

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2009-667-HCM
ENV-2009-668-CE**

HEARING DATE: May 21, 2009
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 2037 South Harvard Blvd.
Council District: 10
Community Plan Area: South Los Angeles
Area Planning Commission: South Los Angeles
Neighborhood Council: United Neighborhoods of
the Historic Arlington Heights, West Adams, and
Jefferson Park
Legal Description: Lot 14 of Block 8 of West
Adams Heights

PROJECT: Historic-Cultural Monument Application for the
MARSHALL-KLINE RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT: Harvard Heights Neighborhood Association/
West Adams Heights/Sugar Hill Neighborhood Association
1109 Fourth Avenue
Los Angeles, CA 90019

OWNER: Michael and Teri Shaw
2037 South Harvard Blvd.
Los Angeles, CA 90018

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:
[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: February, 2009 Historic-Cultural Monument Application
ZIMAS Report

FINDINGS

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 Renaissance Revival style residential architecture.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

The Commission hereby recommends that Council find the proposed designation of the Marshall-Kline Residence as a Historic-Cultural Monument to be exempt from further analysis under the California Environmental Quality Act pursuant to Title 14 of the California Code of Regulations, Sections 15308 (Class 8) and 15331 (Class 31).

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 1903, this two-story single family residential building exhibits character-defining features of Italian Renaissance Revival style architecture. The subject building is rectangular in plan with a centered, recessed entrance enclosed by a porch. The flat roof with prominent overhanging eaves is covered in composition shingles. The double French entrance doors are edged by Italianate serpentine pillars. The porch has arched openings supported by Italianate pillars framing the stairs and square stucco piers at the corners, joined to a stucco parapet and balustrade. The roof of the porch sports a matching balustrade and serves as a terrace, connected by French doors to the second floor. The porte-cochere to the south features four Italianate pillars topped by connecting wooden beams. The exterior features a stucco finish with wood and plaster trim. The subject building has fixed, double-hung, and paired casement windows. The front façade features fixed single-pane and transom windows on the first story framed by intricate Italianate plasterwork, and slant bay windows on the second story. The north elevation features a slant bay window at ground level, and paired casement windows flanked by an open-work balconette on the second level. Significant character-defining features of the subject building’s interior include a stained-glass skylight, paneling, and built-in cabinetry.

The architect or designer of the subject building is unknown. Permit research has revealed that the designers for a no longer extant 1905 garage on the property were architects Oliver Dennis and Lyman Farwell of the firm of Dunn & Farwell, responsible for the design of the Magic Castle (HCM #406; 1909) and other locally designated buildings. Further research may possibly tie this architectural firm with the subject building.

The subject building was commissioned by Thomas B. Marshall, a carpenter from Pennsylvania who became a successful merchant in the last quarter of the 19th century. The property was sold to German mining operator Fred Kline in 1907. In the 1940’s, the Shaw family moved in,

headed by Nathaniel L. Shaw, Sr., a steward on the Pullman Company's railroad lines. Another family member, Lovie Yancey, founded Fatburger in 1947. Until recently, the family owned the residence for three generations.

Several alterations to the subject building since its original construction date are documented. In 1913 a bathroom was added to the second floor and two rooms on the first floor were remodeled. During the Depression, the residence was converted to a boarding house. A bedroom and sunroom were added on the second floor, partitions were installed to make a bathroom, and the main elevation's front porch pillars were added. In 1996 the original 1905 garage was demolished and replaced by the current garage. The second-level terrace over the porch was covered with a porch of metal supports and cover.

Some deterioration is evident on the subject building's exterior. Some windows are cracked and missing in the rear and stucco is missing and cracked in some areas. The porte-cochere is dilapidated and appears structurally unsound.

Although the subject building has suffered from deferred maintenance and lack of upkeep, the residence still retains significant character-defining features that render it eligible for local designation. The deterioration visible on the subject building has not had a significant impact on contributing elements and can be addressed through proper repair and rehabilitation using the Secretary of the Interior's Standards.

