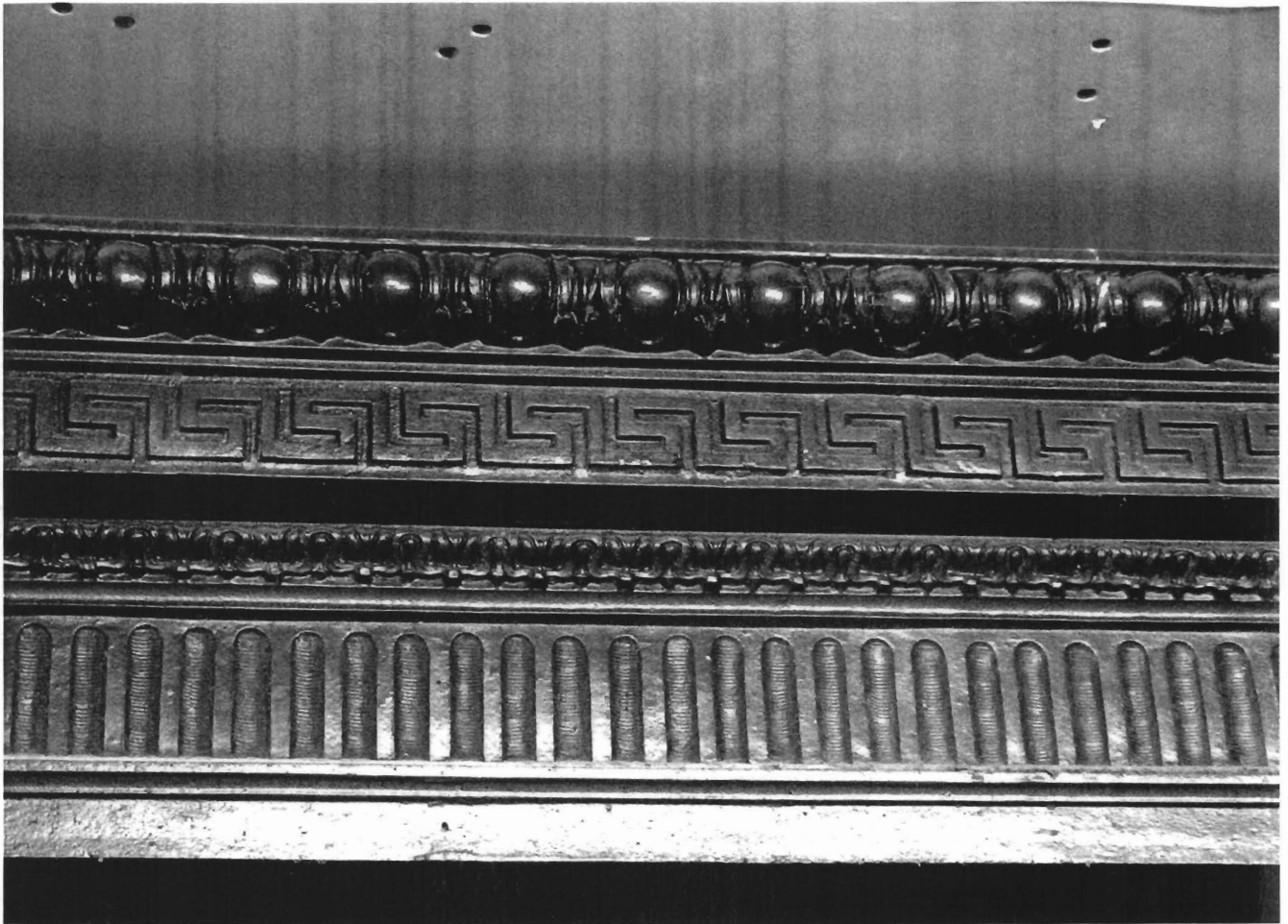
COFFEE

