

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2007-702-HCM

HEARING DATE: April 5, 2007
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 2700 S. Severance St.
Council District: 10
Community Plan Area: South Los Angeles
Area Planning Commission: South Los Angeles
Neighborhood Council: Empowerment Congress
North Area
Legal Description: LT 10 of M R 11-15

PROJECT: Historic-Cultural Monument Application for the
WATERS-SHAW RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT: Laura Meyers
1818 South Gramercy Place
Los Angeles, CA 90019

West Adams Heritage Association
2263 South Harvard Blvd.
Los Angeles, CA 90018

OWNER: Robert L. Mannes/Jeanne Mannes/James R. Mannes
449 S. Gaylord Street
Denver, CO 80209

RECOMMENDATION That the Cultural Heritage Commission:

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Architect
Office of Historic Resources

Prepared by:

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Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: February 5, 2007 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1902-3, this two-and-a-half story residential building exhibits character-defining features of Shingle-Craftsman style architecture. The L-shaped cross-gabled wood-frame building has a dominant projecting gable and a smaller adjacent gable on the façade. Gables exhibit fascia and exposed decorative eaves and brackets. A porch with oversized brackets and eaves wraps around the front elevation and contains a centered recessed entrance. Having a deep overhang, the porch is topped by a projecting second-floor open porch recessed between the two gable ends. The windows include tripartite casement windows with small square-paned leaded glass transoms, double-hung casement windows, and bay windows with diamond-paned leaded glass. The building's exterior features shingle cladding and shiplap wood siding. Significant interiors include built-in cabinetry, wainscoting, beamed ceilings, original light fixtures, leaded glass windows, and fireplaces.

The proposed Waters-Shaw Residence historic monument was designed in 1902-3 by John Parkinson. Parkinson and his firm of Parkinson & Parkinson was one of the most noteworthy and prolific architects in Los Angeles, responsible for the design of many landmarks including the Los Angeles City Hall (1928), Alexandria Hotel (1906), and the Title Guarantee Building (1931), all City Historic-Cultural Monuments. The building was built for Arthur Jay Waters (1871-1923), an early banker in Los Angeles who became president of Citizens National Bank. A.J. Waters was the son of Russell Judson Waters (1843-1911), who was the major developer of the City of Redlands, a Los Angeles Parks Commissioner, and was elected to the United States Congress. From 1909-1952, the subject property was owned by the family of Victor Edward Shaw (1857-1943), a judge for the Justice District Court of Appeals.

There are few alterations to the subject building.

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, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his 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 is significant enough to warrant further investigation as a potential Historic-Cultural Monument.

CULTURAL HERITAGE COMMISSION

**Historic-Cultural Monument
Application**

CULTURAL HERITAGE COMMISSION

HISTORIC-CULTURAL MONUMENT NOMINATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. **NAME OF PROPOSED MONUMENT:** Waters/Shaw Family Residence

2. **STREET ADDRESS:** 2700 S. Severance Street
CITY: Los Angeles **ZIP CODE:** 90007 **COUNCIL DISTRICT:** 8
3. **ASSESSOR'S PARCEL NUMBER:** 5123-003-412
4. **COMPLETE LEGAL DESCRIPTION:**
TRACT: Severance Tract **BLOCK:** N/A **LOT:** Lot 10, as per Map recorded in book 11, page 15
5. **RANGE OF ADDRESSES ON PROPERTY:** 2700 – 2702 S. Severance St.
6. **PRESENT OWNER:** Robert L. Mannes and Jeanne Mannes; James R. Mannes
Mailing Address: 2700 S. Severance St. Los Angeles, CA. 90007
Secondary Notification Address: _____
OWNERSHIP IS: Private
7. **PRESENT USE:** Single family residence
ORIGINAL USE: Single family residence

DESCRIPTION

8. **ARCHITECTURAL STYLE:** Tudor Revival/Craftsman
9. **STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE:**
The Waters/Shaw Family Residence is a three-story, 5,651-square-foot Tudor Revival home sitting on a generous (11,250-square-foot) lot in a neighborhood now comprised of a mix of multi-family residential uses and adaptively-reused original character single family homes whose use is often directly related to the nearby University of Southern California.

The building is set back from the street and also features a substantial, private rear yard with mature landscaping. On the first floor elevations, the primary siding material is shiplap, narrow wood clapboard, painted brown (probably its original color.). The west façade features shingling (also painted brown) on the second and third stories, while the shiplap siding is found on the upper floors of the other elevations. The front (west) elevation is distinctively Tudor Revival, with a steeply-pitched roof, both square- and diamond-paned leaded glass windows, and two west-facing front gables, and flared shaped bargeboard.

A distinguishing characteristic is the wide, raised first-floor porch with centered entry, which wraps around the north elevation. It has a deep overhang topped by a projecting second-floor open porch that is recessed between the two gable ends. The porch is supported by overscaled brackets; the recessed upper porch has sweeping parapet walls. The first-floor porch columns are squared and clad in shiplap siding. The distinctive dragon's mouth corbels are a motif here and elsewhere on the exterior.

The house is an L-shape with cross gables. The main north/south gable intersects on the south side of the house with prominent east-west gable. The third-story gable ends overhang the second floor. The second floor, in turn, projects with a flared bottom over the first story, and is supported with decorative corbels. The lowest row of shingles on the gable ends are scalloped, forming a thin, horizontal decorative band. On the west elevation, the gable ends each have third-floor centered windows with small square multi-panes ("mullions and muntons"); the northerly (NW) gable's window is a single, squared-off shape, while the southerly (SW) gable has a pair of small windows. The majority of first-floor window treatments include transoms with small square-paned leaded glass. The slant bay set of three windows on the second-story gable has diamond-paned leaded glass in the transoms.

The south elevation features a rounded bay on the first floor, topped by a small rounded porch. The second story has a pair of double-hung windows plus a small square-paned window with a window box. The third-floor gable end has shaped bargeboard and a pair of windows.

The east (rear) elevation includes a box-shaped addition on the south wing, projecting outward from the gable end. In the center of the east-west portion of the house is a bay window on the second floor. Projecting from the east-west section is also a screened-in, roofed porch, with stairs leading down to the garden.

The north elevation gable end is bisected by a brick chimney that is visible on the second story and above the roofline. It is contained within the projecting third-floor gable end, and it is hidden on the first floor by the wrap-around porch.

The exterior front surround is constructed of quarter-sawn oak presently stained very dark. The door itself is quite large and also features an unusual double screen door. On either side of the door are large sidelight windows.

The entry/reception hall and center stairwell has beamed ceilings, alternating pairs of turned spindles on the staircase, and four-foot high wainscoting. The living room features coved ceilings, Philippine cloth-covered walls, distinctive narrow double and triple moldings, a bank of French doors, and a wood-burning fireplace with a substantial mantel supported by octagonal columns and surrounding green-glazed tile painted taupe. The woodwork appears to be redwood, or fine-cut fir with a redwood finish. The windows feature original interior half-screens. The original light fixtures in the living room were designed to display naked light bulbs - a reflection of the keen interest in that era for newfangled electricity.

The expansive library features an alcove for a desk, built-in bookcase with diamond-patterned leaded glass, a gas heater-fireplace with art tile surround, a decorative picture rail, leaded glass windows, and woodwork which appears to be made of fumed wood. The original alabaster center hanging light has a pineapple finial - another example of the eclectic taste of the original designer and builder.

