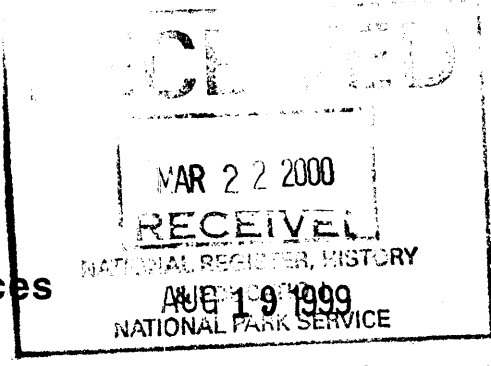


United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

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

### 1. Name of Property

historic name Spring Street Financial District (Boundary Increase)

other names/site number N/A

### 2. Location

street & number 401 S. Main Street & 405-11 S. Main Street

not for publication

city, town Los Angeles

vicinity

state California

code CA

county Los Angeles

code 039

zip code 90013

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request of determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Manuel Abeyta acting SHPO  
Signature of certifying official/Title

3/10/00  
Date

California Office of Historic Preservation  
State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

### 4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

John  
Signature of Keeper

Edson H. Beall

Date of Action

4-21-00

Spring Street Financial District

Los Angeles, California

Name of Property

County and State

**5. Classification**

<b>Ownership of Property</b> (Check as many boxes as apply)	<b>Category of Property</b> (Check only one box)	<b>Number of Resources within Property</b> (Do not include previously listed resources in the count)	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> buildings	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>1</u>	<u>0</u>
<input type="checkbox"/> public-state	<input type="checkbox"/> site	<u>0</u>	<u>0</u> buildings
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> sites
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> structures
		<u>0</u>	<u>0</u> objects
		<u>0</u>	<u>0</u> Total

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

**Number of contributing resources previously listed in the National Register**  
26

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

COMMERCE/financial  
COMMERCE/business

**Current Functions**  
(Enter categories from instructions)

VACANT/NOT IN USE  
WORK IN PROGRESS

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Late 19th Century & 20th Century Revival  
Beaux-Arts  
Neo-Classical

**Materials**  
(Enter categories from instructions)

foundation concrete  
walls concrete, stone, terra cotta  
roof composition

**Narrative Description**

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

**8. Statement of Significance**

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

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

**Areas of Significance**  
(enter categories from instructions)

Commerce  
Architecture

**Period of Significance**

1903-1931

Name of Property

County and State

**Criteria Considerations**

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

Property is:

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

**Significant Dates**

- 1905, Farmers and Merchants Bank Building Completed
- 1906, Phase I Hellman Building Completed
- 1910, Phase II Hellman Building Completed
- 1914, Phase III Hellman Building Completed

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Architect/Builder**

Morgan and Walls - Morgan, Octavius and Walls, John  
Morgan, Walls & Morgan -Morgan, Octavius Walls, John and Morgan, Octavius Weller

**Cultural Affiliation**

N/A

**Narrative Statement of Significance**

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

**9. Major Bibliographical Reference**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State Historic Preservation Office
  - Other state agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository:  
\_\_\_\_\_

**10. Geographical Data**

**Acreeage of Property** Less than one acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	11	384340	3767620	3	11	384500	3767490
	Zone	Easting	Northing		Zone	Easting	Northing
2	11	384770	3768220	4	11	384930	3768080

**Verbal Boundary Description**

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

**Boundary Justification**

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

Spring Street Financial District

Los Angeles, California

Name of Property

County and State

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**11. Form Prepared By**

---

name/title Teresa Grimes

organization N/A

date June 28, 1999

street & number 4211 Glenalbyn Drive

telephone 323-221-0942

city or town Los Angeles

state California

zip code 90065

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**Additional Documentation**

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Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

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

**Photographs**

Representative black and white photographs of the property.

**Additional items**

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

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**Property Owner**

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

name

street & number

telephone

city or town

state

zip code

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

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions (102400018), Washington, DC 20503.

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## National Register of Historic Places Continuation Sheet

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### Summary

The Spring Street Financial District is located in downtown Los Angeles between Fourth and Seventh Streets. These three blocks were developed between 1903 and 1931, primarily with large office and bank buildings. The buildings range in height from three to twelve stories, with the fairly even skyline broken on a few occasions by surface parking lots and post-war buildings. The contributing buildings in the district, with the exception of the two northernmost, were constructed when the City limited the height of structures to 150' (1905-1957). Most of the contributing buildings were designed in traditional architectural styles, the most common being Beaux-Arts, which in commercial buildings usually exhibits a division of the street-facing elevations into three horizontal zones based on the parts of a column in Classical architecture. Even the few Moderne style buildings on the street conform to this organizational method. The common height, set back, style, and material of the contributing buildings in the district create a strong sense of time and place.