Chapmanflats.com 313.292.7108

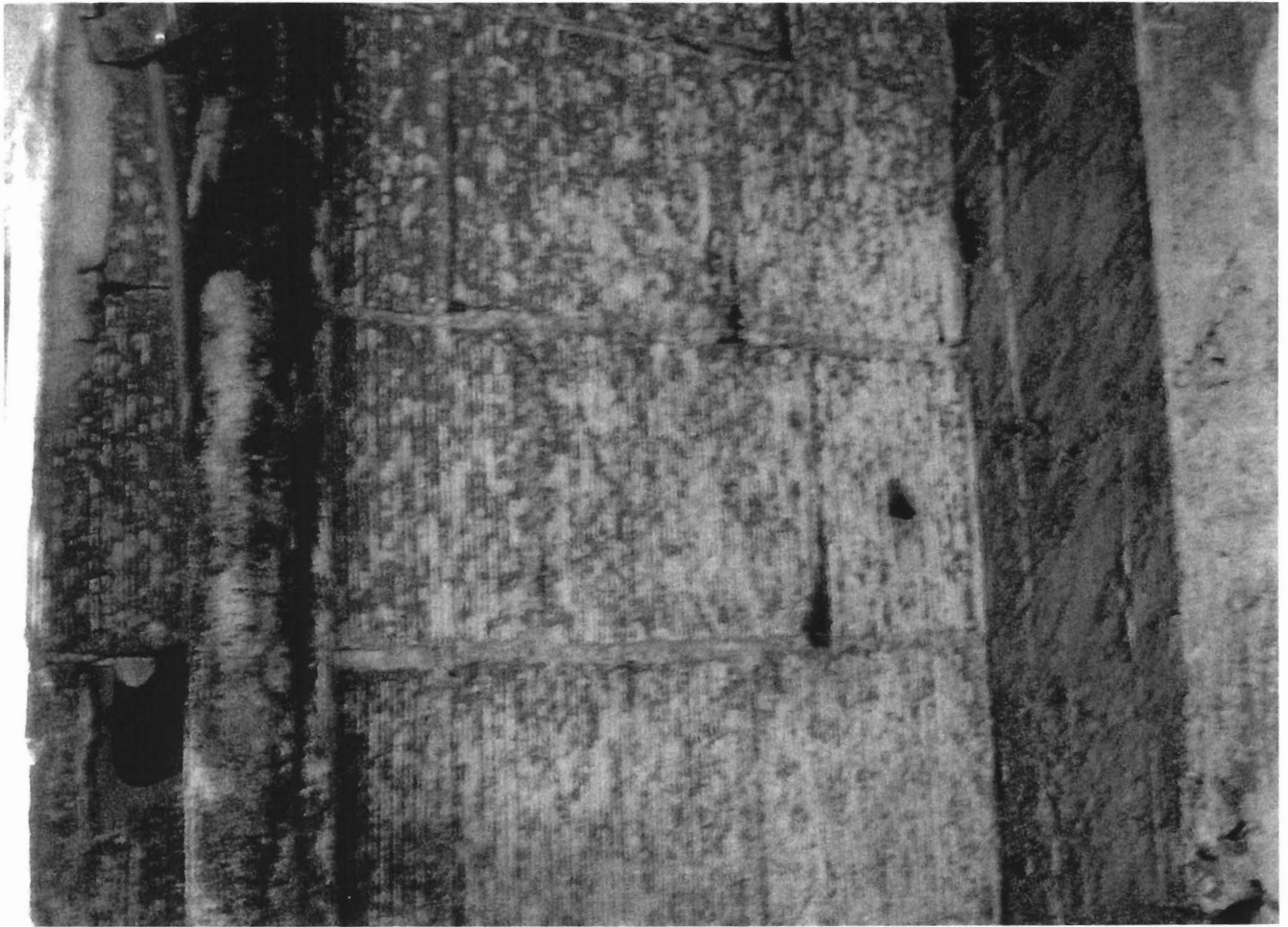