The dining room has two original electric-and-gas sconces and two other matching electric-only sconces, plus a four-light chandelier with iridescent gold shades (possibly Steuban, Quezel, or Tiffany), a shallow fireplace with carved mantle and blue glazed tile surround, wainscoting and a picture rail (an unusual feature, since most dining rooms of the era had plate rails.) The massive dining room table dates back at least to the Shaw family, and may be original to the house. The built-in china cabinet has diamond-paned leaded glass cabinet doors, its original hardware and its original beveled glass mirror.

Between the dining room and the kitchen is a former butler's pantry used for many years as a breakfast room, with swinging doors on both sides. Its built-in cabinet matches one in the kitchen, and its delicate columns or spindles do echo back to a more Victorian style for kitchens. The kitchen layout is original. The original baking and storage pantry includes the original wood countertop and pull-out flour bins.

A generous main stairway leads to the upstairs bedroom suites (which may also be reached via a rear servants' staircase.) The second landing features a built-in window seat with storage. The master bedroom offers the home's fourth fireplace, this one featuring a surround of white-glazed "subway brick" style rectangular glazed tiles, which visually match the white subway tiles of the adjacent master bath. The bedroom retains its original milk glass light sconces, and has a narrow bay window with diamond-pane leaded glass.

The master bathroom has an oversized pedestal tub and other original bathroom fixtures (including the toilet, pedestal sink, hex-tile floor, subway tile walls, and the original cup- and soap-holders.) The two other upstairs bathrooms also retain their original lavatory fixtures dating back a century.

A lovely feature of this residence is its large covered and screened-in first-floor rear porch. It is reached from the living room French doors as well as the entry hall. The thickly-leaded glass windows in the hallway overlooking this porch are a clear visual reference to the Arts & Crafts movement.

10. **CONSTRUCTION DATE:** (Factual) 1902-1903

11. **ARCHITECT, DESIGNER, OR ENGINEER:** No original permit extant; architect Sumner P. Hunt for 1909 addition(s).

12. **CONTRACTOR OR OTHER BUILDER:** No original permit extant.

13. **DATES OF ENCLOSED PHOTOGRAPHS:** January, 2007

14. **CONDITION:** Good

15. **ALTERATIONS:** Residence is in mostly original condition, with original lighting and bathroom fixtures (herein incorporated into this nomination.) The 1909 garage has been demolished.

16. **THREATS TO THE SITE:** Longtime owner will be selling the property, most likely for a university-related use that, depending on the intensity of future use, may threaten its landscaping (if off-street parking is required) and/or compromise or obliterate original interior features, room layout/floor plan, and century-old fixtures.

17. **IS THE STRUCTURE ON ITS ORIGINAL SITE?** Yes

SIGNIFICANCE

18. BRIEFLY STATE HISTORIC AND/OR ARCHITECTURAL IMPORTANCE

Section 22.130 of the Los Angeles Administrative Code defines a Cultural-Historic Monument as: any site (INCLUDING significant trees or other plant life location thereon), building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, political, economic, or social history of the nation, state or community is reflected or exemplified, or which are identified with historic personages or with important event in the main currents of national, state or local history, or which embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style or method of construction, or a notable work of a master builder, designer, or architect whose individual genius influenced his age.

This stately Tudor Revival style residence is a very good and highly intact (both its interior and exterior) example of the size and quality of the large, fashionable dwellings once common in the Severance Tract and the larger University Park neighborhood. Tudor Revival -- often thought of as an exploration of the medieval traditions of English architecture -- can be found throughout the University District.

The Waters/Shaw Family Residence was built by a banker at a time when its immediate neighborhood was nicknamed "Banker's Row," and it is among the large residences - few still extant - that symbolized the carriage trade at the turn of the 20th century. In addition, the architect Sumner P. Hunt was engaged by an early owner, the Hon. Victor E. Shaw, in 1909 to design an addition and a garage for the existing large home at 2700 S. Severance, across the street from his own personal residence. It is one of the few private residences with Hunt's involvement in the University District that still survives as a family home (although several other nearby residences endure as institutional uses.)

The exterior of the residence displays the character-defining features of this style, including: steeply pitched roof, side gables, front-facing gabled dormer, exposed rafter tails, braces and brackets, wood shingled cladding on the upper floors, carved beam ends, some groupings of tall narrow windows, Elizabethan balustrades, and a recessed center entry porch area. Careful examination also reveals details of the then-new Arts and Crafts style, and echoes of East Coast Victorian-era Shingle style.

Its interior is a snapshot of what life was like for a moneyed family 100 years ago. Although it is quite substantial, at 5,651 square feet, the residence is also a comfortable family home. It is almost entirely intact. Among its circa 1902 features still extant are the original bathroom fixtures (including even the original soap and cupholders), working pocket doors with Portiere curtain rods, many original light fixtures (including gas and electric sconces), a speaking tube from the kitchen/rear hall to the upstairs - and even one last remaining original light bulb from 1902. The interior reflects modern tastes of the first decade of the 20th century - strongly influenced by the emerging Arts & Crafts style but also displaying an eclecticism borrowing from Tudor and East Coast Shingle styles.

This residence is associated with four families whose life histories help tell the story of a century of Los Angeles development. The original owners, the Waters, helped establish and build Citizens National Bank (later Crocker-Citizens Bank) into an important Los Angeles financial institution. The second owner, Rufus Hills Herron, was a pioneer oil industry mogul in Los Angeles. The third owner, Shaw, was a Justice of the California Appellate Court and Supreme Courts. His family included C.C. Parker, the first book store owner in Los Angeles. The Parker-Shaws owned the residence until 1952. The current owner (since that time), Robert L. Mannes, is associated with the growth of the University of Southern California into a world class educational institution.

See attached Historic Context narrative and biographies of the people associated with the Waters/Shaw Family Residence

SIGNIFICANCE – ORDINANCE CRITERIA:

The Waters/Shaw Family residence appears to meet the criteria of the ordinance as a site of particular importance in the architectural and social history of the West Adams community. It embodies the distinguishing characteristics of an architectural-type specimen, particularly its use steeply-pitched rooflines, intersecting gables, overhanging elements, decorative brackets and shaped bargeboards, and leaded glass windows.

This residence is also associated with the development of the West Adams neighborhood. The residence documents the rise of the West Adams as a suburb for prominent early settlers in Los Angeles who established business and cultural institutions in the City.

19. SOURCES

-- please see appendices for BIBLIOGRAPHY.

20. DATE FORM PREPARED:

Preparer's Name: Laura Meyers, 1818 South Gramercy Place, Los Angeles, CA 90019; 323-737-6146

Organization: West Adams Heritage Association (WAHA)

Organization address: 2263 South Harvard Blvd. Los Angeles, CA 90018 – 323-735-9242.

(Additional contact: Jean Frost, WAHA Director of Historic Preservation, 2341 Scarff St. Los Angeles, CA. 90007)

Additional research: Anne Marie Brooks, Charles Fisher

c i t y o f l o s a n g e l e s
Significance Work Sheet

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Architectural Significance

The Waters/Shaw Family Residence is an important example of Tudor Revival domestic architecture at the turn of the 20th century and meets the cultural heritage ordinance because of the high quality of its design and the retention of its original form, detailing and integrity. It is one of the few intact mansions in its neighborhood (near the University of Southern California) still in its original use as a private family home. Its interior retains most of its original historic detail and fixtures.