Since the district was listed in the National Register in 1979, little change has occurred. Originally, there were twenty-six contributing and six noncontributing buildings. One noncontributing building has been demolished, 432 S. Spring Street. All of the original contributing buildings remain much as they were. The Security National Bank Building, 514 S. Spring Street, was adaptively reused as the Los Angeles Theater Center in 1985. The I.N. Van Nuys Building, 210 W. Seventh Street, was adaptively reused as a residential complex for senior citizens in 1982. The purpose of this amendment is to clarify the Isaias W. Hellman Building, include the Farmers and Merchant Bank Building (one of the most historically and architecturally significant bank buildings in Los Angeles), and extend the boundary of the district east on Fourth Street.

### **Farmers and Merchants Bank Building - 401 S. Main Street**

Constructed between 1904 and 1905, the Farmers and Merchants Bank occupies the southwest corner of Fourth and Main Streets. A pristine example of a Neoclassical banking temple, the reinforced concrete structure is clad in hewn granite with a polished granite base. The two street-facing facades are symmetrically arranged and similarly detailed. The east (Main Street) facade has three bays in an A-B-A pattern, while the north (Fourth Street) facade has five bays in an A-A-B-A-A pattern. Paired, engaged columns set on marble pedestals and topped with Corinthian capitals frame tall, arched apertures on the lower story of the center bays. Molded surrounds, accented with corbelled keystones, frame the principal entrance on the east (Main Street) and a window on the north (Fourth Street). Pilasters, the treatment of which echoes that of the columns, define the side bays. Tall, transomed windows with plain entablatures are in the lower story bays. The second story is of a lesser height and contains single and tripartite windows in the side bays, and triple windows with colonnette mullions in the center bays. A panelled parapet crowns a full entablature, consisting of architrave, frieze punctuated with bosses and the name of the bank in raised letters, and a denticulated and bracketed cornice. Pediments with raking cornices detailed like the horizontal ones and simply panelled tympana, are centered on each facade.

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### Farmers and Merchant Bank Building continued

The exterior of the building is highly intact. Only minor changes have been made to the building including the removal of sculpture from the pediment, the replacement of the original doors, the removal of one sidelight by the main entrance, the removal of recessed stone panels from the bulkheads, and the reglazing of the lower windows. Portions of the original interior remain intact including the early light fixtures. A drop ceiling now covers a large skylight that at one time dominated the main interior space.

**Isaias W. Hellman Building - 405-11 S. Main Street, 110-14 W. Fourth Street, 118-24 W. Fourth Street, 410-12 S. Spring Street**

The Isaias W. Hellman Building blends seamlessly with the historic district in which it is located. Like the other buildings in the district, the Hellman Building is six and seven stories in height, Beaux-Art in style, and faced in terra cotta. Constructed in three phases between 1905 and 1914, the Hellman Building has frontage on Fourth, Main, and Spring Streets. The exterior of the building is substantially intact with only minor alterations occurring at the ground level and parapet. The interior has been remodelled extensively.

The Hellman Building is a six- and seven-story, steel-frame structure. The generally S-shaped building is pierced by light wells and wraps around the Farmers and Merchants Bank which occupies the southwest corner of Fourth and Main Streets and the Continental Building which occupies the southeast corner of Fourth and Spring Streets. The original portion of the Hellman Building was conceived in 1905, but constructed in two stages. Construction began on the south wing which faces Main Street (405-11 S. Main Street), in 1905 and was completed in 1906. The west wing which faces Fourth Street (110-14 W. Fourth Street), was not constructed until 1910.

Typical of the Beaux-Art style in which it is rendered, the building is horizontally organized with a base represented by the ground level, a shaft represented by the second through fifth stories, and a capital represented by the sixth story. The east (Main Street) facade is further divided vertically into four bays. Panelled jambs, scroll brackets, and a corbelled cornice rendered in cast concrete frame the recessed entryway in the southernmost bay. Two windows separated by piers fill each of the remaining bays of the ground floor which is clad with hewn granite, visually linking it to the original bank building to the north. The upper stories continue the four bay division with a single window in each story above the entrance and paired windows above the remaining bays.