DISCUSSION

The Marshall-Kline Residence property successfully meets one of the specified Historic-Cultural Monument criteria: "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction." As a noteworthy residential building designed in the Renaissance Revival style, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

At its meeting of March 19, 2009, the Cultural Heritage Commission voted to take the application under consideration. The Cultural Heritage Commission toured the subject property on April 15, 2009.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*"

The designation of the Marshall-Kline Residence property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in

accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2009-667-HCM
ENV-2009-668-CE

HEARING DATE: March 19, 2009
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PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 2037 South Harvard Blvd.
Council District: 10
Community Plan Area: South Los Angeles
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MARSHALL-KLINE RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT: Harvard Heights Neighborhood Association/
West Adams Heights/Sugar Hill Neighborhood Association
1109 Fourth Avenue
Los Angeles, CA 90019

OWNER: Nathaniel L. Shaw
329 W. Temple Street #9
Los Angeles, CA 90012

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 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
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Ken Bernstein, AICP, Manager
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Lambert M. Giessinger, Preservation Architect
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Edgar Garcia, Preservation Planner
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Attachments: February, 2009 Historic-Cultural Monument Application
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SUMMARY

Built in 1903, this two-story single family residential building exhibits character-defining features of Italian Renaissance Revival style architecture. The subject building is rectangular in plan with a centered, recessed entrance enclosed by a porch. The flat roof with prominent overhanging eaves is covered in composition shingles. The double French entrance doors are edged by Italianate serpentine pillars. The porch has arched openings supported by Italianate pillars framing the stairs and square stucco piers at the corners, joined to a stucco parapet and balustrade. The roof of the porch sports a matching balustrade and serves as a terrace, connected by French doors to the second floor. The porte-cochere to the south features four Italianate pillars topped by connecting wooden beams. The exterior features a stucco finish with wood and plaster trim. The subject building has fixed, double-hung, and paired casement windows. The front façade features fixed single-pane and transom windows on the first story framed by intricate Italianate plasterwork, and slant bay windows on the second story. The north elevation features a slant bay window at ground level, and paired casement windows flanked by an open-work balconette on the second level. Although the subject building's interior has not been investigated, the interior may retain a large stained-glass skylight.

The architect or designer of the subject building is unknown. Permit research has revealed that the designers for a no longer extant 1905 garage on the property were architects Oliver Dennis and Lyman Farwell of the firm of Dunn & Farwell, responsible for the design of the Magic Castle (HCM #406; 1909) and other locally designated buildings. Further research may possibly tie this architectural firm with the subject building.

The subject building was commissioned by Thomas B. Marshall, a carpenter from Pennsylvania who became a successful merchant in the last quarter of the 19th century. The property was sold to German mining operator Fred Kline in 1907. In the 1940's, the Shaw family moved in, headed by Nathaniel L. Shaw, Sr., a steward on the Pullman Company's railroad lines. Another family member, Lovie Yancey, founded Fatburger in 1947. Until recently, the family owned the residence for three generations.

Several alterations to the subject building since its original construction date are documented. In 1913 a bathroom was added to the second floor and two rooms on the first floor were remodeled. During the Depression, the residence was converted to a boarding house. A bedroom and sunroom were added on the second floor, partitions were installed to make a bathroom, and the main elevation's front porch pillars were added. In 1996 the original 1905 garage was demolished and replaced by the current garage. The second-level terrace over the porch was covered with a porch of metal supports and cover.

Some deterioration is evident on the subject building's exterior. Some windows are cracked and missing in the rear and stucco is missing and cracked in some areas. The porte-cochere is dilapidated and appears structurally unsound.

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

2037 South Harvard Blvd.

CHC-2009-667-HCM

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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 may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

BACKGROUND

The subject property is listed as a contributor to the Harvard Heights Historic Preservation Overlay Zone (HPOZ), established in 2000.

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 Marshall-Kline-Shaw Residence IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT

Italian Renaissance Revival 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 Marshall-Kline-Shaw Residence WAS BUILT IN 1903
NAME OF PROPOSED MONUMENT YEAR BUILT

Thomas B. Marshall/Fred H. Kline/Nathaniel L. Shaw, Sr. WAS IMPORTANT TO THE
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE (see attached biographies)

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Marshall-Kline-Shaw Residence
2. STREET ADDRESS 2037 South Harvard Boulevard
CITY Los Angeles ZIP CODE 90018 COUNCIL DISTRICT 10
3. ASSESSOR'S PARCEL NO. 5074-032-014
4. COMPLETE LEGAL DESCRIPTION: TRACT West Adams Heights
BLOCK 8 LOT(S) 14 ARB. NO. None
5. RANGE OF ADDRESSES ON PROPERTY (originally 1927) 2037 South Harvard Boulevard
Los Angeles, CA 90018
6. PRESENT OWNER Nathaniel L. Shaw (deceased)
STREET ADDRESS 329 W. Temple Street #9th E-MAIL ADDRESS: _____
CITY Los Angeles STATE CA ZIP CODE 90012 PHONE (____) _____
OWNERSHIP: PRIVATE PUBLIC _____
7. PRESENT USE Single family residence ORIGINAL USE Single family residence

