

Spec.  
Col.  
979.493  
History

✓

**HISTORY**  
*of*  
**BEVERLY HILLS**

PIERCE E. BENEDICT, ed

EDITOR-IN-CHIEF

DON KENNEDY

Associate Editor and Compiler of Narrative



*In Two Parts*

*Narrative and Biographical*

25514

OCLC  


A. H. Cawston — H. M. Meier

Managing Editors and Publishers

Beverly Hills, California

1934

✓



Price \$25.00 per copy

De Luxe Edition, \$35.00 per copy

Publication Office. 9423 Santa Monica Boulevard, Beverly Hills, Calif.

Spec. Coll.  
979.493  
B

TABLE OF CONTENTS

PART I.—NARRATIVE

Chapter	Page
I—.....	9
II—.....	10
III—.....	19
IV—.....	22
V—.....	32
VI—.....	40
VII—.....	44
VIII—.....	47
IX—.....	57
X—.....	58
XI—.....	60
XII—.....	62
XIII—.....	64
XIV—.....	69
XV—.....	70
XVI—.....	76
XVII—.....	78
XVIII—.....	82
XIX—.....	85
XX—.....	88
XXI—.....	93
XXII—.....	97
XXIII—.....	101
XXIV—.....	106
XXV—.....	109
XXVI—.....	114
XXVII—.....	117

---

PART II.—BIOGRAPHICAL

Biographies .....	125-234
-------------------	---------

---

Index .....	236-237
-------------	---------



These reproductions of the murals in the Beverly Hills branch of the Security-First National Bank shows scenes during the Spanish pastoral period; left, wash day beside Coldwater Creek; center, trying out tallow; right, the fiesta.

## CHAPTER I.

### INTRODUCTION

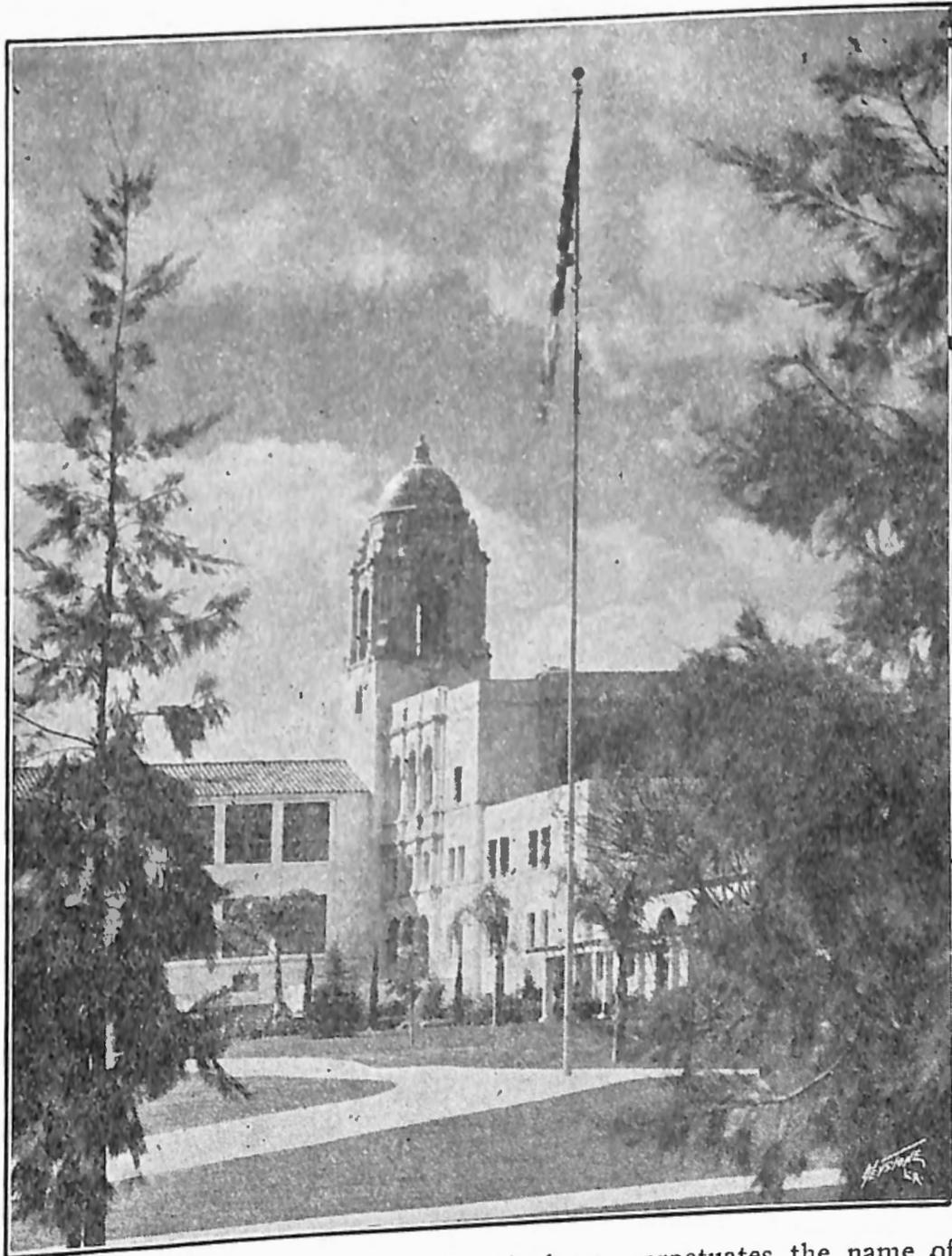
Unique among the cities of the Southland, politically independent, geographically all but surrounded by Los Angeles, with residents that have something of the devotion to their city that the Venetian rendered to Venice in the days of the city republics, Beverly Hills stands today, its people leading their individual lives, protected by the walls of houses similar in purpose but outwardly as varied in appearance as their inhabitants.

\* Here are tree-fringed streets, hills threaded with roads, where sleek automobiles of shining black trimmed with silver, and slender roadsters of ivory and brown, pass glittering in the sunlight. Shops display fine merchandise from near and far; delicate linen frocks for children, filmy veils for brides, stout whipcord breeches and tough boots for horsemen; gold boxes and blue bubble-glassware and brocades for home decoration, foods on hooks and shelves and in queer bottles with foreign-flagged labels. Brokerage houses reach out thin pulsating wires to eastern marts. Banks have millions on deposit, to increase without the manipulation of its owners, for whom it no longer has an integrated relationship with the quiet lives they frequently have come here to enjoy. And beneath the earth a maze of electric wires, gas lines, telephone conduits, sewage pipes cross and recross in a manner as incomprehensible as thought.

But this Beverly Hills of today, while no less romantic, is no more real than in early times. "History," George Macaulay Trevelyan tells us, "starts out from this astonishing proposition—that there is no difference in degree of reality between past and present." (As cities go, Beverly Hills is young; but the story of the land upon which it is built properly begins as far back as we can penetrate into the past.)

"Consider all that lies in that one word *Past!*" Carlyle admonished. "What a pathetic, sacred, in every sense *poetic*, meaning is implied in it; a meaning growing ever the more clearer, the farther we recede in time—the more of that same *Past* we look through! History after all is true poetry. And Reality, if rightly interpreted, is greater than fiction."

To interpret rightly this past is no small problem. Time will not be divided. Since thousands of episodes have occurred and are occurring in



The El Rodeo de las Aguas School, pictured above, perpetuates the name of the old Spanish Rancho.

THE UNITED STATES OF AMERICA,

To all to whom these presents shall come, Greeting:

CERTIFICATE)

No. 25.

**Ethelbert** *E. A. Benedict, of Los Angeles County, California,*

has deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at Los Angeles, California, whereby it appears that full payment has been made by the said *E. A. Benedict* according to the provisions of the Act of Congress of the 24th of April, 1850, entitled "An Act making further provision for the sale of the Public Lands," for and the acts supplemental thereto, for the fractional east half of section sixteen, township north, range west, of the north east quarter of section fourteen, east town and range south, of range fifteen west, San Bernardino meridian, in the district of miners subject to sale in California, containing one hundred and fifty acres and twelve hundredths of an acre, according to the Official Plot of the Survey of the said Lands, returned to the General Land Office by the Survey General, which said Plot has been purchased by the said *E. A. Benedict*.