Unlike the Main Street facade, the ground floor bays of the Fourth Street facade are clad in cast concrete with a stone base. Panelled pilasters with stylized capitals and granite bases define the three ground floor bays. The recessed entryway in the center bay is marked by a flat awning with cast iron trim. The side bays consist of large display-type windows with granite kick plates. Blind transoms are located in each bay. On the upper stories, single windows are located in each story above the side bays and a group of three windows runs up the center bay.

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### Hellman Building continued

A plain frieze, trimmed with a bead and reel molding above and a bead molding below, separates the ground floor from the second through the fifth stories which are clad with grey-green terra cotta. Bosses accent a plain frieze trimmed with a bead and reel molding above the windows on the fifth story.

The sixth story, or capital, is the most decorated portion of the building. Windows rest on a spiral molding and the bays are clad with red stone punctuated by terra cotta tablets and wreaths. The cornice features an egg and dart molding and a fluted frieze. A plain parapet sits on top of the cornice. On the ground level, modern metal-frame windows are located in the original openings. On the upper stories, windows are all wood-frame, one-over-one, double-hung sash, with the exception of six nonoriginal windows on the second story of the east facade which are two-over two. Windows on the second through fifth stories have a bead molding and plain lug sill.

Located midblock on the south side of Fourth Street, an addition known as the Fourth Street Building (118-24 W. Fourth Street) was constructed in 1910. The six-story steel-frame structure is virtually indistinguishable from the original portion of the Hellman Building, the west wing of which was conceived and constructed the same year. While the two buildings are separated by an alley, they are visually and physically connected by a bridge along the Fourth Street facade at the second through sixth stories. A recessed entry detailed like the one on Main Street is located in the westernmost bay. It features panelled jambs, scroll brackets, and a corbelled cornice rendered in cast concrete. The three remaining bays are identical to the side bays in the Hellman Building, with large display-type windows set between granite kick plates and blind transoms. A passageway at ground level provides access to the alley between the two buildings. A simple entablature resting on scroll brackets appears to support the facade, above which is slightly recessed from the adjoining bays. Quarry-faced granite aprons distinguish both facades facing the alley.

Constructed in 1914, the Hellman Annex (410-12 S. Spring Street) was the last addition made to the Hellman Building. Seven stories high, the Beaux-Arts-style, reinforced concrete structure is faced in white terra cotta. The building is located on the east side of Spring Street, two lots south of Fourth Street. The Hellman Annex is physically connected to the Fourth Street Building at the rear. Typical of the style, the primary (west) facade is horizontally organized with a base represented by the ground level, a shaft represented by the second through sixth stories, and a capital represented by the seventh story. The ground level now houses a single modern storefront which is framed by original end piers and entablature. The building was designed without a lobby, elevator, or staircase. The main entrance to the building and access to the upper floors has always been through the Fourth Street Building. The piers are faced with panels trimmed with molding which terminates in a trefoil-patterned tracery.

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### **Hellman Building continued**

The upper stories are vertically organized into three bays. Quatrefoil medallions accent the simple panels located between the second through the sixth stories. The upper story, or the so called capital, is the most highly detailed portion of the building. The bas-relief panels between the sixth and seventh stories are divided by an escutcheon at each pier. Above the escutcheon are trefoil-arched panels crowned with stylized capitals. The elaborate cornice features scrolled brackets, corbel courses, and a flat parapet topped by a band of dentils.

Tripartite window units fill each bay on the second through the sixth stories. The units consists of a fixed central pane flanked by one-over-one double-hung sash topped by multipaned transoms. On the seventh story, a group of three one-over-one double-hung sash windows fill each bay. A scrolled bracket resembling a key stone is located in the center of each lintel.

A metal fire escape is located in the central bay.

The building retains a high degree of integrity with only minor changes made to the ground level and parapet. Historic photographs indicate that the ground level of the Main Street facade was originally like that on Fourth Street. The granite was probably added sometime after 1915, when the Farmers and Merchants Bank leased the space. The ground level windows were replaced with modern metal-frame units, probably within the last twenty years. On the upper stories of all street-facing facades, windows are original with the exception of six on the second story of the Main Street facade which are two-over-two, double-hung sash. All three of the entrances have been altered. Doors and associated elements have been replaced and metal security gates have been installed. The three storefronts on the western portion of the Fourth Street frontage and the one on Spring Street have been replaced with contemporary materials, however, the original openings have not been disrupted.



