

# HISTORIC-CULTURAL MONUMENT NOMINATION FORM



## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: <b>Bartlett Building</b>		Current name of property	
Other Associated Names: <b>Union Oil Company Building</b>			
Street Address: <b>215 W. 7th Street</b>		Zip: <b>90014</b>	Council District: <b>14</b>
Range of Addresses on Property: <b>209 W. 7th Street, 651 S. Spring Street</b>		Community Name: <b>Central City</b>	
Assessor Parcel Number: <b>5144-026-023</b>	Tract: <b>TR 54121-C</b>	Block: <b>None</b>	Lot: <b>1</b>
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here: <b>None</b>			

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: <b>1911</b>	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? <b>None</b>
Architect/Designer: <b>George E. Bergstrom and John Parkinson</b>		Contractor: <b>Paul Haupt</b>	
Original Use: <b>Offices/Commercial</b>		Present Use: <b>Condominiums/Commercial</b>	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)

## 3. STYLE & MATERIALS

Architectural Style: <b>Beaux Arts</b>		Stories: <b>14</b>	Plan Shape: <b>Rectangular</b>
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: <b>Concrete poured/precast</b>	Type: <b>Select</b>	
CLADDING	Material: <b>Brick</b>	Material: <b>Terra cotta</b>	
ROOF	Type: <b>Flat</b>	Type: <b>Select</b>	
	Material: <b>Rolled asphalt</b>	Material: <b>Select</b>	
WINDOWS	Type: <b>Double-hung</b>	Type: <b>Fixed</b>	
	Material: <b>Wood</b>	Material: <b>Aluminum</b>	
ENTRY	Style: <b>Off-center</b>	Style: <b>Recessed</b>	
DOOR	Type: <b>Glass</b>	Type: <b>Glass</b>	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

1937	Ground level and mezzanine remodeled by Walker and Eisen
1982	Ground level remodeled, likely by Charles Luckman Architects
2002	Building adaptively reused as residential condominiums

## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

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

# HISTORIC-CULTURAL MONUMENT NOMINATION FORM



## 7. WRITTEN STATEMENTS

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

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

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

## 8. CONTACT INFORMATION

### Applicant

Name: Néva Chevalier, President		Company: Bartlett Homeowner's Association	
Street Address: 215 W. 7th Street		City: Los Angeles	State: CA
Zip: 90014	Phone Number: 213-891-0127	Email: President@TheBartlettBuilding.com	

### Property Owner

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

Name:		Company: Bartlett Loft, Inc. c/o Partners Community Management	
Street Address: 1107 S. Fair Oaks Ave #107		City: Pasadena	State: CA
Zip: 91030	Phone Number:	Email: peteo@partnerscommunitymgmt.com	

### Nomination Preparer/Applicant's Representative

Name: Teresa Grimes, Amanda Yoder		Company: GPA Consulting	
Street Address: 617 S. Olive Street Suite 910		City: Los Angeles	State: CA
Zip: 90014	Phone Number: 310 792 2690	Email: teresa@gpaconsulting-us.com	





# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 9. SUBMITTAL

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

### APPLICATION CHECKLIST

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

## 10. RELEASE

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

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

Name:

Date:

Signature:

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

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

Phone: 213-978-1200  
Website: [preservation.lacity.org](http://preservation.lacity.org)



## A. DESCRIPTION

Located at the northwest corner of S. Spring Street and W. 7<sup>th</sup> Street, the Bartlett Building is a Beaux Arts style commercial building constructed in 1911. It stands at the south end of the Spring Street Financial National Register District, of which it is a contributor. This U-shaped building has a reinforced concrete structure that is clad in glazed ochre-colored brick. The building is fourteen stories in height, with its top two stories staggered back from the cornice line.

The two street-facing elevations are symmetrically organized and nearly identical in design. The Spring Street (east) elevation is seven bays wide, while the 7<sup>th</sup> Street (south) elevation is eleven bays wide. The ground and mezzanine levels have been altered on two occasions, first in 1937 and again in 1982. Originally, the two street-facing elevations at the ground level were occupied by storefronts, one in each bay. At the mezzanine, there were one-over-one double-hung sash windows. These windows appear to be all that remain of the original design. The windows were separated from the ground level by a wide cornice, and separated from the upper floors by a more narrow cornice. In 1937, the ground and mezzanine levels were remodeled in the Moderne style by the architectural firm of Walker & Eisen for the Jassby Drug Company. The wide cornice was removed and the area below the narrow cornice was clad in cast stone. The once large and tall storefront openings were reduced in size and reconfigured. Between each of the mezzanine level windows, vertical fluted terra cotta pilasters were installed, as well as terra cotta panels with Art Deco detailing including stylized ocean waves and octagonal medallions below the windows. The medallions are raised, and contain bas relief carvings of a male figure holding a dolphin, perhaps the Greek god Dionysius.

The main entrance to the upper stories is located in the westernmost bay on 7<sup>th</sup> Street. Centered above the entrance is a bas relief image of a female figure holding a scepter and surrounded by agricultural and industrial elements. In 1982, the architect Charles Luckman purchased the building and was presumably responsible for subsequent reconfiguration of the ground level. At this time, storefronts were positioned between each pier, which was clad in cast concrete with a heavy aggregate. The main entrance to the building is now a non-original fully-glazed aluminum door with a transom and narrow sidelights. The main entrance shares a bay with a metal slab door that provides access to the fire equipment room. The remainder of the bays on the ground floor are occupied by non-original storefronts. The storefronts are all recessed and consist of a single fully glazed metal door with a transom, two single-light metal display windows, and a concrete aggregate bulkhead.

The upper stories of the exterior appear to be completely intact. Decorative molding spans the street-facing elevations above the mezzanine, eighth, and ninth stories. Wood-framed, one-over-one, double-hung sash windows are set in pairs between the piers on above the mezzanine and through the tenth story. On the eleventh and twelfth story, there are two sets of wood-framed pivoting windows set one above the other. The windows on the staggered thirteenth and fourteenth stories appear to be the same single wood-framed double-hung windows. An overhanging cornice crowns the street-facing elevations above the twelfth story.

The north elevation currently faces a surface parking lot. Originally, this lot was occupied by a two-story building, and as a result the ground and mezzanine levels are without any window openings. The outline of the two-story building is still evident on the north

elevation. Above the outline is a spacious light well (the open end of the U) with wood-framed, double-hung sash windows set in pairs. On the thirteenth floor of the north elevation, a ghost of a painted sign reading "Union Oil Building" remains.

The interior of the building was remodeled over the years by a succession of office tenants, and was converted into residential lofts in 2002. The principal common interior spaces retain historic fabric. These include the ground level lobby, upper floor elevator lobbies, corridors, and staircases. The ground level lobby retains its coffered marble ceiling and intricately carved bronze elevator doors. On a typical upper floor, the original white and green mosaic tile flooring in the corridors and elevator lobbies is intact, as is the marble wainscot. The elevator lobbies on the upper floors also retain a plaster crown molding in some locations. Some original elevator doors remain though they have been painted. The original circulation pattern is still evident on the upper floors, though some alterations were made either during the conversion to residential lofts or during its long tenure as an office building. These changes are often evidenced by a change in materials. Original corridor doors consist of partially glazed wood paneled doors with sidelights and transoms, as well as metal mail slots. Typical replacement doors are single slab doors with no openings. The two primary staircases are substantially intact. The banister and newels are made of painted cast iron and the handrails and newel knobs are polished brass. The risers of the stairs are also painted cast iron, while the treads are marble.



## B. SIGNIFICANCE

The Bartlett Building is significant in the context of architecture as an early example of a Beaux Arts skyscraper, and as a notable work of master architects Parkinson & Bergstrom. In addition, it is significant for its association with the Union Oil Company that played an important role in the economic development of Los Angeles in the early 20<sup>th</sup> Century.

The Bartlett Building was designed in the Beaux Arts style. The term Beaux Arts refers to architectural design principles and teaching methods developed and perpetuated by the École des Beaux Arts, the French school of fine arts located in Paris. Established after the French Revolution, the École des Beaux Arts taught its architectural doctrines from 1819 to 1968. The school's design principles were based on orderliness, symmetry, and the use of significant architectural styles. Their sources of inspiration ranged from Classical Greece and Rome, to the Renaissance (Italian, French, and Spanish), and even the Baroque.

The École was the most prestigious training ground for American architects between the Civil War and World War I. Richard Morris Hunt became the first American to attend the École in 1846. Thereafter, many Americans studied there, and in turn trained other architects upon their return. The World's Columbian Exposition in Chicago in 1893, with its magnificent collection of Beaux Arts buildings, further exposed Americans and American architects to Beaux Arts architecture inspired by historic precedents. It is widely credited with popularizing the style. A number of École-trained architects, including Louis Sullivan and Charles McKim of the firm McKim, Mead, and White, designed buildings for the Exposition. The American architects trained at the École were incredibly influential in the architecture of the next decades.

The Beaux Arts style was enthusiastically embraced in California for both design and professional reasons. The design principles of the École offered a legitimate alternative to the exuberant but chaotic English-derived architecture of the 1870s and 1880s. In absence of any schools of architecture in California, an École education became a standard for professional accreditation. Albert Pissis, was the first Californian to be admitted to the École in 1872. John Galen Howard patterned the curriculum at the school of architecture at the University of California on the one he learned as a student at the École. Other California architects who studied at the École include Carleton Winslow, Julia Morgan, Bernard Maybeck, G. Albert Lansburgh, and Stiles O. Clements.

The typical Beaux-Arts façade was organized into a composition based on the three-part division of an Italian palazzo, which in turn is very reminiscent of a classical column: the articulated ground level represented the base of a column; the middle stories, which could be stretched out to form a skyscraper, represented the shaft; and the upper section, usually elaborate and capped by an overhanging cornice, represented the capital. This form could be adapted to multiple stories, thus proving useful for high-rise buildings. The model of the Italian palazzo and classical column was adapted for multi-story buildings such as commercial and financial buildings as well as hotels. The Beaux Arts high-rise thus became a unique American contribution to the style.

The Beaux Arts style was viewed as most appropriate for civic and commercial architecture, and eventually became the style of choice for high-rise office buildings across the United States, including Los Angeles. Most of the Beaux-Arts buildings in downtown Los Angeles are located in either the Spring Street or Broadway National



Register Districts. Some excellent examples of Beaux Arts buildings downtown are the Hellman Building (1903), designed by Alfred F. Rosenheim; the Braly Building (1904), designed by John Parkinson and G. Edwin Bergstrom; the A. Hamburger and Sons store (1907), also by Rosenheim; and the Hellman Bank by Schultze and Weaver (1924).

The Bartlett Building embodies the distinguishing characteristics of an architectural type specimen, a Beaux Arts skyscraper, stretching fourteen stories tall with three clearly delineated sections indicating the "base," "shaft" and "capital" of a column, the application of Classical detailing and use of symmetry in its elevations.

The building was designed in 1911 by the architectural firm of Parkinson & Bergstrom, made up of John Parkinson and G. Edward Bergstrom. John Parkinson is without a doubt one the most distinguished architects in the history of Los Angeles. Individually, or in association with G. Edwin Bergstrom or later in partnership with his son Donald, Parkinson took part in the design of some of the city's most enduring landmarks. Born in England, Parkinson's prolific career began when he opened a Los Angeles office in 1894. By 1896 he had designed the city's first fireproof steel-frame building, the Homer Laughlin Building at 3<sup>rd</sup> Street and Broadway. His design of the Braly Block (also known as the Continental Building) at 4<sup>th</sup> and Spring Streets was the tallest building in the Los Angeles until the construction of City Hall in 1928. At 175 feet, it is considered the first "skyscraper" built in Los Angeles and was hailed as an engineering achievement at the time of its construction. In 1905, Parkinson formed a partnership with G. Edwin Bergstrom, which lasted for ten years. During this period the firm was commissioned to design several more buildings in the area including the Security Trust and Savings Bank (1907), the Los Angeles Athletic Club (1912), and the New Hotel Rosslyn (1914) as well as the subject building, which was originally known as the Union Oil Building. The work of John Parkinson helped define the architectural aesthetic of the city in the first four decades of the 20<sup>th</sup> century and he remains one of the most pivotal architects in the development of Los Angeles's built environment. Parkinson & Bergstrom are considered master architects and the Bartlett Building is a notable example of their work. As such, at least four buildings designed by the firm have already been designated as Los Angeles Historic-Cultural Monuments:

- Continental Building, 1903 (HCM #730)
  - 408 S. Spring St., designated in 2002
- Security Building, 1906 (HCM #741)
  - 510 S. Spring Street, designated in 2003
- Los Angeles Athletic Club Building (1912, HCM #69)
  - 425-437 W. 7th Street, designated in 1970
- The Metropolitan Building, 1913, HCM #1019
  - 315 W. 5th Street, designated in 2012

Much like the Union Oil Building, each of these Historic-Cultural Monuments designed by Parkinson & Bergstrom have been altered at the ground level to various extents—sometimes heavily—but are otherwise excellent examples of early Beaux Arts sky scrapers; several are also contributors to National Register districts in downtown Los Angeles including the Spring Street Financial District and the Broadway Theater and Commercial District.

The Bartlett Building was constructed as an office building for the Union Oil Company of California. The company was founded on October 17, 1890 in Santa Paula, California as

a syndicate formed from three separate companies: the Hardison & Stewart Oil Company, the Sespe Oil Company, and the Torrey Canyon Oil Company. The original board members were Thomas R. Bard, president, Lyman Stewart, vice-president, W.L. Hardison, treasurer, I.H. Warring as secretary, and five additional men serving as directors: John Irwin, Alexander Waldie, Dan McFarland, W.S. Chaffee and Casper Taylor. In its early days, Union Oil was responsible for producing almost one-third of the oil in all of California.<sup>1</sup>

In the early 1900s, Union Oil resisted absorption by its competitor, Standard Oil, and moved its headquarters to Los Angeles by 1900.<sup>2</sup> City directories indicate that Union Oil's first offices in Los Angeles were briefly located in the Byrne Building at 253 S. Broadway. Between 1902 and 1910, the company was also listed at six additional addresses at these times:

- Tajo Building, 307 W. 1<sup>st</sup> Street: 1902
- Conservative Life Building, 329 W. 3<sup>rd</sup> Street: 1903-1904
- Hellman Building, 411 S. Main Street: 1905
- 812-818 S. Spring Street: 1906
- 356 S. Spring Street: 1907-1908
- 508 S. Spring Street: 1909-1909

In 1911, the Union Oil Company moved into the building designed for their offices, making it the company's first permanent presence in Los Angeles.<sup>3</sup> The next decade was a period of rapid growth and development for Union Oil, and the rest of the petroleum industry. During this time, Union Oil was consistently producing millions of barrels of oil as they expanded their land holdings by thousands of acres, introduced their first gasoline service stations, constructed two new refineries, and pioneered in new petroleum technologies such as aerial photography surveying and shale processing to produce oil.<sup>4</sup>

In 1917, Will Stewart, the son of Lyman Stewart, took control of the company. Under his stewardship, Union Oil acquired Pinal-Dome Oil and opened a refinery in Wilmington. In 1920, Union Oil became a one-hundred million dollar corporation and its value rose sharply on the stock market. It grew even larger during the early 1920s through a series of acquisitions and mergers with other petroleum companies. In 1922, the Union Oil Associates was incorporated in California as a holding company in order to prevent control of Union Oil passing to foreign interests after the merger of the Union Oil Company of Delaware with the Royal Dutch Company. Under the guise of the Union Oil Associates, Lyman Stewart and two other directors, Henry Robinson and Isaac Milbank accumulated enough shares in the company to successfully prevent the hostile takeover.

The Bartlett Building is significant because it reflects the economic history of Los Angeles. The growth of Los Angeles during the early part of the 20<sup>th</sup> century would not have been possible without the discovery of oil and the development of the petroleum industry. Union Oil was a major company that played an important role in the petroleum industry of Southern California. The company was headquartered in the Bartlett Building during

<sup>1</sup> Earl M. Welty and Frank J. Taylor, *The 76 Bonanza: The Fabulous Life and Times of the Union Oil Company of California* (Menlo Park, CA: Lane Magazine & Book Company, 1966), 95, 103.

<sup>2</sup> *Ibid.*, 131.

<sup>3</sup> Los Angeles City Directories, 1875-1942

<sup>4</sup> Welty, 134-177.



an important period in its history. In 1923, Lyman Stewart died and the company shortly thereafter moved to 617 W. 7<sup>th</sup> Street. Will Stewart remained president of the company until he too died suddenly in 1930. This was the beginning of the Great Depression and the end of an important era in the company's early history. While Union Oil survived the Depression, the original founders were gone and the status of the company began to decline in the industry because the leaders refrained from seeking overseas sources of crude.<sup>5</sup>

The locations of the office prior to 1911 do not appear to have a significant association with the company; Union Oil seemed to change offices almost yearly, and several of the buildings have since been demolished, as is the case with 301 W. 1<sup>st</sup> Street and 329 W. 3<sup>rd</sup> Street. The building at 617 W. 7<sup>th</sup> Street also has an association with the Union Oil Company as its second permanent office after 1923; however, it has been too heavily altered to fully represent this association. The ground floor has been converted to a Walgreens retail store which appears to include the replacement of cladding and storefronts and installation of a corner entrance and support pillar. In addition, the majority of the upper-story windows on the street-facing elevations have been incompatibly replaced with narrow, metal-framed bay windows that appear to date from the 1980s. The remaining windows on the top two floors appear to have been removed and replaced with fixed single-pane metal framed windows. The Unocal Building, designed by William Pereira in 1957 is located at 1201 5<sup>th</sup> Street. Again, this building has an association with the Union Oil Company; however, it represents an entirely different period in the company's history as well as the oil industry as a whole. As a result, 215 W. 7<sup>th</sup> Street appears to be the best representation of the company's early presence in Los Angeles.

Other known and designated examples of properties important to the oil and petroleum industry include:

- Petroleum Building, 1924, HCM #596
  - 714 W. Olympic Blvd., designated in 1994
- United Artist Theater Building, 1927, HCM #523 (also known as the Texaco Building)
  - 929 S. Broadway, designated in 1991
- Standard Oil Building, 1928, HCM #340
  - 605 W. Olympic Blvd., designated in 1988
- General Petroleum Building
  - 612 S. Flower Street, designated in 2003
- Superior Oil Company Building
  - 550 S. Flower Street, designated in 2000
- Occidental Petroleum Building, 1961
  - 10899 Wilshire Blvd

As a substantially intact example of a Beaux Arts skyscraper designed by the master architectural firm of Parkinson & Bergstrom for a major petroleum company, the Bartlett Building is significant to the City of Los Angeles because it reflects the early economic history of the City and Southern California, embodies the distinguishing characteristics of

<sup>5</sup> For more information on the history of the oil and petroleum industry and its importance to Los Angeles, please refer to the City of Los Angeles Industrial Historic Context Statement, 2011.



