

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2020-3772-HCM
ENV-2020-3773-CE**

HEARING DATE: July 16, 2020
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 348-358 South Spring Street;
111-125 West 4th Street
Council District: 14 – Huizar
Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Legal Description: Herman W. Hellman Property Tract,
“Unnumbered Lt”

EXPIRATION DATE: The original 30-day expiration date of July 19, 2020 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor’s March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*

PROJECT: Historic-Cultural Monument Application for the HERMAN W. HELLMAN BUILDING

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS/APPLICANTS: HW Hellman Building LP
c/o Allen Gross
15303 Ventura Boulevard, Suite 250
Sherman Oaks, CA 91403

Popular Center, LLC (Et al.)
c/o Dr. David Lee
3450 Wilshire Boulevard, Suite 400
Los Angeles, CA 90010

PREPARER: Robert Chattel
Chattel, Incorporated
13417 Ventura Boulevard
Sherman Oaks, CA 91423

RECOMMENDATION That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Herman W. Hellman Building is a 12-story commercial building located on the northeast corner of South Spring Street and West 4th Street in Downtown Los Angeles. Constructed in 1903 as an eight-story building for financier and businessman Herman Wolf Hellman (1843-1906), the subject property was designed in the Beaux Arts architectural style by master architect Alfred F. Rosenheim (1859-1943). Although historically used as office building, the subject property is in the process of being converted to residential apartments.

From 1903 to 1931, a number of the city's most powerful financial institutions constructed flagship buildings on South Spring Street with the involvement of the region's most notable financiers. It was during this period that the district came to be known as the "Wall Street of the West." Many of the new buildings housed regional bank headquarters, including a banking hall, safe deposit boxes, large vaults, and bank offices. They also provided additional retail and office space for associated financial firms and services. At the time it was constructed, the subject property was one of the city's largest and most expensive office buildings. When it opened, the first floor was occupied by Security Savings Bank.

Rectangular in plan, the subject property is of steel-frame and pressed brick construction with granite cladding and terracotta ornamentation and has a flat roof with a low parapet. The building has two primary elevations: the west-facing elevation fronting South Spring Street, and the south-facing elevation fronting West 4th Street. The west-facing elevation is seven bays wide with a main entrance located at the center bay consisting of contemporary double doors surrounded by a decorative border. Above the entrance is a balconette supported by massive brackets and enclosed by heavy granite balusters and end piers with large globes. A cornice detailed with a scroll pattern separates the base from the shaft. The shaft is separated from the capital by a cornice with egg and dart bed molding, simplified anthemion frieze and cymatium. Tall bays of contemporary storefront windows are divided by a polished granite water table with piers of granite at the base. Contemporary concrete openings at the two northernmost bays of the façade serve subterranean parking. The south-facing elevation is 11 bays wide and also features a centered entrance consisting of contemporary metal double doors with a simple decorative surround and canopy. The north- and east-facing elevations are utilitarian in character. Fenestration consists of double-hung wood windows and wood casement windows. Exterior ornamentation includes decorative spandrel panels, window and door surrounds, egg and dart capitals, rosettes, and carved cartouches. Interior features include a double-height main lobby, marble stairs, marble columns, and marble walls and ceilings with coffers and beams.

Alfred Faist Rosenheim was born on June 10, 1859 in St. Louis, Missouri. He studied architecture at Washington University before entering the Massachusetts Institute of Technology, where he received a Bachelor of Science in architecture in 1881. During the next few years, Rosenheim remained in Boston and continued training while employed as a draftsman with several leading firms. In 1885, Rosenheim returned to St. Louis to begin his career with Major Francis F. Lee. He relocated to Los Angeles to construct the subject property. Other local works by Rosenheim include the Hamburger's Department Store (1907, HCM #459); Ocean Park Pier (1911); the Cameo Theater on Broadway (1910, HCM #524); the Second Church of Christ Scientist (1910, HCM #57); the Rives Mansion (1913, HCM #661); the Rosenheim Mansion (1915, HCM #660); and Hollenbeck Middle School in Boyle Heights (1937). Rosenheim died in 1943 in Los Angeles.

The subject property has experienced several alterations that include the removal of vault lights and storefront glazing in 1922; the addition of wire glass and metal skylights in 1924; the addition

of a ninth floor in 1924; the addition of contemporary signage in 1976 and in 1987; the addition of three floors in 2015; the construction of a pool and spa on the 12th floor roof deck in 2018; various interior tenant improvements over the years; and the addition of concrete surrounds to the west elevation, the replacement of glazing systems at the base of the building, and the addition of an aluminum canopy at unknown dates. The property also underwent a substantial rehabilitation project completed in 2020 that comprised structural upgrades and the rehabilitation of interior and exterior features.

The subject property was listed on the National Register of Historic Places as a Contributor to the Spring Street Financial District in 1979, and subsequently added to the California Register of Historical Resources.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

FINDINGS

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

BACKGROUND

On June 19, 2020, the Director of Planning determined that the application for the proposed designation of the subject property as Historic-Cultural Monument was complete. The original 30-day expiration date of July 19, 2020 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Herman W. Hellman Building		First Owner/Tenant	
Other Associated Names:			
Street Address: 354 S. Spring Street		Zip: 90013	Council District: 9
Range of Addresses on Property: See attached		Community Name:	
Assessor Parcel Number: 5149020010	Tract: Herman W. Hellman Property	Block: None	Lot: Unnumbered
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1903	<input type="radio"/> Factual	<input checked="" type="radio"/> Estimated	Threatened? Private Development
Architect/Designer: Alfred F. Rosenheim	Contractor:		
Original Use: Commercial	Present Use: Commercial		
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Beaux Arts Classicism		Stories: 8	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Steel	Type: Concrete poured/precast	
CLADDING	Material: Brick	Material: Terra cotta	
ROOF	Type: Flat	Type: Select	
	Material: Rolled asphalt	Material: Select	
WINDOWS	Type: Double-hung	Type: Casement	
	Material: Wood	Material: Wood	
ENTRY	Style: Centered	Style: Off-center	
DOOR	Type: Glass	Type: Glass	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

	See attached

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	
<input type="checkbox"/>	Located in an Historic Preservation Overlay Zone (HPOZ)	<input type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input checked="" type="checkbox"/>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): Spring Street Financial District
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"/>	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
<input type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input checked="" type="checkbox"/>	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, 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: (same as Property Owner)		Company:	
Street Address:		City:	State: CA
Zip:	Phone Number:	Email:	

Property Owner

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

Name: Allen Gross		Company: HW Hellman Building, L.P.	
Street Address: 15303 Ventura Blvd., Suite 250		City: Sherman Oaks	State: CA
Zip: 91403	Phone Number: 818-285-0616	Email: allen.esquire@yahoo.com	

Nomination Preparer/Applicant's Representative

Name: Robert Jay Chattel, AIA, President		Company: Chattel, Inc.	
Street Address: 13417 Ventura Blvd.		City: Sherman Oaks	State: CA
Zip: 91423	Phone Number: 818-788-7954	Email: robert@chattel.us	



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.

Robert Jay Chattel, AIA, President
Chattel, Inc.

July 26, 2018

Name:

Date:

Signature: 

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

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
 Historic-Cultural Monument Nomination

Range of Addresses on Property

348 S. Spring Street, 358 S. Spring Street, 125 W. 4th Street, 119 W. 4th Street, 117 W. 4th Street, 115 W. 4th Street, 113 W. 4th Street, 111 W. 4th Street

4. Alteration History

On the exterior, alterations appear to have primarily occurred at the building’s base. Sidewalk lights and storefront glazing were removed in 1922. Wire glass and metal skylights were added above primary stairwells in 1924. Prior to 1976, glazing systems in all bays at the base were replaced, and a rectangular aluminum canopy was placed over the W. Fourth Street entrance (exact date unknown). In 1976, contemporary signage, reading “POPULAR CENTER,” and equally spaced cast aluminum pickets and incandescent striplights were added to the canopy. Concrete surrounds were added on the west elevation’s northernmost two bays at entrances to subterranean parking (exact date unknown). A vertical “HERMAN W. HELLMAN” sign was at the building’s southwest corner at the location of the existing “BANCO POPULAR” sign as late as 1987. At approximately the same time, a new paint scheme incorporated designs and signage painted on the north elevation.

Other alterations included construction and movement of interior partition walls and replacement of fixtures in bank, retail, basement, and office spaces to accommodate tenants over the years. Corridor doors have also been relocated, coinciding with alterations of office spaces.

A substantial rehabilitation to the subject property is nearly complete. The scope of work includes conversion of offices to residential apartments, addition of 11th and 12th floors, upgrades to the structure, and rehabilitation of character-defining features of the interior and exterior.

The table below summarizes available building and alteration permits. Refer to Attachment C for permits denoted with asterisks (*) within the date column of the table.

Date	Permit Type	Owner	Architect and/or Builder/ Contractor	Value	Description
02/04/1907*	BLDG - Alter	Herman W. Hellman Estate	Sunset Iron Works (builder)	\$3900	To install metal shutters on 8 story class II building
08/21/1907*	BLDG - Alter	Herman W. Hellman	A.F. Rosenheim (architect); L.A. Planning Mill Co. (builder)	\$5000	Tearing out and repairing gold fixtures and constructing new balcony signs 16x48 to be supported on three 13 [illegible] beams, new tile
03/20/1908	BLDG – Alter	Estate Herman W. Hellman	Self	\$50	Interior partition
06/01/1909	BLDG – Alter	Hellman Estate	J.D. Jacobs + Son, Co. (builder)	\$500	Enlarge 3 windows, putting in wire glass with metal [illegible]
09/02/1914*	BLDG – Alter	Herman W. Hellman	William Curlett + Son (architect), J.H. Jacobs (contractor)	\$7,500	Build new stairs from Spring St. to basement. New stairs in rear of store to basement. [illegible] the metal stairs. Go remodel the show windows and doors at front. Also built

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
Historic-Cultural Monument Nomination

Date	Permit Type	Owner	Architect and/or Builder/ Contractor	Value	Description
					new 6" tile partition as shown. New mezzanine floor and stairs to same. Take out all the partitions between [illegible] stores.
09/05/1914	BLDG – Alter	Herman W. Hellman	William Curlett + Son (architect), Al Nelson (contractor)	\$750	Build a reinforced concrete vault on 1 st floor.
09/10/1914	BLDG – Alter	Herman W. Hellman	William Curlett + Son (architect), Al Nelson (contractor)	\$250	Application to alter or make changes to plans of building for which building permit No. 7901 was obtained on Sept 4, 1914. Said changes or alterations more particularly described as follows: Change method of supporting vault from concrete pedestal to steel [illegible] and girders.
10/06/1914	BLDG – Alter	H.W. Hellman	William Curlett + Son (architect), Jacobs (contractor)	\$100	Want to tear out portion of [illegible] floor and replace as [illegible] on plan with new reinforced [illegible].
02/11/1915	BLDG – Alter	H.W. Hellman Estate	E.S. Francis (architect), Leonardt + Pick (contractor)	\$500	Partitions for offices as per plan and vault wall as per plan, [illegible].
01/18/1917	BLDG – Alter	H.W. Hellman	Bristol Café (contractor)	\$200	To put partitions in basement (presently used as a café) – wood partition, open.
12/19/1917	BLDG - Alter	A.C. Martin	A.C. Martin (architect)	\$200	To tear out certain store fronts + vault.
01/10/1918*	BLDG – Alter	H.W. Hellman Estate	A.C. Martin (architect). [illegible] Show Cae [illegible] (contractor)	\$2500	Make alterations to corner store, installing new show windows and fixtures, partitions, mezzanine, etc.
03/05/1918	BLDG- Alter	Albert C. Martin	Albert C. Martin (architect)	\$500	Alterations and additions to store room changing front new stairs and removing old stairs to mezzanine.
06/01/1920	BLDG – Alter	Victor Gerards [illegible]	Wheat Cabinet Co. (contractor)	\$185	Build partitions in room 205. [illegible] doors/walls.
08/02/1920	BLDG – New	Herman W. Hellman Estate	John C. Smith (architect), Owner (contractor)	\$1000	Application for construction of a steel and brick storage shed

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
 Historic-Cultural Monument Nomination

Date	Permit Type	Owner	Architect and/or Builder/ Contractor	Value	Description
05/26/1922	BLDG – Alter	H.W. Hellman Estate	[illegible] (contractor)	\$600	Take out [illegible] wood partitions and put up dividing partition between Bristol Café and Bail [illegible] in basement of 1" [illegible] studs – [illegible] lath and plaster
06/29/1922	BLDG - Alter	Geo Horn	Norembery & Johnton (architect), Moses Const. Co. (contractor)	\$1000	Will put in partition to divide store in half. Partition to be 4" hollow tile also wish to change plate glass front.
07/11/1922*	BLDG – Alter	Herman W. Hellman Estate	John C. Smith (architect)	\$500	The removing of existing sidewalk lights in past lighting basement below and replacing the same with an 8' reinforced concrete slab to occupy the space of said sidewalk lights all in accordance with drawing furnished herewith.
07/12/1922	BLDG – Alter	David Harvey	Cowan Shrew Coat + Fixture (contractor)	\$500	To install storefront. No mezzanine floor. No [illegible] work.
06/14/1924	BLDG – Alter	Herman W. Hellman Building	John C. Smith (architect), owner (contractor)	\$3000	It is proposed to extend the existing penthouse on the existing roof (of the Herman W. Hellman Office Building) by adding thereto an addition of one room 16'x25', one story high, 13" thick brick walls carried on existing roof slab directly over line of existing steel girders and columns. The existing doors and two windows together with two brick piers on the south elevation will be removed and the roof beams and slab at this point in old [illegible] heat work will be carried on steel compound I beams with separators at as shown on drawings herewith
07/23/1924*	BLDG - Alter	Herman W. Hellman Estate	John C. Smith (architect), owner (contractor)	\$150	Addition of two hollow metal and wire glass ventilator skylights with roof slab of pent house on roof.

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
Historic-Cultural Monument Nomination

Date	Permit Type	Owner	Architect and/or Builder/ Contractor	Value	Description
03/02/1926	BLDG – Alter	H.W. Hellman	M.A. Finkel (contractor)	\$675	Remodel the window at 348 S. Spring St. No structural changes. No mezz floor.
09/10/1926	BLDG – Alter	H.W. Hellman Estate		\$600	Removing some inside partitions, new metal lath + plaster over part of basement ceiling, some new paneling, painting?
12/20/1928*	BLDG – Alter	Herman W. Hellman Bldg. Inc.	A.M. Edelman (architect), C.L. Peck (contractor)	\$20,000	[illegible] storefronts [illegible] to basement, convert basement into garage, storage only
02/02/1929	BLDG – Alter	H.W. Hellman Bldg. Inc.	A.C. Zimmerman (architect), Grinnell Co. (contractor)	\$2595	Installation of an automatic sprinkler system in basement garage
02/28/1929	BLDG – Alter	System Auto Parks Inc.	C. Duval (architect), Neale Inc. (contractor)	\$200	Erecting a wall sign according to the accompanying plans
05/13/1930	BLDG – Alter	Estate of Herman W. Hellman, deceased	W. Sidney Arnce (architect), A.S. O'Neil Construction Co. (contractor)	\$100	Install tile partitions and wrought iron gates in pipe space in attic to provide storage lockers for tenants of the H.W. Hellman Building.
05/19/1930	BLDG – Alter	Estate of Herman W. Hellman, deceased	A.S. O'Neil Construction Co. (contractor)	\$50	Install TC tile partitions in SE corner of attic floor to form a storage room approx. 10'x13' for use of the owners.
[illegible] (Page 58 of "Permits 1907-1930")	BLDG – Alter	North Western Mutual Life, Ins.	Geo B. Cope (contractor)	\$100	Set freight elevator door closer to elevator cabs. [illegible] doors in same openings. No structural changes.
[illegible] (Page 59 of "Permits 1907-1930")	BLDG – Alter	Northwestern Mutual Life Insurance		[illegible]	To erect 40' temporary partition [illegible]
[illegible] (Page 1 of "Permits 1930-1999")	BLDG – Alter	Heirs of Herman W. Hellman	R.L. Dixon (contractor)	\$100	Earthquake loosened flagpole. A piece of terra cotta loosened, the same to be replaced and reinforced with a [illegible].

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
Historic-Cultural Monument Nomination

Date	Permit Type	Owner	Architect and/or Builder/ Contractor	Value	Description
06/08/1936	BLDG - Alter	Northwestern Life Insurance Co.	Albert C. Martin (architect), Norman B Pattern (engineer), L.H. Cenard [illegible] Co. (contractor)	\$900	Desire to strengthen [illegible]
09/30/2004	Application for Building Permit and Certificate of Occupancy	Nam, Andrew C Co Tr Nam Family Trust	William Lucas Guild (architect), Philmont Management Inc (contractor)	\$50,000	New 1-hour rated corridor
09/25/2007	Application for Plumbing Plan Check and Inspection	Nam, Andrew C Co Tr Nam Family Trust	California Conservation Solutions (contractor)	\$161	Replace existing fixtures
08/17/2009	Application for Electrical Plan Check and Inspection	Nam, Andrew C Co Tr Nam Family Trust	West Coast Cable Inc (contractor)	\$65	Low voltage cabling
11/05/2009	Application for Plumbing Plan Check and Inspection	Nam, Andrew C Co Tr Nam Family Trust	Owner-Builder	\$230	Replace old urinals
04/23/2010	Application for Building Permit and Certificate of Occupancy	Nam, Andrew C Co Tr Nam Family Trust	Design Windows & Doors Inc (contractor)	\$6,450	Replaced 3 wood windows same size (historical building)
04/23/2010	Application for Elevators Plan Check and Inspection	Nam, Andrew C Co Tr Nam Family Trust	Schindler Elevator Corporation (contractor)	\$78	Full modernization on 3 elevators
4/14/2012	Mechanical permit for plumbing	Nam, Andrew C Co Tr Nam Family Trust	Amgreen Solutions Inc.	\$597.24	Retrofit HET toilets
12/23/2014	Grading permit				Soils and geology file
10/6/2015	Permit for building alteration and substantial rehabilitation	HW Hellman Building LP	Owner Builder	\$791,841.79	Conversion of office to residential, addition of 2 nd , 11 th and 12 th floors, addition of amenities, structural upgrades, rehabilitation of CDFs

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
Historic-Cultural Monument Nomination

Date	Permit Type	Owner	Architect and/or Builder/ Contractor	Value	Description
5/29/2018	Permit to construct pool and spa	HW Hellman Building LP	Addison Pools Inc.	\$874.11	Construction of pool and spa on 12 th floor roof deck
12/5/2018	Supplemental Permit for generator	HW Hellman Building LP	Owner Builder	\$1,050.75	Construct structural support for generator on existing structural floor

Written Statement A. Proposed Monument Description

Located at the northeast corner of S. Spring and W. Fourth Streets in downtown Los Angeles, this eight-story with attic commercial building is roughly rectangular in plan. The building has two primary façades: the S. Spring Street façade (west façade) and the W. Fourth Street façade (south façade). Beaux-Arts in style, the building is in the classic base-shaft-capital composition. Façades are clad in granite at the base and upper stories are clad in brick and adorned with *terra cotta* ornamentation. The S. Spring Street façade (west façade) is seven bays wide. A polished granite water table with piers of granite at the base divides tall bays of contemporary storefront windows. The piers are adorned with carved cartouches with Herman W. Hellman's (Hellman) initials (HWH) and are capped by rosettes and an egg and dart capital. Contemporary concrete openings at the two northernmost bays of the west façade serve subterranean parking. The former bank space entrance is located at the center bay and contains contemporary double doors surrounded by a decorative border. Above the entrance is a balconette supported by massive brackets and enclosed by heavy granite balusters and end piers with large globes. A cornice detailed with a scroll pattern separates the base from the shaft.

At the shaft (second through seventh stories), symmetry is emphasized through ornamentation and detailing that distinguish corner and center bays from the remaining inner bays. Corner bays have single, one-over-one, double-hung, wood-sash windows separated vertically by highly decorative spandrel panels. A *terra cotta* frame surrounds the windows and consists of a string of dentil molding and convex foliated molding. Repetitive horizontal *terra cotta* pearl molding extends outward. The center bay is similarly decorative and features paired one-over-one, double-hung, wood-sash windows separated by decorative piers and plain brick spandrel panels and horizontal *terra cotta* pearl molding. Remaining bays have paired, one-over-one, double-hung, wood-sash windows separated by decorative piers and plain brick spandrel panels. Cartouches are located above the windows at the seventh floor. The shaft is separated from the capital by a cornice with egg and dart bed molding, simplified anthemion frieze and cymatium. A contemporary vertical blade sign with text "BANCO POPULAR" extends from the southwest corner of the building, occupying most of the shaft's height.

The capital contains the eighth and attic stories. The eighth story features a similar fenestration pattern to the shaft and windows are framed by convex foliated molding. Similar to the corner and center bays at the shaft, the eighth story features repetitive horizontal pearl molding. Above this story is an arcaded cornice supported by brackets with rosettes and topped by an anthemion border. The attic story features small, deeply set, rectangular hopper windows in each bay. Each window is surrounded by an egg and dart molding with foliate ornament. A monumental cornice crowns the building and is decorated with dentil bed molding, simplified anthemion frieze and topped by a cymatium featuring gargoyle heads.