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### Summary

Once known as the "Wall Street of the West," the Spring Street Financial District represents the financial center of Los Angeles during the first half of the twentieth century. As such, it is significant under National Register Criterion A. The period of significance for the district - 1903 to 1931 - reflects the dates of the construction for the twenty-seven contributing buildings located therein. The district is also significant under National Register Criterion C for the quality and homogeneity of its architecture. The vast majority of the buildings in the district were designed in the Beaux-Art style to house financial institutions.

The Farmers and Merchants Bank Building and the Isaias W. Hellman Building contribute to the significance of the district by their historic associations with the early banking industry as well as by the style and quality of their architecture. Both buildings were constructed during the period of significance for the district and are contiguous with other contributing buildings.

### Farmers and Merchants Bank Building - 401 S. Main Street

From its founding in 1871 until its merger with Security First National Bank in 1956, Farmers and Merchants Bank was one of the first and the most important financial institution in Los Angeles. While other banks in Los Angeles formed, dissolved, and merged, Farmers and Merchants Bank provided financial stability during the city's meteoric growth during the late nineteenth and early twentieth centuries.

An utterly different community existed in the years prior to the establishment of the first banks in Los Angeles. It was then more a pueblo than a city in size. The federal census of 1850 listed 1,610 inhabitants. The first bank of Los Angeles was founded by James Hayward in 1868, but dissolved two years later. The Farmers and Merchants Bank of Los Angeles was founded in April of 1871, with John Downey (a former governor of California) as president and Isaias W. Hellman as manager and cashier. After the state bank had been in business for over thirty years, the Farmers and Merchants National Bank was established in its place, continuing until a merger in 1956 ended its separate identity. During these eighty-five years, Los Angeles experienced spectacular growth and profound economic, social, and cultural change. The Farmers and Merchants National Bank had a profound impact on Los Angeles, providing capital and stability during the booms and depressions that mark the city's history.

The Farmers and Merchants Bank Building at the southwest corner of Fourth and Main Streets reflects the history of this venerable institution. The building was constructed between 1904 and 1905 and functioned as the headquarters for the Farmers and Merchants National Bank until 1956. There are no other buildings closely associated with the institution and no other institutions closely associated with the building. The bank first had offices in the Pico House which still stands in the Plaza. The bank was only in the Pico House for three short years in its history. The small quarters were inadequate, and in 1874, the bank opened in a building it had constructed across the street (51 Main Street) which has since been demolished.

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### **Farmers and Merchants Bank Building continued**

In 1883 the bank moved to its third location at the southeast corner of Main and Commercial Streets, where it remained for twenty years. The Hellman and Mascarel Building, also known simply as the Hellman Building, was constructed in 1878. Alas, it has also been demolished.

By the turn of the century it was becoming obvious to the directors that the bank was going to have to move to a new location. The building at Main and Commercial streets was no longer adequate for the bank which had grown tremendously since its founding. Also during that period, the business district of Los Angeles had shifted from the old area between First Street and the Plaza to new centers farther south. In 1903, the directors resolved to buy the lot on the southwest corner of Main and Fourth Streets from Isaias Hellman. His family home had been located on part of the property. The prominent local architecture firm of Morgan and Walls was retained to design a new building which opened in 1905.

The Farmers and Merchants Bank Building is a quintessential example of a Neoclassical temple of finance and is the only one of its type in downtown Los Angeles. The building was designed by the prominent local architecture firm, Morgan and Walls and is considered to be one of the best examples of their work.

With its monumental proportions, symmetrical design, smooth stone surfaces, and colossal pediments, the Farmers and Merchants Bank Building embodies the distinguishing characteristics of the Neoclassical style. In terms of other buildings in downtown Los Angeles designed specifically as a bank, it is the oldest. The Security National Bank Building at the southeast corner of Spring and Fifth Streets was designed by John Parkinson in the Beaux Arts style. In 1982, it was converted into the Los Angeles Theater Center. The Merchants National Bank Building (1915) and the Hellman Commercial Trust and Savings Bank Building (1924) are also Beaux Arts style bank buildings on Spring Street. Other historic bank buildings in downtown Los Angeles include the Beaux Arts Bank of Italy Building (1922) at Seventh and Olive Streets and the Art Deco National Bank of Commerce (1929-30) at Fourth and Hill Streets.