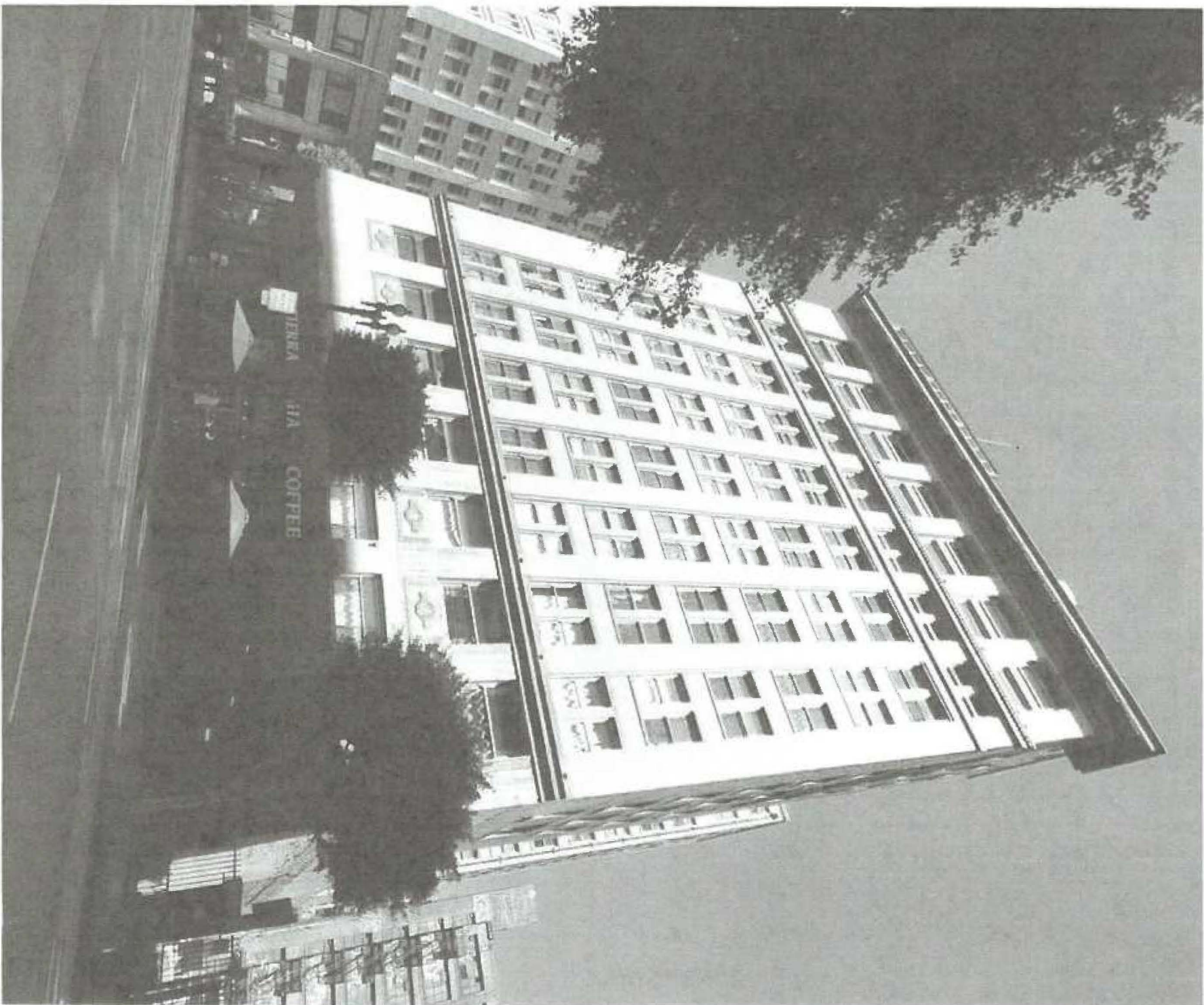
the Beaux Arts skyscraper architectural specimen, and is an example of a notable work by an influential and renowned local architectural firm.

## SOURCES

- Gleye, Paul. *The Architecture of Los Angeles*. Los Angeles: Rosebud Books, 1981.
- Heberl, Ray. "Luckman Buys Spring Street Building." *Los Angeles Times*. April 16, 1982, B1.
- Los Angeles City Directory, 1875-1942.
- Los Angeles Department of Building and Safety Permit Records, various dates.
- Los Angeles Times* Archives, 1881-1990.
- LSA Associates, et. al. "City of Los Angeles Industrial Historic Context Statement," 2011.
- No Author. "Acquire Union Oil Building: A.G. and C.G. Bartlett Buyers of Valuable Property." *Los Angeles Times*. October 5, 1921, 111.
- No Author. "Big Bank's New Home." *Los Angeles Times*. March 29, 1912, 1110.
- No Author. "Coal Knocked Out: A Great Enterprise—What is Being Accomplished Toward the Furnishing of Cheap Fuel by the Union Oil Company of California." *Los Angeles Times*. October 5, 1894, 8.
- No Author. "Financial District Corner Lease Signed for Store." *Los Angeles Times*. February 14, 1937, E6.
- No Author. "New Oil Company: Incorporated with a Capital of \$5,000,000." *Los Angeles Times*. December 19, 1980, 2.
- No Author. "Seventh Street, Los Angeles, Looking West from the Corner of Spring Street [photo]." *Los Angeles Times*. January 7, 1912, V1.
- No Author. "To Occupy Fine New Building: Union Oil Company is Moving." *Los Angeles Times*. June 23, 1923, 111.
- No Author. "To Occupy New Home in Year: Plans Being Rushed for Union Oil Building." *Los Angeles Times*. April 9, 1922, V1.
- No Author. "To Seventh and Spring: German American Savings Bank Will Move." *Los Angeles Times*. April 9, 1912, 118.
- No Author. "Union Oil Co. Building Sells for \$2,200,000." *Los Angeles Times*. February 29, 1952, B1.
- No Author. "Union Oil Company." *Los Angeles Times*. April 8, 1923, X117.
- Sitton, Tom. *National Register of Historic Places Nomination Form*. "Spring Street Financial District," 1977.

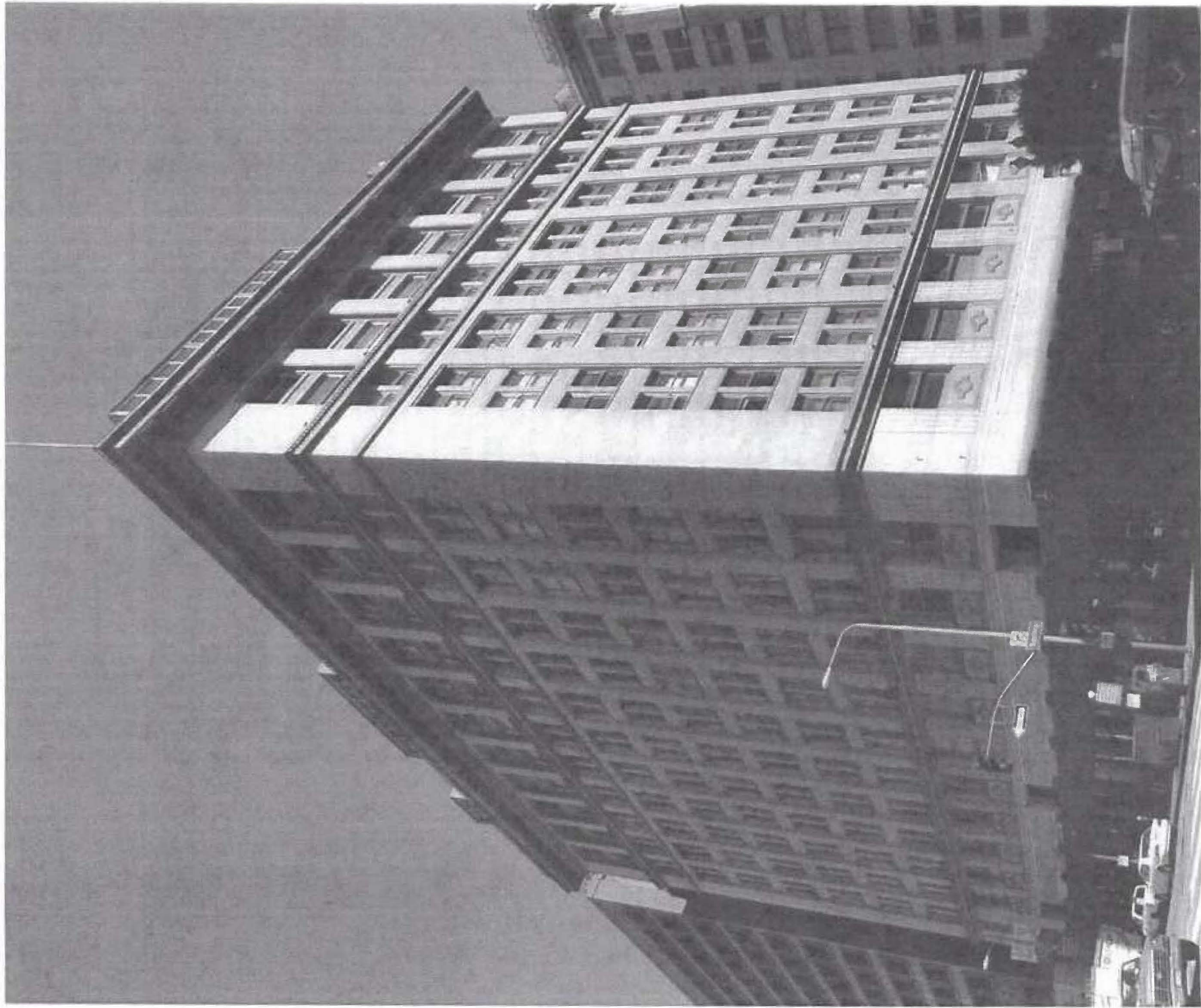
Welty, M. Earl and Frank J. Taylor. *The 76 Bonanza: The Fabulous Life and Times of the Union Oil Company of California*. Menlo Park, CA: Lane Magazine & Book Company, 1966.







GPA



## PRIMARY DOCUMENTATION

Page 1 of 2

City, State and County

Ward 5

Applicant must indicate the Building Line on  
Line clearly and distinctly on the Drawings.

## Application for Erection of "Class A" Buildings

Application is hereby made to the Superintendent of Buildings of the City of Los Angeles, for the approval of the detailed statement of the specifications and plans herewith submitted for the erection of the building herein described. All provisions of the Building Ordinances shall be complied with in the erection of said building, whether specified herein or not.

(Sign here) *Philip*  
 Los Angeles, Cal. *Philip*  
 MAR 8 - 1911

Location: Lot 1 Block 17 *Ord. Survey*  
 Address: *West Main St. 7th and 8th Sts.*  
 District No. 10 M. B. page 1.0 P. B. page 1.3-1  
 Engineer's Name: *655-665 Spring St. 2nd-215 W. 7th Street*

1. Purpose of the Building: *Office*  
 Is any part to be used for store or other business purposes? If so, state what: *Bank*  
 2. Owner's name: *Quinn Oil Building Co*  
 3. Owner's address: *Central Bldg.*  
 4. Architect's name: *Partin & Partin*  
 5. Builder's name: *Paul H. H. Co*  
 6. Builder's Address: *927 Central Bldg.*

7. Estimated Cost of the Proposed Improvements: \$ *70,000.00*  
 8. Size of lot: *102 ft* front; *154 ft* rear; *154 ft* side; *154 ft* deep  
 9. Size of building: *102 ft* front; *154 ft* rear; *154 ft* side; *154 ft* deep  
 10. Height from curb level to highest point: *150* feet; Extension: *150* feet

11. What is the character of the ground: rock, clay, sand, filled, etc.: *Gravel*  
 12. Will the foundation be laid on earth, rock, or piles?  
 13. Will there be a basement?  
 14. What will be the base, stone or concrete?  
 15. Give thickness and how laid: *Concrete Piers*

16. What will be the depth of foundation walls below curb level? *20 ft*  
 17. Of what will foundation walls be built? *Concrete*  
 18. Give thickness of foundation walls: front, inches; side, inches; rear, inches.

19. Will interior supports be of L, J, or H beams?  
 20. Give also columns and cap plates or angles  
 21. Give base course, width and thickness

Permit No. *1831*  
 MAR 6 - 1911

RECEIVED



[illegible]

Sole Form 3

USE INK OR  
INDERIBLE PENCIL

3

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

## Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:  
 Applicant is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Registrar 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 affecting this the building for the permit:  
 First: That the permit does not grant any right or privilege to erect any building or other structure thereon, described, or any portion thereof, upon any street, alley or other public place or easement, thereof.  
 Second: That the permit does not grant any right or privilege to use any building or other structure thereon 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, or right of possession in, the premises described in this permit.

REMOVED FROM	REMOVED TO
Lot.....	Lot.....
Tract.....	Tract.....

Present location of building	215 West 7th Street (House Number and Street)	Approved by City Engineer  Deputy.
New location of building	215 West 7th Street (House Number and Street)	
Between what cross streets	Spring and Broadway	

1. Purpose of PRESENT building	Office Building	Families	Rooms
2. Use of building AFTER alteration or moving	Office Building	Families	Rooms
3. OWNER (Print Name)	A. S. BILCHOFF INC.	Phone	TU 5326
4. Owner's Address	215 West 7th Street	Room	2409
5. Certificated Architect	Walker & Eisen	State License No.	11 804
6. Licensed Engineer	A. A. EYARS	State License No.	270
7. Contractor	W. M. Simpson Const Co	State License No.	3205
8. Contractor's Address	816 W. 5th St	Phone	MO 7461

9. VALUATION OF PROPOSED WORK	(Including all labor and material and all payments for permits, taxes, and other charges, but not including the cost of the building or other structure thereon.)	\$20,000.00
10. State how many buildings NOW	One office building	
11. Site of existing building	215 West 7th Street	
12. Class of building	Material of existing walls Brick & Concrete	
Describe briefly and fully all proposed construction and work: Removal of the present facing materials on both street fronts up to the 3rd floor and installation of new T.C. facing thereon. General remodeling of first floor interior including installation of new floor partitions.		

Fill in Application on other Side and Sign Statement (OVER)			
PERMIT NO.	FOR DEPARTMENT USE ONLY	11	8500
32077	Specimens checked	63	NOV 19 1936
PLANS	Specimens checked	11	
816	Specimens checked	11	
816	Specimens checked	11	

PLANS, SPECIFICATIONS, and other data must be filed if required.

## NEW CONSTRUCTION

Size of Addition None Size of Lot 5 Number of Stories when complete 2  
 Material of Foundation Concrete Width of Footing 4 Depth of Footing below ground 4  
 Width Foundation Wall 16 Size of Redwood Sill 4 Material Exterior Walls Brick  
 Size of Exterior Stairs 4 Size of Interior Bearing Studs 4  
 Joists: First Floor 2x8 Second Floor 2x8 Rafter 2x8 Roofing Material Asphalt

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

Sign Here

By

FOR DEPARTMENT USE ONLY			
Application <u>1000</u>	Fire District <u>1</u>	Block Line <u>1</u>	Final Inspection
Construction <u>1000</u>	Zone <u>1</u>	Street Waterline <u>1</u>	Forced Draft Vent
(1) REINFORCED CONCRETE Barrels of Cement <u>80.661</u> Tons of Reinforcing Steel <u>7.1015</u>		(2) The building (and, or, addition) referred to in this Application is, or will be, which moved, more than 100 feet from _____ Street Sign Here _____ (Owner or Authorized Agent)	
(3) No required windows will be constructed. Sign Here _____ (Owner or Authorized Agent)		(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here _____ (Owner or Authorized Agent)	

## REMARKS:

BORN CHECKING

RECEIPT NO. 1000.9EVALUATION \$2000.00FEE PAID \$40.00

3

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

USE DYK OR  
INDELEBLE PENCIL

## Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:  
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles through the office of the Building Division for a building permit to conform with the specifications and for the purpose hereinafter set forth. This application is made pursuant to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions of approval of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure herein 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 herein described, or any portion thereof, for any purpose that is in any way prohibited by ordinances of the City of Los Angeles.

Third: That the structure of the permit does not affect or prejudice our claim of title to, or right of possession in, the property described in said permit.

REMOVED FROM	REMOVED TO
Lot _____	Lot _____
Tract _____	Tract _____
Present location of building: # 715 W. 7 <sup>TH</sup> ST.	
New location of building: _____	
Between what cross streets: SPRING & BROADWAY	

Approved by City Engineer \_\_\_\_\_  
Deputy \_\_\_\_\_

- Purpose of PRESENT building: OFFICES Families \_\_\_\_\_ Rooms \_\_\_\_\_
  - Use of building AFTER alteration or moving: SAME Families \_\_\_\_\_ Rooms \_\_\_\_\_
  - Owner (give name): A.G. BARTLETT, INC. Phone 745346
  - Owner's Address: 715 W. 7<sup>TH</sup> ST.
  - Certificated Architect: WALTER E. ELLER State License No. 80409 Phone BR 2208
  - Licensed Engineer: E. A. EVANS State License No. 230 Phone RE 6095
  - Contractor: THE W. SIMPSON CORP. Co. State License No. 37005 Phone MU 7761
  - Contractor's Address: 816 W. 5<sup>TH</sup> ST. OK 1946
  - VALUATION OF PROPOSED WORK (including all labor and material and all permits; including building, mechanical, water supply, sewer, etc.; any number, structure, existing building, structure, equipment, etc., or values) \$200.00
  - State how many buildings NOW on lot and give use of each: \_\_\_\_\_
  - Size of existing building: \_\_\_\_\_ Number of stories high: 15 Height to highest point: \_\_\_\_\_
  - Class of building: A Material of existing walls: MAISONRY Exterior framework: STEEL (Wood or Steel)
- Describe briefly and fully all proposed construction and work:  
REMOVE EASY EXCAVATION FROM 11<sup>TH</sup> TO 12<sup>TH</sup> FLOOR - SLAB OVER WALLS ON TWELFTH FLOOR.

Fill in Application on other Side and Sign Statement

FOR DEPARTMENT USE ONLY			
PERMIT NO. 34571	Plan and Section Approved _____	Spec. Approved _____	City Engineer's Office
PLANS	Spec. Approved _____	City Engineer's Office	DEC 23 1936
Spec. Approved _____	City Engineer's Office	Spec. Approved _____	City Engineer's Office



PLANS, SPECIFICATIONS, and other data must be filed if required.

### NEW CONSTRUCTION

Size of Addition ☒ Size of Lot ☒ Number of Stories when complete ☒  
 Material of Foundation ☒ Width of Footing ☒ Depth of footing below ground ☒  
 Width Foundation Wall ☒ Size of Redwood Sill ☒ Material Exterior Walls ☒  
 Size of Exterior Studs ☒ Size of Interior Bearing Studs ☒  
 Joists: First Floor ☒ Second Floor ☒ Rafters ☒ Roofing Material ☒

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

Sign Here Th. W. Simpson, Clerk, G.  
 (Owner or Authorized Agent)

By K. H. Eekhus

### FOR DEPARTMENT USE ONLY

Application <u>W.H.H.</u>	Fire District <u>1st</u>	Side Line <u>      </u>	Termite Inspection <u>      </u>
Construction <u>W.H.H.</u>	Building <u>W.H.H.</u>	Street Widening <u>      </u>	Forced Draft Ventil. <u>      </u>

#### (1) REINFORCED CONCRETE

Barrels of Cement       

Tons of Reinforcing Steel       

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

Street       

Sign Here         
 (Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here         
 (Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here         
 (Owner or Authorized Agent)

#### REMARKS:

1031  
 713 - 7911

BAG 1-7-8

3

**CITY OF LOS ANGELES**  
**DEPARTMENT OF BUILDING AND SAFETY**  
**BUILDING DIVISION**

USE INK OR  
INDELEBIL PENCIL

**Application to Alter, Repair, Move or Demolish**

To the Board of Building and Safety Commissioners of the City of Los Angeles:  
 Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through its office of the Department of Building and Safety, for a building permit in accordance with the description and for the purposes hereinafter set forth. This application is made on the basis of the following conditions, which are hereby agreed to by the applicant and which shall be deemed conditions existing before the granting of the permit:

That the applicant does not own any right or interest in any building or other structure herein described, as now existing thereon, and that the applicant does not own any right or interest in any building or other structure herein described, as now existing thereon, and that the applicant does not own any right or interest in any building or other structure herein described, as now existing thereon.

REMOVED FROM Lot \_\_\_\_\_ TRAC \_\_\_\_\_  
 REMOVED TO Lot \_\_\_\_\_ TRAC \_\_\_\_\_

1. Purpose of PRESENT building: Single Room 1st Floor Rooms \_\_\_\_\_  
 2. Use of building AFTER alteration or moving: FAMILY Rooms \_\_\_\_\_  
 3. Owner (Print Name): A.G. BARTLETT, INC. Phone \_\_\_\_\_  
 4. Owner's Address: 215 W. 7th St.