A N D / O R

Historical Significance

The Waters/Shaw Family Residence was originally built in 1902-03.

The Waters Family was important to the development of Los Angeles because Arthur Jay Waters and his father, Russell Judson Waters, help establish and build a preeminent financial institution, Citizens National Bank. Waters built the residence when the neighborhood was becoming known as "Bankers' Row." The immediate next owner, **Rufus Hills Herron**, was an oil industry pioneer who founded the first oil supply company in California and help establish the first Board of Trade in the state. **The Shaw Family** owned the property 1909-1952. The Hon. Victor E. Shaw was a California Appellate and Supreme Court Justice.

historic-cultural monument application



Waters/Shaw Family Residence
2700 Severance St.
Los Angeles CA 90007

Historic Context:

The Waters/Shaw Family Residence is one of the remaining original large homes that a century ago cemented the reputation of the area as the City's "blue-blood" mansion section. The roots of today's Historic West Adams District date back to the Victorian era and the population boom that followed the completion of the transcontinental railroad in 1876. With the last spoke laid for the Union-Pacific Railroad, the great Western migration reached Los Angeles. Within twenty years, the dusty pueblo had expanded to the vast fields of mustard, barley and wheat to the south and west, and L.A.'s social center began to move from Bunker Hill to the new Street of Dreams, West Adams, and the exclusive residential parks which grew up around it.

Spurred by the extension of local horse-drawn streetcar routes from downtown Los Angeles, significant suburban communities were created after 1880, including much of the eastern portion of the West Adams District, the Arlington Heights township, West Adams Heights, Rosedale, along with fashionable University Park, which included such exclusive subdivisions as Chester Place and St. James Park, on the north side of Adams Boulevard, as well as impressive mansions and stately middle class residences on the surrounding streets.

The University Park neighborhood is part of a section of Los Angeles known in the late 19th century as "West Los Angeles" and/or the "University District." It is located near the southern edge of the original boundary of the pueblo of Los Angeles that was established in 1781. Until the latter part of the 19th century, the District was a mixture of marshland, farmland and orchards. Starting in the mid-1870s, portions of the area were subdivided for residential and commercial use by land speculators, including Los Angeles pioneers Isaias Hellman, ex-Governor John G. Downey, and Ozro W. Childs. But when their lots failed to sell, those three developers offered some of the land to the Methodist Church for a university, which became the University of Southern California. More than 1,000 Angelenos gathered on September 4, 1880, to applaud the laying of USC's cornerstone. The establishment of the university in turn became a catalyst for the development of the neighborhood.

West Los Angeles' name was changed to University Park in 1883, and its first post office was established, followed by a general store on the southwest corner of Jefferson and what is now University Avenue. University Park's earliest residents were prosperous individuals whose fortunes had been derived from real estate and mining interests locally, and from resources brought with them from other parts of the country. They typically purchased five- to ten-acre parcels on which they constructed substantial houses and planted orchards. The area soon became home to prominent and notable Angelenos, including W. G. Kerckhoff, Thomas Stimson, Thomas Bruen Brown, and Judge Charles Silent. It was on Adams Street that Senator Stephen W. Dorsey built his mammoth Victorian "country house." William A. Garland, later renown for bringing the 1932 Olympics to Los Angeles, erected his own three-story, gabled Shingle-style mansion.

The boom of the 1880s – when real estate sales actually reached \$12 million per month – was set off by the coming of a second railroad – the Atchison, Topeka and Santa Fe – and ensuing rate war which brought fares for the long transcontinental trip to L.A. to an absurdly low level. Beginning in 1886, the boom reached a peak – but by 1888, the boom had gone bust, and pioneering families began subdividing their land in University Park for residential development. Imposing mansions were still erected on the main thoroughfares, like Adams Street, and in the park-like Chester Place enclave, while smaller

Victorian residences for the city's growing merchant middle class sprouted up in adjacent tracts. In 1891, the magazine *Rural Californian* bemoaned the fact that T.B. Brown had run a street (Portland) through his Adams Boulevard estate.

Severance Street

On the southern side of Adams Boulevard, on ten acres that lay between Figueroa and Hoover, financier and well-known abolitionist Theodoric Cordenio (T.C.) Severance created a subdivision that formed the core of the area's most fashionable residential neighborhood. Today we remember him and his wife – Caroline Maria Seymour Severance, who in 1911 was the first woman to register to vote in California – by the self-named avenue that runs between Adams Boulevard and 28th Street. The Severance Tract is also named for the family.

T.C. Severance and his wife, Caroline, had moved to Los Angeles in 1875, after two of their children had relocated to the growing pueblo. T.C. had been active in business in the East, and upon their arrival in Southern California he purchased acreage along West Adams Street plus an orange ranch in San Bernardino. In 1886 Severance subdivided a portion of his West Adams holdings.

Early in their marriage, T.C. and Caroline had lived in Cleveland, where in 1845 T.C. Severance co-founded one of Ohio's first banks, still operating today as the National City Corp. bank holding company. The couple soon left the Presbyterian Church because they could no longer tolerate the intolerance professed from the pulpit. Caroline Severance later recalled, "We could no longer sit conscientiously under a preacher, or in a fellowship, where the golden rule of Christianity was not recognized as applicable to all men, whatever the color of their skin, or crinkle, or non-crinkle of their hair." The couple founded the Independent Christian Church, whose members were abolitionists and social reformers.

Caroline Severance also became immersed in women's rights. She later recalled, "I was chosen, in 1853, to read before the Mercantile Library Association, the first lecture ever delivered by a woman in Cleveland, Ohio. I had been already identified with the Woman's Rights movement, having attended conventions in Indiana, Ohio, and New York." Soon she was organizing those conventions – an effort supported by her husband, who became treasurer of the National Woman's Rights Convention.

Two years later, the Severance family moved to Boston, where T.C. had been offered a banking position. Caroline Severance continued her anti-slavery and women's rights activities. She served on the board of the New England Hospital for Women and Children, delivered abolition lectures, and continued as a suffrage leader, in 1869, founding the American Woman Suffrage Association. Caroline Severance also distinguished herself as "The Mother of Clubs," founding the first club in the East, the New England Woman's Club (1868), and later the first club in Los Angeles, the Friday Morning Club. Viewing clubs as vehicles for social reform and a bridge for women from the home to the public arena, Severance brought political awareness and support of suffrage to the women's club movement.

Once in Los Angeles, the Severances invested in land and continued their reform activities. The couple was responsible for organizing free kindergarten in Los Angeles, establishing the first Unitarian Church in the City (Unity Church), and led in establishing California's juvenile court system. Historian John Welborne, whose own family dates back to L.A.'s early days, noted that "In Boston the Severances had been two reformers among many, but in Los Angeles Caroline was among the leaders." T. C. Severance was also a founding officer of the Southern California Horticultural Society, organized in 1877 to help support fruit growers and study various aspects of orange culture, including diseases and insect pests. Widowed in 1892, Caroline Severance continued her active civic engagement in Los Angeles culture, society and the reform movements until her death at age 94 in 1914.

