

# HISTORIC-CULTURAL MONUMENT NOMINATION FORM



## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: Bartlett Building		Current name of property		
Other Associated Names: Union Oil Company Building				
Street Address: 215 W. 7th Street		Zip: 90014	Council District: 14	
Range of Addresses on Property: 209 W. 7th Street, 651 S. Spring Street		Community Name: Central City		
Assessor Parcel Number: 5144-026-023		Tract: TR 54121-C	Block: None	Lot: 1
Identification cont'd:				
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	Structure	Object	Site/Open Space
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: 1911	<input checked="" type="radio"/> Factual	Estimated	Threatened? <b>None</b>
Architect/Designer: George E. Bergstrom and John Parkinson	Contractor: Paul Haupt		
Original Use: Offices/Commercial	Present Use: Condominiums/Commercial		
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	No (explain in section 7)	Unknown (explain in section 7)

## 3. STYLE & MATERIALS

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

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## 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 <input type="checkbox"/> Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	<input type="checkbox"/> Contributing feature <input type="checkbox"/> 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: Neva Chevalier, President	Company: Bartlett Homeowner's Association	
Street Address: 215 W. 7th Street	City: Los Angeles	
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	
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	
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. <input checked="" type="checkbox"/> Nomination Form	5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documentation
2. <input checked="" type="checkbox"/> Written Statements A and B	6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations (include first construction permits)
3. <input checked="" type="checkbox"/> Bibliography	7. <input checked="" type="checkbox"/> Additional, Contemporary Photos
4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: planning.ohr@lacity.org)	8. <input checked="" type="checkbox"/> Historical Photos
	9. <input checked="" type="checkbox"/> Zimas Parcel Report for all Nominated Parcels (including map)

## 10. RELEASE

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

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

Name:

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 7th 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 skyscrapers; 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 Steward, 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

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<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.

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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, I11.

No Author. "Big Bank's New Home." *Los Angeles Times*. March 29, 1912, II10.

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, I11.

No Author. "To Occupy New Home in Year; Plans Being Rushed for Union Oil Building." *Los Angeles Times*. April 9, 1922, V1.

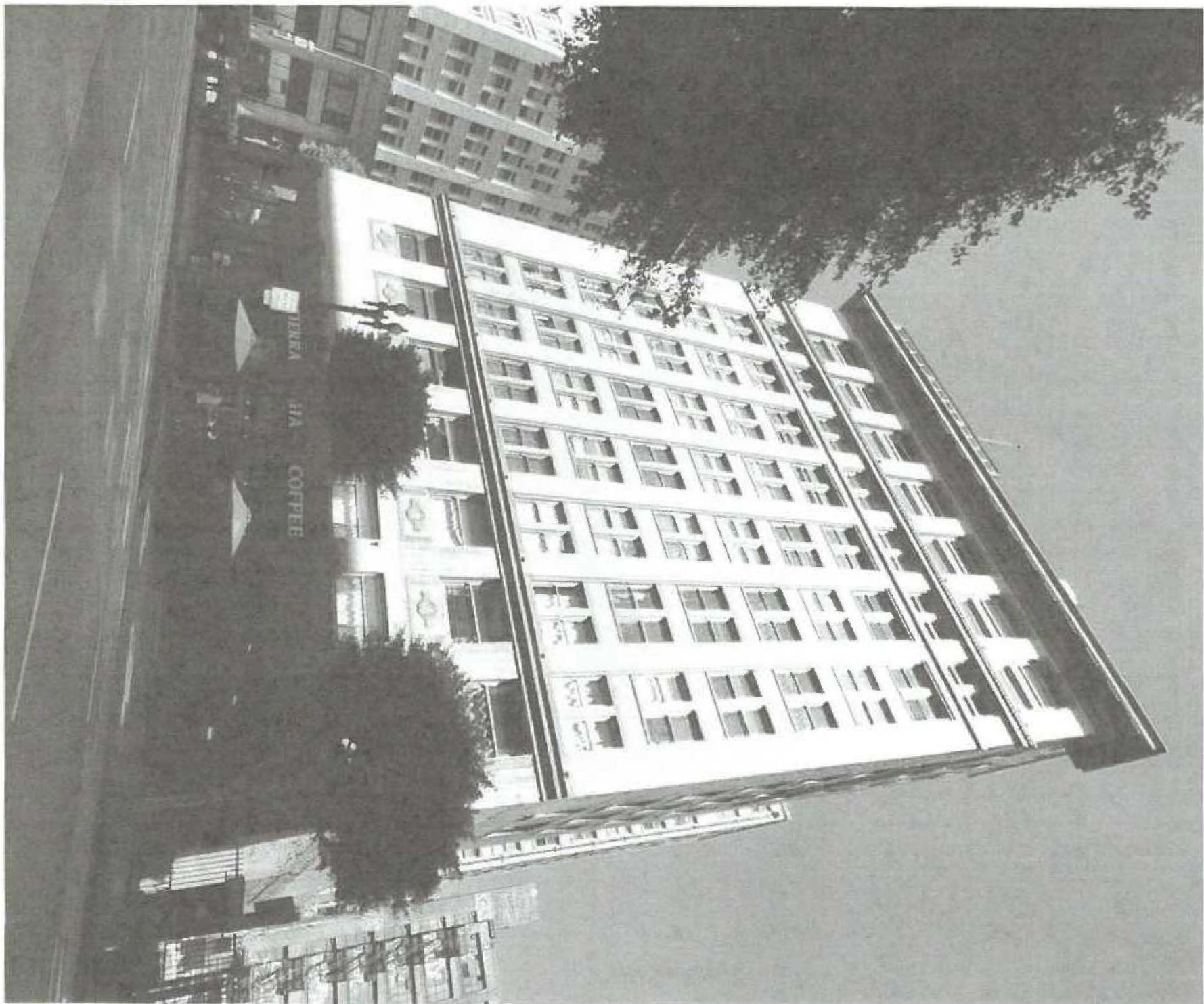
No Author. "To Seventh and Spring: German American Savings Bank Will Move." *Los Angeles Times*. April 9, 1912, II8.

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, XI17.

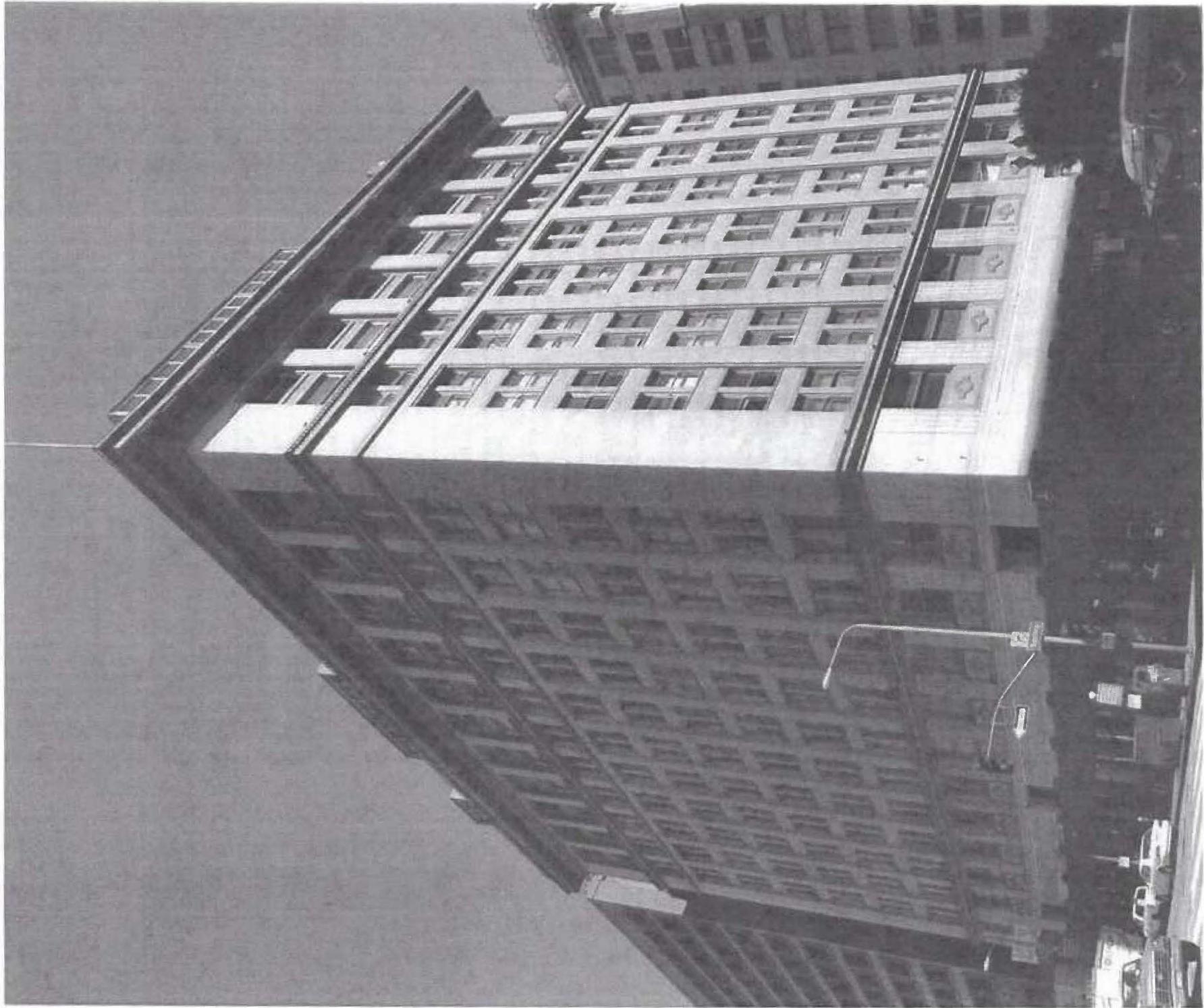
Sitton, Tom. *National Register of Historic Places Nomination Form. "Spring Street Financial District,"* 1977.

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.



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## PRIMARY DOCUMENTATION

Page 1 of 3

Ward 5

Applicant must indicate the Building Line or  
Line clearly and distinctly on the Drawing.

## 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.

High level. *Paraffine Oil Refining Co.*  
MAR 6-1911  
Los Angeles, Cal.

PLANS CHECKED BY O. K. G. B.

Address: Lot 655-665 Spring St. 201-215 W. 7th Street

District No. 10 M. B. page 10 P. B. page 17-6  
Building Plans No. 655-665 Spring St. 201-215 W. 7th Street

1. Purpose of the Building: *Bank*

Is any part to be used for store or other business purposes? If so, state what. *Bank*

2. Owner's name: *Paraffine Oil Refining Co.*

3. Owner's address: *Contractor, 927 Central Bldg.*

4. Architect's name: *Parke Johnson & Thompson (F.N.J.)*

5. Builder's name: *Paul Hartung*

6. Builder's Address: *927 Central Bldg.*

7. Estimated Cost of the Proposed Improvement: \$ 70,000.00

8. Size of lot: 102  $\frac{1}{2}$  feet front, 154  $\frac{1}{2}$  feet rear, 15 feet deep.

9. Size of building: 102  $\frac{1}{2}$  feet front, 154  $\frac{1}{2}$  feet rear, 15 feet deep.

Size of extension: feet front, feet rear, feet deep.

Number of stories in height of main building: 11 Extension:

Height from each level to highest point: main building: 150 feet. Extension: feet.

