

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801

CULTURAL HERITAGE COMMISSION

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Date **JUN 15 2007**

Los Angeles City Council
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

ATTENTION: Barbara Greaves, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2007-918-HCM**
HOLMES SHANNON HOUSE
4311 VICTORIA PARK DRIVE

At the Cultural Heritage Commission meeting of June 12, 2007, 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 City Council, according to the guidelines set forth in Section 22.125.1 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Carlisle
Seconded: Commissioner Martin
Ayes: Commissioner Dake
Absent: Commissioner Barron
Vote: 3-0 (1 vacancy)

Sheldred Alexander, Commission Executive Assistant
Cultural Heritage Commission

SA

Attachment: Staff Report with Findings

c: Councilmember Herb Wesson, Tenth Council District
Ulrik Theer and Lisa Ellzey, Applicant/Owner

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2007-918-HCM

HEARING DATE: June 12, 2007
TIME: 2:00 PM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012


Location: 4311 Victoria Park Drive
Council District: 10 ✓
Community Plan Area: West Adams-Baldwin Hills-
Leimert
Area Planning Commission: South Los Angeles
Neighborhood Council: Mid City
Legal Description: LT 83 of M B 12-2/3

PROJECT: Historic-Cultural Monument Application for the
HOLMES SHANNON HOUSE
REQUEST: Declare the property a Historic-Cultural Monument
**APPLICANT/
OWNER:** Ulrik Theer and Lisa Ellzey
4311 Victoria Park Drive
Los Angeles, CA 90019

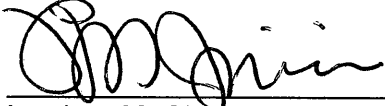
RECOMMENDATION That the Cultural Heritage Commission:

1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning



Ken Bernstein, Manager
Office of Historic Resources



Lambert M. Giessinger, Architect
Office of Historic Resources

Prepared by:



Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: February 6, 2007 Historic-Cultural Monument Application

FINDINGS

1. The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of Tudor-Craftsman residential architecture.
2. The property reflects “the broad cultural, economic, or social history of the nation, State or community” for its association with the development of Victoria Park.
3. The building is associated with a master builder, designer, or architect, as a work by the firm of architects Robert Farquhar Train and Edmund Williams of the firm of Train & Williams.

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.

SUMMARY

Built in 1911, this two-and-a-half story residential building exhibits character-defining features of Tudor-Craftsman style architecture. The L-shaped cross-gabled wood-frame building has a dominant projecting gable and a smaller gable beneath on the façade. Gables exhibit decorative fascia and exposed eaves. A side porch with a single brick pillar holds a recessed off-center entrance. Windows are double hung casement windows with square-paned transoms. A semi-hexagonal bay window is located above the porch opening. The building’s exterior features brick, roughcast stucco, and decorative half-timbering. Significant interiors include built-in cabinetry, wainscoting, mahogany crown molding, fireplaces, grand central staircase, and several prominent stained glass windows.

The proposed Holmes-Shannon Residence historic monument was designed in 1911 by architects Robert Farquhar Train and Edmund Williams of the firm of Train & Williams. This architectural firm was directly associated with the Arroyo Guild of Fellow Craftsmen, an Arts and Crafts group of architects and artisans in Los Angeles. The firm designed the Williams House-Hathaway Home for Children building in the Highland Park area of Los Angeles (1905; Historic-Cultural Monument #411). The subject building was built for Nellie Holmes Shannon (1863-1924) and her husband, Michael Francis Shannon (1871-1923). Shannon was widely cited by the *Los Angeles Times* as the first traffic officer of the City of Los Angeles, working at the intersection of Spring and Temple Streets.

Some interior spaces of the subject building have been altered.

The Holmes Shannon House property successfully meets three of the specified Historic-Cultural Monument criteria: 1) “embodies the distinguishing characteristics of an architectural type

specimen, inherently valuable for a study of a period style or method of construction," 2) reflects "the broad cultural, economic, or social history of the nation, State or community" and 3) is associated with a master builder, designer, or architect. As a residential building designed in the Tudor-Craftsman style by a prominent firm and reflective of the development of Victoria Park, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2007-918-HCM

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

Location: 4311 Victoria Park Drive
Council District: 10
Community Plan Area: West Adams-Baldwin Hills-
Leimert
Area Planning Commission: South Los Angeles
Neighborhood Council: Mid City
Legal Description: LT 83 of M B 12-2/3

PROJECT: Historic-Cultural Monument Application for the
HOLMES SHANNON HOUSE

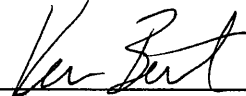
REQUEST: Declare the property a Historic-Cultural Monument

**APPLICANT/
OWNER:** Ulrik Theer and Lisa Ellzey
4311 Victoria Park Drive
Los Angeles, CA 90019

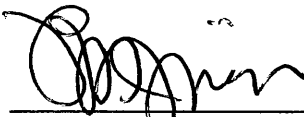
RECOMMENDATION **That the Cultural Heritage Commission:**

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



Ken Bernstein, Manager
Office of Historic Resources



Lambert M. Giessinger, Architect
Office of Historic Resources

Prepared by:



Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: February 6, 2007 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1911, this two-and-a-half story residential building exhibits character-defining features of Tudor-Craftsman style architecture. The L-shaped cross-gabled wood-frame building has a dominant projecting gable and a smaller gable beneath on the façade. Gables exhibit decorative fascia and exposed eaves. A side porch with a single brick pillar holds a recessed off-center entrance. Windows are double hung casement windows with square-paned transoms. A semi-hexagonal bay window is located above the porch opening. The building's exterior features brick, roughcast stucco, and decorative half-timbering. Significant interiors include built-in cabinetry, wainscoting, mahogany crown molding, fireplaces, grand central staircase, and several prominent stained glass windows.

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Some interior spaces of the subject building have been altered.

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.

SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

ARCHITECTURAL SIGNIFICANCE

THE The Holmes-Shannon House IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT

Craftsman (with Tudor influences) ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

A N D / O R

HISTORICAL SIGNIFICANCE

THE The Holmes-Shannon House WAS BUILT IN 1911
NAME OF PROPOSED MONUMENT YEAR BUILT

Robert Train & Robert Williams, Nellie Shannon, Michael Shannon and Michael F. Shannon WAS IMPORTANT TO THE
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE The Holmes-Shannon House is an important example of Craftsman domestic architecture at the turn of the 20th century and meets the cultural heritage ordinance because of the high quality of its design and retention of its original form, detailing and integrity. It is one of the few intact mansions in its neighborhood (Victoria Park) and is still in its original use as a private family home. Its interior retains most of its original historic detail and fixtures. It is one of very few extant examples of Train & Williams' residential architecture.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT The Holmes-Shannon House
2. STREET ADDRESS 4311 Victoria Park Drive
CITY Los Angeles ZIP CODE 90019 COUNCIL DISTRICT 10
3. ASSESSOR'S PARCEL NO. 5082015015
4. COMPLETE LEGAL DESCRIPTION: TRACT Victoria Park
BLOCK None LOT(S) 83 ARB. NO. None
5. RANGE OF ADDRESSES ON PROPERTY 4311 Victoria Park Drive, 83 Fairmont Drive, 4311 Fairmont Drive
6. PRESENT OWNER Ulrik Theer and Lisa Ellzey
STREET ADDRESS 4311 Victoria Park Drive E-MAIL ADDRESS: lisa.ellzey@fox.com
CITY Los Angeles STATE CA ZIP CODE 90019 PHONE (323) 964-9999
OWNERSHIP: PRIVATE PUBLIC
7. PRESENT USE Single Family Residence ORIGINAL USE Single Family Residence

DESCRIPTION

8. ARCHITECTURAL STYLE Craftsman (with Tudor influences)
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET. 1 PAGE MAXIMUM)
See "Description Work Sheet"
- _____
- _____
- _____
- _____
- _____
- _____
- _____

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT The Holmes-Shannon House

10. CONSTRUCTION DATE: 1911 FACTUAL: ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER Robert Farquhar Train and Robert Edmund Williams

12. CONTRACTOR OR OTHER BUILDER William Van Loenen and W. W. Webb

13. DATES OF ENCLOSED PHOTOGRAPHS January 2007
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE

15. ALTERATIONS See attached "Alterations"

16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
 ZONING OTHER _____

17. IS THE STRUCTURE: ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)
See attached "Historical Significance," which includes a historical context narrative, architects' biographies, and biographies of two generations of the family who lived in the Holmes-Shannon House.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) See attached "Bibliography"

20. DATE FORM PREPARED 02/06/2007 PREPARER'S NAME Ulrik Theer and Lisa Ellzey
ORGANIZATION _____ STREET ADDRESS 4311 Victoria Park Drive
CITY Los Angeles STATE CA ZIP CODE 90019 PHONE (323) 964-9999
E-MAIL ADDRESS: lisa.ellzey@fox.com

Alterations
Holmes-Shannon House
4311 Victoria Park Dr., Los Angeles, CA 90019

Sewing room converted to bathroom (1922). Kitchen and bathrooms have all been altered, and no longer contain original fixtures. Kitchen cabinetry and counter tops have been reconfigured. Some interior doors have been moved or removed. Exterior back door has been replaced. Back porch has been added. Original windows in both sleeping porches were replaced. A wall between the master bedroom closet and the adjoining bedroom closet was removed. A sink in the master bedroom closet was removed. The master bedroom fireplace was rebuilt and a new antique mantle added to replace the missing original. An internal masonry chimney servicing the basement heaters and water heater flues was removed. The external masonry chimney was rebuilt (using the original bricks) and reinforced. In the attic, the main room ceiling was taken down and an adjoining space converted to a bathroom.

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE Holmes-Shannon House IS A two -STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

Craftsman (with Tudor influence), L shape PLAN single family residence
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A "blue" brick foundation and half-timbered and roughcast stucco FINISH AND wood TRIM.
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S cross gable ROOF IS composite shingle Wood frame
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

double-hung, casement and multi-pane transom WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE [DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.]

