

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received JUL | 1986
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic The San Fernando Building

and/or common The San Fernando Building

2. Location

street & number 400-410 South Main Street N/A not for publication

city, town Los Angeles N/A vicinity of

state California code 04 county Los Angeles code 037

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Kerrigan Lynch of California, Inc.

street & number 400 South Main Street, Suite 100

city, town Los Angeles N/A vicinity of state California, 90013

5. Location of Legal Description

courthouse, registry of deeds, etc. Los Angeles County Hall of Records

street & number 320 West Temple Street

city, town Los Angeles state California

6. Representation in Existing Surveys

title Los Angeles County Museum of Natural History Survey has this property been determined eligible? yes no

date July, 1977 federal state county local

depository for survey records Los Angeles County Museum of Natural History

city, town Los Angeles state California

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>Built 1906-07; 1911 Alt.</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The San Fernando Building is an eight story structure with basement constructed of reinforced concrete. The building has an E-shaped plan above the first story level to allow for light wells and skylights which illuminate a lobby/arcade. The design is influenced by the Renaissance Revival with rusticated piers. The structure consists of eight bays on Fourth Street and six bays on Main Street, with major entries located in the fourth bay on Main Street and the fifth bay on Fourth Street (from the intersection of Fourth and Main Streets). The building is located at the southeast corner of the intersection of Fourth and Main Streets in downtown Los Angeles.

The Main Street (west) facade consists of a two-story rusticated base with a plain frieze and molded cornice above the second story. The second floor windows are set above spandrel panels with an incised diamond motif. Each bay contains three windows; windows in the second floor are of the pivoting type with transom above; windows in the third through eighth floors contain double-hung wood sash. The bays are separated by simple rusticated piers, and windows are set above diamond-shaped incised spandrel panels at the fourth, fifth, and sixth stories. A denticulated cornice, punctuated by corbels over the piers, runs above the sixth story level. The upper two stories are an addition separated from the body of the building by a string course. Ornamental friezes are set above the seventh and eighth story windows between piers. A denticulated cornice caps the building and at one time was supported by caryatids. The caryatids and marques, which once noted the two major entrances, have been removed.

The San Fernando Building is a unique architectural statement. It is one of the earliest large reinforced concrete buildings in downtown Los Angeles, honestly expressed on the exterior with only a skim sand finish coat of plaster. Nearly all buildings of this size and period were clad in brick, stone or terra cotta. The detailing of the concrete alludes to masonry construction, especially in the rusticated piers, however its uniform surface gives it a homogeneous quality. The Fourth Street elevation (north) is detailed and designed in a manner similar to that of Main Street. The roof of the structure is flat and is of composite construction. The roof line is broken by elevator machinery and access sheds.

The architectural planning of the building is special as well. The first floor was designed as an open arcade and shops lining a central T-shaped corridor. Skylights in each of the two light wells illuminate this arcade area. It is simply detailed with marble, tile, decorative ironwork and wood trim. The interior of the lobby is largely unaltered. Most of the architectural ornament, including the flooring and wainscotting of marble and the wood frame doors and windows are intact. Only one other building in downtown has such an arcade. The Arcade Building in the Spring Street and Broadway historic districts has a three-level skylighted arcade which runs the length of the building. While on a much smaller scale, the San Fernando Building achieves a similar design intent. The Eastern-Columbia Building had a similar arcade early in its life, though that arcade has now been removed. Outside of these two structures, no other building in downtown has this arcade configuration.

To a remarkable extent, the storefronts are original. Many of the curved glass store windows, simple bulkheads and prism glass transoms remain intact. In some cases mosaic tile floor remains in good condition. Upper floor tenant space is relatively intact, with most of the new systems, mechanical and electrical, having been installed with open conduit systems. Few buildings in this area of downtown Los Angeles retain their original storefronts. Remodeling pressure in the 1950s and 1960s caused the removal of lower floor ornamentation. The most prevalent "intrusion" feature of the neighboring Spring Street historic district is this type of storefront renovation.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input checked="" type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) Development

Specific dates 1906; 1911 **Builder/Architect** C. W. Roberts/John F. Blee; George D. Hulbert/Robert B. Young

Statement of Significance (in one paragraph)

The San Fernando Building survives with remarkable architectural integrity to recall a time when the area of Fourth and Main Streets was the center of commerce in downtown Los Angeles. Its prominence as an architectural landmark designed as the first major local undertaking of architect John F. Blee, previously associated with the most notable firms of Boston, and later expanded by prominent local architect Robert Brown Young, is given greater weight by its historical associations. The structure was named for the vast San Fernando Rancho (now known as the San Fernando Valley) owned by its developer. The structure was built as a commercial venture by Col. James B. Lankershim, one of the largest landholders in the State of California. The San Fernando Building is significant for its early reinforced concrete structure, its architectural design, remarkable integrity, associations with early commerce in downtown Los Angeles, and notably, its development by one of the most prominent figures in Southern California history.