Now know ye, That the United States of America, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, have given and granted, and by these presents do give and grant unto the said *E. A. Benedict* his, the said *E. A. Benedict* above designated. To have and to hold the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereto belonging, unto the said *E. A. Benedict* and to his heirs and assigns forever, subject to any vested and reserved water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and canals and in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the rights of the proprietor of a mine or lode to extract and remove his ore therefrom, should the said *E. A. Benedict* in practice or contract the premises hereby granted, as provided by law.

In testimony whereof, *J. Rutherford B. Hayes*, President of the United States of America, have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed.



Given under my hand, at the City of Washington, the *thirteenth* day of *August*, in the year of our Lord one thousand eight hundred and *seventy-nine*, and of the Independence of the United States the one hundred and *third*.

BY THE PRESIDENT

*R. Hayes*  
*U. S. Grant*

By *M. S. Wood* Secretary  
Recorder of the General Land Office.

President Rutherford B. Hayes issued this land grant in 1879 to E. A. Benedict, father of P. E. Benedict, covering the property in Benedict Canyon.

uninterrupted succession, like separate pictures on a single and endless motion picture film, the problem must be resolved into one of selection—representative facts must suggest the whole stream of associated events.

A history setting down the greatest number of facts may be far from the best. Modern history, after all, is life recreated in a fusion with facts and dates. The facts alone often lie, often distort the complete picture. So it is the related pattern which must be sought.

As Macaulay says, "No picture then, and no history, can present us with the whole truth: but those are the best pictures and the best histories which exhibit such parts of the truth as most nearly produce the effect of the whole."

And if a symbol were to be chosen to suggest the whole—strangely perhaps—no better could be found than the city's foremost citizen, Will Rogers. In his person, with Indian blood in his veins, he symbolizes the era of the Indian; with his lariat, the period of the "ranchero"; in his profession, the coming of the movie stars and writers; and with his property holdings and civic consciousness, the present day reign of the business man. And not a little through his efforts, the name of the city is as widely known as his own.

## CHAPTER II.

### IN THE BEGINNING

Long ago this whole valley from San Bernardino to Santa Monica was a vast swamp, forested with oak, sycamore, willow and other growth. Such was the tradition of the Gabrielino Indians, the aborigine group which formerly inhabited Los Angeles county and had one of their villages in present day Beverly Hills.

The first white men to look upon this area, since become the finest residential city in the world, arrived one late afternoon in August, 1769.

Led by leather-jacketed Captain Gaspar de Portola, who later became California's first governor, and the grey-robed Franciscan friar, Juan Crespi, they were trudging northward in search of Monterey Bay. The advance guard of scouts was commanded by Jose Francisco Ortega, destined to look first upon San Francisco Bay.

Juan B. Valdez, whose relatives were later to own Beverly Hills, was the indispensable guide for the expedition.

Father Crespi, who wrote the vivid journal of the expedition, gave the earliest description of this section and its aborigine inhabitants. On Tuesday, August 1, 1769, he wrote: "The soldiers went out this afternoon to hunt, and brought an antelope, with which this country abounds; they are like wild goats, but have horns rather larger than goats. I tasted the roasted meat, and it was not bad."

The next day the expedition came upon the Los Angeles river and named it the Porciuncula. "This plain where the river runs is very extensive," Father Crespi wrote. "It has good land for planting all kinds of grain and seeds . . . . As soon as we arrived about eight heathen from a good village came to visit us; they live in this delightful place among the trees on the river. They presented us with some baskets of pinole made from the seeds of sage and other grasses. Their chief brought some strings of beads made from shells, and they threw us three handfuls of them. Some of the old men were smoking pipes. We gave them tobacco and glass beads and they went away."

The next day at dawn the party traveled west, along the route now traversed by thousands of automobiles each day on Wilshire Boulevard. They passed a "large vineyard of wild grapes and an infinity of rose bushes in full bloom." They wondered if there were volcanoes in the Santa Monica mountains. "We went west, continually over good land well covered with grass. After traveling about half a league we came to a village of this region, the people of which, on seeing us, came out into the road. As they drew near us they began to howl like wolves; they greeted us and wished to give us seeds . . . ."

This village was located at the southeast boundary of present-day Beverly Hills. When the white men departed, the Indians were to enjoy undisputed lordship over the area for another 12 years.

In appearance these Indians had large bodies with small hands and feet; though physically very sturdy, their limbs were poorly developed. Five and one-half feet was the average height of the men, while the women averaged four feet ten inches. Their faces were wide, foreheads low, eyes small, cheek-bones prominent, noses flat, and mouths large. On the whole, they were Asiatic in appearance, as perhaps they were in origin. The skin was coffee-brown, the hair straight, and black, and coarse, banged across the forehead. Usually the men had no beards.

Of these Indians, A. L. Kroener, the outstanding ethnologist of the United States, has this to say: "They seem to have been the most advanced group south of the Tehachapi, except perhaps the Chumash. They certainly

were the wealthiest and most thoughtful of all the Shoshonesans of the State, and dominated these civilizationally wherever contacts occurred. Their influence spread even to alien peoples. They have melted away so completely that we know more of the fine facts of the culture of ruder tribes; but everything points to these very efflorescences having had their origin with the Gabrielino."

Hugo Reid, a well-educated Scot, who served as auxiliary alcalde (justice of the peace) for this district in 1844, married Victoria, daughter of a Gabrielino chief. Reid's "Indians of Los Angeles County" is probably the earliest authoritative account that pretends to treat the Gabrielinos with any comprehensiveness.

### BELIEFS AND CUSTOMS

It was a common belief of these Indians, when the sun or moon was in eclipse, that some great monster was trying to swallow the celestial body. So on such occasions, the people all ran outdoors, shouting and throwing rocks, in an effort to frighten the monster away.

Beauty clay was used then as it is today, hair being plastered with it over night to give the hair gloss and keep it from splitting in the hot sun. And paint, also, was used—to prevent sunburn, for ceremonials, and for adornment of young women in love.

When he encountered a friend, the Gabrielino said, "Ava aha?" (How are you?), to which the response was "Tehepko" (Well), or "Chainoc" (Unwell). Upon parting, the one said, "Yamu uimi" (I am going), and the other replied, "Mea" (Go). "Niomare" was their only oath, and it was as mild as "Bless me!"

Unlike other tribes on the American continent, the California Indians had no means of writing and made no pictorial records, though they did keep some sort of tribal history on notched sticks. Messages were delivered orally by trained runners who repeated them with the original gestures of the sender. At other times messages were sent by means of signal fires on hilltops.

Their verb conjugation, not too complicated, might prove of passing interest. The verb "to hear," for instance, was used as follows in the three singular persons:

I hear—Nonim nahacut

You hear—O-a-nahacua

He or she hears—Mane nanacua  
I heard—Non him nahacua  
You heard—O-a-nahacua  
He heard—Mano him nahacua  
I shall hear—Nop nom nahacua  
You shall hear—O pam nahacua  
He shall hear—Mane pon nahacua

These forms indicate in themselves a well developed state of civilization.

The Gabrielino men were great gamblers and played a game in which the players were divided into sides, usually two on each, the object being to guess in which hand the opponents held a small stick. Chips were used as counters. The game is still played on the state reservations, the players sitting on the ground and going through various gestures and making weird noises in an effort to confuse the opponents. Four was their lucky number.

One of the curious beliefs of this tribe that roamed locally was that a potion of jimson weed mixed with salt water, if swallowed, would serve as protection from bears and snakes, would make the body impenetrable to arrows, would give much strength, and would bring good luck to the hunter.

The government of each village was distinct. It rested with the "Pulpem," a council of chief, medicine men, and certain of the old men. It met only to discuss questions of prime importance. Otherwise the chief was supreme.

### MEDICINE MEN

The order of medicine men was apparently formed upon the same principle as the Dactyli Idae of the ancients and the Druids of Britain. The medicine man, or "ahubsuvoirot", was believed to hold direct conversation with Qua-o-ar, and consequently was held in great awe. The Gabrielino medicine man was even more powerful than the chief and was entirely supported by the people, who believed he could change his form, foretell the future, and kill his enemies at a distance. He was exempt from punishment and his person held sacred.