DESCRIPTION

8. ARCHITECTURAL STYLE Italian Renaissance Revival
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET. 1 PAGE MAXIMUM)
- The residence has excellent bones but is somewhat deteriorated. A photo from the 1907 Los Angeles Times is the only close to original one found. It was taken at the time of the residence's first sale. The exterior is partially deteriorated. The pergola, on the south, is in desperate condition. Windows are cracked, missing, and boarded at the rear. There is a large swath of stucco missing on the north and many cracks in the sheathing throughout. The second level west terrace has been converted to a "porch" with the addition of metal supports & a corrugated metal cover. The rear has a large addition at the northwest, that is largely non-character defining and oddly attached to the main mass of the building. There are bits of plaster trim motifs missing throughout.
- The original Dennis & Farwell automobile barn has been replaced by a 3-car garage.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Marshall-Kline-Shaw Residence

10. CONSTRUCTION DATE: 1903 FACTUAL: ESTIMATED:
11. ARCHITECT, DESIGNER, OR ENGINEER most likely Dennis & Farwell (from automobile barn permit-1905)
12. CONTRACTOR OR OTHER BUILDER D. Anderson (from automobile barn permit)
13. DATES OF ENCLOSED PHOTOGRAPHS February 2009
(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 Build bath upstairs [illegible] on Blvd. on 2 sides and by 6 X 6 [illegible] on corner. [illegible] 16 x16x 12 [illegible] and change 2 rooms downstairs. Addition of one room on lower floor 22 x 16 w/ composition roofing; wood floor-two-pine and oak. Erecting new pillars to front porch. Erecting concrete base for said pillars. Renew plaster on front. Two short partitions to make an extra bathroom. Purpose adding 1 bedroom & 1 sunroom on
16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
 ZONING OTHER overall deterioration
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)
- The site was purchased in 1903 by Thomas B. Marshall, who shortly after commissioned the building of a ten-room residence. "W. N Avery has sold to Thomas B. Marshall, through James V. Baldwin, 75 X 180 feet, unimproved, on the west side of Harvard boulevard, between Washington and Twenty-first streets; consideration named, \$3000. Purchaser will erect a substantial dwelling on the property that will cost about \$6500. (Los Angeles Times, Oct 18, 1903, pg D2). For Thomas Marshall, at No. 1937 Harvard boulevard, a ten-room
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) Please see "Bibliography"

20. DATE FORM PREPARED 02/22/2009 PREPARER'S NAME Anna Marie Brooks
ORGANIZATION (see attached) STREET ADDRESS 1109 Fourth Avenue
CITY Los Angeles STATE CA ZIP CODE 90019 PHONE (310) 650-2143
E-MAIL ADDRESS: historichomesla@aol.com

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE Marshall-Kline-Shaw Residence IS A two-STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

Italian Renaissance Revival, irregular PLAN single family residence
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A stucco FINISH AND wood & plaster TRIM.
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S flat ROOF IS composition w/ overhanging eaves wood frame,
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

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

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

obscured by security door DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE (see attached)
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A automobile barn demolished 1996 and three-car garage modern garage replaces
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE interior not available for viewing
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

IMPORTANT LANDSCAPING INCLUDES Bird-of-Paradise at east; large Avocado at west.
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

Architectural Significance
2037 South Harvard Boulevard

residence, to cost \$4000.” (*Los Angeles Times*, Oct 25, 1903. pg. D1). No architect’s or builder’s notice has been found for the residence. A 1905 permit was found for the building of an automobile barn by Dennis & Farwell, architects. Since they were practicing in 1903, it is possible that they designed the palatial home.

In 1907 the property was sold by Marshall, who then embarked on an extended European tour with his wife and daughters. Major mining operator Fred H. Kline, purchased "one of the finest homes in Los Angeles" also described as "palatial" by the *Los Angeles Herald* (June 2, 1907). Kline decided to move his headquarters from San Francisco to Los Angeles following the San Francisco Earthquake. He spent some months living in hotels in Los Angeles while getting a sense of the city and choosing the Marshall-Kline-Shaw Residence as his new home. By 1913 he had moved west in the city.

The residence hosted a variety of owners, all of whom seemed to leave a physical imprint on it. The first recorded change was the addition of a bath on the upper floor and a change to two rooms downstairs—but with no indication of the details. This occurred in 1913 and by then, the address of the property had changed from 1937 to 2037 South Harvard Boulevard. (Most of the addresses on the north end of the block changed sometime after the residences were built.)