The W. Fourth Street façade (south façade) is 11 bays wide and similar to the west façade in ornamentation and detailing. At the first story, the centered lobby entrance features a contemporary metal double-door with a simple decorative surround and canopy. At the shaft, the center bay features a canted bay window with paired one-over-one, double-hung, wood-sash windows separated by decorative piers on the face and a narrower double-hung, wood-sash window on each of its sides. Each window is framed by decorative *terra cotta* molding and features a squared cartouche above. Similar to the corner and center bays at the shaft, the center bay features repetitive horizontal pearl molding.

The east and north elevations are secondary and utilitarian in character. The east elevation faces a narrow alley. It is clad in painted brick and features paired one-over-one, double-hung, wood-sash windows. Cornices and *terra cotta* details partially wrap around from the east elevation. The north

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elevation faces a surface parking lot. It is also clad in painted brick and windows generally begin at the fourth story and are similar to the others on the elevation. A secondary entrance with contemporary double-doors surmounted by a transom is located on this elevation.

The roof is flat with a low parapet wall extending along all elevations. The roof also includes hipped roof metal and wire glass skylights above each stairwell and a stucco clad elevator penthouse.

The double-height main lobby is the most highly decorated interior space. It is L-shaped and has three access points: through contemporary double-doors in the former bank space at S. Spring Street (once open to the main lobby), the contemporary entrance at the north parking lot, and W. Fourth Street. While floors consist of contemporary ceramic tile, walls and ceiling are clad entirely in white marble. Walls are decorated with marble wainscoting at the base and marble panels above, and have engaged marble columns with rosette and egg and dart capitals. Ceilings feature marble coffers and beams.

The north-south portion of the lobby corridor features a grand double staircase near the W. Fourth Street entrance. The stair is made entirely of white marble. It has rounded newel posts decorated with cartouches featuring HWH initials and a heavy railing with a star enclosed in a square. Above the stair is a contemporary crystal chandelier. An original mail chute and collection box is located on the west wall of the lobby entry, near the base of the westernmost portion of the stair. North of the stair are four elevators, two on each side of the corridor. A contemporary brass chandelier with glass globes hangs in the elevator lobby area.

The east-west corridor of the lobby contains entrances to retail and office spaces. Both walls of the corridor are divided into three storefront bays and an additional bay occupies the hall's eastern end. Each bay generally includes a centered wood-framed glass door flanked by high marble bulkheads with storefront glass above. Storefronts are divided by engaged marble columns with rosette and egg and dart capitals. Sconces with glass globes light the corridor. The ceiling features one oval, domed and two square, flat stained glass skylights that contain HWH initials.

Written Statement B. Statement of Significance

Statement of Significance

The Herman W. Hellman Building is significant for its association with the development of S. Spring Street as “Wall Street of the West” in the City of Los Angeles (City) in the early decades of the twentieth century, as a contributing resource within the National Register of Historic Places-listed Spring Street Financial District, as a notable work of master architect Alfred Rosenheim, and for its distinctive architectural design in the Beaux Arts style. Additional research confirms the building’s association with prominent financier, businessman and landowner Herman Wolf Hellman; however, we do not find Herman W. Hellman’s contributions rise to the level of significance of a historic personage important to local history.

Located at the northeast corner of S. Spring and W. Fourth Streets, the subject property sits on a rectangular shaped parcel. The parcel was purchased by Isaias W. Hellman in the early 1870s for \$4,000 from James H. Lander, a prominent lawyer of the 1850s. Isaias Hellman in turn sold it to his brother, Herman W. Hellman (Hellman), for the same amount. The parcel was already occupied by a Queen Anne style home, in which Hellman lived with his family, and several shops.

In 1903, Hellman decided to construct the present building, designed by noted architect Alfred F. Rosenheim (Rosenheim). Construction of the Herman W. Hellman Building, once called the City’s largest and most expensive office edifice, raised both the intersection of W. Fourth and S. Spring Streets and the Hellman name to new levels of prominence in southern California, setting the cornerstone of Los Angeles’ Financial District for the next 70 years.

Several single-story shop buildings that occupied the parcel and the former Hellman home, were razed to make way for construction of the “modern thoroughly fireproof” eight-story, steel-frame building. It was to be the biggest and most modern building ever constructed in Los Angeles at that time. Hellman spared no expense in constructing the building.

When completed in summer 1903, the first floor was occupied by Security Savings Bank. The basement of the building was occupied by the Bristol Café, which was ideally located near hotels and theaters.¹

When Hellman died in October 1906, the building, including the lot, was appraised in his estate at \$1,500,000. Hellman, whose total estate was valued at \$2,059,000,² was one of the wealthiest and most influential men in southern California.

The Herman W. Hellman Building is significant for its association with the development of S. Spring Street as “Wall Street of the West” in the early decades of the twentieth century. Construction of the Herman W. Hellman Building at S. Spring and W. Fourth Streets catalyzed development of S. Spring Street as the City’s financial center.³ From 1903 to 1931, a number of the city’s most powerful financial institutions constructed flagship buildings on S. Spring Street with the involvement of the region’s most notable financiers. Like many of its neighbors, the building housed regional bank headquarters, including a banking hall, safe deposit boxes, large vault and bank offices. It also provided additional retail and office space for associated financial firms and services. The Herman W. Hellman Building and its original use reflected, and contributed significantly to, the economic forces concentrated along S. Spring Street in the early decades of the twentieth century.

¹ *Los Angeles Times*. “Plans Finest Eating Place”, *Los Angeles Times*, April 29, 1904: A1.

² William Clary. *History of the Law Firm of O’Melveny & Meyers: Volume 1* (Los Angeles, 1966) 161.

³ Tom Sitton, “Spring Street Financial District,” National Register of Historic Places Nomination Form, Statement of Significance, October 14, 1977.

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The Herman W. Hellman Building is also significant to the Spring Street Financial District as a notable example of the Beaux-Arts style and as a notable example of master architect Alfred Rosenheim. As is evident in the Herman W. Hellman Building, Rosenheim's early commercial buildings typically reflect influences of Beaux-Arts or Classical Revival styles popular at the turn-of-the-twentieth century with exterior use of glazed *terra cotta*, decorative spandrel panels, low-relief sculptural ornamentation, and large projecting cornices. He also incorporated new technologies or applied materials in new ways. The newest and latest building technology and materials of the time—as manifest in steel frame construction—were used on the Herman W. Hellman Building. The building highlights Rosenheim's early design abilities, which were firmly rooted in classicism and popular revivalist styles, as applied to a large commercial building. The Herman W. Hellman Building is clearly a quality, highly-representative example of a prolific and able architect that contributed greatly to the built environment of Los Angeles and southern California.

Like many of the buildings in the Spring Street Financial District, the Herman W. Hellman Building displays a thorough understanding of the Beaux-Arts style that was popular throughout the United States in the early 1900s. The Herman W. Hellman Building incorporates many of Beaux-Arts motifs, including: a base-shaft-capital composition delineated by cornice lines, grand openings at the ground floor, massive cornice and bas-relief decoration. The Herman W. Hellman Building is consistent in scale and style with other Beaux-Arts/commercial buildings from the period. Like these buildings, it exudes both monumental grandeur and restraint and has long been recognized as one of the most extravagant examples of Beaux-Arts style in the Spring Street Financial District.

Additional research confirms the building's association with prominent financier, businessman and landowner Herman Wolf Hellman (1843-1906). However, we do not find Herman W. Hellman's contributions rise to the level of significance of a historic personage important to local history, nor do we find the building significant for its association with Herman W. Hellman. At the age of 15, Hellman immigrated to Los Angeles with his older brother Isaias, leaving behind limited job opportunities open to Jews living in Europe. In their new home, Hellman and his brother thrived, joining the ranks of California's premier financiers and landowners, and subsequently major investors and promoters of industries that helped shape the state. Herman W. Hellman emerged from being a simple clerk, working his way up to store owner and ultimately becoming one of Los Angeles' premier moneymen of the late nineteenth and early twentieth centuries through his investments in land, oil, banking and the Jewish community. He had the foresight to construct the first office building on the site of his former home in what would become the financial epicenter of southern California. However, it is Isaias Hellman who is widely recognized as the most significant of the Hellman brothers, for assembling and presiding over large banks of the West, and for his contributions in transforming Los Angeles and California as a whole.

Relevant Historic Contexts

The Spring Street Financial District

The Spring Street Financial District (District) is a three-block thoroughfare developed between 1903 and 1931, and predominantly contains large financial institutional buildings somewhat homogenous in architectural style and function. The District was listed in the National Register in 1979, and amended in 2000 to include a boundary increase. Extending along both sides of Spring Street from Fourth to Seventh Streets, the District contains approximately 27 contributors with most designed in traditional architectural styles like the Beaux-Arts style, intended to emit a sense of stability and permanence often associated with financial structures. The area is densely built up with buildings ranging in height from three to twelve stories and a fairly even skyline, as most contributing buildings adhered to the City of Los Angeles (City) height restriction of 150 feet (1905-1957). This common

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height, set back, style, and material of contributing buildings impart a strong sense of time and place.⁴ According to the amended 2000 National Register nomination:

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 27 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.⁵

Economic development in downtown Los Angeles traced a path southward from the Plaza (now known as El Pueblo) where the City was founded in the 18th century. By the late 19th century, the commercial and civic core of the City was located around the intersection of Spring and First Streets, with the financial center of the City located along North Main Street. Beginning with the construction of a new city hall on Broadway between Second and Third Streets in the late 1880s, the fulcrum shifted to the south, although the areas below Third Street remained predominantly residential, including South Spring Street prior to 1900. During the late 1880s and 1890s, several banks were constructed on Spring Street north of Second. The trend continued to move southward by the turn of the century, beginning with construction of the Continental Building (first known as the Braly Building, 1902), considered the City’s first skyscraper,⁶ and the Herman W. Hellman Building (later referred to as Banco Popular, 1903). Banks, savings and loans, title and trust companies, stock brokerages, law firms, real estate developers, and insurance and investment companies, as well as the Los Angeles Stock Exchange (later Pacific Coast Stock Exchange), were headquartered on S. Spring Street throughout the first half of the twentieth century. This includes the Security Building (1906); Rowan Building (built as the Title Insurance Building, 1910); Pacific Southwest Bank (Los Angeles Trust and Savings Bank, 1910); Bartlett Building (1911); I.N. Van Nuys Building (1911); Lloyds Bank (Merchants National Bank, 1913); Mortgage Guarantee Building (1913); Isais W. Bellman's Annex to the Farmers and Merchants Bank (1913); Crocker Bank (Citizen's National Bank, 1914); President Trading Company Building (Security National Bank, 1916); and Barclay's Bank (built as the Los Angeles Stock Exchange, 1919). Complementing these institutions were prominent hotels, including Hotel Hayward (1905), Alexandria Hotel (1906), and the colorful El Dorado Hotel (Stowell Hotel, 1913).

Financial activity after World War I spurred the expansion of the District toward Seventh Street. This includes the Financial Center Building (1923); California-Canadian Bank (1923); Arcade Building (1924); Bank of America Building (1924); Title Insurance and Trust Building (1928); Pacific Stock Exchange (1929); Banks & Hundley Building (1930); and the E.F. Hutton Building (1931). By 1931, the District was completely developed.

These contributing buildings and their original use reflected, and contributed significantly to, the economic forces concentrated along S. Spring Street in the early decades of the twentieth century. As major local investors including Col. J.B. Lankershim, I.N. Van Nuys, Isaias and Herman W. Hellman, and the City’s leading bankers were concentrated along S. Spring Street, the District became known as the “Wall Street of the West.” Decisions that would significantly affect all of southern California were made in this District.⁷

⁴ Teresa Grimes. “Spring Street Financial District (Boundary Increase) National Register of Historic Places Nomination.” 2000. 5.

⁵ Ibid, 9.

⁶ Sitton, 3.

⁷ Ibid, 10.

Alfred Rosenheim (1859-1943)

Alfred Faist Rosenheim was born on June 10, 1859 in St. Louis, Missouri where he attended public schools. His parents, Morris and Mathida Rosenheim, were both born in Wurtemberg, Germany. At the age of 13, Rosenheim attended Hassel's Institute in Frankfort on Main, Germany for two years. After returning to St. Louis, he studied architecture at Washington University for three years. Rosenheim entered the Massachusetts Institute of Technology (MIT) in 1879, receiving a B.S. in architecture in 1881. During the next few years, Rosenheim remained in Boston and continued training while employed as a draftsman with several leading firms.

In 1885, Rosenheim returned to St. Louis to begin his career with Major Francis F. Lee. Following the Major's death, Rosenheim stayed on to supervise completion of work in the office. Afterwards, Rosenheim was associated with Theodore Link and William B. Ittner in preparing plans for the Lindell Avenue Church in St. Louis.

In 1903, Herman W. Hellman commissioned Rosenheim to design a building bearing his name in Los Angeles, which caused the architect to relocate there. Said to be one of the most costly of its day, the Herman W. Hellman Building (previously referred to as the Banco Popular) is a steel-framed, granite and pressed brick building.⁸ It was during construction that Rosenheim met Albert C. Martin, Sr. (Martin) at the start of Martin's prolific career; Martin was working first as a laborer, then as a foreman at the Hellman Building.⁹ Rosenheim concurrently gained favor with Col. David Asher Hamburger at this time, which led to Rosenheim's selection as lead architect, and Martin as lead engineer, of the Hamburger's Department Store at 8th and Broadway in 1904.¹⁰

Also in 1903, Rosenheim collaborated with architects John Parkinson, Octavius Morgan, Abraham M. Edelman, John C. Austin, Theodore Eisen and W.H. Allen to develop plans for a convention hall on a block of land bounded by 11th and 12th Streets and Main and Hill Streets, which was owned by Henry E. Huntington.¹¹

In a 1904 *Los Angeles Times* article, Rosenheim was cited as an expert on the design of fireproof buildings along with other prominent architects, including Myron Hunt, A. L. Haley and John Parkinson.¹² Rosenheim's other work includes the following: the Ocean Park Pier (1911); the Cameo Theater on Broadway (1910); the Second Church of Christ Scientist (1910), which is located on West Adams Street and is listed on the National Register; and Hollenbeck Middle School in Boyle Heights (1937). His design work also includes many residences, including those for Edward L. Doheny and lumber merchant Judson C. Rives. Rosenheim's own house was one of the City's first large brick residences, located at 1120 Westchester Place (1910) in the newly developed Country Club Terrace subdivision.

Rosenheim became a member of the American Institute of Architects (AIA) in 1885 and a Fellow to the organization in 1889. He served as secretary for ten years of the St. Louis chapter and president of the Los Angeles chapter from 1905-1908. He served on the Architectural League of the Pacific Coast—becoming president in 1909—as well as the Fine Arts League of Los Angeles and the Municipal Arts Commission. He served on the commission as president from 1915-1921, until he was dismissed for accepting a \$250 fee for preparing plans for a jewelry company street clock that

⁸ Laura Meyers. "Rosenheim Mansion, 1120 South Westchester Place, City of Los Angeles Historic-Cultural Monument Nomination." 1996. 9.

⁹ Dianne Kanner. *1906-2006 AC Martin Partners: One Hundred Years of Architecture*. AC Martin Partners, Inc. 12.

¹⁰ Ibid, 12-13.

¹¹ *Los Angeles Times*. "Convention Hall Committee gets Down to Cases", *Los Angeles Times*, 10 June, 1903: 6.

¹² *Los Angeles Times*. "Fireproof Buildings", *Los Angeles Times*, 10 January, 1904: E1.

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he promised in writing would be approved by the commission.¹³ For his actions, he was also recommended for suspension from the AIA Southern California Chapter.¹⁴ Rosenheim retired from practice at the age of 76.

Beaux-Arts Architecture

Like many of the buildings in the Spring Street Financial District, the subject property displays a thorough understanding of the Beaux-Arts style that was popular throughout the United States in the early 1900s. Based on ideas taught at the legendary École des Beaux-Arts in Paris, France, this style was popularized in the United States in 1893 as displayed in the design of the World's Columbian Exposition held in Chicago. While many design motifs affiliated with this style (heavy stone bases, monumental attics, grand arched openings, bas-relief decoration, etc.) found their truest expression in monumental public buildings,¹⁵ the style, or at least a distillation of it, became extremely popular for buildings in downtown business districts throughout the United States in the late-nineteenth and early-twentieth centuries. The style and its design motifs seemed to have struck a chord with the relatively new intent to create a sense of permanence and stately grandeur while still employing what were considered conservative, revivalist Greek and Roman motifs.

At the time this style was popularized, new technologies allowed for larger and taller buildings. These technologies included steel frame and reinforced concrete frame construction. Other innovations included the application of elaborately-decorated architectural *terra cotta* over a steel frame skeleton as an exterior cladding material in place of natural stone. New heights allowed architects and their clients to achieve a sense of spectacle while application of Beaux-Arts motifs provided a sense of continuity. Beaux-Arts stylistic elements typically found in United States commercial buildings of the period include cornice lines, belt lines, decorative *terra cotta* façades and bas-relief decoration, and articulation of the first, second and attic floors in a base-shaft-capital composition. The subject property incorporates many of these motifs, including: a base-shaft-capital composition delineated by cornice lines, grand openings at the ground floor, massive cornices and applied bas-relief decoration.

While commercial developers of Los Angeles sought to attract people, and thereby maximize profits, they also needed to convey stability and security to potential investors and depositors. Beaux-Arts, with its traditional styling, appealed to these developers, just as it did with developers in many other urban centers. The Herman W. Hellman Building is consistent in scale and style with other Beaux-Arts commercial buildings from the period. Like these buildings, it exudes both monumental grandeur and restraint and has long been recognized as one of the most extravagant examples of Beaux-Arts style in the Spring Street Financial District. It retains distinctive characteristics of the style, as applied to commercial buildings in the United States in the early-twentieth century.

Isaias Wolf Hellman (1843-1920)

Isaias Wolf Hellman (Isaias) was an influential California banker and businessman born on October 3, 1843 in the German state of Bavaria.¹⁶ He and his brother, Herman Hellman, immigrated to the United States in 1859, first arriving in San Francisco, but soon moving south to Los Angeles. There, Isaias took on a modest job working as a dry goods clerk until 1865, when he saved enough money to buy a well-established dry-goods store located at the corner of Main and Commercial Streets. Isaias did well with his store and began purchasing land in Los Angeles spanning from Monterey Hills to San Pedro and Santa Ana. Isaias began an interest in banking and eventually sold his store

¹³ *Los Angeles Times*. "Rosenheim Faces Charges", *Los Angeles Times*, 24 February 1921: I11.

¹⁴ *Los Angeles Times*. "Rosenheim off Institute Roll", *Los Angeles Times*, April 5, 1921: I11.

¹⁵ John C. Poppeliers, S. Allen Champers, Jr., and Nancy B. Schwartz (eds.), *What Style Is It?* (Washington, DC: The Preservation Press, 1983), 61.

¹⁶ Sam Walters. "LOST L.A.: Banking on the City" *Los Angeles Times*, December 26, 2009: E3.

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in 1868 to go into banking full time.¹⁷ Within ten years from starting as a dry goods clerk, Isaias had accumulated enough wealth to create Hellman, Temple, & Co., “at that time the first substantial banking institution in southern California.”¹⁸

Success in banking would continue to follow in Isaias’s later years. In 1871, both Isaias and his brother Herman Hellman formed the Farmers and Merchants Bank of Los Angeles, with Isaias as president and Herman as vice president.¹⁹ Though the bank became “one of the oldest and strongest financial institutions in southern California”, the Hellman brothers separated on bad terms, with Herman quitting his position and forming the competing Merchants National Bank.^{20,21} Aside from assembling and presiding over large banks of the West, Isaias is credited for his contributions in transforming Los Angeles and California as a whole. In her biography about Isaias, Frances Dinkelspiel writes:

“He invested money with Henry Huntington to build trolley lines, lent Edward Doheny the funds that led him to discover California’s huge oil reserves, and assisted Harrison Gray Otis in acquiring full ownership of the Los Angeles Times. Isaias led the building of Los Angeles’ first synagogue, the Wilshire Boulevard Temple, helped start the University of Southern California, and served as Regent of the University of California. His influence, however, was not limited to Los Angeles. He controlled the California wine industry for almost twenty years, and after San Francisco’s devastating 1906 earthquake and fire, calmed the financial markets there in order to help that great city rise from the ashes. With all of these accomplishments, Isaias Hellman almost single-handedly brought California into modernity.”²²

Isaias Hellman continued to develop a reputation among financiers and he was recruited in 1891 to reorganize and manage the Bank of Nevada under its new name – the Wells Fargo Nevada National Bank. This position took Isaias to San Francisco, where he resided until his death on April 9, 1920 at the age of 77.²³

Herman W. Hellman (1843-1906)

Herman W. Hellman was an influential California banker and businessman born on September 25, 1843 in the German state of Bavaria.²⁴ At the age of 15, he immigrated to the United States with his brother, Isaias Hellman, arriving in Los Angeles in 1859.²⁵ There, he found initial employment working as a freight clerk for General Phineas Banning in Wilmington.²⁶ By 1861, he moved on to work with his uncle, Samuel Hellman, at a stationary store, where he eventually became a partner.²⁷ Continuing to demonstrate his business acumen, Hellman left his uncle’s store and opened his own shop soon after.

¹⁷ Robert Glass Cleland and Frank B. Putman. *Isaias W. Hellman and the Farmers and Merchants Bank*. The Huntington Library, San Marino, CA 1965, 9-15.

¹⁸ *Los Angeles Times*. “Death Claims I.W. Hellman” *Los Angeles Times*, April 10, 1920: II12.

¹⁹ Sam Walters. “LOST L.A.: Banking on the City” *Los Angeles Times*, December 26, 2009: E3.