5. Certified Architect: Walter R. Cline State License No. \_\_\_\_\_ Phone TR. 7808  
 6. Licensed Engineer: \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_

7. Contractor: The W. R. Simpson Const. Co. State License No. \_\_\_\_\_ Phone 447-2661  
 8. Contractor's Address: 816 W. 5th St. Los Angeles, Calif. Price: \$900.00

9. VALUATION OF PROPOSED WORK: \_\_\_\_\_  
 10. State how many buildings NOW on lot and give use of each: One (Residence, Retail, Apartment House, or any other purpose)  
 11. Size of existing building: \_\_\_\_\_ Number of stories high: 1.5 Height to highest point: \_\_\_\_\_

12. Class of building: A Material of existing walls: \_\_\_\_\_ Exterior framework: Steel (If not as above)  
 Describe briefly and fully all proposed construction and work:  
Steel Frame  
no structural changes above basement

2/2/87 John FBI in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO.	Plan and Specifications checked	Fee	City District
3541	<u>2/2/87</u>	<u>63</u>	<u>1</u>
PLANS	City Code checked	City Code	City Code
	<u>2/2/87</u>	<u>40</u>	<u>20</u>
	Plans, Specifications and Estimates checked and approved	Application checked and approved	City
	<u>2/2/87</u>	<u>2/2/87</u>	<u>2/2/87</u>
	By Permit Fee	By Permit Fee	By Permit Fee
	<u>2/2/87</u>	<u>2/2/87</u>	<u>2/2/87</u>
	By Permit Fee	By Permit Fee	By Permit Fee
	<u>2/2/87</u>	<u>2/2/87</u>	<u>2/2/87</u>

FEB-3 1987



PLANS, SPECIFICATIONS, and other data must be filed if required.

### NEW CONSTRUCTION

Site of Addition: None 2 1st 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 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521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105 1106 1107 1108 1109 1110 1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1130 1131 1132 1133 1134 1135 1136 1137 1138 1139 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150 1151 1152 1153 1154 1155 1156 1157 1158 1159 1160 1161 1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1173 1174 1175 1176 1177 1178 1179 1180 1181 1182 1183 1184 1185 1186 1187 1188 1189 1190 1191 1192 1193 1194 1195 1196 1197 1198 1199 1200 1201 1202 1203 1204 1205 1206 1207 1208 1209 1210 1211 1212 1213 1214 1215 1216 1217 1218 1219 1220 1221 1222 1223 1224 1225 1226 1227 1228 1229 1230 1231 1232 1233 1234 1235 1236 1237 1238 1239 1240 1241 1242 1243 1244 1245 1246 1247 1248 1249 1250 1251 1252 1253 1254 1255 1256 1257 1258 1259 1260 1261 1262 1263 1264 1265 1266 1267 1268 1269 1270 1271 1272 1273 1274 1275 1276 1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1287 1288 1289 1290 1291 1292 1293 1294 1295 1296 1297 1298 1299 1300 1301 1302 1303 1304 1305 1306 1307 1308 1309 1310 1311 1312 1313 1314 1315 1316 1317 1318 1319 1320 1321 1322 1323 1324 1325 1326 1327 1328 1329 1330 1331 13

Rev. 7-1-61

3

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

USE INK OR  
INDELEBIL PENCIL

## Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:  
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles through the office of the Department of Building and Safety 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 governing this application and the permit:

First: That the permit does not give the right to construct or erect any building or other structure therein described by any portion thereof, nor any part, nor in other parts, places or portions thereof.

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

Third: That the granting of the permit does not affect or preclude any other use of the lot or, at right of purchase in, the property described in said permit.

REMOVED FROM	REMOVED TO
Lot.....	Lot.....
Tract.....	Tract.....

Present location of building	215 W. 7th St.	Approved by City Engineer.
New location of building		
Between what cross streets	7th St. & 8th St.	

- Purpose of PRESENT building: Office Families 1 Rooms 1
- Use of building AFTER alteration or moving: Families 1 Rooms 1
- OWNER (Print Name): A. G. Bartlett, Inc. Phone
- Owner's Address: 215 W. 7th St.
- Certified Architect: Walter & Eisen State License No. 15413 Phone TR 7808
- Licensed Engineer: State License No.  Phone
- Contractor: The W. J. Simpson Const. Co. State License No.  Phone ME 9261
- Contractor's Address: 816 W. 5th St. LA
- VALUATION OF PROPOSED WORK: 10,000.00  
(including all labor and material and all permanent fixtures, heating, ventilating, water supply, plumbing, etc. but excluding the value of the building to be altered or demolished)

- State how many buildings NOW on lot and give use of each: 1 (Residence, Hotel, Apartment House, or other office purposes)
- Size of existing building: 1 Number of stories high 1 Height to highest point 10
- Class of building: A Material of existing walls: Brick Exterior framework: Steel  
(Wood or Steel)

Describe briefly and fully all proposed construction and work:  
Entire building is to be demolished and replaced with a new building of 10 stories high, including all plumbing, heating, ventilating, water supply, etc. and all other work necessary for the new building.

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO. <b>4405</b>	Plans and Specifications checked <u>Morris</u>	Seal <u>C. J.</u>	File District <u>No. 1</u>
	Corrected Plans <u>Morris</u>	Side Line <u>No</u>	Seal <u>Morris</u>
	Plans, Specifications and Applications checked and approved <u>Morris</u>	Inspector checked and approved <u>Morris</u>	Seal <u>Morris</u>
PLANS <u>Morris</u>	File <u>4405</u>	Seal <u>Morris</u>	Seal <u>Morris</u>

201



PLANS, SPECIFICATIONS, and other data must be filed if required.

### NEW CONSTRUCTION

Size of Addition..... Size of Lot..... Number of Stories when complete.....  
 Material of Foundation..... Width of Footing..... Depth of footing below ground.....  
 Width Foundation Wall..... Size of Redwood Sill..... Material Exterior Walls.....  
 Size of Exterior Studs..... Size of Interior Bearing Studs.....  
 Joists: First Floor..... Second Floor..... Jitters..... Roofing Material.....

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

Sign Here File W. H. Smith (Owner or Authorized Agent)

By W. H. Smith

FOR DEPARTMENT USE ONLY			
Application <u>11</u>	Fire Marine <u>11</u>	State Law <u>11</u>	Termite Inspection.....
Construction <u>11</u>	Zoning.....	Street Widening.....	Forced Draft Ventil.....
(1) REINFORCED CONCRETE		(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from	
Barrels of Cement.....		Street	
Tons of Reinforcing Steel.....		Sign Here.....	
(3) No required windows will be obstructed.		(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.	
Sign Here.....		Sign Here.....	
(Owner or Authorized Agent)		(Owner or Authorized Agent)	

#### REMARKS:

#### PLAN CHECKING

RECEIPT NO. 11412

VALUATION \$ 10000

FEE PAID \$ 70.00

SAS Form 3-1-770-46

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

CITY OF LOS ANGELES  
DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESC.	PT 1	BLK 17	TRACT	Ords Survey	CORPUS TRACT	186-209
2. PRESENT USE OF BUILDING	13 offices		NEW USE OF BUILDING		13 same	
3. ZONING	C-2-4		FORM DIST.		I	
4. BETWEEN CROSS STREETS	215 W 7th St		BROADWAY		AND Spring St.	
5. OWNER'S NAME	Franchard Corp		HO 44111		62.32x154.89	
6. OWNER'S ADDRESS	% Ben Hecht Co 6253 Hollywood Blvd		LA 28		89	
7. ARCHITECT OR DESIGNER	Robert E Paxson		CL 196 HO 33101		STATE LICENSE NO. PHONE	
8. ENGINEER					STATE LICENSE NO. PHONE	
9. CONTRACTOR	not selected				STATE LICENSE NO. PHONE	
10. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE			
102x155	12	175	1 offices			
11. MATERIAL OF CONSTRUCTION	EXT. WALLS	ROOF	FLOOR			
	conc	conc	conc			
12. JOB ADDRESS	215 W 7th St					
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	100,000					
14. NEW WORK (Describe)	Interior alteration including new non bearing partitions & susp clg; new store fronts & wall facing at 1st flr					
NEW USE OF BUILDING	TYPE	SIZE OF ADDITION	STORIES	HEIGHT	FLOOR	
(Same) offices only	6-1				conc	
15. VALUATION APPROX.	100,000					
16. PLANS	Caldwell					
17. P.C. No.	166 55					
18. S.P.C.	207 04 19					
19. G.S.	C/O					
20. TYPST	19					

Please check expires six months after fee is paid. Permit expires one year after fee is paid or six months after fee is paid if construction is not commenced.

**STATEMENT OF RESPONSIBILITY**

I certify that in doing the work authorized hereby, I will not employ any person in violation of the Labor Code of the State of California relating to workers' compensation insurance.

"This permit is an application for inspection; the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed: Thomas E. Logan (Name of Applicant)

Name: B. Logan Date: 8/17/67

Bureau of Engineering	ADDRESS APPROVED
	STREETS AVAILABLE
	NOT AVAILABLE
	PREVIOUSLY APPROVED
	NEIGHBORLY REGISTRATION REQUIRED
	COMPLETED
	PLAT CLEARANCE
	APPROVED FOR ISSUE
	FILED IN
Conservation	PRIVATE SEWAGE DISPOSAL



215 W 7th St



Permit #: 01016 - 10000 - 22560  
 Plan Check #: B01LA2453FO Printed: 07/24/02 04:20 PM  
 Event Code:

Bldg-Alter/Repair Apartment Regular Plan Check Plan Check Submittal		City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>		Last Status: Ready to Issue Status Date: 07/24/2002	
L-TRACT STORY TRACT ORD'S SURVEY	BLOCK 17	LOT 1	ADD J M B 14-149 M R 53-6673	PARTIAL REF/REV 177-5A211 53 127-5A211 60	APPROXIMATE ZONE 5144 - 002 - D24 5144 - 002 - D24

<b>1. PARCEL INFORMATION</b> BAS Branch Office - LA Council District - 14 Community Plan Area - Central City Census Tract - 2073.000 District Map - 127-5A211 LOTS: C5-407		Energy Zone - 9 Fire District - 1 Lot Cnt Date - 03/31/1991 Lot Type - Corner Near Street Zone Distance - 7.9	Parking Dist. - CCPD Parking Dist. - DPD Thomas Brothers Map Grid - 634
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**2. EXISTING CONDITIONS**  
 ZI - ZI 145-2002  
 ZI - ZI 145-2114  
 CRA - ZI 940 CENTRAL BSN DIST

**3. CHECKS/REVISIONS**  
 Special Inspect - Concrete > 2.5ksi  
 Special Inspect - Encls. Bolts  
 Special Inspect - Field Welding  
 Special Inspect - Rebar Welding  
 Special Inspect - Shotcrete  
 Special Inspect - Structural Observation

**4. PROPERTY OWNER, TENANT, AND AGENT INFORMATION**  
 (Printed)  
 Mimi, Ltd 4371 Wunnetka Ave WOODHILLS, CA 91364 818-594-0061  
 (Typed)  
 Barry Shy 4371 Wunnetka Ave. WOODLAND HILLS, CA 91364 (818) 594-0061

**5. EXISTING USE**  
 (12) Office  
 (16) Retail  
**PROPOSED USE**  
 (05) Apartment  
 (08) Garage - Public

**6. DESCRIPTION OF WORK**  
 STRENGTHEN AND CONVERT (E)14-STORY OFFICE BUILDING WITH BASEMENT TO 115-UNIT APARTMENT PER ADAPTIVE REUSE ORDINANCE. \*\*\*SPRINKLERS THRU-OUT\*\*\* Portions of building utilized for work use will NOT have employees and will be open to the general public.

**7. APPROVALS**

**8. APPROVALS AND SIGNATURES**  
 BLDG. PC By: Philip Yin DAS PC By: Eddie Garin  
 OK For Cashier: Philip Yin Coord. OK: [Signature]  
 Signature: [Signature] Date: 7-24-02

For information and/or inspection requests originating within LA County:

**Call toll-free (888) LA4BUILD**

Outside LA County, call (213) 977-4661 (LA4BUILD) or (213) 245-1245

For Cashier: 213-977-4661 or 213-245-1245  
 Project Number: 04 10 0000 07/24/02 1621560

9. PROJECT SUMMARY & FEE SCHEDULE (Per Fee Fee Fee)		PC Valuation:
Permit Valuation:	\$7,097,800	
FINAL TOTAL Bldg-Alter/Repair	220,228.70	School District Residential Level II
Permit Fee Subtotal Bldg-Alter/Repair	21,264.23	Permit Issuing Fee
Energy Surcharge		
Plan Check Subtotal Bldg-Alter/Repair	18,214.61	
Off-hour Plan Check	9,294.82	
Additional Plan Check	375.00	
Plan Maintenance	300.00	
Fire Hydrant Refuse-To-Pay		
E.O. Instrumentation	709.78	
E.O. Surcharge	1,043.17	
S-4 Surcharge	1,129.54	
Planning Surcharge	1,343.48	
Planning Surcharge Misc Fee	3.00	
Sever Cap ID		Total (Dollars) Due:

**10. ATTACHMENTS**

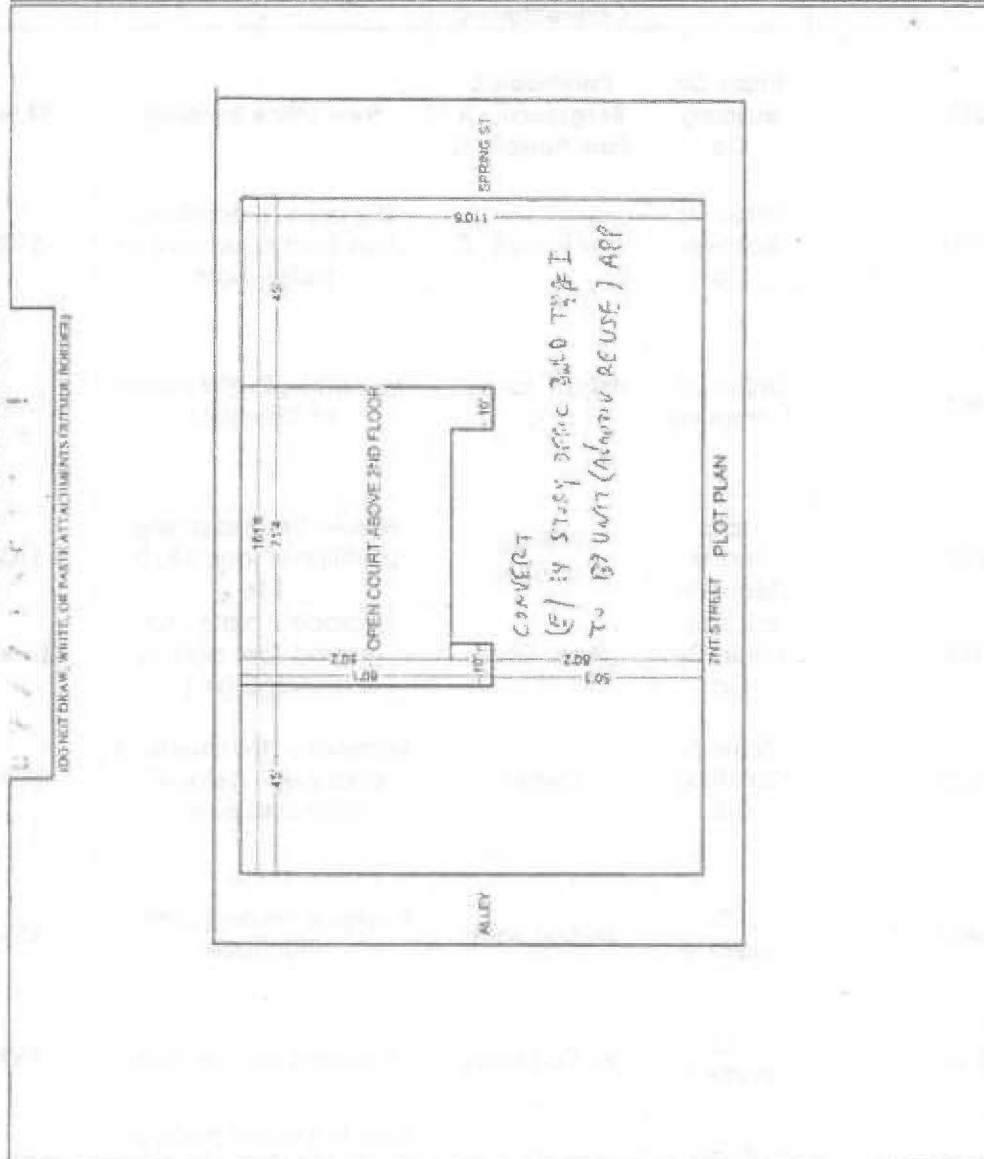
Plot Plan

BUILDING PERMIT FEE	162,348.60
BUILDING PLAN CHECK	21,264.23
PLAN APPROVAL FEE	9,294.82
PARTIALING FEE	6375.00
PLAN MAINTENANCE	300.00
EI RESIDENTIAL	1709.78
ONE STOP SURCH	11,943.17
SYSTEMS DEVT FEE	63,129.54
CITY PLANNING SURCH	1,343.48
MISCELLANEOUS	3.00
SCHOOL DEV RES	162,348.60
	220,228.70
	220,228.70

<b>II. STRUCTURE INFORMATION</b>		01016 - 10000 - 22560												
(F) Basement: 1 Levels (INC) Floor Area (ZC) Sqft (INC) Height (ZC) Feet (F) Length: 154.33 Feet (F) Stories: 14 Levels (E) Width: 101.67 Feet (F) Dwelling Unit: 1394 Changed: 139 Unit Total (F) NFPA-13 Fire Sprinkler System (F) Concrete Shear Wall (F) R.I. Occupancy: 134,584 Sqft Max Occ.	(F) Parking Key: 0 Changed: Total (F) Total Parking for Site: 20 Site Total (F) Provided Standard Parking: 20 Stalls (F) Type I-F-R Construction (E) Floor Construction - Concrete Deck (E) Foundation - Concrete Caisson (F) Foundation - Concrete Grade Beam (F) Foundation - Concrete Framing (E) Roof Construction - Concrete Deck (E) Wall Construction - Infill	(E) Wall Construction - URM (F) S) Occupancy: 33,792 Sqft 33,792 Max Occ.												
<b>III. ADDITIONAL COMMENTS</b> THE RETAIL SHOPS AT GROUND FLOOR ARE NOT CHECKED UNDER THIS PERMIT. PROJECT VALUATION IS CALCULATED AS \$50/SF APPL. \$7097800. SCHOOL DIST. FEE - \$10.35/SF \$15,811,138.534. SE ALL STEEL BEAMS CONNECTED TO COLUMNS AND STEEL COLUMNS ARE SHOWN TO BE ENCASED IN CONCRETE WITH 1/4" COVER. INSPECTOR TO VERIFY IN FIELD. THE TOTAL NUMBER OF UNITS HAS BEEN INCREASED TO 140 THEN TO 141 AFTER 1ST AND 2ND SUBMITTAL. APPROX 5100 PC FEET COLLECTED. 8 PKG SPACES AT BASEMENT AND 32 SPACES AT 2ND FLOOR ARE PROVIDED. X B TYP.		In the event that any box (F or S) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19021 of the Health and Safety Code of the State of California.												
<b>IV. BUILDING DESIGNER/OWNER</b>														
<b>1. CONTRACTOR, ARCHITECT &amp; ENGINEER(S)</b> (A) Leslie, John F. Jr. (T) Yousef, Nabih Fouad Quig (C) - Owner/Builder	4246 Greenbush Ave. 800 Wilshire Blvd Ste 310, Suite 310 Sherman Oaks, CA 91427 Los Angeles, CA 90017	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>CLASS</th> <th>LICENSE #</th> <th>PHONE #</th> </tr> </thead> <tbody> <tr> <td>C8398</td> <td></td> <td>818-955-3264</td> </tr> <tr> <td>S2026</td> <td></td> <td>213-362-0707</td> </tr> <tr> <td>0</td> <td></td> <td>818-594-0061</td> </tr> </tbody> </table>	CLASS	LICENSE #	PHONE #	C8398		818-955-3264	S2026		213-362-0707	0		818-594-0061
CLASS	LICENSE #	PHONE #												
C8398		818-955-3264												
S2026		213-362-0707												
0		818-594-0061												
<b>PERMIT INFORMATION</b> This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 91.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 32.02 & 32.11 LAMC).														
<b>OWNER-BUILDER DECLARATION</b> I hereby affirm under penalty of perjury that I am owner of the Construction: Basic License Law for the following reason (Section 701.1, Business and Professions Code). Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is the owner pursuant to the provisions of the Contractors' License Law (Chapter 5, commencing with Section 27000 of Division 1, Labor Code, and the Regulations Code) so that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 701.1 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500). (A) I, as the owner of the property, or my employees with wages at their rate compensation, will do the work, and the structure is not intended or offered for sale. (See Title, Business & Professions Code. The Contractors' License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.) (B) I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 704, Business & Professions Code. The Contractors' License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor licensed pursuant to the Contractors' License Law.)														
<b>WORKERS' COMPENSATION DECLARATION</b> I hereby affirm, under penalty of perjury, one of the following declarations: (A) I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. (B) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are: Carrier: _____ Policy Number: _____ (C) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. <b>WARNING: FAILURE TO SECURE WORKERS COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.</b>														
<b>ASBESTOS REMOVAL DECLARATION</b> I hereby affirm that notification of asbestos removal is either not applicable or was sent to the AQMD as EPA as per Section 19021.3 of the Health and Safety Code.														
<b>FINAL DECLARATION</b> I certify that I have read this application (INCLUDING THE ABOVE DECLARATIONS) and that the above information (INCLUDING THE ABOVE DECLARATIONS) is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of that city to come upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not authorize or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department, official, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not directly or substantially interfere with any access or utility easement belonging to others and located on this property, but in the event such work does directly or substantially interfere with such easement, a satisfactory arrangement satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3 LAMC).														
By signing below, I certify that: (1) I accept all the declarations above under the Owner/Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration and Final Declaration; and (2) This permit is being obtained with the consent of the legal owner of the property. Print Name: <u>John F. Leslie</u> Date: <u>7-24-02</u> Signature: <u>[Signature]</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent														