**Isaias W. Hellman Building - 405-11 S. Main Street, 110-14 W. Fourth Street, 118-24 W. Fourth Street, 410-12 S. Spring Street**

The Isaias W. Hellman Building was constructed in three phases between 1905 and 1914. The last phase commonly known as the Hellman Annex (410 S. Spring Street), is already listed in the National Register as part of the Spring Street Financial District. The Hellman Annex is only a small portion of a much larger building, and was constructed without an elevator shaft, staircase or lobby. Access to the upper floors of the building is from Fourth Street.

Isaias W. Hellman began the construction of the building which bears his name in 1905. Hellman is considered the first banker of Los Angeles and was one of the most prominent and influential bankers in California. He was the founder of the Farmers and Merchants

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**Hellman Building Continued**

Bank and was president of the institution from 1876 until his death in 1920. In 1876, Hellman constructed a wood-framed mansion on the corner of Fourth and Main Streets. In 1903, Hellman, who had moved to San Francisco in 1890 to manage another bank, sold the corner lot with the mansion to the Farmers and Merchants Bank. The mansion was demolished to make way for a new bank building. Shortly after the new bank was constructed, Hellman decided to develop the surrounding property. In 1905, Hellman retained the architecture firm of Morgan and Walls to design a six-story, L-shaped building to wrap around the bank on the corner. For some reason, only the south wing of the building was constructed.

Two years earlier, Morgan and Walls designed a large commercial building for Hellman which was constructed on the northeast corner of Broadway and Second Street (demolished). The following year, Hellman recommended the firm to the directors of the Farmers and Merchants Bank to design their new building.

The south wing of the Hellman Building opened in 1906 and was first leased to the Traders Bank of Los Angeles. When they moved out in 1915, the Farmers and Merchants Bank expanded its facilities by leasing the space.

By 1910, Hellman was prepared to complete the building, but by then he had decided that it should extend west along Fourth Street across the alley. Morgan and Walls were retained to complete plans for the addition to the building, known as the Fourth Street Building, which is a continuation of the original design. In 1914, the complex was expanded for the third and final time. Known as the Hellman Annex, the addition extended the building to Spring Street; however, the main lobby remained in the Fourth Street Building. By that time, Hellman's preferred architecture firm, Morgan and Walls, had become Morgan, Walls & Morgan.

The Farmers and Merchants Bank leased the basement, ground level, and second floor of the building, but did not purchase it until 1945. There was no other major financial institution or business closely associated with the building.

Octavius Morgan, John Walls, and Octavius Weller Morgan belonged to the earliest and most distinguished architecture firm in Los Angeles. From 1876 to 1937, individually and through various partnerships these men were responsible for many of the city's major landmarks. Their contribution to the architectural character of Los Angeles cannot be underestimated. A biography in the *Press Reference Library* from 1910s boast that Octavius Morgan was responsible for "fully one-third of all of the architecture work in the city." The article goes on to state that the value of the firm's work had risen from \$600,000 when he began his career to the total of \$12,000,000 per annum. While many of their buildings still stand, many have also been lost. The Isaias W. Hellman Building is significant as one of only a dozen commercial buildings designed by the firm still standing in downtown Los Angeles. The Main and Fourth Street facades of the building are rather conservative compared with the firm's other Beaux-Arts style buildings such as the W.P. Story Building (1908). These first phases of the building were obviously designed, however, to provide a backdrop for the Farmers and Merchants Bank, a quintessential temple

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### Hellman Building Continued

of finance and one of the finest Neoclassical-style bank buildings in the West. The design of the Spring Street facade is differentiated from the rest of the building with its white terra cotta skin and ornamentation.

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Robert Glass Cleland and Frank B. Putnam, *Isaias W. Hellman and the Farmers and Merchants Bank*, The Huntington Library: San Marino, California, 1965.

Ira Cross, *Financing and Empire*, vol 2., p. 527-572.

Joseph D. Lynch, "The Banker of the Southland in 1885", *Western States Jewish Historical Society Quarterly* (April 1977) p. 226-227.

Helen Tyler, "A Brief Survey of Early Los Angeles Banks and Banking", *Historical Society of Southern California* (March 1954) 36: 40-45.

*Illustrated History of Los Angeles County*, p. 510-11.

*Los Angeles Times*, 12/3/1903, pt. II, p. 7.

*Los Angeles Times*, 2/5/1903, pt. II, p. 3.