²⁰ *Los Angeles Times*. “Death Claims I.W. Hellman” *Los Angeles Times*, April 10, 1920: II12.

²¹ Sam Walters. “LOST L.A.: Banking on the City” *Los Angeles Times*, December 26, 2009: E3.

²² Frances Dinkelspiel. *Towers of Gold: How One Jewish Immigrant Named Isaias Hellman Created California*. (New York, New York: St. Martin’s Press, 2008).

²³ *Los Angeles Times*. “Death Claims I.W. Hellman” *Los Angeles Times*, April 10, 1920: II12.

²⁴ *Los Angeles Times*. “Notable Figure to Long Rest: Funeral of Strong Man of Finance and Business” *Los Angeles Times*, October 21, 1906: V22.

²⁵ *Los Angeles Herald*. “Mr. H.W. Hellman is Dead” *Los Angeles Herald*, October 19, 1906: Vol. 24, No. 18.

²⁶ *Ibid*.

²⁷ *Los Angeles Times*. “Notable Figure to Long Rest: Funeral of Strong Man of Finance and Business” *Los Angeles Times*, October 21, 1906: V22.

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In 1871, Hellman joined Jacob Haas to found Hellman, Haas & Co. Wholesale Grocers, expanding his realm of influence throughout the southwest United States.²⁸ The company was one of the largest wholesalers in the region by the mid-1880s, but in 1890, Hellman's brother Isaias asked Hellman to step down and become the vice president of the Farmers and Merchants Bank of Los Angeles while Isaias moved to San Francisco to reorganize the Bank of Nevada.²⁹ Unfortunately, their relationship became strained over time due to disagreements between how loans should be distributed. Hellman threatened to resign in 1894, though his initial resignation was rejected by Isaias and the board of directors.³⁰

Hellman officially resigned from Farmers and Merchants Bank in the early twentieth century and began to manage the competing Merchants National Bank as president.³¹ He also commissioned the construction of an office building, later known as the Herman W. Hellman Building, at the former location of his house at the corner of Fourth and Spring Streets. The building was described as "one of the handsomest buildings on the whole Pacific Slope. There is nothing handsomer west of Chicago, and but little that surpasses it on the American hemisphere."³²

Like his brother, Hellman continued to have a future in banking, directing the Security Savings Bank, the Main Street Savings Bank, and other banking institutions throughout southern California. His sons, Marco and Irving, joined him in creating a family legacy in banking.³³

Hellman's health began to decline and he passed away on October 19, 1906 after falling into a diabetic coma.³⁴ Isaias had rushed to Los Angeles from San Francisco in hopes to reconcile their relationship, though Hellman died before the two could reunite.³⁵ Obituaries made tribute to Hellman, lauding him as "one of [Los Angeles'] leading residents" and "one of the best known men of finance in the Western world."³⁶

²⁸ Ibid.

²⁹ Ibid.

³⁰ Dinkelspiel.

³¹ Ibid.

³² *Los Angeles Times*. "Notable Figure to Long Rest: Funeral of Strong Man of Finance and Business" *Los Angeles Times*, October 21, 1906: V22.

³³ Dinkelspiel.

³⁴ *Los Angeles Times*. "Hellman is Dead: Local Baker Dies Suddenly" *Los Angeles Times*, October 19, 1906: 11.

³⁵ Dinkelspiel.

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LIST OF ATTACHMENTS

ATTACHMENT A: TWO PRIMARY PHOTOS OF EXTERIOR/MAIN FACADE

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HERMAN W. HELLMAN BUILDING
354 S. SPRING STREET
LOS ANGELES, CALIFORNIA

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ATTACHMENT A:
TWO PRIMARY PHOTOS OF EXTERIOR/MAIN FACADE

HERMAN W. HELLMAN BUILDING
354 S. SPRING STREET
LOS ANGELES, CALIFORNIA

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HISTORIC DOWNTOWN
Fashion Dist →
Toy District ↗
Warehouse Dist ↘



FOR LEASE
CALL
975-9221

Spring St
400 S

Spring

WALKWAY

WALKWAY

WALKWAY

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BANCO
POPULAR

BANCO
POPULAR

BANCO
POPULAR

PRIVATE PARKING
CLEARANCE 7'2"

PUBLIC
GARAGE
\$5

ONE WAY

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ATTACHMENT B:
PRIMARY/SECONDARY DOCUMENTATION

HERMAN W. HELLMAN BUILDING
354 S. SPRING STREET
LOS ANGELES, CALIFORNIA

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The "Hellman" — Biggest Building Ever Started in Los Angeles.



A. F. Rosenheim, architect, Los Angeles and New York

An examination of the plans prepared by Architect Alfred F. Rosenheim for the office building to be erected for Herman W. Hellman on the northeast corner of Spring and Fourth streets, in this city, shows that it will be one of the largest and most thoroughly modern structures that has yet been constructed on the Coast, and the biggest building in Los Angeles.

Three trainloads of steel and iron will be required for the construction of the frame work of the building alone.

While it will not be so tall as the Call building in San Francisco, its finish and arrangement will be finer, and it will have certain modern features that had not been put into successful operation when that structure was designed.

The new building will be eight stories high, exclusive of basement and attic, which will practically make it a ten-story building. It will be constructed with a steel skeleton frame, and will be absolutely fireproof.

It will have a frontage on Spring street of 118½ feet, and on Fourth street of 150 feet, with entrances in the center of each front.

The Spring-street entrance will be 17 feet wide, with a continuous passageway extending eastward 140 feet without obstructions of any kind.

The Fourth-street entrance will be 24 feet in width and will open into a hallway having the same lateral dimensions. This hallway will contain a double stairway that will extend to the second story, and be a highly ornamental piece of work, constructed entirely of white Italian marble.

At the intersection of the two hallways will be located a bank of four high-speed electric elevators, designed to travel at the rate of 500 feet a minute.

The first two stories of the street front will be built of California sandstone, starting at the sidewalk with polished granite bases and terminating at the third story with an ornamental cornice.

Above this point the materials will be granite-colored, hydraulic pressed brick, with trimmings of semi-glazed terra cotta, of color to harmonize.

There will be an interior court for light and ventilation starting at the second floor line. This court will be open to the sky, and the walls will be faced with cream-colored enameled brick, with terra cotta, of the same finish, for the sills and caps of all windows. This court will be 33 feet wide and 90 feet long.

On the ground floor there will be two stores, each 60x30 feet, fronting on Spring street. That on the corner has been leased for ten years to the Security

Savings Bank, the other for the same period to the Ort & Vaughn Drug Company.

There will, also, be two stores fronting on Fourth street. The small one adjoining the entrance will be 33x50 feet. The larger one will adjoin a ten-foot alley and driveway on the east, which will separate it from the Van Nuys Hotel, and it will be 60x113 feet.

East of the drug store, and opening on the Spring-street corridor, will be four small stores, two of them, 16x50 feet, and two, 12x50 feet, which will be used for a barber shop, cigar stand, news stand and flower stand, respectively.

All floors above the first story will contain forty offices each, averaging 16x20 feet, making a total of 280 offices, all of which will be practically outside rooms. Each office will be fitted with a lavatory, having hot and cold water, and with a hat and coat closet. On each floor there will be two large rooms, each containing twenty fire-proof vaults, one for each office on that floor. This is a special feature that was recently introduced in the latest office buildings of New York and Boston.

Gas, electric lights and similar modern conveniences will, of course, be provided. The main-entrance corridors and hallways will be finished with marble and Mosaic floors and marble wainscoting and ceilings. The wood-

work on the ground floor will be of rich mahogany, and on all office floors of quarter-sawn white oak. All glass used throughout the building will be polished American plate. The plumbing will be of the highest grade and all toilet rooms will be finished in white marble.

The building will cost about \$750,000, and it will require at least one year for its construction.

Work upon it will begin about the first of next January, provided the necessary shipments of steel can be secured.

Bids for furnishing this material and placing it in position will be received tomorrow, and contracts will be entered into before the close of the present week.

Mr. Rosenheim, the architect who has been selected to design and supervise the construction of this building, has heretofore confined his operations largely to St. Louis and vicinity. He has erected many of the largest and most important commercial structures in that city, in addition to numerous residences and churches. Last year he was appointed to act as consulting architect in connection with the construction of the Rosenberg library at Galveston, Tex., which is a fire-proof building costing \$250,000. Mr. Rosenheim has, also, been engaged upon important work in Boston and Washington.

Image 1: "The 'Hellman' - Biggest Building Ever Started in Los Angeles" (LA Times, August 27, 1902)

GRANITE ORNAMENTS FOR HELLMAN BLOCK.

"FIVE times as much work will go into the granite for the new Hellman Block as there is in any other granite building in the city," said C. E. Bly yesterday, as he conducted a Times reporter and a photographer through the stone-cutting works of the Bly Bros.' Stone Company at Seventh and Alameda streets. This company has the contract for the stone work in the big steel office building being built by Herman W. Hellman, president of the Merchants' National Bank, on the southeast corner of Fourth and Spring streets.

The contract price for the granite and the work upon it is \$48,000.

There will be 10,000 cubic feet of granite in the job, or fifty carloads.

The material used is a light-gray granite of exquisite beauty, obtained from Bly Bros.' own quarries near Riverside. It is said to be very similar to the celebrated Barry granite of Vermont, and takes a very high polish.

When Mr. Hellman states that he will give his new building the finest finish of any similar structure on the Pacific Coast, the statement is very easily credited when one sees the work that is being put on the granite that will adorn the outside of the first two stories and up to the sill of the third.

first-story lintels, and each one of these panels weighs about five tons.

The building will have two elaborate entrances, but the entrance on Spring street will be the more ornate. The stone that will form the balcony over this entrance weighs twenty tons and is twenty-one feet long. It has not yet been brought up from the quarries. A stone of similar size will form the big bay window on Fourth street.



MEN AND POWER-CHISELS CARVING HUGE GRANITE ORNAMENTS FOR HELLMAN BUILDING.

Many huge pieces are being beautifully and intricately carved under the supervision of J. E. Gildreich, erstwhile of the East, who is an artist of merit with three or four men under him.

Mr. Gildreich's work is to be seen in ten mammoth pieces bearing the carved monogram "H. W. H." which will mount the principal piers of the big building. The carving that surrounds the monogram is very attractive and elaborate.

Seventeen chaste panels, like the one shown in the photograph, will form the

All marble bases will be polished. The corner-stone is already completed and bears these words: "Erected 1913, Herman W. Hellman, owner, Alfred T. Rosenheim, architect, Carl Leonhardt, contractor."

The Bly Bros.' Stone Company employs forty men, and operates a polishing machine. In the Hellman job there are 1000 feet of polished granite. Another novel feature of the plant is stone cutting by the modern methods of compressed air, as shown in one of the accompanying pictures.

Image 2: "Granite Ornaments for Hellman Block" (LA Times, August 5, 1903)

PLANS FINEST EATING PLACE.

CAFE FOR WHOLE BASEMENT OF HELLMAN BUILDING.

Reported that Twenty Thousand Dollars is to be Expended by Schneider in Fitting and Furnishing Place More Elaborate than Zinkand's of San Francisco.

Los Angeles is soon to have one of the most handsomely-appointed restaurants or cafés on the Pacific Coast. The plans are about to mature. This enterprise is to occupy the whole basement of the new Hellman building at the northeast corner of Fourth and Spring streets, and William Schneider of the Palace Café is to be the proprietor.

This is the interesting information current among the compatriots of the local Bohemia, and there are various details under discussion. It is said fully \$20,000 is to be expended in the fittings and furnishings of the new café, and that it will be one of the show places of this city. Another report says the place is to be modeled on the plans of the famous Zinkand restaurant of San Francisco, but with much more elaborate furnishings.

The location is very desirable, being in the center of the tourist hotel belt and of easy access from all of the theaters. Broad entrances will be provided from the Spring-street and the Fourth-street sides.

Early in the coming week the final details of the new-enterprise will be decided.

INTER-COLLEGIATE DEBATE.

This evening at 8 o'clock, in Simpson Auditorium will be a debate between the University of Southern California and the University of the Pacific. This will be the first time that these two California Methodist colleges have met on the rostrum. Hitherto U.S.C. has confined her triumphs to the south and has made for herself an enviable record, having won seven out of twelve of the intercollegiate oratorical contests between U.S.C., Occidental and Pomona. Prospects point to eight out of thirteen for this year. U.S.C. has won all of the three intercollegiate debates with Pomona College. The issue to be debated tonight is: "Resolved, that the partition of China would prove beneficial to the Chinese people." Harold S. Tuttle and Miss Maud E. Banks of the University of the Pacific will uphold the affirmative, and Charles H. Scott and Delbert Brunton of U.S.C. the negative. The U.S.C. Glee Club will occupy a place on the programme.

Image 3: "Plans Finest Eating Place" (LA Times, April 29, 1904)

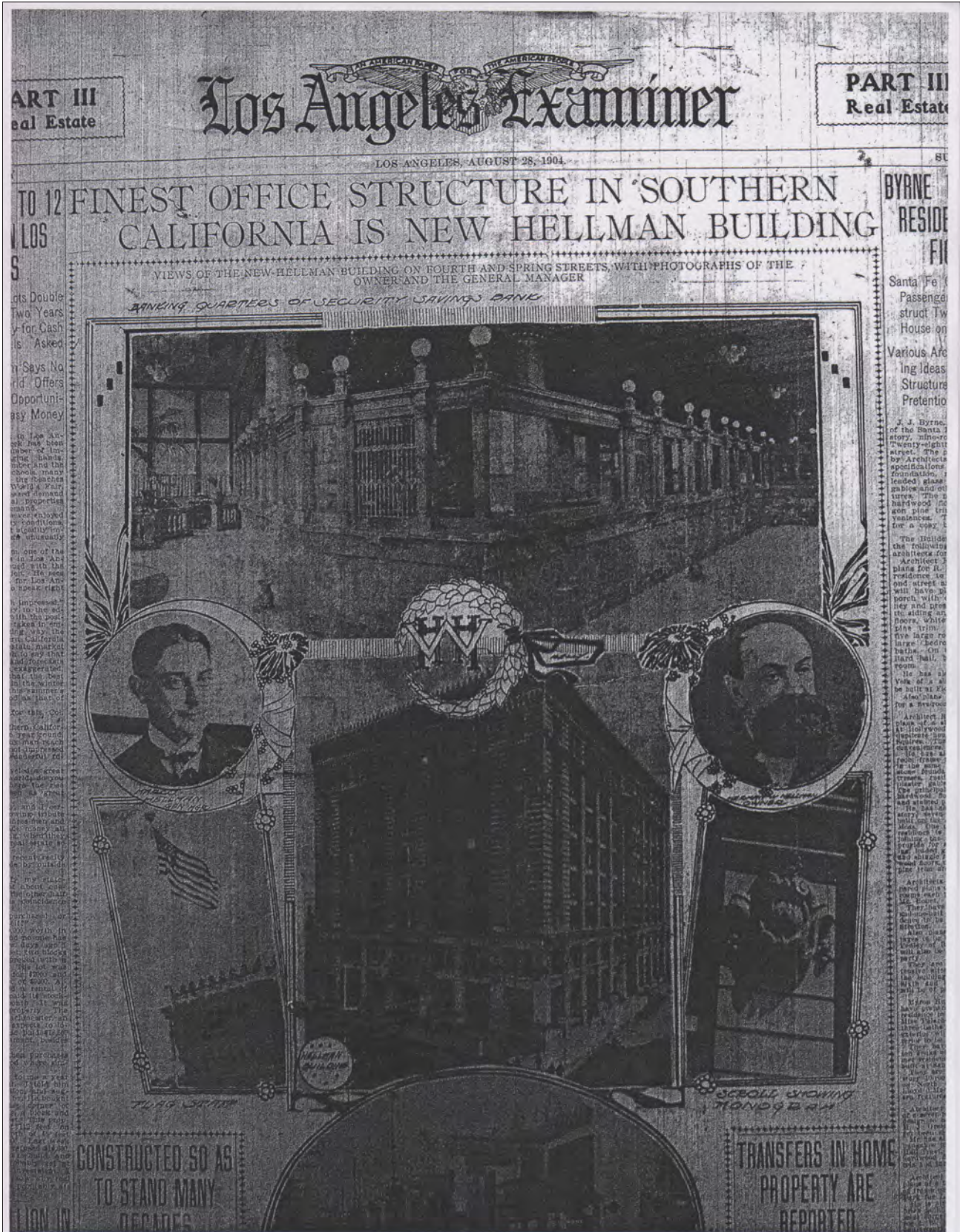


Image 4:
(LA Examiner, May, 28, 1904)

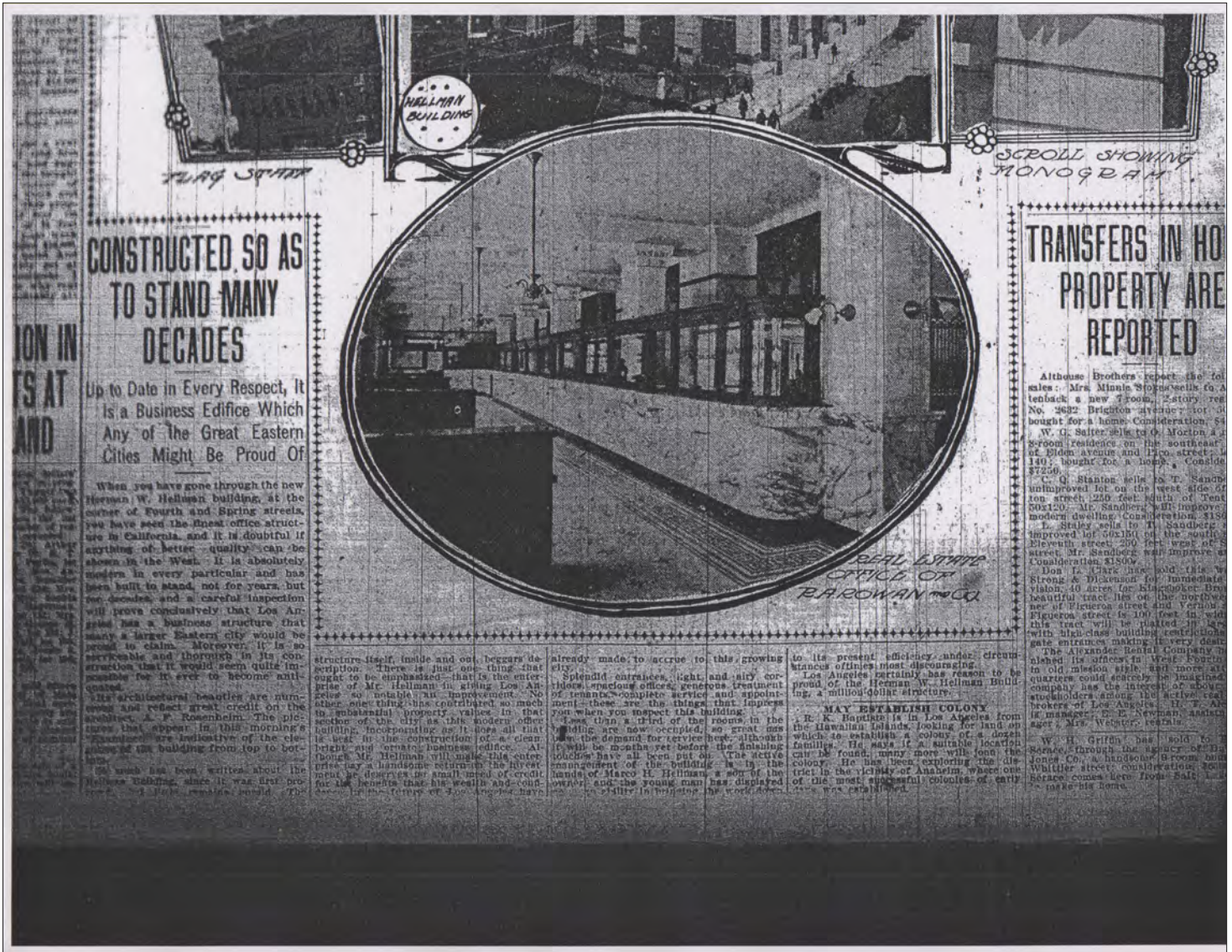


Image 5: "Constructed So as to Stand Many Decades" (LA Examiner, May, 28, 1904)

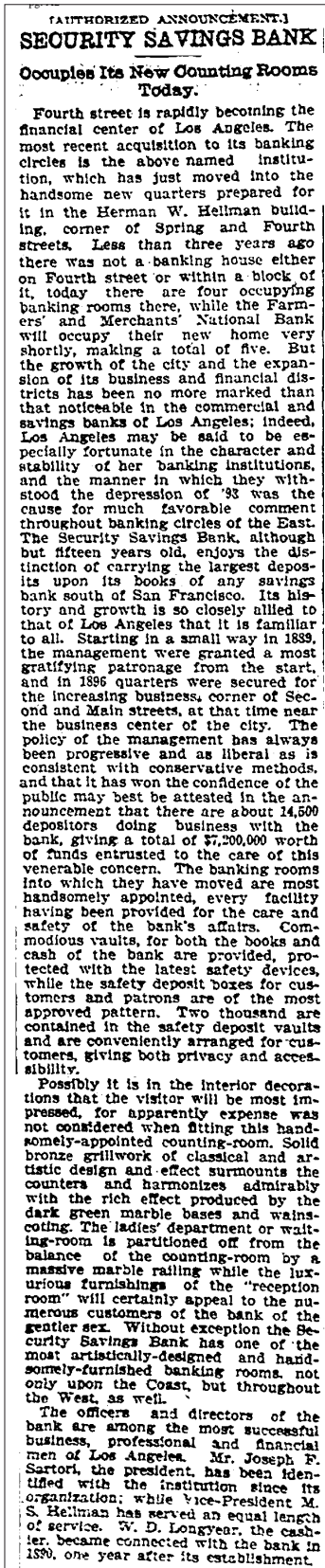


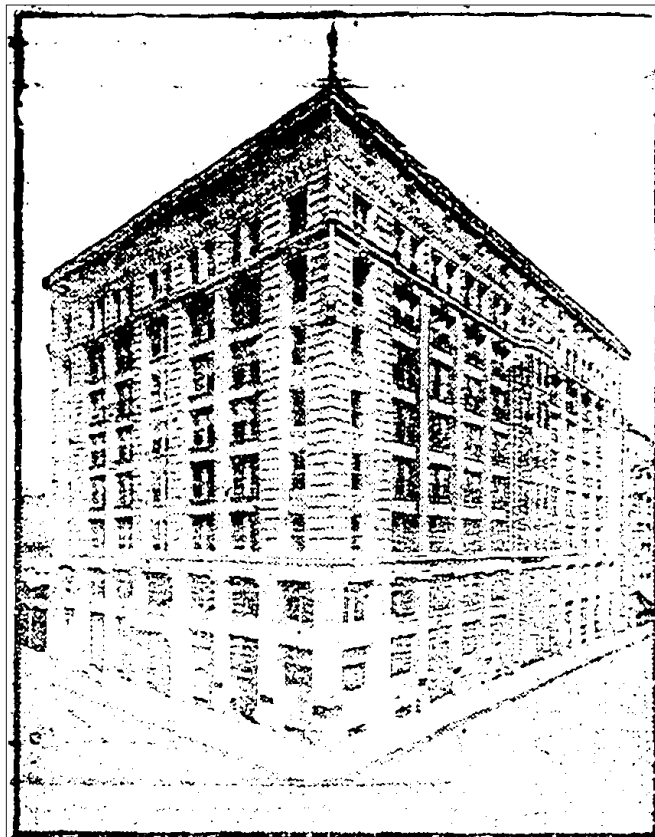
Image 6: "Security Savings Bank Occupies Its New Counting Rooms Today" (LA Times, August 25, 1904)

CLASSICAL DESIGNS IN THE ELECTRICAL FIXTURES.