The next owner, W. J. Davis, hired Milwaukee Building Co. to add a room on the lower floor, 22’ X 16’ with a composition roof and two wood floors; one of pine and the other of oak.

Theodore Robinson transformed the residence into a boarding house during the Depression. He erected new pillars on the front porch with a concrete base for the said pillars. He also renewed the plaster on the front porch. He later added two short partitions to make an extra bath room. Then he added one bedroom and one sunroom on the upper floor over the kitchen and lower bedroom. The size of the addition was 21’ X 35’. Finally, he added a garage space to the automobile barn which was also described in these permits as “servants’ quarters.”

In 1996 Mr. Shaw demolished the automobile barn and servants quarters. He replaced it with a three-car garage.

While each owner seems to have left their physical mark, and the residence has become somewhat deteriorated, most of its wear seems to be to the stucco sheathing and to the window glazing. There is damage to the pergola and the second story east terrace needs rehabilitation. The inside was not accessible at the time the application was

Architectural Significance—2

prepared. Overall, the residence retains its Italian Renaissance Revival characteristics and is ready for rehabilitation.

2037 South Harvard Boulevard

Historic-Cultural Monuments by Oliver Dennis & Lyman Farwell

HCM 129	Residence	767 Garland Avenue
HCM 406	Magic Castle	7001 Franklin Avenue
HCM 448	Whitley Court	1720-1728 Whitley Avenue
HCM 585	Occidental College Hall of Letters/ Savoy Apartments	121 North Avenue 50

Architectural Description (continued from application)
2037 Harvard Boulevard

A flat, overhanging, roof with closed eaves and plaster trim bands on and under the eaves, crowns the residence. The entry door is flanked by patterned beveled glass in double hung sidelights (and somewhat obscured by security bars), the whole encased in oak woodwork. The porch was redone in 1930 and it is unknown if the columns were exchanged for identical or differing ones as the columns are obscured by a palm tree in the 1907 photo; although note is made of the fact that the replacement porch columns match the pergola columns. The rear of the curved arch porch has square pilaster of a differing pattern. The veranda sports its original balustrade. The upstairs veranda also retains its original balustrade with parapet wall. The columns at the paired French doors with side lights are classic Italianate serpentine, supported from below by paired leaf brackets.

The ground floor east façade windows are large rectangular fixed single pane with a fixed transom which was most likely patterned beveled glass, as are the similar north and south windows. The windows are bordered by an intricate Italianate band of patterned plasterwork. The second level windows are a slant bay with fixed center pane and side double hung windows.

The main feature of the north elevation are a slant bay at ground level containing two pairs of casement windows capped by a geometric patterned and leaded fixed transom flanked by plain one-over-one double hung windows. The paired, single paned casements are flanked by an open work balconette with brackets. The remains of the northwest balcony provide the line for one of the additions at the northwest.

The west elevation highlights are paired French doors at ground level. And, there is a staircase with a sophisticated undercarriage and a storage space under the ground level end; which bridges one of the additions at the second level, rear, to the ground

The south elevation features the deteriorating pergola with four columns and a matching pilaster; the chimney; and a second level slant bay, with fixed pane and fixed, curved diamond patterned leaded glass transom, and one-over-one double hung sidelights.

The three-car garage at the rear of the parcel replaces the automobile barn, designed by Dennis & Farwell, which was demolished in 1996.

Alterations—continued from application
2037 South Harvard Boulevard

Upper floor over kitchen & lower bedroom.

Tile drain board.

Add garage space.

Demo garage [original Dennis & Farwell 1907 automobile barn and servants' quarters with addition].

New 3-car garage.

Thomas B. Marshall
First Owner

Thomas B. Marshall was born in April of 1858 in Pennsylvania. In the 1870 census he is recorded as living with his parents and family at Lawrence, town of Clearfield, Pennsylvania. In 1886 he married Carrie R. and they had two daughters: Jessie E. and Maude E.

By 1888 he is shown in the Los Angeles City Directory as a carpenter living at 323 Spring Street. The 1900 census lists him a general agent for the Mosler Safe Company.

Thomas Marshall had the residence at 1937, the address later changed to 2037 Harvard Boulevard, built in late 1903. No architects notice could be found. This was followed in 1905, by the commission of Dunn & Farwell to build an "automobile barn" at the rear of the property. The family lived there and moved in Los Angeles social circles until they sold the home in 1907, to Fred H. Kline for \$25,000. Later that year they and their young ladies embarked on an extensive European tour.