*Los Angeles Examiner*, 12/14/1904, p. 12.

*Los Angeles Times*, 4/23/1905, pt. VI, p. 11.

*Los Angeles Examiner*, 3/22/1906, p. 3.

*Los Angeles Times*, 1/30/1910, pt V., p. 1.

*Los Angeles Times*, 3/13/1910, pt. V, p. 1.

Los Angeles Central Library Photograph Collection

Sanborn Fire Insurance Maps, 1906, 1923

City of Los Angeles Building Permit Records

California Historical Resource Inventory Forms, Central Business District Historic Resource Survey, 1983.

Los Angeles Historic-Cultural Monument Application, 1982

National Register of Historic Places Inventory - Nomination Form, 1979

Palaces of Finance: A Walking Tour of the Spring Street Historic District, Los Angeles Conservancy, 1983.

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### Verbal Boundary Description

The original district generally includes the buildings on both sides of Spring Street between Fourth and Seventh Streets. On the east, the district is bounded by the alley known as Harlem Place. On the west the district is bounded by the alley known as Frank Court, with the notable exception of the Broadway-Spring Arcade Building at 541 S. Spring Street which extends to Broadway, as the name implies. On the west side of Spring Street the district boundary stops at the south side of Fourth Street, on the east side the district is bounded by the property line of the Herman Hellman Building which stands on the northeast corner. On the south, the district includes the buildings on the southeast and southwest corners of Spring and Seventh Streets (the Financial Center Building and the Van Nuys Building and Garage respectively), thus the boundary corresponds to those property lines. This amendment would extend the district boundary east on the south side of Fourth Street, past Harlem Place to Main Street. The district boundary would correspond with the property lines of the older portion of the Hellman Building at 405-11 S. Main Street and 110-14 W. Fourth Street and the Farmers and Merchants Bank Building at 401 S. Main Street.

### Boundary Justification

The district boundary is based upon the concentration of historic buildings similar in architecture and use. To the west, is the Broadway Commercial and Entertainment District. The buildings are from approximately the same period of time, but are primarily department stores, theaters, and retail establishments. Main Street, to the east, the concentration of historic resources diminishes, however, there are several hotels constructed between 1896 and 1923. Further east and to the south is the old garment district. The concentration of historic resources diminishes on Spring Street, north of Fourth Street. That area is dominated by the Ronald Reagan State Office Building on the east side of the street and by a multistory parking structure on the other side. This amendment would include the south side of Fourth Street between Spring and Main Streets. This portion of Fourth Street is completely intact with a solid wall of historic resources on both sides. The Farmers and Merchants Bank Building and the Hellman Building contribute to the sense of time and place in the Spring Street Financial District.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Additional Documentation page 1

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**Photographs**

The following information is the same for all of the photographs:

District: Spring Street Financial District  
County: Los Angeles  
State: California  
Photographer: Teresa Grimes  
Date: February 1999  
Location of negative: 4211 Glenalbyn Drive, LA, CA 90065

1. Name: Farmers & Merchant Bank Building  
Address: 401 S. Main Street  
View: Looking southwest from the opposite corner of Fourth and Main Streets
2. Name: Isaias W. Hellman Building  
Address: 405-11 S. Main Street  
View: Looking north on Main Street
3. Name: Farmers & Merchant Bank Building  
Address: 401 S. Main Street  
View: Looking north on Main Street, Van Nuys Hotel is in the distance
4. Name: Isaias W. Hellman Building  
Address: 110-14 and 118-24 W. Fourth Street  
View: Looking west on Fourth Street, Continental Building is in the distance
5. Name: Continental Building  
Address: 408 S. Spring Street  
View: Looking south on Spring Street at intersection with Fourth Street
6. Name: Isaias W. Hellman Building  
Address: 410 S. Spring Street  
View: Looking east from the opposite side of Spring Street
7. Name: Isaias W. Hellman Building  
Address: 405-11 S. Main Street  
View: Looking south on Main Street from the intersection of Fourth Street
8. Name: Farmers & Merchant Bank Building  
Address: 401 S. Main Street  
View: Looking west on Fourth Street, Continental Building is in the distance
9. Name: Continental Building  
Address: 408 S. Spring Street  
View: Looking east from the opposite side of Spring Street

Spring Street

(29)

(30)

(13)

Parking Lot

Eldorado Hotel

Isaias W. Hellman Building

Continental Building

Proposed NR Boundary

Isaias W. Hellman Building

Farmers + Merchants Bank Building

Fourth Street

(57)