THE ENTRY FEATURES A corner recessed
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

diamond-shaped leaded glass window set in a six panel DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE dragon mouth trim on a recessed corner porch, a gable dormer with overhang, one
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

eave wall chimney (constructed of "blue" brick), elaborate vergeboards, an oriel, a semi-hexagonal two-story bay,
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

wide, unenclosed eaves clad with beadboard, exposed decorative roof beams, exposed double rafters, a glass-
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

roofed polygonal conservatory, and a stained glass window (featuring a woman playing a lute) on the front porch.
VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

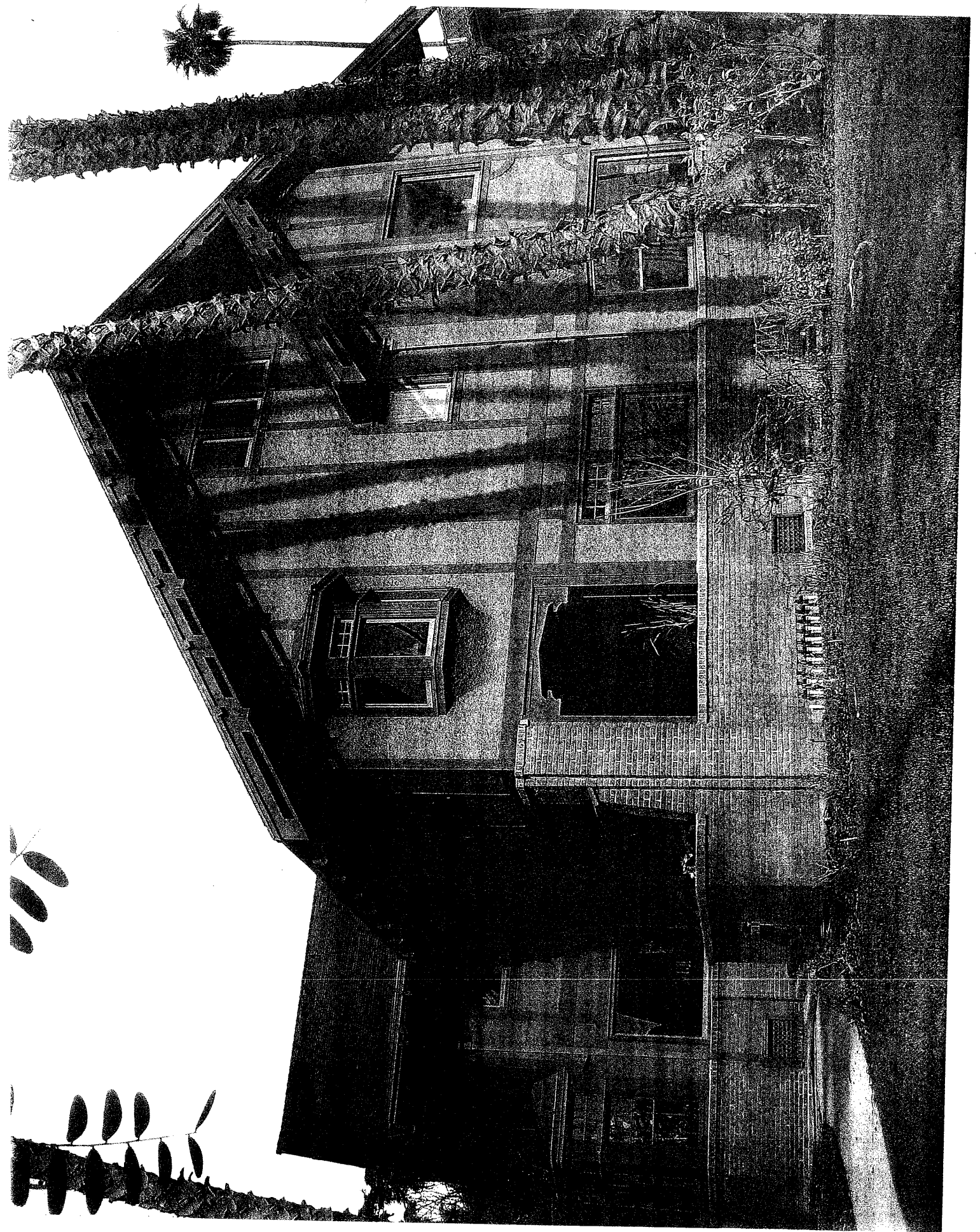
SECONDARY BUILDINGS CONSIST OF A one and one-half story detached garage.
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE Foyer features a grand central staircase and broad mahogany crown molding.
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

Living room, dining room, foyer, central hallway and staircase have mahogany wainscoting with book-matched
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

grain. The living room features a large fireplace with a carved mahogany surround and Grueby tile hearth, flanked

IMPORTANT LANDSCAPING INCLUDES None
IDENTIFY NOTABLE MATURE TREES AND SHRUBS



Architectural Description (continued from application form)

Holmes-Shannon House

4311 Victoria Park Drive, Los Angeles, CA 90019

Significant interior features (continued):

by built-in mahogany benches. The living room has crowned mahogany casings surrounding a broad pocket door entryway, a carved mahogany colonnade with built-in leaded glass bookcases, gold silk brocaded wallpaper (dating to construction), and a Greek Revival plaster crown molding with dentition and acanthus leaves. A second plaster molding, consisting of pinecones, leaves, and flowers, encircles the ceiling. A smaller plaster molding – with the same motif – frames the chandelier's ceiling cap. Off the living room is a sunken music room, with the same silk wallpaper and plaster molding details, featuring a large over-painted stained glass window depicting a robed lutenist, and an original alabaster light fixture. Off the living room, to the north, the library is lined with built-in mahogany bookcases and has a tapered mahogany colonnade, original large pendant light fixture, and an unusual applied wall treatment (“Tiffany treatment”) employing what is believed to be powdered bronze.

In the dining room, a built-in hutch has leaded glass doors, brass pulls with cast brass escutcheons matching the doors in the house, and an inset stained glass window depicting a pair of fish on a plate. An eight-armed Art Nouveau electrolier with exposed electric bulbs is original. The ceiling's plaster crown molding with medallions differs from that of the living room, but the dining room's secondary molding, encircling the ceiling with a pinecone, leaf, and flower motif, is the same. Like the living room, the dining room possesses a large pocket door entryway with crowned mahogany surround. Off the dining room, an octagonal breakfast room has a broad wood crown molding with dentition, and a pair of doorway-sized, built-in, leaded glass cupboards.

At the top of the central staircase, on the landing, a massive (8' by 8') stained glass triptych window depicts a medieval castle in the countryside. The staircase possesses turned mahogany balusters and tapered mahogany newel posts with Art Nouveau carvings and contoured caps. On the second floor, a small room (believed to be) a children's nursery features rare 1920's-era hand-painted wallpaper depicting delphiniums and a 360-degree frieze showing British colonial-era zoo scenes.

Floors are oak throughout. All doorways have broad mahogany casings. All doors have elaborate cast brass hardware; knobs show a quadruple scroll motif and are set in Tudor Revival escutcheons with a lion head depicted *en face* and in relief. There is evidence all the stained glass windows are by Judson Studios, the “Tiffany's of the West.”

Historical Significance
Holmes-Shannon House
4311 Victoria Park Dr., Los Angeles, CA 90019

The 1911 Holmes-Shannon House is an outstanding example of a pre-World War I residence designed by the noteworthy architects, Train and Williams, and is a fine extant example representing the development of its neighborhood, Victoria Park. In addition, the Holmes-Shannon House was inhabited by personages playing significant roles in the history of the city as well as the nation. This family, which built the residence in 1911, continued to occupy the home until 1957, the period of historical significance for this property.

Holmes-Shannon House residents, Nellie Holmes Shannon and husband Michael Shannon, were a pioneering family of Los Angeles. A relative of Oliver Wendell Holmes, Nellie Holmes Shannon was one of the city's first prominent businesswomen. Michael Shannon supervised the construction gang which brought the first railroad to Los Angeles. One of only ten officers hired in 1889 for the city's first true police force, Michael Shannon represents the period when Los Angeles was transitioning from rough-and-tumble frontier justice to professional, uniformed law enforcement. He served as the city's first traffic officer. Son Michael Francis Shannon was a Deputy District Attorney for the city and a newsworthy criminal litigator in private practice. Michael Francis Shannon rose to national prominence by winning election to the highest post in the Benevolent Protective Order of Elks, an organization boasting 500,000 members, including the President of the United States, Franklin D. Roosevelt.

The History of Victoria Park

Like most of the neighborhoods in Los Angeles, Victoria Park began as part of a Rancho. After winning independence from Spain in 1821, the Mexican government awarded more than 750 land grants, including the acreage that became Rancho Las Cienegas, owned by Francisco Abila and his family, Januario Abila Pedra Abila de Ramirez, Francisca Abila de Rimpau, Louisa Abila de Garfias. By the 1870's, Januario Abila owned the northeast section of the Rancho, which included the land that was to become Victoria Park.

In the latter part of the 19th century, Southern California was prospering. There was strong demand for property and housing throughout the region, particularly in Los Angeles. The City kept annexing nearby towns, ranches, and farmlands, expanding its boundaries which by 1909 included all of the present-day Historic West Adams District. Land, once impossible to sell at even \$5 an acre, commanded ever-increasing prices and not infrequently spurred "speculative mania," in the words of pioneer resident Harris Newmark, in his memoir, *Sixty Years in Southern California*.

The real estate speculation resulted in numerous boom-and-bust cycles in the City's housing market. Nonetheless, in 1907, "nineteen substantial citizens," including General Moses Hazeltine Sherman and his brother-in-law, Eli P. Clark, partners in the Los Angeles Pacific Railroad Co., "united to create an exclusive residential enclave."

Historical Significance ~ Holmes-Shannon House—continuation page 2

When Victoria Park was established, Pico Street was 80 feet wide and paved, but it was at urban Los Angeles' western reaches. The "countryside" still stretched west of here, and there was only a railroad track to the south, where Venice Boulevard is now.

Victoria Park was laid out atop West Adams Heights Hill with views of the city and of the mountains, "from Old Baldy to the sea." "Victoria Park has especially good car service," an ad of October 1907 touted. The closeness of the train tracks and quick travel time to Downtown "will enable business men residing in Victoria Park to take luncheon at home."

Victoria Park was laid out in a rounded shape that can trace its inspiration to the work of Frederick Law Olmsted, the chief landscape architect for Central Park in New York City. Olmsted, called the founder of American landscape architecture, felt that circular shapes broke up the linear look of most urban areas.

In Victoria Park, the lots were large enough to accommodate "homes of the highest class," each of which would use its lot number as its address (i.e.: Victoria Park No. 83), as was done in other exclusive enclaves like Chester Place, St. James Park, and Berkeley Square. The neighborhood's "drives," rather than "streets," were promoted as being "all 100 feet in width, with petrolith-paved roadways and seven-foot cement sidewalks." Moreover, "the continuous stretches of lawn and shrubbery are most attractive. Victoria Park is beautifully lighted by stone and wrought iron electroliers, fifteen feet high, with five large electric globes on each." The developers lined the winding streets with "hundreds of palms, acacias and Monterey pines," along with tropical plantings.

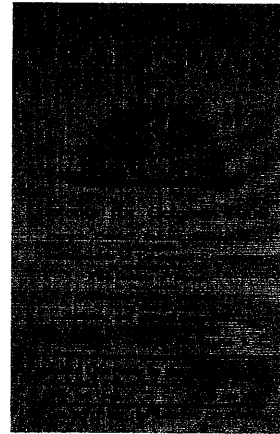
Many of the original homes in Victoria Park were built between 1910 and 1915, and they were handsome and substantial indeed, with extensive use of high quality woods like mahogany and oak, paneled walls, beamed ceilings, conservatories and sun rooms, ornate leaded and stained glass, and imposing exterior facades, often three stories in height. The Holmes-Shannon House was one of the first homes to be completed, and represents a fine extant example of this period of development in Victoria Park.

The West Adams area was the prime area for residential real estate at the turn of the century. The location of Victoria Park in the West Adams area should have assured it of success. However, that was not to be so, even though some very substantial mansions were erected at the beginning. The sale of lots in Victoria Park, which had been subdivided before World War I, was far fewer than had been hoped. Shortly after the war, Victoria Park was rezoned and multi-family buildings appeared. A number of handsome duplexes were built there in the 1920's and 1930's.

The Arroyo Guild of Fellow Craftsman

The Arroyo Guild – of which Robert Farquhar Train and Robert Edmund Williams were “the Architects;” there were no others in the Guild – played a pivotal role in the home-building and life-style sensibilities of Southern California in the early 20th century.

The Guild was organized by, and derived its guiding philosophy from George Wharton James (1858-1923). He wrote a series of travel guides to the Southwest and lectured across the country on a variety of topics – Indian lore, the literary history of California, the ecology of the Southwest – illustrating his talks with colored slides. In 1895, James settled in Pasadena and promptly became a booster of Arroyo culture. The outdoor life in the Southwest, the Arts and Crafts movement, and Indian Crafts, were fixed by James as its essential elements. James brought this sensibility to the editorship of the *Arroyo Craftsman* magazine (1909) in what he termed “simple living, high thinking, pure democracy, genuine art, honest craftsmanship, natural inspiration, and exalted aspiration.” The *Arroyo Craftsman* spoke for the Arroyo Guild, an association of Arroyo artisans who hoped to build and furnish homes for Southern Californians. “They will plan your home,” James promised, “whether it be a palace or a bungalow, they will design its every detail; the stained glass, the wall and ceiling decorations, the hangings of every description, the carpets, the furniture, the mantles, the gas and electric fixtures, the vases, the pictures – and all will be done with that rational, systematic harmony which comes of experience and expert knowledge.”



