

DEPARTMENT OF  
CITY PLANNING  
OFFICE OF HISTORIC RESOURCES  
200 N. SPRING STREET, ROOM 620  
LOS ANGELES, CA 90012-4801  
(213) 978-1200

CULTURAL HERITAGE COMMISSION

RICHARD BARRON  
PRESIDENT  
ROELLA H. LOUIE  
VICE-PRESIDENT

GAIL KENNARD  
TARA J. HAMACHER  
OZ SCOTT

FELY C. PINGOL  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1300

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

EXECUTIVE OFFICES

MICHAEL LOGRANDE  
DIRECTOR  
(213) 978-1271

ALAN BELL, AICP  
DEPUTY DIRECTOR  
(213) 978-1272

LISA WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

EVA YUAN-MCDANIEL  
DEPUTY DIRECTOR  
(213) 978-1273

FAX: (213) 978-1275

INFORMATION  
(213) 978-1270

www.planning.lacity.org

Date: FEB 14 2013

Los Angeles City Council  
Room 395, City Hall  
200 North Spring Street, Room 410  
Los Angeles, California 90012

Attention: Sharon Gin, Legislative Assistant  
Planning and Land Use Management Committee

CASE NUMBER: CHC-2012-3255-HCM  
UNION BANK & TRUST COMPANY  
760 S. HILL STREET

At the Cultural Heritage Commission meeting of **February 7, 2013**, the Commission moved to include the above property in the list of Historic-Cultural Monument, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

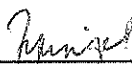
The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Kennard  
Seconded: Commissioner Louie  
Ayes: Commissioners Hamacher, Scott, and Barron

Vote: 5-0

  
\_\_\_\_\_  
Fely C. Pingol, Commission Executive Assistant  
Cultural Heritage Commission

Attachment: Application

c: Councilmember Jose Huizar, Fourteen Council District  
Onni Group, LLC  
Laura Janssen  
GIS

CD 14

DEPARTMENT OF  
CITY PLANNING  
OFFICE OF HISTORIC RESOURCES  
200 N. SPRING STREET, ROOM 620  
LOS ANGELES, CA 90012-4801  
(213) 978-1200

CULTURAL HERITAGE COMMISSION

RICHARD BARRON  
PRESIDENT  
ROELLA H. LOUIE  
VICE-PRESIDENT

Tara J. Hamacher  
Gail Kennard  
OZ SCOTT

FELY C. PINGOL  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1294

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

EXECUTIVE OFFICES

Michael LoGRANDE  
DIRECTOR  
(213) 978-1271

ALAN BELL, AICP  
DEPUTY DIRECTOR  
(213) 978-1272

LISA WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

EVA YUAN-MCDANIEL  
DEPUTY DIRECTOR  
(213) 978-1273

FAX: (213) 978-1275

INFORMATION  
(213) 978-1270

[www.planning.lacity.org](http://www.planning.lacity.org)

Date: FEB 14 2013

Onni Group, LLC  
315 W. 9<sup>th</sup> Street, Suite 801  
Los Angeles, CA 90015

**CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

CASE NUMBER: CHC-2012-3255-HCM  
UNION BANK & TRUST COMPANY  
760 S. HILL STREET

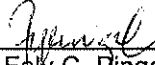
As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Sharon Gin at (213) 978-1074 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Gin at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Kennard  
Seconded: Commissioner Louie  
Ayes: Commissioners Hamacher, Scott, and Barron

Vote: 5-0

  
\_\_\_\_\_  
Fely C. Pingol, Commission Executive Assistant  
Cultural Heritage Commission

Attachment: Application

c: Councilmember Jose Huizar, Fourteen Council District  
Laura Janssen  
GIS

Los Angeles Department of City Planning  
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2012-3255-HCM  
ENV-2012-3256-CE

HEARING DATE: February 7, 2013  
TIME: 10:00 AM  
PLACE: City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 760 S. Hill Street  
Council District: 14  
Community Plan Area: Central City  
Area Planning Commission: Central  
Neighborhood Council: Downtown Los Angeles  
Legal Description: Lot 1 of Tract 68043-C  
Range of Addresses on Property: 760 S. Hill St.,  
323 W. 8<sup>th</sup> St., 325 W. 8<sup>th</sup> St.

PROJECT: Historic-Cultural Monument Application for the  
UNION BANK & TRUST COMPANY

REQUEST: Declare the property a Historic-Cultural Monument


OWNER: Onni Group, LLC  
315 W. 9<sup>th</sup> St., Suite 801  
Los Angeles, CA 90015


PREPARER/  
REPRESENTATIVE: Laura Janssen  
Historic Resources Group  
12 S. Fair Oaks Ave., Suite 200  
Pasadena, CA 91105


**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.

MICHAEL J. LOGRANDE  
Director of Planning

  
Kerr Bernstein, AICP, Manager  
Office of Historic Resources

  
Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Prepared by:  
  
Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

## FINDINGS

1. The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of Renaissance Revival/Beaux Arts style.
2. The building is a "notable work of a master builder, designer or architect" as the work of the firm of Curlett & Beelman.

## CRITERIA

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

## SUMMARY

Built in 1922, this twelve-story residential loft building exhibits character-defining features of the Renaissance Revival/Beaux Arts style. The subject building has a rectangular shaped plan at the base, with the upper floors forming a J-shaped plan. The primary elevations are arranged in the classical base-shaft-capital composition. The flat roof is capped with an overhanging decorative metal cornice. The primary facades are clad in limestone-colored terra cotta and the secondary facades are painted brick. The terra cotta base on both facades contains glazed arched openings at street level which extend to the second floor. The original office entrance retains the original decorative metal framing. The street level storefronts are aluminum replacements with brown granite base. The entablature that caps the ground floor is inscribed with "Union Bank & Trust Co." A non-original blade sign is located at the intersection of the west and south elevations. Original metal lanterns flank the recessed arched doorway on the west façade. The decorative metal frames and sash in the archway are original, as well as the frames and friezes separating the first floor from the mezzanine. Windows are tri-partite and single or paired with non-original metal frames and sash. Significant interior spaces include the lobby space with decorative ceilings, finishes, metal railings, and marble floors.

The proposed Union Bank & Trust Company historic monument was designed by the architecture firm of Curlett & Beelman, consisting of Alexander Curlett and Claud Beelman. As one of the most successful architecture firms in early 20<sup>th</sup> century Los Angeles, this firm is responsible for the design of several Historic-Cultural Monuments (HCMs) such as the Park Plaza Hotel (HCM #267; 1924), Garfield Building (HCM #121; 1925), and Barker Brothers Building (HCM #356; 1925). The Union Bank and Trust Company was founded by Kaspere Cohn in 1914 and appears to be a significant financial institution associated with the commercial development of Los Angeles in the early twentieth century and the expansion of the downtown business district in the 1920's.

Later alterations include the addition of an eleventh floor and a five-story annex to the east. Sometime after the mid-1980's the upper floors were altered to accommodate garment

manufacturing and the banking lobby was used for retail and as a parking garage. In 2003, the subject building was rehabilitated with the addition of loft-style apartments on the upper floors. The original mezzanine was enclosed creating a separate floor making the building twelve-stories in height.

### **DISCUSSION**

The Union Bank & Trust Company historic property successfully meets two of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, and 2) is a "notable work of a master builder, designer or architect." As a significant Renaissance Revival/Beaux Arts style commercial building designed by the notable firm of Curlett & Beelman, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

### **BACKGROUND**

At its meeting of December 6, 2012, the Cultural Heritage Commission voted to take the application under consideration. On January 10, 2013, the Cultural Heritage Commission toured the subject property.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW**

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

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

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

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

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

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2012-3255-HCM  
ENV-2012-3256-CE

HEARING DATE: December 6, 2012  
TIME: 10:00 AM  
PLACE: City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 760 S. Hill Street  
Council District: 14  
Community Plan Area: Central City  
Area Planning Commission: Central  
Neighborhood Council: Downtown Los Angeles  
Legal Description: Lot 1 of Tract 68043-C  
Range of Addresses on Property: 760 S. Hill St.,  
323 W. 8<sup>th</sup> St., 325 W. 8<sup>th</sup> St.

**PROJECT:** Historic-Cultural Monument Application for the  
UNION BANK & TRUST COMPANY

**REQUEST:** Declare the property a Historic-Cultural Monument

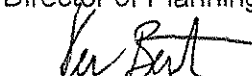
**OWNER:** Onni Group, LLC  
315 W. 9<sup>th</sup> St., Suite 801  
Los Angeles, CA 90015

**PREPARER/  
REPRESENTATIVE:** Laura Janssen  
Historic Resources Group  
12 S. Fair Oaks Ave., Suite 200  
Pasadena, CA 91105

**RECOMMENDATION** That the Cultural Heritage Commission:

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

MICHAEL J. LOGRANDE  
Director of Planning

  
\_\_\_\_\_  
Ken Bernstein, AICP, Manager  
Office of Historic Resources



\_\_\_\_\_  
Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Prepared by:

  
\_\_\_\_\_  
Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

## SUMMARY

Built in 1922, this twelve-story residential loft building exhibits character-defining features of the Renaissance Revival/Beaux Arts style. The subject building has a rectangular shaped plan at the base, with the upper floors forming a J-shaped plan. The primary elevations are arranged in the classical base-shaft-capital composition. The flat roof is capped with an overhanging decorative metal cornice. The primary facades are clad in limestone-colored terra cotta and the secondary facades are painted brick. The terra cotta base on both facades contains glazed arched openings at street level which extend to the second floor. The original office entrance retains the original decorative metal framing. The street level storefronts are aluminum replacements with brown granite base. The entablature that caps the ground floor is inscribed with "Union Bank & Trust Co." A non-original blade sign is located at the intersection of the west and south elevations. Original metal lanterns flank the recessed arched doorway on the west façade. The decorative metal frames and sash in the archway are original, as well as the frames and friezes separating the first floor from the mezzanine. Windows are tri-partite and single or paired with non-original metal frames and sash. Significant interior spaces include the lobby space with decorative ceilings, finishes, metal railings, and marble floors.