10. What is the character of the ground: rock, clay, sand, filled, etc. *Gravel*

11. Will the foundation be laid on earth, rock, or piles?

12. Will there be a basement? *Yes*

13. What will be the base, stone or concrete?

14. Give thickness and how high. *Concrete Piers*

15. What will be the depth of foundation walls below each level. *20 ft*

16. Of what will foundation walls be built? *Concrete*

17. Give thickness of foundation walls front, sides, rear. *inches*

18. Will interior supports be L. J. or steel columns? *Steel*

19. Give size of piers and any pilasters or annexes.

20. Give base courses, width and thickness.

Permit No. 1881 *Paraffine Oil Refining Co.* MAR 6-1911

(P) (D) RECEIVED *17A*

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(Page 1 of 2)

112-7541  
SOL. FORM 3USE INK OR  
INDELIBLE PENCIL

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

*M. J. H.*  
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 Wall   
 Size of Exterior Studs  Size of Studs for Bearing Studs   
 Floors: First Floor  Second Floor  Barrels  Building Materials

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 *R. E. Morris*

By *R. E. Morris*

FOR DEPARTMENT USE ONLY

Application <i>M. J. H.</i>	Fire Dept. <i>Morris</i>	Block Line <i>1</i>	Terminal Inspection
Comments <i>None</i>	Zones <i>1</i>	Street Waterline <i>W</i>	Forced Draft Ventil.

(1) **REINFORCED CONCRETE**  
 Barrels of Cement 50.66  
 Tons of Reinforcing Steel 7.00

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

Street

Sign Here *R. E. Morris* Owner or Authorized Agent

(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 *R. E. Morris* Owner or Authorized Agent

REMARKS:

REIN-CHECKED

RECEIPT NO. 10409

VALUATION \$20000

FEES PAID \$40

Fill in Application on other Side and Sign Statement.			
D. C. 1000			
<b>FOR DEPARTMENT USE ONLY</b>			
<b>PERMIT NO.</b>  <b>345571</b>	First, Last, Family Name, Surname	Sex	First Midd.
	<i>John Williams</i>	<i>M</i>	<i>John</i>
<b>PLATE NO.</b>  <b>107-111</b>	Address	State	Street Address
	<i>107-111</i>	<i>Pa.</i>	<i>South Whitemarsh</i>
<input checked="" type="checkbox"/> <b>Photo, Description and Authorization</b> <input type="checkbox"/> <b>Photo, Description and Authorization</b>		<input type="checkbox"/> <b>Photo, Description and Authorization</b> <input checked="" type="checkbox"/> <b>Photo, Description and Authorization</b>	
<input checked="" type="checkbox"/> <b>For Photo See</b>  <i>107-111</i>		<input type="checkbox"/> <b>Photo, Description and Authorization</b>  <i>107-111</i>	
DEC 23 1936			
705 Star			

• 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 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 *The W. Dugan Co. Inc.*

Owner or Authorized Agent

By *H. H. Fuchs*.

FOR DEPARTMENT USE ONLY			
Application <i>W. Dugan Co. Inc.</i>	Fire Insurance <input checked="" type="checkbox"/>	Bldg. Line <input checked="" type="checkbox"/>	Termite Inspection <input checked="" type="checkbox"/>
Construction <input checked="" type="checkbox"/>	Zoning <input checked="" type="checkbox"/>	Street Widening <input checked="" type="checkbox"/>	Forced Draft Ventil. <input checked="" type="checkbox"/>
(1) REINFORCED CONCRETE		(3) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Street	
Barrels of Cement		Sign Here <i>W. Dugan Co. Inc.</i>	<small>Owner or Authorized Agent</small>
Tons of Reinforcing Steel		(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 <i>W. Dugan Co. Inc.</i>		Sign Here <i>W. Dugan Co. Inc.</i>	<small>Owner or Authorized Agent</small>

**REMARKS:**

*103-1911*



GPA

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

#### NEW CONSTRUCTION

Size of Addition	Width of Foundation	Number of Single-walls composite
Material of Foundation	Width of Placing	Depth of footing below ground
Width Foundation Wall	Size of Halfwood Sill	Material Exterior Walls
Size of Exterior Sticks	Size of Interior Bearing Studs	
Joints: First Floor	Second Floor	Barriers
		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 that a copy of a Permit shall be issued at the time of the issuance of the Building Ordinance and State Laws will be enforced with which herein mentioned and nothing will be done to violate the same and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinance and State Laws.

Scilla 2424 (Lindley) Gray

By a Friend

FOR DEPARTMENT USE ONLY			
Application Comments	File Number <i>12345</i>	Date Line Street Address <i>123 Main Street</i>	Termite Inspection Passed 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	
Tons of Reinforcing Steel		Sign Here. <small>Owner or Authorized Agent</small>	
(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. <small>Owner or Authorized Agent</small>		Sign Here. <small>Owner or Authorized Agent</small>	

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CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION		USE INK OR INDELLIBLE PENCIL																									
<b>Application to Alter, Repair, Move or Demolish</b>																											
<p>To the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Inspector of Buildings, for a building permit as hereinbefore required, and for the permit described on hereinafter. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions of the permit:</p> <p>First: That the permit does not grant any right to alter, repair or move any building or other structure described as may herein described, upon any other, other or other public place or places than:</p> <p>Second: That the permit does not grant any right to alter, repair or move any building or other structure described as may herein described, except as may be necessary in the exercise of the rights of the owner of the building or structure described by virtue of the City of Los Angeles, in right of possession of the property described in exercise.</p> <p>Third: That the exercise of the rights herein above given, gives no value of right to the property described in exercise.</p>																											
<b>REMOVED FROM</b>		<b>REMOVED TO</b>																									
Lot:	Lot:	Tract:	Tract:																								
Present location of building:	215 W 7th St. (Block Number and Street)																										
New location of building:	(Block Number and Street)																										
Between what cross streets:	N.W Cor. 7th & Spring Sts.																										
Approved by City Engineer																											
Expiry																											
<p>1. Purpose of PRESENT building <u>Office</u> <u>for less</u> Families <u>—</u> Room <u>—</u> (Business, Apartment House, Board and Room, and other purposes)</p> <p>2. Use of building AFTER alteration or moving <u>—</u> Families <u>—</u> Room <u>—</u></p> <p>3. Owner (real name) <u>A. G. CARTERET, Inc.</u> State <u>CA</u> License No <u>—</u> Phone <u>—</u></p> <p>4. Owner's Address <u>215 W. 7th St.</u> State <u>CA</u> License No <u>—</u> Phone <u>—</u></p> <p>5. Certificated Architect <u>Walker &amp; Eisen</u> State <u>CA</u> License No <u>—</u> Phone <u>TR 7800</u></p> <p>6. Licensed Engineer <u>—</u> State <u>—</u> License No <u>—</u> Phone <u>—</u></p> <p>7. Contractor <u>The W. &amp; L. Simpson Corp. Co.</u> State <u>CA</u> License No <u>—</u> Phone <u>M 6736</u></p> <p>8. Contractor's Address <u>816 W. 5th St. La.</u> State <u>CA</u> License No <u>—</u> Phone <u>—</u></p> <p>9. VALUATION OF PROPOSED WORK <u>10,000.00</u> <small>(including all labor and materials and all personal property to be removed, including fixtures, windows, doors, piping, fixtures, etc., and all other personal property to be removed, except as otherwise specified in the valuation)</small></p> <p>10. State how many buildings now on lot and give size of each <u>—</u> <small>(Residence, Office, Apartment House, or other real property)</small></p> <p>11. Size of existing building <u>—</u> Number of stories high <u>—</u> Height to highest point <u>—</u></p> <p>12. Class of building <u>A</u> Material of existing walls <u>Brick</u> Exterior framework <u>Stud</u> <small>(Wood or Steel)</small></p> <p>Describe briefly and fully all proposed construction and work:</p> <p><u>Enclosed partitions as above, lathed on plan, exterior trim, to mezzanine floor, interior drywall, windows on both street fronts, plastering, bricklaying, masonry, shoring, shoring work, plastering, etc.</u></p>																											
Fill in Application on other Side and Sign Statement <span style="float: right;">(OVER)</span>																											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="4" style="text-align: center; padding: 5px;"><b>FOR DEPARTMENT USE ONLY</b></td> </tr> <tr> <td colspan="2" style="text-align: center; padding: 5px;">Plan or Specification number</td> <td colspan="2" style="text-align: center; padding: 5px;">Date <u>1/29/57</u> File Number <u>1001</u></td> </tr> <tr> <td colspan="2" style="text-align: center; padding: 5px;">Corporation number</td> <td colspan="2" style="text-align: center; padding: 5px;">Bldg. Line <u>1001</u> Building Number <u>1001</u></td> </tr> <tr> <td colspan="2" style="text-align: center; padding: 5px;">Plan, Sub-Plan, and Application number and date</td> <td colspan="2" style="text-align: center; padding: 5px;">Annotations checked and approved <u>1/29/57</u> <u>W. L. S.</u></td> </tr> <tr> <td colspan="2" style="text-align: center; padding: 5px;">PLANS</td> <td colspan="2" style="text-align: center; padding: 5px;">Fees paid <u>—</u> Received <u>—</u> Approved <u>—</u> Rejected <u>—</u></td> </tr> <tr> <td colspan="2" style="text-align: center; padding: 5px;">Fees paid <u>—</u> Received <u>—</u> Approved <u>—</u> Rejected <u>—</u></td> <td colspan="2" style="text-align: center; padding: 5px;">Fees paid <u>—</u> Received <u>—</u> Approved <u>—</u> Rejected <u>—</u></td> </tr> </table>				<b>FOR DEPARTMENT USE ONLY</b>				Plan or Specification number		Date <u>1/29/57</u> File Number <u>1001</u>		Corporation number		Bldg. Line <u>1001</u> Building Number <u>1001</u>		Plan, Sub-Plan, and Application number and date		Annotations checked and approved <u>1/29/57</u> <u>W. L. S.</u>		PLANS		Fees paid <u>—</u> Received <u>—</u> Approved <u>—</u> Rejected <u>—</u>		Fees paid <u>—</u> Received <u>—</u> Approved <u>—</u> Rejected <u>—</u>		Fees paid <u>—</u> Received <u>—</u> Approved <u>—</u> Rejected <u>—</u>	
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## G P A

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 Foundation Wall.....  Material Exterior Walls.....  
 Size of Exterior Studs.....  Size of Interior Bearing Studs.....   
 Joists: First Floor.....  Second Floor.....  Lathing.....  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 *John C. Clegg* (Owner or Authorized Agent)By *John C. Clegg*

FOR DEPARTMENT USE ONLY			
Application <input checked="" type="checkbox"/>	Fire Dept. <input checked="" type="checkbox"/>	Bldg. Lns. <input checked="" type="checkbox"/>	Termite Inspection <input checked="" type="checkbox"/>
Construction <input checked="" type="checkbox"/>	Building <input checked="" type="checkbox"/>	Street Widening <input checked="" type="checkbox"/>	Forced Draft Ventil. <input checked="" type="checkbox"/>
(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 Street			
Barrels of Cement.....			
Tons of Reinforcing Steel.....			
Sign Here _____ (Owner or Authorized Agent)			
(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 _____ (Owner or Authorized Agent)			