1967 年 8 月 23 日

## PLOT PLAN ATTACHMENT



COUNCIL DISTRICT: 14

PLOT PLAN ATTACHMENT



## COMPLETE PERMIT HISTORY

Address	Date	Permit #	Reel #	Owner	Applicant Architect - A Engineer - E Contractor - C	Work Completed	Cost
215 W. 7th Street	3/8/1911	1831		Union Oil Building Co	Parkinson & Bergstrom - A Paul Haupt - C	New office building	\$7,000
215 W. 7th Street	10/21/1913	13791		Union Oil Building Co	Paul Haupt - C	Dig area to construct stairs from basement to boiler room	\$100
215 W. 7th Street	4/10/1914	7681		Union Oil Company	Robert Jordan - C	New office in NW corner of 13th floor	\$250
215 W. 7th Street	9/28/1917	5018		Haas Realty (Tenant?)	William McIntyre	Hollow tile and plaster partition in rooms 810- 816	\$200
201 W. 7th Street	4/25/1918	2163		E.T. Earl, Union Oil Co	None listed	Replace 9 plate glass ground floor above building [sic]	\$2,500
201-217 W. 7th Street	4/26/1922	14022		Eastern Outfitting Co.	Owner	Remove.... No structural change.... Remove lathe and plaster	\$300
215 W. 7th Street	11/21/1922	42466		A.G. Bartlett	W. Karl Bettis	Replace tile and plaster partitions	\$254
215 W. 7th Street	11/23/1922	42761		A.G. Bartlett	W. Karl Bettis	Partitions on 10th floor	\$300
215 W. 7th Street	6/9/1923	20451		A.G. Bartlett	W. Karl Bettis	Take out wood partitions and make changes as per plans on 11th floor	\$2,000
215 W. 7th Street	6/14/1923	27105		Mr. Woodbury (Tenant) [sic]	Weber Showcase & Fix Co.	Partitions on 6th floor	\$75

## COMPLETE PERMIT HISTORY

Address	Date	Permit #	Reel #	Owner	Applicant Architect - A Engineer - E Contractor - C	Work Completed	Cost
215 W. 7th Street	6/14/1923	27106		Mr. Woodbury (Tenant) [sic]	Weber Showcase & Fix Co.	Partitions on 8th floor	\$75
215 W. 7th Street	6/14/1923	27107		Mr. Woodbury (Tenant) [sic]	Weber Showcase & Fix Co.	Partitions on 9th floor	\$75
215 W. 7th Street	6/19/1923	27702		The Austen Co. of California	Weber Showcase & Fix Co.	Partitions on 7th floor	\$200
215 W. 7th Street	7/26/1923	33672		Monolith Portland Cement Co.	Owner	Move partition, install counter, new door, changing window to metal frame and...?	\$500
215 W. 7th Street	8/3/1923	35111		A.G. Bartlett	A.S. Heinemann - C	Remove toilet, add two toilets; remove lavatories and replace with urinals; tile floors, marble wainscot, new passage to toilet	\$1,000
215 W. 7th Street	8/3/1923	35065		A.G. Bartlett	W. Karl Bettis	Tear out partitions rooms 200-202, tear out partitions rooms 301-302, new partitions rooms 800-808, patch plaster.	\$6,000
215 W. 7th Street	8/6/1923	35628		A.C. Miller (Tenant)	Weber Showcase & Fix Co.	Partitions on 11th floor	\$200
215 W. 7th Street	8/9/1923	36187		First National Finance Corp (Tenant)	Weber Showcase & Fix Co.	Partitions on 9th floor	\$200
215 W. 7th Street	8/17/1923	37665		Superior Oil Corp. (Tenant)	Weber Showcase & Fix Co.	Partitions on 12th floor	\$200
215 W. 7th Street	9/13/1923	42361		J.M. Sumner and H.B. Mills (Tenants)	Weber Showcase & Fix Co.	Partitions on 12th floor	\$200

## COMPLETE PERMIT HISTORY

Address	Date	Permit #	Reel #	Owner	Applicant Architect - A Engineer - E Contractor - C	Work Completed	Cost
215 W. 7th Street	3/13/1928	7478		A.G. Bartlett	Tenant	Temporary partitions, room 631	\$160
215 W. 7th Street	9/18/1929	24044		A.G. Bartlett, Inc.	Consolidated Steel Corp.	Changes to elevator penthouse and hatches to accommodate new traction type elevator	\$8,125
215 W. 7th Street	11/20/1929	29981		Touche- Nevin Co. (Tenant)	Russell Collins - A S.N. Benjamin - C	Relocate/new gypsum tile partitions, plaster both sides	\$1,000
215 W. 7th Street	12/13/1929	31865		A.G. Bartlett "heirs of"	None listed	Partitions and swinging doors, 3 wash basings and 5 cupboards	\$200
215 W. 7th Street	4/24/1931	8518		A.G. Bartlett Building	None listed	4" terra cotta hollow tile partition, plaster both sides, room 200	\$200
215 W. 7th Street	3/20/1933	3406		A.G. Bartlett Corp.	R... Luiger - C	Plaster patching	\$750
215 W. 7th Street	5/5/1933	6482		A.G. Bartlett, Inc.	None listed	Tuck pointing plaster between bricks on outside	\$400
215 W. 7th Street	11/13/1936	32077		A.G. Bartlett, Inc.	Walker & Eisen - A E.A. Evans - E William Simpson Construction Co - C	Removal of the present facing materials on both storefronts up to the 3rd floor and installation of new T.C. (terra cotta) facing thereon. General remodeling of first floor interior including installation of new store partitions.	\$30,000
215 W. 7th Street	12/23/1936	36571		A.G. Bartlett, Inc.	Walker & Eisen - A E.A. Evans - E William Simpson Construction Co - C	Remove ??? Stairs from 11th to 12th floors - slab over wellhole on 12th floor	\$200



## COMPLETE PERMIT HISTORY

Address	Date	Permit #	Reel #	Owner	Applicant Architect - A Engineer - E Contractor - C	Work Completed	Cost
215 W. 7th Street	2/3/1937	3541		A.G. Bartlett, Inc.	Walker & Eisen - A William Simpson Construction Co - C	Storefront - no structural changes above transom bar	\$900
215 W. 7th Street	2/15/1937	4405		A.G. Bartlett, Inc.	Walker & Eisen - A William Simpson Construction Co - C	Install partitions as shown hatched on plan; erect stairway to mezzanine floor; install display windows on both street fronts; plastering, plumbing, millwork, electric work, floor covering etc.	\$10,000
201-215 W. 7th Street	3/30/1937	9769		Jassby Drug Co.	A. Hoegee & Sons - C	5 Roller Awnings	\$350
211 W. 7th Street	4/23/1937	13402		Dave Granas	Weber Showcase & Fix Co.	Install storefront to store, work at street level, no structural changes	\$1,105
205 W. 7th Street	4/28/1937	13886		A. Weinberger	None listed	Build in new storefront	\$115
205 W. 7th Street	5/6/1937	15059		Ideal Card & Pen Shop	A. Hoegee & Sons - C	1 new awning	\$50
211 W. 7th Street	5/6/1937	15061		Dave Granas	A. Hoegee & Sons - C	1 awning recovered	\$20
203 W. 7th Street	6/8/1937	18941		Beck Shoe Repair Co.	C. Hiebert - C	Metal and glass storefront	\$750
211 W. 7th Street	6/28/1937	21478		Beck System	A. Hoegee & Sons - C	1 roller awning	\$50
213 W. 7th Street	7/2/1937	22104		Ray Lane Candy Co.	Victor Monf. Co. - C	1 lateral arm roller awning as per city ordinance	\$40
207-209 W. 7th Street	7/9/1937	22820		A.G. Bartlett	Myers Brothers - C	Partitions on 1st floor	\$1,000
215 W. 7th	7/21/1937	24198		A.G. Bartlett,	Owner	Change partitions on 9th and 12th floors	\$1,950

## COMPLETE PERMIT HISTORY

Address	Date	Permit #	Reel #	Owner	Applicant Architect - A Engineer - E Contractor - C	Work Completed	Cost
Street				Inc.			
209 W. 7th Street	7/29/1937	25054		Emanuel Morris	C. Hiebert - C	Fill in front existing open space with glass panel store window veneer...?	\$1,250
207 W. 7th Street	7/29/1937	25055		Steinen Cutlery Shop	C. Hiebert - C	Fill in the front existing open space with glass, bulkhead etc.	\$900
207 W. 7th Street	9/17/1937	30918		Steinen Cutlery Shop	None listed	1 roller awning per Sec. # 153	\$40
215 W. 7th Street	9/27/1937	31994		A.G. Bartlett, Inc.	Owner	Rebuild and rearrange partitions in room #320	\$875
215 W. 7th Street	12/20/1937	40890		A.G. Bartlett, Inc.	Owner	Rebuild and rearrange partitions in rooms #400- 403	\$350
215 W. 7th Street	12/11/1939	48208		A.G. Bartlett, Inc.	None listed	Store room for office supplies, etc in basement	\$75
213 W. 7th Street	1/17/1944	677		Convenience, Inc.	H... Engineering Corp. - C	Construction of stairs from main floor to mezzanine; removing one partition and replacing door and handrail	\$200
201 W. 7th Street	5/17/1946	13870		Bush Drug Co.	Frank Spaulding - E Max Knopoff - C	Basement partition, stair 1st floor to floor to basement	\$1,000
215 W. 7th Street	10/10/1949	23887	1427	A.G. Bartlett Co	Arthur & Ross Hutchison	Enlarge ladies restrooms, mezzanine to 10th floor, including telephone room	\$13,390
215 W. 7th Street	11/17/1949	27664		A.G. Bartlett Co	Arthur & Ross Hutchison - A C.L. Hess - C	Ladies restrooms, 11- 13th floor	\$5,900



## COMPLETE PERMIT HISTORY

Address	Date	Permit #	Reel #	Owner	Applicant Architect - A Engineer - E Contractor - C	Work Completed	Cost
215 W. 7th Street	2/6/1950	1979		A.G. Bartlett Co	Arthur & Ross Hutchison - A.C.L. Hess - C	Remove interior non-bearing walls and ceiling from basement and intermediate floors. Construct new structural intermediate floors, install new non-bearing walls and suspended ceilings in basement, street, and intermediate floors.	\$38,600
215 W. 7th Street	3/27/1950	7914		A.G. Bartlett Co	Owner	Gypsum tile & plaster non-bearing office partition	\$500
215 W. 7th Street	4/17/1950	8809		Cecil Frankel	Owner	Gypsum tile partition, rooms 335, 336, 337	\$400
215 W. 7th Street	4/24/1950	9184		A.G. Bartlett Co	C.L. Hess - C	Remove and replace partitions, Rooms 206 and 236	\$365
215 W. 7th Street	6/2/1950	16537		A.G. Bartlett Co	Arthur & Ross Hutchison - A C.L. Hess - C	Enclose existing refrigeration compressor and add one new compressor (total to... 80 tons)	\$6,500
215 W. 7th Street	9/7/1950	14933		Bartlett Building	Arthur & Ross Hutchison - A	Water tanks and supports	\$400
215 W. 7th Street	9/26/1950	24383	1442	A.G. Bartlett Co	C.L. Hess - C	Install partitions in rooms 1333-1334	\$420
215 W. 7th Street	10/20/1950	25265		Bartlett Building	General Construction Co - C	Non-bearing gypsum partitions, 1st floor	\$1,850
215 W. 7th Street	1/9/1951	266		Bartlett Building Inc	General Construction Co - C	Earthquake bracing for parapet walls as required to comply w/ building code	\$900
213 W. 7th Street	10/21/1952	43614		Tom Allen	Charles W. G. - C	Remove tile from bulkhead and replace with terrazzo	\$160



## COMPLETE PERMIT HISTORY

Address	Date	Permit #	Reel #	Owner	Applicant Architect - A Engineer - E Contractor - C	Work Completed	Cost
215 W. 7th Street	11/14/1952	45856		Maxwell Abbott, DBA (Tenant)	Owner	Gypsum partitions, room 110	\$300
205 W. 7th Street	4/13/1954	84763		Kingsley Card & Pen Shop	A. Hoegee & Sons - C	Recover and install one roller awning	\$49.50
215 W. 7th Street	5/19/1954	88125		Bartlett Building	Joe Illic (?) & Sons	Remove non-bearing partitions	\$200
215 W. 7th Street	7/16/1954	93891		Public Loans Co.	ORS Neon Corp	2 neon signs	\$175
215 W. 7th Street	2/23/1955	9246	1644	A.G. Bartlett Co	Frank Galvery - C	Partitions in suite 636	\$275
215 W. 7th Street	5/12/1955	15460	1644	A.G. Bartlett Co	Frank Galvery - C	Remove and install partitions in room 331	\$600
215 W. 7th Street	7/29/1955	21106	1644	A.G. Bartlett Co	Frank Galvery - C	Demolish non-bearing walls	\$500
215 W. 7th Street	8/3/1955	21464	1644	A.G. Bartlett Co	Frank Galvery - C	Partitions Suite 1208	\$300
215 W. 7th Street	10/3/1955	26414	1644	A.G. Bartlett Co	Frank Galvery - C	Partitions on 4th floor	\$600
215 W. 7th Street	10/3/1955	26413	1644	A.G. Bartlett Co	Frank Galvery - C	Partitions on 6th floor	\$600
215 W. 7th Street	10/3/1955	26412	1644	A.G. Bartlett Co	Frank Galvery - C	Install double doors 1st floor	\$600
215 W. 7th Street	6/4/1956	44818	1653	A.G. Bartlett Co	Frank Galvery - C	Gypsum walls Room 315	\$300
215 W. 7th Street	6/21/1956	46366	1653	A.G. Bartlett Co	Frank Galvery - C	Gypsum walls Room 812	\$800
215 W. 7th Street	7/20/1962	15861	1706	Ben Hecht Co	Dienz & Zimmerman - C	Dumbwaiter between mezzanine and 2nd floor	\$750

## COMPLETE PERMIT HISTORY

Address	Date	Permit #	Reel #	Owner	Applicant Architect - A Engineer - E Contractor - C	Work Completed	Cost
215 W. 7th Street	7/31/1962	16697	1706	Ben Hecht Co	Dienz & Zimmerman - C	Interior Partitions Rooms 200-205	\$200
215 W. 7th Street	9/10/1962	20177	1708	Glickman Corp. c/o Ben Hecht Co.	John Fortune & Associates - AWilliam Porush - C	Interior partitions and equipment	\$1,500
215 W. 7th Street	5/10/1963	38074	1714	Ben Hecht Co	Dienz & Zimmerman - C	4 banker's partitions	\$750
215 W. 7th Street	7/10/1965	98889	1739	Franchard Corp	A*Acoustic	Install suspended metal and mineral tile ceiling in corridor on #12 wire and toggle bolts - 9th floor	\$900
<b>215 W. 7th Street</b>	<b>8/10/1967</b>	<b>51515</b>	<b>1758</b>	<b>Franchard Corp</b>	<b>Robert E. Faxon - A</b>	<b>Interior alterations, including new partitions, suspended ceilings, new storefronts and wall facing at first floor</b>	<b>\$100,000</b>
215 W. 7th Street	2/10/1968	61031	1762	Franchard Corp	Robert E. Faxon - A	Revise framing for mo- sai 8 [sic] marble supports	\$3,000
215 W. 7th Street	6/10/1968	68460	1765	Franchard Corp	Robert E. Faxon - A	Install ceiling and partitions on 1st floor	\$1,500
215 W. 7th Street	6/10/1969	89598	1775	Continent al Service	Henry Rossine - A Owner - C	Paint, new partitions on 5th floor	\$5,000
215 W. 7th Street	8/10/1969	94806	1778	Lee National Corp	LA Drywall - C	Interior remodel 2nd floor, ceiling and partitions	\$12,000
215 W. 7th Street	8/10/1969	94807	1778	Lee National Corp	LA Drywall - C	Interior remodel mezzanine floor, ceiling and partitions	\$8,000
Reel Missing, Could not Pull	8/10/1969	93508	1777	Reel Missing, Could not Pull	Reel Missing, Could not Pull	Reel Missing, Could not Pull	Reel Missing, Could not Pull
215 W. 7th Street	12/10/1970	20635	1788	Ben Hecht Co	Seablom & Platt - C	Remove and install incombustible partitions	\$12,000



## COMPLETE PERMIT HISTORY

Address	Date	Permit #	Reel #	Owner	Applicant Architect - A Engineer - E Contractor - C	Work Completed	Cost
Reel Damage d. Could not Pull	1/10/1971	21189	1789	Reel Damaged , Could not Pull	Reel Damaged, Could not Pull	Reel Damaged, Could not Pull	Reel Damaged , Could not Pull
Reel Damage d. Could not Pull	1/10/1971	22319	1789	Reel Damaged , Could not Pull	Reel Damaged, Could not Pull	Reel Damaged, Could not Pull	Reel Damaged , Could not Pull
215 W. 7th Street	3/10/1971	24349	1790	Lee National Corp	Robert E. Faxon - A	Add partitions and suspended ceiling to 3rd floor	\$2,000
215 W. 7th Street	10/10/1971	38773	1796	Lee National Corp	Tom C. Hinds Co - C	85.5 sqft recover 15/90#	\$2,600
215 W. 7th Street	2/10/1972	46148	1799	Lee National Corp	Kurt Meyer & Assoc - A Johnson & Neilson - E	Addition of new emergency exit stair from ? To mezzanine	\$20,000
215 W. 7th Street	1/4/1980	95809	1857	Windert Watch Co	A. Rubenstein	Remove and replace partitions on 2nd and 3rd floor	\$30,000
215 W. 7th Street	2/13/1980	97882	1866	Windert Watch Co	None listed	Interior partitions on 1st, 2nd and mezzanine floors	\$10,000
215 W. 7th Street	6/13/1983	65730	20	Aviv Associates	Anayole Seiderman - A	Demolish some partitions on first floor, extend two stores in depth	\$2,970
213 W. 7th Street	6/15/1983	65868	26	201 1/2 W. 7th [sic]	Sun Construction Co- C	New restroom and change use of approximately 500 square feet of the ground floor	\$7,000
201-215 W. 7th Street	7/14/1983	68066	29	Aviv Associates with Crown Managem ent	B&K Commercial Contractors - C	Extend existing stores, handicap restrooms	\$8,900
207 W. 7th Street	10/29/1986	49494	131	Adela Romero	Owner	Two temporary window signs	\$20