Ten years or so ago the erection of an office building costing \$10,000 would have excited considerable favorable comment. That Los Angeles is assuming metropolitan airs is evidenced by the awarding of a \$10,000 contract for the electric fixtures alone of the above handsome building. In making the awards, Mr. A. F. Rosenheim, architect for the imposing structure, called for competitive designs among the fourteen competing firms, several of them from Chicago, New York and St. Louis. The award was made on its merits to Meyberg Bros., (the Los Angeles Gas and Electric Fixture Manufacturing Company,) for the superior designs submitted, which should be of interest to every resident of Los Angeles.

The lighting system is the most com-

plete and elaborate ever introduced on the Coast, and would prove a subject of much favorable comment in any of the metropolitan cities of the East. Ten immensely massive bronze torches, six feet in height, each weighing 100 pounds or more, adorn the entrance and front of the building, each torch containing four lights enclosed in a heavy French glass globe. Inside the main corridor will be lighted by bronze brackets, cast in classic design and artistic effect. At the elevators a magnificent gold-plated sunburst, containing twenty-five lights each piece of metal acting as a reflection, is suspended from the marble panels of the ceiling. The special design for the piece is magnificent in its richness and a superb piece of work. A little to the right, upon the hewel posts of the marble stairways are two bronze standards of beautiful design eight feet in height and containing six lights each. Further up on the landing is an elaborate fixture of cast bronze, massive in its details and weighing over 500 pounds. This is the handsomest fixture ever seen in Los Angeles and was secured at a cost of over \$700, and proves one of the most attractive of the many special features connected with the lighting of the building. Upon the upper floors, the same elaborate and handsome designs are carried out in the ceiling, desk and corridor lights all being heavier than ordinary and of special design. Few of our citizens realize what is accomplished by local manufacturers in demonstrating their ability to extend the trade outside of our city. Meyberg Bros., have furnished goods made in their factory as far north as Washington Territory, to Seattle and Tacoma and East, to New Mexico and Texas, in competition with large eastern factories, not alone as regard price, but also on account of their artistic designs, the firm making special efforts to excel in the details which are essential to their artistic business.



Million Dollar Hellman Building.

Image 7: "Classical Designs in the Electrical Fixtures" (LA Times, August 28, 1904)

**A VITRIFIED TILE ROOF.
MANUFACTURED BY THE CALI-
FORNIA SEWER PIPE COMPANY.**

Probably Mr. Hellman could have erected no more enduring monument to his name and progressiveness than the magnificent structure, now nearing completion at the corner of Fourth and Spring streets in this city. While every feature connected with the building is substantial and of a permanent character, it is in the roof that the architect seems to have excelled himself. Over a steel frame work a concrete flooring was placed and this was covered with an asphalt coating; again a concrete stratum and then a covering of salt glazed vitrified tiling, each tile three-quarters of an inch in thickness and six inches in width by nine in length. With a roof covering 120x160 feet, the expense can be estimated by those familiar with the character of such work. The result gives the Hellman Building a most substantial roof, and indeed, it may be doubted if a more thoroughly permanent work exists in the country today. These tiles were manufactured for the purpose by the California Sewer Pipe Company of No. 235 So. Los Angeles street, the same company furnishing the 1000 feet of 12-inch sewer pipe that connects the private sewer of the building with the main on Los Angeles street, two blocks distant.

This time honored, old concern has a finely equipped plant at Vernon just

within the city limits, where a superior grade of terra cotta pipe, terra cotta flue lining, a fine quality of sewer and water pipe is manufactured. Seven kilns are in operation on the plant, which has been established for the past sixteen years. From forty to fifty men are given constant employment at the works, while a 480-acre clay deposit at Elsinore furnishes material for the plant and employment to another larger force of men. Incorporated some sixteen years ago, Mr. James M. Riley has been its manager ever since. He is thoroughly conversant with all the requirements of the business and one of the city's honored pioneers. W. H. Perry has been president for the past twelve years, while H. W. Hellman is vice-president.

Image 8: "A Vitrified Tile Roof Manufactured by the California Sewer Pipe Company" (LA Times, August 28, 1904)

LOST L.A.

Hellman buildings were inspired by national spirit

After founding Farmers and Merchants National Bank, the brothers Herman and Isaias went their separate ways, but gave the downtown some distinct structures.

December 26, 2009 | By Sam Watters

Brinks must be stuffing its armored delivery trucks with Goldman Sachs' annual bonuses. The company's compensation and benefit pool for 2009 is expected to top \$20 billion, an average of more than \$600,000 for each of the 31,700 company employees whose jobs were saved a year ago by a taxpayer bailout. Among the questions raised by this bonanza: What will bankers do with the money?

How to Spend It magazine, published by London's Financial Times, recommends traveling across India by private jet, powder skiing in wintry Japan and collecting priceless art. Donations to boutique charities are OK, but investing billions to benefit the public now in need is not on the list of 2010 spending tips.

Private gain and community good were not always mutually exclusive.

Here in L.A. a century ago, two pioneer bankers increased their wealth and built the city as it reached for national prominence.

In 1859, Isaias Hellman and his brother Herman immigrated to California from Bavaria. Profiting from gold-rush spoils, rising industrialism and laissez-faire economics, they shrewdly assembled the powerful Farmers & Merchants National Bank, with Isaias as president and Herman as vice president.

The prosperity of the Hellman bank, like other American businesses, came with a price. Private wealth grew in unregulated, polluted cities with open sewers and soot from coal-burning factories. Shoddy buildings and two-room flats were crowded along unpaved streets littered with garbage and animal carcasses. Streetcar accidents plagued daily commutes.

In grimy Chicago, a model of urban depravity, nation boosters opened an exposition in 1893 to promote American products and technology. More than 27 million men and women, the equivalent of nearly half of the U.S. population, toured display halls designed in a white, classical style that associated new America with the ancient democracies, Greece and Rome. This architectural Parnassus fired up citizens from Pennsylvania to California to improve their towns with buildings by architects recently trained in antiquity's traditions. In Los Angeles, where social reform was taking root, the Hellmans embraced the national spirit when they razed their early homes.

As family biographer Frances Dinkelspiel recounts, the Hellmans saved money and raised their children modestly. Isaias and his wife, Esther, lived in an 1877 villa at Main and 4th streets. Herman and Ida Hellman lived nearby, at Spring and 4th streets. At first, the houses were quiet retreats outside the city center, but by 1900 downtown had caught up with the neighborhood.

In 1903, Herman committed to Southland growth and built a luxury office block on the site of his one-story cottage. He hired St. Louis architect Alfred Rosenheim, an MIT graduate, and ordered the best. Rosenheim came to Los Angeles and designed the Herman W. Hellman building using new steel construction, stained glass and marble.

At the time, the Hellman brothers were on bad terms, each blaming the other for an employee who embezzled \$300,000. When construction costs tilted to a then-unimaginable \$1 million, the conservative Isaias provoked Herman to quit the family bank. He left and became Isaias' competitor as president of the Merchants National Bank. His development succeeded and with the buildings that followed made Spring Street the Wall Street of the West in the 1920s.

Isaias was not upstaged by Herman. Worried that the Farmers & Merchants branch at Main and Commercial streets was out of the way and that developers would push the city beyond downtown, the older brother sold his home on Main to the bank. Its location was prime, with busy hotels across the street and Henry Huntington's Pacific Electric rail depot in the Italianate style rising two blocks south.

In 1905, a \$500,000 Corinthian temple by L.A. architects Morgan, Walls & Morgan opened at Main and 4th, its stately exterior, marbled interior and three-story vault manifesting the strength of the Farmers & Merchants National Bank. The Isaias W. Hellman office building, also designed by the Morgan firm, was built along two sides of the bank.

The Hellman buildings were among the classical style museums, churches, city halls, hospitals, railroad terminals, apartments and post offices that went up across America after the Chicago fair. Main Street USA, dignified with pediment fronts, granite columns and bronze door entrances, began to rival the avenues of sophisticated Rome, Paris, London and Berlin.

Today, the Hellman offices and bank still stand, reconfigured for a 21st century downtown. What does not survive are Hellman-era civic ideals that rallied two bankers to invest their fortunes in their adopted city. Think what 31,700 bankers could do today.

Image 9: "Hellman buildings were inspired by national spirit" (LA Times, December 26, 2009)

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ATTACHMENT C:
BUILDING PERMITS FOR MAJOR ALTERATIONS

HERMAN W. HELLMAN BUILDING
354 S. SPRING STREET
LOS ANGELES, CALIFORNIA

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All applications must be filed out by applicant

Ward 2

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

BOARD OF PUBLIC WORKS
 DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

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

(Sign Here) Sunset Iron Works

Los Angeles, Cal., Feb 4 1906

LOCATION AND DESCRIPTION OF PRESENT BUILDING

CITY ASSESSOR: Please Verify

REMOVED FROM
 Lot _____ Block _____ Ward _____
 Tract _____

REMOVED TO
 Lot _____ Block _____ Ward _____
 Tract H. W. Hellman
Property - Metal

Book _____ Page _____ F. B. Page _____

Book 10 Page 7 F. B. Page 105

CITY ENGINEER: Please Verify Street Number.

From Street No. _____ To Street No. 354 Spring St.

1. Owner's name Herman W Hellman Estate
2. Owner's address 354 Hellman Bldg
3. Architect's name _____
4. Builder's name Sunset Iron Works
5. Builder's address 4th & Hewitt St
6. Estimated cost of the Proposed Improvements, \$ 3900

To Install Metal shutters
on 3rd story Class N Bldg

Permit No. 629

Image 1: Alteration permit to install metal shutters (City of Los Angeles Department of Buildings and Safety (DBS), 1907)

All applications must be filled out by applicant

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

Ward 3

**BOARD OF PUBLIC WORKS
 DEPARTMENT OF BUILDINGS**

Application to Alter, Repair or Demolish

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

(Sign Here) L. A. Planning Mill. Co.
 Los Angeles, Cal., AUG 21 1907 1907

LOCATION AND DESCRIPTION OF PRESENT BUILDING.
 CITY ASSESSOR: Please Verify

REMOVED FROM	REMOVED TO
Lot _____ Block _____ Ward _____	Lot _____ Block _____ Ward _____
Tract <u>Nearman W. Hellman</u>	Tract _____
Property <u>NE Cor 4th & Spring</u>	_____
_____	_____
_____	_____
Book <u>10</u> Page <u>7</u> F. B. Page: _____	Book _____ Page _____ F. B. Page _____

CITY ENGINEER: Please Verify Street Number

From Street No. 358 S. Spring St. To Street No. (N.E. Cor Spring & 4th)

1. Owner's name Herman W. Hellman
2. Owner's address 4th and Spring St.
3. Architect's name J. Rosenheim
4. Builder's name L. A. Planning Mill. Co.
5. Builder's address 1819 Industrial St.
6. Estimated cost of the Proposed Improvements, \$ 5,000

Teaming out and repairing old fixtures and constructing new balcony signs to be supported on three 12" x 12" beams new tile for _____

Permit No. 1911 ①

Image 2:
 balcony signs to be supported on three beams, new tile (DBS, 1907)

All applications must be filed out by applicant

WARD 3 PLANS AND SPECIFICATIONS and other data must also be filed.

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS
Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:
 Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purposes hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
 First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
 Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot _____ Block _____	Lot _____ Block _____
Tract <u>Herman W. Hellman</u>	Tract _____
_____	_____
_____	_____
Book <u>10</u> Page <u>7</u> F. B. Page <u>99</u>	Book _____ Page _____ F. B. Page _____

TAKE TO ROOM No. 6 FIRST FLOOR ASSESSOR PLEASE VERIFY

TAKE TO ROOM No. 34 THIRD FLOOR ENGINEER PLEASE VERIFY

From No. 350, S. Spring Street _____ Street _____
 To No. _____ Street _____
 (USE INK OR INDELIBLE PENCIL)

- What Purpose is the present Building used for? Offices and Stores
- Owner's name Herman W. Hellman Phone _____
- Owner's address 1111 1/2 W. 1st St.
- Architect's name Wm. Carlitt & Son Phone 20 9090
- Contractor's name J. H. Jacobs Phone _____
- Contractor's address H. W. Hellman Bldg
- ENTIRE COST OF PROPOSED WORK (including Plumbing, Gas Fitting, Sowers, Casework, Elevators, Painting, Finishing, etc.) \$ 2,500
- Class of Present Building A No. of Rooms at present _____
- No. of stories in height 12 Size of present building _____

STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO.

Build new stairs from Spring St to 12th. New stairs in rear of store to 12th. Remove the metal stairs. To remodel the show windows and doors at front also build new 6" tile partition at show. New mezzanine floor and stairs to same. Take out all tile partitions between present stories.

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

OVER Wm. Carlitt & Son (Sign here) _____ (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>17721</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink) <u>W. S. Jam</u> Plan Examiner	Application checked and found O. K. (Use Rubber Stamp) SEP 2 - 1914 R.B. Clerk	RECEIVED SEP 2 1914 DEPT. OF BUILDINGS
----------------------------	--	--	--

Plans, Plans to Jones

Image 3: Alteration permit to build new stairs, remodel show windows and doors, and take out partitions (DBS,

1914)

11-26, 1971, YORK

All applications must be filled out by applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

3

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:
 Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
 First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
 Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM		REMOVED TO	
Lot.....	Block.....	Lot.....	Block.....
Tract.....		Tract.....	
Book.....	Page.....	Book.....	Page.....
F. B. Page.....		F. B. Page.....	

TAKE TO ROOM No. 6 FIRST FLOOR ASSESSOR PLEASE VERIFY

O. K. City Assessor
BY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

O. K. City Engineer
BY

From No. 552 S Spring Street

To No. _____ Street

(USE INK OR INDELIBLE PENCIL)

1. What Purpose is the present Building used for? Office Bldg.
2. Owner's name H. W. Hellman Est. Phone _____
3. Owner's address _____
4. Architect's name Chas. E. Martin Phone A-1946
5. Contractor's name Chas. Howard Martin Co. Phone A-2868
6. Contractor's address 320 So. Los Angeles St.
7. ENTIRE COST OF PROPOSED WORK \$2500.00 (Including Plumbing, Gas Fitting, Sewers, Casapools, Elevators, Painting, Finishing, etc.)
8. Class of Present Building A No. of Rooms at present _____
9. No. of stories in height 2 Size of present building _____
10. State how many Buildings are on this lot _____
11. State purpose Buildings on lot site used for _____ (Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO:
Make alteration to corner store, installing new show windows and fixtures, partitions, etc.

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

OVER 1/7/18 (Sign here) H. W. Hellman
 2 15 PM (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>173</u>	Plans and specifications checked and found to conform to Ordinances, etc. (Use Ink) <u>H. W. Hellman</u> Plan Examiner	Application checked and found O. K. (Use Rubber Stamp) <u>W. H. Jones</u> Clerk	Permit is ISSUED JAN 10 1918
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Image 4: Alteration permit to make alterations to corner store, install new show

All Applications must be filled out by Applicant

BOARD OF PUBLIC WORKS
 DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

PLANS AND SPECIFICATIONS and other data must also be filed

3

2022 Form 3

To the Board of Public Works of the City of Los Angeles:
 Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
 First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
 Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

	REMOVED FROM	REMOVED TO
TAKE TO REAR OF NORTH ANNEX 14 FLOOR CITY CLERK PLEASE VERIFY	Lot..... Block..... Tract..... Book..... Page..... F. B. Page.....	Lot..... Block..... Tract..... Book..... Page..... F. B. Page.....
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	From No. <u>356 S. Spring Street</u> To No. Street	Street..... Street.....

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? Office Building
- What purpose will Building be used for hereafter? Office Building
- Owner's name Herman W. Hellman Estate Phone.....
- Owner's address Herman W. Hellman Building 356 S. Spring St. L.A.
- Architect's name John C. Smith Phone 62537
- Contractor's name owner Phone.....
- Contractor's address owner
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Caspools, Elevators, Painting, Finishing, etc.} \$ 500.00
- Class of present Building Class A No. of rooms at present.....
- Number of stories in height Eight Size of present Building.....
- State how many buildings are on this lot one
- State purpose buildings on lot are used for Office Building
 (Tenement House, Hotel, Residence, or any other purpose.)

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

The removing of existing sidewalk lights in part lighting basement below and replacing the same with an 8-foot reinforced concrete slab to occupy the space of said sidewalk lights all in accordance with drawings furnished herewith

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

OVER (Sign here) John C. Smith Architect
 (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>23211</u> <u>23211</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>Thomas P. [Signature]</u> Plan Examiner	Application checked and found correct <u>[Signature]</u> Clerk

RECEIVED JUL 11 1922

Image 5: Alteration permit to remove existing sidewalk lights in past lighting basement below and replace with an 8-foot reinforced concrete slab (DBS, 1922)

All Applications must be filed out by Applicant

Bldg. Form 3
3
 BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS
Application to Alter, Repair or Demolish

PLANS AND SPECIFICATIONS
and other data must also be filed

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

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

	REMOVED FROM	REMOVED TO
TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY	Lot..... Block..... Tract.....	Lot..... Block..... Tract.....
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	Book..... Page..... F. B. Page..... 356 So. Spring St. Herman W. Hellman Bldg. N. E. Cor. 4th & Spring Streets. (USE INK OR INDELIBLE PENCIL)	Book..... Page..... F. B. Page..... Street..... Street.....

1. What purpose is the present Building now used for? Office Building

2. What purpose will Building be used for hereafter? Pent House for Elect. Generators and elevators

3. Owner's name: Herman W. Hellman Bldg. Co. Phone: TRinity 9373

4. Owner's address: Herman W. Hellman Bldg., Room 217

5. Architect's name: John C. Smith Phone: TU-chen 2537

6. Contractor's name: Owner Phone: _____

7. Contractor's address: _____

8. VALUATION OF PROPOSED WORK (including Plumbing, Gas Fitting, Sewers, Caspools, Elevators, Painting, Finishing, all Labor, etc.) \$ 150.00

9. Class of present Building: A No. of rooms at present: One

10. Number of Stories in height: One Size of present Building: 20'-0" x 5'-2 1/2"

11. State how many buildings are on this lot: One

12. State purpose buildings on lot are used for: Office Building
 (Apartment House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:
Addition of Two Hollow Metal and Wire Glass Ventilator Skylights in Roof Slab of Pent House on Roof

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

OVER (Sign here) William G. Carrington
 (Owner or Authorized Agent) John C. Smith

FOR DEPARTMENT USE ONLY			
PERMIT NO. 30364	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>B. Barnes</u> Plan Examiner	Application checked and found O. K. <u>W. G. Carrington</u> Clerk	Stamp here when received RECEIVED JUL 23 1924 A. BEE DEPT.