The son of Issac Lankershim, Col. James B. Lankershim was heir to the 60,000 acre San Fernando Rancho, the 48,000 acre El Cajon 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 the Bank of Southern California, pioneering banking interests in Southern California. He was responsible for the construction of the Lankershim Building (1890), the Lankershim Hotel (1905, Broadway Historic District), and the organization of the Los Angeles Farming and Milling Co.¹

Construction of the first six stories of the San Fernando Building was begun on October 6, 1906 by the C. Wesley Roberts Construction Company.² Los Angeles consulting engineer and architect John F. Blee planned and superintended construction of the edifice. It is one of the City's earliest large reinforced concrete structures. Mr. 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.³ The San Fernando Building was Blee's first major undertaking in Los Angeles. The structure was built at an estimated cost of \$200,000, increasing assessed property improvement values from \$7,500 in 1907 to \$125,000 in 1908. The offices were open for tenants on October 1, 1907, and were considered among the finest available in the city.⁴ A Turkish bath, cafe, and still extant billiard room were located in the basement, shops on the main floor, and offices above the first level.⁵

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 gaming rooms on a number of occasions; their attempts were foiled by an extensive "tip-off" network.⁶

Two additional stories were added in April, 1911 at a cost of \$50,000.⁷ The additional stories were designed by Robert Brown Young & Son, an important Los Angeles architectural firm; construction was undertaken by George D. Hulbert. Architect Robert Brown Young designed many of Los Angeles' most important commercial buildings from 1895-1915, including several in the Broadway Historic District. Robert Brown Young was one of Los Angeles' most prominent early architects. He began practicing architecture in Los Angeles in 1883 after briefly practicing in Denver and San Francisco. Many of his early commissions were to design retail/commercial structures on Broadway, which was rapidly becoming the city's retail district, many of which are listed on the National Register as part of the Broadway Theater and Commercial Historic District.

9. Major Bibliographical References

See Continuation Sheet, Item 9.

10. Geographical Data

Acreeage of nominated property .2 acres

Quadrangle name Los Angeles

Quadrangle scale 1:24000

UTM References

A

1	1	1	3	8	4	3	4	0	3	7	6	7	9	8	0
Zone			Easting						Northing						

B

Zone			Easting						Northing						

C

Zone			Easting						Northing						

D

Zone			Easting						Northing						

E

Zone			Easting						Northing						

F

Zone			Easting						Northing						

G

Zone			Easting						Northing						

H

Zone			Easting						Northing						

Verbal boundary description and justification

See Continuation Sheet, Item 10.

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title Roger G. Hatheway and Richard Starzak

organization Roger G. Hatheway & Assoc.

date December 2, 1984

street & number 25283 Cabot Road # 218

telephone (714) 472-8648

city or town Laguna Hills

state California 92653

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Kathryn Guatieri

title State Historic Preservation Officer

date 6/23/86

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date 7-31-86

Allores Byers
Keeper of the National Register

Attest:

date

Chief of Registration

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

CONTINUATION SHEET

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In addition to the survey conducted by the Los Angeles Museum of Natural History in 1977, the San Fernando Building was also determined to be eligible by the Community Redevelopment Agency of the City of Los Angeles. This determination was the result of an architectural survey of the Los Angeles Central Business District completed in September of 1983. Records of this survey may be obtained through the Community Redevelopment Agency, 354 South Spring Street, Los Angeles, California 90013.

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The San Fernando Building contributes to the historic character of the immediate area. The intersection of Fourth and Main Streets is marked by significant historic structures on three of its corners; the San Fernando Building is one of the tallest at eight stories and anchors the southeast corner. Directly across the street to the west is the Farmers & Merchants Bank (Morgan & Walls/1904, 1910, 1913). The Van Nuys Hotel (Morgan & Walls/1895-96) is at the northwest corner. The San Fernando Building has a strong sense of time and place and like the neighboring buildings retains, to a remarkable extent, the original storefronts and architectural ornamentation.