The proposed Union Bank & Trust Company historic monument was designed by the architecture firm of Curlett & Beelman, consisting of Alexander Curlett and Claud Beelman. As one of the most successful architecture firms in early 20<sup>th</sup> century Los Angeles, this firm is responsible for the design of several Historic-Cultural Monuments (HCMs) such as the Park Plaza Hotel (HCM #267; 1924), Garfield Building (HCM #121; 1925), and Barker Brothers Building (HCM #356; 1925). The Union Bank and Trust Company was founded by Kaspare Cohn in 1914 and appears to be a significant financial institution associated with the commercial development of Los Angeles in the early twentieth century and the expansion of the downtown business district in the 1920's.

Later alterations include the addition of an eleventh floor and a five-story annex to the east. Sometime after the mid-1980's the upper floors were altered to accommodate garment manufacturing and the banking lobby was used for retail and as a parking garage. In 2003, the subject building was rehabilitated with the addition of loft-style apartments on the upper floors. The original mezzanine was enclosed creating a separate floor making the building twelve-stories in height.

## CRITERIA

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

## FINDINGS

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

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

**IDENTIFICATION**

1. NAME OF PROPOSED MONUMENT Union Bank & Trust Company
2. STREET ADDRESS 760 S. Hill St.
- CITY Los Angeles ZIP CODE 90014 COUNCIL DISTRICT 14
3. ASSESSOR'S PARCEL NO. 5144014046 thru 5144014139
4. COMPLETE LEGAL DESCRIPTION: TRACT TR 68043-C
- BLOCK None LOT(S) LT 1 ARB. NO. None
5. RANGE OF ADDRESSES ON PROPERTY 760 S. Hill St., 323 W. 8th St., 325 W. 8th St.
6. PRESENT OWNER Onni Group
- STREET ADDRESS 315 W. 9th St., Suite 801 E-MAIL ADDRESS: dbell@onnigroup.com
- CITY Los Angeles STATE CA ZIP CODE 90015 PHONE (213) 861-7400
- OWNERSHIP: PRIVATE  PUBLIC
7. PRESENT USE Residential ORIGINAL USE Commercial

**DESCRIPTION**

8. ARCHITECTURAL STYLE Renaissance Revival  
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET. 1 PAGE MAXIMUM)
- See attached.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

NAME OF PROPOSED MONUMENT Union Bank & Trust Company

10. CONSTRUCTION DATE: 1921-22 FACTUAL:  ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER Alexander Curlett; Curlett & Beelman

12. CONTRACTOR OR OTHER BUILDER J.V. McNeil

13. DATES OF ENCLOSED PHOTOGRAPHS September 2012  
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

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

15. ALTERATIONS See attached.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

16. THREATS TO SITE:  NONE KNOWN  PRIVATE DEVELOPMENT  VANDALISM  PUBLIC WORKS PROJECT  
 ZONING  OTHER \_\_\_\_\_

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

**SIGNIFICANCE**

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

See attached.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) \_\_\_\_\_  
See attached  
\_\_\_\_\_  
\_\_\_\_\_

20. DATE FORM PREPARED 10/08/2012 PREPARER'S NAME Laura Janssen

ORGANIZATION Historic Resources Group STREET ADDRESS 12 S. Fair Oaks Ave. Suite 200

CITY Pasadena STATE CA ZIP CODE 91105 PHONE (626) 793-2400

E-MAIL ADDRESS: laura@historicia.com

## 9. Physical Description

### *Exterior*

The Union Bank & Trust Company building is a twelve-story reinforced concrete and steel-framed residential loft building located at 760 S. Hill Street in downtown Los Angeles. The structure occupies the northeast corner of Hill Street and 8th Street. It was built in 1921-22, with an addition in 1927, in the Italian Renaissance Revival style. It was designed by architects Alexander Curlett and Claud Beelman. The primary facades (west and south) are clad with a limestone-colored terra cotta. The secondary facades are painted brick. Rectangular in plan at the base, the upper floors form a J-shaped plan with an open-ended light court. The building was the original banking headquarters for the Union Bank & Trust Company established in 1918 in Los Angeles.

The building was originally designed to be seven stories plus mezzanine. During construction three stories were added bringing the height to ten stories plus mezzanine, an eleventh floor was added to the roof (to house the Union Bank Club), and the mezzanine was enclosed. The current building is twelve stories in height.

The building is sited on a corner, and therefore has two street-facing (or primary) facades. The west façade along Hill Street is five bays wide, and the south façade along 8th Street is six bays wide. The rusticated terra cotta base on both facades contains glazed arched openings which extend from grade to include the mezzanine (second floor). Two openings at street level on each façade provide access to an interior driveway. The street level storefronts are aluminum replacements. The base sits on a brown granite water table. The plain entablature that caps the ground floor is inscribed with "Union Bank & Trust Co." The terra cotta on the upper floors is set in an ashlar pattern. The building is capped with an overhanging decorative metal cornice. The roof consists of new construction for residential units and mechanical service. The blade sign at the intersection of the primary facades is not original, but there was a sign there historically.

The central bay on the west façade contains a recessed arched doorway that was the original entrance to the banking lobby. It has decorative terra cotta medallions and dentils topped with a terra cotta shield with an eagle in relief. Original decorative metal lanterns flank the doorway. The doors are replacements, but the decorative metal (possibly bronze) frames and sash in the archway are original, as are the frames and friezes that separate the first floor from the mezzanine. There is a decorative balconette at the fifth floor centered above the main entrance with ornamentation in relief supported by scrolled brackets. Fenestration on the west façade consists of an alternating pattern of single and tri-partite window openings on the nine floors that comprise the shaft of the building. The window openings at the top two floors are flanked by decorative pilasters and bracketed by belt courses with a dentil detail.

The original office entrance (now used as the tenant entrance) on the south façade has replacement doors, but retains the original decorative metal framing. There is a metal balcony over the doorway. The painted metal fire escape on the south façade has been

converted to balconies. There are tri-partite window openings for nine floors up the shaft of the building on the south façade. The window openings at the top two floors are flanked by decorative pilasters and bracketed by belt courses with a dentil detail.

The secondary painted brick facades create an open-ended light court. The window openings are single or paired with non-original metal frames and sash. There is a working painted metal fire escape on the east façade within the light court.

The exterior of the building has good integrity. The ground level storefronts have been replaced with aluminum but retain their original metal (possibly bronze) frames. The original wood sash windows on the upper floors have been replaced, but the window configuration (one over one double hung) and fenestration pattern remains intact.

### *Interior*

Prior to the rehabilitation in 2003, a majority of the building was used for light industry and most of the interior partitions and corridors had been reconfigured with the exception of the public areas of the basement, a boardroom on the second (now third) floor, offices and elevator lobby on the third (now fourth) floor and the interior stairwell. The main banking lobby retained much of its original fabric but had been used as a parking garage with retail around the perimeter. The office (now tenant) lobby retained its marble floors and decorative plaster ceiling, and the public stairways to the basement and mezzanine retained their marble walls, treads and risers and bronze handrails. The basement retains the original bank vaults and doors, and original safety deposit boxes line the walls of the main vault. Much of this original fabric has been retained and was rehabilitated when the building was converted to residential units in 2003.

The remainder of the interior currently has loft-style residential units on floors two through eleven. Original casework has been incorporated into the units on the third and fourth floors. The double-loaded corridors have new partition walls but appear to be in what would have been their original location which mirrors the J-shaped plan. The building originally had three elevator bays. One has been removed, which changed the configuration of the elevator lobbies on each of the upper floors, with the exception of the fourth floor which retains original wood paneling. The twelfth floor (formerly the eleventh floor), which originally housed a cafeteria, is new construction to accommodate upper loft spaces for the eleventh floor units. The roof has a small gym room and tenant patio. It appears most of the mechanical systems are located on the roof as well. The original banking lobby on the ground floor has original marble clad columns, some marble flooring and decorative plaster walls and coffered ceiling that were restored during the 2003 rehabilitation. Part of the space, which is separated by gypsum partitions, is now used as a driveway for tenant valet parking that is entered off Hill Street and exited at 8th Street. This driveway connects directly to the tenant lobby with rehabilitated marble floors and coffered plaster ceiling.

## 15. Alterations

The building, as originally designed in 1921, was seven stories tall. During construction the height was raised an additional three stories to the city-prescribed limit of 150 feet. In 1927, the building was extended 50 feet to the north, essentially doubling the size of the building. The west façade, originally three bays and widened to five bays, was rebuilt to seamlessly match the original symmetrical design.