## REMARKS:

## PLAN CHECKING

RECEIPT NO. 1417

VALUATION \$ 10000 <sup>00</sup>FEE PAID \$ 70 <sup>00</sup>

G P A

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

BAS Form 3-470-49  
CITY OF LOS ANGELES **AC-1**  
DEPT. OF BUILDING AND SAFETY  
CENSUS TRACT

**INSTRUCTIONS**

1. Application to Complete Numbered Items Only
2. Plan Must Be Kept on Back of Original

1. LEGAL DESC	PP 1	2. 17	3. DATE	Orde Survey	4. 126-209
2. PRESENT USE OF BUILDING	13 offices	3. NEW USE OF BUILDING	13 same	5. ZONE	C-5-4
3. ZIP CODES	215 W 7th St	4. BETWEEN CROSS STREETS	Broadway and Spring St	6. INSIDE	FOR LET
5. OWNER'S NAME	Franchard Corp	6. HO 44111	7. STATE LICENSE NO. PHONE	7. 60/80 REV CDE	8. 127-8177
6. OWNER'S ADDRESS	% Ben Hecht Co 6253 Hollywood Blvd LA28		9. STATE LICENSE NO. PHONE	9. 62.32x154.89	10. TERR ALLEN
7. ARCHITECT OR DESIGNER	Robert E Paxon C1196		11. STATE LICENSE NO. PHONE	11. 120-1120	12. HOG ALLEN
8. ENGINEER			13. STATE LICENSE NO. PHONE	13. 125-1146	14. AUTOMOTIVE
9. CONTRACTOR	not selected		15. STATE LICENSE NO. PHONE	15. 120-1146	
10. SIZE OF EXISTING BLDG	STORIES	HEIGHT	16. SIZE OF EXISTING BUILDINGS ON LOT AND USE		
102x155	12	175	17. MATERIAL OF CONSTRUCTION	18. FLOOR	
cone	cone	cone	19. 125-1146	20. DISTRICT OFFICE	
21. 215 W 7th St	22. VALUATION TO INSURE ALL FIRED EQUIPMENT REQUIRED TO OPERATE AND FOR PROPOSED BUILDING	23. 100,000	24. 120-1146	25. ZONING	
26. NEW WORK			27. INTERIOR ALTERATION INCLUDING NEW NON BEARING PARTITIONS & SUSP. CLG., NEW STORE FRONTS & WALL FACING AT 1ST FLOOR	28. 120-1146	29. 120-1146
30. NEW USE OF BUILDING			31. SIZE OF ADDITION	32. STORES	33. HEIGHT
(Space) offices only			34. 120-1146	35. 120-1146	36. 120-1146
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215 W 7th St



Permit #:

01016 - 10000 - 22560

Plan Check #: B01LA2433FO Printed: 07/24/02 10:20 PM

Event Code:

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY																																																																																															
Bldg-Alter/Repair Apartment Regular Plan Check Plan Check Submittal		City of Los Angeles - Department of Building and Safety		Last Status: Ready to Issue Status Date: 07/24/2002																																																																																											
TRACT STORY TRACT ORD'S SURVEY	BLOCK LTA	LOT# 17	AMT 3	PARCEL NUMBER 127-5A211 53 MR 53-6673	LANDTAG/parcel 5144 - 002 - D24 5144 - 002 - D24																																																																																										
A. PARCEL INFORMATION BAS Branch Office - LA Council District - 18 Community Plan Area - Central City Census Tract - 2073.000 District Map - 127-5A211																																																																																															
Energy Zone - 9 Fire District - 1 Lot Ctr Date - 01/01/1921 Lot Type - Corner Near Source Zone Distance - 7.9																																																																																															
Parking Dist - CCPD Parking Dist - DPD Thomas Brothers Map Grid - 634																																																																																															
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L. CHECKED-RELEASER Special Inspect - Concrete>2.5ksi Special Inspect - Erosion/Bolts Special Inspect - Field Welding Special Inspect - Rebar Welding Special Inspect - Shotcrete Special Inspect - Structural Observation																																																																																															
4. PROPERTY OWNER, TENANT, AND LANDLORD INFORMATION Name: Mimi Lie Address: 4371 Winnetka Ave City: WOODHILLS, CA 91364 Phone: (818) 594-0061																																																																																															
Name: Barry Shy Address: 4371 Winnetka Ave City: WOODLAND HILLS, CA 91364 Phone: (818) 594-0061																																																																																															
5. LEASING/OWNERSHIP INFORMATION (13) Office (16) Retail		6. BLDG/STRUCTURE INFORMATION Description: STRENGTHEN AND CONVERT EXISTING OFFICE BUILDING WITH BASEMENT TO 135-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. Project Name: BLDG PC By: Philip Yan OK for Cashier: Philip Yan Signature: <i>Philip Yan</i> Date: 7-24-02 Call toll-free (888) LA4BUILD Dial 911 LA County, call (310) 473-6661 (LA4BUILD + 524-2645) For Cashier: 473-6661, 473-6662, 473-6663, 473-6664 Project Name: LA4BUILD 10000-22560																																																																																															
8. Project Valuation and Fees Permit Valuation: \$7,097,400 PL. Valuation:																																																																																															
<table border="1"> <tr> <td>FINAL TOTAL Bldg-Alter/Repair</td> <td>220,228.20</td> <td>School District Residential Level II</td> <td>162,348.80</td> <td>BUILDING PERMIT FEES</td> <td>200.00</td> </tr> <tr> <td>Permit Fee Subtotal Bldg-Alter/Repair</td> <td>23,264.23</td> <td>Permit Issuing Fee</td> <td>0.00</td> <td>BUILDING PLANS CTR</td> <td>25.00</td> </tr> <tr> <td>Energy Surcharge</td> <td></td> <td></td> <td></td> <td>PLAN APPROVAL FEE</td> <td>0.27</td> </tr> <tr> <td>Plan Check Subtotal Bldg-Alter/Repair</td> <td>18,214.63</td> <td></td> <td></td> <td>BUILDING PERMITS</td> <td>62.75</td> </tr> <tr> <td>Off-hour Plan Check</td> <td>9,294.82</td> <td></td> <td></td> <td>EL. AN. INSURANCE</td> <td>320.00</td> </tr> <tr> <td>Additional Plan Check</td> <td>375.00</td> <td></td> <td></td> <td>ONE STOP SURCH</td> <td>31,912.17</td> </tr> <tr> <td>Plus Maintenance</td> <td>300.00</td> <td></td> <td></td> <td>SYSTEMS DEV. FEE</td> <td>33,129.50</td> </tr> <tr> <td>Fire Hydrant Refuse-To-Pay</td> <td></td> <td></td> <td></td> <td>CITY PLANNING CTR</td> <td>21,515.56</td> </tr> <tr> <td>E.O. Instrumentation</td> <td>709.78</td> <td></td> <td></td> <td>RESCILLANEOUS</td> <td>21,355.00</td> </tr> <tr> <td>O.S. Surcharge</td> <td>1,043.17</td> <td></td> <td></td> <td>SCHOOL DEV. RES</td> <td>72,127.50</td> </tr> <tr> <td>SVA. Surcharge</td> <td>3,129.51</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Planning Surcharge</td> <td>1,343.48</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Planning Surcharge Misc. Fee</td> <td>3.90</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">9. Work Cap ID:</td> <td colspan="4">Total (Board(s) Due:</td> </tr> <tr> <td colspan="6">10. ATTACHMENTS Plot Plan <i>2002</i></td> </tr> </table>						FINAL TOTAL Bldg-Alter/Repair	220,228.20	School District Residential Level II	162,348.80	BUILDING PERMIT FEES	200.00	Permit Fee Subtotal Bldg-Alter/Repair	23,264.23	Permit Issuing Fee	0.00	BUILDING PLANS CTR	25.00	Energy Surcharge				PLAN APPROVAL FEE	0.27	Plan Check Subtotal Bldg-Alter/Repair	18,214.63			BUILDING PERMITS	62.75	Off-hour Plan Check	9,294.82			EL. AN. INSURANCE	320.00	Additional Plan Check	375.00			ONE STOP SURCH	31,912.17	Plus Maintenance	300.00			SYSTEMS DEV. FEE	33,129.50	Fire Hydrant Refuse-To-Pay				CITY PLANNING CTR	21,515.56	E.O. Instrumentation	709.78			RESCILLANEOUS	21,355.00	O.S. Surcharge	1,043.17			SCHOOL DEV. RES	72,127.50	SVA. Surcharge	3,129.51					Planning Surcharge	1,343.48					Planning Surcharge Misc. Fee	3.90					9. Work Cap ID:		Total (Board(s) Due:				10. ATTACHMENTS Plot Plan <i>2002</i>					
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# G P A

Page 2 of 11

<b>II. STRUCTURE/ENVIRONMENT</b> <ul style="list-style-type: none"> <li>(E) Basement: 1 Levels</li> <li>(E) 1st Floor Area (ZC) Soil</li> <li>(E) Height (ZC) Feet</li> <li>(E) Length (54.33 Feet)</li> <li>(E) Stories: 14 Levels</li> <li>(E) Width: 101.67 Feet</li> <li>(P) Occupancy: 139aChancery 139 Unit Total</li> <li>(P) NFPA-13 Fire Sprinklers Thru-out</li> <li>(P) Concrete Shearwall</li> <li>(P) R.I. Occupancy: 138.584 Sqft Max Occupancy</li> </ul>		<b>01016 - 10000 - 22560</b> <ul style="list-style-type: none"> <li>(P) Parking Req'd: #Chancery Total</li> <li>(P) Total Parking for Site: 20-Site Total</li> <li>(P) Provided Standard Parking: 20-Sites</li> <li>(P) Type I-II-R: Construction</li> <li>(E) Floor Construction - Concrete Deck</li> <li>(E) Foundation - Concrete Caisson</li> <li>(P) Foundation - Concrete Grade Beam</li> <li>(P) Foundation - Continuous Framing</li> <li>(E) Roof Construction - Concrete Deck</li> <li>(E) Wall Construction - Infill</li> </ul>																								
<b>III. APPLICATION INFORMATION</b> <p>THE RETAIL SHOPS AT GROUND FLOOR ARE NOT CHECKED UNDER THIS PERMIT. PROJECT VALUATION IS CALCULATED AS \$550SF APPR. \$7097800. SCHOOL FEE-\$0.32/3350X 138.584 SF. ALL STEEL BEAMS CONNECTED TO COLUMNS AND STEEL COLUMNS ARE SHOWN TO BE ENCASED IN CONCRETE WITH 3" COVER. INSPECTOR TO VARY IN FIELD. THE TOTAL NUMBER OF UNITS HAS BEEN INCREASED TO 130 THEN TO 141 AFTER 1ST AND 2ND SUBMITTALS ADD 5 FOR PC FILE COLLECTED. 3 PARK SPACES AT BASEMENT AND 17 SPACES AT 2ND FLOOR ARE PROVIDED 10 X 18 FT TPY</p> <p>in the event that any box (e.g. 1-15) 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 19825 of the Health and Safety Code of the State of California.</p>																										
<b>IV. Building Related Form</b>																										
<b>V. CONTRACTOR, ARCHITECT &amp; ENGINEER/LEGAL ADDRESS</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">(A) Leslie, John F Jr</td> <td style="width: 30%;">4246 Greenbrae Ave,</td> <td style="width: 30%;">Sherman Oaks, CA 91422</td> </tr> <tr> <td>(C) Yousaf, Nabil Fouad Ousing</td> <td>800 Wshire Blvd Ste 310, North Hills, CA 91021</td> <td></td> </tr> <tr> <td>(G) , Owner-Builder</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">Class Licenses</td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">C8398</td> <td style="text-align: right;">#18-985-3264</td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">52026</td> <td style="text-align: right;">#13-362-4707</td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">0</td> <td style="text-align: right;">#18-594-4061</td> </tr> </table>			(A) Leslie, John F Jr	4246 Greenbrae Ave,	Sherman Oaks, CA 91422	(C) Yousaf, Nabil Fouad Ousing	800 Wshire Blvd Ste 310, North Hills, CA 91021		(G) , Owner-Builder					Class Licenses			C8398	#18-985-3264			52026	#13-362-4707			0	#18-594-4061
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<b>VI. PERMIT EXPIRATION</b> <p>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. 98.0402 (AMC)). Checks for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building &amp; Safety (Sec. 77.12 &amp; 22.11 (AMC)).</p>																										
<b>VII. CONSTRUCTION, BUILDING &amp; TRADES DECLARATIONS</b> <p>I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 2712.3, 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 licensed pursuant to the provisions of the Contractors' License Law (Chapter 7, commencing with Section 2700) of Chapter 2, Part 1, Business and Professions Code, or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of section 2712.3 by any applicant for a permit subject to the affidavit is a civil penalty of not more than five hundred dollars (\$500).</p> <p>(1) as the owner of the property, or my employees will wages at their rate compensation, will do the work, and the structure will be retained or offered for sale.</p> <p>(Sec. 2712.3, Business &amp; Professions Code: The Contractors' License Law does not apply to an owner of property who builds or improves thereon, and who does not work himself or herself or through his or her own employees, provided that such improvements are not inferior or offered for sale. If, however, the building or improvement 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.)</p> <p>(2) as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 2044, Business &amp; 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.)</p>																										
<b>VIII. WORKERS' COMPENSATION DECLARATION</b> <p>I hereby affirm, under penalty of perjury, one of the following declarations:</p> <p>(1) I have and will maintain a certificate of account to self insure for workers' compensation, as provided for by Section 3750 of the Labor Code, for the performance of the work for which this permit is issued.</p> <p>(2) I have and will maintain workers' compensation insurance, as required by Section 3750 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation carrier and policy numbers are:</p> <p>Carrier: _____ Policy Number: _____</p> <p>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 3750 of the Labor Code, I shall thereafter comply with those provisions.</p>																										
<b>WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL JUDGES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3760 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.</b>																										
<b>IX. ASBESTOS REMOVAL DECLARATION</b> <p>I hereby declare that asbestos removal is either not applicable or was exempt for ADMD or EPA as per section 19822.3 of the Health and Safety Code.</p>																										
<b>X. FISHER DECLARATION</b> <p>I certify that I have read the application INCLUDING THE ABOVE DECLARATIONS and state 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 enter upon the site-mentioned property for inspection purposes. I realize that the permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not absolve or prevent any violation of either its terms or 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 my property, but in the event such work does directly or substantially interfere with such easement, I will obtain compensation satisfactory to the holder(s) of the easement as it is presented (Sec. 98.0106.4.3.4 (AMC)).</p>																										
<b>By signing below, I certify that:</b> <ul style="list-style-type: none"> <li>(1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration and FISHER Declaration; and</li> <li>(2) This permit is being obtained with the consent of the legal owner of the property.</li> </ul>																										
<p>Print Name: <u>Leslie, John F Jr</u> Sign: <u>John F Jr</u> Date: <u>7-2-02</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent</p>																										