The 1910 census lists Thomas Marshall with his, "Own Income." The 1920 census shows, "None," as occupation. The 1930 census lists, "Investments." No matter what he pursued he seems to have had an address that indicated he was doing well.

Thomas B. Marshall died in September of 1939 at age 81. He was survived by his daughters and grandchildren.

Fred H. Kline
Second Owner

Fred H. Kline was born at Schnappe, Rhenish Prussia (Germany) on June 4, 1870. He left his native land in 1888 sailing from Hamburg, Germany to New York. He proceeded to Walla Walla, Washington for a year and then to San Francisco, where he engaged in the mercantile business.

He later went to Angeles Camp, Calaveras County, California and became involved in mining. He journeyed to Nevada City, California where he obtained his citizenship in 1897. Kline plunged into mining when he relocated to Goldfield, Nevada, a hot gold mining operation, and established headquarters in San Francisco. He also had mining operations in Arizona and North Mexico. He remained in San Francisco until the 1906 earthquake and then moved to a hotel in Los Angeles to check out the city as prospective future headquarters.

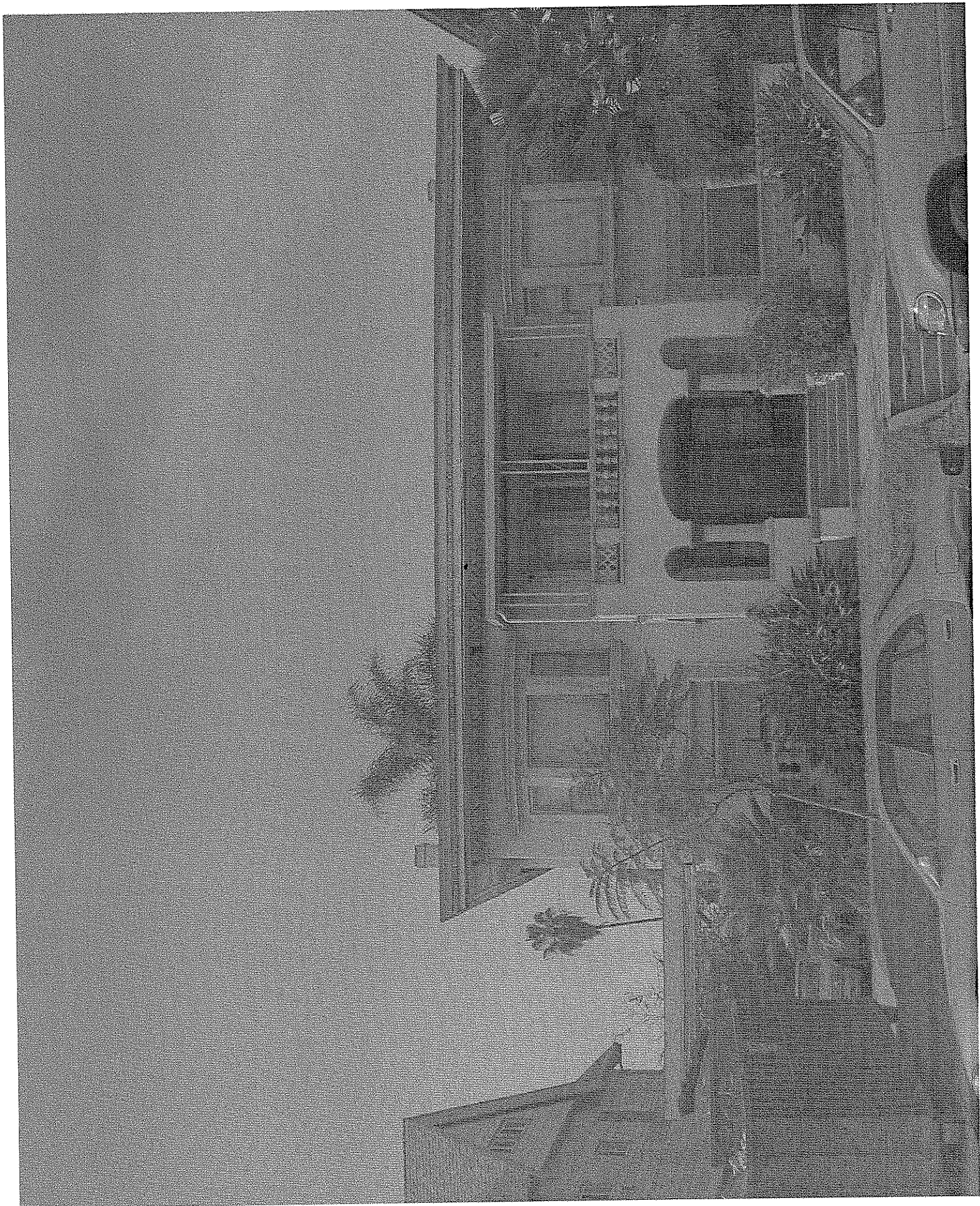
Kline decided to move his headquarters and home to Los Angeles and chose the "palatial" Marshall-Kline-Shaw Residence to purchase from the Marshall family as his abode. He and the family left behind their "beautiful home" in Monterey Bay, relocating to Los Angeles in late 1907. His headquarters were in downtown Los Angeles, from which he presided over his mining operations in Nevada, Arizona and North Mexico. He also sold real estate here and mining operations in other states. Kline also acquired rental properties in Los Angeles.