Neighbors

In 1900, *El Nido*, Caroline Severance's vine and flower-covered "cottage" (in actuality, a substantial two-story residence, now demolished), sat on a large parcel at the southeast corner of Adams and Severance. To the east was a baronial manor erected by her son, Mark Sibley Severance, who had married the favorite niece of railroad baron Mark Hopkins. Known as the "Big Red House," this immense redwood and brownstone mansion was lauded by a publication of its time as "one of the most elegant homes in Los Angeles, on Adams Street, surrounded and characterized by every pleasant feature that culture and taste can suggest." Carved into the fireplace were the heads of hunting dogs, a motif carried out throughout the mansion, reflecting Severance's fondness for his own 17 canines.

To the west, at 900 West Adams Street, rose the three-story Victorian mansion of the Hon. Russell Judson Waters (1843 - 1911), a founder of the City of Redlands, an elected U.S. Congressman (1899-1901), President of Citizens Bank, and officer of the Los Angeles Chamber of Commerce who had many business interests in land, water, natural gas, and the like.

On Severance Street itself, one-half a block south, resided theater owner Edward Silent and the architect Sumner P. Hunt, who lived with his wife, Mary, in an imposing residence erected in 1890. Hunt became the architect of record on numerous homes and other buildings in the immediate neighborhood, including John Wigmore's mansion at 949 West Adams, John Norton's ornate Queen Anne at 834 West 28th Street, a Foursquare Colonial Revival at 715 West 28th built in 1896 for attorney James Horton Shankland, and the 1892 Mission style Casa de Rosas at 2600 Hoover. Eventually he also designed the Alhambra Theater and office building in Downtown for his neighbor E. D. Silent, William G. Kerckhoff's English Tudor mansion at 734 West Adams, and, in 1922, the Automobile Club of Southern California at 2601 S. Figueroa.

West 28th Street in 1900 was home to other distinguished citizens as well, including Homer Laughlin, Rufus Hills Herron, and Charles Cullom Parker, remembered as Los Angeles's first bookstore owner and one of the founders of Downtown's Bookstore Row. Other notables in the immediate area included R.C. Gillis (owner of the Santa Monica Land and Water Co., whose mansion sat at 907 West 28th Street), developer J.T. Griffith, and J. Ross Clark (son of the Montana Senator William Andrews Clark, Sr., and brother to William Andrews Clark, Jr., patron of the Los Angeles Symphony.)

Owners of the Waters/Shaw Family Residence

The Waters/Shaw Family Residence was built in 1902 for **Arthur Jay Waters**, the only son of R. J. Waters and himself a banker who rose to the presidency of Citizens National Bank after his father's 1911 death.

The second owners, from circa 1906 (est.) until 1909, were **Rufus Hills Herron** and his wife, Jennie S. Herron. Rufus H. Herron was a pioneer Los Angeles oil industry operator and petroleum broker, founder of the Manufacturers' Association of Los Angeles, an early member of the Los Angeles Fire Commission, owner of a shipping line, and was of the most active members of both the Los Angeles Chamber of Commerce and the Los Angeles Board of Trade.

The third owner, with whom this residence is most associated, from 1909 until 1952, was the **Hon. Victor E. Shaw**, Associate Justice of the California District Court of Appeal, Second District, and his family, the Parker-Shaws. Upon his retirement from the court in 1923, Justice Shaw became the attorney for the Foreman & Clark Clothing Co., a position he held until his death in 1943.

The current owners of the residence, who purchased the property in 1952 from Miss Ethel Parker Shaw and her niece (Victor Shaw's granddaughter), Janet McCoy White, are **Jeanne Mannes** and **Robert L. Mannes**, a 45-year member of the USC faculty, former president of the Faculty Senate and longtime Dean of Student Life at the University of Southern California.

[As a curious side note, these gentlemen, with the exception of Dean Robert Mannes, all appear to have known each other. They belonged to the same civic institutions and clubs, and lived within two blocks of each other during much of the first decade of the 20th century. Indeed, when first owner Waters lived at the Severance Street residence and with his father on Adams Street, second owner Herron resided at 928 West 28th Street, less than half a block away. When Herron lived at the Severance address, Shaw lived on Figueroa and Adams, two blocks away. By 1910, Waters himself was now living at 928 West 28th Street, Herron's former mansion. In between those dates the 28th Street residence was occupied by O.W. Childs, who also owned a "country manor" on the corner of Adams and Arlington.]

Arthur Jay Waters Biography (1871-1923)

A. J. Waters was born in Chicago in 1871, was educated in the East, and graduated from the University of Chicago at the age of 16. When he was 15, his parents came to Southern California, where his father co-founded the City of Redlands (see biography below).

A. J. Waters was at different times associated with a variety of business enterprises in Southern California, but is most significant for his association with the Citizens National Bank, which while he was president became one of the City's largest financial institutions (with assets in 1919 exceeding \$28 million). While Waters owned the Severance Residence, work commenced on a new Citizens Bank building in downtown (completed in 1907.) Later, while Waters was president, the bank erected another new, 12-story headquarters building in downtown Los Angeles's financial district, representing an investment of \$2 million.

In 1900, Arthur Waters and his wife, Charlotte Miller Waters, were living with his parents and siblings at the Adams Boulevard mansion belonging to his father. A November 1902 Los Angeles Times item remarks upon the younger Waters' plan to build a \$4,500 residence at "2702" Severance, the address at which he was residing a year later, according to the Los Angeles City Directory. (The address changed to

2700 within a few years.) Waters apparently oversaw the construction while living across the street, in 1902, at 2717 Severance, two doors down from the architect Sumner P. Hunt, who lived at 2645 Severance.

The neighborhood was already garnering a reputation as “Bankers Row.” At one point in time, James Calhoun Drake (president of Los Angeles Trust & Savings Bank), Joseph Sartori (Security Trust & Savings), and John Mackay Elliott (First National Bank) all resided in mansions adjacent to Severance and 28th Streets, near fellow bank officer Waters.

During this period, Waters was working his way up the ranks of Citizen National Bank, where his father was now president, beginning his career as a messenger in 1899. It was a fast rise up the ladder: by 1902, A. J. Waters was a bank director and its “Cashier” (since the position was denoted as an officer of the bank, it must have been today’s equivalent of treasurer/CFO.) A.J. Waters was also the president of the Broadway Investment Company, and a director of the Santa Gertrudes Land Company. He was also eventually associated with the Citizens Trust, First National Bank in Alhambra, American National Bank in Pomona, American Bank and Trust of Pasadena, and the Provident Mutual Loan Association in Los Angeles. Among his civic pursuits, Waters served as an officer of the Sons of the American Revolution.

Waters was widely respected as a financier and banking pioneer. When he died suddenly in 1923, among the named “honorary pallbearers” were representatives from many of Los Angeles’s leading families, including William Garland, J. F. Sartori, Marco Hellman, Samuel Rindge, Harry Chandler, J. Ross Clark, E.L. Doheny, and H.W. O’Melveny.