215 W 7th St

Permit Application #: 01016 - 10000 - 22560

Bldg-Aker/Repair  
Apartment  
Plan Check Submittal

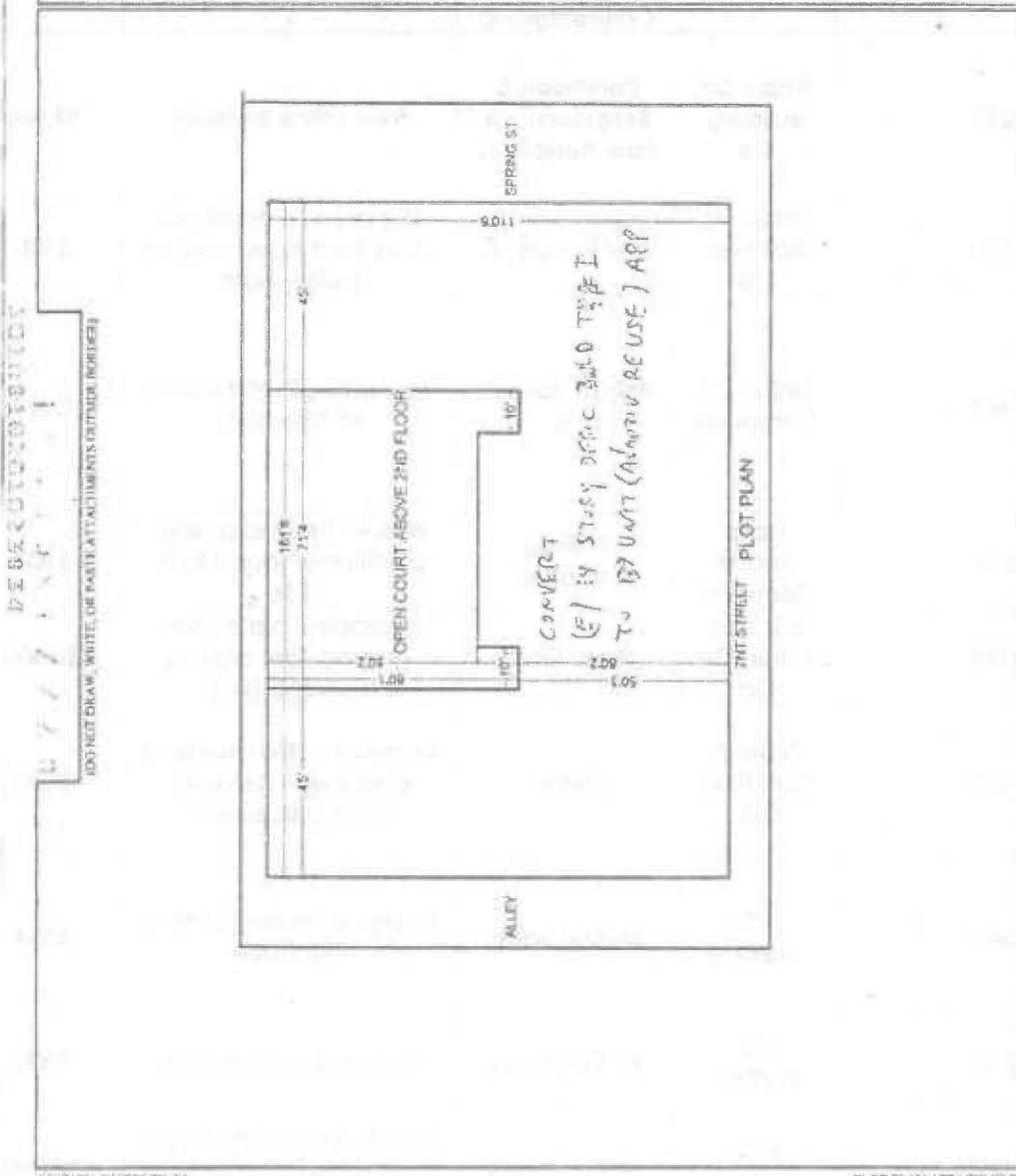
City of Los Angeles - Department of Building and Safety

Plan Check #: B01LA245JFO

Initiating Officer: METRO

## PLOT PLAN ATTACHMENT

Printed on: 07/24/02 16:17:03



COUNCIL DISTRICT: 14

PLOT PLAN ATTACHMENT

## G P A

## 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

## G P A

## 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 our 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 basins 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. Weinberg er	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		Convenie nce, 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 Ilic (?) & 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 Galverly - C	Partitions in suite 636	\$275
215 W. 7th Street	5/12/1955	15460	1644	A.G. Bartlett Co	Frank Galverly - C	Remove and install partitions in room 331	\$600
215 W. 7th Street	7/29/1955	21106	1644	A.G. Bartlett Co	Frank Galverly - C	Demolish non-bearing walls	\$500
215 W. 7th Street	8/3/1955	21464	1644	A.G. Bartlett Co	Frank Galverly - C	Partitions Suite 1208	\$300
215 W. 7th Street	10/3/1955	26414	1644	A.G. Bartlett Co	Frank Galverly - C	Partitions on 4th floor	\$600
215 W. 7th Street	10/3/1955	26413	1644	A.G. Bartlett Co	Frank Galverly - C	Partitions on 6th floor	\$600
215 W. 7th Street	10/3/1955	26412	1644	A.G. Bartlett Co	Frank Galverly - C	Install double doors 1st floor	\$600
215 W. 7th Street	6/4/1956	44818	1653	A.G. Bartlett Co	Frank Galverly - C	Gypsum walls Room 315	\$300
215 W. 7th Street	6/21/1956	46366	1653	A.G. Bartlett Co	Frank Galverly - 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
215 W. 7th Street	8/10/1967	51515	1758	Franchard Corp	Robert E. Faxon - A	Interior alterations, including new partitions, suspended ceilings, new storefronts and wall facing at first floor	\$100,000
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	Seablon & 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 Management	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

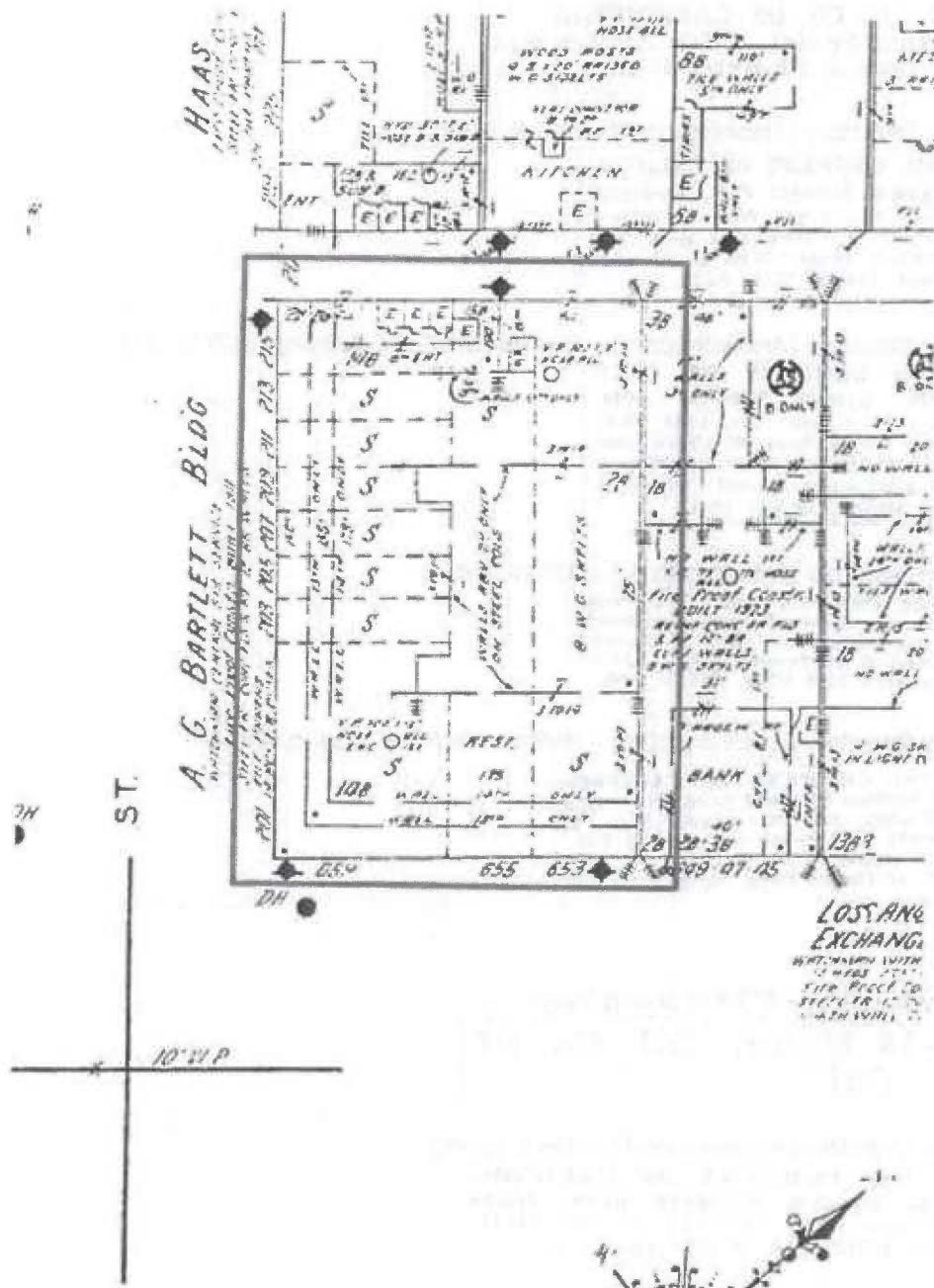
Address	Date	Permit #	Reel #	Owner	Applicant Architect - A Engineer - E Contractor - C	Work Completed	Cost
211-215 W. 7th Street	9/11/1987	75638	163	Kongsee Development	Anton Ungureanu - A Hamiel Morad Oramni - C	Wall signs (17)	\$8,527
211-215 W. 7th Street	9/24/1987	76682	164	Kongsee Development	Omrami 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 nad 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

## G P A

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'	

### GPA

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 CALIFORNIA**, 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, 311-315 Tajo Bldg.