See Plan Permit No. 26116
 FOR PLANS SEE 26116-74

Image 6: Alteration permit to add two hollow metal and wire glass ventilator skylights with roof slab of penthouse on roof (DBS, 1924)

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
 and other data must also be filed

Build. Form 3

BUILDING DIVISION

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:
 Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
 First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
 Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM		REMOVED TO	
Lot _____	Block _____	Lot _____	Block _____
Tract _____		Tract _____	
Book _____	Page _____ F. B. Page _____	Book _____	Page _____ F. B. Page _____
From No. <u>354 So. Spring St.</u>	Street		Street
To No. <u>Bel. 35 + 4th</u>	Street		Street

By: _____ Deputy
 _____ Deputy
 _____ O. K. City Engineer
 _____ O. K. City Clerk

TAKE TO ROOM No. 238 (2ND FLOOR) CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? Stores and offices.
- What purpose will Building be used for hereafter? Storage - stores + offices
- Owner's name Herman W. Hellman Bldg. Inc. Phone TR. 9375
- Owner's address 354 So. Spring St.
- Architect's name H.M. Edelman Phone TU. 8365
- Contractor's name C.L. Peck Phone NU. 4816
- Contractor's address _____
- VALUATION OF PROPOSED WORK (including all Material, Labor, Finishing, Equipment and Appliances in Completed Building) \$ 20,000.00
- Class of present Building A No. of rooms at present _____
- Number of stories in height 8 Size present Building 129'-6" x 198'-6"
- State how many buildings are on this lot one
- State purpose buildings on lot are used for offices.
(Apartment House, Hotel, Residence, or any other purpose.)
- What Zone is Property in? D

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

Remove floor from basement to basement ceiling.
basement into storage. Storage only

I have carefully examined and read the above application and the same is true and correct, and that all provisions of the Ordinances and Laws of the City of Los Angeles and the State of California which may apply to the construction will be complied with, whether herein specified or not.

OVER 146739 1130 **SPRINKLER REQUIRED**
 VALUATION INCLUDED - YES
 (Sign here) Donald P. Schuyler
 (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 34915	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Examiner	Application checked and found O. K. <u>[Signature]</u> Clerk	Stamp here when permit is issued DEC 20 1928
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Image 7: Alteration permit to convert basement into garage, storage only (DBS, 1928)

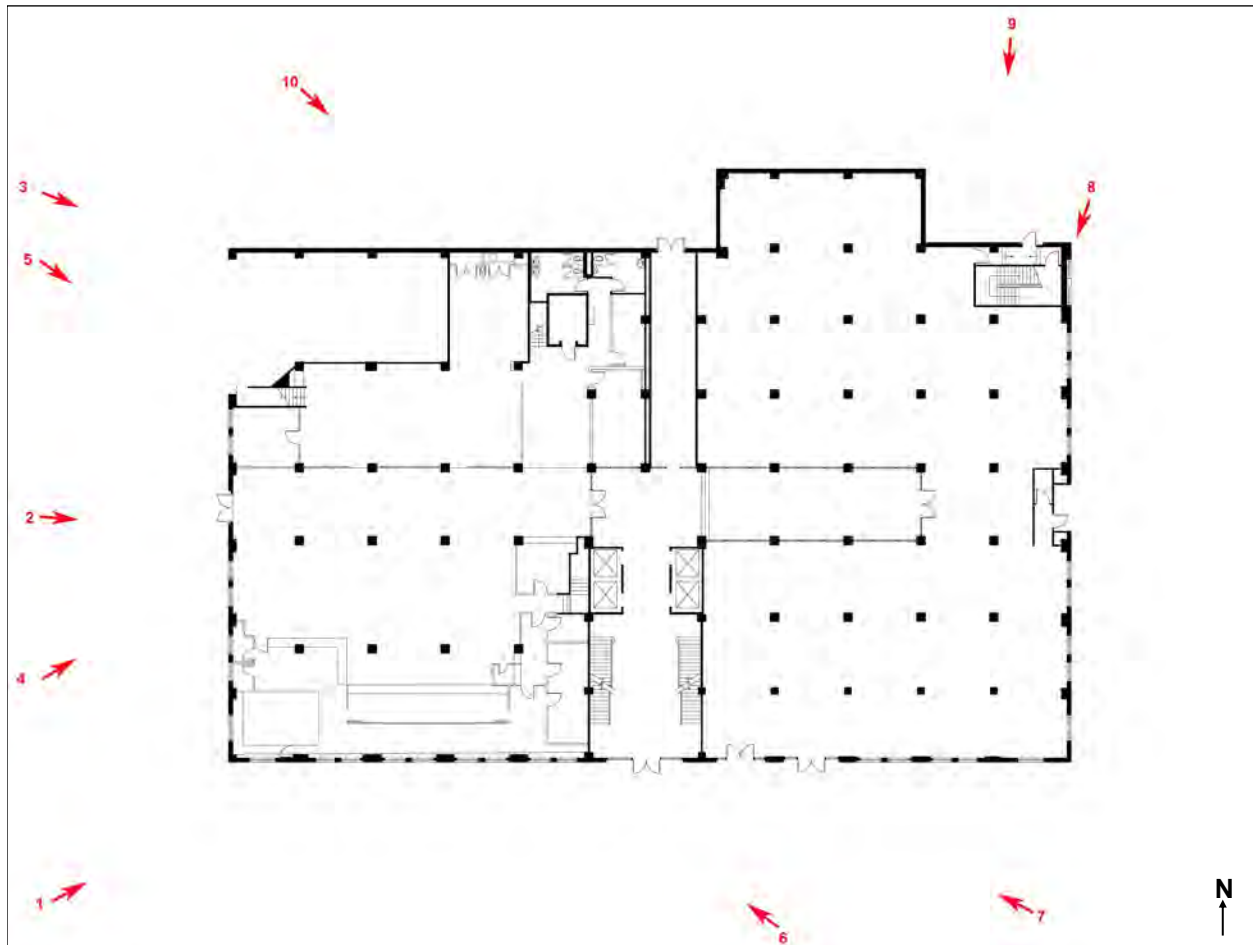
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ATTACHMENT D:
ADDITIONAL CONTEMPORARY PHOTOGRAPHS

HERMAN W. HELLMAN BUILDING
354 S. SPRING STREET
LOS ANGELES, CALIFORNIA

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HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



First floor plan (FSY Architects, 2010) with locations of exterior photos noted

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 1: South and west façades, view northeast (Chattel, 2011)



Photo 2: West façade, view east (Chattel, 2011)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 3: West façade, view southeast (Chattel, 2011)



Photo 4: Detail of west façade, view east (Chattel, 2011)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 5: Detail of west façade, view southeast (Chattel, 2011)



Photo 6: South façade, view north-west (Chattel, 2011)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 7: South façade, view northwest (Chattel, 2011)



Photo 8: Northeast corner, view southwest (Chattel, 2011)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS

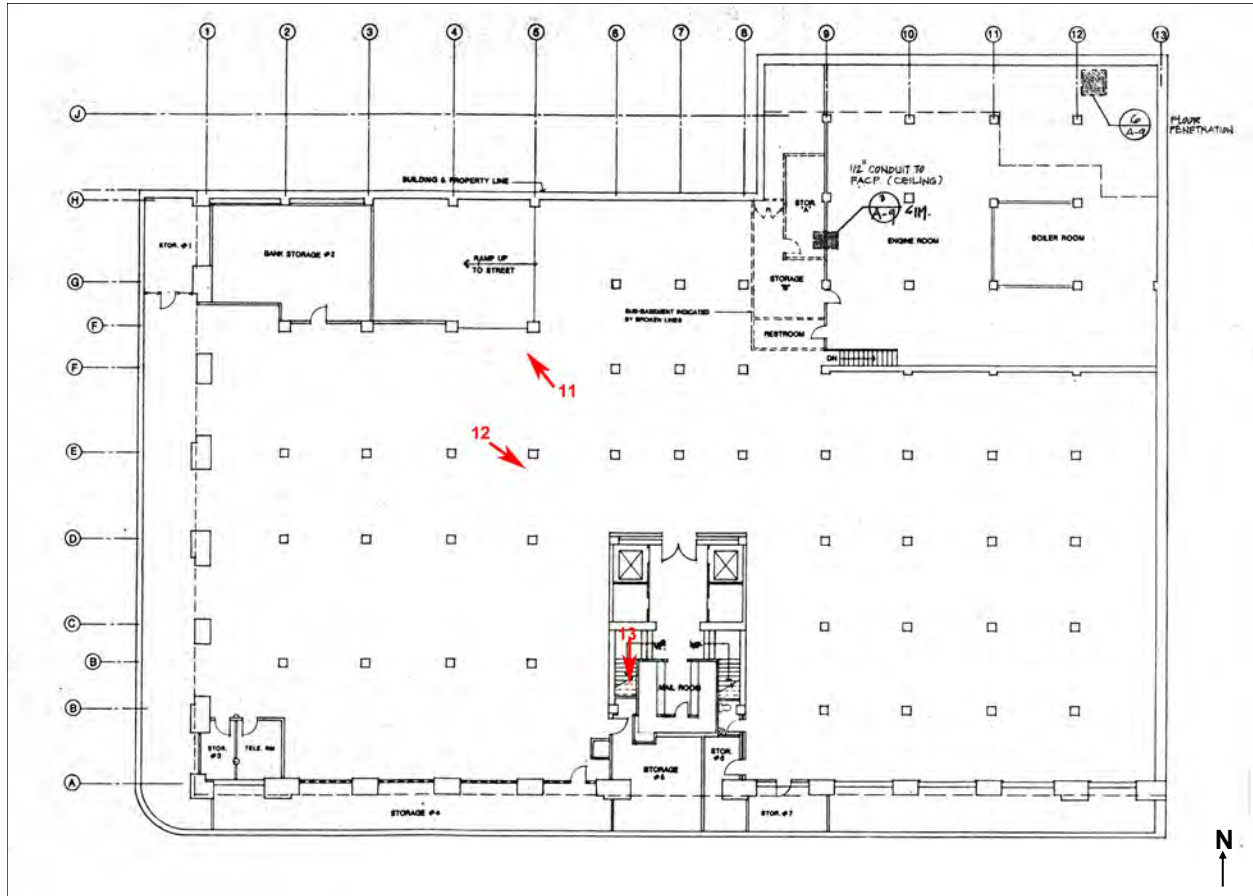


Photo 9: North elevation, view south (Chattel, 2011)



Photo 10: North elevation, view southeast (Chattel, 2011)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Basement plan (DSR Design Inc., 1991) with locations of photos noted

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 11: Basement, view northwest, note ramp leading to Spring Street (Chattel, 2011)



Photo 12: Basement, view southeast (Chattel, 2011)

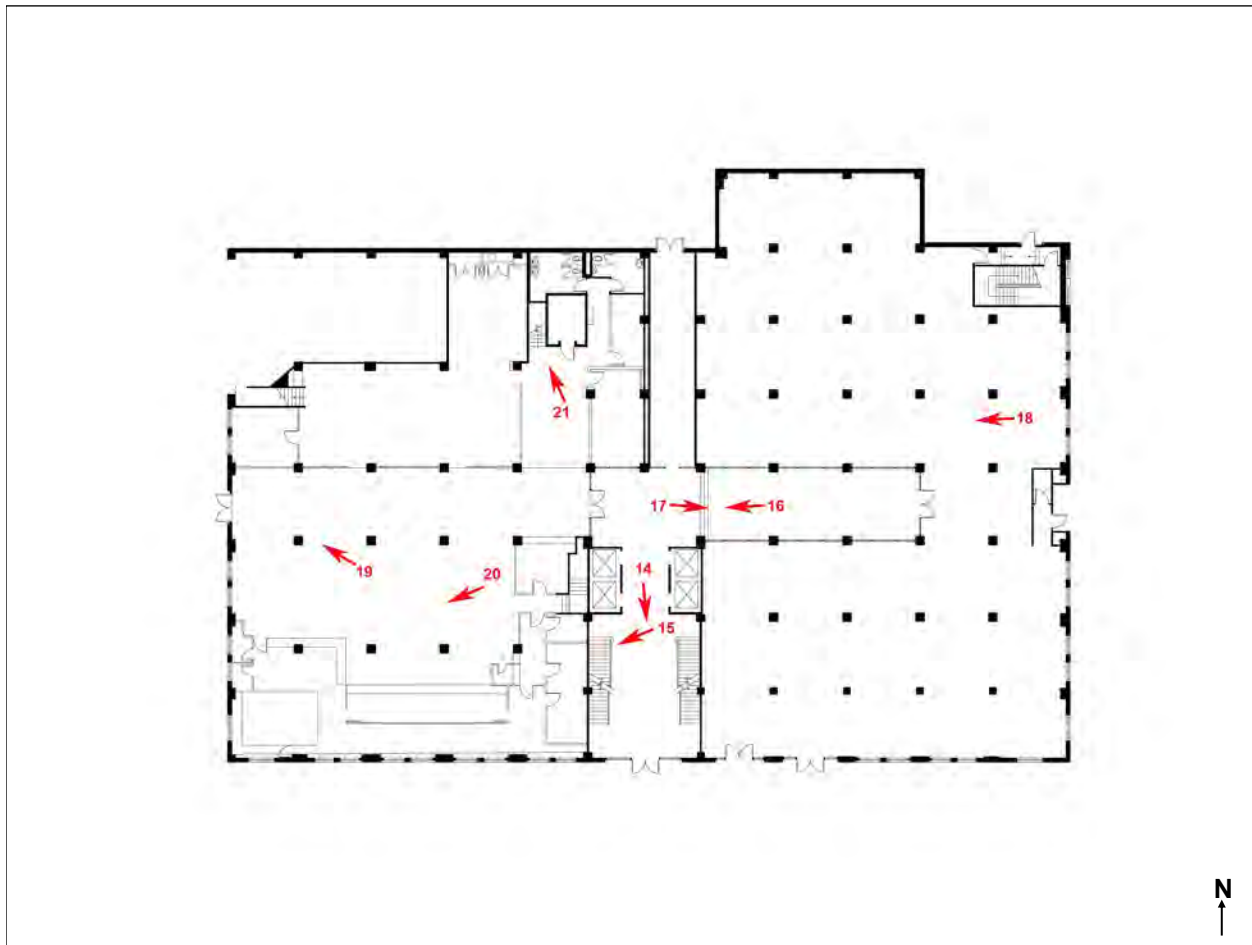
HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 13: Stairs from basement to lobby, view south (Chattel, 2011)

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HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



First floor plan (FSY Architects, 2010) with locations of interior photos noted

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 14: Lobby entrance, view south, note original marble on walls and stairs (Chattel, 2011)

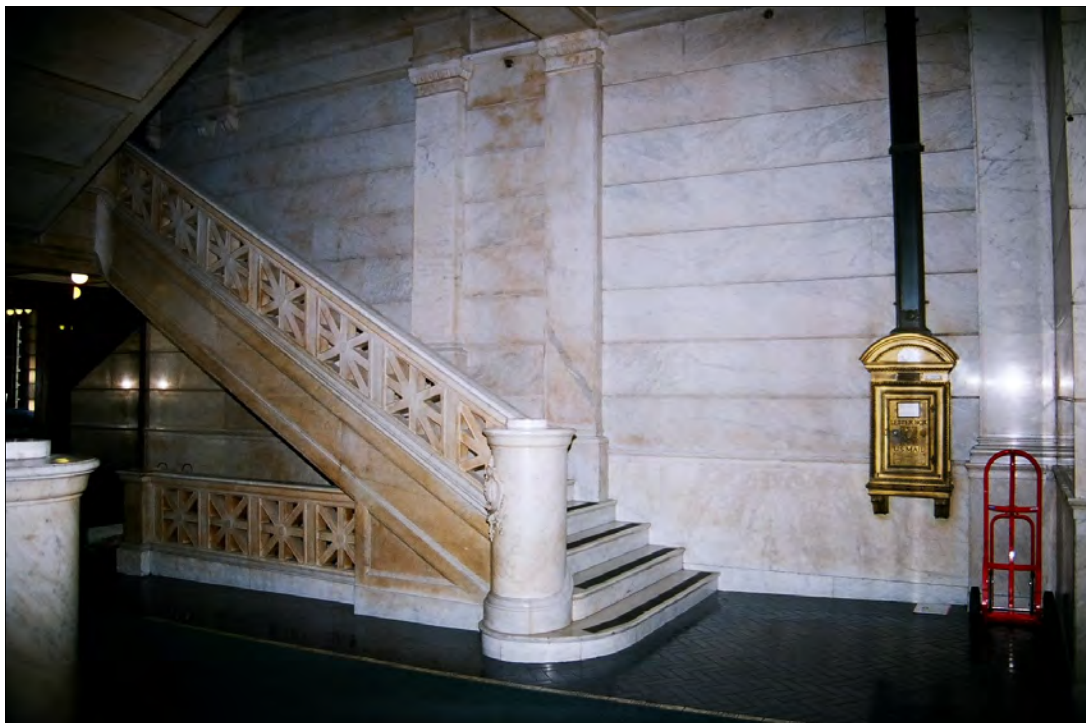


Photo 15: Lobby, view west, note original marble on walls and stairs (Chattel, 2011)

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ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 16: Lobby, view west, note original stained glass in ceiling and original marble on walls (Chattel, 2011)



Photo 17: Lobby, view east, note original stained glass in ceiling and original marble on walls (Chattel, 2011)

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ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 18: First floor retail/office space, view west (Chattel, 2011)



Photo 19: First floor retail/bank space, view northwest (Chattel, 2011)

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ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS

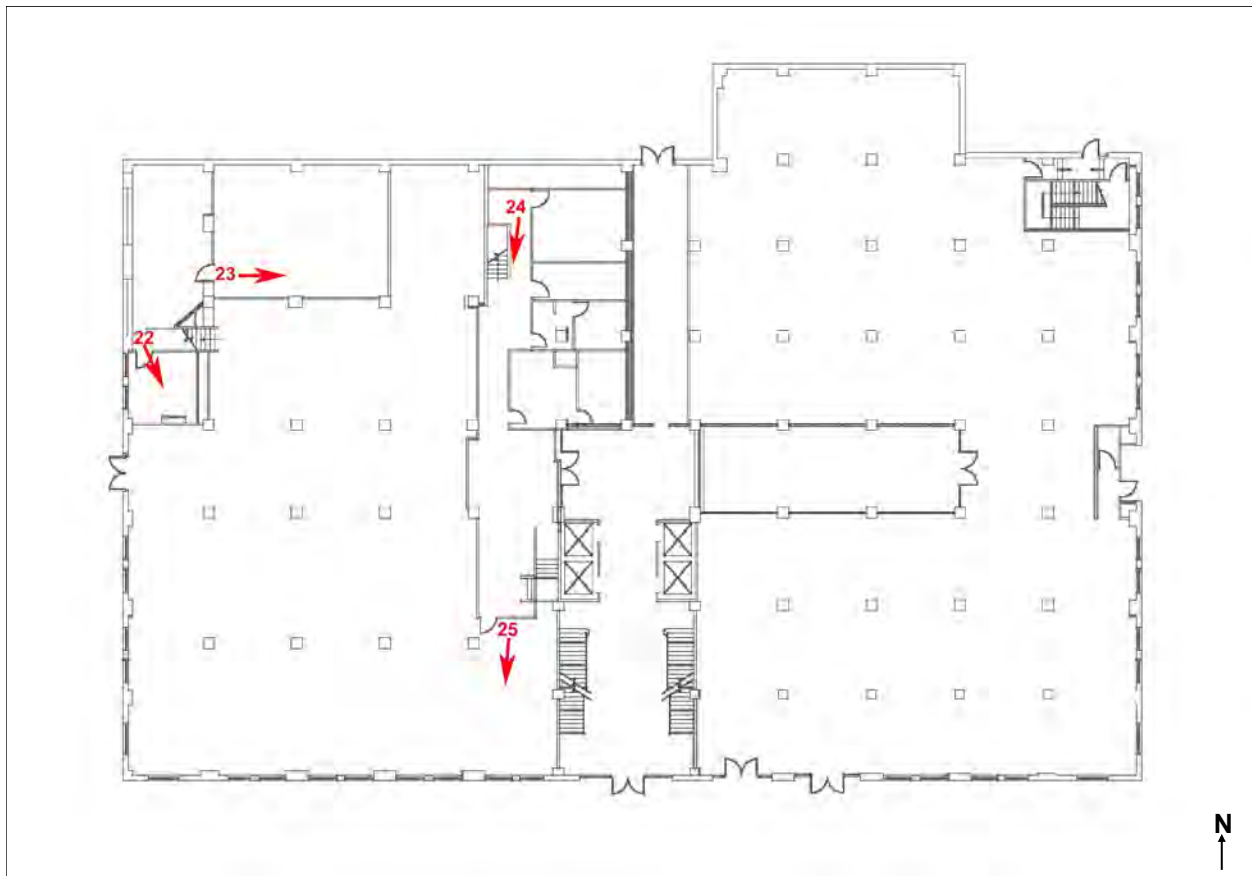


Photo 20: First floor retail/bank space, view southwest (Chattel, 2011)



Photo 21: First floor retail/bank space below mezzanine, view north (Chattel, 2011)

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ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Mezzanine plan (FSY Architects, 2010) with locations of photos noted

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ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 22: Mezzanine office, view south (Chattel, 2011)



Photo 23: Mezzanine, view east (Chattel, 2011)

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ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS

