

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
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Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

02-2276
02-2277
02-2278

CD 9

October 24, 2002

PLACE IN FILES

NOV - 1 2002

DEPUTY

Councilmember Perry
Councilmember Weiss
Chief Legislative Analyst
City Attorney
Cultural Heritage Commission
Cultural Affairs Department

RE: INCLUDE IN THE LIST OF HISTORIC-CULTURAL MONUMENTS THE HELLMAN
BUILDING, THE CONTINENTIAL BUILDING, AND THE SAN FERNANDO BUILDING

At the meeting of the Council held October 18, 2002, the following action
was taken:

Attached report adopted.....	_____
Attached motion (Perry - Weiss) adopted	_____ X
Attached resolution adopted.....	_____
FORTHWITH.....	_____ X
Mayor concurred	_____
Motion adopted to approve committee report recommendation(s)...	_____
Motion adopted to approve communication recommendation(s).....	_____
Findings adopted	_____ X
Mitigated Negative Declaration adopted	_____

City Clerk
et

steno\022278



MOTION

At the meeting of October 16, 2002 the Cultural Heritage Commission acted to include the below listed three properties in the list of Historic-Cultural Monuments:

HELLMAN BUILDING
410 South Spring Street

CONTINENTAL BUILDING
408 South Spring Street

SAN FERNANDO BUILDING
400 South Main Street

Immediate action is needed today for the Council to approve these designations due to deadlines imposed by the Mills Act.

I THEREFORE MOVE that the Council determine, as provided in Section 54954.2(b)(2) of the Government Code, and pursuant to Rule 23 of the Rules of the City Council, that there is a need to take immediate action on this matter AND that the need for action came to the attention of the City Council subsequent to the posting of the agenda for today's Council meeting.

I FURTHER MOVE that the Council approve the recommendations of the Cultural Heritage Commission to include the below listed properties on the list of Historic-Cultural Monuments:

HELLMAN BUILDING
410 South Spring Street

CONTINENTAL BUILDING
408 South Spring Street

SAN FERNANDO BUILDING
400 South Main Street

PRESENTED BY:

JAN C. PERRY
Councilwoman, 9th District

*Findings &
mo.*
ADOPTED
OCT 18 2002

SECONDED BY:

LOS ANGELES CITY COUNCIL

ak

FORTHWITH

EB7

COUNCIL VOTE

Oct 18, 2002 11:56:07 AM, #9

Special 01

Voting on Item(s):

Roll Call *finding*

BERNSON	Absent
GALANTER	Absent
*GARCETTI	Yes
GREUEL	Yes
HAHN	Yes
HOLDEN	Yes
LABONGE	Yes
MISCIKOWSKI	Yes
PACHECO	Absent
PERRY	Yes
REYES	Yes
RIDLEY-THOMAS	Yes
WEISS	Yes
ZINE	Yes
PADILLA	Absent

Present: 11, Yes: 11 No: 0

COUNCIL VOTE

Oct 18, 2002 11:56:19 AM, #10

Special 01

Voting on Item(s):

Roll Call

BERNSON	Absent
GALANTER	Absent
*GARCETTI	Yes
GREUEL	Yes
HAHN	Yes
HOLDEN	Yes
LABONGE	Yes
MISCIKOWSKI	Yes
PACHECO	Absent
PERRY	Yes
REYES	Yes
RIDLEY-THOMAS	Yes
WEISS	Yes
ZINE	Yes
PADILLA	Absent