1903 City Directory (Ancestry.com) – Conservative Life Building (329 W. 3<sup>rd</sup>)

**UNION OIL COMPANY OF CALIFORNIA**, 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 Conservative Life Bldg, 3 rd cor Hill.

1904 City Directory (Ancestry.com) – 329 W. 3<sup>rd</sup>

**UNION OIL COMPANY OF CALIFORNIA**, 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 CALIFORNIA**, Lyman Stewart pres, Frederick H. Rindge 1st vice-pres, Wm L. Stewart 2d vice-pres, Jared S. Torrence treas, Giles Kellogg sec, 315 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 CALIFORNIA**, Lyman Stewart pres, Giles Kellogg sec, 598-618 H. W. Hellman Bldg 356 S. Spring

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

**UNION OIL COMPANY OF CALIFORNIA**, 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  
Cat

**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. J. Stewart  
pres, E. H. Greenendyke cash, Mr. C. C.  
Colorado and Raymond av. Pasadena  
" Oil Building 215 W. 7th  
" Oil Building Co. Robt. Watchorn pres, H.  
R. W. Frost sec 108 W. 6th rm 1606

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.  
Yarick 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. Yarick sec 215 W. 7th rm 516

1923 City Directory - 215 W. 7th

**UNION OIL COMPANY OF CALIFORNIA**,  
W. L. Stewart Pres, E. W. Clark Exec  
utive 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 Com-  
ptroller, 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* (1886-1922), Apr 9, 1912.  
 Pre-1900 Historical Newspapers, Los Angeles Times (1881-1990)  
 pg 18

## 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 prac-  
 tically of the same dimensions. The  
 bank will construct the mezzanine  
 floor or gallery, leaving a cler-story  
 in the center, twenty-five feet high.  
 The lobby will be forty by 110 feet.

All of the vaults, five, will be in  
 the basement, including safety de-  
 posit 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 omnibus  
 bays for transporting books and  
 currency to the vaults below. The  
 approach to the safe deposit depart-  
 ment will be an imposing marble stair  
 at the Spring-street entrance. The  
 mezzanine will be utilized for the  
 directors' room, trust department, book-  
 keepers, 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 prop-  
 erty in its present state and proceed  
 with the equipment, including the ex-  
 terior treatment, the ornamental plas-  
 tering, and all other construction nec-  
 essary to complete. In this operation  
 the bank has employed the Weare &  
 Alford Company of Chicago, who have  
 associated with Parkinson & Berg-  
 ström, the architects of the building.

**NEW OIL COMPANY.** Incorporated with a Capital of \$5,000,000.  
*Los Angeles Times* (1886-1922), Dec 19, 1907.  
 Pre-1900 Historical Newspapers, Los Angeles Times (1881-1990)  
 pg 2

## 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, man-  
 age, operate, improve and develop land,  
 mining claims, mineral rights and oil wells;  
 also to bore, explore, refine, distill and  
 store oil, 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. Warrington, Casper Taylor,  
 of Santa Paula; Lyman Stewart and Dan  
 McFarland, Los Angeles; Thomas R. Baird,  
 Bremerton; Walter S. Charles, San Barbara;  
 Ventura.

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 (1851-1923) (Vol. 2, 1894)  
 Periodicals Historical Newspapers: Los Angeles Times (1881-1995)  
 pg. 3

## 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 the 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 lubricating 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 lighting, heating, burning brick, smelting, boiling, copper, lead 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 economical 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 dependability and dependability of the men in their employ, and verifying what has been said of this company during their years of success.

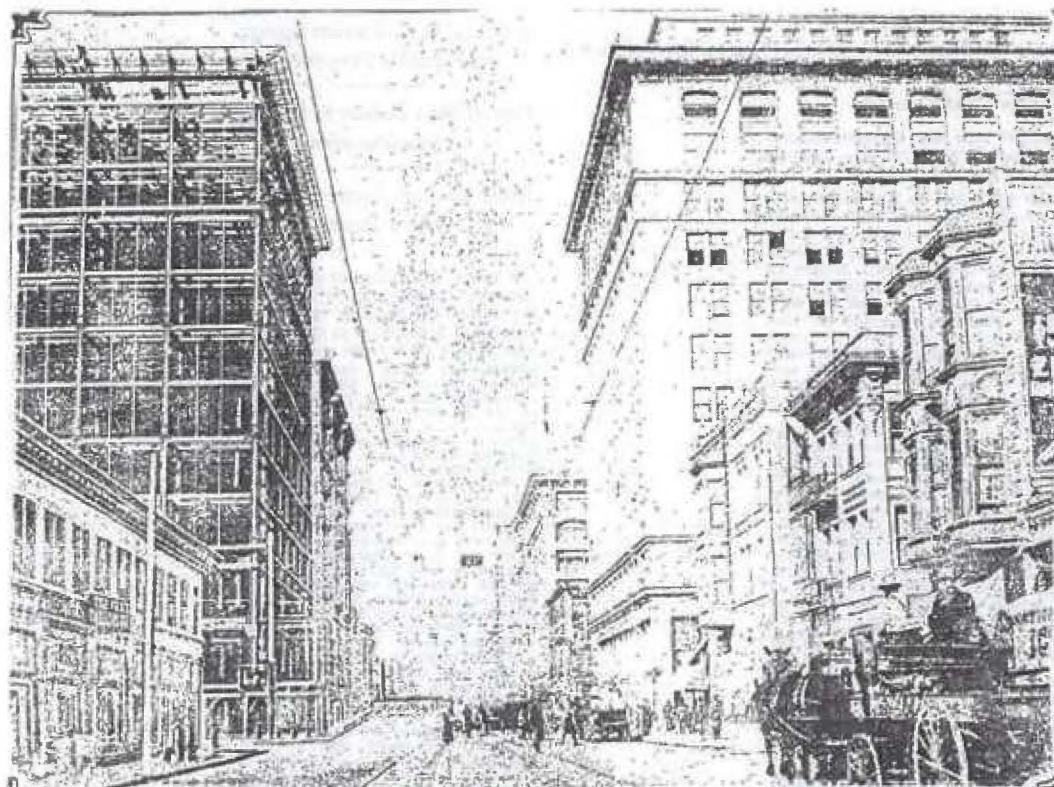
This company has long been known as "The Oil Doctor." They have at the present time in their tanks for the purpose of supplying their trade 20,000 barrels of oil, the vast amount being 2000 excess of any other company's stock in the same business on the Coast, and this fuel, almost, is sufficient to warrant that they are able to meet all their customers' Grade A oil, given more satisfaction for fuel purposes than anything that can be had. They have adopted the sealed system for the purpose of burning crude oil under steam boilers, which is the most efficient and safest ever invented. This system was introduced by the director, one of the managers of the company. The storage tank, being below the burner, makes it absolutely safe. The following well-known buildings and institutions have this system in operation: the New-Contractors, Goldmark Locomotive Works, the California Lever Pipe Works, Los Angeles Terra-cotta and Pressed Brick Works, the Times-Mirror Company, East Los Angeles cable road, California Ice Company and many others. Crude oil is used for the purpose of burning steam, heating, and it is the only gas known of in the United States that is run with all successfully. In the northern part of the State of the United States navy-yard, this system is used for the purpose of heating, heating, and heating, and so on. The Union Oil Company supplied the Midwinter Fair, held at San Francisco, with crude oil for the purpose of making steam. The horses required were 2000, for their stables, supplied with crude oil to heat them. The Times thinks as well of this system that it has recently introduced it, and results have proved so satisfactory that it would not change for any other fuel known. The reason for this is, first, that oil is a thousand times cheaper than any other system of making steam; second, there are no ashes or slacks to haul away; third, complete control of the fire is had, and it can be put out by simply closing the steam valve; 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 editor of the newspaper, the Times, has secured a special oil tank, 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 (1886-1923); 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 University Sales Co. building, designed by Parkinson & Burdett. The steel skeleton at the left is the framework of the magnificient Van Nuys block, planned by Morgan, Wells & Morgan.

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ACQUIRE UNION OIL BUILDING: A.G. and C.G. Bartlett Buyers of...  
 Los Angeles Times (1881-1922), Oct. 5, 1921.  
 Products Historical Newspapers: Los Angeles Times (1881-1990)  
 pg. 11

## 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.*

**BIG BANK'S NEW HOME.** Reported that the German-American Savings Will ...  
 Los Angeles Times (1881-1922), Mar. 29, 1912.  
 Two-Page Historical Newspapers: Los Angeles Times (1881-1990)  
 pg. B10

### 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 can 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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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 to 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 \$1,000,000. The sale was made by the heirs of the Edwin T. Earl estate. The property has a frontage of 125 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, gypsum throughout, and contains eleven stories in the main body, with a smaller story above the eleventh floor. The building, designed by architects Parkinson and Bergstrom, 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 offices 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. Roxan & Co.

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

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

**TO OCCUPY NEW  
HOME IN YEAR**

Please bring Krishna's  
Unter Old Building

## Structure Will Cost Millions and a Half

**Contracts Already Awarded  
for Government Steel**

THREE THE PELL MELL WAYS  
was announced yesterday, and  
the attraction was to be the new 1000-  
ft. Building, a two-story glass  
structure 20 ft. wide, at the  
pavilioned corner of George and  
West streets, with its entrance  
on the corner. The new building  
will be a high-class restaurant,  
with 1000 seats, \$1.00 for admission,  
and \$2.00 extra when \$1.00 is not  
enough for the value of the meal.

According to the plan, who is to be held responsible for any damage suffered by the property, the right of the owner still to demand for the return of the value of the damage. This is to be done in a simple manner, while at the same time the damage must be repaired.