Herman Hellman Building

van Nuys Hotel

Main Street

(27)

(33)

(7)

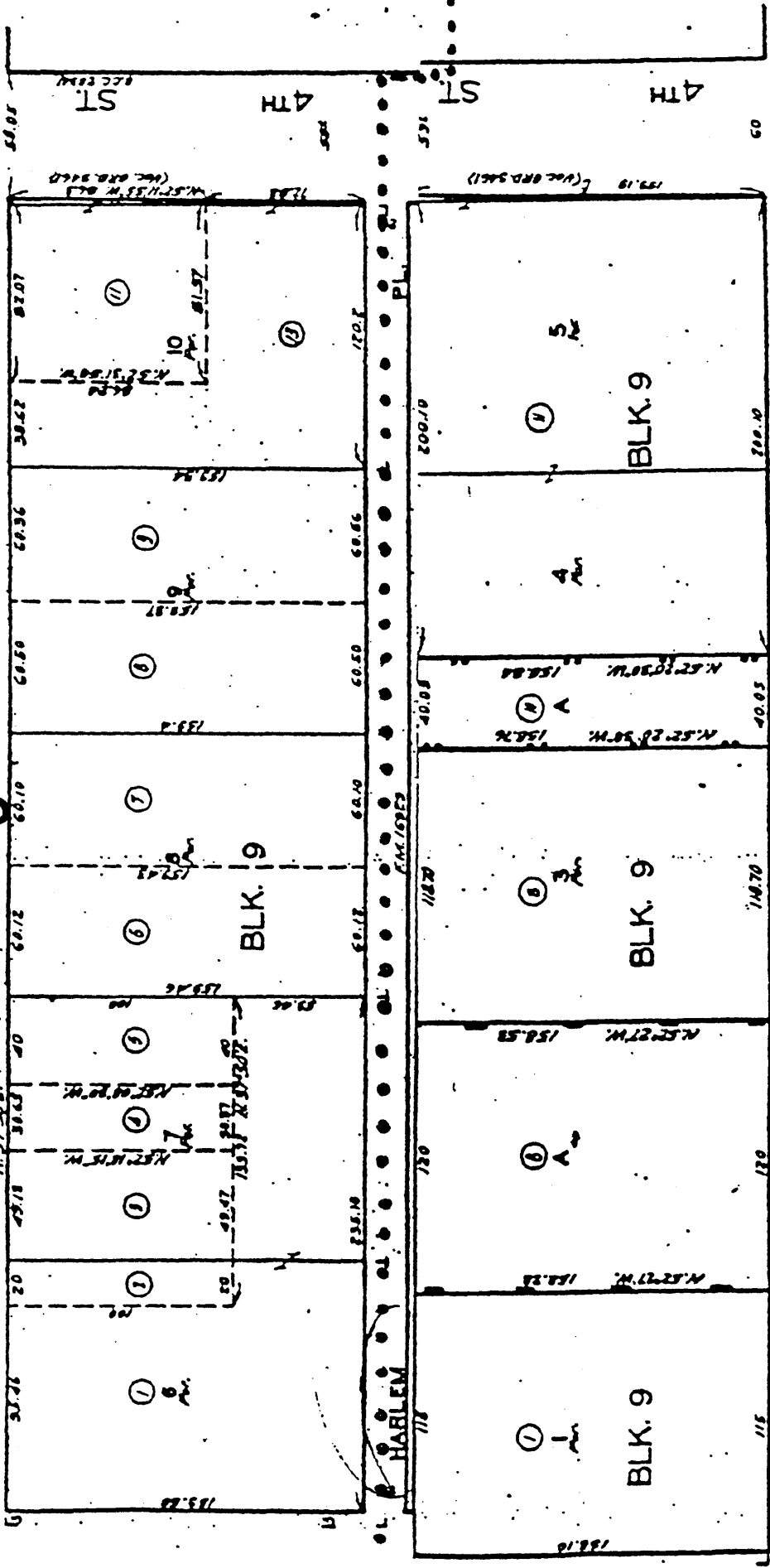
(7)

(80)

27



Spring St.



1979 boundary = .....

MAIN

ST.

F.M. 17000

WINSTON ST.



A.P. JOHNSON PROPERTY

M.B. 9 - 101

Fidelity Fictional Title Ins. Co.  
 -This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon.