The San Fernando Building is architecturally significant for its early reinforced concrete structure, its unique architectural finish and first floor architectural plan, and for the remarkable architectural integrity of its storefronts, interior first floor arcade and, to a lesser extent, the upper floor interiors. This is a significant and unique example of early 20th century commercial architecture in downtown Los Angeles.

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In summary, the San Fernando Building is significant for its early reinforced concrete structure, its architectural quality, as a unique example of commercial architecture in Los Angeles during this period, and for its consistency in architectural style, period, and scale with neighboring structures and for its significant historical associations with early land development and business interests. In addition, the structure was determined to be eligible for listing on the National Register as a result of two architectural surveys, conducted by the Los Angeles County Museum of Natural History in 1977 and by the Los Angeles Community Redevelopment Agency in 1983.

¹Press Reference Library. (New York: International News Service, 1913), p. 340.

²Building Permit Application. Issued and compiled by the Los Angeles Department of Building and Safety, 1905-present, October 6, 1906.

³Who's Who in the Pacific Southwest. Biographical Sketches of Citizens of Southern California and Arizona. Los Angeles: The Times-Mirror Printing and Binding House, 1913.

⁴Los Angeles Times. September 8, 1907, Part II, p. 2.

⁵San Fernando Building. A Historic Resources Inventory Form compiled by Roger Hatheway for the Los Angeles County Museum of Natural History, July 1977.

⁶Los Angeles Times. March 19, 1910, Part II, p. 1.

⁷Building Permit Application. Issued and compiled by the Los Angeles Department of Building and Safety, 1905-present, April 11, 1911.

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Building Permit Application. Issued and compiled by the Los Angeles Department of Building and Safety. 1905-present.

Los Angeles Old and New. Los Angeles: Western Insurance News, 1911.

Los Angeles Times. August 26, 1906, Part V, p. 16.

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

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

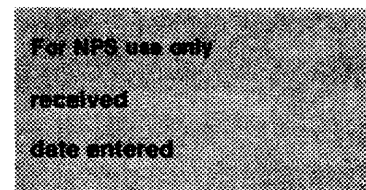
Press Reference Library. New York: International News Service, 1913.

San Fernando Building. A Historic Resources Inventory Form compiled by Roger Hatheway for the Los Angeles County Museum of Natural History, July 1977.

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The Baker Tract, Lots 1 and 2 of Block B, County of Los Angeles. Lots 1 and 2 in Block "B" of the Baker Tract, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in book 5 page 459 of miscellaneous records, in the office of the County Recorder of said county.

Except therefrom all oil, gas, other hydrocarbons and minerals in and under said land, as provided and granted to the Rose and Howard Fox Foundation, in the deed recorded September 12, 1966, in book D-3423, page 534, official records.

Commonly known as: 400-410 South Main Street, Los Angeles, California 90013.

The Baker Tract is the first and final subdivision of the subject parcels. Situated just east of the Ord Survey boundary, no further subdivision of Lots 1 and 2 has taken place. The parcel contains 16,200 square feet or .37 acre (just over one-third acre).

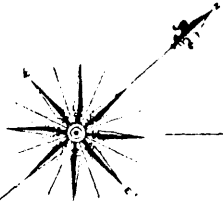
Los Angeles County Assessor's Parcel Number 5148-8-1.

SAN FERNANDO BUILDING

400-410 South Market Street
Los Angeles, Los Angeles County, Calif.