## **WATERMELON PLANT**

The carrying of the first stage of the structure will be suspended until

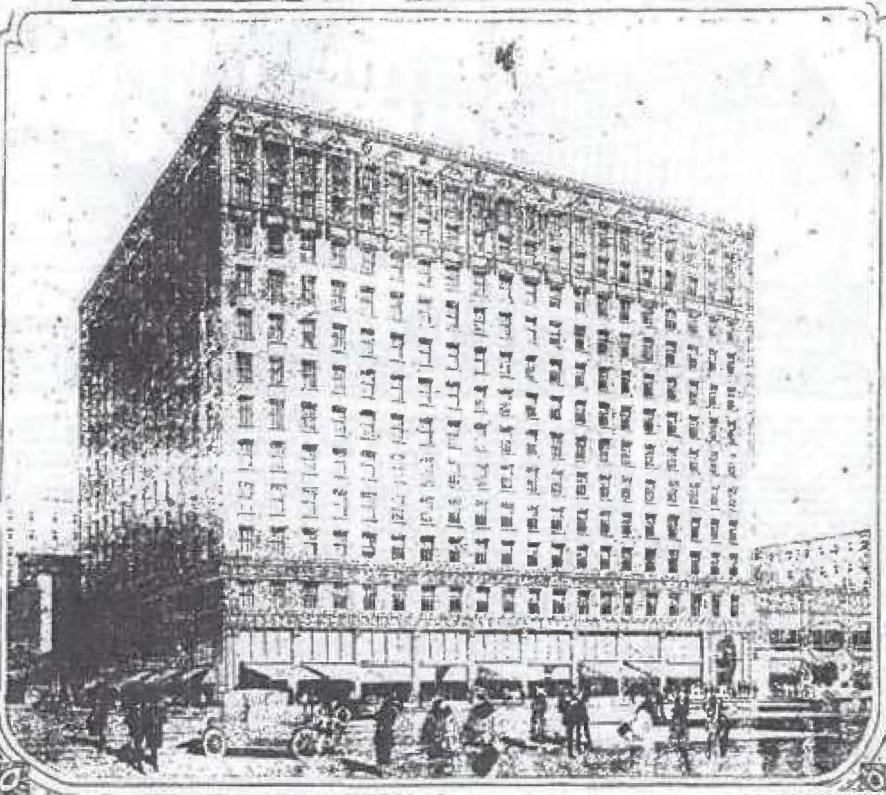
the structures will be covered with  
proteins and these other proteins for  
the various stages will remain the  
protein layer will be maintained.  
The general and stored fibers, as  
well as the smooth and twisted  
fibers, will be covered with these  
proteins, and the membrane made  
more compact and more  
resistant to water.

The author's right to be identified in his article, and for the author to receive payment for his article, are the only rights that the author retains.

The building, which has been leased for a long time by Peter Le the Texas Oil Company, will be restored by the Bankers Company of San Francisco, composed of members of the old State of California. The property is now in the possession of the Hibernia Bank of San Francisco.

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



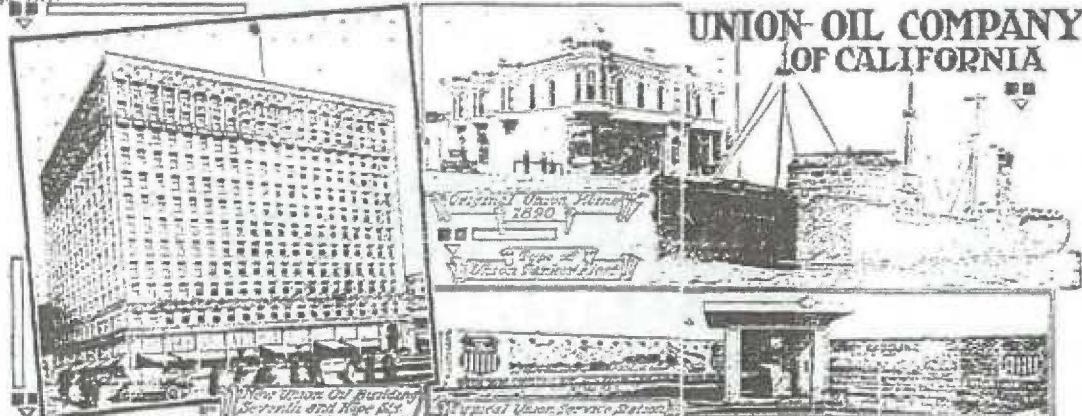
### Architect's Perspective of the New Union Oil Building

To be received by the Merchant Company at the post office corner of Broad and John Sts. At 10 A.M. on the 1<sup>st</sup> day of October, 1851, and to be delivered to the Merchant Company at the same place, on the 1<sup>st</sup> day of October, 1852.

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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. A117



ONE of the best illustrations of why Los Angeles and Southern California are and have always been one of the greatest white spots in the business life of the United States is Union Oil's phenomenal growth from a corporation capitalized at \$12,000,000 in 1890 to a corporation with a third of a century. Incorporated Oct. 17, 1889, the present company was a consolidation of the Southern California Gas Company, the San Joaquin Gas Company and the San Joaquin Gas and Fuel Company. Ten years after the consolidation the capital stock was increased to \$14,664,000. Eight years later capitalization was increased to \$15,000,000 and, in 1907, to \$15,500,000. In 1910, the capitalization was increased to \$16,000,000. Of the total capitalization at the present time \$16,664,000 is paid in and is available and \$10,000,000 is available for further increases. The company, including January 1 of this year, the company had paid out \$4,555,909 in cash dividends and \$1,561,000 in stock dividends or approximately \$6,116,909 in dividends.

business, a master of a century man, refused to have anyone to share California's oil industry. Mr. Stewart risked his fortune and name to prove his views. For years he fought the pioneer handfulls of the California oil fields, and he is still the only man left in the virgin fields of the Golden State. Three years before incorporation of the present company Mr. Stewart was \$151,000 in debt. He had to sell his oil wells, and when seven wells were left in California were dry holes. In reality this was the starting point. Facing bankruptcy, he sold his oil wells for \$15,000. Later, J. W. McLean, Los Angeles banker, bought in his first California property well and thus the McLean oil company was born. The company has been successful to date and such dividends as millions more than its present-day capitalization.

reduced. These expenditures up to and including January 15 this year, the company has paid over \$42,500.00 in cash dividends and over \$10,000.00 in stock dividends or approximately \$52,500.00 in payment.

The Taken Oil Company of California owns 444 miles of trunk pipe lines and 533 miles of gathering lines. The combined daily maximum capacity of the pipeline system is 100,000 barrels per day.

In response to market demand, we have expanded our storage facilities to a total capacity of 21,000,000 barrels.

Operating twelve steamships, eight barges, motor-boats, etc., having a total carrying capacity of 812,720 barrels, and totaling three chartered steamers, the total company of the fleet by 1,612,320 barrels.

The present time is the company is about 70,000 barrels, and has absorption plants 40,000,000 cubic feet per day.

The equipment owned by the company includes, among other things, 380 trucks, 750 semi-trucks and 447 automobiles. Besides, the company is operating 319 domestic and foreign sales offices and distribution agreements and owns and has leased 110 service stations. Principal entrances to the marketing network are major lines in Canada and the Northwest.

Sales of the company last year amounted to \$34,331,168.84. During last year large quantities of gasoline and kerosene had and still were exported to Canada and South America.

The Union Oil Company of California  
owns 11,000 oil and gas wells under lease in various  
parts of 610,000 acres in various oil-producing  
fields in California and other States.

The affairs of the Texas Oil Company of California are in the hands of skilfully-  
known and experienced oil men. The ex-  
ecutives occupy offices:

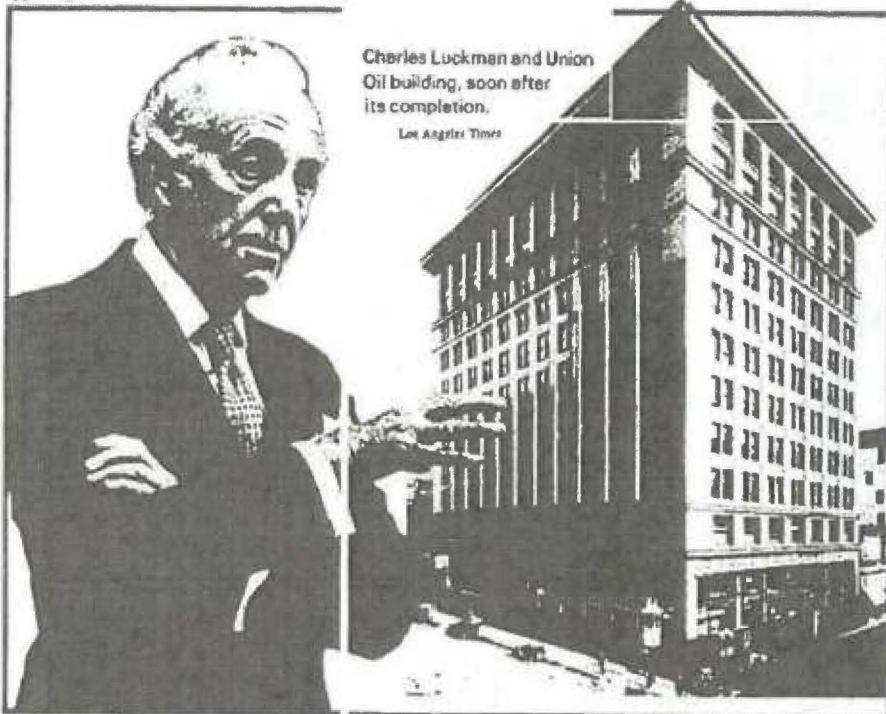
Lyman Stewart, chairman, board of directors and executive committee; W. E. Stewart, president; E. W. Clark, executive vice-president; W. W. Green, vice-president; F. F. Blair, vice-president; H. D. Mathews, treasurer; R. B. Hall, assistant treasurer; Mr. McPeak, secretary; W. E. Zimmerman, manager; secretary, Mr. W. E. Zimmerman; Edward W. Clark, manager, treasurer.

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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)  
pp. OC B1

## 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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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

PHO 686221

FOR NPS USE ONLY

RECEIVED

OCT 19 1978

DATE ENTERED

AUG 10 1979

SEE 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

VICINITY OF

CONGRESSIONAL DISTRICT

'25th

STATE

California

CODE

06

COUNTY

Los Angeles

CODE

OK

037

## 3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	EDUCATIONAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>		ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> ACCESSIBLE	GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: RESTRICTED	INDUSTRIAL
		<input type="checkbox"/> YES: UNRESTRICTED	MILITARY
		<input type="checkbox"/> NO	SCIENTIFIC
			TRANSPORTATION
			OTHER

## 4 OWNER OF PROPERTY

NAME

Multiple Ownership (see list)

STREET &amp; NUMBER

CITY, TOWN

STATE

VICINITY OF

## 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		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

### 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.

# 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		

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

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

Los Angeles County Museum of Natural History

### STREET & NUMBER

900 Exposition Blvd.

### CITY OR TOWN

Los Angeles

TELEPHONE

744-3444 3358

DATE

(213) 746-0410, Ext. 244

STATE

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

*Knott M. Ellman*

TITLE

DATE SEP 12 1978

### FOR NPS USE ONLY

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

DATE

8-10-79

ATTEST:

DATE

8-10-79

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

AUG 11 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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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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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. (approximate) ✓ Lewis & Bessie Wolner, Trs.  
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 Sacha 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.)

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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

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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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Insurance Maps of Los Angeles, California. New York: Sanborn Map Company, 1906-37.

Los Angeles Daily Journal, November 18, 1902, p. 8.