Present: 11, Yes: 11 No: 0

CITY OF LOS ANGELES
CALIFORNIA



JAMES K. HAHN
MAYOR

CULTURAL AFFAIRS
COMMISSION

CHARLES M. STERN
PRESIDENT

DENNIS R. MARTINEZ
VICE PRESIDENT

ALYCIA D. ENCISO
KIM L. HUNTER
JAYNE LEVANT
LEE RAMER
GAYLE GARNER ROSKI

CULTURAL AFFAIRS
DEPARTMENT

433 S. SPRING ST., 10TH FLOOR
LOS ANGELES, CA 90013
(213) 473-7700
(213) 473-8352 FAX

MARGIE J. REESE
GENERAL MANAGER

CULTURAL HERITAGE
COMMISSION

MICHAEL A. CORNWELL
PRESIDENT

MARY KLAUS-MARTIN
VICE-PRESIDENT

KAYE M. BECKHAM
JOHNNY GRANT
HOLLY A. WYMAN

October 16, 2002

RECEIVED
CITY CLERK'S OFFICE
2002 OCT 17 AM 7:18
CITY CLERK
BY _____
DEPUTY

Los Angeles City Council
Room 395, City Hall
MESSENGER STOP #160

gc
CD 9

SUBJECT: CONTINENTAL BUILDING
408 South Spring Street

Honorable Members:

At the Cultural Heritage Commission meeting of October 16, 2002, the Commission moved to include the above property in the list of Historic-Cultural Monuments, subject to adoption by the City Council.

As required under the provisions of Section 22.126 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the City whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The Cultural Heritage Commission would greatly appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council. **The Council has 60 days from October 16, 2002 to act pursuant to LAAC Sec. 22.125.1. The Council, by resolution, may extend the period for good cause for an additional 15 days.**

Sincerely,

MARGIE J. REESE, GENERAL MANAGER

Marjorie Thayne
MARJORIE THAYNE
Commission Executive Assistant II

MT:efj

Enclosures

c: Councilwoman Jan Perry
Zoning Coordinator
Preservation Coordinator
Old Financial District L. P.

ARTS HEALTH & HUMANITIES

OCT 18 2002

CULTURAL HERITAGE COMMISSION
433 SOUTH SPRING STREET, 10TH FLOOR
LOS ANGELES, CA 90013
(213)485-6793

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT: CONTINENTAL BUILDING
2. STREET ADDRESS: 408 SOUTH SPRING STREET
CITY: LOS ANGELES ZIP CODE: 90013 COUNCIL DISTRICT: #9
3. ASSESSOR'S PARCEL NO: 5149-023-011
4. COMPLETE LEGAL DESCRIPTION: ORD'S SURVEY, BLOCK 9,
PORTION OF LOT 10
5. RANGE OF ADDRESSES ON PROPERTY: 402-08 SOUTH SPRING STREET
6. PRESENT OWNER: OLD FINANCIAL DISTRICT L.P.
STREET ADDRESS: 636 SOUTH BROADWAY, SUITE #400
CITY: LOS ANGELES ZIP CODE: 90014 PHONE: (213) 622-4949
OWNERSHIP IS: PRIVATE
7. PRESENT USE: RESIDENTIAL/RETAIL ORIGINAL USE: OFFICE/RETAIL

DESCRIPTION

8. ARCHITECTURAL STYLE: BEAUX-ARTS (SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR
STRUCTURE: (SEE OPTIONAL DESCRIPTION WORKSHEET)

SEE ATTACHED
10. CONSTRUCTION DATE: FACTUAL: 1904

HISTORIC-CULTURAL MONUMENT APPLICATION

PAGE 2

NAME OF PROPOSED MONUMENT: CONTINENTAL BUILDING

11. ARCHITECT, DESIGNER, OR ENGINEER: JOHN PARKINSON

12. CONTRACTOR OR OTHER BUILDER: N/A

13. DATE OF ENCLOSED PHOTOGRAPHS: 9/27/02

14. CONDITION: GOOD

15. ALTERATIONS: GROUND LEVEL STOREFRONTS HAVE BEEN ALTERED. UPPER FLOOR INTERIORS HAVE BEEN ADAPTIVELY REUSED AS APARTMENTS.