Though the medicine men surrounded their calling with all kinds of occult rites to arouse the superstition of the people, their knowledge of herbs was not without value. It is known that they effected real cures for the Californians, and Bancroft states that "even as late as 1844 these Indian practitioners were in great demand, and were, no doubt, for the most part, as good as any." But their herbs were of no avail in combating the small-

pox introduced from Mexico in 1844, for the majority of the natives in the entire state died in that year.

The aborigines were long-lived until Europeans came to introduce such diseases as syphilis. Toothache was unknown, and they had perfect teeth until death. Disease was supposed to be caused by the presence in the body of a foreign object. The medicine man visited the sick person, and placing a hollow tube upon the place of the pain, he sucked out a stick, stone, dead lizard, or small snake. This supposed cause of the sickness, of course, he had previously concealed in the tube or in his mouth. But at any rate this brought about a psychological cure, while herbs and other remedies did the rest.

Lumbago was relieved by sweating the patient for twenty or thirty hours in a sweat house. For fever the juice of wild tobacco was taken inwardly. Local inflammation was relieved by blood-letting with flints as lancets. To cure rheumatism small blisters were raised by burning nettles upon the flesh. The person suffering from paralysis was whipped with nettles and given thorn-apple juice to drink. For rattlesnake bites they applied wood ashes and herbs to the wound, and the fine dust from ants' nests was taken internally. And to remedy baldness, chillicothes were burned and rubbed as a paste into the scalp.

### MARRIAGE CUSTOMS

When a girl reached puberty, that fact was announced by her relatives, for now she was ready for marriage and suitors were welcome. The young woman in love painted her cheeks with red pigment. Once a match was arranged, the bride was purchased from her relatives with shell money made from shells the size of a nickel, pierced in the center and strung on strings, about eight yards of which equalled an American dollar in value. All the male relatives of the man were summoned, even to the nineteenth cousin. They met in his hut and brought gifts of shell money. This money was ceremoniously carried to the bride to be divided among her assembled female relatives. All this was preliminary to setting the marriage date, which was fixed after the bride's relatives, several days later, had brought baskets of meal to the man's hut to be apportioned among his relatives.

The picturesque marriage ceremony followed soon after and was a time of much merriment and feasting, especially if the man was outstanding in the tribe. The inhabitants of the rancheria formed a double line along the path between the hut of the bride and that of the groom. Presently,

all being ready, the bride appeared, dressed in soft skins, bright feathers, and many strands of beads. One of her male relatives advanced, and carried her toward the bridegroom, dancing as he went. The bride's family and friends followed and gave food to the guests. Halfway to the hut of the bridegroom his relatives met the procession, and the "best man" carried the bride the rest of the way, placing her in the hut beside her husband. Baskets of seeds were poured over their heads to denote blessing and plenty for the new couple through all the days of their life. Then they were left alone.

With the fall of the sun the dancing in their honor began and continued through the night, with warriors and hunters taking part. And as the men danced, the wife of each went through the motions of killing wounded enemies, of skinning animals, according to her husband's occupation.

No longer could the bride visit her parents, though they could visit her at any time. If she felt, however, that she was mistreated by her husband, she told her parents, who gathered the money paid for her and returned it, demanding the bride in return. At once she married another man.

A chief could have two or three wives, but the subjects only one. Marriage between kinfolk was strictly forbidden. Infidelity of a wife was punished by death, or as an alternative the husband could demand the wife of his own wife's lover.

Following a birth, both mother and child were purified in a steam hut called a "huchicero." Wild tansy and water thrown on red hot stones caused medicated steam to arise through an opening in the roof, above which the mother and child lay wrapped in a mat. Morning and evening for three days this was repeated, the mother being allowed warm water to drink, but no food. Then she was given vegetables, but no meat. After two months had passed, she took three pills made of tobacco and meat in equal parts, and thereafter resumed her natural diet.

If the woman was the wife of a chief, her child was bathed by old women, who thereupon drank the water and predicted the future of the child. Male children were under control of their parents until they were about fourteen, when the chief took charge. At birth a boy was given a "touch," such as a wolf or eagle, for his protector, and when admitted as an adult member of the tribe, this was branded on his arm and thigh. Also it was worn carved from soapstone as a totem about the throat.

### RELIGIOUS BELIEFS

When a medicine man died, his soul was thought to enter into the body of a bear; so for that reason, together with the fact that the bear was a

dangerous antagonist, that animal was held sacred. Besides the bear, various other creatures were safe from being molested: the owl, because it was the harbinger of death; the eagle, because one of their mighty chiefs was supposed to have taken that form at death; the crow, because it foretold the approach of strangers; and porpoises, because they were appointed by Qua-o-ar to guard the corners of the Gabrielino world.

In each rancheria was a circular structure, woven of willow, in which were held religious ceremonies. This was called the "vanquech," held sacred at all times, and consecrated anew each time it was used. Rehearsals for ceremonies, and the training of young men to become medicine men, took place in a similar but unconsecrated structure. In the sacred one only the chief, medicine men, male dancers and female singers—all of whom took part in religious ceremonies—were allowed to enter.

If a criminal could gain admittance to the "vanquech," he was given the privilege of sanctuary and never again molested, though he was shunned as a coward and his family suffered the punishment rightfully his.

An exception to the exclusiveness of the "vanquech" was made at funerals, when all relatives assembled therein to sing a dirge in unison to the accompaniment of a shrill whistle, made by blowing on the hollow leg-bone of a deer. The ceremonies continued until the body began to decay, at which time it was burned. If the dead man headed a family, all his effects and his hut were burned.

Other services were in the form of thanks for victory, petitions for vengeance, and reenactment of the virtues of dead heroes, the ritual being accompanied by dances and songs to the hollow rattle of pebbles in dried turtle shells. Their war dance has been described as grand, solemn, maddening.

There was little fighting among the tribes in this area, however, occasional raids from the fierce Apaches being the principal danger. Family feuds, though, were established institutions lasting for generations. Evidently they had little faith in the old saying, "Sticks and stones may break my bones, but names will never hurt me," because instead of settling feuds by physical combat, they called one another names in songs sung about their own campfires. A song battle lasted for eight days at a time, and in some mysterious way was supposed to injure the enemy.

The Gabrielino believed in one God—Qua-o-ar—and held his name sacred, only speaking it in a hushed whisper. Usually they referred to their God by an attribute, such as "Y-yo-ha-ring-nain," meaning Giver of Life. Connected with their creed were no evil spirits, no devil, no resurrection.

They did, however, believe in immortality of the soul.

It is not known definitely whether they believed, as did some of the northern tribes, that immortality could only be achieved through the aid of a "man eater" (a person supposed to be descended from the coyote that ate a piece of flesh from the dead body of one of their great prophets) who, being summoned, devoured a piece of flesh from the shoulder of the dead man. If the Gabrielinos followed this practice, it was probably an honor reserved for chiefs and medicine men.

Their legend of creation was not unlike that of Genesis. They believed that in the beginning the world was in a state of chaos, until Qua-o-ar gave it form, placing it upon the shoulders of seven giants created for that purpose. Then animals were formed, and finally man and woman, who were ordered to live together. And Tobohas was the man's name and Pobavit the woman's.

#### LEGEND OF THE PLEIADES

Like all peoples since the beginning of time, these Indians had their beautiful legends, and passed them on from father to son for generations. One of the best known of these is the legend of the Pleiades, in which the modern airplane was foreshadowed.

Seven brothers married seven sisters, in the respective order of their ages, and all lived together in a little village of their own. At first they were very happy. Daily the men hunted together, while the women dug roots and picked berries. But gradually the ardent love of the husbands began to cool--all except the love of the youngest brother for the youngest sister, and their love increased.

As time went on, the sisters noticed that only the youngest husband continued each day to bring his wife a rabbit. They noticed, likewise, that the men always returned first from the hunt, and when they themselves came back bearing seeds and berries, the other husbands reported no success. Becoming suspicious, the sisters hid their youngest in a clump of willow near the camp to watch the movements of the men. And in the evening they asked the youngest sister what she had seen. She told how the men all returned with rabbits, how they roasted and ate them, and how they then buried the skin and bones to conceal the evidence of their unfaithfulness. She told, too, how her own husband reserved one of his two rabbits for her, and how he was ridiculed by his brothers for so doing.

