

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Textile Center Building

other names/site number N/A

2. Location

street & number 315 E. Eighth Street N/A not for publication

city or town Los Angeles N/A vicinity

state California code CA county Los Angeles code 039 37 zip code 90015

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Stephen D. Wilcox DSAPO 12/29/04
Signature of certifying official/Title Date

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

for
Edson H. Beall Signature of the Keeper
2/15/05 Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A _____

Number of contributing resources previously listed in the National Register

0 _____

6. Function or Use

Historic Functions
(Enter categories from instructions)

INDUSTRIAL/Manufacturing facility – garment

Current Functions
(Enter categories from instructions)

INDUSTRIAL/Manufacturing facility - garment

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th Century & 20th Century Revival

Late Gothic Revival, Renaissance Revival

Materials
(Enter categories from instructions)

foundation Concrete

roof Concrete

walls Concrete and brick

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture _____

Social History _____

Period of Significance

1926-1930 _____

Significant Dates

1926 Constructed _____

Significant Person

(Complete if Criterion B is marked above)

Casler, Florence _____

Cultural Affiliation

N/A _____

Architect/Builder

Lee, William Douglas _____

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Textile Center Building
Name of Property

Los Angeles County, CA
County and State

10. Geographical Data

Acreage of Property

Less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	11	384600	3767200	3		
2				4		

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Lots 29 and 30 of the re-subdivision of the widow Botiller Tract

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

The boundary includes the land area historically associated with the building.

11. Form Prepared By

name/title Teresa Grimes

organization N/A date May 16, 2004

street & number 4211 Glenalbyn Drive telephone 323-221-0942

city or town Los Angeles state CA zip code 90065

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name MJW Investments, attn. Mark Weinstein

street & number 1640 Fifth Street, Suite 112 telephone 310-395-3430

city or town Los Angeles state CA zip code 90401

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of

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Textile Center Building
Los Angeles County, California

Narrative Description: Located on the northwest corner of E. Eighth Street and Maple Avenue in the Fashion District of downtown Los Angeles, the Textile Center Building is a twelve-story loft building with ground floor retail shops. The steel-frame and concrete building is rectangular in plan. The design of the south and east elevations combine the organizational ideas of the Renaissance Revival style with the decorative programme of the Gothic Revival style.

Typical of the Renaissance Revival style, the Eighth Street (south) and the Maple Avenue (east) elevations are vertically and horizontally organized. The Eighth Street elevation is four bays wide, while the Maple Street elevation is five bays wide. The elevations are organized horizontally into three parts. Cast concrete piers define the two-story base of the building. A small canopy, ornamented by pendants and finials, marks the entry to the upper floors, and is located in the westernmost bay on Eighth Street. The frieze surrounding the canopy has a fishbladder pattern, while the soffit is coffered with rosettes.

The storefronts along the ground level have centrally located, recessed doorways, flanked by display windows. It appears that the bulkheads and the pier at the corner were once clad with cast concrete panels. Now they are plain painted concrete. A narrow metal frieze between the storefronts and the transoms is barely visible amidst the plethora of storefront signage, but is very much intact. It consists of a pattern of repeating finials. The transoms above the frieze are mostly hidden by signage. Between the transoms and the segmented tripartite arched windows along the mezzanine is another cast concrete frieze. This time the pattern is a stylized fish bladder. The transom and mezzanine windows have wood frames. Glass is missing from a few panes, but the frames are intact. The shaft, or middle part, of the building consists of floors three through ten. There are three, multi-paned, steel sash windows in each bay. On the third story the windows have arched headers and cast concrete surrounds. Cast concrete is also used to wrap the piers and divide the windows. On the tenth story cast concrete panels with pointed arches are positioned between the windows and at the top of the piers. The fourth through the ninth stories are unadorned. The multi-colored brick, which clads most of the primary elevations is set in a running bond pattern.