Russell Judson Waters Biography (1843-1911)

Known as the “Father of Redlands,” Russell Judson Waters, Arthur’s father, brought his family to Southern California in 1886. As a lad of eight years old and after the death of his father, R. J. Waters went to work in a Massachusetts cotton mill, and then on a farm, contributing to “the necessities of a large and impoverished household.” Waters determined to improve his lot in life, and eventually attained both a college and a law degree. He was admitted to the Illinois bar in 1870. Like others before him, Waters’ ill health spurred him to move to sunnier climes. He gave up his position as a successful lawyer, and instead became a “colonizer,” purchasing a large tract of land, in the center of which today stands the city of Redlands. Through Waters’ efforts, the Santa Fe Railroad extended its lines from San Bernardino to Redlands. He built and operated his own Redlands Street Railway, and was a director at various times of banks, water companies and land development companies related to Redlands.

After seven years, however, Waters removed to the growing city of Los Angeles, where he in short order became a banker, a member of the Board of Park Commissioners and then, in 1899, an elected member of the 56th United States Congress. Waters lived in a mammoth, three-story turreted Victorian residence at 900 West Adams Street, just west of Severance Street.

According to county property records, R. J. Waters’ son, Arthur, and Arthur’s wife, Charlotte, owned the residence at 2700 Severance. However, Los Angeles City Directories in 1903 and 1904 place Russell J. Waters at that address as well as at the Adams Street address – which may imply that the senior Waters played a role in its construction and/or financing.

[An additional side note: Beginning in 1894, R. J. Waters was the president of the Los Angeles Directory Company and in the first decade of the 20th century, Citizens National Bank was the cover advertiser.]

Rufus Hills Herron Biography (1849-1938)

Rufus H. Herron was a wealthy, “retired” oilman and real estate broker from Pittsburgh, Pennsylvania who, like many retired businessmen transplanted from the East, found new investments with which to occupy their time in Southern California.

Herron was educated at the Western University in Pennsylvania and the Western Military Academy in Dayton, Ohio. His first business experience was as an auditor with the Pennsylvania Railroad. Later, he became associated with his father, William, and his brother, John, in real estate, banking and oil brokerage businesses. But an entrepreneurial spirit beckoned, and Herron became an independent oil operator in 1875, when he joined the “rush” in Pennsylvania’s oilfields, and then in West Virginia. Upon his father’s illness, he also was deputized as the federal Pension Agent in Pennsylvania, from 1883 to 1887. His fortune solidified but his health failing, Herron quit the oil fields in 1890, traveled through America’s Southern states and “the famous watering places of the Continent” (Europe), before heading west to Los Angeles in 1893.

According to *Men of Achievement*, “At the time of his arrival in Southern California he had abandoned all idea of ever again engaging in business, but so beneficial was the climate and so ambitious the man, that shortly after his arrival the opportunities afforded in the then newly-discovered oil fields proved irresistible.”

In 1895 Herron established California’s first oil supply company, the Oil Well Machinery and Supply House, soon opening additional outposts in Coalinga and San Francisco. He also invested in oil operations in Summerland (Santa Barbara), San Francisco, Fullerton, and Santa Maria. In addition, Herron organized and was president of the first oil exchange in California, which evolved and merged into the Los Angeles Stock Exchange.

In 1907, when he owned the residence on Severance, Herron sponsored a Chamber of Commerce voyage to Hawaii, inaugurating steamship passenger service between Los Angeles and the islands. Unfortunately, while he and his wife were in the Hawaiian Islands, and while their neighbor Edward Silent was also traveling, burglars broke into both Severance Street abodes, making away with many valuables.

Victor Edward Shaw Biography (1857-1943)

Victor E. Shaw was born on a farm in Missouri, moving at age 15 with his family to another farming community in Oregon. There he attended Willamette University, in Salem, followed by law school at the University of Michigan in 1878-80. Shaw returned to Missouri, where he was admitted to the bar and, in 1883, married Mary Parker. After practicing with the Hon. William S. Shirk for eight years, the Shaws moved to San Diego, California, where Victor represented the Spreckles family interests and opened his own law firm.

In 1906, Shaw successfully ran for election to the newly-created judicial post of California Associate Justice District Court of Appeals, 2nd District – an office located in Los Angeles. By moving to the City of Angels, Mary Parker Shaw was able to rejoin her brother, the well-known bookseller Charles Cullom Parker, and other family members who lived in Los Angeles.

By 1900, C.C. Parker was well-known to book lovers, as both a publisher and as a purveyor. He published, for example, a history of basket-weaving, an 1899 volume of the *Rubaiyat of Omar Khayyam*, and *Parker’s Condensed Dictionary*, a 475-page tome which “contains every useful word in the English language with its correct spelling, accurate pronunciation and exact meaning according to Webster and Worcester to which is added an encyclopedia of valued information and a complete supplement of new

words." Parker was a fan of Helen Hunt Jackson's novel, *Ramona*, and he purchased the original paintings by Henry Sandham used to illustrate the Pasadena edition of the book.

Sarah Bixby-Smith, recounting her younger days in the anthology, *California As I Saw It: First-Person Narratives of California's Early Years, 1849-1900*, noted, "For years it was necessary for anyone desiring a book other than those standard works known to druggists and stationers to send away for it, so it was a great thing for lovers of literature when Mr. C. C. Parker came to town and opened a book shop for books only -- no twine or glue or notebooks or cosmetics or toys, not even text books admitted to his shelves."

Parker opened his bookstore in 1895 on Broadway, in downtown Los Angeles, and then later joined his contemporaries in establishing Bookseller's Row on West 6th Street. It was at C.C. Parker's Bookstore that the director William Desmond Taylor spent his last afternoon, perusing volumes of poetry and purchasing *The Home Book of Verse* – only to be murdered before he could read it.

C. C. Parker was a denizen of Banker's Row. He owned an elegant residence at 811 West 28th Street, less than a block east of Severance. When Victor and Mary Shaw arrived in Los Angeles, in 1907, they soon occupied a fine home nearby at 2625 South Figueroa, just south of Adams and about two blocks from the Parker family manse. In 1917, Parker was elected to the Board of Education. He lived at the 811 West 28th Street home until his death in 1939.

It was befitting for a judge of the Appellate Court to own an imposing residence, and so in 1909 Justice Shaw purchased 2700 Severance from R.H. Herron. He immediately hired architect Sumner P. Hunt to design an addition and a new garage (no longer extant.)

At the time of the 1910 census, Victor and Mary had a full house. They lived with their grown unmarried daughter, Ethel Parker Shaw, their son, Albert, and their married daughter, Alice Shaw McCoy, her husband, James L. McCoy, an orthodontist, and a granddaughter, Janet McCoy. Sadly, by August of that year Albert was dead of heart failure at age 21.

Victor E. Shaw served as a judge until 1923. During his term as an Appellate Justice, he was called upon to serve pro tem on the California Supreme Court bench for two years. When he retired from the court, he returned to private practice, serving as vice-president and attorney for the Foreman & Clark Clothing Co. He was an executive with the corporation when in 1928 it erected its new, 12-story limestone edifice in downtown Los Angeles. He worked at Foreman & Clark until his death at age 85.

The Shaw family continued to own and occupy the residence until 1952, when Ethel Park Shaw and her niece, Janet McCoy White, sold the house for \$25,000 to Robert L. Mannes, and his wife Jeanne.

Robert L. Mannes Biography

Dean Mannes was associated with USC's transition from a provincial institution into a renowned world class university. During the Vietnam War Protest Era, Mannes also participated in the campus dialogues that left USC relatively calm when other university campuses across the nation ruptured with demonstrations. In 1991 Mannes was awarded USC's Presidential Medallion, the university's top honor, awarded to those who have brought honor and distinction to the campus.