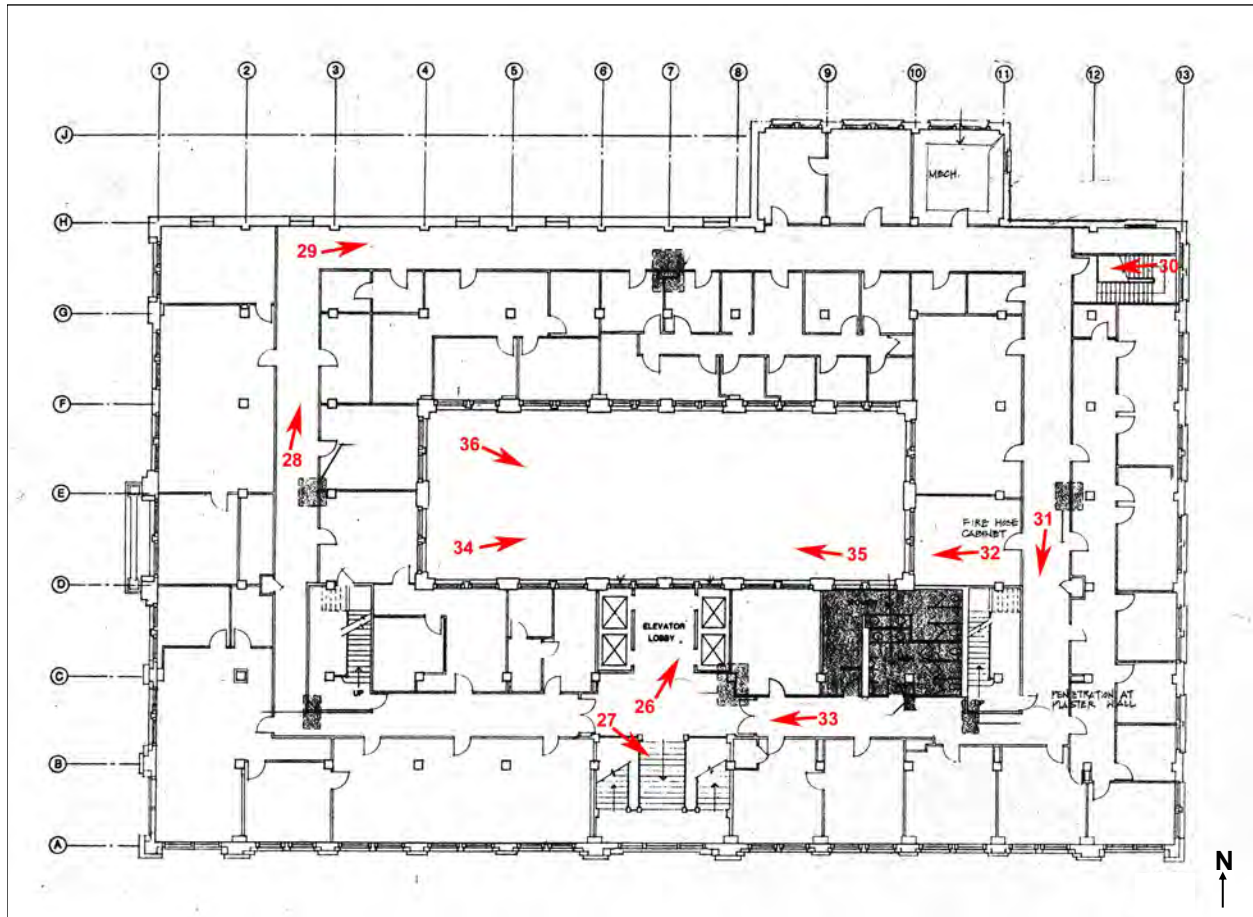


Photo 24: Mezzanine corridor, view south (Chattel, 2011)



Photo 25: Mezzanine, view south (Chattel, 2011)

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ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Second floor plan (DSR Design Inc., 1991) with locations of photos noted

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 26: Second floor elevator corridor, view north, note original marble wainscot and floor (Chattel, 2011)



Photo 27: Second floor stairs to lobby entrance, view southeast, note original marble on walls, ceiling, and banisters (Chattel, 2011)

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ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 28: Second floor corridor, view north, note original marble wainscot and floor and original wood doors (Chattel, 2011)



Photo 29: Second floor corridor, view east, note original marble wainscot and floor and original wood doors (Chattel, 2011)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 30: Second floor stairwell, view west (Chattel, 2011)



Photo 31: Second floor corridor, view south, note original marble wainscot and floor, original wood doors, and contemporary wall enclosing stairwell (right) (Chattel, 2011)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 32: Second floor office, view west (Chattel, 2011)



Photo 33: Second floor corridor, view west, note original marble wainscot, floor, and banisters (Chattel, 2011)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 34: Second floor light court, view east (Chattel, 2011)



Photo 35: Second floor light court, view east (Chattel, 2011)

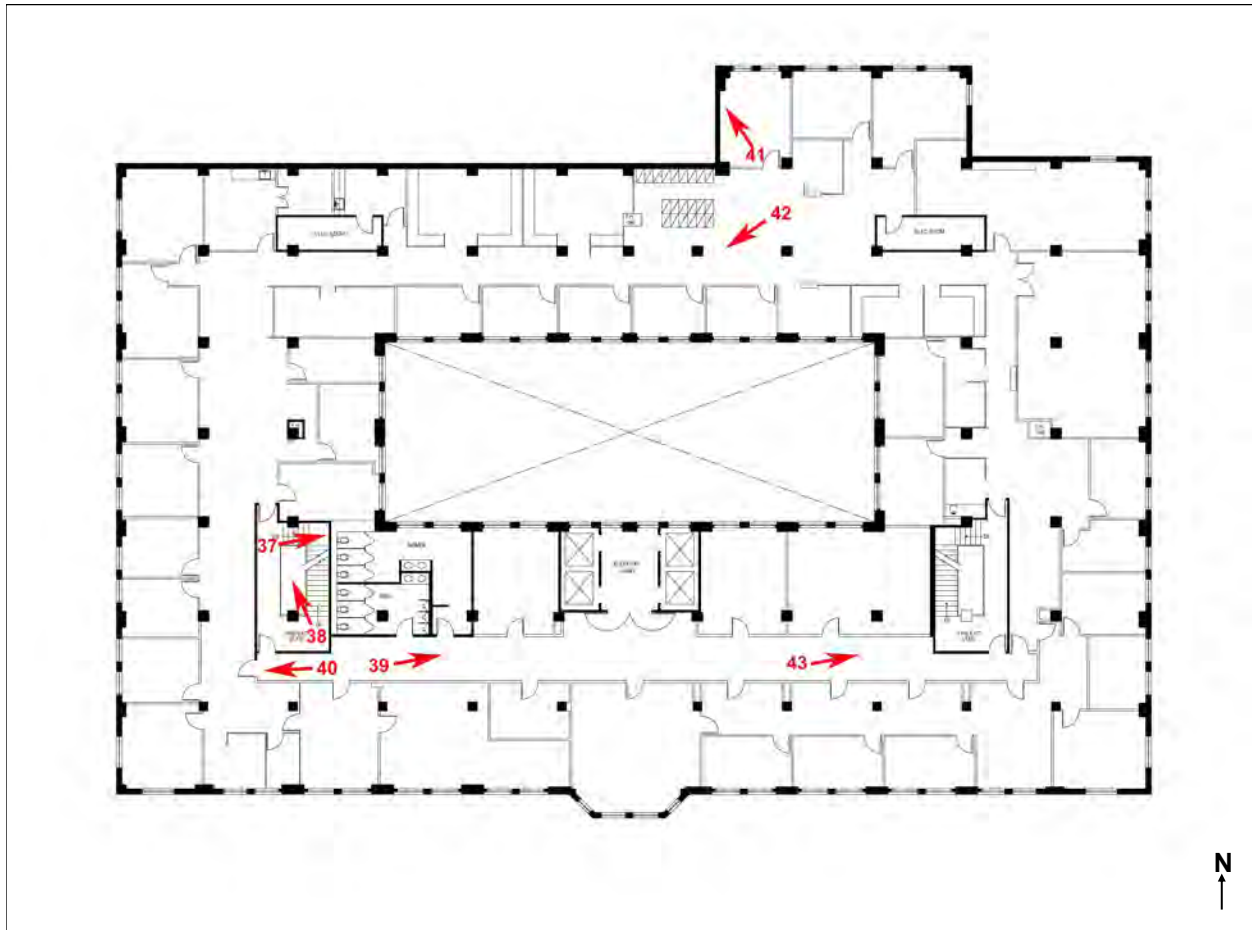
HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 36: Second floor light court, view southeast (Chattel, 2011)

This space is intentionally left blank.

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Third floor plan (FSY Architects, 2010) with locations of photos noted



Photo 37: Detail of third floor stairwell, note original marble wainscot and floor (Chattel, 2011)



Photo 38: View upward of stairwell from third floor (Chattel, 2011)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 39: Third floor corridor, view east, note original marble wainscot and floor (Chattel, 2011)



Photo 40: Third floor corridor, view west, note original marble floor and contemporary walls (at end and right) (Chattel, 2011)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 41: Third floor office, view northeast (Chattel, 2011)



Photo 42: Third floor open office space, view southwest (Chattel, 2011)

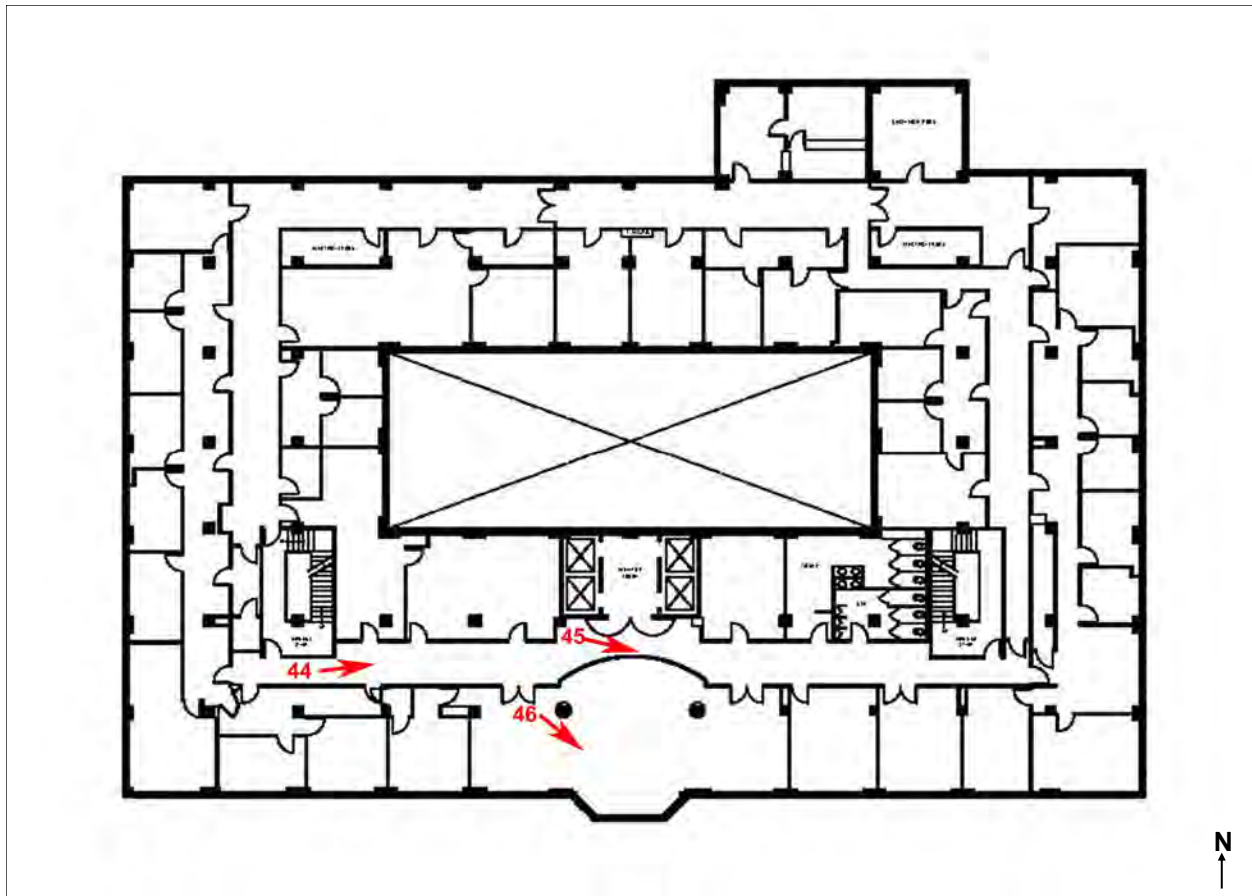
HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 43: Third floor corridor, view east, note original marble wainscot and floor and contemporary wall enclosing stairwell (left near end of hall) (Chattel, 2011)

This space is intentionally left blank.

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Fourth floor plan (FSY Architects, 2010) with locations of photos noted

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 44: Fourth floor corridor, view east, note original marble wainscot and floor and original wood doors (Chattel, 2011)



Photo 45: Fourth floor corridor, view east, note original marble floor (Chattel, 2011)

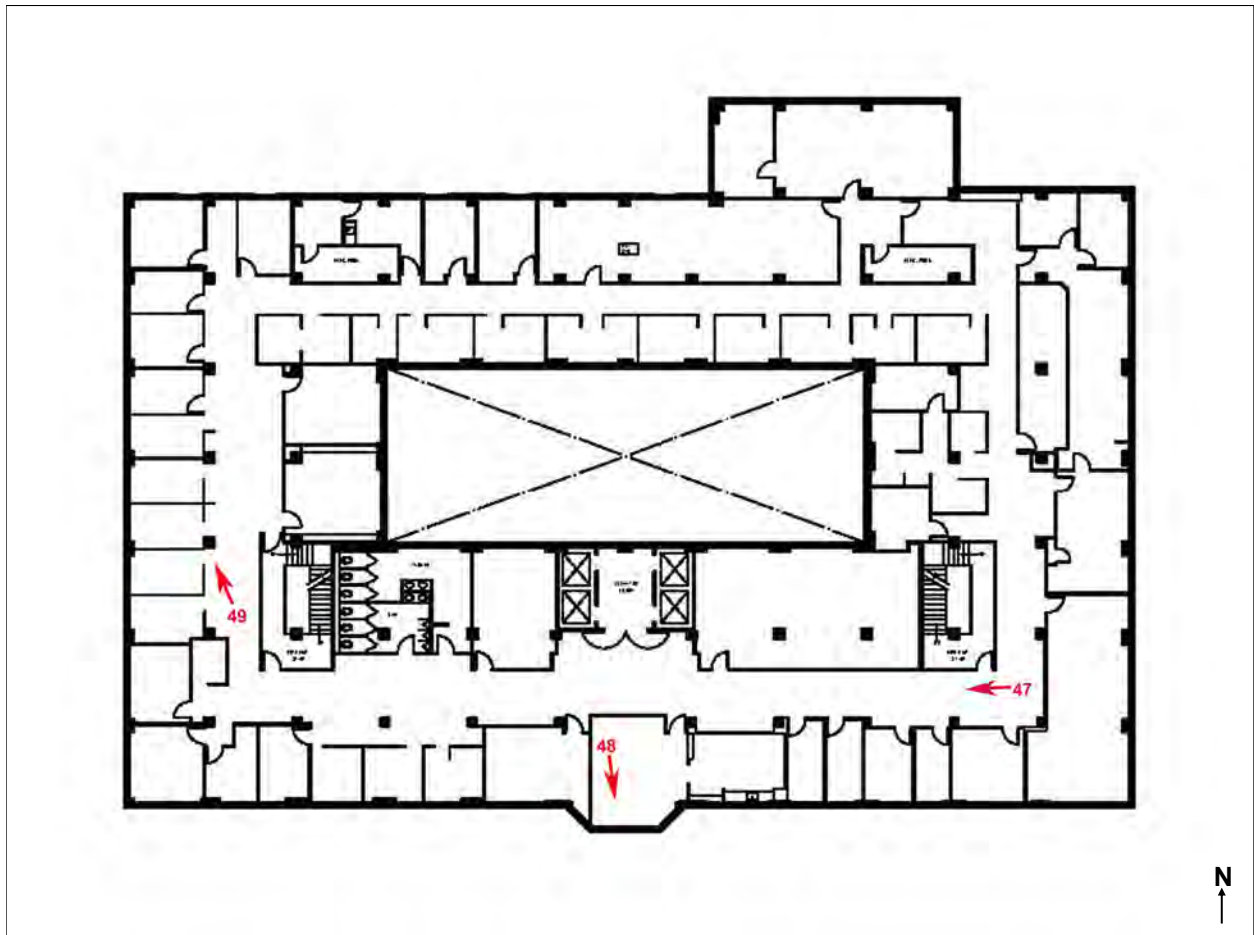
HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 46: Fourth floor office space, view southeast (Chattel, 2011)

This space is intentionally left blank.

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Fifth floor plan (FSY Architects, 2010) with locations of photos noted

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 47: Fifth floor corridor, view west, note original marble floor (Chattel, 2011)



Photo 48: Fifth floor office, view south (Chattel, 2011)

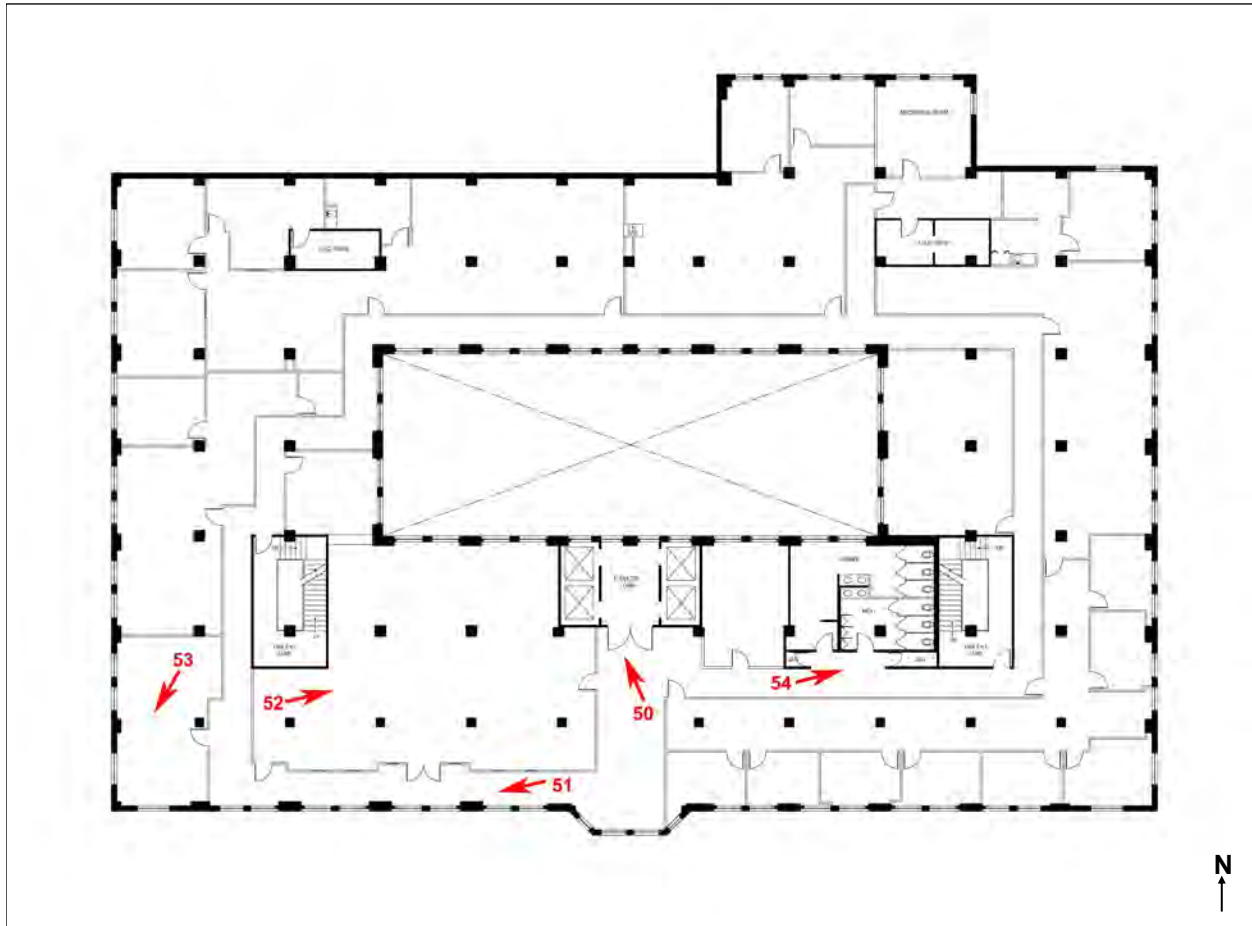
HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 49: Fifth floor open office space, view northwest (Chattel, 2011)

This space is intentionally left blank.