The capital, or upper part of the building, includes the eleventh and twelfth stories. The capital echoes the design of the base, with tripartite segmental arched windows in the top story bays. Brick in the spandrel panels is laid in a herringbone pattern. Cast concrete surrounds the windows. A parapet with fish bladder tracery caps the design. The north and west elevations are utilitarian in design. The piers and spandrel panels are painted concrete. Industrial steel sash windows are square in shape and set individually and in groups of two. The interior appears to be mostly intact. Past the lobby, however, it is rather utilitarian.

The Gothic Revival ornamentation on the exterior is continued in the lobby. The main door is topped by a transom with a pointed arch header. Between the door and the transom is a metal panel with the words "Textile

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Textile Center Building
Los Angeles County, California

Center" in raised letters. The pointed arch design is also repeated in the lobby at the elevators, a display window, and the passageway to the stairwell. The elevator doors and cabs have been replaced. The floor and wainscot of the lobby are covered with stone. The coffered ceiling has an alternating pattern of squares and hexagons. Unfortunately it is obscured by an exposed fire sprinkler system and modern light fixtures. On the upper floors of the building are large open loft spaces used for the manufacturing of textiles and garments. The building retains a high level of physical integrity. The only significant changes to the exterior are those associated with the storefronts. The upper stories are intact. Many of the windows have been painted from the interior and some panes are missing, but the frames remain.

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Textile Center Building, Los Angeles County

Narrative Statement of Significance:

The Textile Center Building is eligible for listing in the National Register under Criterion B for its association with Florence Casler. As a leading real estate developer and contractor during the 1920s, Casler is significant in the social history of Los Angeles as a woman who achieved a great deal of success in a nontraditional profession. The building is also eligible under Criterion C for its significance in the context of industrial architecture.

The Textile Center Building is identified with an historic personage Florence Casler, a leading real estate developer and contractor during the 1920s. Her achievements are all the more remarkable considering the fact that she was one of the very few women in a business that is male-dominated to this day. Casler's office was located in the Textile Center Building during the height of her career.

Construction on the Textile Center Building was begun on March 28, 1925, and was completed in January of 1926. The estimated construction cost amounted to \$300,000. The structure was one of several ventures of Lloyd & Casler, owners and builders. The firm was a partnership, which included Jesse K. Lloyd and Florence C. Casler. Lloyd and Casler was formed in 1923. Between 1924 and 1928 they constructed seven industrial buildings east of downtown Los Angeles. All were designed by architect, W. Douglas Lee. Their first building, called the Lloyd & Casler Building, was constructed on East Pico Boulevard in 1924. In 1925, they began construction on two more buildings - the Allied Crafts Building and the Textile Center Building.

The year of Casler's birth is unknown. She was born to Hugh and Harriet Sherk in Welland County Canada. At some point in time she moved to Buffalo, New York, where she married John H. Casler, a plumber. When her husband ran off "to join the Gold Rush," Florence took over his small plumbing business. While John was gone she raised their two daughters, became a licensed plumber, and developed the company. When John returned penniless eight years later, he found Florence in charge of a flourishing business employing twelve men. Under Florence's management, the company had installed the plumbing in many important buildings in Buffalo including the Queen Victoria Building.

In 1912, John died and Florence moved to Los Angeles with her two daughters. She entered the real estate business almost as soon as she arrived. She purchased a large tract of land on Catalina Street between Third and Sixth Street and built sixty residences. It should be noted that the residences have since been demolished. In 1916, she joined J.K. Lloyd & Company. She continued to work there until 1920. The two continued to associate with each other until they formed Lloyd & Casler in 1923. Between 1920 and 1923, Casler and Lloyd shared an office on Spring Street. What they owned or built during these early years is unknown.

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Textile Center Building, Los Angeles County

While it was Casler who joined Lloyd in business, she seemed to have surpassed him in stature. In the 1927-28 edition of *Who's Who in Los Angeles*, Casler is identified as the president of Lloyd & Casler. While she is featured in several other biographical reference books, no information was found on Lloyd. In 1931, Casler was the subject of an article in the *Los Angeles Times*. Not only was Lloyd not mentioned, Casler stated "I always play a lone hand...No partners for me." Casler's business acumen led to her appointment to the Board of Directors of the People's National Bank of Los Angeles, thereby becoming the first woman bank director in Los Angeles. Casler was also a director of the Pico Street Association and a member of the Los Angeles Chamber of Commerce.