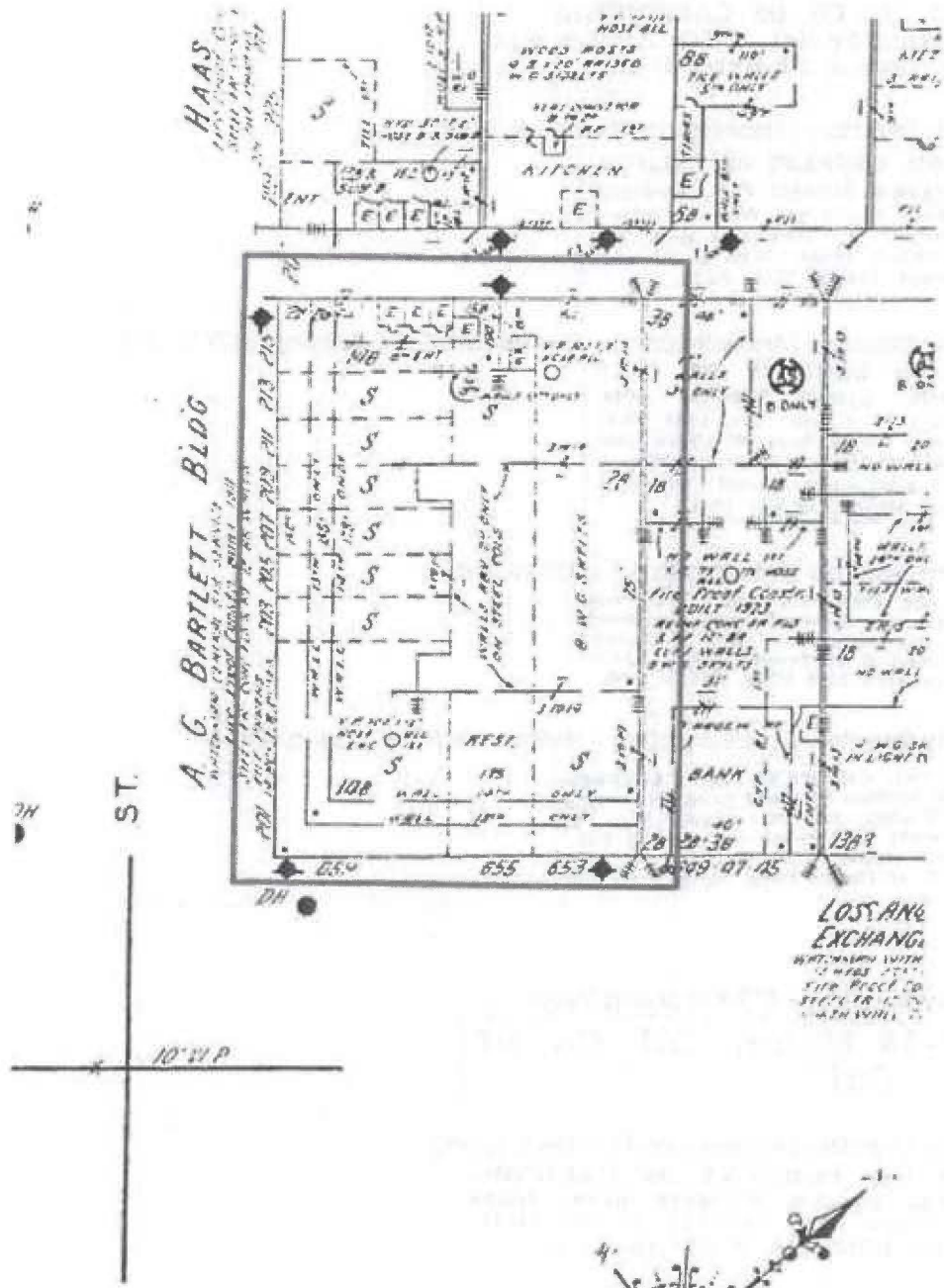
## COMPLETE PERMIT HISTORY

Address	Date	Permit #	Reel #	Owner	Applicant Architect - A Engineer - E Contractor - C	Work Completed	Cost
211-215 W. 7th Street	9/11/1987	75638	163	Kongsee Development	Anton Ungureanu - A Hamiel Morad Oramni - C	Wall signs (17)	\$8,527
211-215 W. 7th Street	9/24/1987	76682	164	Kongsee Development	Omrami Associates - C	Convert storage/interior partitions/mech rooms to parking	\$174,000
215 W. 7th Street	8/11/1994	22602	474	Kongsee Development	Omrami Associates - C	2 hour separation between first floor and remainder of building to create partially occupied building	\$75,000
201 W. 7th Street	12/7/1994	28554	501	Kongsee Development	Owner	TI	\$5,000
201 W. 7th Street	12/7/2001	01016-10000-23591		Mimi, LLC	Barry Shy	Remove partitions walls, 2nd through 14th floor	\$13,000
215 W. 7th Street	7/24/2002	01016-10000-22560		Mimi, LLC	Barry Shy	Strengthen and convert (E) 14-story office building with basement to 139 unit apartment through adaptive reuse ordinance ***sprinklers throughout*** "Portions of building utilized for work use will NOT have employees nor be open to the general public."	\$7,097,800
215 W. 7th Street	12/26/2002	02014-10000-07380		Mimi, LLC	Charles Tan - E	Extension of elevator machine room at roof, relocate concrete shear wall at foundation to mezzanine from gridline F to gridline E.	None listed
215 W. 7th Street	6/15/2004	01016-10003-22560		Mimi, LLC	Barry Shy	New partition walls for bedrooms	\$100,000

## COMPLETE PERMIT HISTORY

Address	Date	Permit #	Reel #	Owner	Applicant Architect - A Engineer - E Contractor - C	Work Completed	Cost
215 W. 7th Street	7/27/2004	04020- 10000- 02181		Brea, LLC	La Habra Welding, Inc - C	Install water storage tank for sprinklers in basement	\$33,000
215 W. 7th Street	7/27/2004	04016- 10000- 13806		Brea, LLC	Owner	Parking striping for 2 levels of parking, check structural slab	\$15,000
215 W. 7th Street	8/27/2004	04014- 10000- 06945		Brea, LLC	Barry Shy (Owner)	Convert patio to sun room with metal and glass frame on roof on 6 units. 1 additional live/work unit on 2nd floor for 140 total units.	\$50,000
215 W. 7th Street	10/6/2004	01016- 10004- 22560		Mimi, LLC	Barry Shy	Create common deck on 3rd floor courtyard not to exceed 749 sqft.	\$5,000
215 W. 7th Street	11/18/2005	04016- 10000- 22392		7th Loft, LLC	Barry Shy	Convert 139 joint live/work units into 139 joint live/work condos and 1 commercial unit into 1 commercial condo. 139 live/work condos out of 140 live/work units and 1 commercial condo.	
215 W. 7th Street, Unit 101	8/28/2012	12048- 10000- 01866		Bartlett Land Holdings, LLC	Ulysses Romero - C	3 sets of neon signs reading "TIERRA MIA COFFEE"	

Sanborn Fire Insurance Map, 1945 with updates through 1951. Bartlett Building indicated in red.





## CITY DIRECTORY LISTINGS FOR UNION OIL

1900-1901 City Directory – Byrne Building

**UNION OIL CO. OF CALIFORNIA**(of Santa Paula), W. G. Hughes mgr.  
L. A. Branch 330 Byrne Bldg.

1902 City Directory (Ancestry.com) – Tajo Building

**UNION OIL COMPANY OF CALIFOR-****NIA**, Lyman Stewart Pres, Frederick  
H Rindge vice-pres, Wm A Carney  
sec, Robert W Clark asst sec, Chas  
B Anderson treas, Wm L Stewart  
genl mgr, 311-313 Tajo Bldg.1903 City Directory (Ancestry.com) – Conservative Life Building (329 W. 3<sup>rd</sup>)**UNION OIL COMPANY OF CALI-****FORNIA**, Lyman Stewart pres,  
Frederick H Rindge vice-pres, Wm  
A Carney sec, Robert W Clark asst  
sec, Chas B Anderson treas, Wm L  
Stewart genl mgr, 401-407 Conserva-  
tive Life Bldg, 2<sup>nd</sup> cor Hill.1904 City Directory (Ancestry.com) – 329 W. 3<sup>rd</sup>**UNION OIL COMPANY OF CALIFOR-****NIA**, Lyman Stewart pres, Frederick  
H Rindge vice-pres, Wm A Carney  
sec, Jared S Torrence treas, 402-7,  
Conservative Life Bldg, 329 W 3<sup>rd</sup>.1905 City Directory (Ancestry.com) – Hellman Building (Spring and 4<sup>th</sup>)**UNION OIL COMPANY OF CALIFOR-****NIA**, Lyman Stewart pres, Frederick  
H Rindge 1st vice-pres, Wm L  
Stewart 2d vice-pres, Jared S Tor-  
rence treas, Giles Kellogg sec, 115  
H W Hellman bldg, Spring ne cor  
4th

1906 City Directory – 812-818 Spring Street

812-18 Union Oil Co of  
Cal

1907 City Directory (Ancestry.com) – 356 S. Spring

**UNION OIL COMPANY OF CALIFOR-****NIA**, Lyman Stewart pres, Giles  
Kellogg sec, 508-518 H W Hell-  
man Bldg 356 S Spring

1908 City Directory (Ancestry.com) – 508 S. Spring

**UNION OIL COMPANY OF CALIFOR-****NIA**, Lyman Stewart pres, Giles  
Kellogg sec, 1012-1031 Security  
Bldg 508 S Spring

1909 City Directory – 508 S. Spring

**UNION OIL COMPANY OF CALIFORNIA**, Lyman Stewart pres, Giles Kellogg sec 1012 Security Bldg 508 S Spring

1910 City Directory (Ancestry.com) - 508 S. Spring Cal

**UNION OIL COMPANY OF CALIFORNIA**, Lyman Stewart pres, Giles Kellogg sec, 1012 Security Bldg 508 S Spring

1911 City Directory - 215 W. 7th

**UNION NATIONAL BANK**, H I Stuart pres, E H Greenendyke cash, 1000 Colorado and Raymond at Pasadena  
 \* Oil Building 215 W 7th  
 \* Oil Building Co Robt Watchorn pres, E R W Frost sec 108 W 6th rd 1906

1915 City Directory - 215 W. 7th

**UNION OIL BUILDING**, T O Snyder Mgr, 215 W 7th, Office of Bldg rm 1032  
 \* Oil Building Co E T Earl pres H W Yarrick sec 215 W 7th rm 1011

1917 City Directory - 215 W. 7th

**UNION OIL BUILDING**, Geo T Woodbury Mgr, 215 W 7th, Office of the Bldg rm 1032

1921 City Directory - 215 W. 7th

**UNION OIL BUILDING**, G T Woodbury Mgr, 832 Union Oil Bldg 215 W 7th  
 \* Oil Building Co, Mrs Emily J Earl pres, H W Yarrick sec 215 W 7th rm 516

1923 City Directory - 215 W. 7th

**UNION OIL COMPANY OF CALIFORNIA**, W L Stewart Pres, E W Clark Executive V-Pres, John McPeak Sec, R J Keown Treas, R D Matthews Comptroller, 1104 A G Bartlett Bldg, 215 W 7th

1926 City Directory - 617 W. 7th

**UNION OIL COMPANY OF CALIFORNIA**, W L Stewart Pres, E W Clark Executive V-Pres, W W Orcutt V-Pres, L P St Clair V-Pres, John McPeak Sec, R J Keown Treas, R D Matthews Comptroller, P M Gregg Counsel, Union Oil Bldg 617 W 7th, Phone Bway 7900

1927 City Directory - 617 W. 7th

**UNION OIL COMPANY OF CALIFORNIA**, H C Farquhar Manager of Purchases, 711 Union Oil Bldg, 617 W 7th

1929 City Directory - 617 W. 7th

**UNION OIL COMPANY OF CALIFORNIA, W**  
 L Stewart Pres, E W Clark Executive V-  
 Pres, W W Orcutt V-Pres, L P St Clair  
 V-Pres, R D Matthews V-Pres and Comp-  
 troller, P N Boggs V-Pres, John McPeak  
 Sec, R J Keown Treas, P M Gregg Coun-  
 sel, Union Oil Bldg, 617 W 7th, Phone  
 Tucker 7211

1932 City Directory - 617 W. 7th

**UNION OIL COMPANY OF CALIFORNIA, L P**  
 St Clair Pres, R D Matthews Exec V-Pres,  
 W W Orcutt V-Pres, P N Boggs V-Pres, W  
 L Stewart V-Pres, P M Gregg V-Pres and  
 Counsel, A C Galbreath Asst V-Pres, John  
 McPeak Sec, J M Rust Treas, Geo H Forster  
 Comptroller, Union Oil Bldg, 617 W 7th,  
 Tel Tucker 7211

1936 City Directory - 617 W. 7th

**UNION OIL COMPANY OF CALIFORNIA,**  
 Union Oil Bldg, 617 W 7th, Tel Tucker  
 7211

1938 City Directory - 617 W. 7th

**UNION OIL COMPANY OF CALIFORNIA,**  
 Union Oil Bldg, 617 W 7th, Tel Tucker  
 7211

1939 City Directory - 617 W. 7th

**UNION OIL COMPANY OF CALIFORNIA,**  
 Union Oil Building, 617 W 7th, Tel Tucker  
 7211

1942 City Directory - 617 W. 7th

**UNION OIL COMPANY OF CALIFORNIA,**  
**UNION OIL BUILDING, 617 West Seventh**  
**Street, Telephone TUCKER 7211**



## SECONDARY DOCUMENTATION

TO SEVENTH AND SPRING: German-American Savings Bank Will Move, *Los Angeles Times* (1856-1912), Apr. 9, 1912.  
 Project Historical Newspapers, Los Angeles Times (1851-1990)  
 pg. B8.

## TO SEVENTH AND SPRING.

**German-American Savings Bank Will Move, Having Closed Long Lease Yesterday on Union Oil Bldg.**  
 The German-American Savings Bank, now located at Spring and Fourth streets, yesterday closed a lease for a long term of years on the first floor, basement and mezzanine floor of the Union Oil Building at Seventh and Spring streets. It had been understood for a long time that this move would be made. The floor space to be occupied by the bank is 180 feet on Spring street and 135 feet on Seventh, and the basement is practically of the same dimensions. The bank will construct the mezzanine floor or gallery, leaving a clear-story in the center, twenty-five feet high. The lobby will be forty by 115 feet.

All of the vaults, five, will be in the basement, including safety deposit vault, steamship department, lunch rooms, lockers and filing rooms. There will also be a filing vault on the main floor.

Three elevators will run from the basement to the mezzanine for the accommodation of patrons, and omnibuses for transporting books and currency to the vaults below. The approach to the safe deposit department will be an imposing marble stair at the Spring-street entrance. The mezzanine will be utilized for the directors' room, trust department, bookkeepers, auditors, and other branches of the business.

The bank will install a thorough ventilating apparatus, pneumatic tube service, cold circulating water plant, and all modern appliances.

The bank will take over the property in its present state and proceed with the equipment, including the exterior treatment, the ornamental plastering, and all other construction necessary to complete. In this operation the bank has employed the Neary & Alford Company of Chicago, who have associated with Parkinson & Bergstrom, the architects of the building.

**NEW OIL COMPANY:** Incorporated with a Capital of \$5,000,000.  
*Los Angeles Times* (1856-1912), Dec. 19, 1900.  
 Project Historical Newspapers, Los Angeles Times (1851-1990)  
 pg. 1.

## NEW OIL COMPANY.

**Incorporated with a Capital of \$5,000,000.**

Articles of incorporation of the Union Oil Company of California were yesterday filed with the County Clerk.

The purposes for which the corporation is formed is to buy, acquire, hold, own, manage, operate, improve and develop land, mining claims, mineral rights and oil wells; also to bore, explore, refine, distill and store oils, petroleum, natural gas, asphaltum, bitumen and bituminous rock; also to buy and dispose of patent rights; also to carry on agencies and offices, stores and storage tanks in California and other States and Territories of the United States.

The principal place of business is Santa Paula, Ventura county, and the board of directors is as follows:

Wallace L. Harbison, Alexander Waldin, John Irwin, F. H. Warring, Casper Taylor, of Santa Paula; Lyman Stewart and Dan McFarland, Los Angeles; Thomas R. Bird, Buena Vista; Walter S. Lueden, San Bernardino.

The capital stock is placed at \$5,000,000, divided into 50,000 shares of \$100 each. Of this amount \$200,000 has been subscribed.

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COAL KNOCKED OUT: A Great Enterprise--What is Being Accomplished ...  
 Los Angeles Times (1921-1922) (Vol. 2, 1924)  
 First and Second Editions of Newspaper, Los Angeles Times (1921-1922)  
 Vol. 2

## COAL KNOCKED OUT.

### A Great Enterprise--What is Being Accomplished.

Toward the Furnishing of Cheap Fuel  
 by the Union Oil Company  
 of California.

One of the most successful companies in the oil business on this Coast is the Union Oil Company of California.

One of the reasons for this, is the very liberal policy they pursue. They are ready at all times to supply any demand made upon them for anything in the oil line, and have spent large sums of money in the manufacture of all grades of industrial oils, such as the market demands. They are large producers of crude oil and have recently adopted a plan by which they are able to contract with any and all responsible parties for one or two years' supply of crude oil for fuel purposes. They have at the present time contracts with some of our largest manufacturers, and are continually making new ones. With a company of this kind on the Coast, it is not only an encouragement to those already in the business, but encourages new enterprises to open up in our vicinity, from the fact that they can contract for fuel oil and know exactly what the cost of their fuel will amount to for the purpose of running a business. This oil is used for making steam, burning brick, smelting, melting copper, flash smelting, and, in fact, any of the mechanical arts where a high heat is necessary. They make it a special business to introduce oil for any new work where oil has not been used before and put forward every effort to make a success of the same. They are willing, at any time, to fit up a plant complete for any responsible parties and warrant its successful working. This company is without doubt one of the most successful on the Coast. During the recent strike they supplied every one of their customers, none of them being under the necessity of changing from oil to coal, showing the shrewdness and capability of the men in their employ, and verifying what has been said of this company during their years of success.

This company has long been known as "The Oil Trust." They have at the present time in their tanks for the purpose of supplying their trade 25,000 barrels of oil, this vast amount being far in excess of any other company's stock in the same business on this Coast, and this fact alone, is sufficient guarantee that they are able to meet all their contracts. Crude oil gives more satisfaction for fuel purposes than anything that can be used. They have adopted the acetate system for the purpose of burning crude oil under incense burners, which is the most scientific and safest ever invented. This system was introduced by Mr. Smith, one of the managers of the company. The acetate tank, being below the burner, makes it absolutely safe. The following well-known buildings and institutions have this system in operation: The New Court House, Goldens' House, Whittier House, Deane, California Sewer Pipe Works, Los Angeles Terra-cotta and Precast Brick Works, the Times-Herald Company, East Los Angeles cable road, Citizens' Ice Company and many others. Crude oil is used for running Kerckhoff & Cusker's steamship, and it is the only one known of in the United States that is run with oil successfully. In the northern part of the State, at the United States navy-yard, this system is used for the purpose of heating and sending and shaping heavy armor plates. The Union Oil Company supplied the Midwinter Fair, held at San Francisco, with crude oil for the purpose of making steam. The horse-power required was 300, yet they successfully supplied all demands made upon them. The Times thinks so well of this system that it has recently introduced it, and results have proven so satisfactory that it would not change for any other fuel known. The general reasons for this are: First, it is much cheaper than any other system of making steam; second, there are no ashes or sludge to haul away; third, complete control of the fire is had, and it can be put out by simply shutting down a lever; fourth, insurance companies recommend it, as the oil is below the burner, and even if there should be a leak in the pipe the oil would flow back into the tank and not toward the fire, as in other systems. The office of the company is at No. 121 East Second street, Los Angeles, where a full line of sample oils are on exhibition. From the crude product, just as it comes from the earth, up to the refined article for use on the most delicate machinery.