Mannes joined the USC faculty in 1946 as an engineering professor. In 1952, when he and his wife, Jeanne, decided to purchase the house at 2700 S. Severance, "the payments [\$250 per month] were half of our monthly salary," he recalled. With three small children to feed as well, the couple decided to rent

some of the bedrooms to USC students, charging them \$30 a month each for room and board. "We ate a lot of spaghetti."

In the 1960s, Mannes served on the USC Faculty Senate, and was its president at the time student protests began to erupt throughout the country. At USC, he recalled, "the resistance was much more thoughtful. Part of the reason, we felt, that there was student unrest at other schools was that those students felt they had no voice." USC officials decided to institute "Days of Concern," with orderly discussions between students, faculty and staff. The university brought to the campus in this period often-controversial speakers on all sides of the issues of the day. Those speakers included Martin Luther King, Jr. and Angela Davis. Mannes was called upon to introduce the "leader of the Chicago 7" at one such gathering.

In 1970, Mannes was appointed Dean of Student Life, the position he still held at retirement two decades later. Even before that, he routinely invited students to his house located just a few blocks from the campus, and around the corner from what was now Fraternity and Sorority Row.

In an oral history conducted by Robert Hadley as part of USC's Living History project, Hadley asked Mannes about the changes he'd seen over 45 years as a USC faculty member, including 21 years as dean. Hadley's summary narrative states:

When Mannes came to USC to teach mechanical engineering on a campus "deluged with ex-GIs," most students were local commuters. Over the years, USC began drawing more ethnic minorities and international students and housed more students on or near the campus. And then, there was a building boom under President Norman Topping.

"In the 1960's, when Norman Topping was here, we'd come back from the summer vacation and wonder whether our offices would be in the same building, there was so much growth going on," Mannes said.

Mannes also talked about his decision, unusual at the time, to live near campus. "We have a big, old house, and we could have a lot of students over. I could walk to school, and if there was a program in the evening, I could go home beforehand, or meet my wife here."

Mannes has stayed active in retirement, collecting cameras, traveling with his wife, Jeanne, and working with troubled high school youngsters.

Until February, the couple still lived in their 1903 house on Severance Street.

Sumner P. Hunt (1865-1938), Architect

Sumner Hunt was commissioned in 1909 to design an addition and a garage for the existing large home at 2700 S. Severance, across the street from his own personal residence. It is one of the few private residences with Hunt's involvement in the University District that still survives as a family home (although several other nearby residences endure as institutional uses.)

Hunt was born and privately educated in New York, choosing the profession of architecture by the precocious age of 14. He went to work and study in the offices of architect Clarence B. Cutler in 1879, working there until he departed for Los Angeles more than a decade later, in 1889. In California, he was soon employed by the Los Angeles architecture firm of Calkins & Haas, and bore responsibility for supervision of the working details and construction of "Old City Hall."

In 1892 – the same year of his marriage to Mary Hancock Chapman – Hunt established the first of his several self-owned firms. He immediately had a "high degree of success" at obtaining commissions to design fine residences for Los Angeles's moneyed set. He and Mary lived at 2645 Severance Street in the University District, near many of his wealthy clientele. Although a number of his early commissions came from these neighbors, one of Hunt's earliest surviving residential buildings, the Roy Jones Home, is actually in Santa Monica. Designed in 1894 for Roy Jones, son of the founder of Santa Monica, Senator John Percival Jones, the transitional Victorian/Queen Anne Revival is now a house museum.

In 1895, Hunt formed a partnership with Theodore Augustus Eisen, who also lived in the District. Although the Eisen & Hunt partnership continued for only four years, it was in this period that the pair were hired by E.L. Doheny to work on one of Hunt's most famous commissions, the 1898 redesign and expansion of the Gothic Renaissance Victorian Doheny Mansion in Chester Place. The home of oil baron Edward L. and Carrie Estelle Doheny for almost sixty years, the Doheny Mansion (HCM No. 60) is easily one of the grandest and best preserved in the city. It boasts a marble-pillared Great Hall, the Pompeian Room with an iridescent Tiffany glass dome, imported Sienna marble columns, and a bronzed gold-leaf frieze.

In 1899, Hunt reorganized and formed a partnership with A. Wesley Eager, with whom he worked until 1910. In 1908, Silas Burns joined the firm (now called Hunt, Eager & Burns), and when Eager retired, the firm was once again renamed, to Hunt & Burns, this name surviving for twenty years.

In the early part of his career, Hunt was responsible for designing many of the City's finest residences. Among these were, in 1902, an English Country style house for R.H. Raphael on Alvarado Terrace, and on the same Millionaire's Row a Queen Anne mansion for Abbot W. Kinney. Hunt was also engaged to design impressive Wilshire District homes for Henry W. O'Melveny and William Lacy, and, for John F. Francis, an heir by marriage to the vast Rancho de San Pedro, an equally impressive mansion on Bonnie Brae.

In addition to his carriage trade work, Sumner Hunt was one of the early proponents of an indigenous California style, now called Mission Revival. In 1896, Hunt had joined with Charles Fletcher Lummis and others in establishing the California Landmarks Club, whose mission was to restore and preserve the old Spanish and Mexican Missions. Hunt's fondness for Southern California's colonial era styles was well known. In 1892, Hunt had designed a residence in the California Mission style at the corner of Adams and Hoover, which was converted into the Casa de Rosas, a private school (now the Sunshine Mission.) He was also engaged to restore an adobe dwelling on Figueroa, near the university.

Hunt was also commissioned, in 1900, to design the Arts & Crafts style clubhouse for the Los Angeles Country Club's Pico and Western Links golf course. Eventually, Hunt and his partners designed many institutional buildings, including the Southwest Museum (1912-14), the Automobile Club of Southern California (1923), the Echo Park Clubhouse (1908), Scripps College for Women's Administration Building, the Annandale Country Club, the Alhambra Theater and Edward D. Silent Building, the Pierpont Inn (1910) in Ventura, and the Ebell Club House at Figueroa and 18th Street.

By 1907, Hunt and his partner Eager were widely recognized as among the preeminent Los Angeles residential architects of their generation. Hunt is credited with changing the prevailing "jig-saw" and "turning lathe" type of dwelling into a more "modern, quieter" domestic style of architecture, with clean-cut, straightforward lines. According to *The Architect and Engineer of California* (November, 1907):

"Messrs. Hunt and Eager, having been schooled in the East, early recognized the futility of attempting to transplant Eastern architecture to the climate of Southern California, and at once set about to evolve a harmonious and consistent treatment for local domestic work....These gentlemen have carefully studied the various [style] types, always inspired by the location and surroundings, with a result peculiarly distinctive and characteristic. The long roof lines, the broad overhang, inviting entrances, spacious verandas and pergolas everywhere to be seen in their work, show how the ways and likes of their clients have been considered."