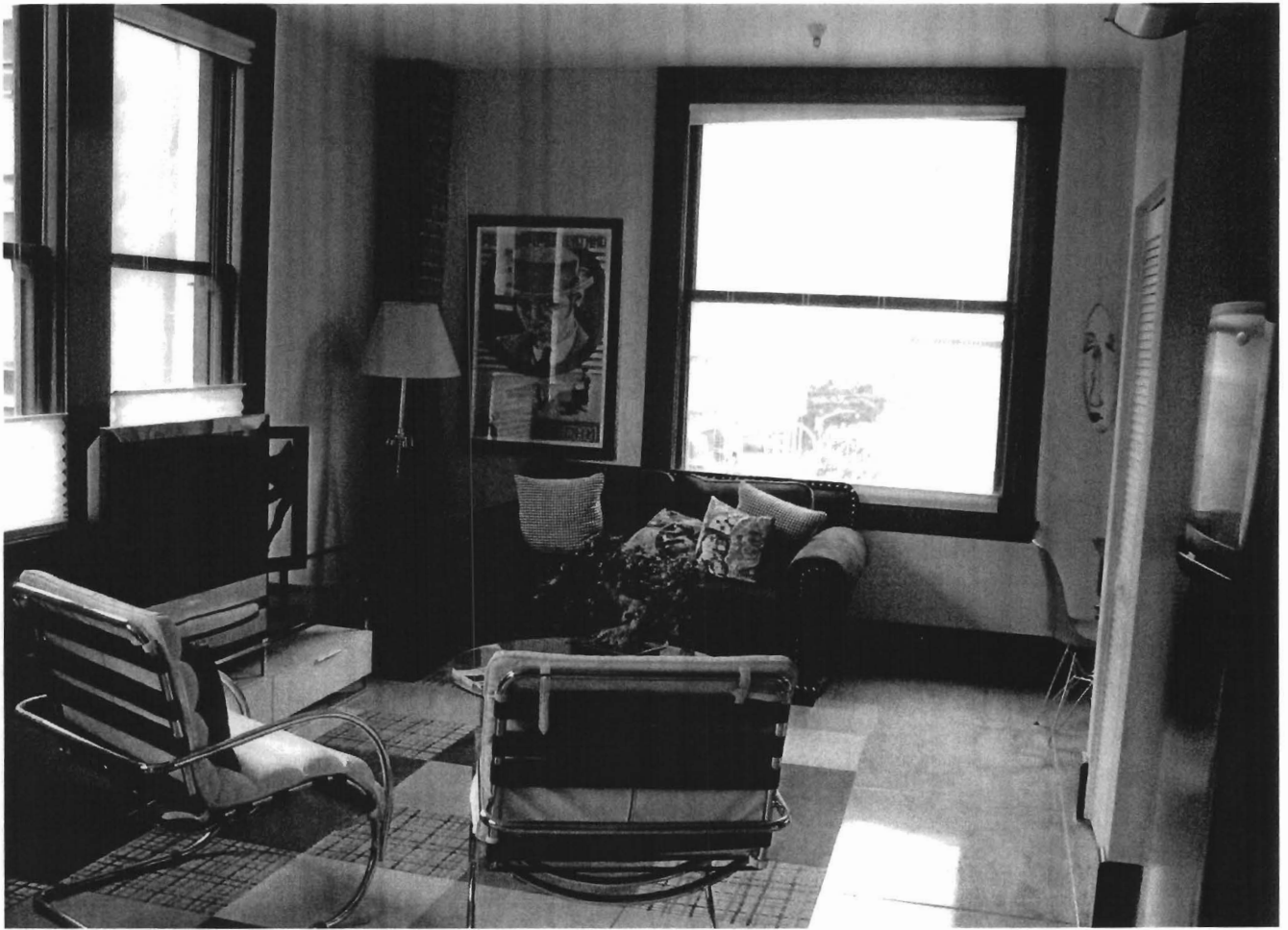