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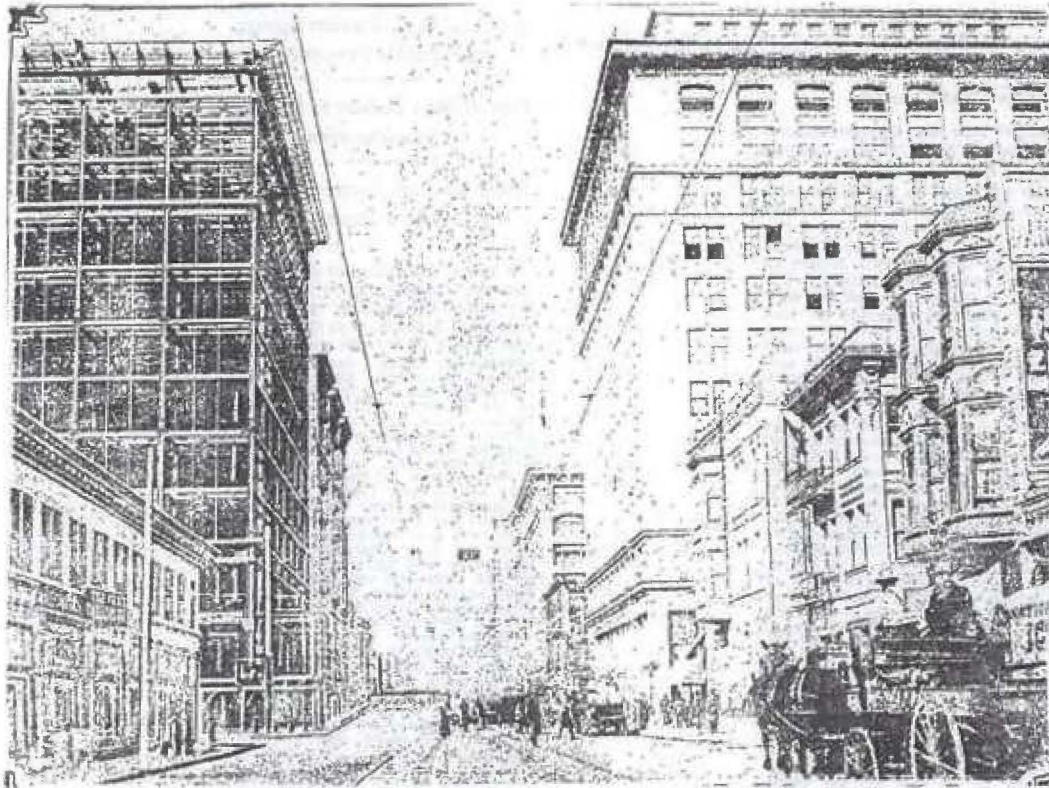
**Seventh Street, Los Angeles, Looking West From the Corner of Spring Street.**

*Los Angeles Times* (1886-1922), Jan. 7, 1912.

ProQuest Historical Newspapers: Los Angeles Times (1881-1990)

pg. VI

*Seventh Street, Los Angeles, Looking West From the Corner of Spring Street.*



**Metropolitan Scene from Point Regarded a Decade Ago as Hopelessly "Out-of-Town."**

The practically completed structure to the right foreground is the extraordinary Calumet building, designed by Parkins & Burdett. The steel skeleton at the left is the framework of the magnificent Van Nuys block, planned by Morgan, Walls & Morgan.

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ACQUIRE UNION OIL BUILDING: A. G. and C. G. Bartlett Buyers of...  
 Los Angeles Times (1936-1922), Oct. 5, 1921.  
 Publication Historical Newspapers, Los Angeles Times (1881-1990)  
 p. 10.

## ACQUIRE UNION OIL BUILDING.

*A. G. and C. G. Bartlett Buyers  
of Valuable Property.*

*Two Million Dollars is Said to  
be Consideration.*

*Heirs of Earl Estate Dispose  
of Modern Structure.*

A really transaction of signal importance, involving the transfer of the Union Oil Building, a twelve-story class A structure at the northwest corner of Seventh and Spring streets, has been closed, it was learned yesterday. Through this transaction the property passes into the hands of A. G. and C. G. Bartlett, who, for the purpose of purchase have incorporated a company known as the A. G. and C. G. Bartlett Company. A. G. Bartlett is well known in Los Angeles as the founder and former president of the Bartlett Music Company.

While the exact consideration involved in the transaction was not given out, it is understood that the sale price was approximately \$2,000,000. The sale was made by the heirs of the Edwin T. Earl estate. The property has a frontage of 155 feet on Seventh street and 103 feet on Spring street.

The building is one of the most modern and substantial commercial structures in the city. It is of steel frame construction, fireproof throughout, and contains eleven stories in the main body, with a smaller story above the eleventh floor. The building, designed by architects Parkinson and Berkstrom, was started in 1911 by the late Edwin T. Earl, and was finished and occupied during the early part of the following year.

The major portion of the structure is occupied by the office of the Union Oil Company of California and its subsidiary organizations, while the first floor is given over entirely to the Guaranty Trust and Savings Bank, which recently became affiliated with the Security Trust and Savings Bank. The deal was handled by R. A. Rowan & Co.

BIG BANK'S NEW HOME: Reported that the German-American Savings Will...

Los Angeles Times (1936-1922), May 29, 1921.

Publication Historical Newspapers, Los Angeles Times (1881-1990)

p. 10.

## BIG BANK'S NEW HOME.

*Reported that the German-American Savings Will Occupy Ground Floor of Union Oil Building.*

It has been known for some time that the German-American Savings Bank would seek newer and more commodious quarters for its growing business, and there is every reason to believe that today a lease will be executed for the ground floor of the new Union Oil building, located at the northwest corner of Seventh and Spring streets. The deal for this lease has been pending for some time, and President W. N. Avery, of the bank practically admitted yesterday that it would go through.

Across the street in the Van Nuys building the German-American will have for a neighbor the First National Bank, which will remove shortly from its old home, corner Second and Spring streets. The German-American has been domiciled for several years in the Union Trust building, corner Fourth and Spring streets. The tendency at present is to bunch the big banking institutions south of Third street. The Los Angeles Trust and Savings Bank was the first to establish itself in lower Spring street, and the Globe Savings Bank will occupy the Los Angeles Investment Company building when it is completed at Eighth and Broadway.

While details of the German-American lease on the ground floor and basement of the Union Oil building are lacking, the annual rental will be in large figures, and the bank equipment will be of the highest class. It is probable that the Union Oil building will be occupied at the earliest possible moment. Since the Hibernian Savings Bank took quarters on the second floor of the Union Trust building the name of the building has been changed to that of the bank, and this has not tended to create harmony. The official announcement of the change of location of the German-American Bank will, probably be made tomorrow.

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# TO OCCUPY NEW HOME IN YEAR: Plans Being Rushed for Union Oil ...

Los Angeles Times (1886-1922), Apr. 9, 1922:

ProQuest Historical Newspapers, Los Angeles Times (1881-1990)

No. VI

## TO OCCUPY NEW HOME IN YEAR

Plans Being Rushed for Union Oil Building

Structure Will Cost Million and a Half

Contracts Already Awarded for Structural Steel

THROUGH the new home built by the Union Oil Company, the new structure will be the new Union Oil Building, a twelve-story plan, a structure to be erected at the northern corner of Broadway and First streets, will be erected. The building, designed by architect A. J. Heller, and built by the Union Oil Company, will be of steel frame construction, and will cost about \$1,500,000, the largest of the new of the new.

The new structure, which will be one of the landmarks of the city, is being erected with a depth of 100 feet on Broadway. A new street on the north side of the building is 10 feet wide and is included in the plan.

The contract for the steel frame has already been let to the U. S. Steel Structural Company, who are the designers for the building. The steel frame will be erected by the company. The building is to be built by the Union Oil Company, and the steel frame is to be built by the U. S. Steel Structural Company. The building is to be built by the Union Oil Company, and the steel frame is to be built by the U. S. Steel Structural Company.

According to the plan, which has been prepared by architect A. J. Heller, the building will be a twelve-story structure, with a depth of 100 feet on Broadway. The building is to be built by the Union Oil Company, and the steel frame is to be built by the U. S. Steel Structural Company.

**ENTRANCE FINISH**  
The entrance of the structure will be completed by the company. The entrance will be a two-story structure, with a depth of 100 feet on Broadway. The building is to be built by the Union Oil Company, and the steel frame is to be built by the U. S. Steel Structural Company.

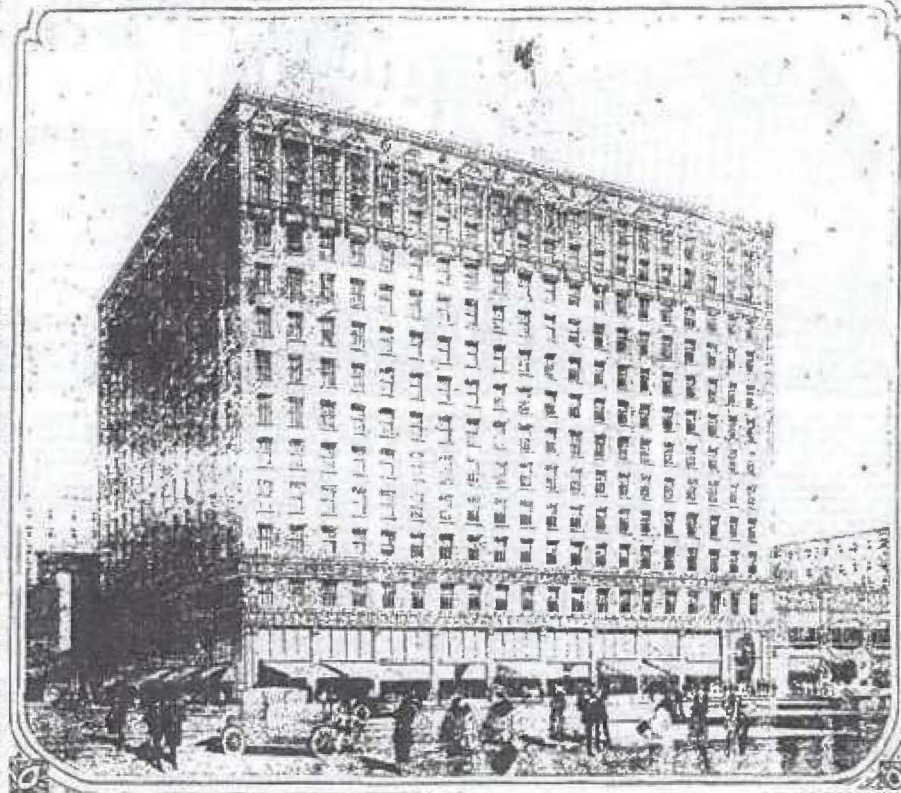
The entrance of the new home of the structure will be completed by the company. The entrance will be a two-story structure, with a depth of 100 feet on Broadway. The building is to be built by the Union Oil Company, and the steel frame is to be built by the U. S. Steel Structural Company.

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The entrance of the new home of the structure will be completed by the company. The entrance will be a two-story structure, with a depth of 100 feet on Broadway. The building is to be built by the Union Oil Company, and the steel frame is to be built by the U. S. Steel Structural Company.

## Million and a Half Dollar Structure Soon to be Erected



Architect's Perspective of the New Union Oil Building.

To be erected by the Union Oil Company at the northeast corner of Broadway and First streets. Construction work will be started within the next thirty days. Sketch by Heller, 1921. (Copyright, 1921, U. S. Steel Structural Company.)

Among the features of the building, which is to be erected by the Union Oil Company, is the fact that the building is to be built by the U. S. Steel Structural Company.

It is expected to have the building completed and ready for occupancy by February of next year.

According to the architect, who is engaged in the preparation of the building drawings.

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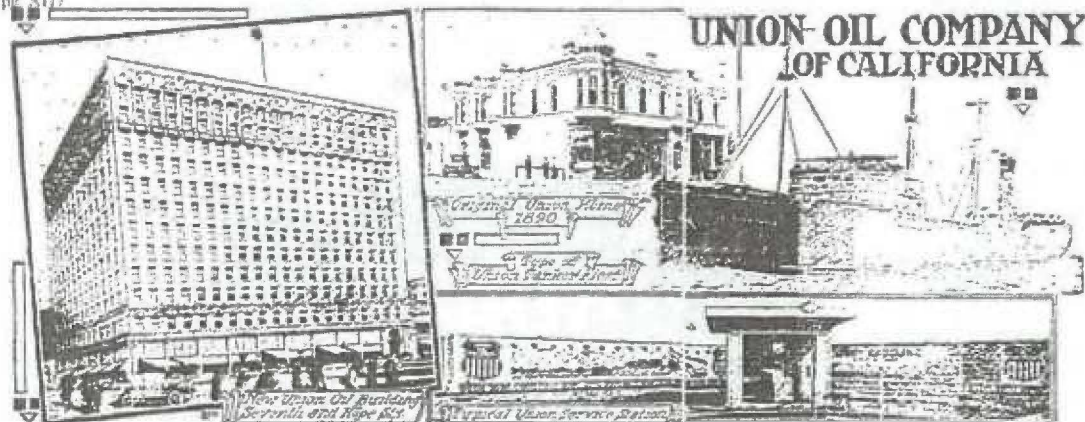


## UNION OIL COMPANY OF CALIFORNIA

Los Angeles Times (1923-Current File); Apr 8, 1923;

ProQuest Historical Newspapers: Los Angeles Times (1881-1990)

pg. N117



ONE of the best illustrations of why Los Angeles and Southern California are and have always been one of the great white spots in the business life of the United States is Union Oil's phenomenal growth from an obscure partnership to a \$100,000,000 corporation within a third of a century. Incorporated Oct. 17, 1894, the present company was a consolidation of the Harrison & Stewart Oil Company, the Toney Canyon Oil Company and the Range Oil Company. Ten years after the consolidation the capital stock was increased to \$10,000,000. Eight years later capitalization was increased to \$20,000,000, and in 1919 Union Oil became a \$100,000,000 corporation. Of the total capitalization at the present time \$16,000,000 has been issued and is outstanding and \$19,000,000 is authorized. Since incorporation, up to and including January of this year, the company has paid over \$45,000,000 in cash dividends and over \$11,000,000 in cash dividends of approximately \$14,000,000 in combination.

Union Oil's success was made possible from the start by the extensive data and knowledge of oil in the great oil industry of California. Lyman Stewart, its founder and present chairman of the board of directors and executive committee. When

bankers, a quarter of a century ago, refused to loan money to Shafter California's oil industry, Mr. Stewart risked his fortune and came to prove his vision. For years he fought the pioneer hardships of the California oil fields and spent a fortune in getting oil in the Santa Rosa of the Golden State. Three years before incorporation of the present company Mr. Stewart was \$155,000 in debt, without resources or assets. The first seven wells he drilled in California were dry holes. In reality this was the turning point. Facing insurmountable obstacles Mr. Stewart borrowed \$10,000 from I. W. Hoffman, Los Angeles banker, brought in his first California paying well and thus laid the foundation for the present company, which has since paid in cash and stock dividends millions more than its present-day capitalization.

The Union Oil Company of California owns 414 miles of trunk pipe lines and 235 miles of gathering lines. The combined daily maximum capacity of the pipe-line system is about 215,000 barrels. Located 1121 stations was made in the company's pipe line and secure system in Southern California with terminals at Los Angeles and the harbor, totaling approximately \$1,500,000. These pipe lines are handling at this time an average of 165,000 barrels per day. Storage facilities for 5,074,000 barrels

in concrete reservoirs and steel tanks set, in excess to storage facilities last year, giving a total storage capacity for all products in excess of 21,000,000 barrels.

Operating twelve steamships, eight barges, motorboats, etc., having a total carrying capacity of 211,700 barrels, and including three chartered steamships, the total capacity of the fleet is 1,013,160 barrels.

The normal daily refining capacity at the present time of the company is about 17,000 barrels, and gas absorption plants 60,000,000 cubic feet per day.

The equipment owned by the company includes, among other things, 200 tank cars, 715 auto trucks and 647 automobiles. Besides the company is operating 319 domestic and foreign sales stations and commission agencies and owns and has leased 200 service stations. Principal offices as to its marketing divisions were made last year in Canada and the Northwest.

Production of crude oil by the company to California last year was 12,452,816 barrels of oil. At the present time 381 producing wells are yielding a daily average of 45,000 barrels of oil. Last year sixty-nine wells were brought in by the company in California.

Sales of the company last year amounted to \$10,311,160. During last year large quantities of gasoline and kerosene and fuel oil were exported to Canada and South America.

The Union Oil Company of California owns in fee or has other lease in excess of 610,000 acres in various oil-producing fields in California and other States.

The affairs of the Union Oil Company of California are in the hands of practically leaders and experienced oil men. The executive officers follow:

Lyman Stewart, chairman, board of directors and executive committee; E. L. Stewart, president; E. W. Clark, executive vice-president; W. W. Orrell, vice-president; L. P. B. Clair, vice-president; R. D. Mathews, controller; E. B. Mink, assistant controller; John McPeak, secretary; W. R. Edwards, treasurer; E. J. Keown, treasurer; Edward W. Clark, assistant treasurer.

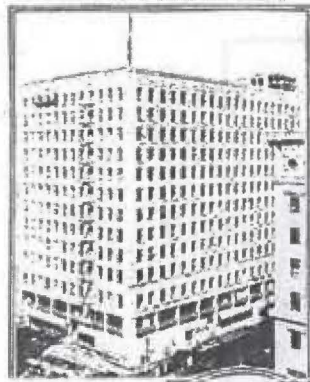
Added to the above and included on the board of directors are Frank C. Holt, A. P. Johnson, Gregory E. Newlin, Henry M. Robinson, J. W. Allen, J. E. Fishburn, Harry W. O'Malley, J. G. Fisher, Thomas A. O'Donnell, A. C. Hatch, George S. Patton, I. E. Newman, A. E. Matlock and William R. Smith.

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# TO OCCUPY FINE NEW BUILDING

Union Oil Company Is Moving



With the opening of the new Union Oil Company building, the company is moving into its new headquarters. The building is a modern structure with many windows and a flat roof. It is located in the heart of the city, near the downtown area. The company is moving into this building because it is a better place to work and it is a better place to do business.



Where It Got Its Start

The new building is a modern structure with many windows and a flat roof. It is located in the heart of the city, near the downtown area. The company is moving into this building because it is a better place to work and it is a better place to do business.

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UNION OIL CO. BUILDING SELLS FOR \$2,200,000  
Los Angeles Times (192 N. Street Pike), Feb. 29, 1952.  
ProQuest Historical Newspapers, Los Angeles Times (1882-1990).  
pg. B1

## UNION OIL CO. BUILDING SELLS FOR \$2,200,000

All capital stock of the Namieh Corp., which owned the Union Oil Building on the northeast corner of 7th and Hope Sts., has been purchased by the El Royale Apartments, 450 N. Rossmore Ave., at a price of more than \$2,200,000, it was disclosed yesterday.

Justin Turner, representing the purchasers, said the building was acquired as an investment property. It is entirely occupied by the Union Oil Co., with the exception of the ground floor and mezzanine. Desmond's occupies the corner area and the remainder of the ground floor is leased by the J. J. Newberry Co.

Containing 250,000 square feet of floor space, the building has a

frontage of 186 feet on W 7th St. and was built especially for the Union Oil Co. in 1923. In 1942 it was air-conditioned and the elevator system was modernized.