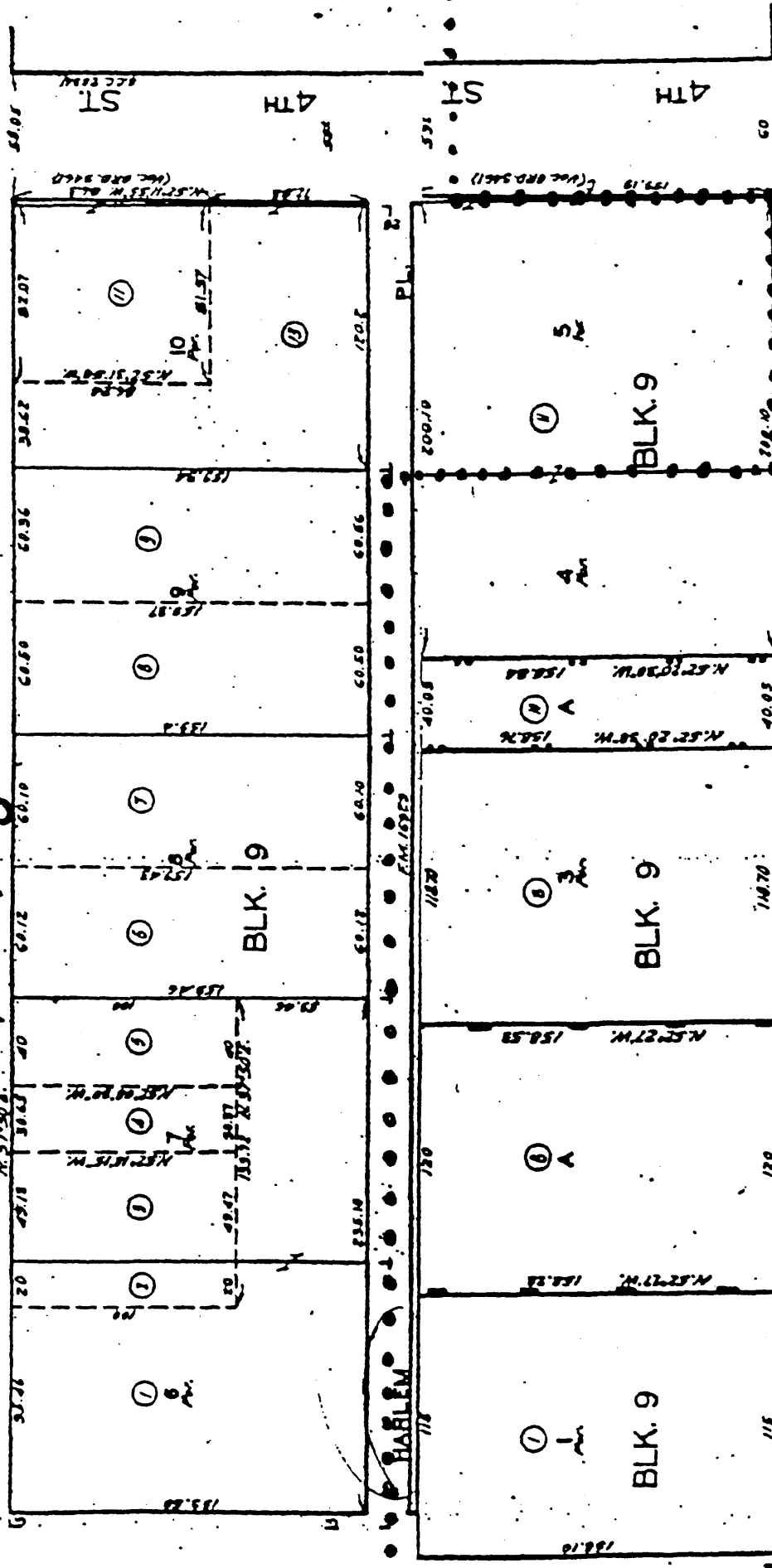
TRACT NO. 3153

M.B. 34-49

ORD'S SURVEY

M.R. 53-66-73

Spring St.



Boundary Proposed, 2000 = . . . . .

Fidelity National Title Ins. Co.  
 "This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon."

A. P. JOHNSON PROPERTY

M.B. 9 - 101

TRACT NO. 3153

M.B. 34-49

ORD'S SURVEY

M.R. 53-66-73

MAIN

ST.

F.M. 17000

WINSTON ST