An eleventh floor was added at the time of the original construction on the roof to house the Union Bank Club. The building permits are not definitive and the space has been enlarged and reconfigured into residential units, which conceals the original construction and use, however an article from the *Los Angeles Times* dated April 10, 1921 states, "A novel feature of the new building will be the construction of approximately half a floor on the roof to house the Union Bank Club, composed of employees of the institution."

In 1955, the bank purchased the Lincoln Building directly to the north at 742 S. Hill St. and consolidated the two structures. Claud Beelman & Associates were the architects. Curlett & Beelman had been the original architects when the Lincoln Building was built in 1924.

In 1958, the bank built a five-story annex to the east at 323 S. 8th St. as part of a five-year expansion and remodeling program for increased bank and office space, which also included the purchase of the Lincoln Building and interior remodeling of the original bank building. Claud Beelman was the architect for the annex and the remodeling.

The bank moved their headquarters out of the building in 1967 to the new 42-story Union Bank Plaza at Figueroa and 5th Streets in the Bunker Hill section of downtown which was quickly becoming the new financial center of Los Angeles during that time. The bank continued to own the building until 1985. The annex buildings that were added in the 1950s were detached from the main bank building in 1997.

Tenant improvements throughout the years changed the interior configuration. The most significant interior changes occurred after the bank sold the building in the mid-1980s and the upper floors were used for garment manufacturing, while the ground floor banking lobby was used for retail and as a parking garage.

In 2003, the building was rehabilitated with the addition of loft-style apartments on the upper floors. The original mezzanine was enclosed creating a separate floor making the building twelve-stories in height. The decorative ceiling in the banking lobby was restored during the rehabilitation, but the space remains vacant.

## 18. Significance

The Union Bank & Trust Company was a significant financial institution, associated with the commercial development of Los Angeles in the early twentieth century and the expansion of Los Angeles' original business district in the 1920s. It was founded by successful merchant and businessman Kaspere Cohn, and the bank later established numerous innovations in the banking industry. The building is significant as an excellent example of Italian Renaissance Revival commercial architecture designed by prominent local architects Curlett & Beelman. It was formally determined eligible for listing in the National Register of Historic Places under Criterion A and C through the Historic Preservation Certification Application Part 1 Evaluation of Significance in 2003. It was given a Status Code of 2S3 which is defined as an: "Individual property determined eligible for the National Register by Part I Tax Certification. Listed in the California Register."

### *History of Union Bank & Trust Company*

#### Kaspere Cohn (1839-1916)

Entrepreneur and philanthropist Kaspere Cohn founded what would become Union Bank & Trust Company in 1914, but he had established himself in the Los Angeles business community many years before that. Cohn was an immigrant from Loeban in West Prussia who arrived in Los Angeles in 1859. His first enterprise was a retail grocery store, and for a number of years he was associated with his uncle Harris Newmark in the wholesale grocery business of H. Newmark & Company established in 1865.<sup>1</sup> Harris Newmark was also a savvy real estate developer. He had acquired Rancho Santa Anita in 1872 from William Wolfskill and in 1875 sold it to E.J. "Lucky" Baldwin for the reported sum of \$200,000. It was the largest real estate transaction ever recorded up to that time in Los Angeles. In another notable transaction, H. Newmark & Company acquired the Temple Block (1857) in a sheriff's sale in 1877 and then sold it to the City of Los Angeles in 1909. It would become the site of City Hall in 1927.

In 1886, Kaspere Cohn joined Newmark in the real estate business and established K. Cohn & Co. That same year, a syndicate of five Los Angeles businessmen including Newmark, Cohn, John D. Bicknell, Stephen M. White, and I.W. Hellman purchased the 5,000-acre Rancho Repetto just east of Los Angeles. In 1899, Newmark and Cohn developed their share of the land into the community of Newmark, and contracted with William Mulholland to design and construct a suitable water system for the new settlement. Newmark would later become the city Montebello. In addition to real estate, Cohn became a highly successful businessman in the local wool industry. His company K. Cohn & Co. shipped hides and wool. In 1896, he formed the Pacific Wool Company that washed and scoured wool in order to make it more marketable.

---

<sup>1</sup> The Newmark family made many contributions to the economy and culture of Los Angeles and is considered one of the founding families in Los Angeles. Joseph Newmark was the first member of the Newmark family to arrive in Los Angeles in 1853. Harris Newmark's memoir, *Sixty Years in Southern California: 1853-1913*, chronicles early life in southern California.

Cohn's success in real estate and the local wool industry allowed him the opportunity to give back to his community. In 1902, Cohn donated a former residence and an endowment to the Hebrew Benevolent Society to help found a hospital that catered to the Jewish community of Los Angeles. The house, built in 1887, at 1443 Carroll Avenue was originally a single family, ten-room residence for businessman James S. Luckenbach (HCM-191). The Kaspare Cohn Hospital was dedicated on September 21, 1902, with a pair of nurses overseeing a dozen beds. The hospital was not only free, but it was also the sole institution in the city where tubercular patients would be admitted. Dr. Phillip Newmark was the physician in charge at Kaspare Cohn Hospital. The hospital moved to a new building in Boyle Heights in 1910, which had a fifty-bed main hospital and a tubercular ward. The hospital was renamed Cedars of Lebanon Hospital in the summer of 1929. The hospital moved once again in 1930 to Fountain Avenue. It merged with Mount Sinai Hospital in Beverly Hills in 1961 to form Cedars-Sinai Medical Center.

In his capacity as a wool merchant, Cohn worked with Basque shepherds who supplied him with the wool for his business. Since these shepherds tended their sheep far from the city of Los Angeles, they were inclined to ask Cohn, with whom they had developed a close working relationship, to safeguard the proceeds of their wool sales until they needed access to their money. Cohn provided the additional service of extending credit as needed to help the shepherds improve or add to their flocks. When the California Banking Department became aware that Cohn was functioning like his own bank, the state authorities gave him the choice of formalizing his activities by creating a bank, or desisting from any further financial transactions. He decided to establish a bank.

#### Union Bank & Trust Company<sup>2</sup>

Cohn, already a wealthy man from his various investments in land and commercial enterprises, had the necessary contacts to establish and organize a bank. In 1914, he founded the Kaspare Cohn Commercial & Savings Bank. Some of the more important decisions Cohn made while serving as president of the bank included the financing of the San Gabriel Light & Power Company, and another small natural gas company that ultimately became part of Pacific Lighting Corporation.

Kaspare Cohn died in 1916. Ben Meyer, who had joined the wool business with Cohn in 1909 and continued into banking, became president of the bank. Just before the U.S. entry into World War I, the city of Los Angeles and the state of California were starting a long period of growth and development. A new bank like Kaspare Cohn Commercial & Savings Bank saw an opportunity to manage customer deposits by providing exceptional service. In addition, under the direction of Meyer, the bank began to garner a reputation as an astute lender. Meyer had an uncanny ability to provide loans to those entrepreneurs who not only were successful in their business endeavors but who were also able to promote the development of the city of Los Angeles.

In 1918, the name of the bank was changed to Union Bank & Trust Company. In 1922, the bank was growing at such a fast rate that it opened a new headquarters on Hill and 8th

---

<sup>2</sup> UnionBanCal Corporation History. <http://www.fundinguniverse.com/company-histories/unionban-cal-corporation-history/>. Accessed September 10, 2012.

Streets and, just five years later, the bank's continued growth required an enlargement and significant improvement of these facilities. Much of the bank's business during this time was based on the civic leadership and personal qualities of Ben Meyer.

During the 1920s, Meyer presided over the bank's period of uninhibited growth. Deposits were increasing, the loan department was successful in its choice of entrepreneurs, and assets continued to rise at an astounding rate. Like every bank across the nation, however, Union Bank & Trust Company was affected by the stock market crash of 1929. Yet the bank survived the crash and the worst of the Depression. The deft management of the bank's assets and business activities during this time was largely due to the talent of Ben Meyer.

In the 1940s, Union Bank & Trust Company continued to expand its services and extend its asset base. It was the first bank in the western United States to implement a program known as "bank-by-mail service." Since the bank had a policy of not opening branch offices, the nearby mailbox was a highly successful substitute. It was also one of the first banks in the western United States to provide its customers with "lock-box banking," a new development for collecting payments. During the latter part of the decade, the bank's slogan became "The Bank of Personal Service."

Ben Meyer retired in 1950, and Herman Hahn, an executive with 20 years of service in Union Bank & Trust Company, became president. Hahn unexpectedly died in 1954, and the bank was forced to look for a successor. Meyer came out of retirement to temporarily assume the responsibilities of president. In 1957, the bank appointed Harry J. Volk to serve as president. Volk brought with him extensive experience from the insurance industry. Two months following Volk's appointment, Ben Meyer died.

Soon after Volk became president, the bank decided to expand its presence throughout the state of California. Rather than imitate the branch banking system of most retail banks, it decided to organize semi-autonomous offices staffed with senior bank officers that would provide all the services normally available at the bank's headquarters. The bank adopted the phrase "Regional Banking" in order to describe this comprehensive, yet highly innovative, banking system. The bank shortened its name to Union Bank at this time.