Namieh Corp. was owned by the Heller, Ehrman and Hellman families of San Francisco, which control the Wells Fargo Bank and Trust Co. Walter S. Hilborn of the Loeb & Loeb law firm represented the purchasers, while the sellers were represented by Lloyd W. Dinkelspiel of Ehrman, Heller, White & McLaughlin, San Francisco.

Mortgage financing for the El Royale Apartments was handled by Ogden Johnson, loan supervisor for the southern district, Equitable Life Assurance Society of the United States.

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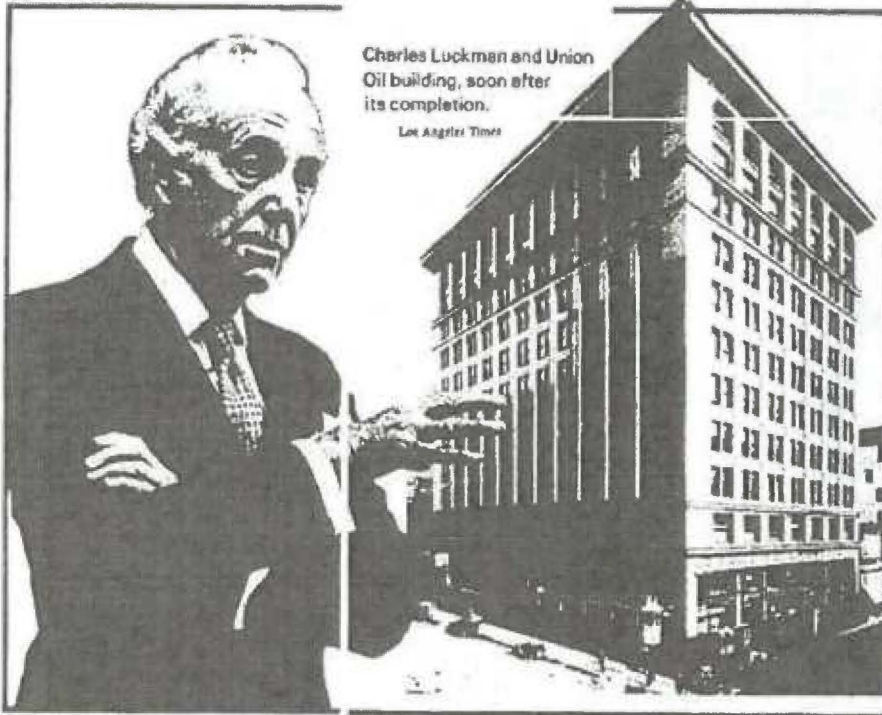
### Luckman Buys Spring St. Building

Hebert, Ray

*Los Angeles Times* (1923-Current File): Apr 16, 1982;

ProQuest Historical Newspapers: Los Angeles Times (1881-1990)

pg. OC\_B1



Charles Luckman and Union Oil building, soon after its completion.

*Los Angeles Times*

## Luckman Buys Spring St. Building

By RAY HEBERT, *Times* Urban Affairs Writer

Giving Spring Street a big boost on the comeback trail, architect Charles Luckman has purchased a 71-year-old building in downtown Los Angeles' old financial district and plans to turn it into a modern office structure.

Located on the northwest corner of Spring and 7th Streets, the building was once the headquarters of Union Oil Co. It has been largely vacant since the financial center began shifting to downtown's west-side in the 1960s.

Buying, gutting and renovating the 13-story structure will represent a \$10.6-million investment, according to Luckman.

He declined to disclose the purchase price, but it was understood to be about \$3.5 million.

Because of the building's location, the rehabilitation project is believed to be the first here to qualify for a 25% tax credit under preservation incentives in the Economic Recovery Tax Act of 1981.

Luckman said his renovation plans will leave the building's ochre-colored pressed brick and terra cotta exterior—one of its most distinctive features—virtually unchanged.

Despite extensive rehabilitation, he said, efforts also will be made to preserve many of the building's un-

usual interior details, including brass mail boxes and elevator doors.

Many vestiges of Union Oil also remain, including the company's old board room and brass doorknobs bearing raised U's and O's. The building was constructed for Union Oil in 1911.

Luckman, who said the sale went into escrow Wednesday, acquired the structure from Aviv Associates, a Los Angeles group that bought it about five years ago.

He said he was acting alone in buying and renovating the structure, known for years as the Bartlett Building. His firm, the Luckman Partnership, is not involved.

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NATIONAL PARK SERVICE

PH0686221

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DATE ENTERED AUG 10 1979

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

SPRING STREET FINANCIAL DISTRICT

AND/OR COMMON

**2 LOCATION**

STREET &amp; NUMBER

354-704 South Spring Street

NOT FOR PUBLICATION

CITY, TOWN

Los Angeles

CONGRESSIONAL DISTRICT  
25th

STATE

California

VICINITY OF

CODE  
06

COUNTY

Los Angeles

CODE OK

037

**3 CLASSIFICATION**

## CATEGORY

☒ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

## OWNERSHIP

☒ PUBLIC☐ PRIVATE☐ BOTH

## PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

## STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

## ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

## PRESENT USE

☐ AGRICULTURE☒ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☐ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Multiple Ownership (see list)

STREET &amp; NUMBER

CITY, TOWN

VICINITY OF

STATE

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Los Angeles County Hall of Records

STREET &amp; NUMBER

320 West Temple Street

CITY, TOWN

Los Angeles

STATE

California

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

California Historical Resources Inventory

DATE

July 1977

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR  
SURVEY RECORDS

Office of Historic Preservation

CITY, TOWN

Sacramento

STATE

California



## 7 DESCRIPTION

### CONDITION

\_\_\_EXCELLENT  
 XXGOOD  
 \_\_\_FAIR

\_\_\_DETERIORATED  
 \_\_\_RUINS  
 \_\_\_UNEXPOSED

### CHECK ONE

\_\_\_UNALTERED  
 XXALTERED

### CHECK ONE

XXORIGINAL SITE  
 \_\_\_MOVED DATE\_\_\_\_\_

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Spring Street Financial District comprises 26 significant structures lining both sides of this thoroughfare for a little more than three city blocks. The buildings range in construction date from about the turn of the century until the mid-1930's. Most of the buildings were erected to house financial institutions and are somewhat homogeneous in both style and function. The district itself is densely built up with several parking lots breaking the fairly even skyline. Besides the 23 financial structures, the district includes 3 hotels, 2 retail buildings, 2 sandwich shops, and a multi-level parking structure. Most of the buildings are in very good condition, although many are now partially vacant.

1. Van Nuys Building (210 W. 7th St.): 1911; a 11-story reinforced concrete structure in Classical style with Italianate details by Morgan, Walls, & Morgan, almost unaltered except for a garage addition to south side in 1929. The Van Nuys Building garage addition is a two-story reinforced-concrete structure by Morgan, Walls, & Clements; it is of the same architectural style as the office structure with fluted columns, decorative cornice and other ornament.
2. Bartlett Building (651 S. Spring St.): c. 1911; 10 story financial and office structure in Commercial style with some details and little alteration.
3. Barclay's Bank (639 S. Spring St.): 1919; 13-story reinforced concrete and brick with terra cotta details by Morgan, Walls & Morgan, with little alteration.
5. California-Canadian Bank (625 S. Spring St.): c. 1923; a 12-story office structure in Neo-Classical design; ornamentation includes terra cotta ornament on the top two levels, and a decorative cornice and pilasters; ground floor has been modernized.
6. E. F. Hutton Building (623 S. Spring St.): c. 1931; a 12-story Zig Zag Moderne structure of reinforced concrete with continuous window columns, gargoyles, and other figures on facade; very little alteration.
7. Hotel Hayward (601 S. Spring St.): 1905; 9-story Commercial style structure of concrete and brick by C. F. Whittlesey; 1918 addition to south side of original by R. D. King is of seven stories in same design; 1925 addition of western side by John and Donald Parkinson is of 14 stories and a similar design with decorative cornice and rear tower.
8. Pacific Southwest Bank (NW 6th and Spring St.): 1910; 11-story bank of reinforced concrete with ornamental tile and terra cotta facade by Parkinson & Bergstrom, Classical styling with fluted columns.
9. Spring Arcade Building (541 S. Spring St.): 1924; 12-story double-wing office building by Kenneth MacDonald, designed to resemble the Burlington Arcade in London.
10. Stationers Building (525 S. Spring St.): c. 1922; 3-story brick structure with some ornamentation, cornice removed.

-cont.-

# SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
1500-1599	<input type="checkbox"/> AGRICULTURE	<input checked="" type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1902 BUILDER/ARCHITECT various

## STATEMENT OF SIGNIFICANCE

As the city of New York has its Wall Street, a thoroughfare which dominates the financial affairs of the city and surrounding areas, Los Angeles has its counterpart in South Spring Street. Known for many years as the "Wall Street of the West," Spring Street is a remarkably homogeneous collection of financial structures which document the economic activity of the city.

Prior to 1900 South Spring Street was still a predominately residential neighborhood. The northern terminus at Temple Street was in the heart of the 1890's business district and large commercial structures were common as far south as Fifth Street. Although the financial center of the city was still located along North Main Street, several banks were built on Spring Street north of Second during the late 80's and early 90's. By the turn of the century the trend was clearly moving south.

The earliest remaining structures in the present district were both begun in 1902. The Continental Building (first known as the Braly Building) was considered the first "skyscraper" in Los Angeles. Directly north of it across Fourth Street, the Herman Hellman Building (now Banco Popular) was constructed for its namesake. The construction of these two bank and office buildings began the push southward. In the next two decades, a number of financial structures followed suit including the Security Building (1906), the Rowan Building (built as the Title Insurance Building) and the Pacific Southwest Bank (the Los Angeles Trust and Savings Bank) in 1910, the Bartlett Building and I.N. Van Nuys Building in 1911, Lloyds Bank (Merchants National Bank) and the Mortgage Guarantee Building and Isais W. Hellman's Annex to the Farmers and Merchants Bank in 1913, the Crocker Bank (Citizen's National Bank) in 1914, the President Trading Company Building (Security National Bank) in 1916, and Barclay's Bank (built as the Los Angeles Stock Exchange) in 1919. In addition, several hotel buildings which complemented and supported the financial district were built at the same time; the Alexandria and Hayward in 1905, and the colorful El Dorado (Stowell Hotel) in 1913.

As financial activity accelerated after World War I, the Spring Street district as developed to Seventh Street was expanding internally by a number of new structures. The Financial Center Building and the California-Canadian Bank were erected in 1923, and the following year saw the construction of the Arcade Building and the Bank of American Building (then another Herman Hellman Building). By the end of the decade the mammoth Title Insurance and Trust Building (1928) and the Pacific Stock Exchange (1929) were completed. Only two other major structures, the Banks & Hundley

-cont.-



## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Assessment Records of Los Angeles County, 1900-40. Los Angeles County Archives.

Building Permits. Department of Buildings & Safety. Los Angeles City Hall

-cont.-

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 14.6

QUADRANGLE NAME Los Angeles, California; Hollywood, CA; QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 1, 1 3, 8, 4 3, 4, 0 3, 7, 6, 7, 6, 2, 0

B 1, 1 3, 8, 4 7, 7, 0 3, 7, 6, 8, 2, 2, 0

ZONE EASTING NORTHING  
C 1, 1 3, 8, 4 5, 0, 0 3, 7, 6, 7, 4, 9, 0

ZONE EASTING NORTHING  
D 1, 1 3, 8, 4 9, 2, 0 3, 7, 6, 8, 0, 8, 0

E                              

F                              

G                              

H                              

### VERBAL BOUNDARY DESCRIPTION

A large area of the downtown business district beginning at the intersection of Fourth and Spring Streets, extending 118.51' northward along Spring Street, then 199.73' eastward; then 118.51' southward to Fourth Street, then 113.33' westward, -cont.-

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
-------	------	--------	------

STATE	CODE	COUNTY	CODE
-------	------	--------	------

## 11 FORM PREPARED BY

NAME / TITLE

Tom Sitton Curatorial Assistant

October 14, 1977

ORGANIZATION

DATE

Los Angeles County Museum of Natural History

STREET & NUMBER

900 Exposition Blvd.

TELEPHONE

744-3444 3358  
(213) 746-0410, Ext. 241

CITY OR TOWN

STATE

Los Angeles

California

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL   

STATE XX

LOCAL   

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Knox McEllen*

TITLE

DATE SEP 12 1978

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*Carol Shull*  
KEEPER OF THE NATIONAL REGISTER

DATE 8-10-79

ATTEST:

*[Signature]*  
CHIEF OF REGISTRATION

DATE 8-10-79



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AUG 10 1979

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 1

PROPERTY OWNERS

- ✓ 1. Investment Properties Associates  
60 E. 42nd St., New York, New York, 10017
- ✓ 2. Lee National Corp. & Bartlett Building  
11 W. 42nd St., New York, New York, 10036
- ✓ 3. National Automobile Casualty Insurance  
639 S. Spring St., Los Angeles, CA, 90014
- ✓ 4. Denmarst, Ltd. 819 Santee St., Los Angeles, Ca, 90014
5. Harrell J. Harrell % Spring St. Properties  
621 S. Spring St., Los Angeles, CA 90014
- ✓ 6. Consolidated International, Inc.  
P.O. Box 12585, El Paso, Texas, 79912
- ✓ 7. Michael & Ann Frontiera  
5533 Hollywood Blvd., Los Angeles, Ca, 90028
8. Pacific Southwest Realty Co.  
✓ 333 South Hope St., Los Angeles, CA, 90017
- ✓ 9. Standard Management Company, agent  
125 W. 4th St., Los Angeles, CA, 90013
- ✓ 10. Stationers Corp. 525 S. Spring St., Los Angeles, CA, 90013
- ✓ 11. Stationers Corp. 525 S. Spring St., Los Angeles, CA 90013
- ✓ 12. Hotel & Motel Properties, Inc.  
624 S. Grand Ave., Los Angeles, CA 90017
- ✓ 13. Intracal P.O. Box 38015, San Francisco, CA, 94138
- ✓ 14. Title Insurance & Trust Co.  
433 S. Spring St., Los Angeles, CA, 90054
- ✓ 15. Banco Popular de Puerto Rico  
Banco Popular Center, Hat Rey, Puerto Rico, 00918
- ✓ 16. Norman & Lily Sternlieb  
408 S. Spring St., Los Angeles, CA, 90013  
✓ DCB LTD., P.O. Box 5729, Los Angeles, CA 90014

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CONTINUATION SHEET

ITEM NUMBER 4

PAGE 2

- ✓ 17. Pacific Southwest Realty Co.  
333 South Hope St., Los Angeles, CA, 90017
- ✓ 18. Ben Basner & Abraham Mouskopf  
416 S. Spring St., Los Angeles, CA, 90013
- ✓ 19. Uni-Cal Financial Corp.  
426 S. Spring St., Los Angeles, CA, 90013
- ✓ 20. Gabriel Rubin, et al  
400 E. 7th St., Los Angeles, CA 90014
- ✓ 21. Connecticut Mutual Life  
140 Garden St., Hartford, Conn., 06115
- ✓ 22. Connecticut Mutual Life  
140 Garden St., Hartford, Conn., 06115
- ✓ 23. Aaron E. & Hilda Aslan  
529 S. Main St., Los Angeles, CA, 90013
- ✓ 24. American National Insurance Co., Real Estate Div.  
524 S. Spring St., Los Angeles, CA, 90013
- ✓ 25. Merchants Fireproof Building Co.  
458 S. Spring St., Rm. 300, Los Angeles, CA, 90013
- ✓ 26. Sixth & Spring St. Corp.  
600 S. Spring St., Los Angeles, CA, 90014
- ✓ 27. Mabel J. Bauer, Co-tr. for Estate of Harry Bauer  
618 S. Spring St., #1100, Los Angeles, CA, 90014
- ✓ 28. Jack & Annette Needleman  
120 E. 8th St., Los Angeles, CA, 90014
- ✓ 29. 634 South Spring Street Building  
1615 Carla Ridge, Beverly Hills, CA, 90210
- ✓ 30. Bank of America  
650 S. Spring St., Los Angeles, CA, 90014
- ✓ 31. E. & R. Ghodsian  
5780 Wilshire Blvd., Los Angeles, CA, 90036
- ✓ 32. Keystone Mortgage Co., *agent*  
Suite 300, 11340 West Olympic Blvd. Los Angeles, CA 90064

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DATE ENTERED	1979

CONTINUATION SHEET

ITEM NUMBER

4

PAGE

3

Parking lots within the district:

- \* A. 649 S. Spring St. ✓ Arthur Lumer, et al  
400 E. 7th St., Los Angeles, CA 90014
- B. 633 S. Spring St. ✓ Denmarst Ltd.  
819 S. Santee St., Los Angeles, CA 90014
- \* C. 617 S. Spring St. ✓ Holly Thomson  
3278 Wilshire Blvd., Los Angeles, CA 90010
- \* D. 533 S. Spring St. ✓ Spring Arcade Company  
125 E. 4th St., Los Angeles, CA 90013
- \* E. 445 S. Spring St. ✓ Intracal Properties, Inc.  
P.O. Box 38015, San Francisco, CA 94138
- F. 403 S. Spring St. ✓ Security Pacific National Bank, Tr.  
Tr. # 01-5-02520-0  
P.O. Box 60802, Terminal Annex  
Los Angeles, CA 90060
- \* G. 420 S. Spring St. ✓ Union Federal Savings & Loan  
426 S. Spring St., Los Angeles, CA 90013
- \* H. 438 S. Spring St. ✓ Lewis & Bessie Wolner, Trs.  
(approximate) 1100 Holly Oak Circle, Palm Springs, CA 92262
- \* I. 450 S. Spring St. ✓ William T. & Adele Sharp  
2269 Via Puerta, Unit Q, Laguna Hills, CA 92653
- \* J. 520 S. Spring St. ✓ Motor Parks, Inc.  
1651 N. Argyle, Hollywood, CA 90028
- K. 540 S. Spring St. ✓ Motor Parks, Inc.  
1651 N. Argyle, Hollywood, CA 90028
- \* L. 640 S. Spring St. ✓ Morco Investment Co., et al  
1010 S. Flower St., Los Angeles, CA 90015  
% Milton H. Handman



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11. (Building) (523 S. Spring St.): c. 1914; 3-story, reinforced concrete, very plain with stuccoed facade, most ornamentation removed.
12. Alexandria Hotel (210 W. 5th St.): 1906; 8-story hotel of concrete and pressed brick by John Parkinson, 12-story annex added in 1912, completely refurbished in 1972.
13. Crocker Bank (453 S. Spring St.): 1914; 12-story bank and office structure of reinforced concrete by Parkinson and Bergstrom, ornamental bands and cornice removed but first-story ornamentation remains.
14. Title Insurance Building (433 S. Spring St.): 1928; 10-story office building of concrete with terra cotta and brick facade by John & Donald Parkinson, Zig-Zag Moderne styling with marble lobby and details by Herman Sachs and Hugo Ballin.
15. Banco Popular (NE 4th & Spring Sts.): 1902 ; 8-story, brick and concrete bank in Commercial style with much ornamentation by Alfred Rosenheim.
16. Continental Building (408 S. Spring St.): 1902; Los Angeles' first skyscraper, 12-story brick office building by John Parkinson with ornamental cornice and bands and little alteration.
17. Hellman Annex (410 S. Spring St.): 1913; 7-story concrete structure faced with terra cotta and brick by Morgan, Walls, and Morgan, with only street-level alterations.
18. El Dorado Hotel (416 S. Spring St.): 1913; 12-story reinforced concrete building faced with enameled brick and terra cotta by Frederick Noonan, highly stylized facade with bright coloration.
21. Rowan Building (131 W. 5th St.): 1910; 11-story stone and brick office building with terra cotta and stone facade by Parkinson and Bergstrom, Commercial style with ornamental cornice and altered first floor.
22. Security Building (510 S. Spring St.): 1906; 11-story steel-frame structure with glazed tile and brick facade, somewhat Italianate in style by Parkinson & Bergstrom.
23. President Trading Company (514 S. Spring St.): 1916; 1-story, steel-reinforced bank structure by John Parkinson in Greek-Revival style with Ionic columns, interior has been remodeled but exterior is substantially the same.