Casler definitely played a more significant role in the development of the Textile Center Building than Lloyd. Casler reportedly traded some of her buildings for 360 acres of land in the San Fernando Valley. Later she made a trade of 160 acres of that land for the site at Eighth and Maple where the Textile Center Building was constructed. The following year, Lloyd & Casler constructed the Garment Center Building a block away at Eighth and Santee. Lloyd & Casler moved their offices to the Textile Center Building. From there Casler managed the firm's growing real estate portfolio. Between 1927 and 1929, the firm constructed three more buildings in the area, including the Furniture Exchange Building at 1200-10 Santee Street, the Printing Center Building at 1216-28 South Maple Avenue, and the Merchants Exchange Building at 713-725 South Los Angeles Street. Although Lloyd & Casler retained ownership of the buildings they had erected, it appears that they had parted ways by 1928. In that year Casler formed her own construction company. Her first client was Bendix Aviation, one of the nation's leading manufacturers of airplanes. Casler Construction Company began erecting the Bendix Building at 1206 South Maple Avenue in 1928. Casler clearly played a major role in the development of the building. It was located on the same block as three buildings owned by Lloyd & Casler and was designed by Casler's preferred architect, W. Douglas Lee.

It can be surmised that the Great Depression brought an end to Casler's real estate empire. The Bendix Building is the last documented building constructed by the Casler Construction Company. Casler is not listed in the City Directory after 1930. Los Angeles County Tax Assessor records indicate that all of the aforementioned buildings were sold by Lloyd & Casler during the Depression. To this day, the buildings constructed, developed, owned, and/or managed by Florence Casler dominate the skyline of the Fashion District east of downtown Los Angeles.

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Textile Center Building, Los Angeles County

The Textile Center Building is also significant in the context of industrial architecture. Industrial buildings and structures can be categorized by type, relating to their specific function, and architectural treatment.

The major industries that have played key roles in the history and economy of the Los Angeles area include agriculture such as milling, viticulture, citriculture, and produce; petroleum refining and well equipment; film, television and entertainment; aircraft, aerospace, and related equipment and research businesses; automobile and rubber; food, beverage, and consumer products such as bakeries, canning, and meat packing; wholesaling; garment and textile; and shipping. Among the dominant factors which determined the location of industrial development in the region were proximity to the Los Angeles River, access to water and electricity, location of other natural resources such as oil, and most significantly, access to transportation, at first to the railroads and later to freeways.

Agriculture was the first industry in the area east of downtown Los Angeles. Early crops, which needed no irrigation were grapes and wheat. Related buildings included mills and wineries. The wholesaling industry first located in the area to take advantage of the railroad lines and remain in the area to this day because of the proximity to the freeways. Related buildings include cold storage buildings, warehouses, and produce market buildings. These buildings were usually long low structures of concrete construction. The Los Angeles Union Terminal Market was one of the two main wholesale produce markets in the city. The facade along Central Avenue is a quarter of a mile long.

The garment and textile industries are the largest in the country after New York City. Originally individual companies carried out all aspects of garment production from design, cutting, sewing, and distribution. The buildings these companies constructed and occupied usually resembled traditional multi-story office buildings, except for the expansive steel-framed sash windows. The upper floors of these buildings typically had unfinished spaces with high ceilings and open plans to accommodate large cutting tables and multiple sewing machines.

In terms of the architectural treatment of industrial buildings, they fall into two categories: those clothed in the revival and popular styles of the late nineteenth and early twentieth centuries, and those purely functional and utilitarian. In the Los Angeles area, the use of eclectic revival styles in the design of industrial buildings survived well into the twentieth century. Buildings such as the Moorish Spraklett's Bottling Plant in Eagle Rock, Dutch Revival Van De Kamp's Bakery in Atwater, and the Assyrian Samson Tyre and Rubber Factory in the City of Commerce employed styles, which were chosen to promote a corporate image and make reference to the product manufactured within. The Churrigueresque Revival of the Gray Building on South Los Angeles Street attempted to make connections to California's not to distant Spanish past. It is noteworthy that the application of the decorative style was often limited to the facade or the front office portion of the building. The Gerry

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Textile Center Building, Los Angeles County

Building on South Los Angeles Street is a case in point. The building is completely utilitarian except for its dramatic Streamline Moderne facade.