The Arroyo Guild had a president, the English artist Walter Lees Judson, dean of the USC School of Fine Arts. George Wharton James served as secretary of the Guild and provided its journal, but the publication folded after just one issue. What is important about the *Arroyo Craftsman*, however, is its expression of the Arroyoan ideal: “the spiritualization of daily life through an aestheticism tied to crafts and local materials... simplicity, health, peace, content, and pure, simple, democratic art.” This ideal would begin in the home and be expressed through it. The Arroyoans believed this new approach was destined to become the style guide to domestic living in 20th century America and to a degree, they were right. According to the Los Angeles history, *City of Quartz*, “The Arroyo Set was preeminent in defining the visual arts, architecture, and cultural parameters of turn-of-the-century Los Angeles.... The Arroyo Guild was a seminal point of intersection between the mission-myth romantics and the Pasadena franchise of the Arts-and-Crafts movement.”

Train and Williams, Architects

Little is known, biographically, of Robert Edmund Williams. He was born January 16, 1874, in Hespeler, Ontario, Canada and arrived in Los Angeles in 1895. There is evidence that a brother, Norman, had come to Los Angeles the previous year (1894) and that Robert Edmund's appearance was part of a Williams family exodus out of Canada. Robert's father, William Williams, a clergyman (born in 1836), and mother, Mary Burman Williams (born in 1834), joined their sons, Robert and Norman, in Los Angeles in 1899. The four lived together at 1040 31st Street. At a later unknown date, Robert married Annie Pierce, a Canadian. Whether she moved in with the family Williams is unknown. At any rate, in a 1930 census, Robert, age 56, was no longer married to Annie. He had a different wife, Jean K. (born circa 1887), and a young daughter, Lois (born circa 1925) and they now lived at 802 North Avenue 66, Highland Park.

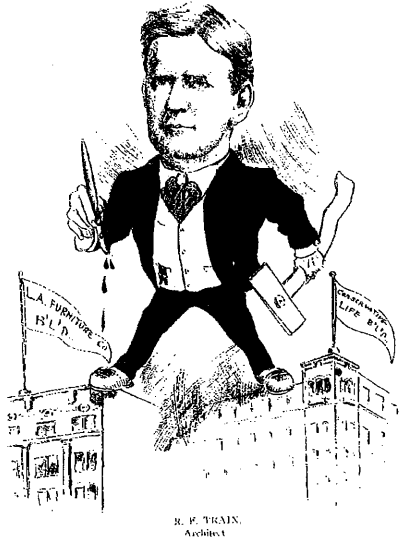
Much more is known of Robert Farquhar Train. His father, John Farquhar Train, and mother, Elizabeth (Hood) Train, were natives of Mancheline, Ayr, Scotland, and Derby, England, respectively. The former, who was a commercial traveler, died in Nottingham, England in 1872; the latter died in 1883, age 54. Many of the Trains were prominent in military and political circles in Scotland and England, and of the Hoods, tradition traces them back to the celebrated and probably fictitious Robin Hood, and to the historical figure of the Earl of Huntington.

Our subject architect, Robert F. Train, was born in Nottingham, England, December 4, 1870. In 1884, he accompanied his aunt Susie to the United States and for 3 years lived in Illinois and Nebraska. For nearly a year he was employed as a clerk in a bank, after which he worked as an architectural draughtsman in Denver and Colorado Springs. He attended the University of Illinois, at Champagne, Illinois, where he pursued a course in architectural engineering. Apparently, he found employment at the 1892-1893 World's Columbian Exposition (also known as the Chicago World's Fair), designing, or assisting in the design of some portion of the White City.

In July, 1894, Train came to Los Angeles and entered into a partnership with G. A. Howard, Jr. They opened an office at 125½ South Spring Street, then relocated the following year to 254 South Broadway. It is unclear at which point the firm acquired Williams and parted company with Howard but at any rate, the partnership of Train and Williams was responsible for designing the First National Bank of Long Beach at 115 Pine Avenue (1900), the Conservative Life Insurance Company Building on Hill and 3rd Streets (1901), the Fullerton Masonic Temple at 201 N. Harbor Blvd. (1901), the First Congregational Church at Hope and Eighth Street (1902), the Los Angeles Furniture Company on Spring Street between 6th and 7th Streets (1904), the Carlton Building at 723-725 South Hill (1907), the Pythian Castle Hall ("the finest castle in the Southwest") on 16th Street between Hill Street and Grand Avenue (1908), the "general plan" for the University of Southern California campus (1910; USC was the first institution of higher

Historical Significance ~ Holmes-Shannon House—continuation page 5

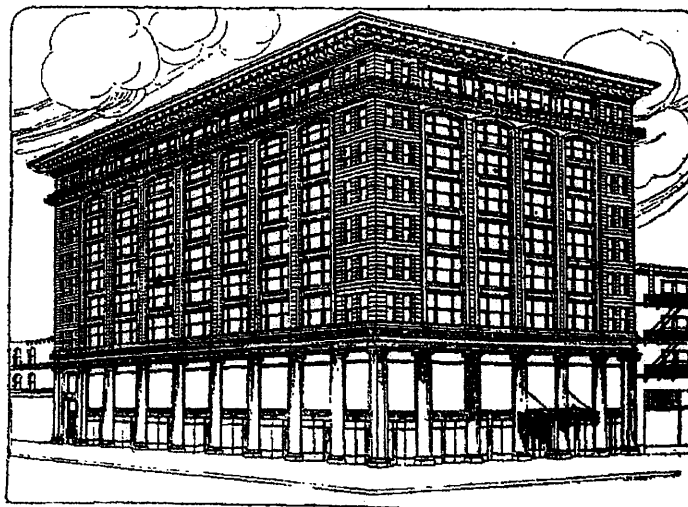
learning in Los Angeles), the architectural design for the USC Administration building (1910), the Frank A. Forster mansion in San Juan Capistrano (1910; National Register of Historic Places), the 13-story Sun Drug Building on Broadway between 7th and 8th Streets



(1912), the Herbert J. Gouge Building (now the Jewelry Trade Building) at 5th Street and Broadway (1912), in its day the largest lease ever executed in Los Angeles (the *Los Angeles Times* called the \$4,000,000 lease a “mammoth transaction”), a 13-story, wafer-like skyscraper dubbed a “chimney block” – because of its daring slimness – financed by an anonymous syndicate on West 7th Street between Spring and Main (1913), the Herbert J. Gouge Gothic “Business Block” (with its \$2,000,000 lease, “one of the most important [buildings] in the realty annals of Los Angeles”) on Spring Street between 6th and 7th Streets (1913), the 900-seat Woodley Theatre at 840 South Broadway (1913), the Hosfield Building at 242-246 South Broadway (1914), which served as an annex to what was then City

Hall, with the purpose of absorbing so-called bureaucratic “overflow,” the “three-cornered” Arroyo Seco Branch Library at Piedmont and Pasadena Avenues (1914), and the Administration building of the Cawston Ostrich Farm in South Pasadena (1920), to name just a few of their many commercial and residential structures.

As is plain from this list, not a small percentage of Train and Williams structures were responsible for shaping the pre-World War I skyline of downtown Los Angeles.



Magnificent Building Planned by Architects Train & Williams for Herbert J. Gouge. Construction is assured by \$4,000,000 half-century lease concluded yesterday by the attorney with the Norman Realty Company, owner of the old Mueller corner. Matcalf & Ryan handled the project.

Historical Significance ~ Holmes-Shannon House—continuation page 6

It is also worth noting that after the December, 1910 fire which destroyed the building housing the USC College of Fine Arts in Highland Park, Train and Williams were commissioned to design the new building. When the USC campus finally absorbed the College of Fine Arts, the building at 200 North Avenue 66 (National Register of Historic Places) became the home of Judson Studios (the "Tiffany of the West"), and this fact – buttressed by the Arroyo Guild association between Train, Williams and Judson – supports the contention (impossible to prove because a second fire destroyed all written records), that the magnificent examples of stained glass art found throughout the Holmes-Shannon House were indeed provided by Judson Studios. Also supporting this contention is the Train and Williams-designed Robert Williams House at 840 North Avenue 66 in Highland Park (1905) which includes a large panel of stained glass (actually, a light box similar to that in the Holmes-Shannon House) known to have been created by Judson Studios.



ROBERT FARQUHAR TRAIN
FIRM OF TRAIN & WILLIAMS
Architects' Conservative Life and Wright & C
lender Bldgs. Born Nottingham, Eng., Dec. 7
1869. Arrived in California 1884.
Address, Los Angeles.



ROBERT EDMUND WILLIAMS
FIRM OF TRAIN & WILLIAMS
Architects of the Conservative Life Building. Born
Hespeler, Canada, 1874. Arrived in Cal. 1895.
Address, Los Angeles.

Nellie Holmes and Michael Shannon, “Pioneer Residents of California”

Nellie Holmes Shannon and Michael Shannon built the Holmes-Shannon House and lived there until their deaths in 1924 and 1931 respectively.

Nellie Holmes Shannon was born at Mission San Jose, Alameda County, California, in 1863. In 1849, her father, a native of Massachusetts, Samuel Oliver Holmes – a “49’er” – had crossed the mid-Western plains with an ox-team train of prairie schooners and settled first in San Francisco, then in San Jose. He died in 1868. Nellie’s mother, Mary J. (Norris) Holmes, was a native of Ohio. The Holmes family was related to the New England poet and scholar, Oliver Wendell Holmes. Such was the literary power and sway of Oliver Wendell Holmes, that Arthur Conan Doyle reportedly named his fictional detective after him.

In 1911, Nellie, “one of Los Angeles’ notable woman financiers and realty holders, as well as a woman of noble character who was one of the city’s leaders in charitable, philanthropic, and club life,” undertook the construction of the subject house for \$13,000, a considerable sum at the time. It is her name on the deed.

Nellie died “after a brief illness” on June 21, 1924, at the age of 61. A *Los Angeles Times* obituary of June 23, 1924, reported that she was a “pioneer of this city” and that “at the time of her death she was treasurer of the Los Angeles Browning Club and had been closely identified with many of the women’s clubs and social welfare agencies here.” Funeral services were held in the subject residence. She was buried in Inglewood Cemetery.

Nellie’s husband, Michael Shannon, was born in County Clare, Ireland, in 1844. He came to the United States in 1860, where he served in the Civil War, went back to Ireland to aid his country in its fight for freedom, then returned to the States. “In 1868, May 10, to be exact,” he arrived in San Francisco, “a husky young Irishman of the ‘ould sod’ ... after a long and tedious voyage ‘around the horn’.” He immediately “found employment with the old Central Pacific Railroad, now the Southern Pacific, and was rapidly advanced until he became Superintendent of Construction.” When the east and west were joined by the uniting of the Union Pacific with the Central Pacific, Michael Shannon witnessed the driving of the golden spike at Promontory, Utah territory, on May 12, 1869. Michael Shannon was put in charge of the construction gang



Historical Significance ~ Holmes-Shannon House—continuation page 8

that brought the first railroad into Los Angeles. “My first night in Los Angeles, May 10, 1875, I spent at the old Pico House,” he recounted to the *L.A. Evening Express* in a 1923 interview. “The next morning, I got up bright and early and took a walk out on the hills west of Main Street, about where the courthouse now stands, to have a look at the town. There was no town to see, nothing but a collection of ‘dobies, inhabited principally by Mexicans....The only business blocks in town were from Main to Alameda streets, on Commercial. Saloons were the principal decoration, and you could get a fight anywhere along that street, at any time of the day or night, with no trouble at all.”