On hearing this, the sisters decided to escape from their cruel husbands.

One suggested that they change themselves into water, another that they become stones, and a third that they become trees. Each in turn made a suggestion, and the youngest sister's was that the other six become stars, for in the sky they could tantalize their husbands by being visible, and yet would remain out of reach. As for herself, the youngest said she had no intention of leaving her husband.

So the next day, their husbands being gone, the sisters wove a large basket of reeds that grew by an enchanted spring. And taking the youngest sister with them by force, they sailed into the sky and established themselves before nightfall as the Pleiades, or Seven Sisters.

But the youngest brother grieved so long over his lost wife, that the other sisters, moved with compassion, sent him their reed basket, and he became the constellation Taurus, which is now to be seen in the sky next to the Seven Sisters.

#### EAGLE FEAST

With the first croaking of the frogs, summer was ushered in. Then it was that great rivalry existed between young men of the villages to see who would first discover an eagle's nest; for in the autumn, following the seed and berry seasons, a young bird would be needed for the great eagle feast.

Once an aerie was found, it was the duty of the young men to keep careful watch, and when the bird was ready to fly, it was removed from the nest and carried in triumph to one of the larger villages. The procession was met by a group of young women, who accompanied the royal bird to a cage in the center of the village.

At last came the time of the feast, and the head medicine man summoned the inhabitants for miles around to attend the event, held on a moonlight night with spectators sitting in a large circle. The ritual took place on a level spot, with four feather-decorated poles planted in the earth at each of the four cardinal points of the compass.

Bearing the eagle in his hands, the medicine man entered the circle, walked slowly round and round the fire in the center. All was silent, the people awed at what was to take place. Presently the medicine man mounted a platform and spoke to the bird, giving him a message for Qua-o-ar, his voice rising in power to an eerie chant, exhorting the bird to carry the message swiftly and faithfully

Then turning suddenly to the assembly, the celebrant showed them the bird--dead, by some sleight of hand--the spirit ascended to heaven with the

message. The body was then thrown into the fire, and the night was rounded out with feasting.

All in all, the aborigines were by no means the lowest of the human race, as most California historians unfamiliar with their useful qualities attest. The Indian fared pretty well under the Spaniard. It was not until the secularization of the missions and the coming of the Americans, prejudiced from desperate encounters with the fierce midwest tribes, that the Gabrielino Indian met his doom.

The Indians have been treated at some length herein, because information on the subject is not generally available, and few histories deal with the material. Yet the era of the Indian is one episode of life in Beverly Hills.

### CHAPTER III.

#### THE VALDEZ FAMILY

—After the aborigines, Maria Rita Valdez de Villa and her family were the first residents of Beverly Hills. Maria Rita's grandparents, parents and husband all arrived in California with the expeditions of 1781, organized to found the pueblos of Los Angeles and Santa Barbara. Her grandfather, Luis Quintero, was one of the 12 pobladores who agreed to settle in Los Angeles; her father, one of the soldiers in the company which accompanied the colonists for protection. These adventurers, with their staunch wives, made the arduous overland march from Mexico in 140 days to establish the sovereignty of the Spanish King in the new golden land.

Meanwhile, as a boy of six, Maria Rita's future husband, in the company of his soldier-father, was journeying to California through the Colorado desert by way of Yuma. This was Vicente Ferrer Villa. The uncharted march took from March to July of the year 1781. A quarter of a century later, Villa was serving as a corporal in the Santa Barbara Company, and in 1808 he married Maria Rita at the Mission San Gabriel.

A complete history of the Valdez family (also referred to in certain old documents as "Baldez" and "Valdes") would furnish one of the most absorbing chapters in California events, but that history will probably never be written. While frequent mention is made in early chronicles of its members, few of these references are linked together to indicate relationships. (They were good and bad, these early people--ship captains and soldiers, colonists and scapegoats, peace officers and bandits.)

(In the company of the first white men to look upon the site of Beverly Hills, Juan B. Valdez came overland in 1769 with Padres Serra and Crespi and Captain Portola. With the latter he traversed the length of California four times, before joining with Juan Bautista de Anza's historic expedition in 1774 as a guide and "matchless courier")

Herbert E. Bolton, the distinguished editor of "Anza's Expeditions," records that when part of Anza's men were stranded in Yuma, Valdez was the unquestioned hero. "Garces, two muleteers and nine soldiers," he writes, "remained in Yuma to await the commander. But for Valdez there was no rest. With Portola he had four times traveled the length of California. He had ridden from Mexico City to Tubac with Anza's orders from the Viceroy. He had followed Anza to San Gabriel, and gone with the pack train to San Diego and back. He had carried Anza's dispatches from San Gabriel to Yuma. Now accompanied by only two soldiers, he hurried on horseback to Horrcasitas. From there, bearing precious diaries and letters, he rode alone to Mexico. Juan Bautista Valdez deserves to be remembered." Telling of his experiences, "The Declaration of Juan Bautista Valdez" was written in Mexico, June 14, 1774. The king granted him a pension for life. Juan's daughter, Dorotea, was born in San Diego, 1793, and 26 years later was living in San Carlos.

In Bancroft's compilation of California inhabitants between the years 1769 and 1800, there are 15 members of the Valdez family listed. Eugenio Valdez, one of the founders of Los Angeles, died in 1800. Antonio, presumably his brother, owned no land of his own but lived with Eugenio.

Another adventurer, Lieutenant Cayetano Valdez, made one of the last Spanish voyages of importance to the northeast coast in command of the schooner "Mexicana." He sailed from Acapulco on March 8, 1792, accompanied by another schooner captained by Dionisio Alcala, to explore the straits around Vancouver. Cayetano was later killed at Trafalgar. Salvador Valdez was also a ship captain at this time.

By 1790 the pueblo at Los Angeles had a white population of 139, and among the newcomers was another Valdez brought here by reports from his relations of freedom and wealth. This was Melecio Valdez, who came in 1897. A grant of land was ordered for him, but he carried the grant in his pocket and never recorded it.

Of the second generation, Jose Ramon Valdez, born in the pueblo in the year 1803, served as a soldier for 10 years after reaching his eighteenth birthday, and in 1838 was sindico for the Santa Barbara district, four years later becoming juez de pas and in 1843 majordomo at Ventura.

Luciano Valdez was from 1827 to 1832 the pueblo's schoolmaster, at a

salary of \$15 a month. His appointment followed a two year vacation after the ayuntamiento had discharged the first teacher, Maxima Pina. Luciano likewise was later discharged because of the "lack of improvement in the public school of the pueblo," and another year elapsed before a successor was found to take his place.

Others of the second or third generations bearing the Valdez name may be mentioned together. Raphael, soldier, born in the pueblo, married Rafaela Pico, and they had five children. Rodrigo was a shoemaker in Monterey, 1841. Salvador was a fifer about the same time with the San Francisco Company. Basilio was a regidore in Los Angeles and a member of the ayuntamiento between 1831 and 1837 and in 1840 was sindico.

Still others living in Southern California at that time or earlier were Crescencio, Francisco, Miguel, Gervasio, Julian, Gregorio, Maximo, Antonio Albino, Jose Raphael, Jose Lorenzo, Jose Basilio, Jose Melesio, Juan Melesio, Jose Maria, and Antonio Maria.

Maria Rita, it appears, was a younger sister of Jose Maria, in which event Joaquin Murietta, famed bandit leader, was her nephew; at any rate, that same relationship existed between Jose Maria and Murietta.

While no description exists of Maria Rita, John Steven McGroarty has recorded a description of the man who apparently was her father, Don Antonio Maria Valdez. "Where the Downey Block now stands," McGroarty writes, "we miss the time-worn, little old gentleman who was wont to sit there all day before the humble adobe--cared for by two faithful daughters after the mother had left the scene. A soldier of by-gone days, to judge from the antique dress which he delighted to wear; in the same he was buried, at the age of ninety-two years, July 29, 1859. This was Don Antonio Valdez, who had served at San Diego, San Gabriel and Santa Barbara, and in many an Indian chase or combat."