-cont.)

6

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25. Lloyd's Bank (548 S. Spring St.): 1913; 12-story concrete structure faced with stone, pressed brick, and terra cotta in Commercial style by William Curlett & Son, minor modifications to street level.
27. Pacific Stock Exchange (618 S. Spring St.): 1929; 5-story box-shaped Moderne structure of concrete by Samuel Lunden, granite facade features columns and reliefs.
28. Mortgage Guarantee Building (626 S. Spring St.): c. 1913; 6-story concrete structure with decorative cornice, fluted columns, and other details, window structures remodeled.
29. Banks & Huntley Building (632 S. Spring St.): 1930; multi-storied concrete office building in Moderne styling by John & Donald Parkinson.
30. Bank of America Building (117 W. 7th St.): 1924; 12-story banking structure of concrete faced with Indian limestone and terra cotta in a Sullivanesque style by Scultze & Weaver.
31. Financial Center Building (704 S. Spring St.): 1923; 13-story financial building of concrete faced with pressed brick and terra cotta with many ornamental details, basically Commercial style by S. Tilden Norton & Fredrick Wallis.

Nonconforming intrusions detracting from the integrity of the district:

4. Husky Boy Sandwich Shop (633 S. Spring St.): 1-story contemporary structure of wood and concrete.
19. Union Federal Savings & Loan (426 S. Spring St.): 1906; 7-story brick structure with flat remodeled facade. ✓
20. Friend's Burgers (432 S. Spring St.): contemporary 1-story structure of cement blocks.
24. Parking Structure (524 S. Spring St.): c. 1967; steel and concrete parking structure of contemporary design.
26. United California Bank (600 S. Spring St.): 1959; multi-story bank and office structure of contemporary concrete and glass construction.
32. Title Insurance Building Annex (419 S. Spring St.): A multi-story reinforced concrete structure of contemporary design with a flat facade punctuated by three vertical window bands. 6

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Building (1930) and the E.F. Hutton Building (1931) were to be added after the beginning of the Great Depression.

By 1931 the Spring Street district was complete. Major local investors in the institutions located there such as Col. J.B. Lankershim, I.N. Van Nuys, the Hellman Brothers, and the leading bankers of the city had constructed a thoroughfare composed of banks, insurance companies, the stock exchange, and investment companies which became known as the "Wall Street of the West." Decisions made on this street vitally affected all of Southern California. The district continued in this capacity until the 1960's when a number of banks began moving westward to the developing "Gold Coast" area around Wilshire Boulevard and Figueroa Street. Although the district continued to lose its financial members, it is attempting to turn in the opposite direction with present plans for its redevelopment by the city.

From an architectural standpoint, the almost homogeneous streetscape of the district in Classical, Commercial and Moderne styles emits an aura of stability and permanence usually associated with financial structures. Most ornamentation was kept to a minimum and the more flamboyant styles of the 1920's and 30's did not gain favor here. Since the height limit for these types of buildings did not fluctuate too drastically during the 1900-1930 period, the buildings were kept somewhat uniform in scale along both sides of the street. The visual appeal of the district no doubt played an important role in convincing the public that this was indeed the center of financial strength on the West Coast.



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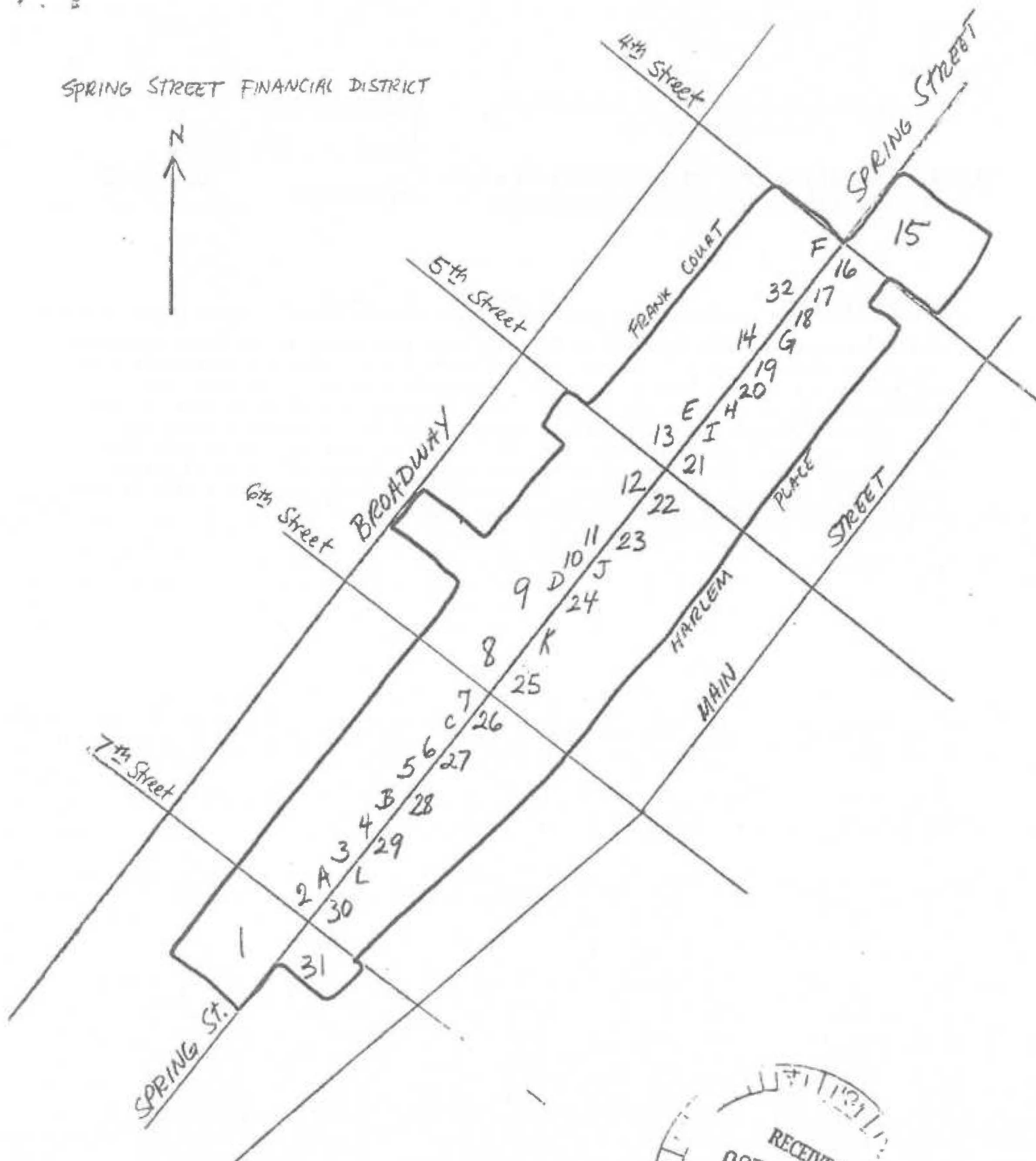
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then 82' southward, then eastward to Harlem Place, then along Harlem Place southward to Seventh Street, then 16' eastward along Seventh Street, then 58' southward, then 135' westward to Spring Street, then 102' southward, then 155' westward, then northward along an alley to Sixth Street, then westward to a point on Sixth Street 165' west of Spring Street, then 120' northward, then 165' westward to Broadway, then 119' northward along Broadway, then 165' eastward, then 361' northward, then 45' westward, then 100' northward to a point on Fifth Street 205' west of Spring Street, then eastward to Frank Court, then north along Frank Court to Fourth Street, then 155' eastward along Fourth Street to the original point.

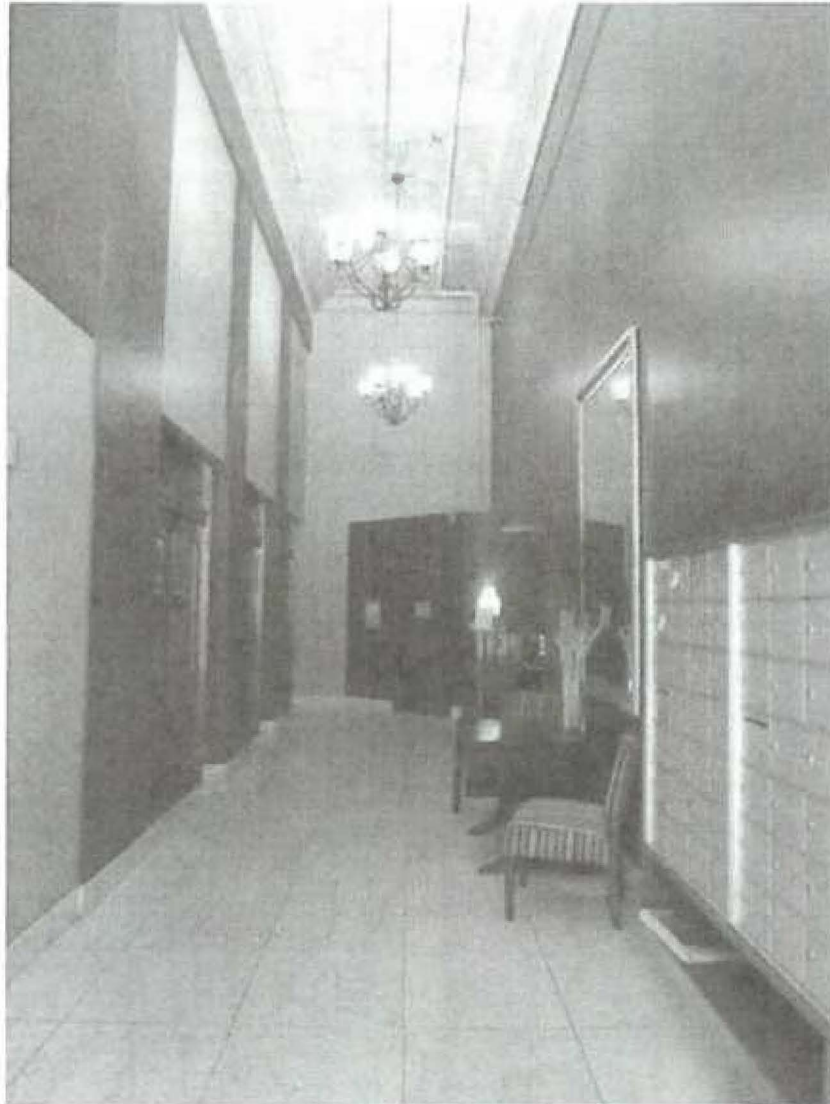


SPRING STREET FINANCIAL DISTRICT





**ADDITIONAL CONTEMPORARY PHOTOS**



Ground Floor Lobby





Ground Floor Elevator Detail



Typical Flooring in Upper Stories



13<sup>th</sup> Floor Corridor



Typical Staircase



**HISTORICAL PHOTOS**

Bartlett Building (far right), view looking northwest on W. 7th Street, circa 1920, source: LAPL



Bartlett Building (center), corner view looking northwest, circa 1930, source: LAPL





Bartlett Building (second from left), view looking southeast on S. Spring Street, circa 1940, source: LAPL





Bartlett Building, corner view looking northwest, circa 1950, source: LAPL





# City of Los Angeles Department of City Planning

9/11/2014

## PARCEL PROFILE REPORT (modified version)

### PROPERTY ADDRESSES

209 W 7TH ST  
215 W 7TH ST  
651 S SPRING 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-SA1535  
ORD-137036  
ORD-135901  
ORD-129944  
ZA-2010-2511-CUB  
ZA-1985-342-ZC-CUZ  
TT-54121-CC  
TT-62576  
ENV-2013-3392-CE  
ENV-2012-841-CE  
ENV-2010-214-ND  
ENV-2008-4505-ND  
ENV-2005-362-CE  
ENV-2005-1249-CE  
ENV-2005-1125-CE  
ENV-2005-1123-CE  
ENV-2003-1381-CE

### Address/Legal Information

PIN Number 127-5A211 340  
Lot/Parcel Area (Calculated) 15,920.7 (sq ft)  
Thomas Brothers Grid PAGE 634 - GRID F5  
Assessor Parcel No. (APN) 5144026BRK  
Tract TR 54121-C  
Map Reference M B 1297-5/6  
Block None  
Lot LT 1  
Arb (Lot Cut Reference) None  
Map Sheet 127-5A211

### Jurisdictional Information

Community Plan Area Central City  
Area Planning Commission Central  
Neighborhood Council Downtown Los Angeles  
Council District CD 14 - Jose Huizar  
Census Tract # 2073.01  
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  
CRA - Community Redevelopment Agency City Center Redevelopment Project  
Central City Parking Yes  
Downtown Parking Yes  
Building Line None  
500 Ft School Zone No

500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	5144026023
APN Area (Co. Public Works)*	0.124 (ac)
Use Code	Not Available
Assessed Land Val.	\$1,045,122
Assessed Improvement Val.	\$3,344,394
Last Owner Change	10/01/13
Last Sale Amount	\$9
Tax Rate Area	3264
Deed Ref No. (City Clerk)	886588

5-444

324853-54

2098464-5

1868700

1839492

1720981

1663648

1413143

1290175

1156035

#### Building 1

Year Built	1911
Building Class	AX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	6,410.0 (sq ft)

#### Building 2

Year Built	1911
Building Class	AX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	32,500.0 (sq ft)

Building 3 No data for building 3

Building 4 No data for building 4

Building 5 No data for building 5

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

#### Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 0.94189296

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



Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	Old Bank District / Historic Core
<b>Public Safety</b>	
Police Information	
Bureau	Central
Division / Station	Central
Reporting District	153
Fire Information	
Division	1
Battalion	1
District / Fire Station	9
Red Flag Restricted Parking	No

## CASE SUMMARIES

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

Case Number:	CPC-2010-213-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	PLAN AMENDMENT, PLAN MAP AMENDMENT
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGES OF HEIGHT AS NEEDED
Case Number:	ZA-2010-2511-CUB
Required Action(s):	CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s):	CONDITIONAL USE FOR ON SITE FULL LINE OF ALCOHOL AT A PROPOSED RESTAURANT IN THE [Q]C5-4D-CDO ZONE.
Case Number:	ZA-1985-342-ZC-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available
Case Number:	TT-54121-CC
Required Action(s):	CC-CONDOMINIUM CONVERSION
Project Descriptions(s):	A TENTATIVE TRACT MAP TO CONVERT AN EXISTING 14 STORY BUILDING TO 139 RESIDENTIAL CONDOMINIUM UNITS AND 1 COMMERCIAL CONDOMINIUM UNIT.
Case Number:	TT-62576
Required Action(s):	Data Not Available
Project Descriptions(s):	TENTATIVE TRACT MAP- CONVERSION OF (1) AIR SPACE COMMERCIAL UNIT INTO (9) AIRSPACE COMMERCIAL UNIT AND CONVERSION OF (1) AIR SPACE RESIDENTIAL UNIT.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2012-841-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONDITIONAL USE FOR ON SITE FULL LINE OF ALCOHOL AT A PROPOSED RESTAURANT IN THE [Q]C5-4D-CDO ZONE.
Case Number:	ENV-2010-214-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	ENV-2008-4505-ND

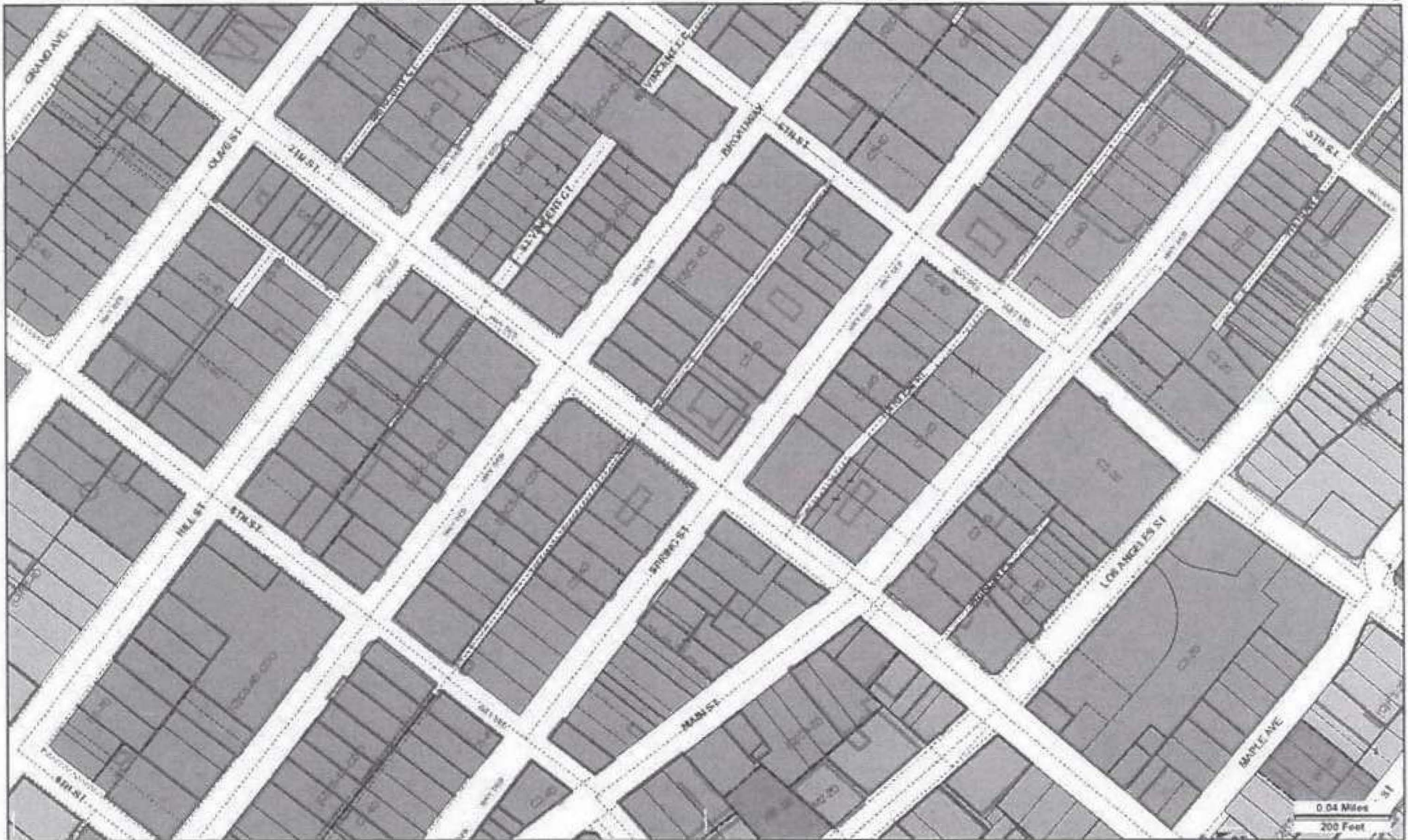
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(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	PLAN AMENDMENT, PLAN MAP AMENDMENT
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	ENV-2005-1249-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TENTATIVE TRACT MAP- CONVERSION OF (1) AIR SPACE COMMERCIAL UNIT INTO (9) AIRSPACE COMMERCIAL UNIT AND CONVERSION OF (1) AIR SPACE RESIDENTIAL UNIT.
Case Number:	ENV-2005-1125-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES
Case Number:	ENV-2005-1123-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	ENV-2003-1381-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	A TENTATIVE TRACT MAP TO CONVERT AN EXISTING 14 STORY BUILDING TO 139 RESIDENTIAL CONDOMINIUM UNITS AND 1 COMMERCIAL CONDOMINIUM UNIT.

#### DATA NOT AVAILABLE

ORD-164307-SA1535  
ORD-137036  
ORD-135901  
ORD-129944





Address: 209 W 7TH ST  
APN: 5144026BRK  
PIN #: 127-5A211 340

Tract: TR 54121-C  
Block: None  
Lot: LT 1  
Arb: None

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