In the spring of 1889, Shannon concluded he had “done enough railroading to last me for the balance of my days, so I applied for a job on the Los Angeles police force. At that time, there were no white men in the department. The force consisted of a few mounted Mexicans. When they made an arrest, they didn’t step up and place their hands on a man’s shoulder and tell him he was under arrest. They just lassoed their man and dragged him up to the horn of their saddles. Mayor Spence, who was also police justice, decided it was time to use different methods, so he fired all the Mexicans and put on 10 white men. Officer Walker, who was stationed at the Southern Pacific station for so many years, got badge No. 1, while I drew No. 10. This I retained until I retired in 1907.”

According to a *Los Angeles Times* article of March 27, 1927, entitled “Beginnings of Los Angeles,” Michael Shannon was “a familiar figure to Angelinos of the [18]80’s and ‘90’s,” and to him “belongs the distinction of being the city’s first, and, for years, only traffic officer. It was at the junction of Spring and Temple streets, in the early ‘90’s that Officer Shannon determined to ebb the flow of man and beast... The intersection which he commanded, literally, was long known as ‘Shannon’s Point.’”

A *Los Angeles Times* article on April 12, 1928 entitled: “First Traffic Cop ‘Hooked’ All Speeders” revealed that Michael Shannon’s early methods were considered instructive in police circles – he’d become part of the curriculum. “‘Times have changed since Michael Shannon, Los Angeles’s first traffic officer, stood at his post at Temple and Main [sic],’ patrolmen attending the [police] instruction course... were told... by Inspector Jack Finlinson. According to [Finlinson], Shannon carried a long cane with a hook on its end, and when reckless drivers speeded thorough that congested intersection in 1889, he pulled up their steeds by hooking into the bridles. Every seat in the auditorium was filled by officers taking the course....”

However, in a *Los Angeles Times* article of April 18, 1928, entitled “Traffic Copping Was Rough Work When City Was Wild,” Shannon emphatically discredited reports “that he used a hook to snag the nags that would not obey his signals. ‘Not a bit of it!’ he said indignantly in his rich Irish brogue, ‘I would have to grab them by the neck or the bridle with my hands and make them back up.’”

Historical Significance ~ Holmes-Shannon House—continuation page 9

Michael Shannon died in the subject residence on April 6, 1931, at the age of 87. He was interred in Inglewood Cemetery. In his May 8, 1931 obituary, the *Times* noted that Shannon was “the first real traffic policeman the city had,” and that the Temple and Spring intersection was “known among many as Shannon’s Point, deriving fame from the fact that the sturdy cop on duty there would permit no horse to cross the intersection faster than a walk.”



Michael Francis Shannon, Grand Exalted Ruler

Michael Francis Shannon lived in the Holmes-Shannon House from the date of construction, in 1911, until his death in 1953.

Michael Francis Shannon was born on July 28, 1887 on South Broadway, in Los Angeles, the only child of Michael and Nellie Holmes Shannon, “much esteemed pioneer residents of California and Los Angeles.” Michael Francis received his high school education at St. Vincent’s College and it was there he first distinguished himself. A *Los Angeles Times* article of May 24, 1904, entitled “Gold Medal Orator,” subtitled “Francis Shannon, Son of Popular Policeman Wins Honors at St. Vincent’s College,” details how in a field of ten or eleven competitors, “young Shannon received the unanimous verdict of the judges for being the best declaimer. His selection was the ‘Chariot Race,’ in ‘Ben Hur’ and his rendering... was so eloquent and spirited that the audience was worked up to the highest pitch of enthusiasm and applause....Although but in his sixteenth year, Shannon has distinguished himself as a student and athlete... is captain of the second baseball nine, and is one of the most popular lads in the school.”

While one might suspect his father’s standing in the community was responsible for the *Times* taking an interest in the contest, Michael Francis Shannon’s oratorical abilities must have been genuine, for they seem to have determined the course of his career. He entered the University of Michigan at Ann Arbor in 1906, receiving a bachelor of law (LL.B.) degree there in 1909. In 1910, he was admitted to the California bar.

On October 21, 1911 – at 6 a.m. – Michael Francis Shannon married Agnes G. Brown of 126 West Twenty-Fifth Street (Los Angeles) in a secret ceremony at which only immediate relatives were present. Since he was a newly-appointed Deputy District Attorney, this resulted in minor scandal. “Deputy District Attorney Steals a March on His Friends and With His Bride Goes on Honeymoon,” whispers the title of an October 22, 1911 article in the *Los Angeles Times*: “Those of his friends who desired to see something of the festivities... learned that efforts in that direction would be in vain, for, before leaving, the young man and bride had announced to friends and relatives that questioning would be futile for they would not disclose where they were going, when they would return, or where they will live when they do get back. Michael is a fugitive.”

Where they would live, however, did not long remain a mystery. After the honeymoon, the young couple joined Michael Francis’ parents in the subject house. They produced three children, Eileen Agnes, Michael Francis Jr. (1917-1947; died in the subject house), and Patricia Louise. Like her mother-in-law, the new Mrs. Shannon joined the Browning Society. A notice of a tea in the subject residence appeared in the February 24, 1929 issue of the *Los Angeles Times*: “Reading of the shorter poems will be held Friday, March 22, 2:30 o’clock, at the home of Mrs. Michael Shannon, 4311 Victoria Park Drive. Mrs. L. W. Webb and Mrs. Harlow Kimbal will assist at the tea.”

Historical Significance ~ Holmes-Shannon House—continuation page 11

Michael Francis briefly practiced at the law firm of Hunsaker & Britt (July 1909 to January 1910), then left to form the firm of (P.N.) Meyers and Shannon. He was appointed Deputy District Attorney of Los Angeles County under District Attorneys John D. Fredericks and Thomas Woolwine on January 1, 1911, but quit in 1915 to resume private practice as a litigator specializing in felonies.

His practice was evidently successful or at least sensational, for many of his cases were covered by the *Times*. “Scratches To Fix His Fate” (November 21, 1916) headlines an article describing a trial in which Avedia Garadobian stood accused of attempting to rape Mrs. Claire J. Wilcoxon of Alhambra. The resourceful woman had repelled her attacker with a hatpin and police were able to identify Garadobian by punctures on his hand. Putting his client on the stand, Michael Francis coaxed Garadobian through an alibi – the wounds were innocently sustained while working with an awl. “Lawyer Lashes Self In Court” (March 6, 1919) reads the headline of another article which details how Michael Francis set about disproving that a father charged with brutally flogging his 11-year-old son was not guilty of cruelty. After flailing at his own bared arm with a whip, Michael Francis showed the astonished jurors that his skin “had not been broken.” Michael Francis was in the *Times* throughout February, 1920, defending millionaire Thomas Thorkildsen, the “Borax King,” in a divorce suit rife with sordid accusations of infidelity and drunkenness. “Borax King Fighting to Get Nurse’s Story Heard,” “Question of Medical Secret Raises New Law Point,” “Wife Denies Excessive Use Of Tobacco, Liquor,” “Court Discredits Maid’s Tale of Love-Making” were just some of the headlines and sub-headlines jostling for the reader’s attention. Much of the trial turned on who gave whom a certain medical condition. In an attempt to induce a nurse into revealing that Thorkildsen’s wife had contracted venereal disease *before* she met her husband, Michael Francis created legal precedent by declaring that the well-recognized privileged relationship between patient and doctor did not hold for nurses. Michael Francis made the *Times* once again on July 12, 1927. An article entitled “Pools Case Set For September” relates how a large pool of businessmen and bankers conspired to loan money at usurious rates under the pretense of issuing stock in a bankrupted petroleum company, in violation of the Corporate Securities Act. The convoluted case caught several of Hollywood’s luminaries in the unwelcome spotlight – Cecil B. DeMille (photographed leaving the court after posting bail) and Louis B. Mayer, among others. So numerous were the accused, a clutch of defense attorneys were employed. Among them, Michael Francis, who pleaded before Judge Stephens that all charges should be dropped on the grounds that they were incorrectly filed as felonies instead of misdemeanors and that the indictments were “insufficiently specific.” His pleas were overruled.

But it was as a member of the Benevolent Protective Order of Elks that Michael Francis Shannon made national headlines.

Michael Francis was initiated into the Los Angeles Elks Lodge, No. 99, on October 6, 1909. The Elks possess an elaborate ranking system and every change of station was

Historical Significance ~ Holmes-Shannon House—continuation page 12

carefully recorded. Thus, the *Los Angeles Times* could report in a biographical article of July 18, 1934 that Michael Francis Shannon was promoted to the rank of Esquire in 1910, Lecturing Knight in 1911, Loyal Knight in 1912, and Leading Knight in 1913.



He reached the rank of Exalted Ruler, the top post for an individual lodge, in 1914 and “under his domination the lodge enjoyed one of its most successful years.” In 1916, Michael Francis was made an honorary life member of Lodge No. 99. But this was all local stuff. Michael Francis had greater ambitions.

From 1918 to 1919, Michael Francis served as District Deputy Grand Exalted Ruler for the entire South Central California district, then Grand Esquire in 1920-1921. He was appointed member of the Grand Lodge committee on judiciary, on which he served from 1921 to 1926. Like the judiciary which constitutes the civilian legal system, the Elks possessed their own courts. In 1931, Michael Francis was appointed Justice of the Grand Forum, the Elk’s version of the U.S. Supreme Court.

In the early years of the 20th century, Elks numbered in the hundreds of thousands. 70,000 members served in World War I, 100,000 in World War II. Members were generally admitted from the better parts of society and membership wasn’t merely honorable, it was a point of pride. Nor is the organization quaint. Clint Eastwood is a member (Monterey Lodge No. 1285). To give some idea of the status of membership, it is important to grasp who belonged. Presidents Warren G. Harding, Franklin D. Roosevelt, Harry S. Truman, John F. Kennedy, and Gerald Ford, General John Pershing, Speaker of the House Tip O’Neill, Speaker of the House Tom Foley, Lawrence Welk, Will Rogers, Jack Benny, William F. Cody, Vince Lombardi, and Mickey Mantle, to name a smattering, were all Elks. Viewed in this light, it should come as no surprise that holding the top position in this vast, prestigious organization was considered an achievement only slightly inferior to becoming President of the United States.

Indeed, elections to Grand Exalted Ruler were covered extensively by the press. Campaigning involved the sort of tours associated with running for national political office. A press photograph of May 23, 1934 appeared in the *Los Angeles Times* for no other reason than to note that Michael F. Shannon was a candidate for Grand Exalted Ruler. What made his campaign especially daunting was the lack of precedent – no Southern Californian had ever held the post.