But the family history does not end with Don Antonio. In 1844 the "cholos," criminals released from Mexican prisons to serve under Governor Micheltorena were ravaging the state. Commanded by Felix Valdez, an irate detachment of 50 men and 7 women marched to Monterey to demand the removal of the "cholos," which Micheltorena agreed to do by a treaty signed at Laguna bearing the signature of Felix Valdez. And the next year Felix Valdez and Castanares were the two Mexican commissioners appointed to arrange the terms of the Treaty of San Fernando, by which Micheltorena and his followers were forced to return to Mexico.

Between August and October, 1846, with a new flag flying over the state, one Urita Valdez revolted against the Americans. Stockton had left the Amer-

ican Lieutenant Gillespie in charge at the pueblo of Los Angeles. Mexican customs and amusements were interfered with. A turbulent element grew up among the Mexican officers and flamed into revolt. Led by Serbulo Varela and Urita Valdez, the revolted annoyed the Americans wherever possible. They rallied 300 men. At the Chino ranch of Isaac Williams they captured 15 Americans including B. D. Wilson (later an owner of Rancho El Rodeo de las Aguas) and forced Gillespie to surrender and leave town with his men.

The story of the Valdez family does not end here, but except for the principals connected with Beverly Hills directly, this first brief outline has perhaps been carried far enough.

## CHAPTER IV.

### LIFE ON THE OLD RANCHO

Picture a people prosperous and carefree, browned by the bland sunshine, with nothing more urgent than watching the clouds shift patterns. "Time," ran the old saying, "was made for slaves," and when a toast was proposed with good red wine, "Health and dollars!" was a customary sentiment.

Visualize a landscape cloaked in spring with blue lupines, sheeted with burnished poppies, carpeted with pink owl clover--and silent beneath an ever-changing sky. Groups of cattle dotted the plains, kept green by streams trickling from Canada de los Encinos (Benedict Canyon) and Canada de las Aguas Frias (Coldwater Canyon.) And in the full of the moon, great squadrons of wild geese awakened the ranchers with their honking, as they settled to feed near the present site of the Civic Center.

This was life on the old Rancho Rodeo de las Aguas, the Ranch of the Gathering of the Waters, which derived its poetic name from the clear streams which ran down the canyons, converging each rainy season in a broad swamp or cienega where Pico Boulevard crosses today.

In traditional manner, Saint Anthony was the patron of the rancho, sometimes referred to as the San Antonio Rancho, but not to be confused with another and larger rancho of that same name.

According to official records, the rancho had been assigned to M. R. Valdez in 1831 by Governor Alvarado; but perhaps that date is a misprint for 1841, as Alvarado was not governor until the latter date. The rancho adjoining to the west, moreover, was not granted until 1843, and the dates should correspond approximately. In the petition for confirmation of pat-

ent in 1852, the original grant having been lost, Maria Rita Valdez testified the grant had been made in 1838. Certainly the rancho had been inhabited for some years previously, perhaps for more than a decade, as was the custom under the loose manner of land tenure in those days.

What of note was taking place nearby at the time the first grant was made? In the history of Beverly Hills, 1841 was notable. In that year Don Benito Wilson and William Workman, later to become owners of the rancho, arrived overland in the sleepy pueblo of Los Angeles with its 1100 inhabitants. In that year William Wolfskill, whose brother, John, later owned the rancho at Westwood, planted two acres of orange trees near Los Angeles and became the state's first orange grower. In that year, by a decree of the Mexican Congress abolishing the municipal form of self-government, the administration of Los Angeles was conducted by a semi-military Prefect named Santiago Arguello.

The official procedure under which the El Rodeo de las Aguas grant was made following a definite order. Under Mexican law, Maria Rita Valdez selected a tract of unsettled land, being a responsible citizen, and applied for a grant, accompanying her petition with a rude map. Gov. Alvarado submitted the petition for investigation to the local alcalde, who consulted such persons and records as he deemed necessary, and finding all satisfactory, returned a favorable report. Being now satisfied with the petitioner's ability to use the land the governor wrote on the report's margin, "Let the title issue." The papers were then passed to the Secretary of State, who made out the formal grant and tendered it to the Assembly for approval. For a grant to become official sometimes required several years, but at last, upon receipt of the formal grant, M. R. Valdez presented her title to the alcalde, who roughly surveyed the bounds.

This survey of the Rancho El Rodeo de las Aguas was not made in the precise fashion of the present day. Indeed, it was not even deemed necessary to take compass directions, the lines being run instead by sighting to natural landmarks. With two witnesses, the alcalde rode out on horseback and measured the tract with a riata fifty varas in length. The survey was probably made in the usual manner, with the horse galloping. A vara was equal to thirty-three and one-half inches, and estimates were roughly made, "poco mas o menos"--"a little more or less."

The office of alcalde was of old Spanish origin, and the person chosen each year in every pueblo had jurisdiction in all criminal and civil cases. He served in a capacity similar to that of justice of peace today, but with much more power, until under the Mexican regime when his jurisdiction was restrict-

ed only to municipal matters, minor criminal cases, and legal actions involving not more than \$100. But at the time of the survey in question, the alcalde ruled the pueblo; and with his multifarious legal, legislative, and unofficial peace-making duties, he was a highly important figure in early life.

Bounding the Rancho El Rodeo on the east lay Rancho La Brea, on the west Rancho San Jose de Buenos Ayres (St. Joseph of the Good Airs), and on the south Ranchos de la Cienega (of the swamp), Rincon de los Bueyes (the Corner of the Oxen), and La Bellena (the Whale).

—The Valdez rancho embraced 4539 acres of the richest land in this section, roughly corresponding to the present boundaries of Beverly Hills, but with its southern line about a quarter of a mile the other side of Pico Boulevard and its eastern tip extending slightly past Fairfax Avenue.

—During this period, although the missions had fertile fields and vineyards, agriculture on the far-flung ranchos was almost non-existent, a patch of beans and another of corn planted near the house being about the only concession to aiding nature in an abundant land. Near the pueblo, a few persons engaged in tilling the earth with a plow made of a crooked oak limb tipped with iron and drawn by oxen. Corn and beans were planted by hand. A gentleman, however, could be bothered with nothing but the raising of cattle, and it was as a cattle ranch that El Rodeo de Las Aguas became famous.

### THE RANCH HOUSE AND HOME LIFE

—The old ranch house was typical of its day. Built on an elevated plot of open ground, about where the old Whittier house now stands on Sunset Boulevard, it commanded an uninterrupted view of the entire rancho. Besides enabling the detection of horse thieves or marauding Indians, the location had other advantages; it was protected from the hot winds which frequently blew over the ridge from San Fernando Valley, and it was cooled by ocean breezes each day.

—At the El Rodeo grammar school may be viewed a water-color painting of the ranch house, mentally reconstructed by an artist from the description furnished by the editor of this work. Adobe houses in those days, no matter how affluent the owner, were constructed one story in height with only one suite of rooms. The roof was flat and covered with asphalt from the La Brea pits mixed with coarse sand. As the walls were two feet thick, the rooms were but dimly lighted. Floors were bare, for rugs were considered both unsanitary and troublesome. Doors and windows were without locks: there were no burglars.

Inside, the house was simply furnished. Hide-covered chairs stood against the walls. Tables were stout and serviceable. Only one bit of extravagance was evident, and that lavished on the beds, which--in the manner of the time--were covered with lace-trimmed satin. The sole adornment in the house was a wax figure of the Virgin with the infant Jesus, before which stood a flickering candle and a bouquet of wild flowers.

For convenience, when the rancho came into the possession of Dona Maria Rita Valdez de Villa, her husband having died in 1835, leaving her with seven daughters and a son, the Valdez-Villa family maintained another house on Main Street in Los Angeles. A trip from the rancho to the pueblo required nearly a full day. It was to her house there that Dona Maria Rita was later to move her belongings and family to escape the Indian raids.

Surrounding the ranch house were scattered the tule huts of a few Indian retainers. Servants were faithful and cheap. Dona Maria Rita exercised complete authority over the household servants, who often slept on mats in the house while others who worked outside were supervised by a majordomo selected from their midst, whose position was second in honor only to that of the rancho himself—in this case Dona Maria's son, Mariano Villa.