In the second type are the purely functional, unadorned, utilitarian structures, which derive their beauty from the expression of the technology employed in their construction. The creators of these structures made no attempt to design in a particular style but, in the process, produced structures which clearly represented their specific era and use. The Los Angeles Union Wholesale Terminal Warehouses are excellent examples of early reinforced concrete buildings impressive for their sheer size and structural integrity. Many factory buildings with their large expanses of industrial windows demonstrate an elegance obtained from technological innovations of their age.

The Textile Center Building is an excellent example of an industrial building clothed in a facade inspired by Gothic and Renaissance Revival styles. From E. Eighth Street or Maple Avenue, the building might be mistaken as an office building; however, the steel sash windows belie the industrial use on the interior. On the secondary facades, the windows are even more expansive. The influence of the Renaissance Revival can be seen in the formal organization of the two primary facades, as well as the segmented arched windows at the base and capital. The pointed arch of the Gothic Revival is used repeatedly in the cast concrete ornamentation. In contrast to industrial buildings, which were designed and occupied by a single company, the Textile Center Building was designed and constructed by a developer who marketed the building to numerous textile companies. Accordingly each floor was divided by a central north-south corridor, which extended from a small elevator lobby. In some cases this corridor was removed by companies who occupied an entire floor. The unadorned spaces off the corridors simply had concrete floors and tall unfinished ceilings.

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Textile Center Building
Los Angeles County, California

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“Historic Context Statement: Economic, Residential, and Institutional Development in the Central Business District.” Prepared by Rick Rosen for the Los Angeles Conservancy, 1989.

“History of the Eastside Planning Area.” Prepared by Carson Anderson for the Los Angeles Community Redevelopment Agency, 1992.

Building Specific Research

Los Angeles County Tax Assessor Records

City of Los Angeles Building Permits

Sanborn Maps, 1906 & 1950

Determination of Eligibility Report, Los Angeles Central Business District, Los Angeles Community Redevelopment Agency, City of Los Angeles, 1983, pp. 381-384

Gebhard, David, and Robert Winter, *Los Angeles: An Architectural Guide*. Salt Lake City: Gibbs-Smith Publisher, 1994.

Florence Casler

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“Biography of Florence Casler,” in Spalding, W.A., *History of Los Angeles*, vol., 3, p. 236.

“Biography of Florence Casler,” in *Who’s Who in Los Angeles County*, 1927-28, p. 309.

“Biography of Florence Casler,” in *Who’s Who in California*, 1928-29, p. 398.

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“Illustration of the Textile Center Building,” in *Architectural Digest*, 1926, v 6, no. 2, p. 96.

“Architect’s rendering of the Bendix Building,” in *Southern California Business*, Oct 1929, p. 33.

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W. Douglas Lee

Southwest Builder & Contractor, 11/18/1921, p. 36, col. 2.

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California Arts & Architecture, May 1929, p. 8.

Architect & Engineer, October, 1930, p. 3.

Southwest Builder & Contractor, 9/5/1930, p. 32, col. 3.

Southwest Builder & Contractor, 12/5/1930, p. 58, col. 1.

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Los Angeles Times, 8/17/1965, pt. II, p. 2.