Historical Significance ~ Holmes-Shannon House—continuation page 13

Nonetheless, on July 17, 1934, at the Grand Lodge Convention of held in Kansas City, Missouri, Michael Francis Shannon defied the odds and was elected Grand Exalted Ruler of the Benevolent Protective Order of Elks, an achievement vaulting him to national prominence. The Associated Press covered the election and distributed photographs of Michael Francis to major newspapers. His acceptance speech was reprinted by the *Los Angeles Times* under the rubric, “Red’s Revolution Moves Fought By Elk’s Ruler”:

This year there stands before the Order of Elks an objective more important than all others. While the President of the United States and the other duly constituted officers of our government... are struggling to restore order out of economic chaos, forces that have nothing to do with decent industrial organizations, that have no sympathy with the accredited leaders of labor, who refer to the great middle class of this country... as the “bourgeois,” contend that in this country there is a class distinct and apart, whom they pretend to love, called the worker.... To exalt this imaginary class, they would destroy the business of this country, disrupt family relations, abolish religion, and tear down the flag. On December 24 of last year, the executive committee of the Communist International, meeting at Moscow, in a published statement of aims and purposes, of its program said, ‘there is no way out of the general crisis of capitalism other than the one shown by the October revolution.’ The October revolution was an orgy of blood and murder that for brutality and cruelty has never been exceeded by the most barbarous of people... [In this country] youth organizations, formed to teach not only disrespect, but hate, for American institutions, have appeared everywhere. Organizations, under patriotic names, but designed to destroy confidence in our government are meeting nightly. Many organizations exist with names which would indicate that their purpose is to promote peace, when their real purpose is to interest God-fearing, peace-loving people... [in] the very organization that would destroy their temples of worship.... Scattered throughout every section of the land are groups who regard themselves as members of combat forces prepared and anxious for the ultimate of violence, a violence which they hope to bring about by mob excitation.... The time has arrived in America when the issue is ‘Shall it be the Stars and Stripes of the United States of America or shall it be the red flag of the Communist International?’ This is no longer the time merely to talk our devotion to the flag and the institutions for which it stands – it is time to act our love of country. Will you, my brothers, join with me in a dedication of this order and its every lodge to a year of militant patriotism? The time for action is here. District and precinct leaders! Classify your man power as to its usefulness... Let the brains of the builders be as active as the brains of the wreckers. Find out who are teaching your children and what they are teaching them. The great body of American school-teachers in public schools and colleges are of the highest type... but one teacher of subversive or ‘wobbly’ doctrines is a menace.... Let no school in any city in which an Elk’s lodge exists be a meeting place for those who would... destroy the sacred institutions of this country.... This program, when followed, will make us the target of the human ostriches who would hide their heads to danger. It also will make us the enemy of every anti-American within and without the United States.... My brothers of the Grand Lodge, when you and I have finished this year of service to the order, we will have made a substantial contribution to the well-being of our great country. Pacifism, confusion, and disorder are the allies of Communism. Let our way be straight and plain. Do not be concerned about being anti-Socialist, anti-Nazi, anti-Fascist, anti-Utopia.

Historical Significance ~ Holmes-Shannon House—continuation page 14

On August 5, 1934, Michael Francis gave an interview in Chicago in which he pledged his loyal Elks to a campaign of “militant patriotism.” He urged the formation of a “patriotic American youth movement” as a bulwark against “sinister attempts to destroy American institutions.” He explained that he would leave Chicago, August 9, to embark on a privately-piloted 10,000 mile airplane flight around the country to institute his new policy of “pro-American.” He told the interviewer his first stop would be Boston, “which Communists have made their District No. 1 headquarters.” From there, he would ride his “steed of the air in [his] modern version of Paul Revere’s ride,” to visit all major cities in the U.S. where he would summon 130 of his newly appointed district deputies. These would be sent back to every lodge in the most important 1,400 cities in the United States with a “detailed plan in which the entire manpower of the order, 500,000 strong when classified and organized, will move forward *at a given signal* [italics mine] in a national program of militant Americanism.”

Speaking at a banquet in his honor, on August 28, 1934, at the Biltmore Hotel in Los Angeles, attended by California Governor Frank Merriam (sworn in at age 69, the oldest governor in the history of California,) Los Angeles Mayor Frank Shaw (whose notoriously corrupt administration would earn him the distinction, in 1938, of being the first mayor in the United States thrown out of office by voter recall), Harry L. Harper, president of the Chamber of Commerce, as well as two thousand Elks, Michael Francis once more laid out his program of “Militant Americanism.” This entailed a plan for what he referred to as a “war against subversive Red activities.”



Mayor Frank Shaw on far left, Shannon 2nd from right



On December 18, 1934, in his capacity as Grand Exalted Ruler, Michael Francis appeared before a House committee investigating Un-American activities in Washington, D.C. where, called to the witness stand, he “denounced the propaganda methods of Soviet Russia.” (This pre-McCarthy-era committee was actually called the *Special Committee on Un-American Activities Authorized to Investigate Nazi Propaganda and Certain Other Propaganda Activities*. In 1934, it held public and private hearings in six cities, questioned hundreds of witnesses and collected testimony filling 4,300 pages. Its mandate was to get “information on how foreign subversive propaganda entered the U.S. and the organizations that were spreading it.”) Michael Francis Shannon’s testimony on the witness stand was captured by the International News Photo company and distributed nationally.

Historical Significance ~ Holmes-Shannon House—continuation page 15

In 1935, Michael Francis' reign as Grand Exalted Ruler ended (it was a 1-year appointment), and though he receded from the spotlight, he remained both active and prominent in club and fraternal circles. He was a noted member of the California Republican party and was a delegate to the Republican National Convention in 1940. He was a member of his college law fraternity, Sigma Alpha Epsilon, the Los Angeles Chamber of Commerce, a celebrated member ("Past Exalted Ruler") of his beloved Lodge No. 99, remained an officer of the Grand Lodge, belonged to the Knickerbocker Club, was a Knights Templar Mason, a member of the Al Malaikah Temple of the Mystic Shrine at Los Angeles, the Los Angeles Athletic Club, the Union League, the Michigan University Alumni Association, and the American, Californian, and Los Angeles Bar Associations. He was Director and Legal Advisor of the Santa Teresita Sanatorium of Duarte, a director of the Crippled Children's Society, and a member of Ramona Lodge, Native Sons of the Golden West. Presidential posts continued to occupy him. He was President of the Friendly Sons of St. Patrick, President of the Southern California Chamber of Commerce, President of the Central Business District Association, and President of the Citizen Committee of Ten Thousand, a non-partisan organization comprised of most of the leading merchants and manufacturers of the city, which took an active part in the election of state legislators and members of the board of education in Los Angeles.

On November 17, 1953, at the age of 65, Michael Francis Shannon died in St. Vincent's Hospital after a "short illness." His body lay in state at the Los Angeles Elks Club Lodge, No. 99, from 2 to 5 pm, on November 19th. His *Los Angeles Times* obituary observed that he was instrumental in bringing the 1954 convention of the Elks Grand Lodge to Los Angeles and reminded readers that he was still "the only Southern Californian" ever to become Grand Exalted Ruler.



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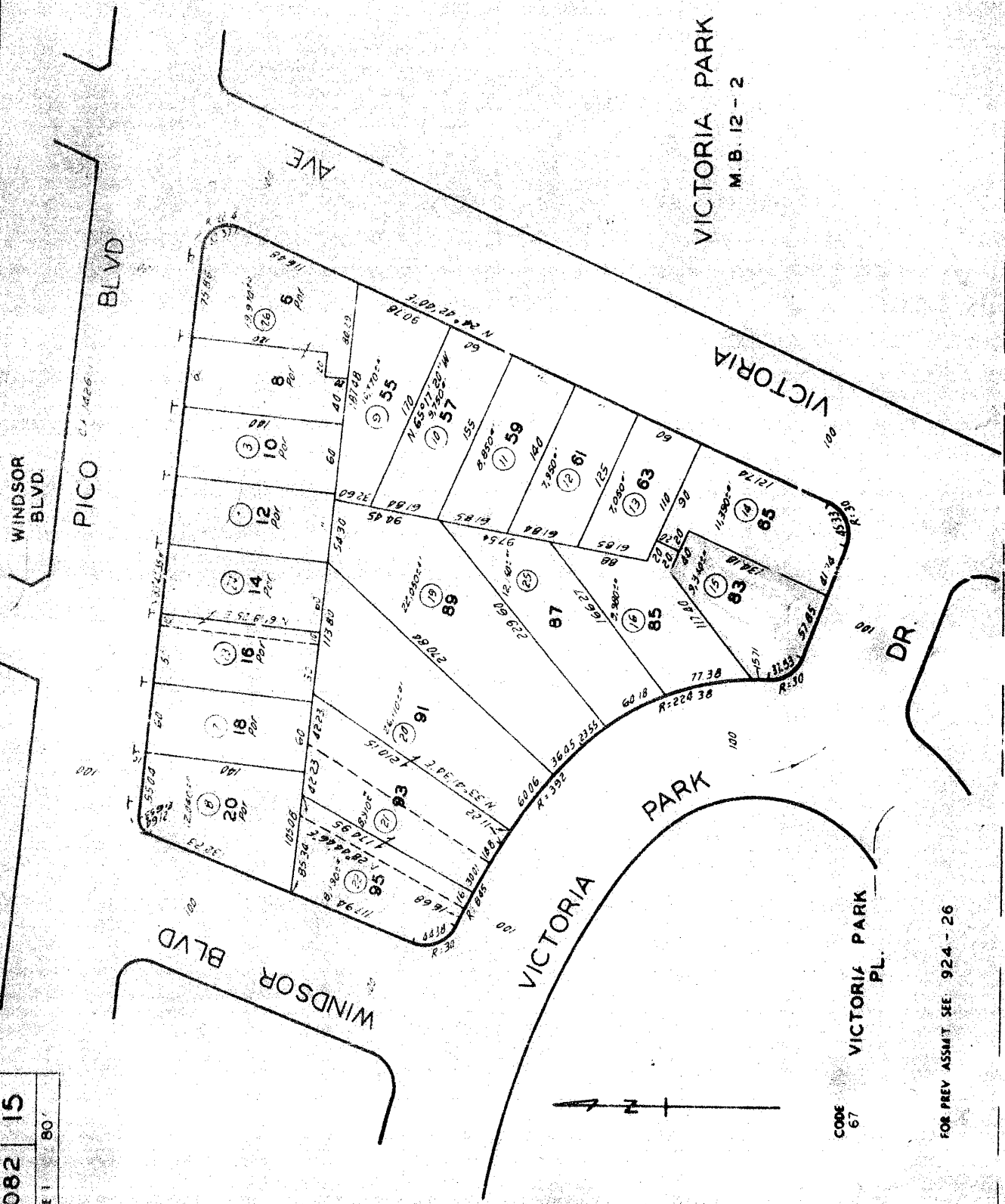
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5082 15
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VICTORIA PARK
 M.B. 12 - 2

CODE 67

FOR PREV ASSMT SEE 924 - 26

All applications must be filled out by applicant.

PLANS AND SPECIFICATIONS FROM 1911
unless otherwise noted after 1911

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for Erection of Frame Building
CLASS "D"

Application is hereby made to the Board of Public Works (Chief Inspector of Buildings) of the City of Los Angeles, for the approval of this detailed statement of specifications herewith submitted for the erection of the building herein described. All provisions of the Building Ordinances shall be complied with in the erection of said building, whether specified herein or not.

(SIGN HERE) *Vanderman & Webb*
JAN 16 1911

Lot No. *83* Block *Victoria Park tract*

Victoria Park tract

District No. *28* M. B. page *105* F. B. page *31*

No. *Fairmount Drive (North side)*
at the corner of Belmont Ave.
2nd lot west of Belmont Ave.