Over the next decade, Union Bank opened 16 regional head offices, including facilities in major areas such as Beverly Hills, Sacramento, and San Diego. While concentrating on expanding geographically, the bank also initiated new and highly creative customer service practices. The bank was the first financial institution to calculate a daily compounded interest rate on individual savings accounts, the first to introduce savings statements for customers that were computer generated, and the first to introduce original techniques for interim construction financing.

Union Bank's continued growth created a need for more space and a higher profile new modern building. They moved their headquarters out of the building at Hill and 8th Street in 1967 to the new 42-story Union Bank Plaza at Figueroa and 5th Streets in the Bunker Hill section of downtown. The modern Union Bank was formed in 1996 when The Bank

of California and Union Bank combined to create Union Bank of California. The company continues to maintain a prominent position in the California banking industry.

*Curlett & Beelman, Architects*<sup>3</sup>

The distinguished local architecture firm of Curlett & Beelman designed the Union Bank & Trust Company building. Although their partnership only lasted for six years, Alexander Curlett and Claud Beelman had one of the most successful architectural firms in early twentieth century Los Angeles. They were responsible for the design of a number of prominent buildings, and contributed greatly to the architectural complexity of Los Angeles.

Born in Bellefontaine, Ohio in 1884, Claud Beelman received the Harvard Scholarship from the Architectural League of America in 1905 and practiced architecture in various Southern and Midwestern cities from 1911 through 1919. He arrived in Los Angeles in 1921, just as a building boom was gaining momentum. He obtained his California license and soon joined the firm of Alexander (Aleck) Curlett whose father William Curlett had already established a significant architectural practice in the city.

Alexander Curlett was born in San Francisco in 1881. Upon graduating from Columbia University he joined the architectural practice of his father, forming William Curlett & Son with offices in San Francisco and Los Angeles. Alexander Curlett moved to Los Angeles in 1913 to run the Los Angeles office. That year he designed the Beaux Arts style Lloyds Bank Building at 548 South Spring Street. Although his father died the following year, he continued to work under the name William Curlett & Son. Two of the buildings he designed during this period were the Hotel Congress (1919) and the Rialto Theater (1920), both in Tucson, Arizona. Curlett already had contracts to design a number of buildings when Beelman joined him in 1921.

Between 1922 and 1927, the firm of Curlett & Beelman designed major buildings in numerous southern California cities including Los Angeles, Pasadena, Long Beach, and Culver City. Most of these buildings were Beaux Arts office buildings such as the Insurance Exchange Building (1923) at 320 West 9th Street, the Garland Building (1925) at 117 West 9th Street, and the Board of Trade Building (1927) at 111 West 7th Street.

The firm was dissolved in 1928 for unknown reasons. Beelman went on to design the Garfield Building, the Eastern Columbia Building, and the Sun Realty Company Building, all designed in 1929-1930 in downtown Los Angeles. He briefly worked with the firm Allison & Allison in the design of the Hollywood Post Office (1937). His last major building was for the Superior Oil Building (1953) at 550 South Flower Street. He died in 1963. Curlett went on to design the Hollywood Equitable Building (1929), but spent the remainder of his career in public service. He was appointed the federal representative in charge of the P.W.A. projects in the Los Angeles area. He later became

---

<sup>3</sup> Adapted from the National Register of Historic Places Registration Form for the Roosevelt Building prepared in 2007. The Roosevelt Building was also designed by Curlett & Beelman and built about the same time as the Union Bank & Trust Company.

the head of the local division of the U.S. Housing Administration and Federal Housing Projects. He died in 1942.

Collectively and individually, Curlett and Beelman have a large and distinguished body of work. Their output equals that of the best architects and architecture firms in the history of Los Angeles, including Parkinson and Parkinson, Walker & Eisen, Morgan, Walls & Clements, and Albert C. Martin. Many of their buildings are considered architectural icons, and are listed locally and in the National Register of Historic Places.

### Union Bank & Trust Company Building

When it was founded in 1914, the Union Bank & Trust Company was located at 740 South Broadway. The bank acquired the lot at Hill and 8th Streets in 1920 and initially commissioned Aleck Curlett of William Curlett & Son to design their new headquarters.<sup>4</sup> The first building permit for a seven-story bank and office building was issued to Curlett on February 1, 1921. The permit for the additional three floors was issued to Curlett on May 4, 1921. At this point, Aleck Curlett was the sole architect of the building. The contractor was J.V. McNeil Company, an important builder of commercial architecture in Los Angeles. The bank opened for business in January 1922 and was praised by the *Los Angeles Times*: "Completion of the Union Bank Building and the entry of the bank into its new home marks an important stride in the financial and commercial progress of Los Angeles. ...it is one of the city's most impressive architectural monuments and the banking quarters have been declared to be an artistic achievement of exceptional merit."<sup>5</sup>

The addition to the bank was announced in the *Los Angeles Times* on October 3, 1926 by Curlett & Beelman. The two architects had been working in partnership for several years by this time. A building permit was issued to Curlett & Beelman on January 25, 1927 for a Class A, ten-story bank and office building. The permit stated, "Addition to present Union Bank Building, approximately 50 ft. x 110 ft. for basement 1st and second floors and approximately 50 ft. x 57 ft. for typical floors, third to tenth inclusive, also alter present building to meet addition."<sup>6</sup> J.V. McNeil Company was again the contractor and Llewellyn Iron Works fabricated and erected the structural steel. The exterior terra cotta cladding was supplied by Gladding McBean & Company, ornamental iron and bronze by A.J. Bayer Company, and the interior decoration was by Heinsbergen Decorating Company. Work was completed by June 1927. Claud Beelman continued to provide architectural services for the Union Bank & Trust Company well into the 1950s, including designing the five-story annex on 8th Street in 1958.

The Union Bank & Trust Company building is representative of commercial architecture in Los Angeles in the 1920s in terms of its Beaux Arts style, use of materials, and size. Its consistency in massing with neighboring buildings in the Central Business District contributes to a unique time and place. In 1911, the city passed a height limit ordinance, establishing a specific limit of 150 feet. As a result, downtown Los Angeles took on a

---

<sup>4</sup> "Bank to Build Fine New Home," *Los Angeles Times*, May 23, 1920.

<sup>5</sup> "Union Bank in New Quarters," *Los Angeles Times*, January 3, 1922.

<sup>6</sup> Department of Building and Safety, permit #2274, January 25, 1927.

standardized appearance in the scale and massing of its buildings constructed in the first half of the twentieth century. The ordinance was repealed in 1957 and the modern skyscraper was introduced to the Los Angeles skyline. The Union Bank & Trust Company building is significant for its consistent design principles that shaped the commercial center in 1920s Los Angeles.

### *Beaux Arts Architecture*<sup>7</sup>

Beaux Arts architecture expresses the academic neoclassical architectural style taught at the École des Beaux-Arts in Paris. It depended on sculptural decoration along conservative modern lines, employing French and Italian formulas combined with an impressionistic finish. Combining classical Greek and Roman architecture, Beaux Arts was the favored style for large public buildings. The style was most commonly used for civic buildings such as libraries, banks, museums, courthouses, universities, city halls, and railway stations. Many American architects studied the principles of classical design at the school and brought them to the United States. These architects, who were the first formally trained architects in the nation's history, wanted to adapt European architecture to modern American uses, needs, and technology. Famous Beaux Arts structures include the New York Public Library, Carnegie Hall, and the Palace of Fine Arts in San Francisco. Downtown Los Angeles has the largest collection of Beaux Arts architecture in the country outside of New York City and Chicago.

The Union Bank & Trust Company building can be understood generally within the context of the Beaux Arts movement and more specifically in terms of the Italian Renaissance Revival. The Italian Renaissance Revival style includes elements borrowed from Ancient Greek and Roman architecture, and was loosely based on the Italian Renaissance palazzo. Traditionally, the palazzo rested on a "basement" which was half above ground and covered with smooth or rusticated stone. Above it was the "piano nobile," the main floor of the house, often recessed slightly from the basement and differentiated in style and facing material. Above the "piano nobile" was the "attic," an imposing roof or upper story, usually more ornate than the features below it and crowned with a classical cornice.

The Italian Renaissance Revival office tower was the American contribution to the movement, and became particularly popular in the development of downtown Los Angeles during the 1920s. The image of the Italian Renaissance palace was somewhat lost, however, in stretching the tripartite form over as many as twelve stories.

In addition to the Union Bank & Trust Company building, the best examples of the style in downtown Los Angeles include the Hotel Figueroa, the Roosevelt Building, the Pacific National Bank Building, and the Standard Oil Building. The Hotel Figueroa (1926) by Stanton, Reed & Hibbard has a tall thin profile with a highly articulated rusticated base of terra cotta and upper stories clad in brick. The Roosevelt Building (1926) by Curlett & Beelman at 7th and Flower Streets is distinguished by its symmetrical design and

---

<sup>7</sup> Adapted from the National Register of Historic Places Registration Form for the Roosevelt Building.

entrance with three thirty-foot tall archways. The Pacific National Bank Building (1925-26) at 9th and Hill Streets is by Morgan, Wall & Clements. It is dominated by a two-story arched opening in the rusticated base. The scale of this opening is repeated along the top two stories. George Kelham's Standard Oil Building (1928) at Flower and Olympic Boulevard is similar in design to the Pacific National Bank Building, but more restrained.