During World War I he gained the attention of the Federal Bureau of Investigation as a German national, although he had long since become a United States citizen. Complaints on the part of some disgruntled former business associates and one former tenant asserted that he was a highly placed German spy. He was interviewed often by the government, but nothing ever came of it.

Mr. Kline, who was an engineer, invented a [smoking] pipe cover which he patented on October 8, 1918 and placed on the market.

The 1930 census lists him as an independent mining engineer.

No record was found of his death.



Marshall-Kline-Shaw Residence: 2037 South Harvard Boulevard ~ Built 1903
Photos: February 2009 ~ © Anna Marie Brooks 2009

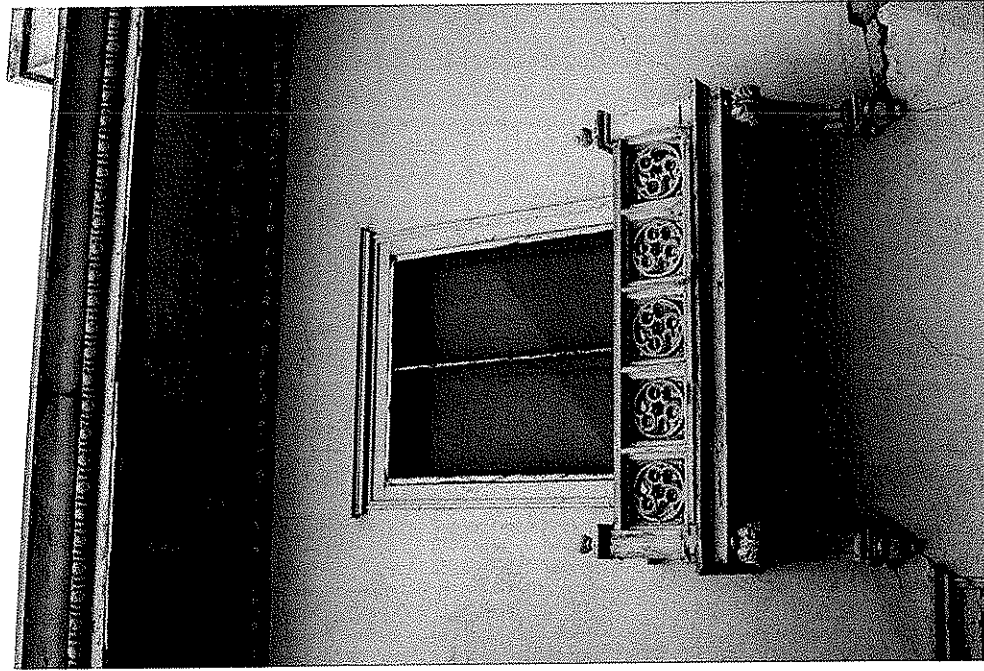


Photo from *Los Angeles Times*: June 2, 1907, pg. V 12.



West façade, viewed to west.

Marshall-Kline-Shaw Residence: 2037 South Harvard Boulevard ~ Built 1903
Photos: February 2009 ~ © Anna Marie Brooks 2009