TAKE TO ROOM NO. 1 FIRST FLOOR
ASSESSOR PLEASE VERIFY
TAKE TO ROOM NO. 14 SECOND FLOOR
OWNER PLEASE VERIFY

- PURPOSE OF BUILDING *Residency* Number of rooms *12*
- OWNER'S NAME *Kellie Sherman*
- Owner's address *245-1 Cedar St. Valle*
- Architect's name *Tracy & Williams*
- CONTRACTOR'S NAME *Vanderman & Webb*
- Contractor's address *2107 N Broadway*
- ENTIRE COST OF PROPOSED BUILDING *\$3000*
- Size of lot *x* Size of building *53 x 60*
- Will building be erected on front or rear of lot? *Front*
- NUMBER OF STORIES IN HEIGHT *2* Height to highest point of roof *30 ft*
- Height of first floor joist above curb level, or surface *8'-6"*
- Character of ground: rock, clay, sand, filled, etc. *Clay*
- Of what material will FOUNDATION and cellar walls be built? *Brick & Concrete*
- GIVE depth of FOUNDATION below the surface of ground *2'*
- GIVE dimensions of FOUNDATION and cellar wall FOOTINGS *16" x 22"*
- GIVE width of FOUNDATION and cellar walls at top *13"*
- NUMBER and KIND of chimneys *2 Brick* Number of flues *Beach*
- Number of inlets to each flue *one* Interior size of flues *8x8 & 8x12*
- Give sizes of following materials: MEMBERS *2 x 6* rafters and stringers *4 x 6*
- EXTERIOR STUDS *2 x 4* BEARING STUDS *2 x 4* interior studs *2 x 4*
- Ceiling post *2 x 8* Roof rafters *2 x 4* FIRST FLOOR JOISTS *2 x 6*
- SECOND FLOOR JOIST *2 x 12* Third floor joist *x* Fourth floor joist *x*
- Will the roof be peak, flat or mansard? *Peak* Material of roofing *Shingle*

PERMIT NO. *393* ✓ Date *JAN 14 1911* OVER

21. Will cellar or basement ceiling be plastered? Yes Metal or ~~concrete~~ lath
22. Of what material will floors be constructed? Wood
23. How many thicknesses? Two
24. What kind of fireproofing? None
25. How will hall and soffits of stairs be plastered? None as bal of frame
26. How many fire escapes will be provided? None Where placed _____
27. Are any buildings to be demolished? None How many _____

REMARKS.

Two sides removed to windows
 sill with brick. bal of exterior
 sheathed solid diagonally & lathed
 with metal lath & plastered

All applications must be filled out by applicant

USE ONE ON INDIVISIBLE PAPER

PLANS AND SPECIFICATIONS and other data must also be filed.

BOARD

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

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

First. That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second. That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be, prohibited by ordinance of the City of Los Angeles.

Third. That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

(SIGN HERE)

A. Karatsoorn

Applicant

Lot No.

83

Block

TAKE TO ROOM NO 6 FIRST FLOOR

Victoria Park

ASSESSOR PLEASE VERIFY

District No.

20

M. B. page

4

F. B. page

133

TAKE TO ROOM NO. 34 THIRD FLOOR

No.

4311 Fairmont Drive

ENGINEER PLEASE VERIFY

Street

1. PURPOSE OF BUILDING

Garage

Number of rooms

2

2. OWNER'S NAME

Nellie Shannon

3. Owner's address

4311 Fairmont Drive

4. Architect's name

Train & Williams

5. CONTRACTOR'S NAME

A. Karatsoorn

6. Contractor's address

1445 Dava street

7. ENTIRE COST OF PROPOSED BUILDING. \$

463

8. Size of lot

x

Size of Building

14

x 23

9. Will building be erected on front or rear of lot?

near

10. NUMBER OF STORIES IN HEIGHT

1 1/2

Height to highest point of roof

20ft

11. Height of first floor joist above curb level, or surface

12. Character of ground: rock, clay, sand, filled, etc.

land

13. Of what material will FOUNDATION and cellar walls be built?

concrete

14. GIVE depth of FOUNDATION below the surface of ground

12"

15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS

16"

16. GIVE width of FOUNDATION and cellar wall at top

8"

17. NUMBER and KIND of chimneys

Number of flues

18. Number of inlets to each flue

Interior size of flues

19. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders

x

EXTERIOR STUDS 2 x 4 BEARING STUDS

x

Interior studs

x

Ceiling joist 2 x 10 Roof rafters 2 x 4 FIRST FLOOR JOISTS

concrete

SECOND FLOOR JOIST 2 x 10 Third floor joist

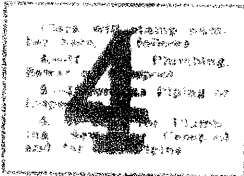
Fourth floor joist

Date issued JUN 12 1912

1912.

8890

All applications must be filled out by applicant



BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application for the Installation of Plumbing, Sewer or
Cesspool, Gas Fitting and Old Gas Pipe Inspection



This form to be used only where there is no new erection, construction, alteration or repair being made to building, and where a building permit has not been issued.

To the Board of Public Works of the City of Los Angeles:

Applicant, in hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a permit to construct and install the work hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit.

First: That the permit does not grant any right or privilege to construct or install the work therein described or any portion thereof upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any of the work therein described or any portion thereof for any purpose that is or may be hereafter prohibited by Ordinance of the City of Los Angeles.

(USE INK OR INDELIBLE PENCIL)

Location by Street and Number where work herein described is proposed to be done

No. 4311 Fairmount Dr. Street

1. What purpose is the building used for? Residence
2. Owner's Name N. S. Shannon
3. Contractor's Name Geo. S. Smith
(Plumber, Gas Fitter, Sewer or Cesspool Contractor)
4. Contractor's Address 302 Concord St
5. State the number of Plumbing Fixtures to be installed or altered none
6. Specify if there is a Sewer or Cesspool to be constructed on the premises. cesspool
(No cesspools allowed where there is a street sewer)
7. State the number of Gas Outlets to be installed or altered none
8. Is the work to be done in a new or old building? old
(Any completed building is considered old)
9. If in an old building, are there any alterations or repairs or change of purpose being made to same; and if so, what is your estimate of the cost of the construction work none
(Answer fully)

I hereby certify that I have carefully examined and read the above application, that the same is true and correct and that the work herein described is to be done in accordance with all the provisions of the Building Ordinances of the City of Los Angeles, whether herein specified or not.

(Sign here) Geo. S. Smith
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink) Plan Examiner.	Application checked and found O. K. (Use Rubber Stamp) MAR 5 1914 P.M. Clerk	Stamp: RECEIVED MAR 5 1914
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All Applications must be filled out by Applicant

Std. Form 3

PLANS AND SPECIFICATIONS and other data must also be filed

3

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Old work

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

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

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

- 13. Su
- 14. M.
- 15. Su
- 16. Su
- 17. Su
- 18. W.

I have
visions o
specified

TAKE TO REAR OF NORTH ANNEX 1 st FLOOR	REMOVED FROM		REMOVED TO	
	Lot	Block	Lot	Block
CITY CLERK PLEASE VERIFY	Tract		Tract	
	Book	Page	F. B. Page	Book
TAKE TO ROOM NO. SOUTH ANNEX	From No.	<i>2nd lot west of Indiana Ave</i>		Street
	To No.	<i>4311 Victoria Park Drive</i>		Street
ENGINEER PLEASE VERIFY	(USE INK OR INDELIBLE PENCIL)			

1. What purpose is the present Building now used for? *Residence of family*
2. What purpose will Building be used for hereafter? *same*
3. Owner's name: *Mrs. N. Shannon* Phone: *713-91*
4. Owner's address: *4311 Victoria Park Drive*
5. Architect's name: _____ Phone: _____
6. Contractor's name: *A. R. Roberts* Phone: *766-473*
7. Contractor's address: *1526 6th Ave*
8. VALUATION OF PROPOSED WORK: *65000*
9. Class of present Building: *Frame* No. of rooms at present: *Twelve*
10. Number of stories in height: *two* Size of present Building: *50 x 50*
11. State how many buildings are on this lot: *one*
12. State purpose buildings on lot are used for: *Residence + Garage*

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

*sewerig room to be filled up for
Bath room*

One Family

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

OVER (Sign here) *A. R. Roberts*
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY		
PERMIT NO. 6601	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.
	Plan Examiner	Inspector

L. G. Sheehan

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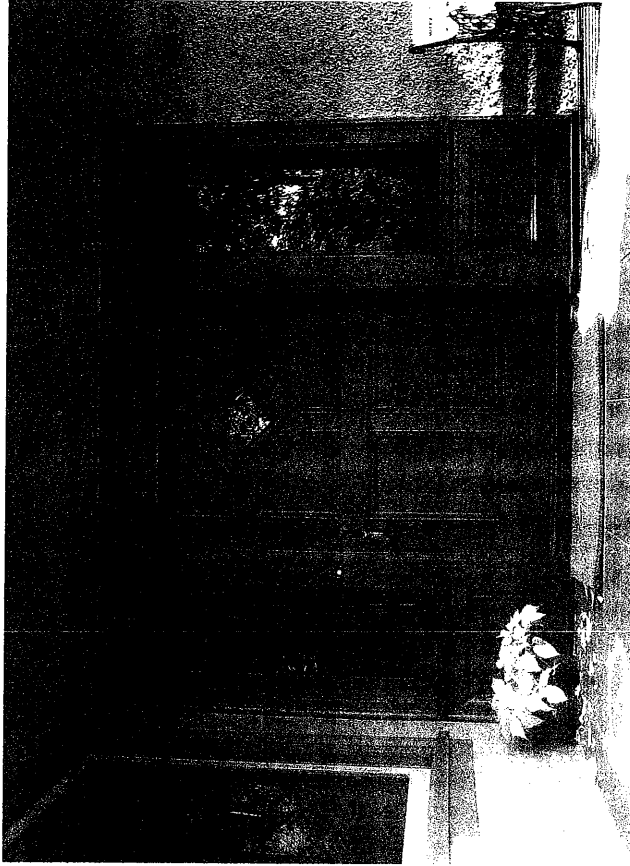
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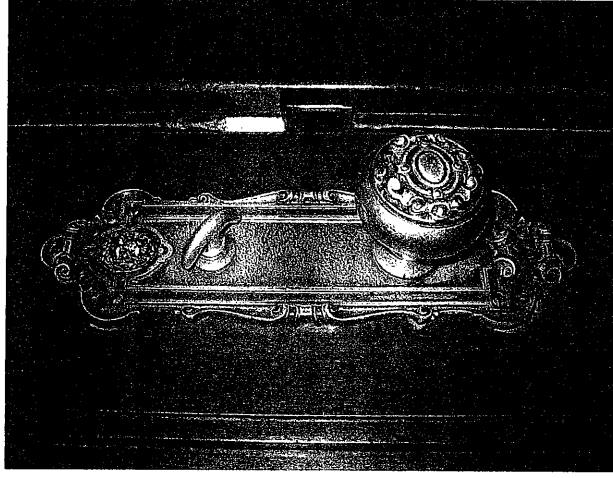
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Holmes-Shannon House: 4311 Victoria Park Dr., Los Angeles, CA 90019

Photo Date: January 2007

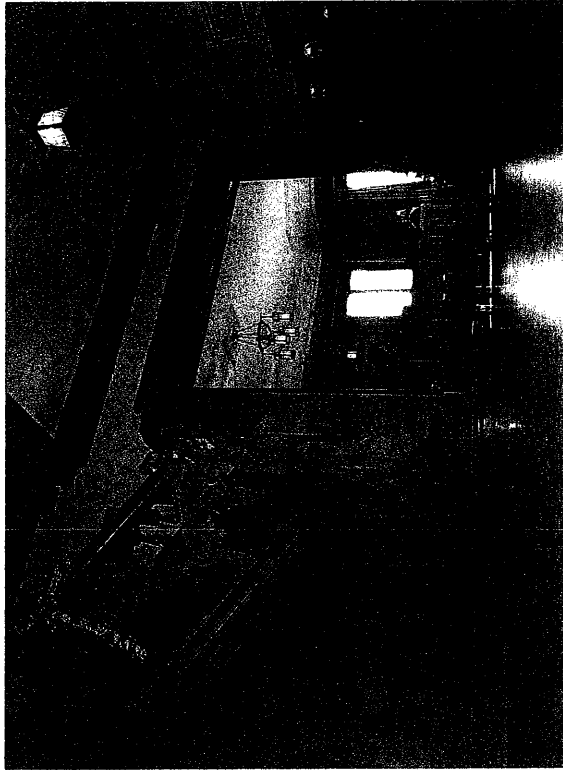


Front Door, six-panel, quarter-sawn oak, with leaded beveled glass diamond window, sidelights with sill dentition, and elaborate cast brass door hardware.