16. THREATS TO SITE: NONE

17. IS THE STRUCTURE: ON ITS ORIGINAL SITE.

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH THE SITE: (SEE OPTIONAL SIGNIFICANCE WORK SHEET)

SEE ATTACHED

19. SOURCES: SEE ATTACHED

20. DATE FORM PREPARED: 9/25/02

PREPARER'S NAME: KRISTEN SODERBERG

ORGANIZATION: GILMORE ASSOCIATES

STREET ADDRESS: 636 SOUTH BROADWAY, SUITE #400

CITY: LOS ANGELES STATE: CA ZIP: 90014

PHONE: (213) 622-4949

NAME OF PROPOSED MONUMENT: Continental Building

SOURCES

Los Angeles Central Library Photograph Collection

Sanborn Fire Insurance Maps, 1906, 1923

City of Los Angeles Building Permit Records

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

National Register of Historic Places Inventory - Nomination Form, 1979

NAME OF PROPOSED MONUMENT: Continental Building

STATEMENT OF SIGNIFICANCE

The Continental Building is historically significant as one of the first office buildings in the Spring Street Financial District, once known as the "Wall Street of the West." The building is also architecturally significant as an excellent example of the Beaux-Arts style and as an early example of the work of John Parkinson.

The Continental Building was originally called the Braly Building when it was completed in 1904. The building was named for John Hyde Braly, one of California's early pioneers. He arrived in Northern California with his family a few months before the Gold Rush in 1849. Braly was a farmer and school superintendent in the Santa Clarita Valley before moving to Los Angeles in 1891, where he became a successful banker. As president of the syndicate that constructed the Braly Block, he was privileged to have the building named after him.

The prominent local architect, John Parkinson was engaged to design the building. Individually, or in association with his son Donald or Edwin Bergstrom, Parkinson designed the majority of the buildings in the district. Born and trained in England, Parkinson's prolific career began when he opened a Los Angeles office in 1894. With Bergstrom, with whom he partnered from 1905-15, Parkinson designed six other buildings on the street. Parkinson was in partnership with his son from 1920-35. Their Spring Street designs included the Moderne-style Title Insurance and Trust Building(1928). Their fruitful association also produced such Los Angeles landmarks as Bullock's Wilshire Department Store and Los Angeles Memorial Coliseum.

Parkinson was involved in the design of twenty-one buildings on Spring Street, eighteen of which survive. The Continental Building was Parkinson's first building on the street and one of his most exuberant. Designed in the Beaux-Arts style, like most of the commercial buildings from the period, the Continental Building carries a wealth of rich and heavy ornamentation. The Continental Building is also distinct in its height. At 175 feet, stretching up twelve stories, it is considered the city's first skyscraper. In 1905 the City Council amend the City Charter setting a 150 foot height limit on commercial buildings. As such, the Continental Building remained the tallest building on Spring Street until the height limit was repealed in 1957 and the First Interstate Bank Building was constructed in 1959.

NAME OF PROPOSED MONUMENT: Continental Building

ARCHITECTURAL DESCRIPTION

Completed 1904, the Continental Building occupies the southeast corner of Fourth and Spring Streets. The twelve-story, Beaux-Arts style building has a steel frame and reinforced concrete structure clad in tan brick, cast concrete, and terra cotta. Typical of the Beaux-Arts style in which it is rendered, the building is horizontally organized with a base represented by the first three stories, a shaft represented by the fourth through tenth stories, and a capital represented by the eleventh and twelfth stories.

The north and west facades face Fourth Street and Spring Street, respectively, and are divided vertically into five bays. The ground level has been completely altered and is now covered with a barricade. The second story is clad with cast concrete blocks designed to appear as dressed stone. Wood-framed, tripartite windows are set in each bay. A decorative frieze divides the second and third stories. The third through tenth stories are sheathed with tan brick. On the third story, wood-framed, tripartite windows, slightly more narrow than those on the second story, are framed by exaggerated terra cotta quoins and crowned by elaborate pediments also of terra cotta. In contrast to the base and capital, the shaft of the building, i.e., the fourth through tenth stories, are unadorned other than the string course which divides each story. Located at lintel level, the string course has a Greek key pattern. At the top of the tenth story, are terra cotta brackets and bosses. The top two stories are highly decorated with terra cotta elements in high relief including pediments above the eleventh story windows, fluted columns between the windows, keystones above the twelfth story windows, a frieze, and cornice.

The interior has been completely altered.