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Textile Center Building
Los Angeles County, California

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Name: Textile Center Building
Date of Construction: 1925-26
Developer and Contractor: Lloyd & Casler
Date of Photograph: Unknown
Architect: W. Douglas Lee



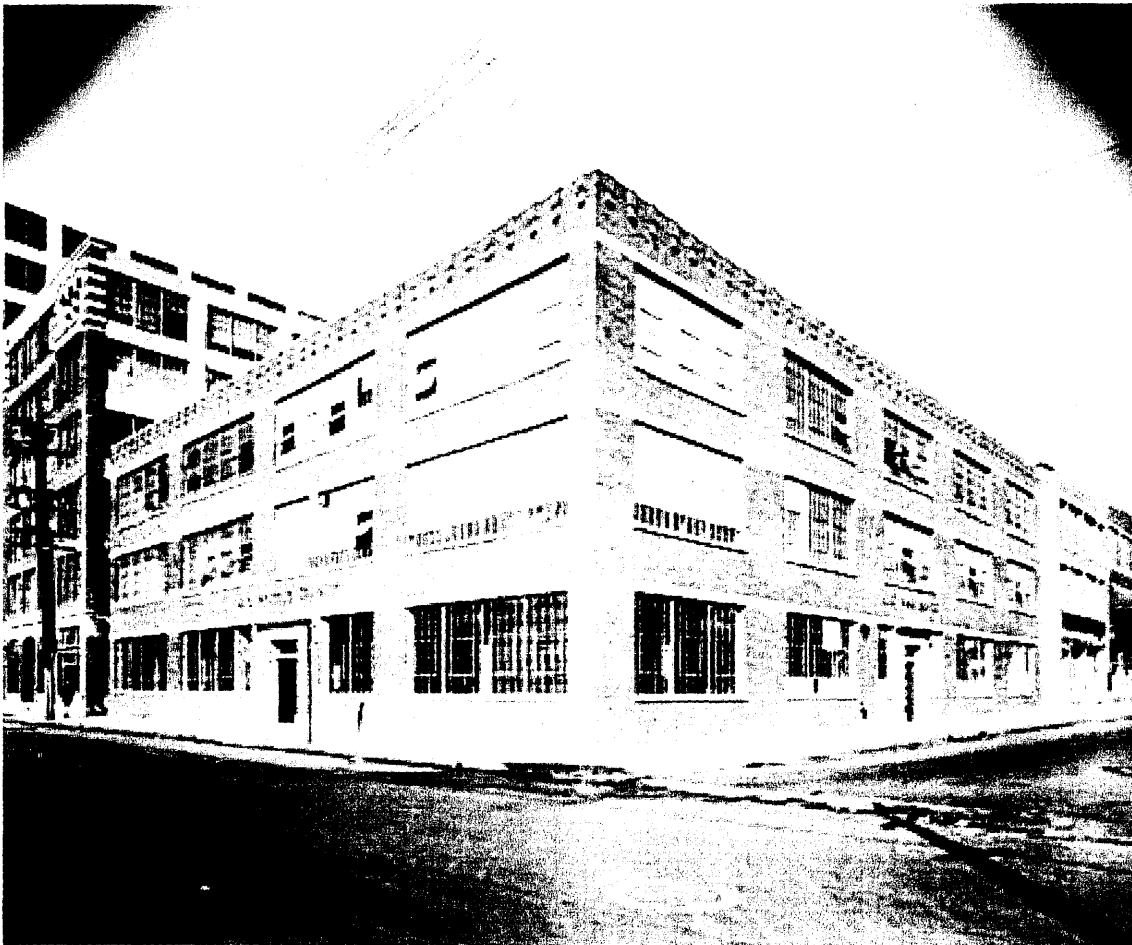
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Textile Center Building
Los Angeles County, California

Section 10 Page 2

Name: Corner of Wall and Pico, Lloyd & Casler Building to the west (right)
Date of Construction: 1924
Developer and Contractor: Lloyd & Casler
Date of Photograph: 1927
Architect: W. Douglas Lee



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Textile Center Building
Los Angeles County, California

Name: From north to south (left to right) Bendix Building, Printing Center Building, and Allied Crafts Building
Date of Photograph: Unknown
Architect: W. Douglas Lee



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Textile Center Building
Los Angeles County, California

Name: Bendix Building
Date of Construction: 1928-30
Date of Photograph: 1929
Contractor: Casler Construction Company
Architect: W. Douglas Lee