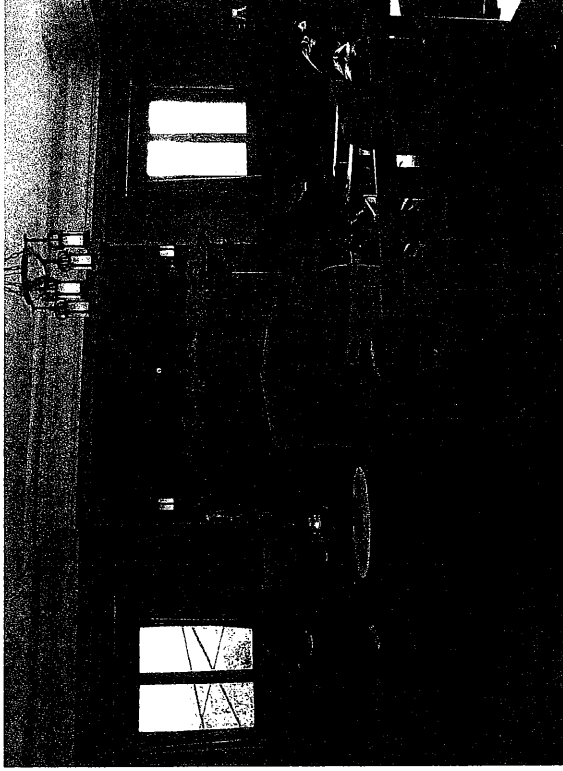


Front door hardware detail, interior, showing elaborate cast brass escutcheon and door knob with lion depicted in relief.

Holmes-Shannon House: 4311 Victoria Park Dr., Los Angeles, CA 90019
Photo Date: January 2007

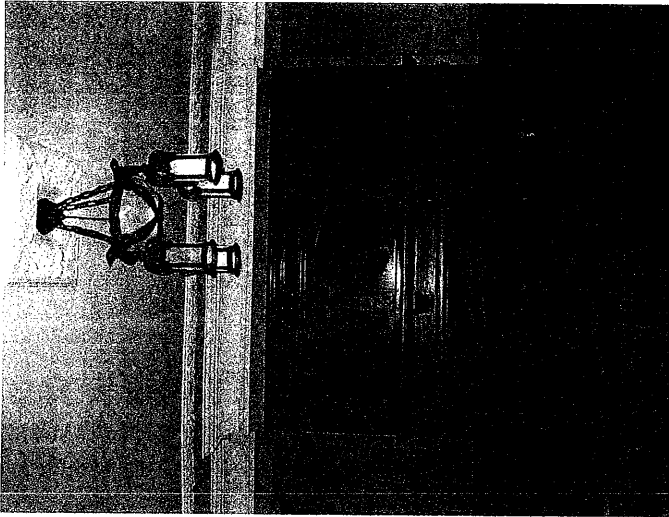


Foyer, facing south-east, showing main stairway, book-matched mahogany wainscoting, tapered newel post (with Art Nouveau carvings), crown molding, crowned pocket door casing, with the Living Room visible through the doorway.



Living Room, east elevation, showing carved mahogany mantle, cast concrete surround, Grueby tile hearth, crowned mahogany window casings, built-in mahogany window benches (flanking the fireplace), Greek Revival plaster crown and additional ceiling molding, and silk brocade wallpaper dating to construction.

Holmes-Shannon House: 4311 Victoria Park Dr., Los Angeles, CA 90019
Photo Date: January 2007

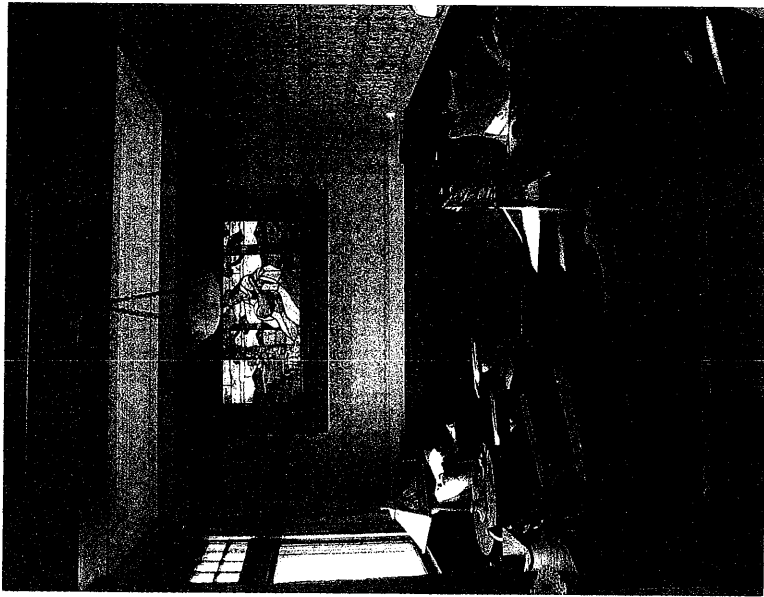


Living Room, east elevation, showing carved mahogany mantle, cast concrete surround, Grueby tile hearth, Greek Revival plaster crown and additional ceiling moldings, and silk brocade wallpaper dating to construction.



Living Room, northwest corner, showing mahogany wainscoting, crowned mahogany door casings, Greek Revival plaster crown and additional ceiling moldings, and silk brocade wallpaper dating to construction; Foyer, front Stairway, and Dining Room visible through doorway.

Holmes-Shannon House: 4311 Victoria Park Dr., Los Angeles, CA 90019
Photo Date: January 2007

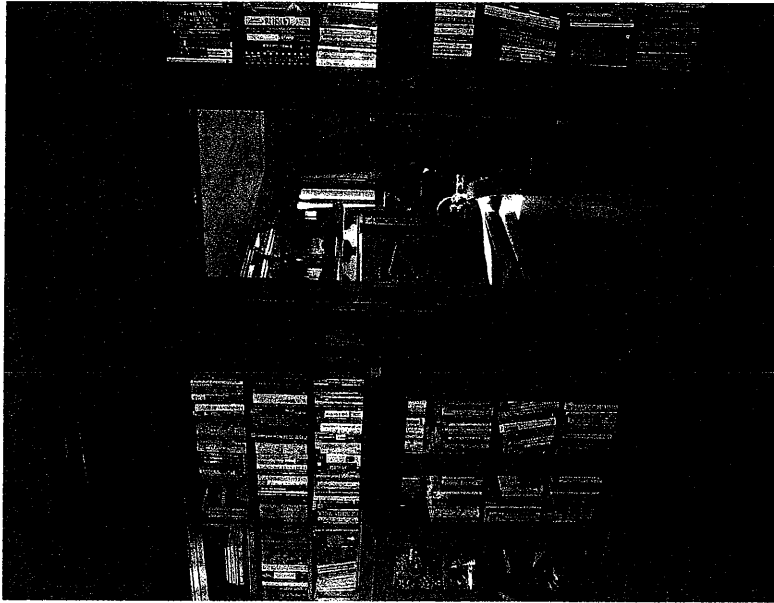


Sunken Music Room, west elevation, showing "Muse" stained glass, crowned mahogany casing, mahogany wainscoting, Greek Revival plaster crown molding, original alabaster light fixture, and silk brocade wallpaper dating to construction.

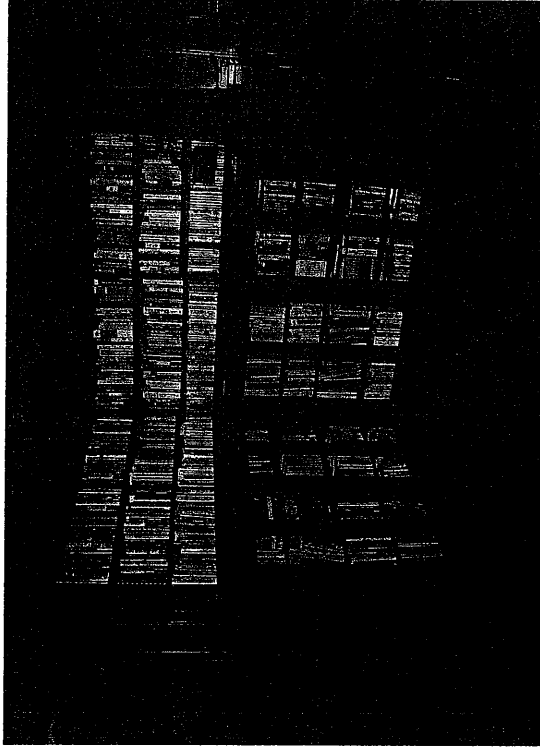


Detail of "Muse" stained glass, sunken Music Room, west elevation.

Holmes-Shannon House: 4311 Victoria Park Dr., Los Angeles, CA 90019
Photo Date: January 2007



Library, south elevation, showing mahogany door casings, built-in bookshelves, crown molding with dentition, and powdered bronze "Tiffany" wall treatment, with the Living Room visible through doorway.

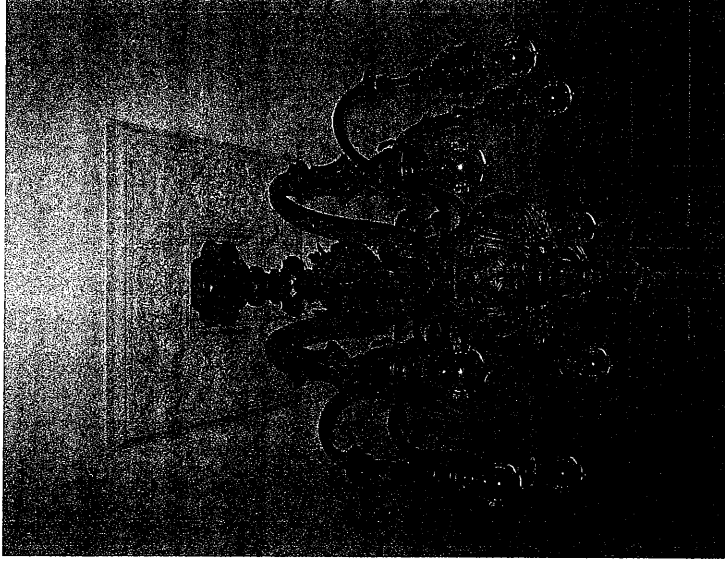


Library, southwest corner, showing mahogany wainscoting, built-in bookcases, colonnade with tapered column, and powdered bronze "Tiffany" wall finish.