Los Angeles Times, November 10, 1902, I, 6; November 23, 1902, II, 12; March 6, 1904, V, 2; June 26, 1904, V, 1; November 12, 1905, II, 8; January 10, 1906, II, 1; February 4, 1906, II, 2; February 11, 1906, IV, 10; February 18, 1906, V, 1; March 4, 1906, V, 1; March 18, 1906, V, 24; April 29, 1906, V, 24; February 7, 1909, V, 1; November 5, 1909, I, 1; December 14, 1909, II, 1; May 1, 1910, V, 1; October 16, 1910, VI, 1; November 27, 1910, VI, 1; January 18, 1911, V, 1; April 16, 1911, VI, 1&3; October 15, 1911, V, 24; November 5, 1911, V, 24; February 16, 1913, VI, 1; March 30, 1913, VI, 4; June 22, 1913, VI, 1; April 12, 1914, VI, 1+9; July 5, 1914, VI, 1; July 19, 1914, VI, 2; September 13, 1914, V, 1; October 25, 1914, VI, 1; November 22, 1914, V, 1; April 11, 1915, V, 1; February 20, 1916, V, 1; September 24, 1916, V, 1; October 8, 1916, V, 1; November 2, 1919, V, 1; December 10, 1922, V, 1; February 10, 1924, V, 7; May 17, 1925, V, 9; May 19, 1929, V, 1; April 15, 1970, II, 1+; December 20, 1970, G, 11; November 21, 1971, K, 11; October 1, 1972, K, 6; April 14, 1975, I, 3; November 30, 1975, V, 21; April 6, 1977, IV, 1+6.

Southwest Builder & Contractor, October 31, 1919, p. 12; December 14, 1923, p. 46; December 28, 1923, p. 40; January 30, 1925, p. 44-5; March 6, 1925, p. 42; February 10, 1928, p. 59; July 27, 1928, p. 44; August 10, 1928, p. 28; March 21, 1930, p. 30; December 5, 1930, p. 42.

Architect & Engineer of California, January, 1914, p. 107; March, 1916, p. 66; February, 1923, pp. 60-70.

Architectural Digest, v. 7, n. 3 (1929), 58-128; v. 8, n. 2 (1931), 84-7.

Newsweek, June 29, 1970, p. 74.

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Souvenir Office and Buildings Directory. Los Angeles: Howes and  
LeBerthon, 1903.

Works Projects Administration. Los Angeles: A Guide to the City and Its  
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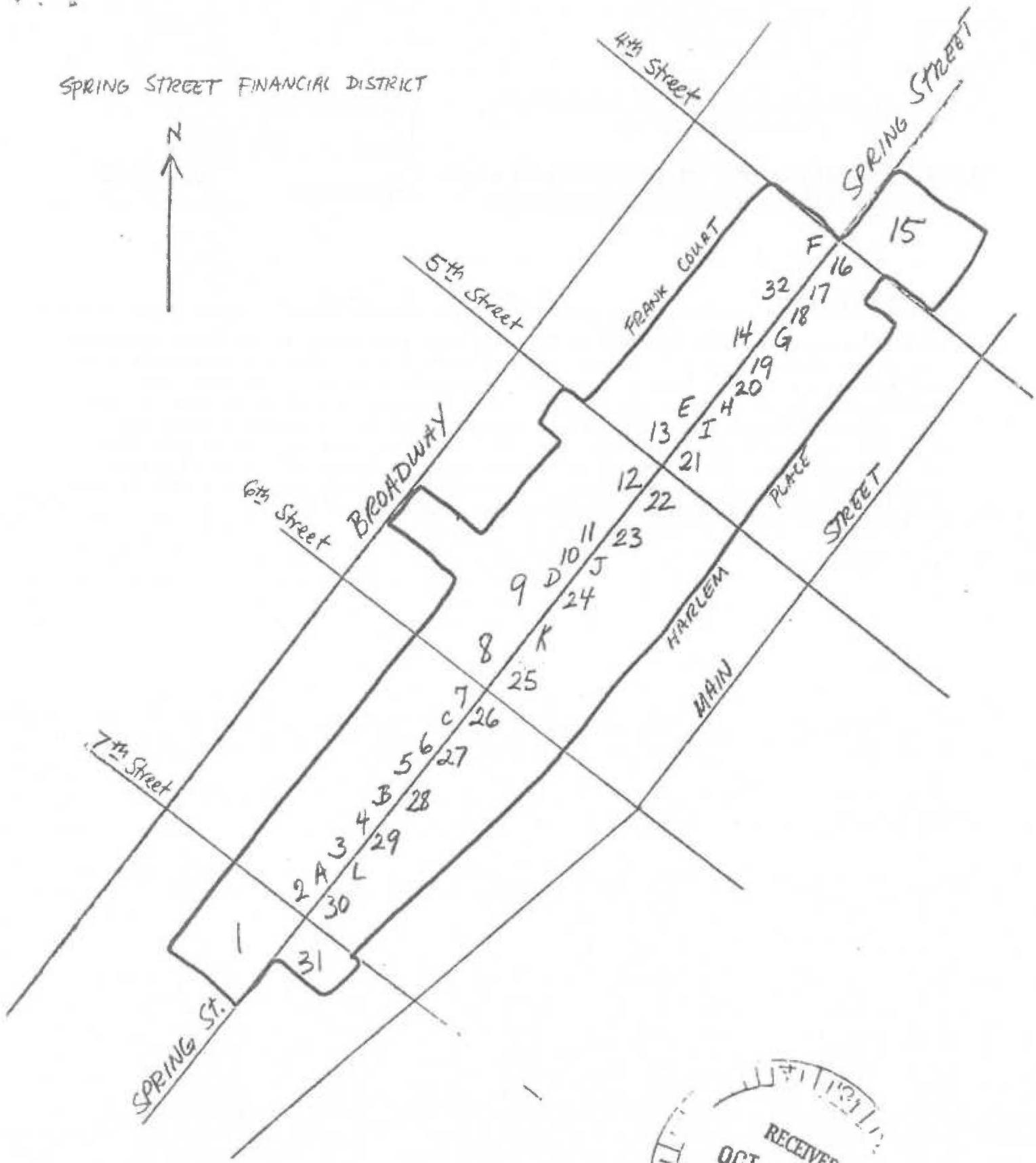
CONTINUATION SHEET

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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.