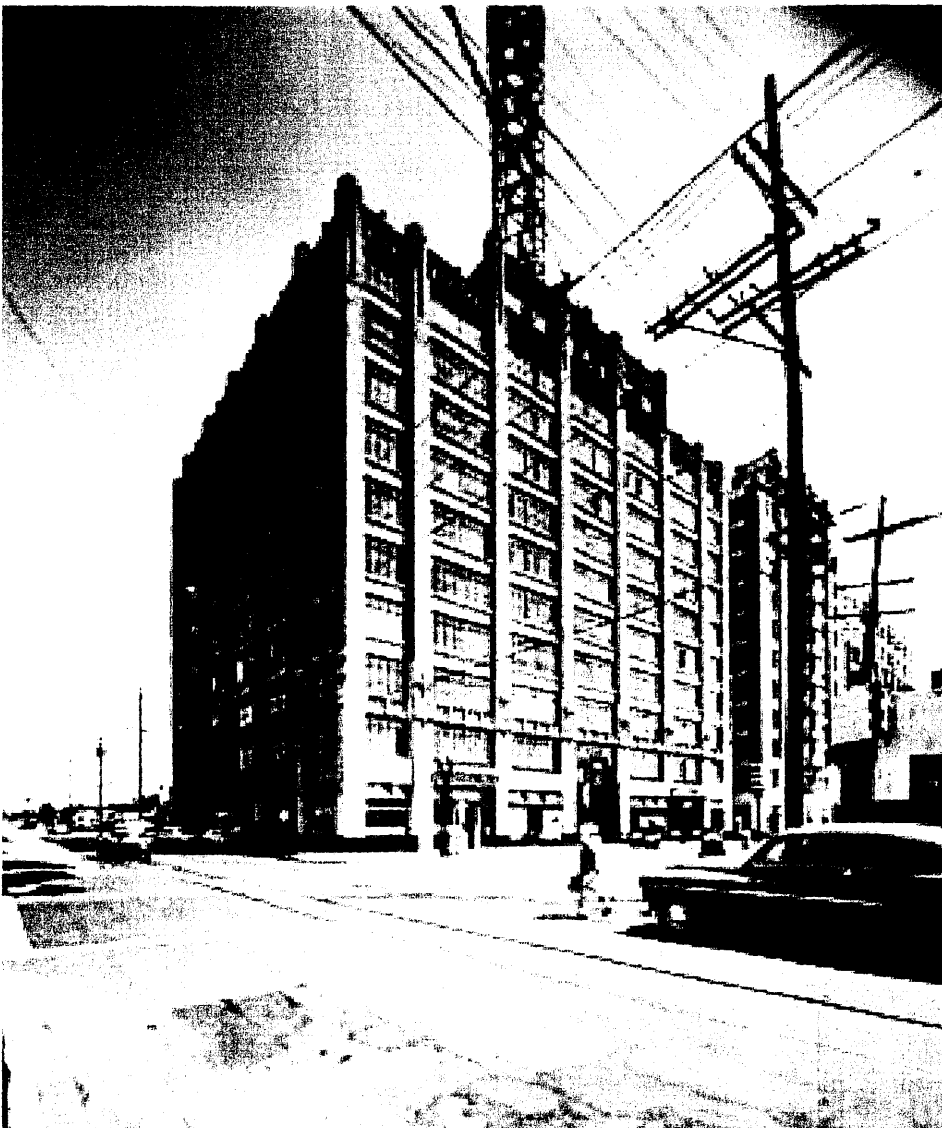
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Textile Center Building
Los Angeles County, California

Name: Bendix Building - Printing Center Building is located to the south (right)
Date of Construction: 1928-30
Date of Photograph: 1952
Contractor: Casler Construction Company
Architect: W. Douglas Lee