The Union Bank & Trust Company building embodies the distinguishing characteristics of the Italian Renaissance Revival style in its proportions, horizontal organization, rusticated base, symmetrical facades, bracketed cornice, and massive arched entry way.

## 19. Sources

*Architectural Digest*. Vol. 6, No. 4, 1928.

City of Los Angeles Department of Building and Safety records.

“Determination of Eligibility Report, Los Angeles Central Business District.” Prepared for the Los Angeles Community Redevelopment Agency by Roger G. Hatheway & Associates, June 1983. DPR 523 Historic Resources Inventory form for Union Bank and Trust Company Building, March 1983.

Gleye, Paul. *The Architecture of Los Angeles*. Los Angeles: Rosebud Books, 1981.

Historic Preservation Certification Application – Part 1 Evaluation of Significance for Union Bank and Trust Company Building. Certified by the National Park Service on July 28, 2003.

“Historic Resources in Context for the Central Business District Redevelopment Area.” Prepared for the Los Angeles Community Redevelopment Agency by Los Angeles Conservancy, May 30, 1990.

*Los Angeles Times* ProQuest Database.

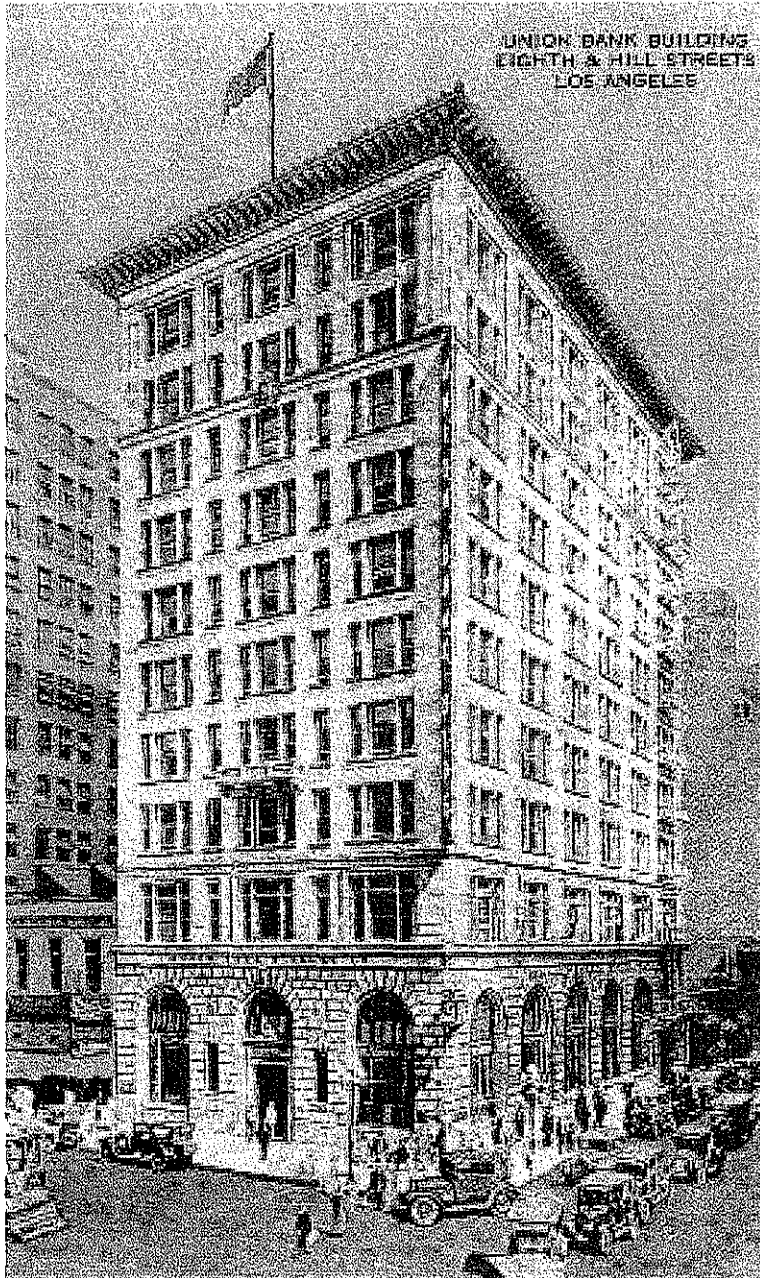
McGroarty, John Steven. *Los Angeles: From the Mountains to the Sea, Volume 3*. New York: The American Historical Society, 1921.

Rochlin, Harriet and Fred. *Pioneer Jews: A New Life in the Far West*. New York: Houghton Mifflin Co., 1984.

“Roosevelt Building,” National Register of Historic Places Registration Form. Prepared February 2007.

University of Washington Architect Database: <https://digital.lib.washington.edu>

