

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
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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 *[Signature]*

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 CONTINENTAL 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	_____

J. Michael Carey

City Clerk
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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 or
mo.*
ADOPTED

OCT 18 2002

SECONDED BY:

LOS ANGELES CITY COUNCIL

FORTHWITH

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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

CD9
gc

SUBJECT: SAN FERNANDO BUILDING
400 South Main 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
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: SAN FERNANDO BUILDING
2. STREET ADDRESS: 400 SOUTH MAIN STREET
CITY: LOS ANGELES ZIP CODE: 90013 COUNCIL DISTRICT: #9
3. ASSESSOR'S PARCEL NO: 5148-008-001
4. COMPLETE LEGAL DESCRIPTION: BAKER TRACT, BLOCK B, LOTS 1 & 2
5. RANGE OF ADDRESSES ON PROPERTY: 100-14 WEST FOURTH STREET AND 400-10 SOUTH MAIN 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: 1906-11

HISTORIC-CULTURAL MONUMENT APPLICATION

PAGE 2

NAME OF PROPOSED MONUMENT: SAN FERNANDO BUILDING

11. ARCHITECT, DESIGNER, OR ENGINEER: JOHN BLEE (1906), 1911
ADDITION BY R.B. YOUNG & SON
12. CONTRACTOR OR OTHER BUILDER: ROBERTS CONSTRUCTION
COMPANY
13. DATED OF ENCLOSED PHOTOGRAPHS: 9/27/02
14. CONDITION: GOOD
15. ALTERATIONS: GROUND LEVEL STOREFRONTS WERE ALTERED IN
THE 1920'S AND BY SUBSEQUENT OWNERS. 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: San Fernando Building

ARCHITECTURAL DESCRIPTION

The San Fernando Building is located at the southeast corner of Fourth and Main Streets. The reinforced concrete structure consists of eight stories above a basement. The building has an E-shaped plan above the first story to allow for light wells. Typical of the Beaux-Arts style in which it is rendered, the building is horizontally organized with a base represented by the first two stories, a shaft represented by the third through sixth stories, and a capital represented by the seventh and eighth stories. The north and west facades face Fourth and Main Streets, respectively and are nearly identical. The north facade has eight vertical bays, while there are six bays on the west facade.

The base of the building is clad in cast concrete, designed to resemble rusticated stone. There are two main entrances to the building, one in the third bay from the south on Main Street and the other in the fourth bay from the east on Fourth Street. There are three original storefronts in the easternmost bays on Fourth Street. The second story windows are set above spandrel panels with an incised diamond motif. In each bay on the second story are three pivoting windows with a single transom above. In each bay on the third through eighth stories are three one-over-one double-hung sash windows. The bays are separated by simple rusticated piers, and are set above diamond incised, spandrel panels in the fourth, fifth, and sixth stories. A denticulated cornice, punctuated by corbels over the piers, runs above the sixth story. The upper two stories were added to the building in 1911. They are distinguished by ornamental friezes set above the seventh and eighth stories. A denticulated cornice caps the building.

While the interior of the building has been extensively altered, the T-shaped, ground floor lobby remains largely intact.

STATEMENT OF SIGNIFICANCE

Constructed in two stages between 1906 and 1911, the San Fernando Building is significant as an excellent example of Beaux-Arts architecture. The structure was built as a commercial venture by Col. James B. Lankershim, one of the largest landholders in the state of California. James was the son of Issac Lankershim, thus heir to the 60,000 acre San Fernando Rancho, the 48,000 acre El Cahone Rancho near San Diego, and a 15,000 acre ranch near Fresno. He became a resident of Los Angeles in 1872 and subsequently became president of the Main Street Savings Bank, and Bank of Southern California. He was responsible for construction of the Lankershim Building (1890); the construction of the Lankershim Hotel (1905); and organization of the Los Angeles Farming and Milling Company. Construction of the building began on October 6, 1906 by the C. Wesley Roberts Construction Company. Los Angeles consulting engineer and architect John F. Blee planned and supervised the construction of the edifice. Blee began his architectural career in Boston in 1895, practicing with several notable firms, including those of Loring & Phillips, Jenney & Fox, and John A. Fox. The San Fernando Building was Blee's first major undertaking in Los Angeles. The structure was built at an estimated cost of \$200,000. The offices were open for tenants on October 1, 1907, and were considered among the finest available in the city. A Turkish bath, cafe, and still extant billiard room were located in the basement, shops on the main floor,

NAME OF PROPOSED MONUMENT: San Fernando Building

and offices above the first floor. The building has had a colorful history. About 1910, the building achieved some local notoriety as Los Angeles businessmen engaged in gambling activities in Rooms 637, 638, and 639. The Los Angeles police raided these gambling rooms on a number of occasions; their attempts were foiled by an extensive "tip-off" network. Two additional stories were added in April, 1911 at a cost of \$50,000. The additional stories were designed by Robert Brown Young & Son, an important local architecture firm; construction was undertaken by George D. Hulbert. Architect Robert Brown Young designed many of Los Angeles most prominent commercial buildings from 1895 through 1915, including several on Broadway.

In summary, the San Fernando Building is significant for its architectural quality, as a stylistic and representative example of commercial architecture in Los Angeles during the beginning of the twentieth century.

SOURCES

Los Angeles Central Library Photograph Collection

Sanborn Fire Insurance Maps, 1906, 1923

City of Los Angeles Building Permit Records

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

National Register of Historic Places Inventory - Nomination Form, 1984

Press Reference Library (New York: International News Service, 1913) p. 340.

Who's Who in the Pacific Southwest (Los Angeles: The Times-Mirror Printing and Binding House, 1913)

Los Angeles Times, September 8, 1907, Part II, p. 2.

Los Angeles Times, March 19, 1910, Part II, p. 1.