From what we know of Californians in general, we can picture life on the rancho accurately. The people were as healthy and athletic as any in the world; tall, muscular, well featured, with blood kept more pure than in the case of inhabitants of Mexico, resulting in a superior type. Separated from Mexico, society took its own manners, customs and habits, becoming ever more independent, more peace-loving, more generous. They were born musicians, playing guitars with romantic dash, and they sang without training. On foot and on horseback their movements and gestures were easy and picturesque; and, living amid scenes of natural beauty, all their days spent in the open, even the old were strong and young in spirit.

Their day began with the fading of the "luzero," or morning star, when at the break of dawn Maria Rita's voice would sound through the house, "Arise, children; sit up and pray." The family would then dutifully repeat the angelus, sitting in bed, following with the singing of "El Alba," hymn of the dawn, which began:

*Now comes the dawn,  
Day is breaking,  
Let us give thanks  
With joyfulness.*

Then the servants would bring chocolate for the grown-ups to sup in bed,

while the children fell back on their pillows for a last cat-nap; after which the male members of the household would depart to begin the affairs of the day, returning later for a breakfast consisting usually of beef, eggs, beans, bread and coffee.

After breakfast, leaving the women to their own devices, the men rode off again to inspect the activity on the rancho or to visit friends. The nearest neighbors were Augustin Muchado, on the La Bellena Rancho, and Tomas Sanchez, on the La Cienega grant.

Meanwhile in the household would be heard the pat-pat of Indian women shaping lumps of corn meal dough into tortillas between their palms, together with the shuffle of bare feet and the clatter of copper kettles as preparations for the noonday meal were made.

This meal consisted of broth and tortillas, followed by beef, frijoles, perhaps a vegetable, with sauce made of green peppers, tomatoes, onions and parsley. Fine wines were secured from the Mission San Gabriel. The meal ended with some sweet dessert. The evening meal was more simple. By eight o'clock, except on festive occasions, everyone retired.

Wash day on the rancho was turned into a holiday. Families from surrounding ranchos, with soiled clothing piled high in an ox-drawn "carreta," arrived early in the morning, bringing with them food for a noon-day picnic under the sycamore trees along the stream in Coldwater Canyon.

A parade of Indians accompanied the "carretas." Against smooth stones the Indian women rubbed the clothes until they were gleaming white, then they spread them out to dry on low bushes. Someone played a guitar, and the rest sang, while the work progressed. At dusk all returned to their homes.

## THE RANCHERO

The rancho was truly the lord of his domain. About his waist, a scarlet sash denoted a gentleman. With his gold-banded sombrero, his bolero jacket of green or blue or purple, heavily embroidered with silver threads, his velvet or broadcloth trousers slashed at the sides below the knees, and his soft deer-skin shoes, he presented a picturesque figure, especially on festival days. A cloak or dark blue or black broadcloth was the customary protection against the weather. When the rancho was overseeing the activity on his rancho, his garb was hardly less ornate.

For his horsemanship, the Californian has been justly praised. "The Arabs, the Gauchos and the Comanches were his inferiors in the respect," one early writer observed, and that was covering a lot of ground. To ride a

mare was beneath the dignity of every *ranchero* and *vaquero*. As most of the *ranchero's* life was spent in the saddle, this was at once the most ornate and expensive part of his equipment: with a low seat and wide pommel, the saddle was ornamented with silver, and had stirrups cut from a single block of wood, with leather *tapaderas* to protect the feet.

To ride 60 miles in one day was not an extraordinary feat, with luggage consisting of a blanket, a horsehair rope for picketing the mount, and a small saddle-bag containing ground corn and sugar for an emergency. On a journey, if the horse showed signs of giving out, the *ranchero* would lasso another from the nearest field and ride on, repeating this procedure until his destination was reached.

For protection he carried a knife sheathed in his garter at the outside of his right leg, together with a pistol and *riata* on the saddle. The *riata* was by far his most trusted weapon, and with nothing more, many a *ranchero* strangled a bear that appeared suddenly on a mountain trail.

In this day of juvenile laxity, it is interesting to note the obedience that was exacted at that time from children, even after the years of their majority. Without parental permission, which was given at about the marriageable age of 22, a boy could not take his first shave; nor could he ever smoke in his father's presence, at least not without asking leave. On this point Nellie Van de Grift Sanchez writes: "No son, even if fifty or sixty years of age and the father of a family himself, dared to smoke, or sit, or wear a hat in the presence of his father, and fathers not infrequently chastised grown sons with the lash."

## RURAL LAW

In the environs of Los Angeles, law and order was kept by rural guards called "*jueces del campo*," who visited the *ranchos* periodically and heard any complaints. The office of "judge of the plains" was one of glory and dignity, especially under Mexican rule, when the great cattle barons held sway. They held court, over thefts of calves or cattle disputes, from the hurricane deck of their saddles, receiving no monetary compensation.

Theirs also was the honor of directing the proceedings at all rodeos in their district. They were on hand to make decisions over the ownership of unbranded cattle, and many a dispute they settled with the common-sense wisdom of a Solomon. Their word was final, and their person highly respected it is reported of Doñ Antonio Maria Lugo that when he was a judge of the plains he was so angered by one Pedro Sanchez, who refused to "uncover"

as the judge rode by, that the latter nearly trampled him to death. The office of Juez del Campo was continued through the early American period.

### BRANDS

As old maps are the shorthand of romance, so old brands are the heraldry of California. An entire history of the pastoral period with which we are dealing might be written around them. They were the coats-of-arms of the genteel new world aristocracy. Today these old brands may be found registered in the yellowed pages of the "Libro de Fierros" in the Hall of Records.

Hernando Cortez, to identify the cattle on his rancho in Mexico, devised the first brand; and now, after four centuries, the cattle on that ranch still bear the same symbol on their flanks.

Officially to secure a brand, it was necessary to petition the "Juez de Paz" for permission to use the one selected. The petitioner submitted a facsimile burned on a piece of leather to be filed, and the "Juez de Paz" registered it in the book of brands. Along with the brand, each cattle owner made application for an "ear-mark," which was a certain way of cutting one or both ears of every steer, different for each owner, to serve as a further means of identification. Permission to change brands had to come from the governor himself.

On the El Rodeo rancho in the earlier days, two brands were used to mark the stock. The one, shaped like an ornate "A" with a bar across the apex, was registered in 1847 to Maria Rita's son, Mariano Villa. The other, Maria Rita's own, except for the addition of a shorter bar downward on the right from the apex at a 45 degree angle, was identical.

During the American period later, cattle on the rancho belonging to Don Benito Wilson were marked with a "B" inside of a "D" with the straight bar of both letters coincidental. John Temple's brand was shaped like a horse shoe, with a small "T" jutting out at right angles from the curved end. Edward A. Pruess' had a brand incorporating the three initials of his name.

### CATTLE RAISING

During the years from about 1826 to 1848, cattle raising was California's chief industry; and hides, stiff as boards and tall as a man, served as legal tender for the land. Being so bulky, these "bank-notes" had to be transported in wagons, so that debts were paid only at long intervals and credit based on unviolated honor was the rule of the land.

Prosperity flourished during this pastoral period. In the year when the

El Rodeo rancho was granted, cattle were selling for around \$4 a head, hides were worth \$2 each, and tallow brought \$6 a hundred pounds. Horses were everywhere plentiful and might be obtained for from \$8 to \$30. Mares were still cheaper, the prevailing price being about \$4, their only use being for breeding, for threshing beans, and for obtaining horse-hair from their tails. Trained oxen cost \$25, broken mules \$15, and jacks about \$150.

These prices remained fairly constant until the advent of the gold rush, when the demand for fresh meat sent the price of cattle soaring to \$30 and \$40 a head. Then the rancho with many cattle had greater wealth than a gold mine. Soon, however, prices sought their own level again, as cattle of a superior breed were driven to California across the plains by the enterprising Americans. Other herds brought by cattle boats were unloaded at Santa Monica bay and driven across the ranchos to market. This sudden slump in prices, combined with serious droughts which came later, put the Californian, who had heedlessly been pledging money for finery on every hand, heavily in debt and eventually ruined the cattle industry.