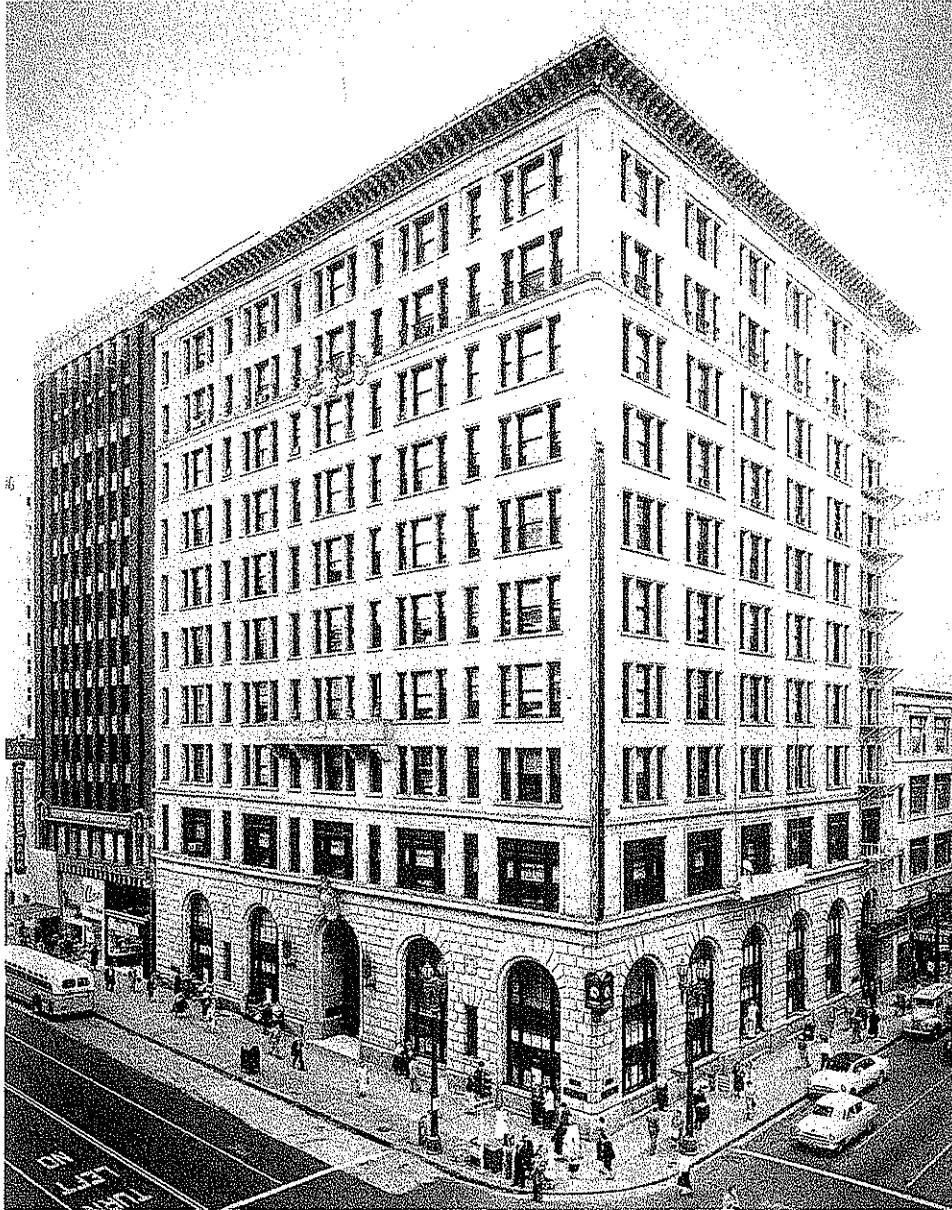
## Archival Images



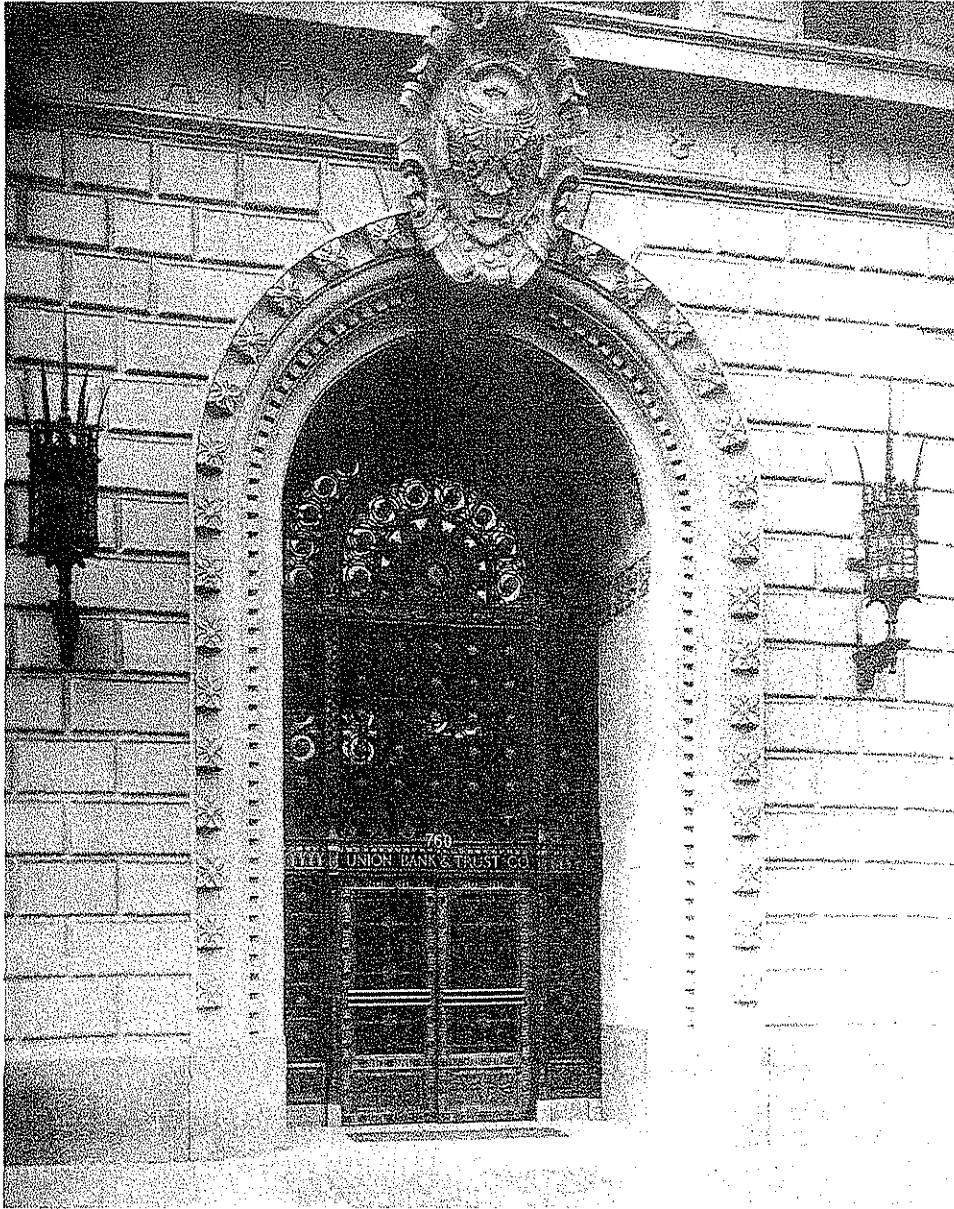
Postcard of Union Bank soon after completion in 1922. The building was originally three bays on the main façade until it was enlarged to five bays in 1927.



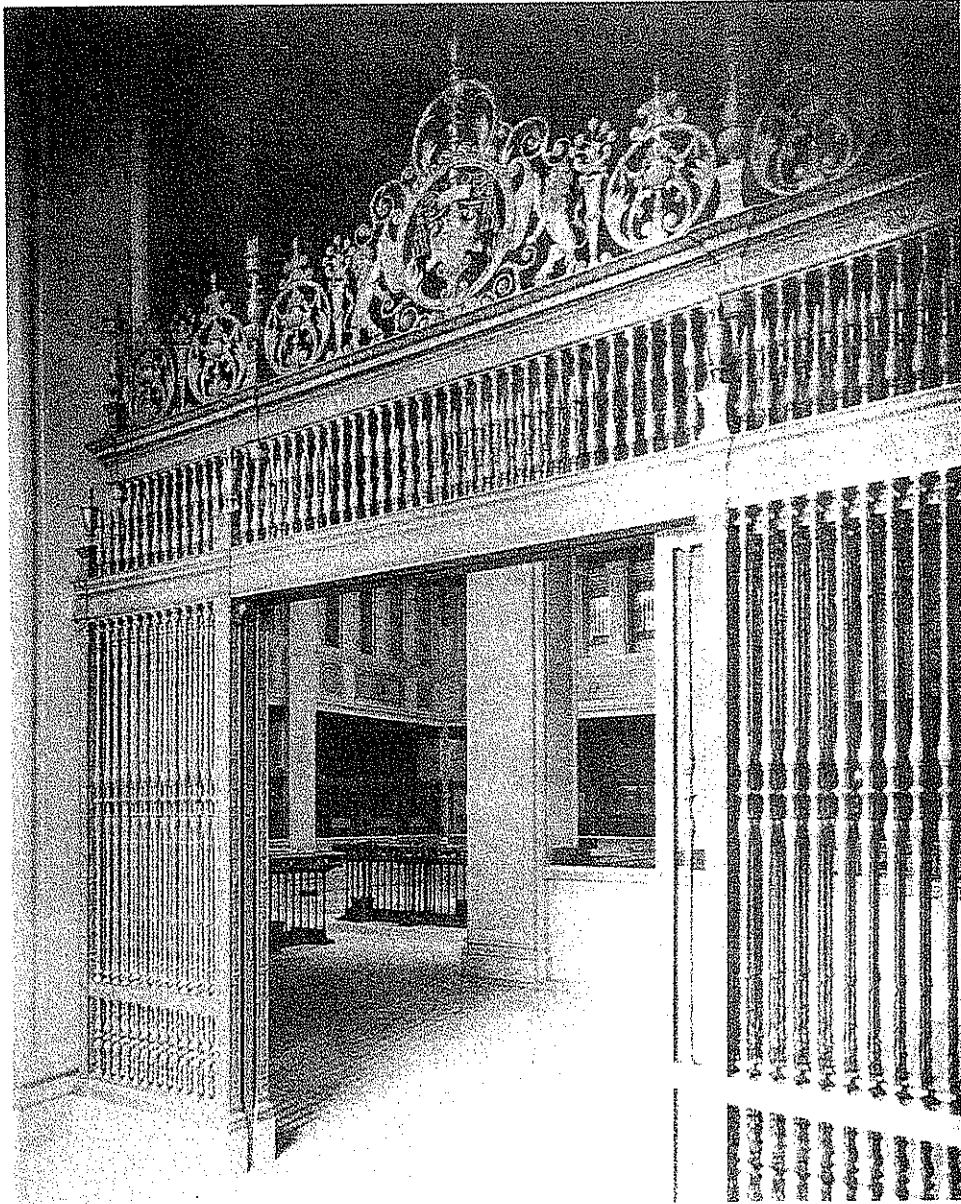
Union Bank & Trust Company, ca. 1938. (USC)



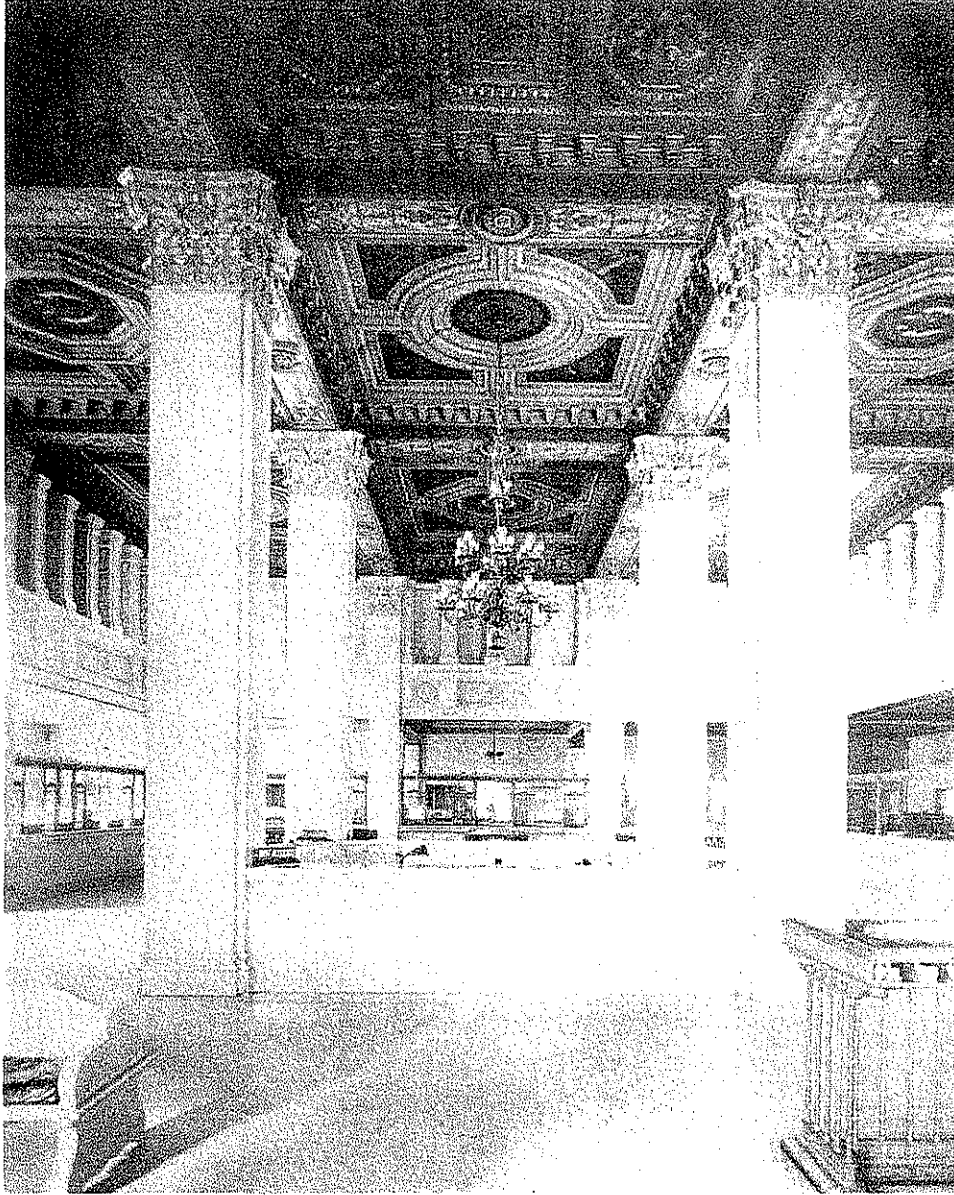
Union Bank & Trust Company, ca. 1950.