Holmes-Shannon House: 4311 Victoria Park Dr., Los Angeles, CA 90019
Photo Date: January 2007

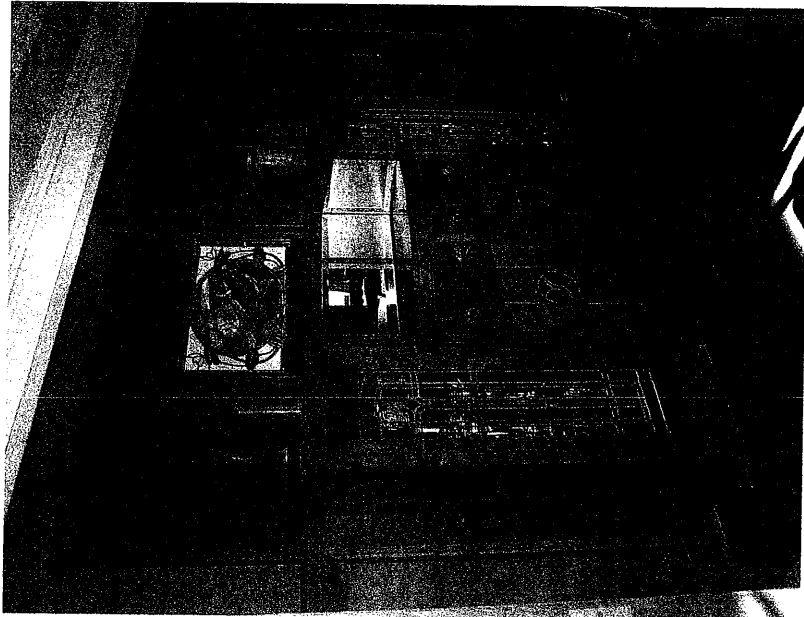


Dining Room, west elevation, showing Conservatory through doorway, crowned casings, plaster crown and additional ceiling moldings, and original eight-armed electrolier.



Detail of original eight-armed electrolier, Dining Room.

Holmes-Shannon House: 4311 Victoria Park Dr., Los Angeles, CA 90019
Photo Date: January 2007



Dining Room, north elevation, showing built-in hutch with "Two Fish on Plate" stained glass window.

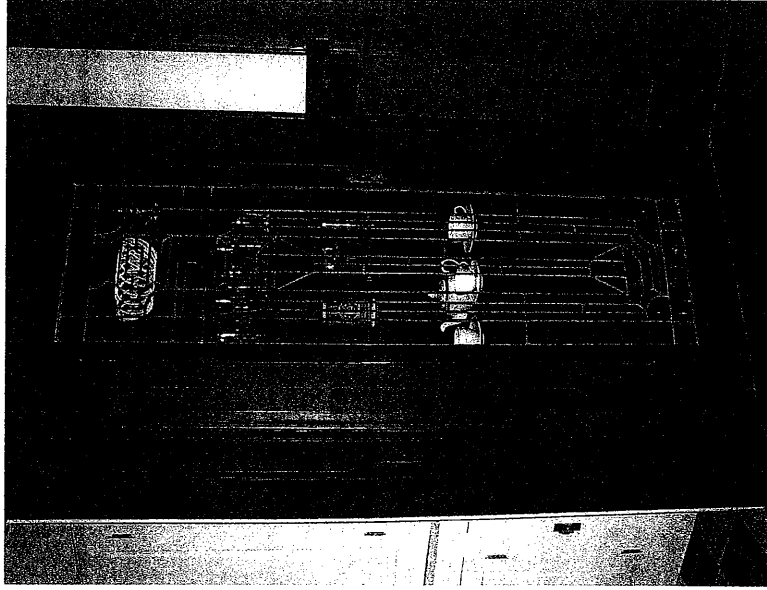


Detail of "Two Fish on Plate" stained glass, Dining Room hutch, north elevation.

Holmes-Shannon House: 4311 Victoria Park Dr., Los Angeles, CA 90019
Photo Date: January 2007

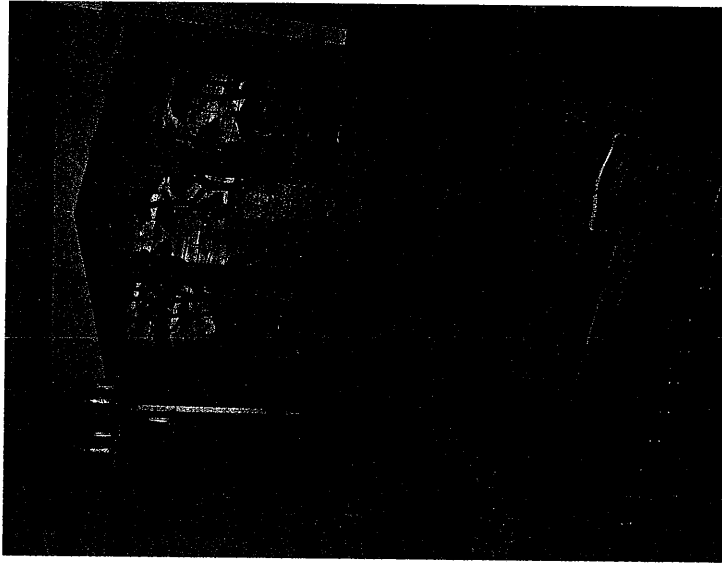


Octagonal Breakfast Room, north elevation, showing one of two door-sized leaded glass cabinets, Douglas fir crown molding with dentition.

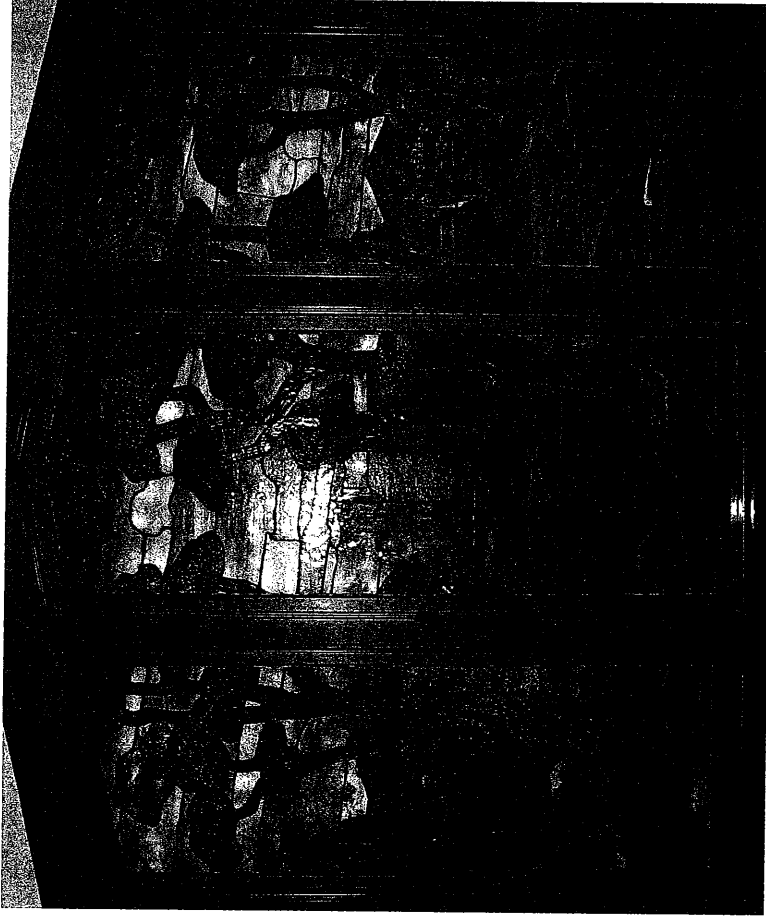


Detail, door-sized leaded glass cabinet, Breakfast Room, southwest corner.

Holmes-Shannon House: 4311 Victoria Park Dr., Los Angeles, CA 90019
Photo Date: January 2007

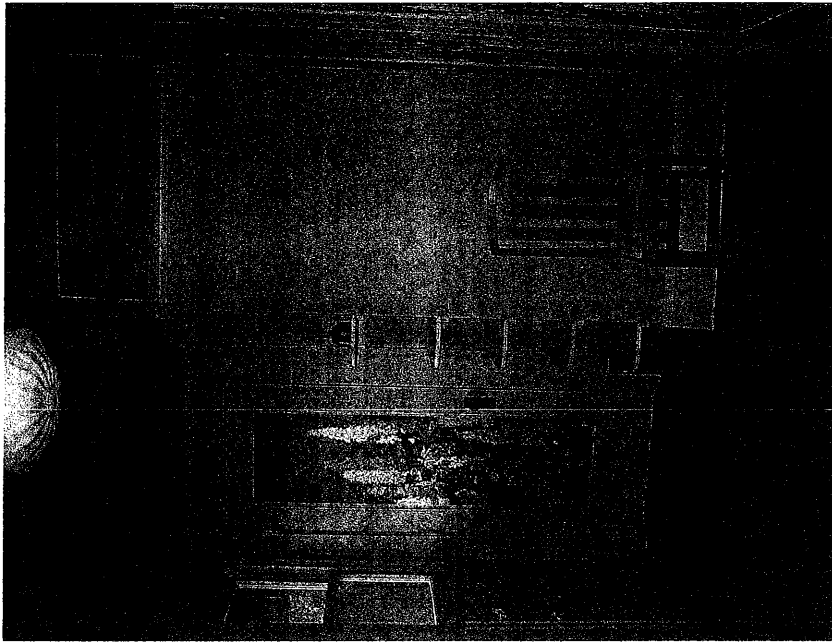


Landing, north elevation, showing 8' x 8' "Castle" stained-glass triptych "light box," mahogany wainscoting and casings, mahogany stair railings, turned balusters, and tapered newel posts.

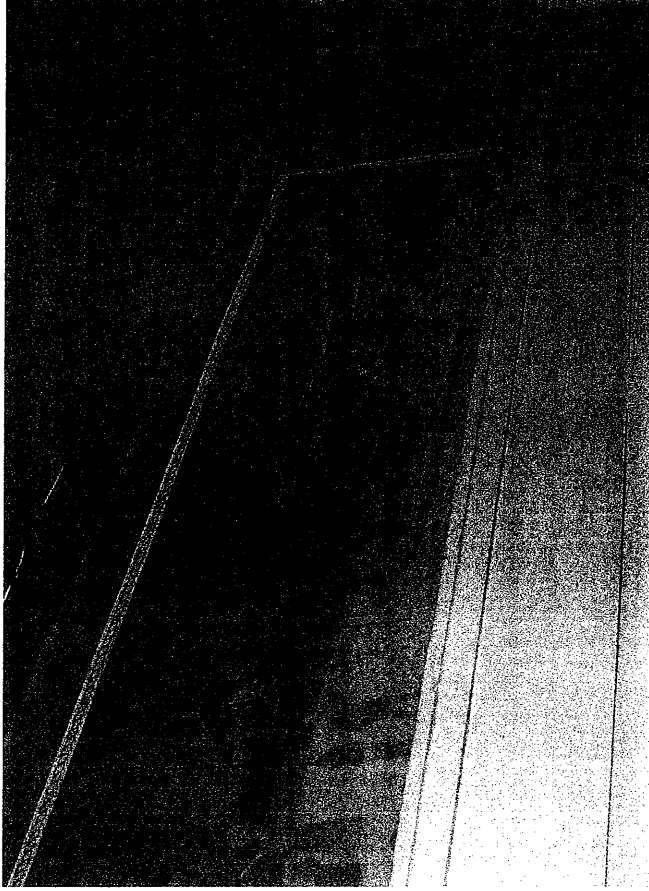


Detail, 8' x 8' "Castle" stained-glass triptych "light box."

Holmes-Shannon House: 4311 Victoria Park Dr., Los Angeles, CA 90019
Photo Date: January 2007



“Nursery,” east elevation, showing 1920’s-era foxglove wallpaper and zoo frieze which encircles the room.



Detail, wallpaper frieze, “Nursery,” south elevation.