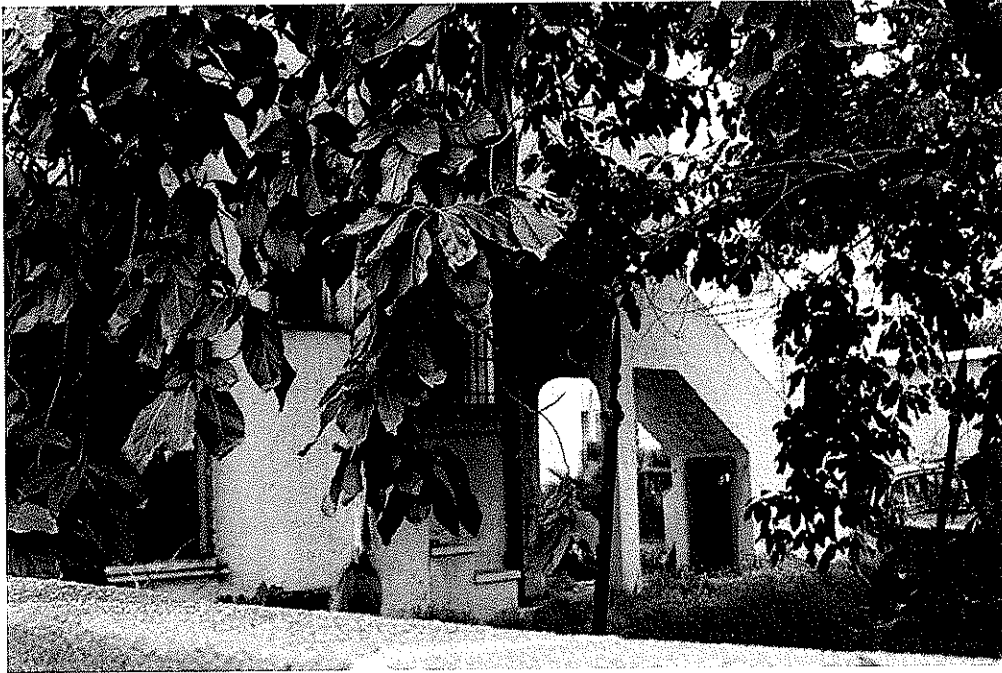


North elevation balcony, viewed to south.



Altered entry, viewed to south.

Marshall-Kline-Shaw Residence: 2037 South Harvard Boulevard ~ Built 1903
Photos: February 2009 ~ © Anna Marie Brooks 2009



West elevation: French doors and stairs with storage at base.



South elevation, bay window; chimney; and pergola, viewed to northwest.
(Metal work is on neighbor's property).

Marshall-Kline-Shaw Residence: 2037 South Harvard Boulevard ~ Built 1903
Photos: February 2009 ~ © Anna Marie Brooks 2009



Details of west façade, viewed to west.

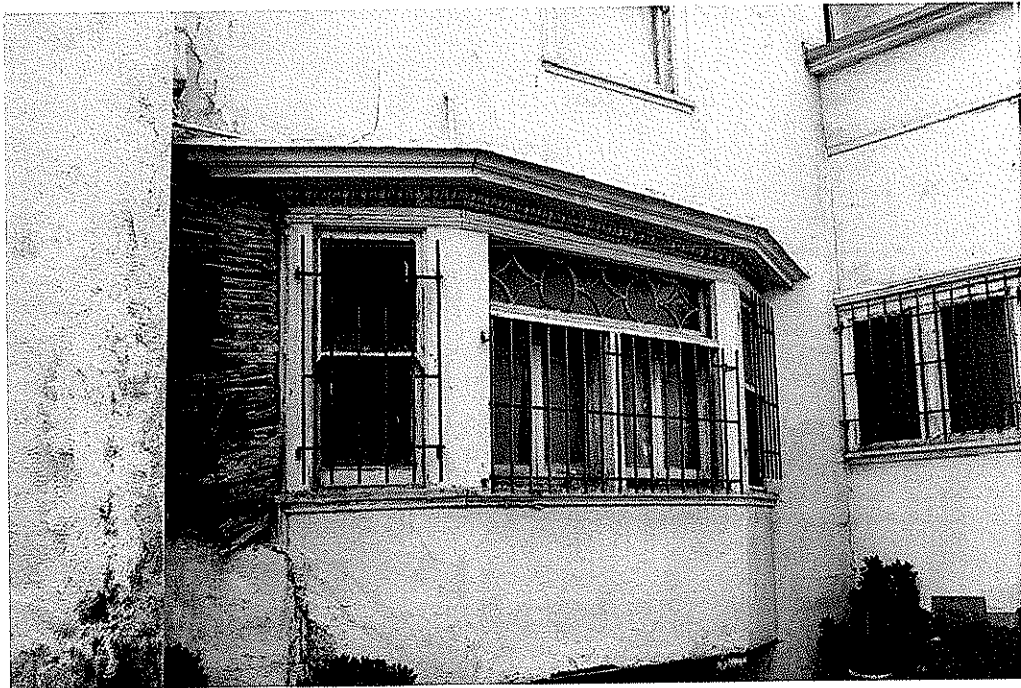


Altered entry at west façade, viewed to northwest.