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Sixth floor plan (FSY Architects, 2010) with locations of photos noted

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 50: Sixth floor elevator corridor, view north, note original marble wainscot and floor (Chattel, 2011)



Photo 51: Sixth floor corridor, view west (Chattel, 2011)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 52: Sixth floor meeting room, view northwest (Chattel, 2011)



Photo 53: Sixth floor office, view southwest (Chattel, 2011)

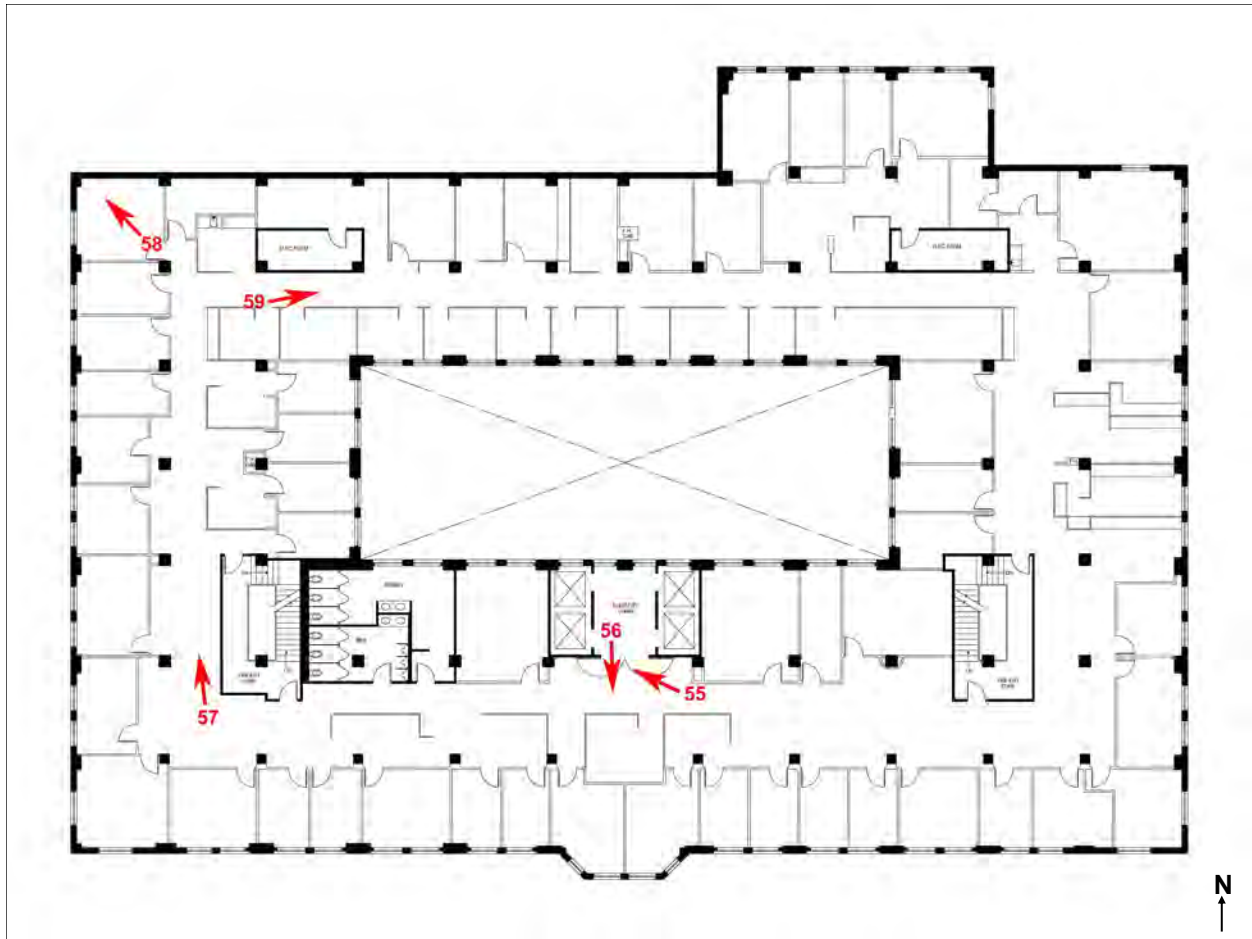
HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 54: Sixth floor corridor, view east (Chattel, 2011)

This space is intentionally left blank.

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Seventh floor plan (FSY Architects, 2010) with locations of photos noted

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 55: Seventh floor corridor, view northwest (Chattel, 2011)



Photo 56: Seventh floor corridor, view south (Chattel, 2011)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 57: Seventh floor open office space, view north (Chattel, 2011)



Photo 58: Seventh floor office, view northwest (Chattel, 2011)

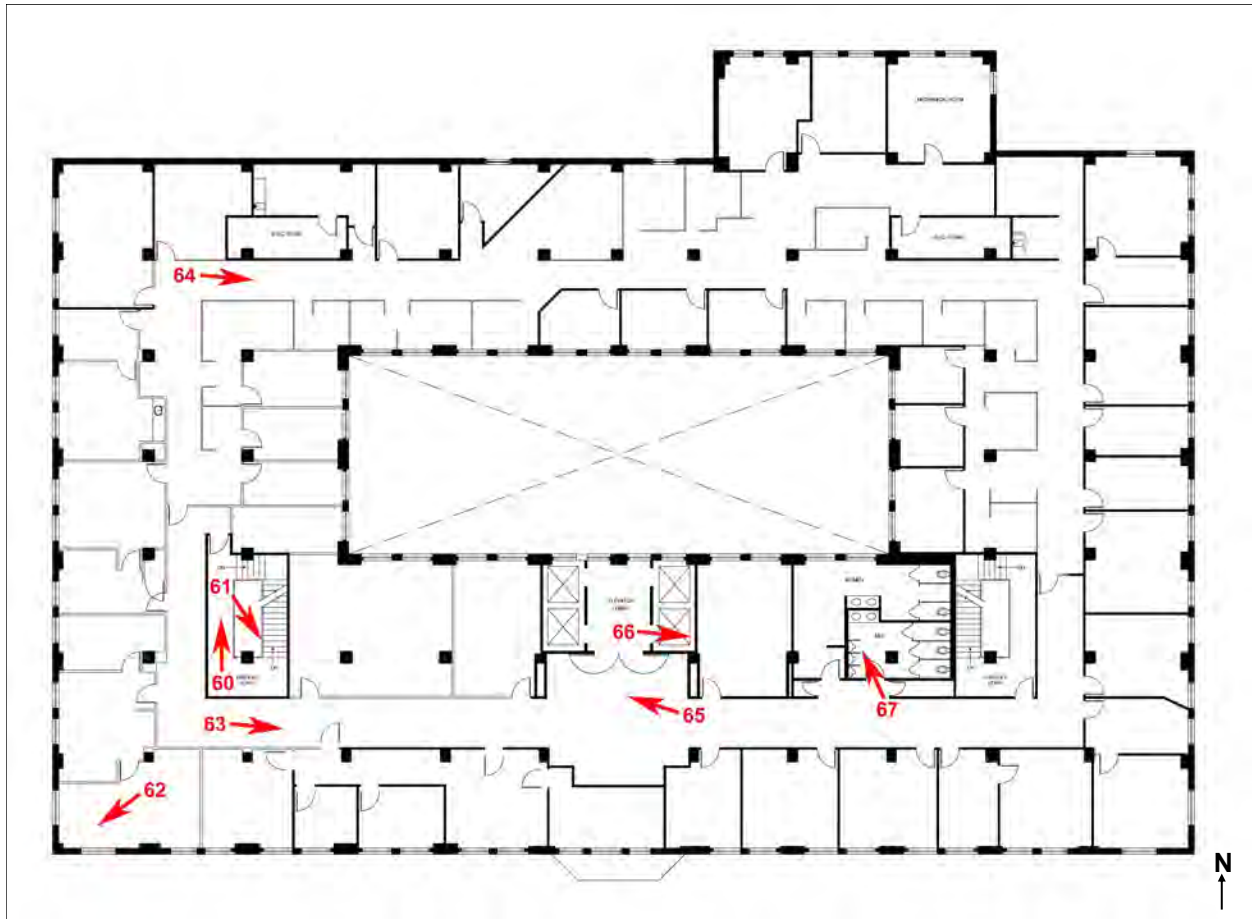
HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 59: Seventh floor open office space, view east (Chattel, 2011)

This space is intentionally left blank.

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Eighth floor plan (FSY Architects, 2010) with locations of photos noted

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 60: Eighth floor stairwell, view north, note original marble flooring and wainscot (Chattel, 2011)



Photo 61: View upward of stairwell and skylight from eighth floor (Chattel, 2011)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 62: Eighth floor office, view southwest (Chattel, 2011)



Photo 63: Eighth floor corridor, view east, note original marble floor (Chattel, 2011)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 64: Eighth floor open office space, view east (Chattel, 2011)



Photo 65: Eighth floor corridor, view northwest, note original marble floor and wainscot (Chattel, 2011)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 66: View of elevator at eighth floor (Chattel, 2011)



Photo 67: View north of eighth floor restroom, typical (Chattel, 2011)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 68: Stairs to roof from ninth floor, view west (Chattel, 2011)



Photo 69: Ninth floor, view west (Chattel, 2011)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 70: Ninth floor, view north (Chattel, 2011)



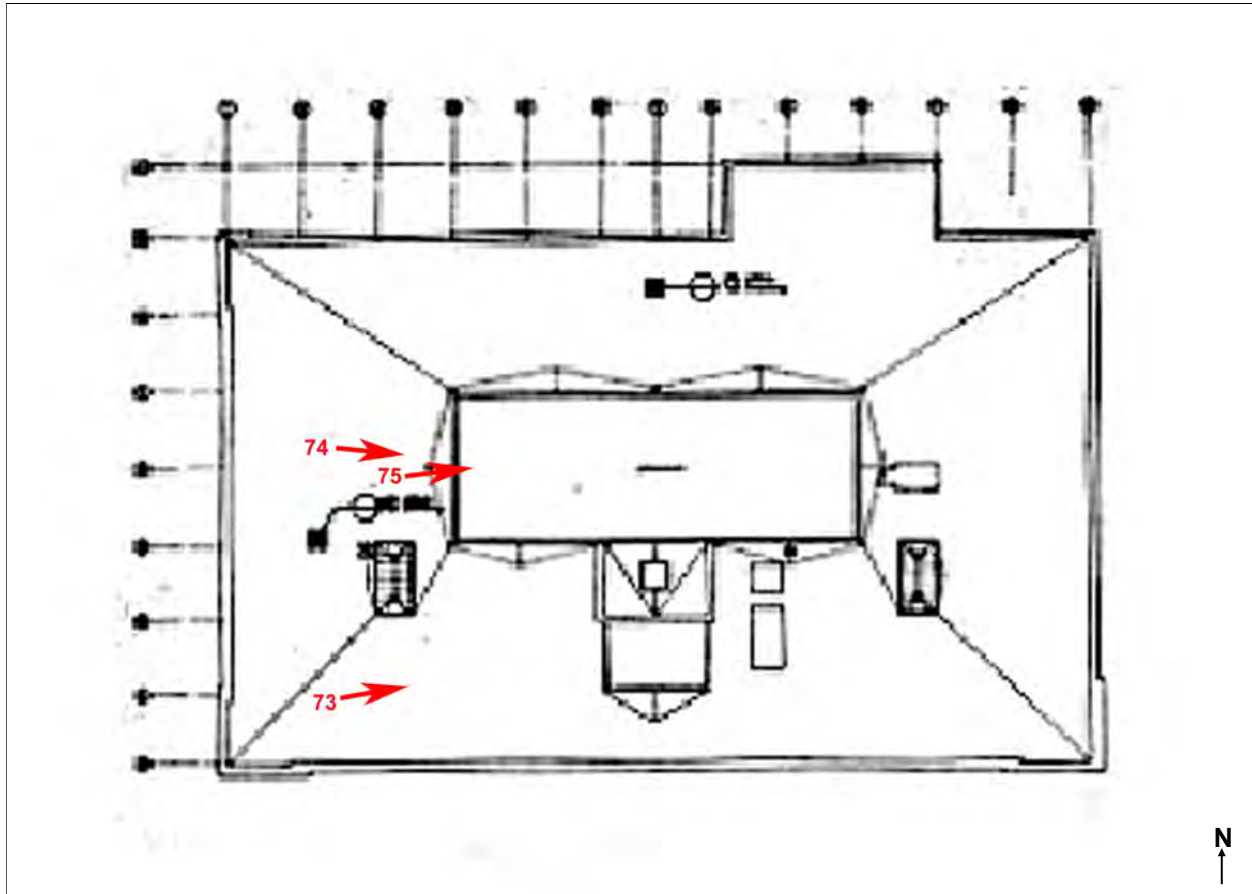
Photo 71: Ninth floor, view north (Chattel, 2011)



Photo 72: Ninth floor, view east (Chattel, 2011)

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HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Roof plan (DSR Design Inc., 1991) with locations of photos noted

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 73: Roof, view east (Chattel, 2011)



Photo 74: Roof, view east (Chattel, 2011)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOGRAPHS



Photo 75: View east of light court
from roof (Chattel, 2011)

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ATTACHMENT E:
HISTORIC MAPS AND PHOTOGRAPHS

HERMAN W. HELLMAN BUILDING
354 S. SPRING STREET
LOS ANGELES, CALIFORNIA

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HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT E: HISTORIC MAPS AND PHOTOGRAPHS

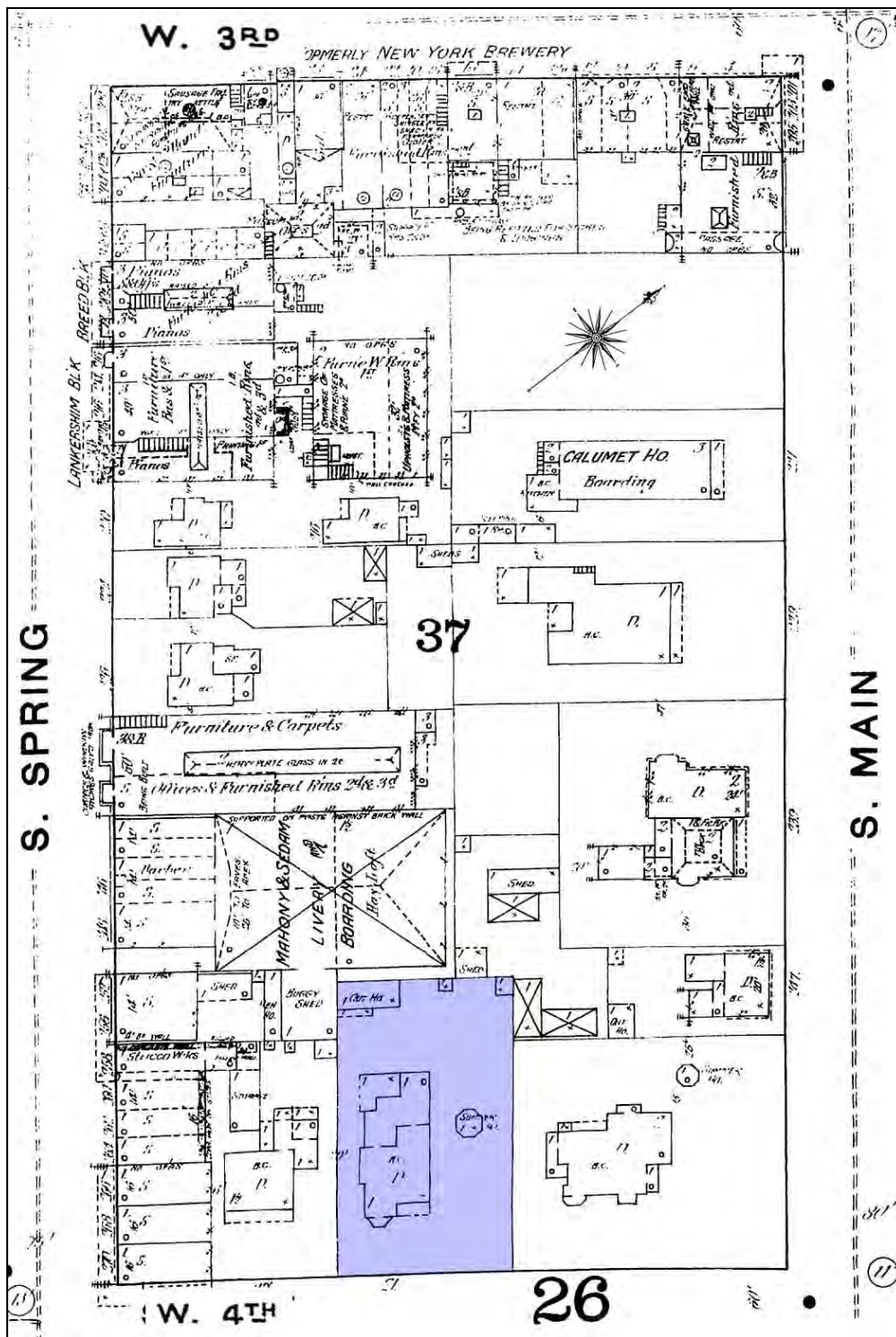


Figure 1: Sanborn Fire Insurance Map, 1888. Site of Herman W. Hellman home is shaded in blue. Herman W. Hellman building constructed on former Hellman home site.

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT E: HISTORIC MAPS AND PHOTOGRAPHS

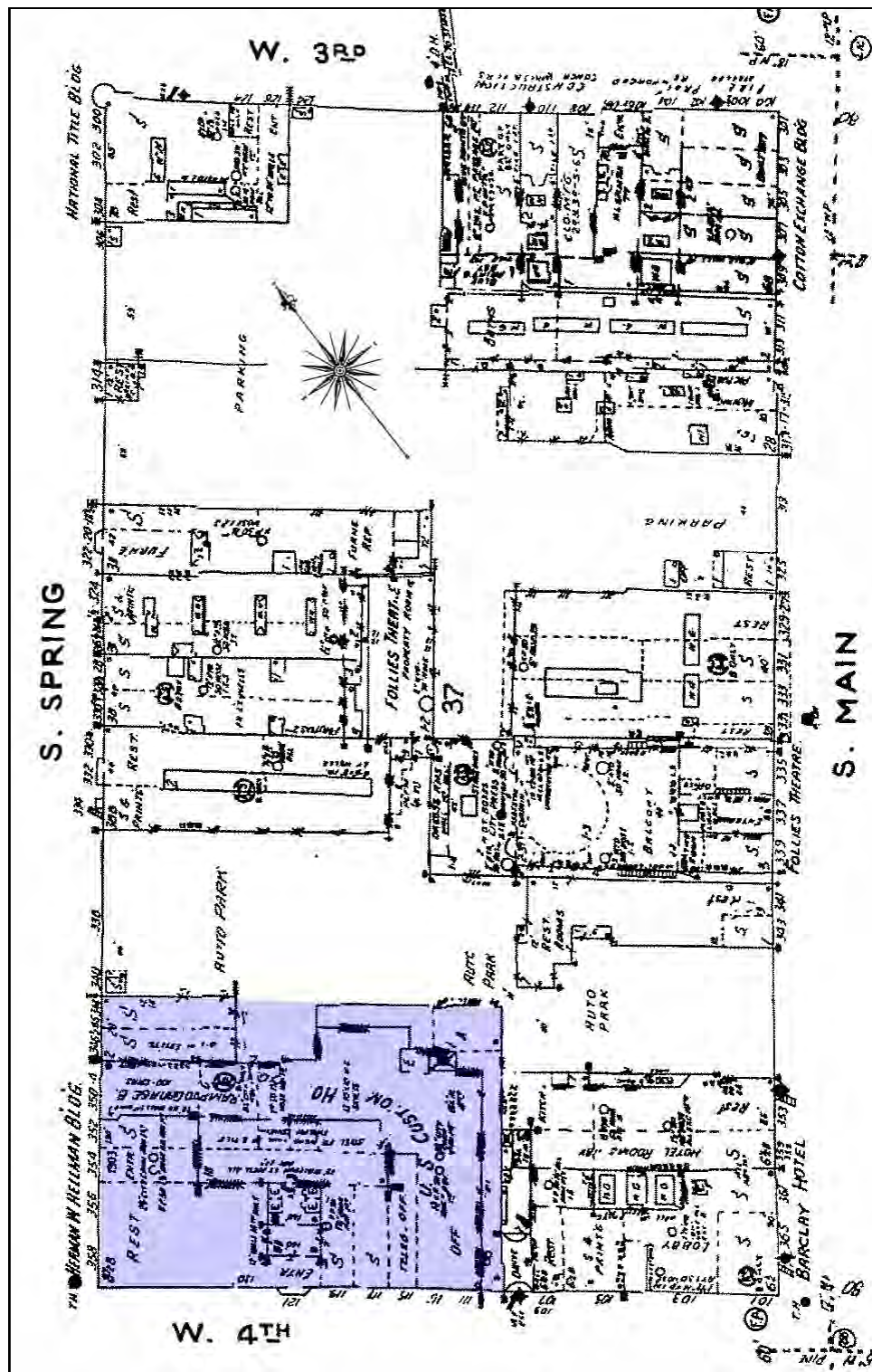


Figure 2: Sanborn Fire Insurance Map, 1906, republished 1953. Herman W. Hellman Building is shaded in blue. The building is located on the former site of Herman W. Hellman's home.

