UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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 & NUMBER
354-704 South Spring Street

CITY, TOWN
Los Angeles

VICINITY OF

STATE
California

CODE
06

CONGRESSIONAL DISTRICT
25th

COUNTY
Los Angeles

CODE
037

3 CLASSIFICATION

CATEGORY
X DISTRICT

OWNERSHIP
X PUBLIC

STATUS
X OCCUPIED

PRESENT USE
AGRICULTURE
MUSEUM

BUILDING(S)
PRIVATE

COMMERCIAL
PARK

STRUCTURE
BOTH

EDUCATIONAL
PRIVATE RESIDENCE

SITE
PUBLIC ACQUISITION

ENTERTAINMENT
RELIGIOUS

OBJECT
IN PROCESS

TRANSPORTATION

BEING CONSIDERED

SCIENTIFIC


ACCESSIBLE

OTHER:

YES: RESTRICTED

4 OWNER OF PROPERTY

NAME
Multiple Ownership (see list)

OWNERSHIP
PRIVATE

DATE
July 1977

PRESENT USE
INDUSTRIAL

DEPOSITORY FOR SURVEY RECORDS
Office of Historic Preservation

STATE
California

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Los Angeles County Hall of Records

STREET & NUMBER
320 West Temple Street

CITY, TOWN
Los Angeles

STATE
California

5 LOCATION OF LEGAL DESCRIPTION

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Los Angeles County Hall of Records

STREET & NUMBER
320 West Temple Street

CITY, TOWN
Los Angeles

STATE
California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
California Historical Resources Inventory

DATE
July 1977

DEPOSITORY FOR SURVEY RECORDS
Office of Historic Preservation

CITY, TOWN
Sacramento

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

1. Van Nuys Building (210 W. 7th St.): 1911; a 11-story reinforced concrete structure in Classical style with Italianate details by Morgan, Walls, & Morgan, almost unaltered except for a garage addition to south side in 1929. The Van Nuys Building garage addition is a two-story reinforced-concrete structure by Morgan, Walls, & Clements; it is of the same architectural style as the office structure with fluted columns, decorative cornice and other ornament.

2. Bartlett Building (651 S. Spring St.): c. 1911; 10 story financial and office structure in Commercial style with some details and little alteration.

3. Barclay's Bank (639 S. Spring St.): 1919; 13-story reinforced concrete and brick with terra cotta details by Morgan, Walls & Morgan, with little alteration.

5. California-Canadian Bank (625 S. Spring St.): c. 1923; a 12-story office structure in Neo-Classical design; ornamentation includes terra cotta ornament on the top two levels, and a decorative cornice and pilasters; ground floor has been modernized.

6. E. F. Hutton Building (623 S. Spring St.): c. 1931; a 12-story Zig Zag Moderne structure of reinforced concrete with continuous window columns, gargoyles, and other figures on facade; very little alteration.

7. Hotel Hayward (601 S. Spring St.): 1905; 9-story Commercial style structure of concrete and brick by C. F. Whittlesey; 1918 addition to south side of original by R. D. King is of seven stories in same design; 1925 addition of western side by John and Donald Parkinson is of 14 stories and a similar design with decorative cornice and rear tower.

8. Pacific Southwest Bank (NW 6th and Spring St.): 1910; 11-story bank of reinforced concrete with ornamental tile and terra cotta facade by Parkinson & Bergstrom, Classical styling with fluted columns.

9. Spring Arcade Building (541 S. Spring St.): 1924; 12-story double-wing office building by Kenneth MacDonald, designed to resemble the Burlington Arcade in London.

10. Stationers Building (525 S. Spring St.): c. 1922; 3-story brick structure with some ornamentation, cornice removed.

-cont.-
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
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

GEOGRAPHICAL DATA
ACREAGE OF NOMINATED PROPERTY 14.6
QUADRANGLE NAME Los Angeles, California; Hollywood, CA
QUADRANGLE SCALE 1:24000

UTM REFERENCES
A 318,413,4,01 ZONE EASTING NORTHING
C 318,450,0,01
B 318,470,3,01
D 318,490,6,01
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.

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
STATE California

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

FOR NPS USE ONLY
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

KEEPER OF THE NATIONAL REGISTER

ATTEST: CHIEF OF REGISTRATION

GPO 921-803
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
   621 S. Spring St., Los Angeles, CA, 90014

   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

   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
CONTINUATION SHEET

ITEM NUMBER 4

PAGE 2

17. Pacific Southwest Realty Co.
   333 South Hope St., Los Angeles, CA, 90017

18. Ben Basner & Abraham Mouskopf
   416 S. Spring St., Los Angeles, CA, 90013

19. Uni-Cal Financial Corp.
   426 S. Spring St., Los Angeles, CA, 90013

20. Gabriel Rubin, et al
   400 E. 7th St., Los Angeles, CA, 90014

21. Connecticut Mutual Life
   140 Garden St., Hartford, Conn., 06115

22. Connecticut Mutual Life
   140 Garden St., Hartford, Conn., 06115

23. Aaron E. & Hilda Aslan
   529 S. Main St., Los Angeles, CA, 90013

   524 S. Spring St., Los Angeles, CA, 90013

   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
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. 418 S. Spring St.  Lewis & Bessie Wolner, Trs.
   (approximate)
   1100 Holly Oak Circle, Palm Springs, CA  92262

I. 450 S. Spring St.  William T. & Adele Sharp
   2269 Via Puerta, Unit Q, Laguna Hills, CA  92653

J. 520 S. Spring St.  Motor Parks, Inc.
   1651 N. Argyle, Hollywood, CA  90028

K. 510 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
11. (Building) (523 S. Spring St.): c. 1914; 3-story, reinforced concrete, very plain with stuccoed facade, most ornamentation removed.


13. Crocker Bank (453 S. Spring St.): 1914; 12-story bank and office structure of reinforced concrete by Parkinson and Bergstrom, ornamental bands and cornice removed but first-story ornamentation remains.

14. Title Insurance Building (433 S. Spring St.): 1928; 10-story office building of concrete with terra cotta and brick facade by John & Donald Parkinson, Zig-Zag Moderne styling with marble lobby and details by Herman Sachs and Hugo Ballin.


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.


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.)
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.


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.


Nonconforming intrusions detracting from the integrity of the district:


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.


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.
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.
Greene and Behrendt Photograph Collections. Los Angeles County Museum of Natural History Archives.


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, 1-4; 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.


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

Newsweek, June 29, 1970, p. 74.

"In Winter's Outdoor Land," Sunset, XX, n. 3 (January, 1908), 212-58.


-cont.)


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.