Marshall-Kline-Shaw Residence: 2037 South Harvard Boulevard ~ Built 1903
Photos: February 2009 ~ © Anna Marie Brooks 2009



Deteriorating pergola at south elevation, viewed to northwest.



Deteriorating wall at east side of north elevation bay window, viewed to southwest.

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2037 South Harvard Boulevard

Aerial photographs. *Google Earth*. ©2008.

Aerial photographs. Live Search. © 2008 Navteq © 2008 Microsoft.

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ZIMAS



**City of Los Angeles
Department of City Planning**

03/03/2009

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2037 S HARVARD BLVD

ZIP CODES

90018

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1999-138-HPOZ
CPC-1986-603-GPC
CPC-1986-447-GPC
ORD-173435
ORD-167121-SA366
YV-530

Address/Legal Information

PIN Number: 126B193 1039
Lot Area (Calculated): 12,381.2 (sq ft)
Thomas Brothers Grid: PAGE 633 - GRID J6
Assessor Parcel No. (APN): 5074032014
Tract: WEST ADAMS HEIGHTS
Map Reference: M B 2-53/54
Block: 8
Lot: 14
Arb (Lot Cut Reference): None
Map Sheet: 126B193

Jurisdictional Information

Community Plan Area: South Los Angeles
Area Planning Commission: South Los Angeles
Neighborhood Council: United Neighborhoods of the
Historic Arlington Heights, West
Adams, and Jef
Council District: CD 10 - Herb J. Wesson, Jr.
Census Tract #: 2215.00
LADBS District Office: Los Angeles Metro

Planning and Zoning Information

Special Notes: None
Zoning: [Q]R4-1-HPOZ
Zoning Information (ZI): ZI-2374 Los Angeles State
Enterprise Zone
General Plan Land Use: Low Medium II Residential
Plan Footnote - Site Req.: See Plan Footnotes
Additional Plan Footnotes: South Los Angeles
Specific Plan Area: None
Design Review Board: No
Historic Preservation Review: Yes
Historic Preservation Overlay Zone: Harvard Heights
Other Historic Designations: None
Other Historic Survey Information: None
Mills Act Contract: None
POD - Pedestrian Oriented Districts: None
CDO - Community Design Overlay: None
NSO - Neighborhood Stabilization Overlay: No
Streetscape: No
Sign District: No
Adaptive Reuse Incentive Area: None
CRA - Community Redevelopment Agency: None
Central City Parking: No
Downtown Parking: No
Building Line: None
500 Ft School Zone: No
500 Ft Park Zone: No

Assessor Information

Assessor Parcel No. (APN): 5074032014
Ownership (Assessor): SHAW, NATHANIEL L DECD EST
OF
320 W TEMPLE ST 9TH FL
LOS ANGELES CA 90012
Ownership (City Clerk): SHAW, NATHANIEL L.
2037 S HARVARD BL
LOS ANGELES CA 90018
APN Area (Co. Public Works)*: 0.312 (ac)

The contents of this report are bound by the User Agreement as described in the Terms and Conditions of this website. For more details, please refer to the Terms & Conditions link located at <http://zimas.lacity.org>.
(*) - APN Area: LA County Assessor's Office is not the data provider for this item. The data source is from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Use Code:	0100 - Single Residence
Assessed Land Val.:	\$27,208
Assessed Improvement Val.:	\$34,060
Last Owner Change:	07/01/81
Last Sale Amount:	\$0
Tax Rate Area:	210
Deed Ref No. (City Clerk):	None
Building 1:	
1. Year Built:	1905
1. Building Class:	D75C
1. Number of Units:	1
1. Number of Bedrooms:	9
1. Number of Bathrooms:	4
1. Building Square Footage:	4,563.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

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:	MB
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	1.60901 (km)
Landslide:	No
Liquefaction:	No

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	Los Angeles
Revitalization Zone:	Central City
State Enterprise Zone:	Los Angeles State Enterprise Zone
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:

Bureau:

West

Division / Station:

Wilshire

Report District:

789

Fire Information:

District / Fire Station:

26

Battalion:

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-1999-138-HPOZ
Required Action(s): HPOZ-HISTORIC PRESERVATION OVERLAY ZONE
Project Description(s): Data Not Available

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)

DATA NOT AVAILABLE

ORD-173435
ORD-167121-SA366
YV-530