The Californian horses were generally of Andalusian stock, coming originally from Spain through Mexico. They were small, finely-formed, and full chested, capable of great endurance without any particular care. Buckskins of a golden cream color with white tail and mane were most desired. The ranchero kept three or four horses tied near the house at all hours for his personal use, and when they became lean they were let loose in the pasture and replaced by others. The Californian rode recklessly, and worn-out horses were given to the Indians who were not so particular.

When the El Rodeo rancho was first stocked with cattle, of a tough, stringy, wide-horned breed known as "black Mexican cattle," the vaqueros accustomed them to their new surroundings by driving them thrice a week to the rodeo grounds at the giant eucalyptus tree near Pico and Robertson Boulevards, until gradually they became trained to the extent that rounding them up for a real rodeo was comparatively easy.

When an unruly animal, usually a bull, broke away from the herd, a vaquero pursued it and leaning far from his saddle, seized the animal by the tail and at the same time spurred his horse forward. The resulting sudden jerk sent the animal rolling on the earth, and when it regained its feet it was ready to submit tamely. This dexterous operation, known as the colliar, furnished great sport for the vaqueros.

Periodically, for the purpose of killing cattle, matanzas were held. On these occasions, six men would ride into the fields, and approaching the animals full speed, would give them sharp thrusts at the nape of the neck with

knives. They were followed by a dozen men afoot, who took off the hides and cut up what meat was desired. Later a procession of Indian women would gather the fat into leather bags to be tried out in a large iron kettle; and the tallow thus obtained would be stored in skin bags holding about 500 pounds each, until the coming of a trader. The hides were stretched out, cured, and then stored in a cool place. Blown-up bladders were made into balloons for the children's amusement.

The Californian generally could not be troubled with keeping accounts. He estimated roughly the number of cattle on his ranges by multiplying the number of calves branded each year by three. It cost little to stock a range, the cattle multiplied rapidly, and with little trouble on his part, the ranchero soon found himself the owner of vast herds. In 1856, after having given up the ranch, the Valdez family is listed as still owning about 1000 head of cattle, worth at that time \$15 a head; but this total was given to the county assessor, and the correct figure was probably greater by a third.

Calves were born early in the year. About the first of March a rodeo was held to brand them. This spring rodeo was a jolly affair, attended by rancheros and their families from all around, everyone dressed in gala attire. While the vaqueros and young-bloods showed their skill in riding, roping and steer-throwing, with the older gentlemen as judges, the women might be found at the ranch house preparing for the festivities of the evening.

### RODEOS

X But the general rodeo held in the fall was the highpoint of the year. Rodeos of this sort were held each year in rotation, starting south and working north, all the cattle raisers in the vicinity attending to bring back to their own folds the strays. Everyone was quartered at one ranch, the men rolling up in blankets outside and the women occupying the available beds.

For these general rodeos the vaqueros would drive the cattle to an appointed place, and those coming from the greatest distance would remove their cattle from the milling herd first. To separate the cattle required a highly skilled vaquero. The method was as follows. A half dozen tame cattle were placed in charge of a vaquero about 100 yards from the main herd. Other vaqueros rode among the herd quietly in pairs, and seeing an animal to be cut out, they approached it on either side and urged it slowly to the edge of the herd. Then they shouted and struck the animal with their lariats, driving it to the group of tame cattle, and there it would remain. In this manner all the strays were collected.

) When these rodeos were held on the El Rodeo range, which by its abun-

dant water and central location served admirably for the purpose, the rancheros returned after the day's work to the ranch house for dinner, while the vaqueros made camp beneath the giant eucalyptus tree which stands on Robertson just north of Pico Boulevard. Today this tree is 33 feet in circumference and 113 feet high, the largest for miles around. And what tales this old patriarch could tell! Stories of olive-skinned vaqueros riding forth at dawn, and returning again at sunset fatigued, to lounge about a camp-fire—singing, gambling, relating stories as the embers crumbled to a bright marigold heap.

At the house nearby of Dona Maria Rita, all was life and gaiety. The day had long been prepared for. Harmonies from violin and guitar mingled with the rhythm of dancers, as the "patrona's" seven dusky-eyed daughters—like the seven sisters reincarnate of Indian legend—chose their partners from the caballeros who had refreshed themselves following the dusty rodeo.

This was the time for courtship, when strict parental vigil was relaxed; this the time for renewing old friendships, as visitors came from afar to join the festivity. As the men were without rival in horsemanship, so in a striking degree the women excelled in dancing, their slippered feet executing intricate steps while ruffled dresses swirled about and spectators applauded.

Since fashions in dress changed but once in about fifty years, finery was handed on from mother to daughter. Women wore gowns of silk, crepe, or calico, loose about the waist as they wore no corsets, and with short sleeves. Usually they wore a sash, frequently a mantle, and on their feet slippers of fine kid-skin or satin. The manner of dressing the hair indicated their status, whether married or single, the married women doing it up with a high comb, the unmarried plaiting it in long braids.

The women, rather than the men—as had long been the case in Spain, where the best minds went into the monasteries and the flower of physical manhood died on the battle fields—were the dominating force in early California life. "During my long and intimate acquaintance with Californians," wrote Historian Davis, "I have found the women as a class much brighter, quicker in their perceptions, and generally smarter than the men. Their husbands oftentimes looked to them for advice and direction in their general business affairs." It was this feminine superiority that made the California women so willing to marry with the enterprising Yankee Dons.

Indeed, on the rancho there was life! While cities disputed over the seat of government, fought on the question of who should be governor, each rancho was a kingdom in itself, not overburdened with cares.

Bancroft sums up the period in a few sentences: "Here dwelt ease and plenty and the glory of untrammelled freedom. Here romance reigned su-

preme. The hacienda lay wide and sprawling and comfortable. Its wide-flung doors, open to all comers, breathed of unstinted hospitality. Here guests gathered from leagues afar, and spent unhurried nights and days. It was a gracious magnet, drawing cavalcades of dashing riders, brave in silver-studded saddles and jingling spurs, and ox-drawn carretas creaking under their gay burden of plump old mamas and slim young daughters."

From the ranches, also, Bancroft continues, would come "great winding wagon trains, laden with countless hides and tons of tallow, to be exchanged with incoming ships for the silks and velvets and fol-de-rols of the outside world. The ranchos provided a never-ending round of sports, rodeos, races, bull-fights, dances, galore. Here was to be found Spanish life at its flood-tide, with its dark-eyed senioritas, its light-hearted caballeros, its dashing vaqueros, its rounds of feasts, festivals and fandangos. As a city builder the Californian was a failure, but as a man in the saddle on his rancho, he was one of the most unique and picturesque types in history."

And even when we subtract the over-enthusiasm of a machine age people longing for this old pastoral existence, in which the principal concern was for elemental things such as sun and sky and earth and water, a pattern of romance and peace still remains to make us pause at times and wonder at the drift of things since then.

## CHAPTER V.

### THE AMERICAN OWNERS

During the years that Dona Maria Rita directed the affairs of the rancho, rapid progress was occurring everywhere in the state. In 1842 Governor Micheltorena brought the first light spring-wagon to California, as a substitute for the cumbersome wooden disc-wheeled carreta. The governor's marvelous wagon was drawn by two mounted vaqueros, who fastened their riatas to the shafts and to the pommels of their saddles. Shortly thereafter, John Temple and D.W. Alexander introduced the first four-wheeled carriage in Los Angeles and created a sensation in the quiet pueblo. The "Sitka", first steamer in California waters, was put into service at San Francisco in 1847. In Los Angeles, with the coming of progressive American merchants, stores and supply houses were being opened, and the population was increasing rapidly.

At the same time, however, life in Los Angeles, as well as throughout the state, was lawless. Joaquin Murietta was terrorizing the state. The

pueblo had not yet completed the transition from Mexican to American rule. Human life was cheap and robbery common.

The year 1854 was the worst in Los Angeles criminal history, official records show, with homicides averaging one a day for the entire year. On Saturday nights the domesticated Indians would ride in from the surrounding ranchos, and after spending all they had for liquor and other diversions, they usually ended their spree with a brawl in the notorious Nigger Alley. In 1856 a second Vigilance Committee was cleaning up San Francisco.