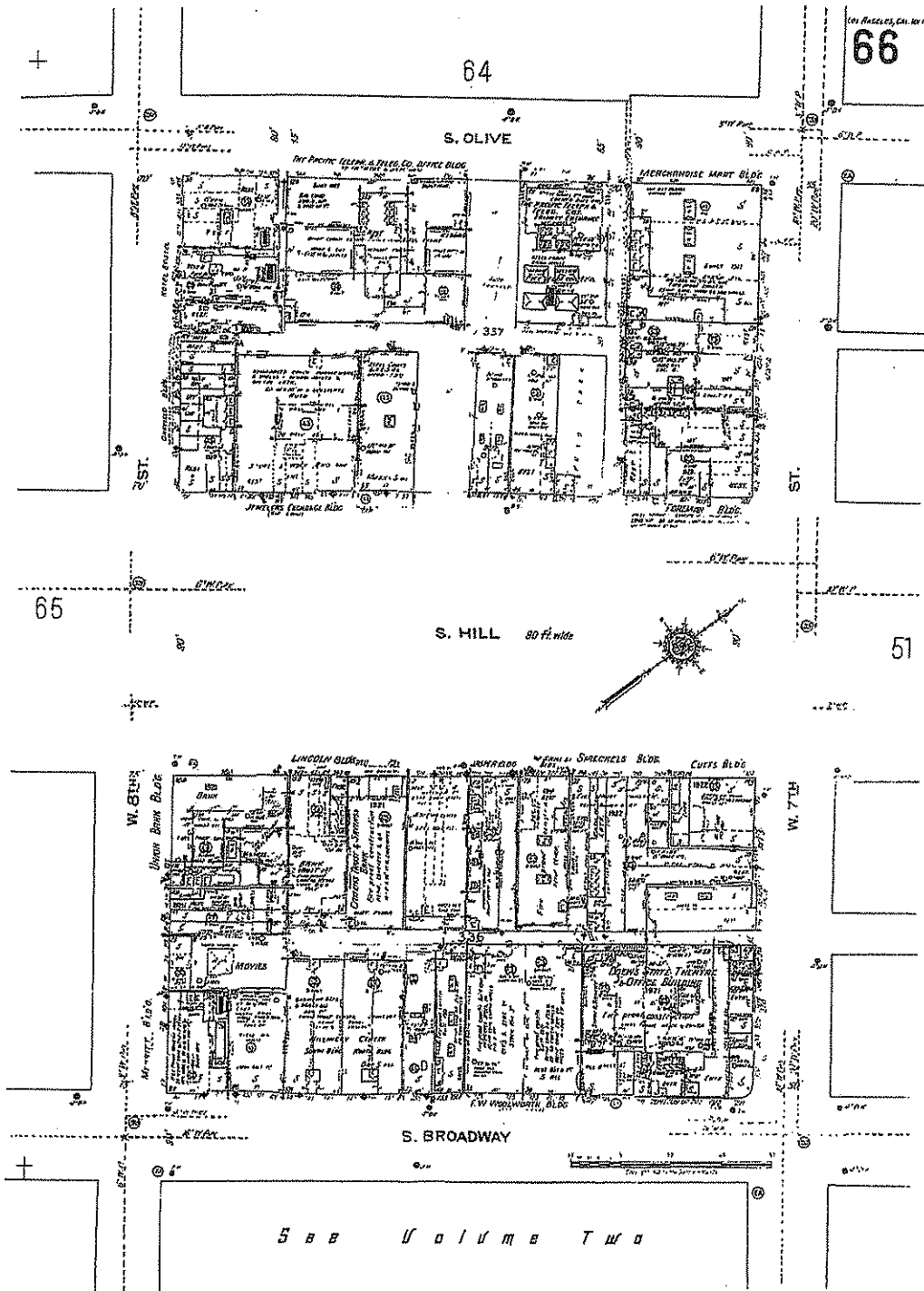
Union Bank & Trust Company main entrance, 1928. (*Architectural Digest*)



Union Bank & Trust Company banking entrance gates, 1928. (*Architectural Digest*)



Union Bank & Trust Company banking lobby, 1928. (*Architectural Digest*)



1953 Sanborn Map

Union Bank & Trust Company, 760 South Hill Street  
 City of Los Angeles Historic-Cultural Monument Application

All applications must be filled out by applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 1

1

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Buildings

CLASS "A"

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

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

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 FIRST FLOOR

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

Lot No. A Wilcox Bank Hill St. Property Description of Property

South 86'0" only

District No. 10 M.B. Page 8 F.B. Page

No. 750 So. Hill St. and 325 West 8th St. Street (Location of Job)

O. K. City Clerk By O. K. City Engineer

USE INK OR INDELIBLE PENCIL

- 1. Purpose of Building Bank & Office Bldg. No. of Rooms 25 No. of families
2. Owner's name Union Bank & Trust Co. Phone 60288
3. Owner's address 740 So. Broadway
4. Architect's name Albert E. Curlitt Phone 64357
5. Contractor's name J. V. Mc Tell Phone Main 8258
6. Contractor's address H. W. Hellman Bldg.
7. TOTAL VALUATION OF BUILDING \$ 240,000.00
8. Any other buildings on lot at present? Yes How used? Storage & Offices
9. Size of proposed building 66' x 109.79' Size of lot 116' x 109.79' feet
10. Number of stories in height 7 Height to highest point 120
11. Material of foundation Concrete Character of soil GRAVEL
12. Size of footings 12' 0" x 12' 0" Depth below surface of ground 30' 0"
13. Number of chimneys One Material of chimneys Brick
14. Number of inlets to each flue One Interior size of such flues 24 x 24 x
15. Material of exterior walls Brick & Terra Cotta, reinforced concrete.
16. Material of interior construction Tile, cement, marble, metal and wood trim.
17. Material of floors Marble & cement
18. Material of roof Concrete slab, composition roofing
19. Are there any other buildings within 30 feet of the proposed structure? Yes

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree that if a permit is issued that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that the plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

(OVER)

1-5-21

(Sign here)

Albert E. Curlitt

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 2864
Plans and specifications checked and found to conform to Ordinances, State Laws, etc.
Application checked and found O. K.
FEB 15 1921
Stamp Here when prepared

Plans X
Albert E. Curlitt

Std. Form 3

3

# All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

## DEPARTMENT OF BUILDINGS

### Application to Alter, Repair or Demolish

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

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

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

	REMOVED FROM		REMOVED TO		By O. K. City Engineer O. K. City Clerk Deputy
TAKE TO ROOM NO. 6 FIRST FLOOR	Lot	Block	Lot	Block	
CITY CLERK PLEASE VERIFY	Tract		Tract		
TAKE TO ROOM No. 40S SOUTH ANNEX	Book	Page F. B. Page	Book	Page F. B. Page	
ENGINEER PLEASE VERIFY	From No.		Street		By O. K. City Engineer O. K. City Clerk Deputy
	To No.	760 S Hill	Street		

(USE INK OR INDELIBLE PENCIL.)

- What purpose is the present Building now used for? Bank Office Bldg
- What purpose will Building be used for hereafter? Same
- Owner's name Union Bank Savings Co. Phone 60988
- Owner's address 740 So Broadway
- Architect's name Alvin E. Curlett Phone 64357
- Contractor's name J. W. Neil Phone Main 8458
- Contractor's address 11th St
- VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Ceilings, Elevators, Paints, Plastering, all Labor, etc.) \$ 30,000.00
- Class of Present Building A No. of Rooms at present 200
- Number of stories in height 11 Size of present building 66 x 110
- State how many buildings are on this lot one 150' high
- State purpose buildings on lot are used for Bank Office Bldg  
(Apartment House, Hotel, Residence, or any other purpose.)