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT E: HISTORIC MAPS AND PHOTOGRAPHS



Figure 3: Northwest corner of Spring and 4th Streets. (Los Angeles Public Library (LAPL), 1898)



Figure 4: Northwest corner of Spring and 4th Streets. The Herman W. Hellman Building is slightly visible at right. (LAPL, c. 1900)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT E: HISTORIC MAPS AND PHOTOGRAPHS



Figure 5: Herman W. Hellman home. (LAPL, 1885)



Figure 6: Sketch of the Herman W. Hellman home that appeared in a *Los Angeles Times* article dated January 3, 1928. (LAPL, 1928)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT E: HISTORIC MAPS AND PHOTOGRAPHS



Figure 7: Herman W. Hellman Building under construction at right. Isaias W. Hellman home under demolition in foreground. (University of Southern California (USC), 1904)



Figure 8: Herman W. Hellman Building. (LAPL, 1906)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT E: HISTORIC MAPS AND PHOTOGRAPHS



Figure 9: Herman W. Hellman Building. (LAPL, undated)



Figure 10: Herman W. Hellman Building. (USC Examiner Collection, c. 1920)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT E: HISTORIC MAPS AND PHOTOGRAPHS



Figure 11: W. Fourth Street entrance.
(*The Architect and Engineer of California*, 1906)

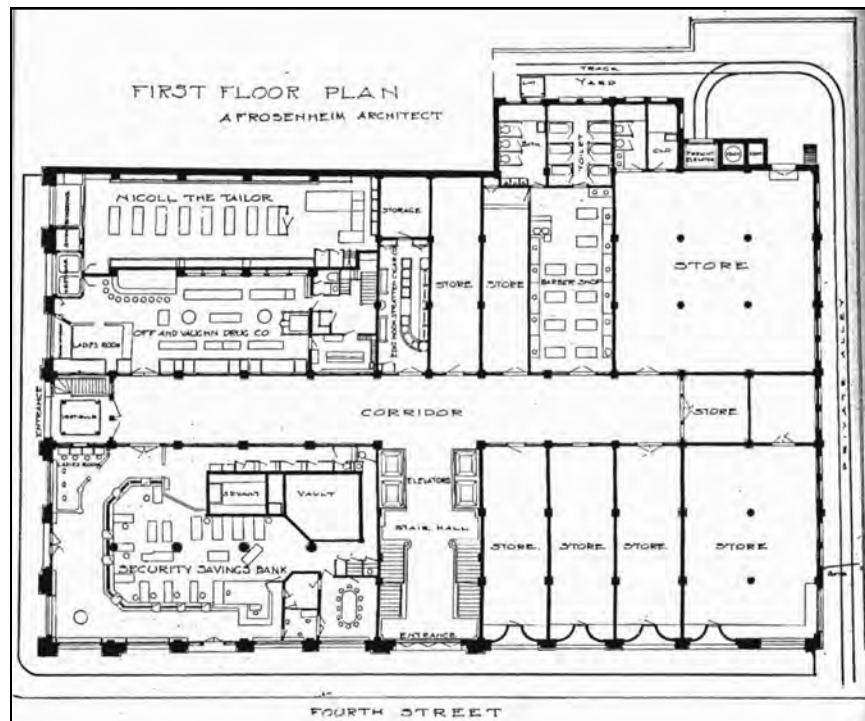


Figure 12: First floor plan. (*The Architect and Engineer of California*, 1906)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT E: HISTORIC MAPS AND PHOTOGRAPHS



Figure 13: East-west corridor of the lobby. (*The Architect and Engineer of California*, 1906)

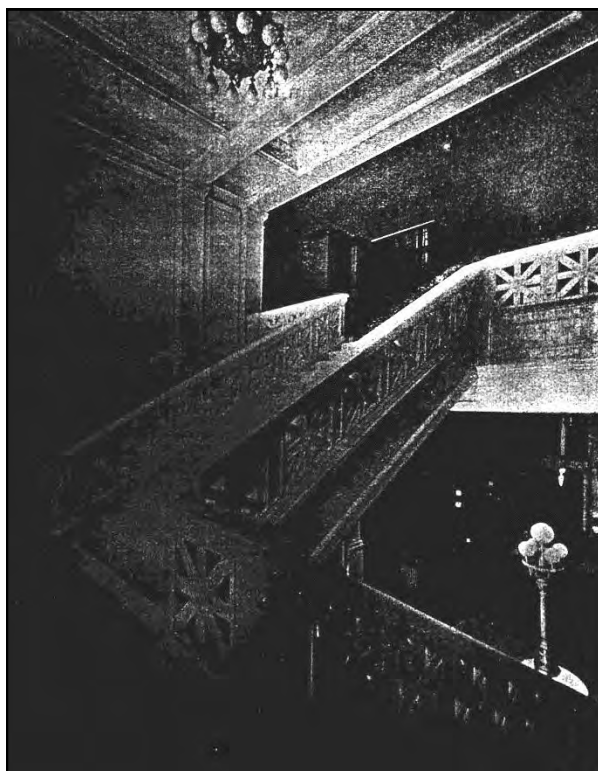


Figure 14: Grand marble double staircase in lobby. (*The Architect and Engineer of California*, 1906)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT E: HISTORIC MAPS AND PHOTOGRAPHS

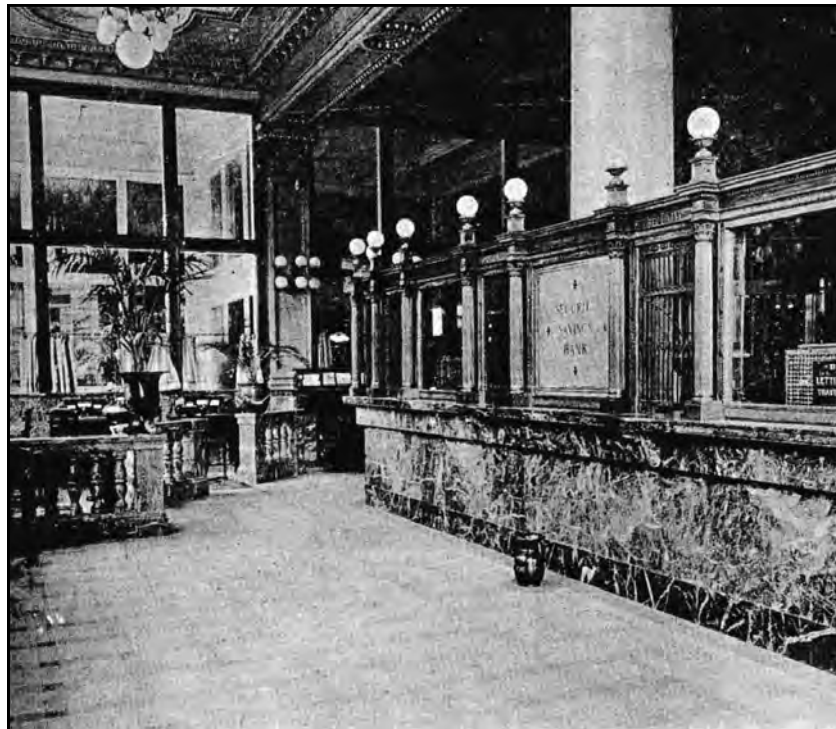


Figure 15: Security Savings Bank interior. (*The Architect and Engineer of California*, 1906)



Figure 16: The Bristol Café was located in the basement of the Herman W. Hellman Building. (LAPL, undated)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT E: HISTORIC MAPS AND PHOTOGRAPHS

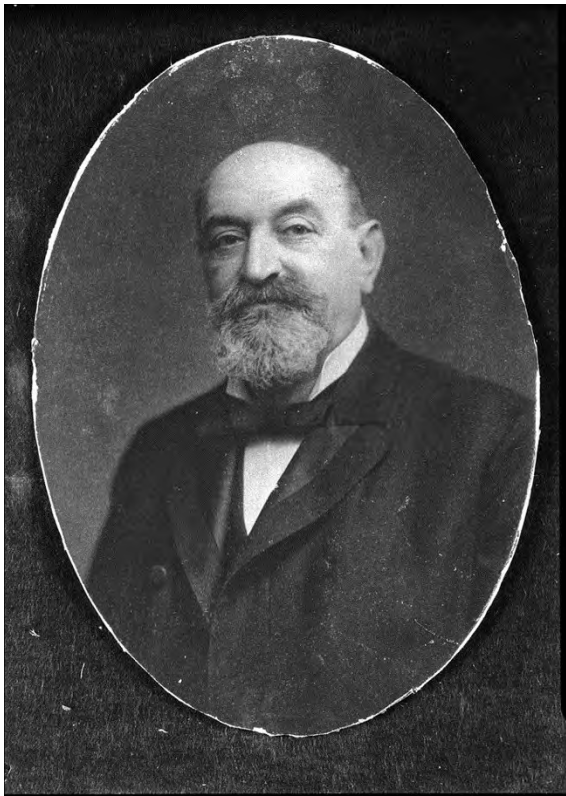


Figure 17: Herman W. Hellman. (USC, undated)



Figure 18: Ida Heimann Hellman, wife of Herman W. Hellman. (USC, undated)

ATTACHMENT F:
ZIMAS PARCEL PROFILE REPORT

HERMAN W. HELLMAN BUILDING
354 S. SPRING STREET
LOS ANGELES, CALIFORNIA

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City of Los Angeles Department of City Planning

6/19/2020 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

354 S SPRING ST
125 W 4TH ST
119 W 4TH ST
117 W 4TH ST
115 W 4TH ST
113 W 4TH ST
111 W 4TH ST
348 S SPRING ST
358 S SPRING ST

ZIP CODES

90013

RECENT ACTIVITY

CHC-2020-3772-HCM
ENV-2020-3773-CE

CASE NUMBERS

CPC-2018-6005-CA
CPC-2017-432-CPU-CA
CPC-2017-2107-MSC
CPC-2013-3169
CPC-2010-213-CA
CPC-2008-4502-GPA
CPC-2005-361-CA
CPC-2005-1124-CA
CPC-2005-1122-CA
CPC-2002-1128-CA
CPC-1986-606-GPC
CPC-1985-342-ZC
ORD-175038
ORD-164307-SA945
ORD-161603
ORD-137036
ORD-135901
ORD-129944
ZA-2011-2860-MCUP-ZV
CHC-2015-336-HCM
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2017-433-EIR
ENV-2017-2108-CE
ENV-2015-337-CE
ENV-2013-3392-CE
ENV-2013-3170-CE
ENV-2011-2861-MND

Address/Legal Information

PIN Number	129A211 44
Lot/Parcel Area (Calculated)	25,716.5 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID F4
Assessor Parcel No. (APN)	5149020010
Tract	HERMAN W. HELLMAN PROPERTY
Map Reference	M B 5-44
Block	None
Lot	"UNNUMBERED LT"
Arb (Lot Cut Reference)	1
Map Sheet	129A211 129A213

Jurisdictional Information

Community Plan Area	Central City
Area Planning Commission	Central
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - José Huizar
Census Tract #	2073.02
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	[Q]C4-4D
Zoning Information (ZI)	ZI-2488 City Center ZI-2385 Greater Downtown Housing Incentive Area ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	Regional Center Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No

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

ENV-2010-214-ND	Streetscape	No
ENV-2008-4505-ND	Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Area
ENV-2005-362-CE	Affordable Housing Linkage Fee	
ENV-2005-1125-CE	Residential Market Area	Medium-High
ENV-2005-1123-CE	Non-Residential Market Area	High
ENV-2002-1131-ND	Transit Oriented Communities (TOC)	Tier 4
ENV-2002-1130-ND	RPA: Redevelopment Project Area	City Center
	Central City Parking	Yes
	Downtown Parking	Yes
	Building Line	None
	500 Ft School Zone	No
	500 Ft Park Zone	Active: Spring Street Park
Assessor Information		
	Assessor Parcel No. (APN)	5149020010
	Ownership (Assessor)	
	Owner1	HW HELLMAN BUILDING LP C/O C/O ALLEN GROSS
	Address	15303 VENTURA BLVD STE 250 SHERMAN OAKS CA 91403
	Ownership (Bureau of Engineering, Land Records)	
	Owner	POPULAR CENTER, LLC (ET AL) C/O DR, DAVID LEE
	Address	3450 WILSHIRE BLVD. STE. 400 LOS ANGELES CA 90010
	APN Area (Co. Public Works)*	0.604 (ac)
	Use Code	1706 - Commercial - Office Building - 6 to 13 Stories
	Assessed Land Val.	\$3,100,960
	Assessed Improvement Val.	\$9,188,033
	Last Owner Change	06/01/2012
	Last Sale Amount	\$10,700,107
	Tax Rate Area	13264
	Deed Ref No. (City Clerk)	8-473
		2053251
		2016113
		1188862
	Building 1	
	Year Built	1904
	Building Class	AXA
	Number of Units	0
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	167,885.0 (sq ft)
	Building 2	No data for building 2
	Building 3	No data for building 3
	Building 4	No data for building 4
	Building 5	No data for building 5
	Rent Stabilization Ordinance (RSO)	No [APN: 5149020010]
Additional Information		
	Airport Hazard	None
	Coastal Zone	None
	Farmland	Area Not Mapped
	Urban Agriculture Incentive Zone	YES
	Very High Fire Hazard Severity Zone	No
	Fire District No. 1	Yes
	Flood Zone	Outside Flood Zone
	Watercourse	No
	Hazardous Waste / Border Zone Properties	No

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Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.54292808
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
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	DOWNTOWN CENTER
Hubzone	Redesignated until Dec 2021
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5149020010]
Ellis Act Property	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	135
Fire Information	
Bureau	Central
Batallion	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-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2017-432-CPU-CA
Required Action(s):	CA-CODE AMENDMENT CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2017-2107-MS
Required Action(s):	MSC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Descriptions(s):	DOWNTOWN DESIGN GUIDE UPDATE
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
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):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-2002-1128-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGES OF HEIGHT AS NEEDED
Case Number:	CPC-1985-342-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	ZONE CHANGE FROM M2, C5 AND CM TO (Q)C4
Case Number:	ZA-2011-2860-MCUP-ZV
Required Action(s):	MCUP-MASTER CONDITIONAL USE PERMIT ZV-ZONE VARIANCE

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Project Descriptions(s):	A MASTER CONDITIONAL PERMIT, PURSUANT TO SECTION 12.24-W,1 OF THE LAMC, TO ALLOW THE SALE OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN THREE PROPOSED RESTAURANTS AND ONE BAR/LOUNGE WITH SEATING CAPACITIES SUCH AS FOLLOWS: 1. 4,096-SQUARE-FOOT RESTAURANT - 143 SEATS 2. 4,039-SQUARE-FOOT RESTAURANT - 170 SEATS 3. 2,268-SQUARE-FOOT RESTAURANT - 90 SEATS 4. 4,523-SQUARE-FOOT BAR/LOUNGE - 116 SEATS ALL HAVING ALCOHOL SERVICE FROM 11:00A.M. TO 2:00A.M. DAILY OR SEVEN DAYS A WEEK; A ZONING ADMINISTRATOR DETERMINATION, PURSUANT TO SECTION 12.24-X,1(B)(2) OF THE LAMC, TO ALLOW 212 RESIDENTIAL UNITS IN CONJUNCTION WITH THE PROPOSED ADAPTIVE REUSE DEVELOPMENT; AND A ZONING ADMINISTRATOR DETERMINATION, PURSUANT TO SECTION 12.24-X,1(B)(2) OF THE LAMC, TO ALLOW THE EXISTING 65 PARKING SPACES FOR THE PROPOSED DEVELOPMENT.
Case Number:	CHC-2015-336-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HELLMAN BUILDING HISTORIC-CULTURAL MONUMENT
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2017-2108-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	DOWNTOWN DESIGN GUIDE UPDATE
Case Number:	ENV-2015-337-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HELLMAN BUILDING HISTORIC-CULTURAL MONUMENT
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-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	ENV-2011-2861-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): A MASTER CONDITIONAL PERMIT, PURSUANT TO SECTION 12.24-W,1 OF THE LAMC, TO ALLOW THE SALE OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IN THREE PROPOSED RESTAURANTS AND ONE BAR/LOUNGE WITH SEATING CAPACITIES SUCH AS FOLLOWS:
1. 4,096-SQUARE-FOOT RESTAURANT - 143 SEATS
2. 4,039-SQUARE-FOOT RESTAURANT - 170 SEATS
3. 2,268-SQUARE-FOOT RESTAURANT - 90 SEATS
4. 4,523-SQUARE-FOOT BAR/LOUNGE - 116 SEATS
ALL HAVING ALCOHOL SERVICE FROM 11:00A.M. TO 2:00A.M. DAILY OR SEVEN DAYS A WEEK;

A ZONING ADMINISTRATOR DETERMINATION, PURSUANT TO SECTION 12.24-X,1(B)(2) OF THE LAMC, TO ALLOW 212 RESIDENTIAL UNITS IN CONJUNCTION WITH THE PROPOSED ADAPTIVE REUSE DEVELOPMENT;
AND

A ZONING ADMINISTRATOR DETERMINATION, PURSUANT TO SECTION 12.24-X,1(B)(2) OF THE LAMC, TO ALLOW THE EXISTING 65 PARKING SPACES FOR THE PROPOSED DEVELOPMENT.

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

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s): CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS

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-2005-1125-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-2002-1131-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s):

Case Number: ENV-2002-1130-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s):

DATA NOT AVAILABLE

ORD-175038

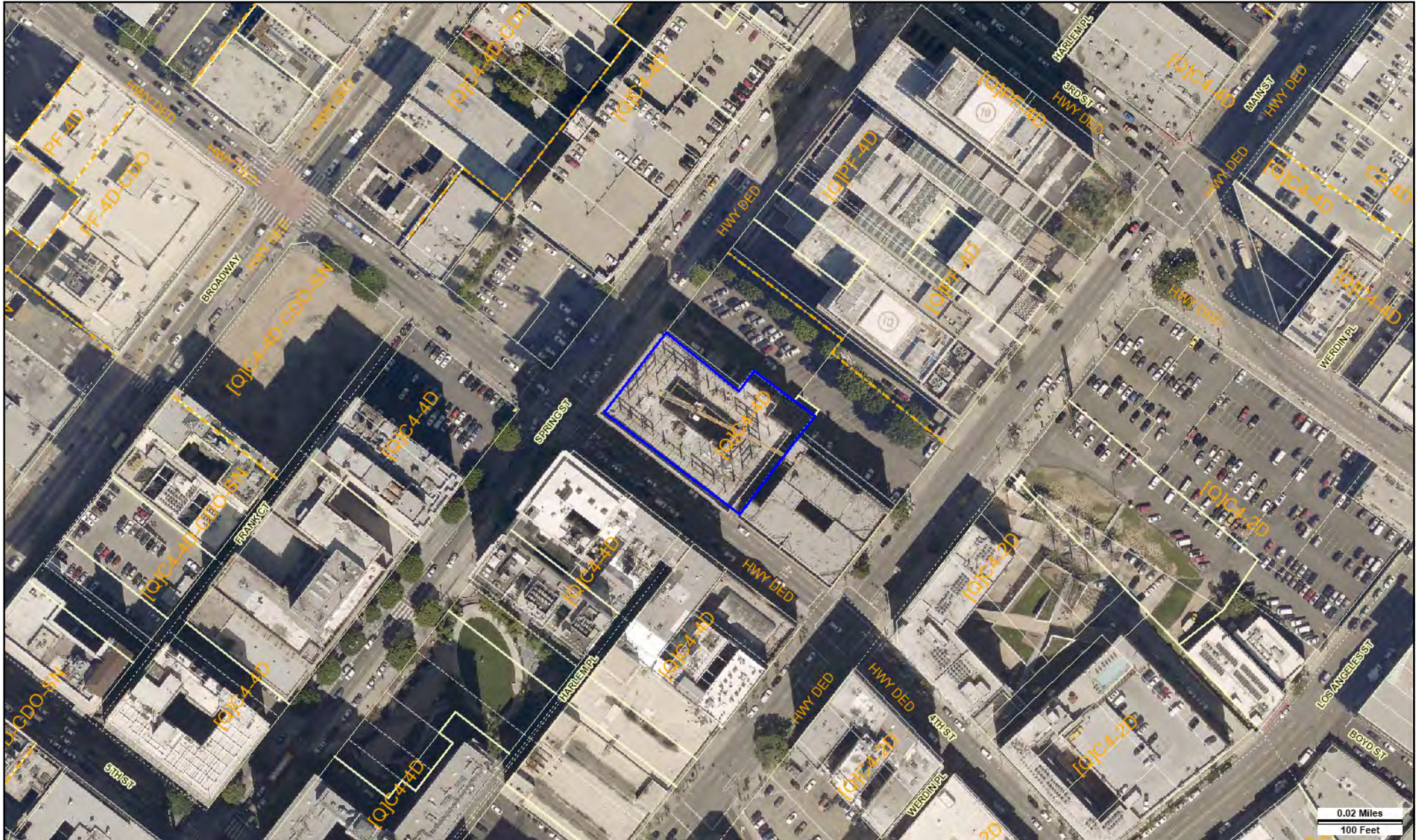
ORD-164307-SA945

ORD-161603

ORD-137036

ORD-135901

ORD-129944



Address: 354 S SPRING ST

Tract: HERMAN W. HELLMAN
PROPERTY

Zoning: [Q]C4-4D

APN: 5149020010

Block: None

General Plan: Regional Center Commercial

PIN #: 129A211 44

Lot: "UNNUMBERED LT"

Arb: 1



ATTACHMENT G:
UPDATED PHOTOS

HERMAN W. HELLMAN BUILDING
354 S. SPRING STREET
LOS ANGELES, CALIFORNIA

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HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOS



Image 1: 354 S. Spring Street, west elevation, view east (Chattel, 2019)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA

ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOS



Image 2: 354 S. Spring Street, west elevation (left) and south elevation (right), view northeast (Chattel, 2019)



Image 3: 354 S. Spring Street, north elevation (left) and west elevation (right), view southeast (Chattel, 2019)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOS



Image 4: 354 S. Spring Street, lobby, view south (Chattel, 2019)



Image 5: 354 S. Spring Street, lobby, view east (Chattel, 2019)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOS



Image 6: , view east (Chattel, 2019)



Image 7: , view west (Chattel, 2019)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOS



Image 8: 354 S. Spring Street, suite 513, view north (Chattel, 2019)



Image 9: 354 S. Spring Street, suite 513, view west (Chattel, 2019)

HERMAN W. HELLMAN BUILDING, 354 S. SPRING STREET, LOS ANGELES, CALIFORNIA
ATTACHMENT D: ADDITIONAL CONTEMPORARY PHOTOS



Image 10: , view northwest (Chattel, 2019)



Image 11: , view west (Chattel, 2019)