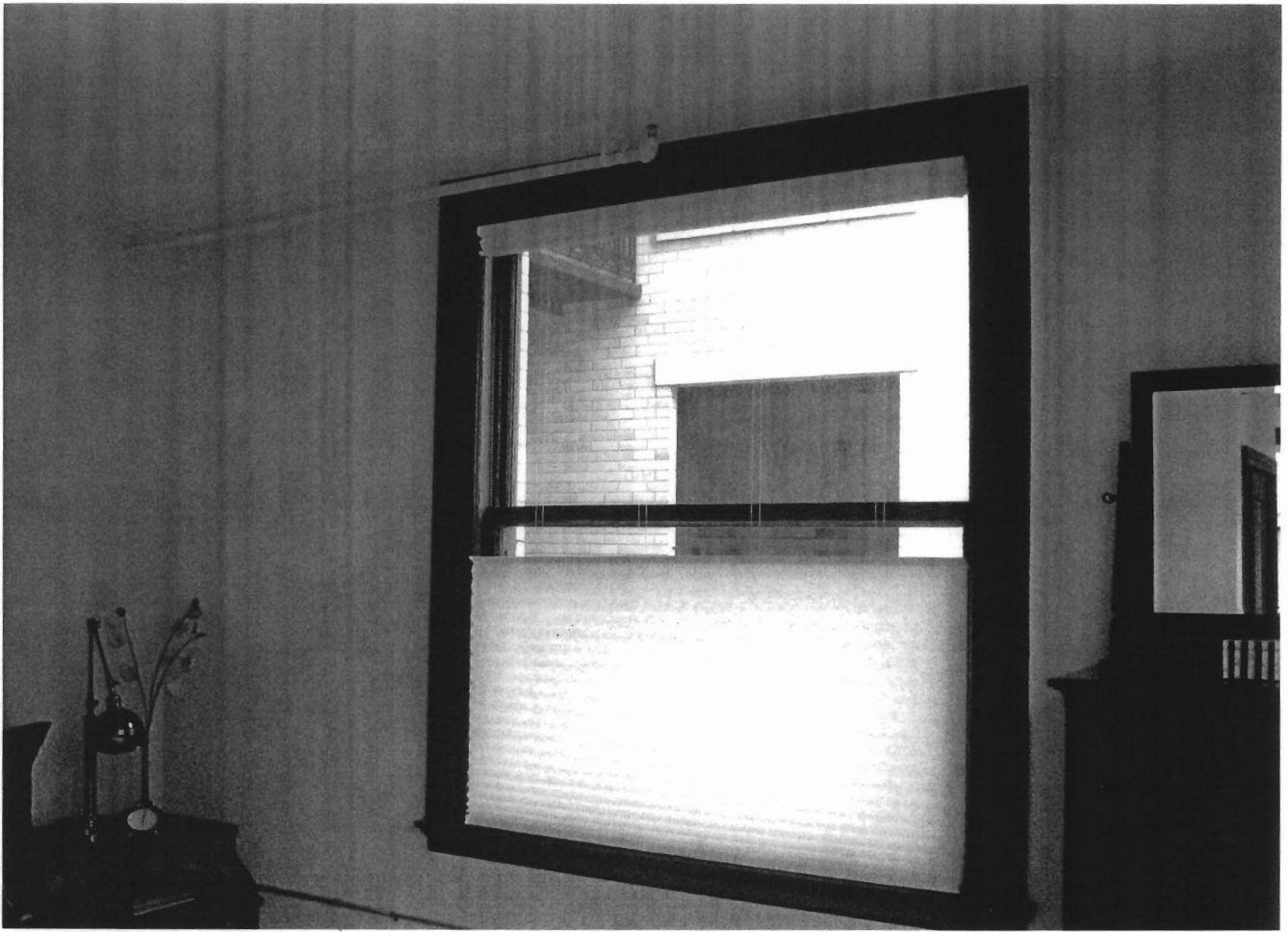