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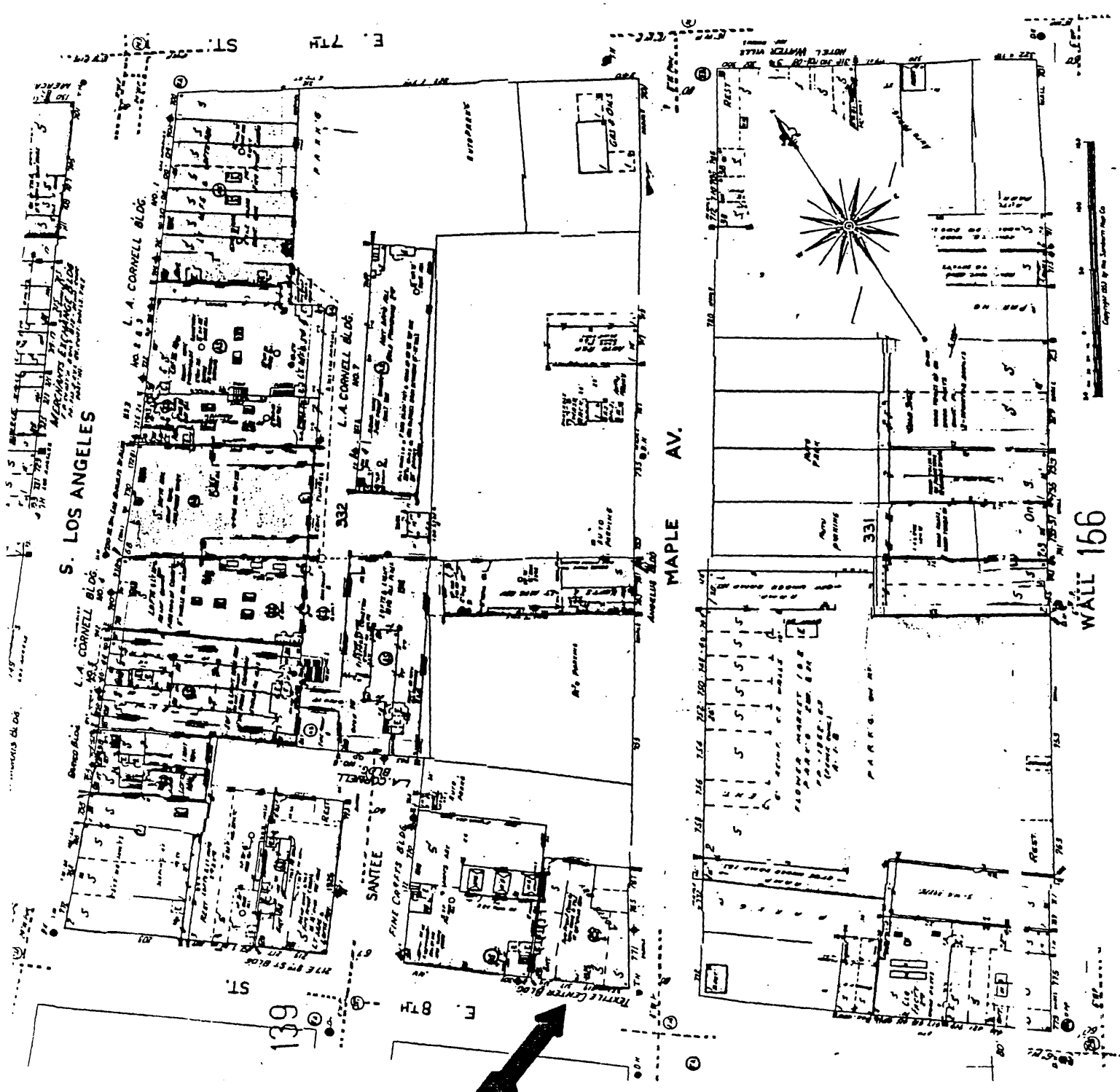
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Textile Center Building
Los Angeles County, California

Name: Garment Center Building
Date of Construction: 1926
Developer and Contractor: Lloyd & Casler
Date of Photograph: Unknown
Architect: W. Douglas Lee