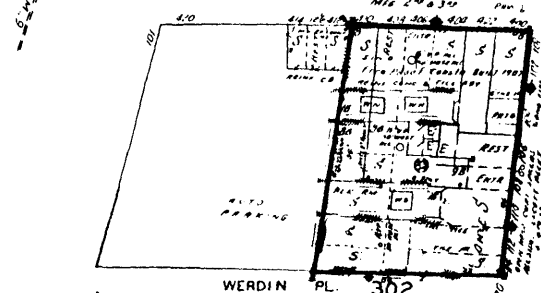
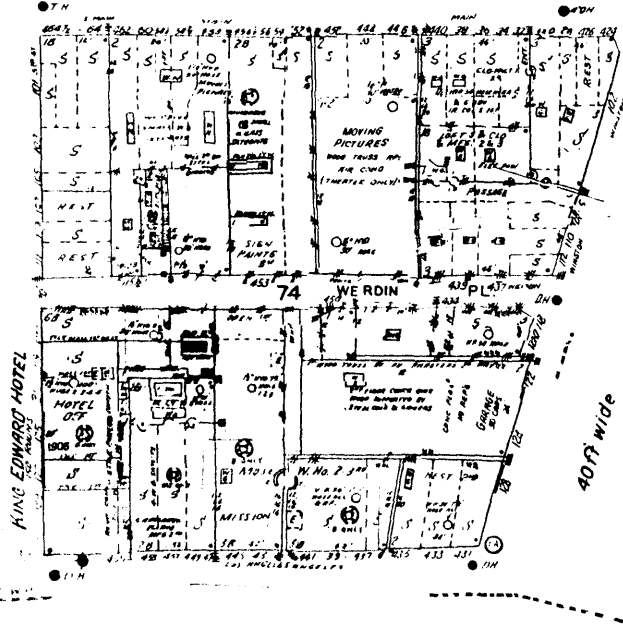
143

129



S. MAIN

SAN FERNANDO BLDG



60ft wide S. LOS ANGELES

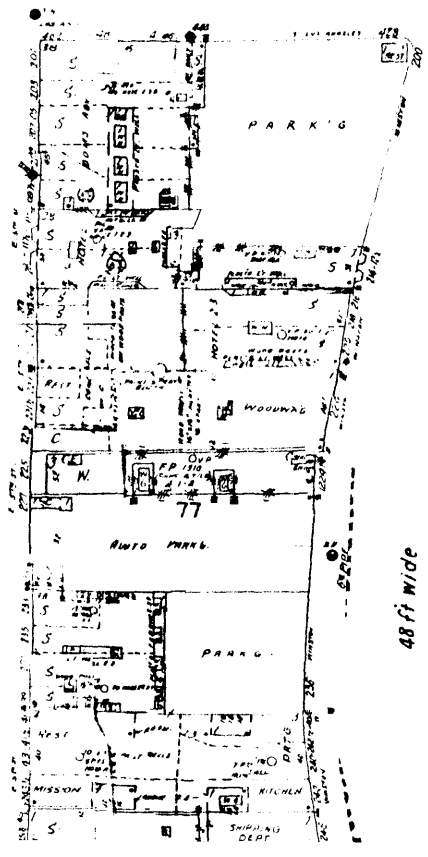
40ft wide

66 to 70 ft wide

ST

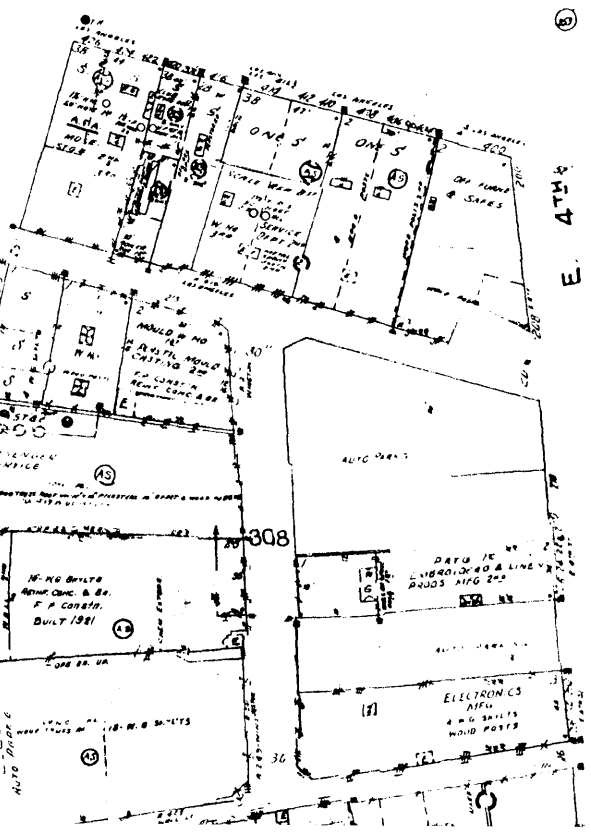
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E. 5TH ST.