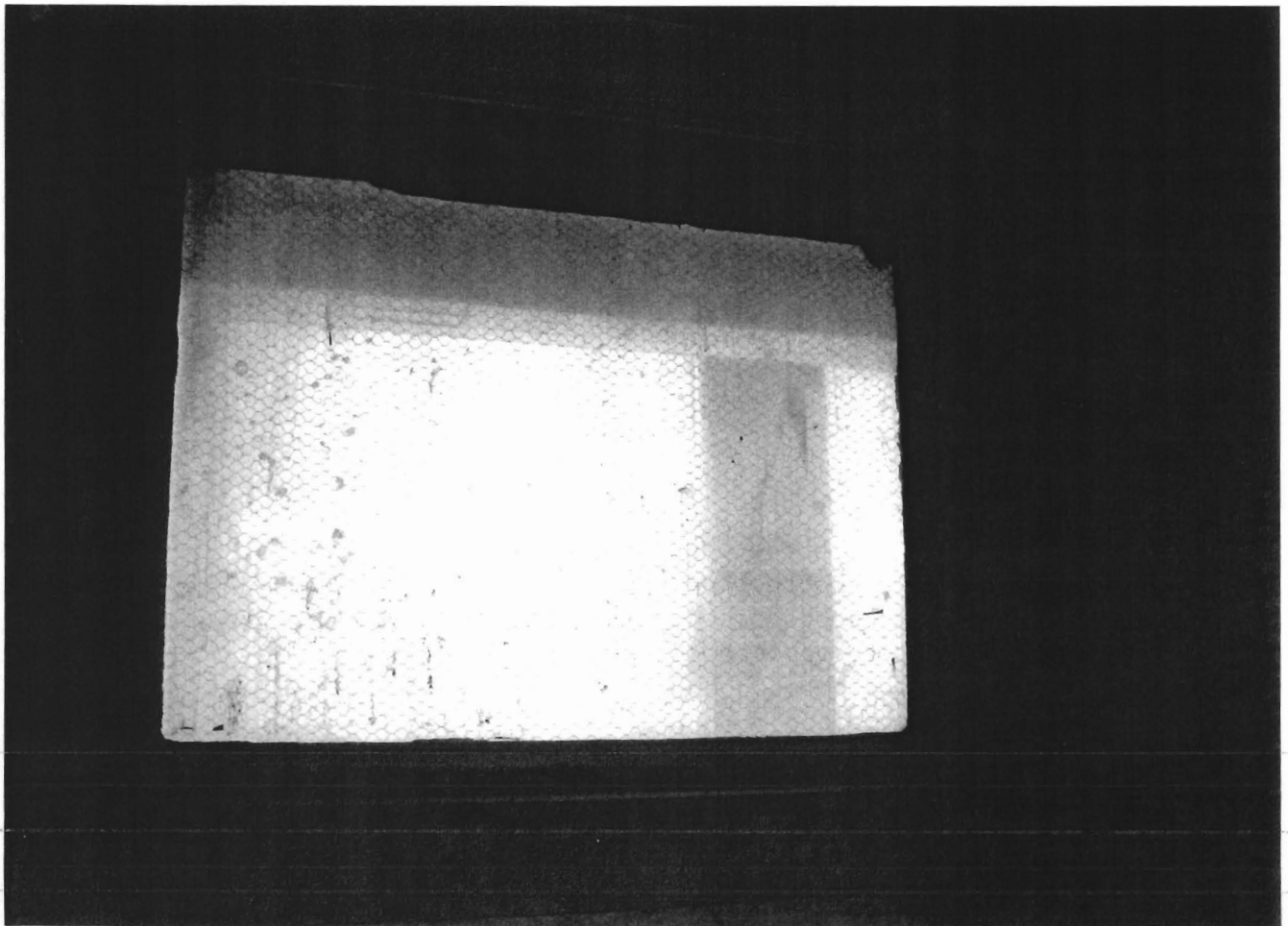








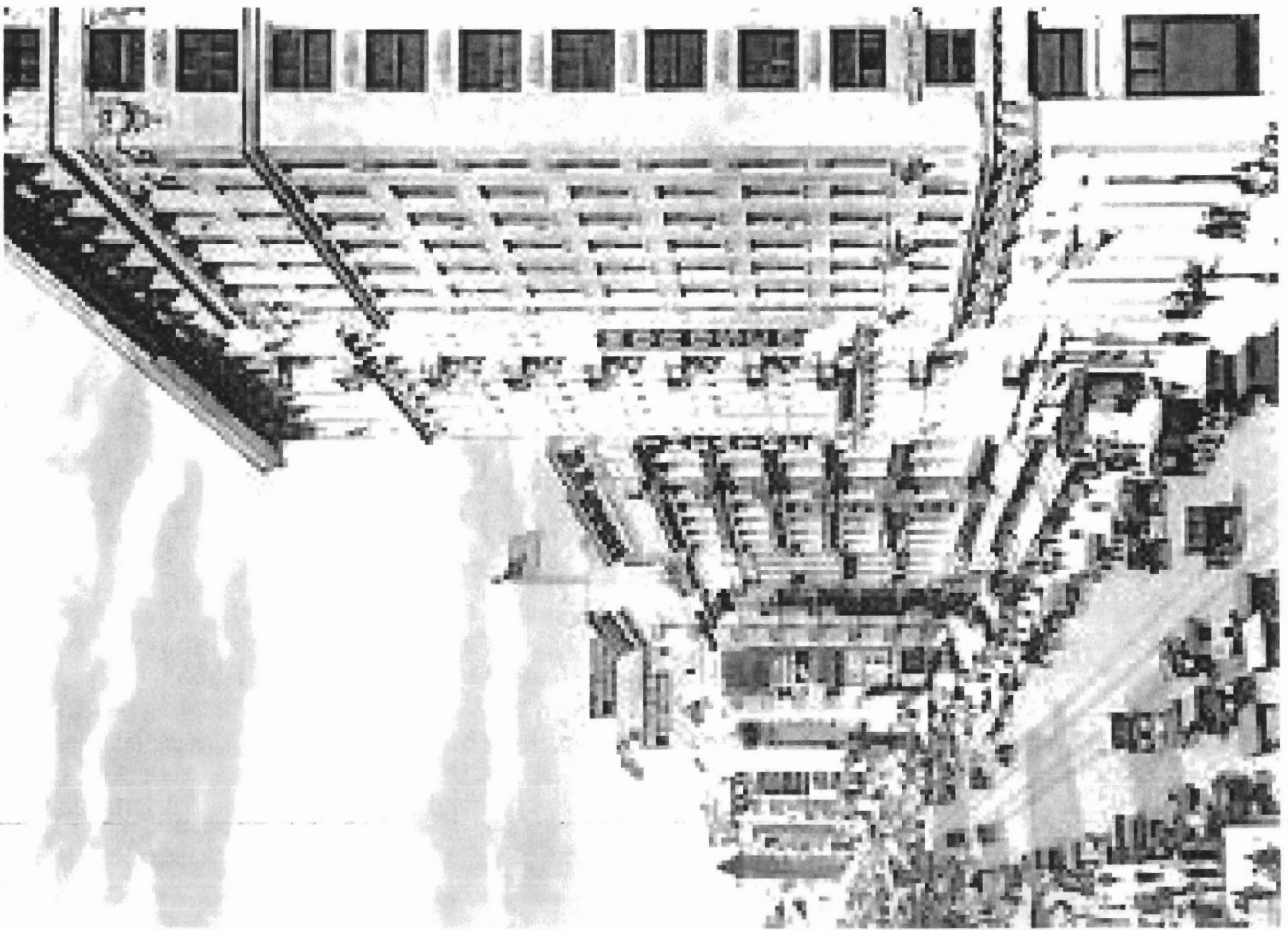