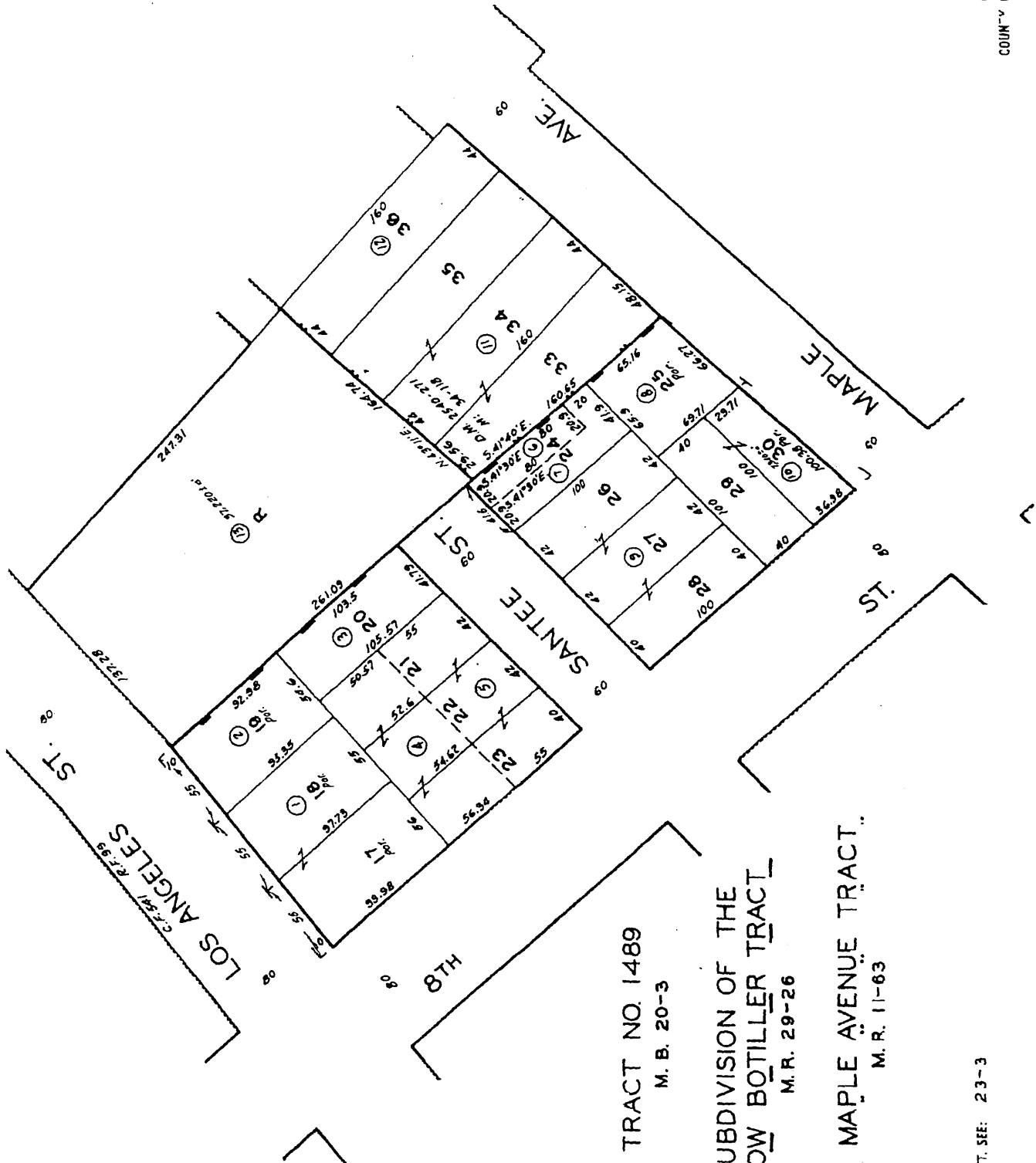
S. LOS ANGELES

MAPLE AV.

WALL 156

5145 3
SCALE 1" = 60'

140706
151226



TRACT NO. 1489

M. B. 20-3

RESUBDIVISION OF THE
WIDOW BOTTLER TRACT

M. R. 29-26

MAPLE AVENUE TRACT

M. R. 11-63

CODE
8

FOR PREV. ASSM'T. SEE: 23-3

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Textile Center Building
315 E. 8th St., LA



1" = 60'