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

Application to alter or make changes to plans of building for which building permit No. 2864 was obtained on 12/1/21  
and changes or alterations more particularly described as follows:  
Add 3 stories

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

OVER 4/12 - 11 am (Sign here) Alvin E. Curlett  
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>9871</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. <u>B.N.</u> <small>Plan Examiner</small>	Application checked and found O. K. <u>MAY 4 1921</u> <small>Clerk</small>
		Stamp here with date <u>MAY 4 1921</u> L.A. Bldg. Dept.

OR PLANS SEE 2864-2)

X

80

# All Applications Must be Filled Out by Applicant

Blldg. Form 3

PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

# 3

## DEPARTMENT OF BUILDING AND SAFETY

*Foundation Only*

### Application to Alter, Repair or Demolish

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

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor CITY CLERK PLEASE VERIFY

TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY

Lot	Block	Lot	Block
Tract		Tract	
Book Page F. B. Page		Book Page F. B. Page	
From No. Street		From No. Street	
To No. Street		To No. Street	

*Removed from: The property 71.05 and the North 20' 6" of the Corby 22-4" of the South 91.55 of Lot A. Wilson Hill St. property*

*Removed to: [Handwritten scribbles]*

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? *Bank & Office*
2. What purpose will Building be used for hereafter? *Bank & Office*
3. Owner's name: *Union Bank Building Co.*
4. Owner's address: *400 Hill St.*
5. Architect's name: *Carlton F. Peterson* Phone *2nd 6675*
6. Contractor's name: *J. V. McCracken* Phone *2nd 9037*
7. Contractor's address: *5860 S. Paul Ave.*
8. VALUATION OF PROPOSED WORK: *20,000.00*
9. Class of present Building: *A* No. of rooms at present: *12*
10. Number of stories in height: *10* Size of present Building: *66' x 110'*
11. State how many buildings are on this lot: *One*
12. State purpose buildings on lot are used for: *Store Office already demolished*

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

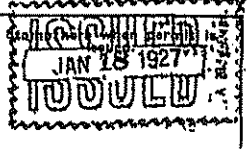
*Footings & foundation permit only for addition to present Union Bank Building approx. 50' x 110' upper structure on these foundations under separate permit.*

PERMIT FOR LOADS OR STRENGTHENING

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

OVER 11/17/27 (Sign here) *Carlton F. Peterson* (Owner or Authorized Agent)

PERMIT NO. <b>1498</b>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found <i>OK</i>	DATE <i>11/27/27</i>	CLARK
<i>411</i>	<i>OK Foundations only</i>			



*FOUNDAION ONLY* *56 75*



October 11, 2012

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

RE: Historic-Cultural Monument Application  
Union Bank & Trust Company  
760 S. Hill Street, Los Angeles, CA 90014

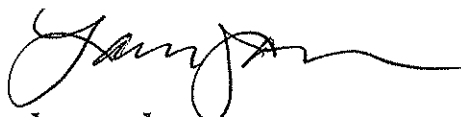
Dear Office of Historic Resources,

Enclosed is a City of Los Angeles Historic-Cultural Monument application for the Union Bank & Trust Company, located at 760 S. Hill Street in downtown Los Angeles. Included with this submittal are the application and attachments, 50 print photographs of the property, and a disk containing digital photographs.

Historic Resources Group is submitting this application on behalf of our client, Onni Group. We would appreciate a place on the earliest possible Cultural Heritage Commission agenda.

Please do not hesitate to contact us if you have any questions or require any additional information in order to process this application. Thank you.

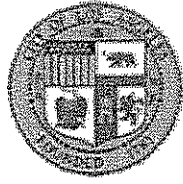
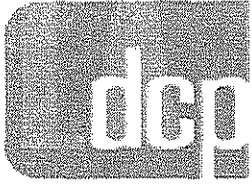
Sincerely,



Laura Janssen  
*Senior Architectural Historian*

**HISTORIC RESOURCES GROUP**

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-1915  
Telephone 626 793 2400, Facsimile 626 793 2401  
historicla.com



City of Los Angeles  
Department of City Planning

11/27/2012

PARCEL PROFILE REPORT

**PROPERTY ADDRESSES**

760 S HILL ST  
323 W 8TH ST  
325 W 8TH ST

**ZIP CODES**

90014

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-2010-213-CA  
CPC-2008-4502-GPA  
CPC-2005-361-CA  
CPC-2005-1124-CA  
CPC-2005-1122-CA  
CPC-1986-606-GPC  
ORD-164307-SA1875  
ZA-2008-4108-CUX  
ZA-2007-4208-CUB  
ZA-1995-385-CUZ  
VTT-68043-CC  
ENV-2010-214-ND  
ENV-2008-4505-ND  
ENV-2007-4209-MND  
ENV-2005-362-CE  
ENV-2005-1125-CE  
ENV-2005-1123-CE  
AF-95-1733204-PA

**Address/Legal Information**

PIN Number 127-5A209 315  
Lot/Parcel Area (Calculated) 12,748.8 (sq ft)  
Thomas Brothers Grid PAGE 634 - GRID E5  
Assessor Parcel No. (APN) 5144014BRK  
Tract TR 68043-C  
Map Reference M B 1339-89/91  
Block None  
Lot LT 1  
Arb (Lot Cut Reference) None  
Map Sheet 127-5A209

**Jurisdictional Information**

Community Plan Area Central City  
Area Planning Commission Central  
Neighborhood Council Downtown Los Angeles  
Council District CD 14 - Jose Huizar  
Census Tract # 2073.01  
LADBS District Office Los Angeles Metro

**Planning and Zoning Information**

Special Notes None  
Zoning C5-4D  
Zoning Information (ZI) ZI-2385 Greater Downtown Housing Incentive Area  
ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE  
General Plan Land Use Regional Center Commercial  
General Plan Footnote(s) Yes  
Hillside Area (Zoning Code) No  
Baseline Hillside Ordinance No  
Baseline Mansionization Ordinance No  
Specific Plan Area None  
Special Land Use / Zoning None  
Design Review Board No  
Historic Preservation Review Yes  
Historic Preservation Overlay Zone None  
Other Historic Designations None  
Other Historic Survey Information None  
Mills Act Contract None  
POD - Pedestrian Oriented Districts None  
CDO - Community Design Overlay None  
NSO - Neighborhood Stabilization Overlay No  
Streetscape No  
Sign District No  
Adaptive Reuse Incentive Area Downtown Adaptive Reuse Incentive Area  
CRA - Community Redevelopment Agency City Center Redevelopment Project  
Central City Parking Yes  
Downtown Parking Yes  
Building Line None  
500 Ft School Zone No

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

500 Ft Park Zone No

**Assessor Information**

Assessor Parcel No. (APN)	5144014046
Ownership (Assessor)	
Owner1	ONNI UNION LOFTS LIMITED PARTNERSHIP C/O C/O CAPILANO PROPERTIES
Address	2200 E CAMELBACK RD STE 225 PHOENIX AZ 85016
Ownership (City Clerk)	
Owner	MERUELO MADDUX PROPERTIES-760 SOUTH HILL STREET, LLC.
Address	761 TERMINAL STREET LOS ANGELES CA 90021
APN Area (Co. Public Works)*	0.021 (ac)
Use Code	Not Available
Assessed Land Val.	\$816,000
Assessed Improvement Val.	\$767,040
Last Owner Change	07/20/12
Last Sale Amount	\$28,750,287
Tax Rate Area	3264
Deed Ref No. (City Clerk)	741501 632746 3798945 341430 2912791-92 1580400 1373833 1310038 1241006-07 1130163 1065064
Building 1	
Year Built	1928
Building Class	A85
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	6,090.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

**Assessor Information**

Assessor Parcel No. (APN)	5144014047
Ownership (Assessor)	
Owner1	ONNI UNION LOFTS LIMITED PARTNERSHIP C/O C/O CAPILANO PROPERTIES
Address	2200 E CAMELBACK RD STE 225 PHOENIX AZ 85016
Ownership (City Clerk)	
Owner	MERUELO MADDUX PROPERTIES-760 SOUTH HILL STREET, LLC.
Address	761 TERMINAL STREET LOS ANGELES CA 90021
APN Area (Co. Public Works)*	0.019 (ac)
Use Code	Not Available
Assessed Land Val.	\$816,000
Assessed Improvement Val.	\$711,960
Last Owner Change	07/20/12

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

11/27/2012

Generalized Zoning

ZIMAS INTRANET



Address: 760 S HILL ST

APN: 5144014BRK

PIN #: 127-5A209 315

Tract: TR 68043-C

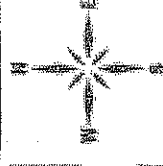
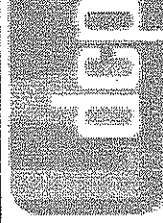
Block: None

Lot: LT 1

Arb: None

Zoning: C5-4D

General Plan: Regional Center Commercial



Case Number:  
**CHC-2012-3255-HCM**  
Declaration Letter Mailing List  
MAILING DATE: **Feb. 14, 2012**

Onni Group, LLC  
315 W. 9<sup>th</sup> St., Ste 801  
Los Angeles, CA 90015

Laura Janssen  
Historic Resources Group  
12 S. Fair Oaks Ave., Ste. 200  
Pasadena, CA 91105

Council District 14  
City Hall, Room 465  
**Mail Stop 223**

GIS/Fae Tsukamoto  
City Hall, Room 825  
**Mail Stop 395**