For example, in June of 1906 lumberman William G. Kerckhoff, the owner of the Kerckhoff-Cuzner Mill, purchased for \$30,000 a home on Adams Boulevard, and then sold the existing residence "together with tank house" for \$2,000 with the agreement that they be moved elsewhere. He then hired the architectural firm of Hunt, Eager and Burns to design and build an imposing, 18,000-square-foot English Tudor style mansion (734 West Adams Blvd., HCM No. 606), which took until early 1909 to complete. More ornate than the earlier Waters/Shaw Family Residence, the Hunt-designed Kerckhoff Mansion features multi-light windows with diamond shaped leaded glass, several balconies and patios, inlaid oak paneling, and an ornate, sweeping stairway leading to the second floor.

In 1934, it was noted that many of his elegant early residences were still occupied by the families that had commissioned them, a reflection, perhaps, of his ability at the turn of the century to transition domestic architecture design into a modern age reflective of 20th century lifestyles.

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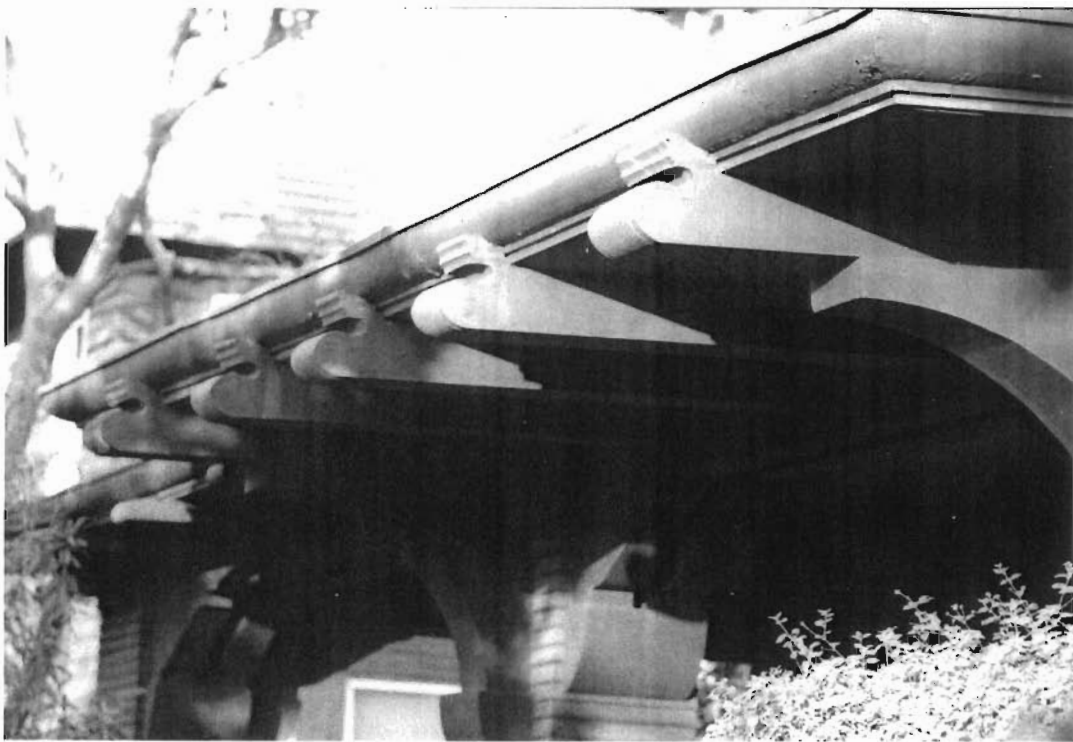
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Waters/Shaw Family Residence

2700 South Severance Street, Los Angeles, CA 90007

Photo date: January 2007 ~ © Jim Childs 2007



Detail: West façade entry porch brackets and rafter tails, viewed to northwest.



Detail: West façade porch, north balustrade, viewed to southwest.

Waters/Shaw Family Residence

2700 South Severance Street, Los Angeles, CA 90007

Photo date: January 2007 ~ © Jim Childs 2007



Residence viewed to northeast.



Southwest corner of residence with multi-pane leaded windows, viewed to northeast.

Waters/Shaw Family Residence

2700 South Severance Street, Los Angeles, CA 90007

Photo date: January 2007 ~ © Jim Childs 2007

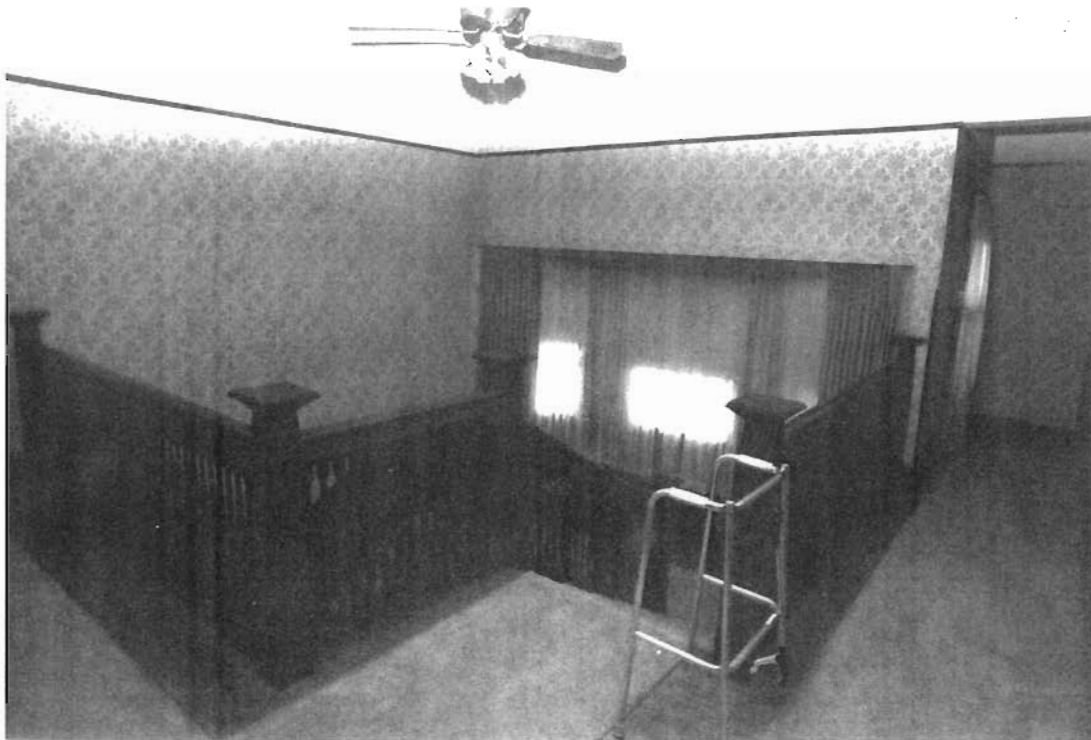


Parlor: North wall with fireplace; coved ceilings; French doors to east screened porch, viewed to northeast.



Kitchen: North wall with original cabinetry with view into pantry; east wall with door to rear/east wing of residence.

Waters/Shaw Family Residence
2700 South Severance Street, Los Angeles, CA 90007
Photo date: January 2007 ~ © Jim Childs 2007



Second floor main hallway and main staircase. Newel posts and paired balusters.



Rear service stairs with distinctive graduated balusters.

Waters/Shaw Family Residence

2700 South Severance Street, Los Angeles, CA 90007

Photo date: January 2007 ~ © Jim Childs 2007



Master bedroom: North wall with fireplace; east wall with door to hallway.



Master bathroom: North wall with sink; east wall with tub; five panel doors are utilized throughout residence. Viewed to northeast.