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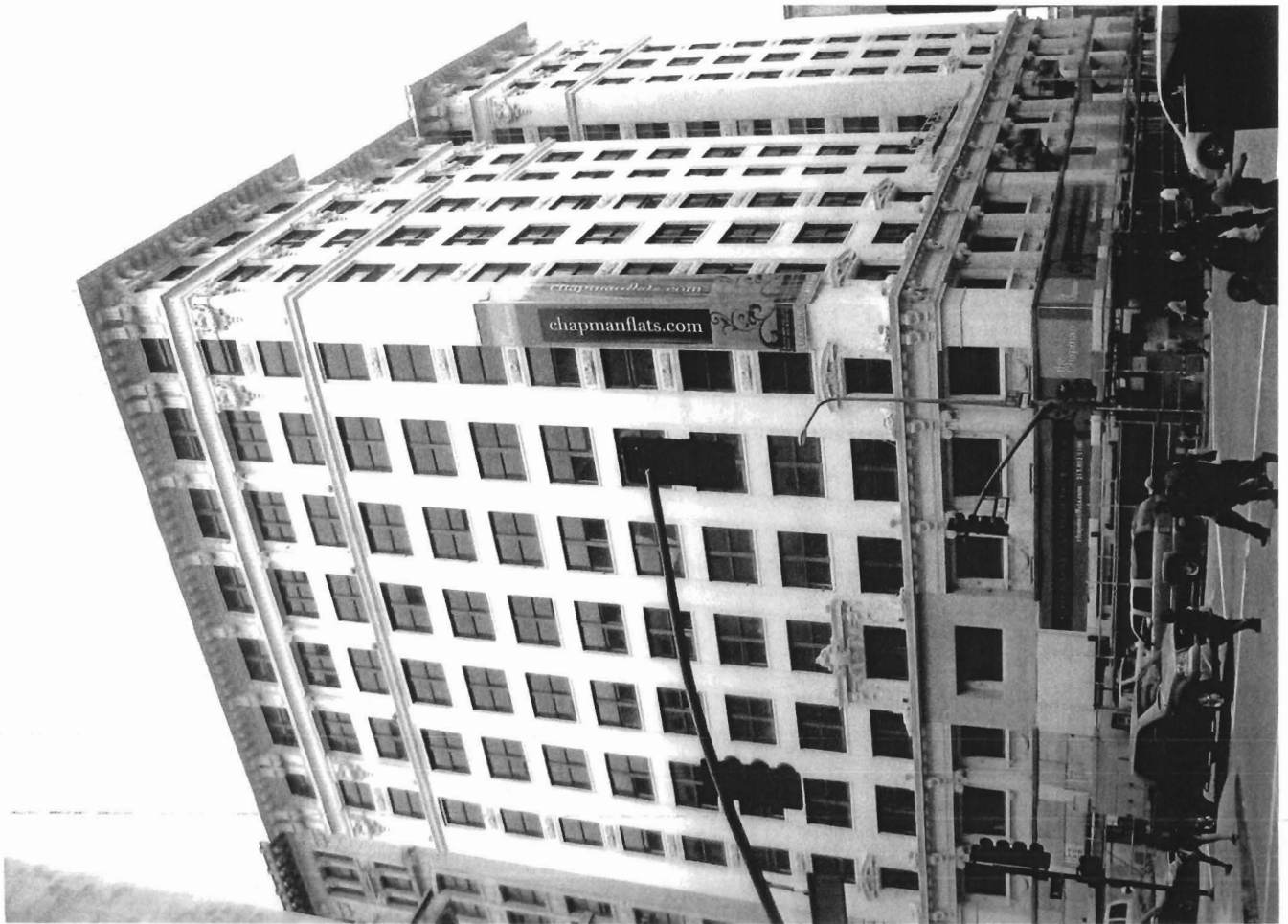