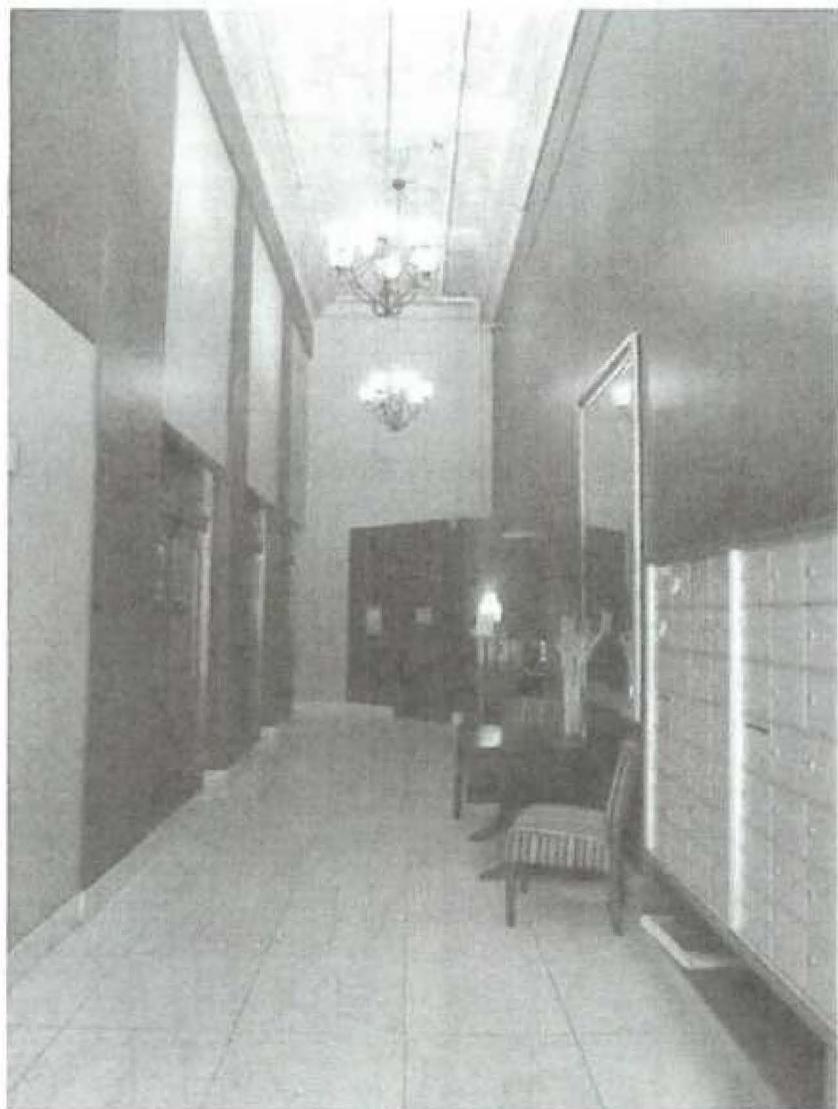
SPRING STREET FINANCIAL DISTRICT

N





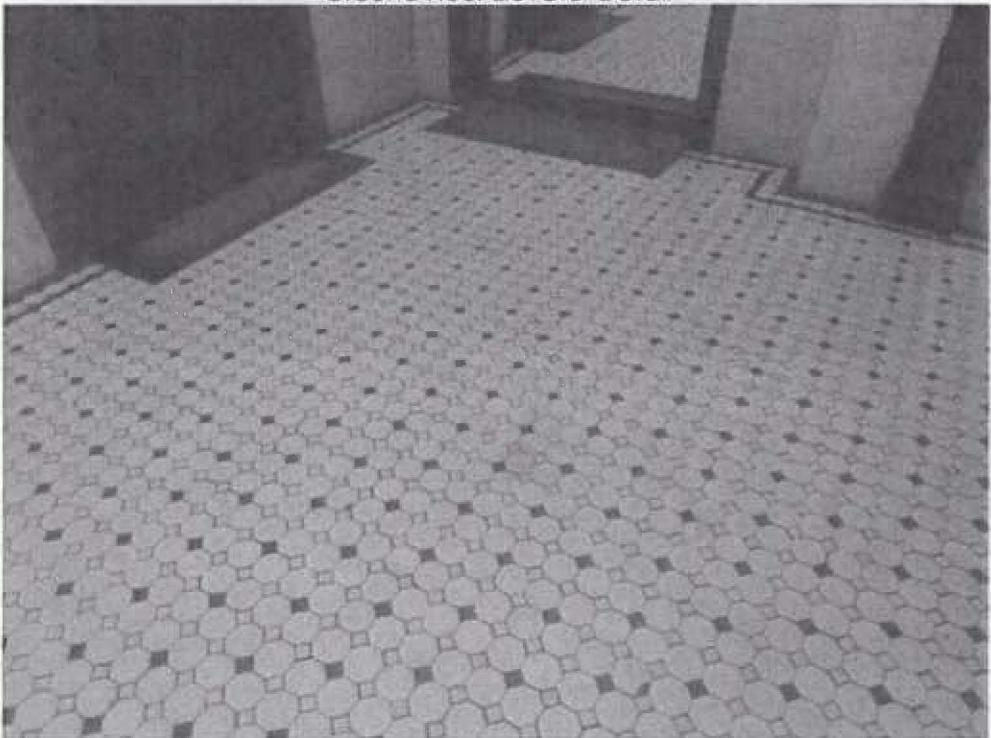
ADDITIONAL CONTEMPORARY PHOTOS



Ground Floor Lobby



Ground Floor Elevator Detail



Typical Flooring in Upper Stories



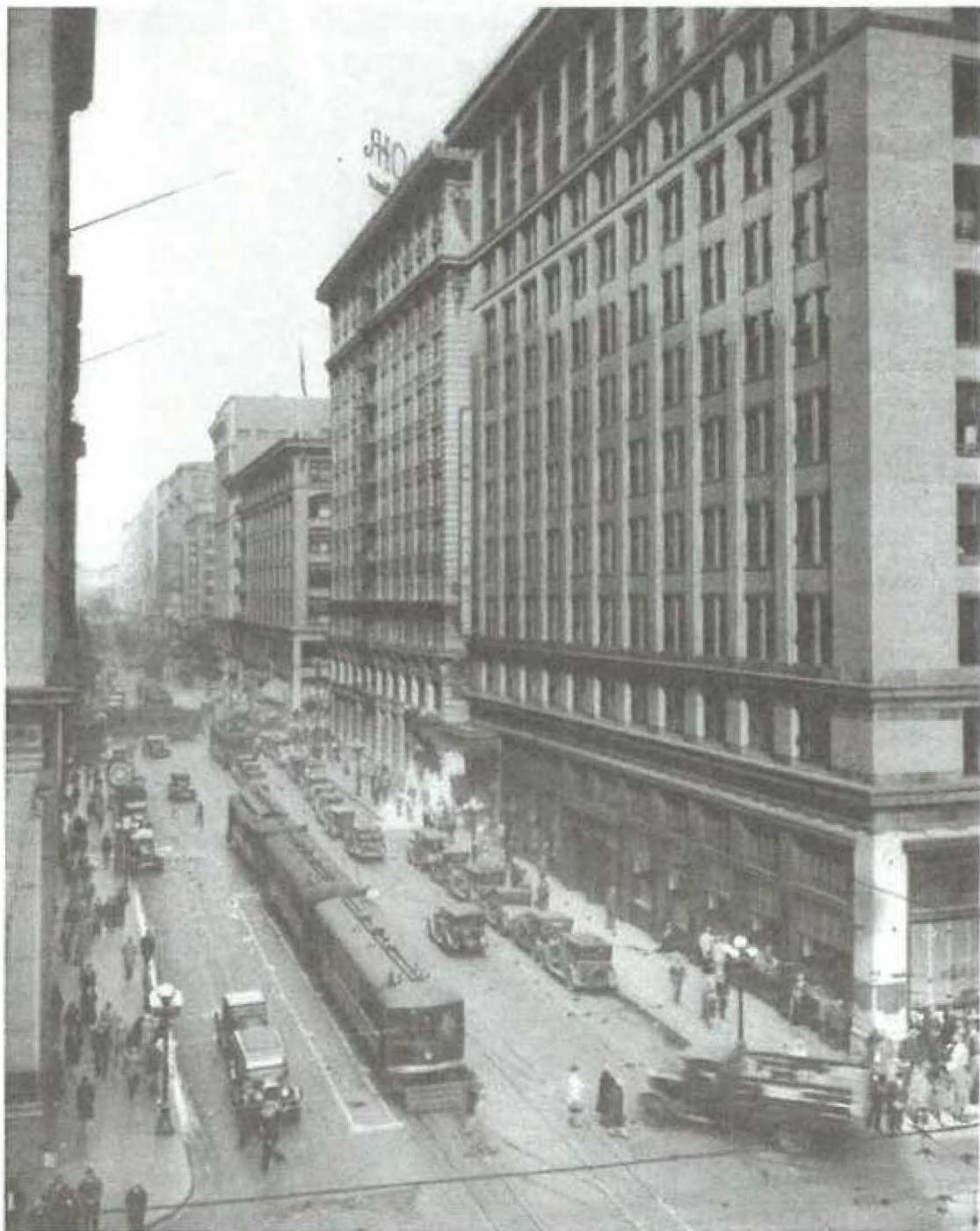
13<sup>th</sup> Floor Corridor



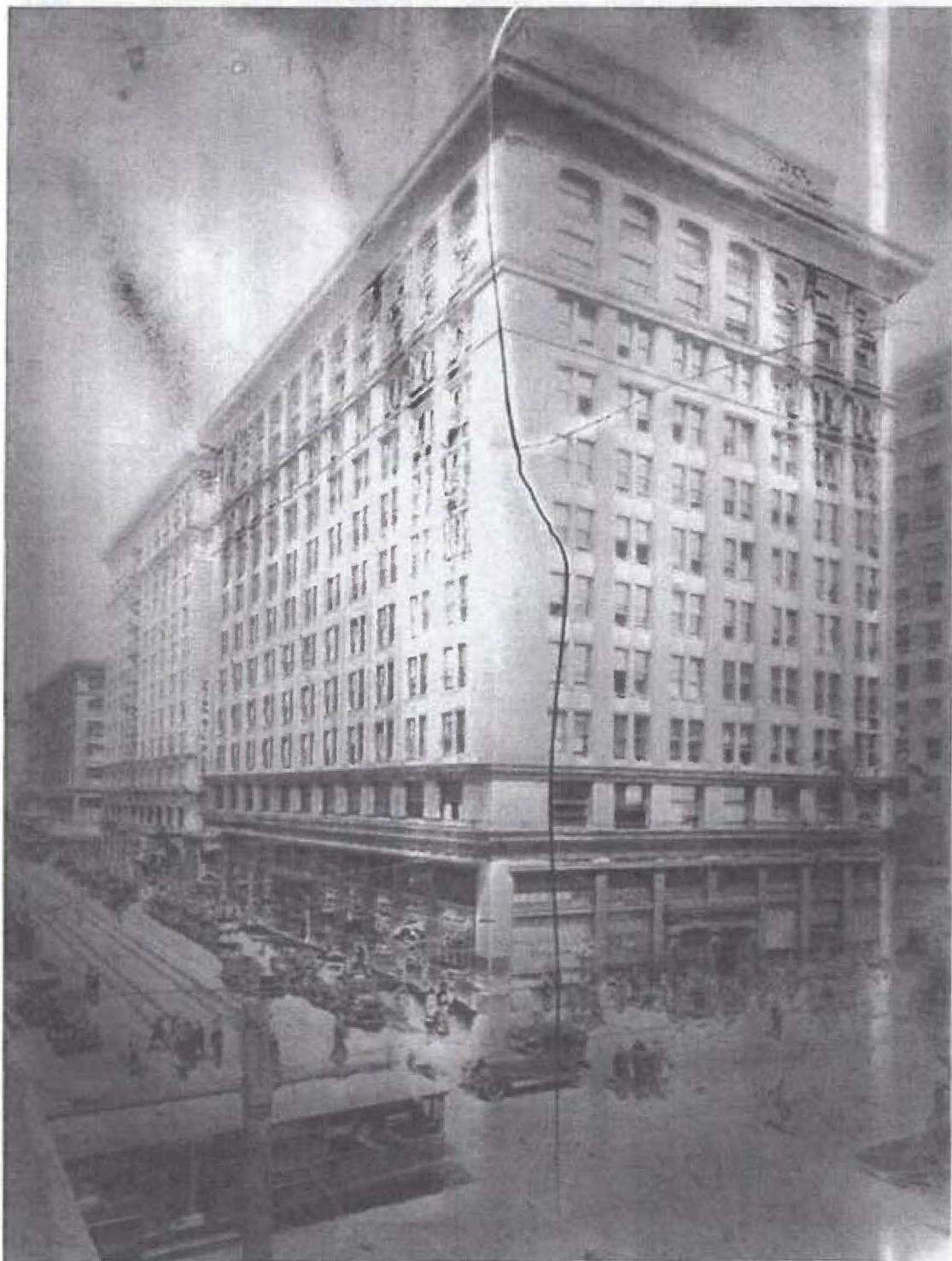
Typical Staircase

### 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

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

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.	51,045,122
Assessed Improvement Val.	53,344,394
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
<b>Building 1</b>	
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)
<b>Building 2</b>	
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
<b>Additional Information</b>	
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
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.94189296

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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.

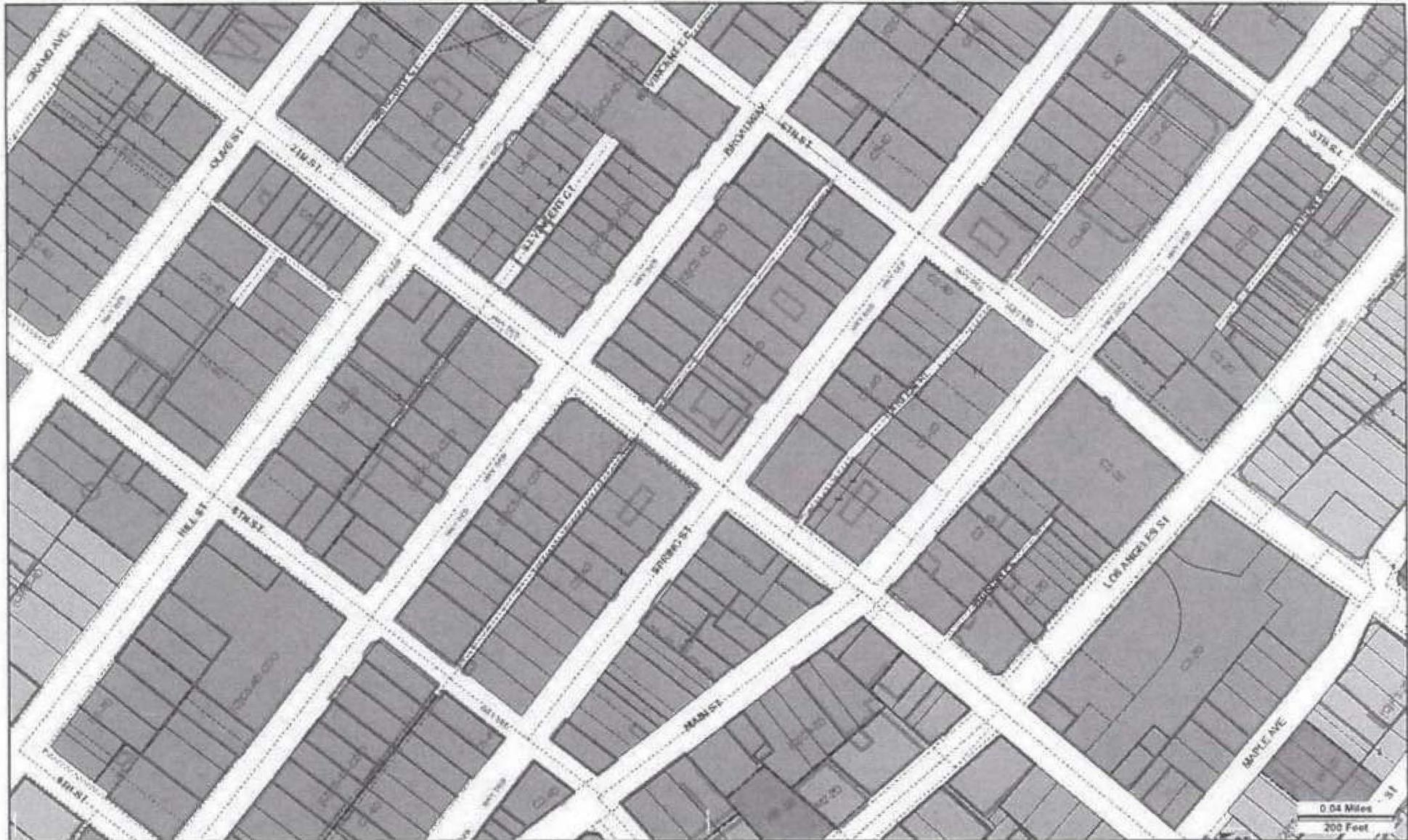
Case Number:	CPC-2010-213-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING 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 THE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-1986-608-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):	CODITIONAL 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):	CODITIONAL 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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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