Waters/Shaw Family Residence

2700 South Severance Street, Los Angeles, CA 90007

Photo date: January 2007 ~ © Jim Childs 2007



West façade second story slant bay window of master bedroom; fixed transoms with multiple leaded diamond lights over single lights, viewed to east.
Note decorative shingle finish course, above.



Projecting entry porch roof and second story recessed porch, viewed to southeast.
Note decorative rafter tails and brackets.

Waters/Shaw Family Residence

2700 South Severance Street, Los Angeles, CA 90007

Photo date: January 2007 ~ © Jim Childs 2007



Residence southwest corner, curvilinear dining room bay, south elevation, viewed to northeast.



West façade library triptych windows with multi-pane leaded glass fixed transoms over single lights, viewed to east.

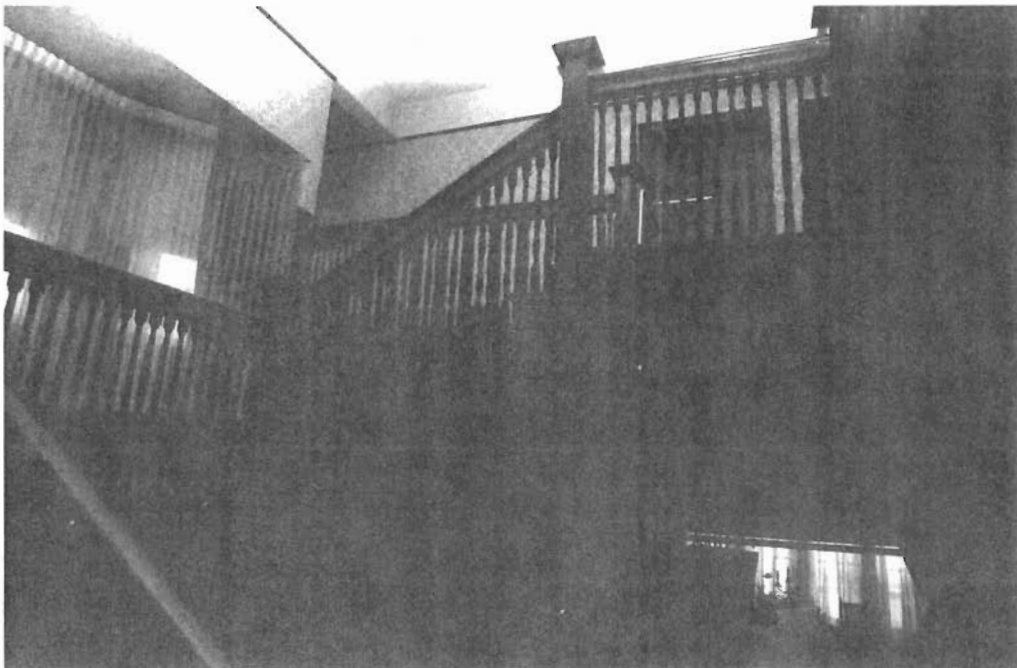
Waters/Shaw Family Residence

2700 South Severance Street, Los Angeles, CA 90007

Photo date: January 2007 ~ © Jim Childs 2007



Foyer with main stairs: North wall entry to parlor, visitor's bench, beamed ceiling, viewed to northeast with view to east screened porch.



Main stairs: Landing slant bay, paired balusters, second floor open hallway.



City of Los Angeles Department of City Planning

02/09/2007

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2700 S SEVERANCE ST

ZIP CODES

90007

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2005-5848-OCH
CPC-1986-603-GPC
CPC-1986-447-GPC
CPC-1983-506-SP
ORD-171682
ORD-167121-SA978
ORD-162128

Address/Legal Information

PIN Number:	121-5A201 10
Area (Calculated):	11,265.1 (sq ft)
Thomas Brothers Grid:	PAGE 634 - GRID B7
Assessor Parcel Number:	5123003412
Tract:	SEVERANCE TRACT
Map Reference:	M R 11-15
Block:	None
Lot:	10
Arb (Lot Cut Reference):	None
Map Sheet:	121-5A201 123A201

Jurisdictional Information

Community Plan Area:	South Los Angeles
Area Planning Commission:	South Los Angeles
Neighborhood Council:	Empowerment Congress North Area
Council District:	CD 8 - Bernard C. Parks
Census Tract #:	2247.00
LADBS District Office:	Los Angeles Metro

Planning and Zoning Information

Special Notes:	None
Zoning:	RD1.5-1-O
Zoning Information (ZI):	ZI-1193 Hoover Redevelopment Project (Expansion Area 2)
General Plan Land Use:	Low Medium II Residential
Plan Footnote - Site Req.:	See Plan Footnotes
Additional Plan Footnotes:	South Los Angeles
Specific Plan Area:	South Los Angeles Alcohol Sales
Historic Preservation Overlay Zone:	None
Historical Cultural Monument:	None
Mills Act Contract Number:	None
POD - Pedestrian Oriented Districts:	None
CDO - Community Design Overlay:	None
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	Downtown Adaptive Reuse Incentive Area
35% Density Bonus:	Eligible
CRA - Community Redevelopment Agency:	Hoover Redevelopment Project (Expansion Area 2)
Central City Parking:	No
Downtown Parking:	No
Building Line:	None
500 Ft School Zone:	No

Assessor Information

Assessor Parcel Number:	5123003412
Parcel Area (Approximate):	11,238.5 (sq ft)
Use Code:	0100 - Single Residence
Building Class:	D65C
Assessed Land Val.:	\$56,005
Assessed Improvement Val.:	\$5,834
Year Built:	1904
Last Owner Change:	06/11/96
Last Sale Amount:	\$9
Number of Units:	1
Number of Bedrooms:	8

Number of Bathrooms:	3
Building Square Footage:	5,651.0 (sq ft)
Tax Rate Area:	163
Deed Reference No.:	No

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	Methane Zone
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	6.69789 (km)
Landslide:	No
Liquefaction:	No

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	Central City
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	South
Division / Station:	Southwest
Report District:	328
Fire Information:	
District / Fire Station:	15
Batallion:	3
Division:	2
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-2005-5848-OCH

Required Action(s): Data Not Available

Project Description(s): PROPOSED ORDINANCE TO ESTABLISH THE UNIVERSITY OFF-CAMPUS OVERLAY DISTRICT IN THE AREA BOUNDED BY 10FWY TO NORTH, 110 FWY TO EAST, MLK BLVD TO THE SOUTH AND NORMANDIE AVE TO THE WEST

Case Number: CPC-1986-603-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Description(s): GENERAL PLAN/ZONING CONSISTENCY PROGRAM

Case Number: CPC-1986-447-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Description(s): PLAN AND ZONE CONSISTENCY - SOUTH CENTRAL LOS ANGELES (HERB GLASCOW)

Case Number: CPC-1983-506-SP

Required Action(s): SP-SPECIFIC PLAN (+ AMENDMENTS)

Project Description(s): SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED IN THE SOUTH CENTRAL AREA OF THE CITY

SEE GENERAL COMMENTS

CONTINUATION OF CPC-83-506. SEE GENERAL COMMENTS FOR CONTINUATION.

DATA NOT AVAILABLE

ORD-171682

ORD-167121-SA978

ORD-162128