Eighth and Broadway,
looking North.
Los Angeles, Cal.









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

07/25/2007

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

756 S BROADWAY
756 S BROADWAY

ZIP CODES

90014

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2005-361-CA
CPC-2005-1124-CA
CPC-2005-1122-CA
CPC-1986-606-GPC
ORD-164307-SA1870
ZAI-1981-23-E
ZA-1995-1005-CUZ
ZA-1990-1309-CUZ
BZA-4384
TT-62954
MND-95-368

Address/Legal Information

PIN Number: 127-5A209 314
Area (Calculated): 15,508.1 (sq ft)
Thomas Brothers Grid: PAGE 634 - GRID E5
Assessor Parcel Number: 5144015***
Tract: TR 62954-C
Map Reference: M B 1328-67/68
Block: None
Lot: LT 1
Arb (Lot Cut Reference): None
Map Sheet: 127-5A209
127-5A211

Jurisdictional Information

Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Council District: CD 14 - Jose Huizar
Census Tract #: 2073.00
LADBS District Office: Los Angeles Metro

Planning and Zoning Information

Special Notes: None
Zoning: C5-4D
Zoning Information (ZI): ZI-2374 Los Angeles State
Enterprise Zone
ZI-940 Central Business District
Redevelopment Project
Regional Center Commercial
See Plan Footnotes
Central City
None
Yes
None
US-79000484: Broadway Theater
and Commercial District
None
None
None
No
No
Downtown Adaptive Reuse
Incentive Area
Eligible
Central Business District
Redevelopment Project
City Center Redevelopment
Project
Yes
Yes
5
No
No

General Plan Land Use:
Plan Footnote - Site Req.:
Additional Plan Footnotes:
Specific Plan Area:
Historic Preservation Review:
Historic Preservation Overlay Zone:
Other Historic Designations:

Mills Act Contract:
POD - Pedestrian Oriented Districts:
CDO - Community Design Overlay:
Streetscape:
Sign District:
Adaptive Reuse Incentive Area:

35% Density Bonus:
CRA - Community Redevelopment Agency:

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

Assessor Information

Assessor Parcel Number: None
Parcel Area (Approximate): None
Use Code: Not Available
Building Class: Not Available
Assessed Land Val.: None

Assessed Improvement Val.:	None
Year Built:	Not Available
Last Owner Change:	None
Last Sale Amount:	None
Number of Units:	None
Number of Bedrooms:	None
Number of Bathrooms:	None
Building Square Footage:	None
Tax Rate Area:	None
Deed Reference No.:	None

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	Yes
Fire District No. 2:	Yes
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	Methane Buffer Zone
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	8.05294 (km)
Landslide:	No
Liquefaction:	No

Economic Development Areas

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

Public Safety

Police Information:	
Bureau:	Central
Division / Station:	Central
Report District:	163
Fire Information:	
District / Fire Station:	9
Batallion:	1
Division:	1
Red Flag Restricted Parking:	No

CASE SUMMARIES

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

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

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

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

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

Case Number: ZAI-1981-23-E
Required Action(s): E-FIFTH EXTENSION FOR PRIVATE STREET ONLY
Project Description(s): Data Not Available

Case Number: ZA-1995-1005-CUZ
Required Action(s): CUZ-ALL OTHER CONDITIONAL USE CASES
Project Description(s): TO PERMIT RETAIL (GROUND LEVEL) OFFICE, STORAGE AND LIGHT GARMENT MANUFACTURING IN THE C5-4-D ZONE.

Case Number: ZA-1990-1309-CUZ
Required Action(s): CUZ-ALL OTHER CONDITIONAL USE CASES
Project Description(s): TO PERMIT THE CONTINUED USE AND MAINTENANCE OF LIGHT GARMENT MANUFACTURING IN ANEXISTING 13-STORY BUILDING, IN A C5-4D ZONE.

Case Number: TT-62954
Required Action(s): Data Not Available
Project Description(s): A TENTATIVE TRACT MAP AND CATEGORICAL EXEMPTION.

DATA NOT AVAILABLE

ORD-164307-SA1870
BZA-4384
MND-95-368