WINSTON

48ft wide

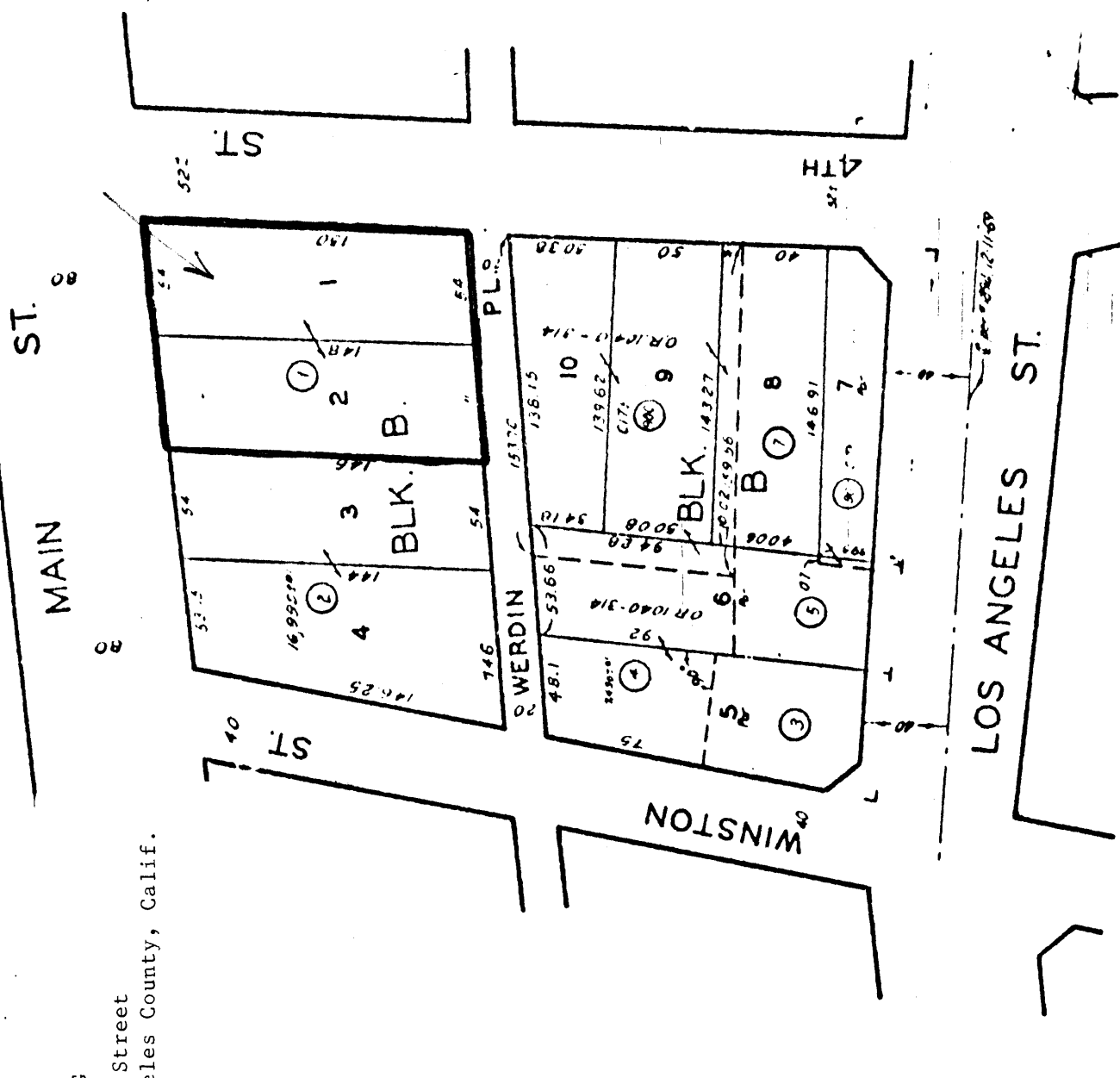


144

E. 4TH ST.

5148 8
 SCALE 1" = 60'
 1377

SAN FERNANDO BUILDING
 400-410 South Market Street
 Los Angeles, Los Angeles County, Calif.



CODE
 8

5148
SCALE 1" = 400'

690608

SAN FERNANDO BUILDING
400-410 South Market Street
Los Angeles, Los Angeles County, Calif.