But the law forces in Los Angeles were poorly organized and had a large enough task to take care of affairs within the city itself. Accordingly when in the 'fifties Chief Walker and his band of Pah-Ute braves made stealthy raids on the ranchos with the coming of each full moon, the pueblo could offer no adequate protection.

### INDIAN RAID

A harrowing raid on El Rodeo Rancho was recalled in 1869, with the unearthing of three Indian skeletons near the present site of the Beverly Hills Women's Club. E. A. Benedict, father of P. E. Benedict, was plowing a field at the time of the discovery. One of the skeletons was of extraordinary size and was kept in the Benedict house for a number of years. Inquiry in Los Angeles revealed the complete story of the raid.

In the year 1852 three Apaches concealed themselves behind sycamore trees at the rear of the ranch house, letting fly a whizzing arrow, which missed its mark, as the first sign of their presence. Members of Dona Maria Rita's family and retainers dashed for the house, barricaded the door, and opened fire with muskets.

For several hours the siege continued, until the ammunition of the defenders began to run low. At any minute it was expected that the attackers would rush the house, with disastrous consequences for Dona Maria Rita and her daughters.

At this point a nine-year old Mexican boy volunteered to run the risk of leaving the house to summon aid. His name has not survived, but as Sir Thomas Browne observed, to be nameless in worthy history exceeds an infamous biography. Unobserved by the Indians in the rear, the boy slipped through the front door and sped to a small ditch which crossed about 50 yards from the front of the house. In this he crawled about half a mile, without being seen, and then ran the rest of the way to the ranchers living in the present town of Sherman.

A group of men formed hastily, swooped down upon the Indians, and pursued them to a grove of California black walnut trees near the Women's Club location, where the Indians took refuge, their quivers empty of arrows. Well aware of the fate that awaited them if they obeyed the commands to come out of hiding—the customary punishment of being dragged over the country side with the lariats of the Mexicans—the Indians refused to surrender. They were shot and buried at the spot.

The same year that the gruesome discovery of their bones was made, the old ranch house of Dona Maria Rita was still partially standing. The roof was gone, and its thick adobe walls, pierced by slit-like windows that gave it the appearance of a fort, were crumbling into the earth again. It appeared then to be about 50 years old, which would set the date of the rancho's habitation by white people at a much earlier date than can be proved by historical record.

After the harrowing experience with the three Apaches, Dona Maria Rita moved with her immediate family to the comparative security of the pueblo. Even with her three nephews, who had helped her with the rancho, living just over the line in the present town of Sherman, the dangers were too great.

When the Benedict family settled here in 1868, the Valdez brothers were their nearest neighbors. Jose was the oldest, with Vicente in between, and Juan the youngest. They lived in a low adobe hut in the swampy section, and in the winter the water arose almost to their door.

Many a time, when the Benedicts' horses stampeded, the Valdez boys were hired to round them up, which they did skillfully, receiving about \$2.50 each in payment. They later built themselves two large two-story houses about 500 feet west of the intersection of Santa Monica Boulevard and Sunset Boulevard in West Hollywood. Jose's son, Teofilo, was a realtor in Hollywood until his death about eight years ago; and Mr. Benedict remembers a Riena de los Angeles Valdez, who was the daughter of one of the brothers.

### SALE OF THE RANCHO

When Dona Maria Rita moved to Los Angeles, the Valdez brothers began negotiations for the sale of the rancho. Maria Rita had only filed formal claim, under the new law, in 1852, although she had of course been living here for many years; and this claim was not validated by the govern-

ment until January 27, 1871, but in 1854 her name passed forever from the ownership records of the Rancho Rodeo de los Aguas.

In that year she transferred title to two famous American pioneers, Benjamin Davis Wilson and Major Henry Hancock, receiving in return for the 4539 acres of her domain, \$500 in cash, notes amounting to \$500, and the promise of an additional \$3000 at some future date. The payment of the \$3000 depended upon full confirmation of title and the issuance of a patent by the United States government. One legal tangle after another delayed its payment, while the woman waited impatiently for 27 years, until the government finally found time to issue a confirmed patent in 1871.

To determine the exact boundaries of the rancho was the first concern of the new owners, and for this task Major Hancock, as the first county surveyor, was admirably fitted. In contrast to the original hasty survey on horseback, every inch of the property was covered with chain and transit. The boundaries that were fixed corresponded roughly, with the exceptions noted in a previous chapter, to the outline of Beverly Hills today. Another survey was apparently later made by Major William P. Reynolds, half Malay and half-American in nationality.

The official survey upon which confirmation of the grant was based was made in 1868 by Howard Thompson, deputy U. S. Surveyor.

It might be stated parenthetically that Los Angeles County, when organized in 1850, and including the Rancho El Rodeo, was larger than most eastern states and almost as large as Ohio. It included the present San Bernardino and Orange Counties, part of Riverside and Kern Counties, as well as Los Angeles County of today. The real estate therein was valued at \$784,606, and the figure for personal property, including livestock, was set at \$1,183,898.

Soon after becoming a partner in the rancho's ownership, Major Hancock, who had given up his practice as a New Hampshire attorney to come to California during the gold rush, conveyed his interest in the rancho to William Workman. It is possible that he owed money to Workman, or that he had to meet a loan, as he had acquired many fertile acres in return for services and was land-poor, though he retained the adjoining La Brea rancho which later became Hancock Park.

As Wilson was joined in ownership by Workman, and with him unofficially by the latter's partner, Don Juan Temple, the property was enclosed by an expensive four-board fence to serve as protection against wandering livestock. The fourth side against the mountains was left unfenced. The plan was to plant the rancho with wheat. Taking the active part in the venture, Don Benito in 1862 planted 2000 acres of the grain in the first

agricultural venture of the rancho's history. The same year he built a sprawling adobe house with three rooms near the site of the older structure, and thereafter for several years the affairs of the rancho occupied much of his time.

Crops flourished, 1862 being an exceptionally wet year, but the two succeeding years brought discouragement, and in 1864 the agricultural plans were abandoned and men hired to tear down the fences. The process had hardly begun, however, before the fence began to disappear, piece by piece, on all sides. Nearby ranchers were dragging away the boards with their lariats for use in building purposes, and before the hired workmen had finished tearing down one side, the other two sides had already disappeared.

—About this time the owners offered to sell the entire parcel of property to E. A. Benedict, for \$12,000, with the payment spread out over a period of 12 years, but Mr. Benedict already had more land of his own than he could profitably use at the time.

During these dry years, disaster was on the lands. Previously 78,000 cattle grazed on the ranchos of the county, and crops had made abundant yields, but during the drouth cattle dropped on the plains for lack of grass and water. Others were herded over the cliffs at Palos Verdes into the sea, as they were also during a later dry spell in the 'eighties, and persons not so old will remember the wave-worn bones scattered along the beach.

On the El Rodeo rancho the cattle perished along the dry stream bed of Coldwater Canyon, where their bones were later excavated by road builders. Others that died were buried in the dry wash that ran along several hundred yards south of Wilshire Boulevard, and the discovery of their skeletons when the property was subdivided led to the belief that prehistoric mammals had met death at that spot.

The relentless dry spell continued, with a slight respite in 1857, until 1859, and again in 1863-4 its hot palm covered this area. Editor Wallace, of the Los Angeles Weekly Star, soliloquized in his columns as follows in 1856: " 'Dull times,' says the trader, the mechanic, the farmer. The teeth of the cattle were so dull this year that they could not save themselves from starvation. Business is dull—duller today than it was yesterday—the days of large prices and full pockets are gone."

And the Pacific Sentinel exhausted adjectives in describing the year 1856 as a "strange, curious, excitable, volcanic, hot, windy, dusty, thirsty, murdering, bloody, lynching, robbing, thieving season." They were gloomy souls, those editors! The early months of 1857, with men desperately in need of money, brought a new peak in crime in Southern California.

Coupled with the dry years was the fact that surface gold was giving out. Miners settling down hoarded their money. Cattle boats no longer put in off Santa Monica Bay to get beef for northern mines, because a superior breed of stock was being driven across the plains and pastured, near the market, on the San Joaquin and Sacramento Valley ranges. What if the vaqueros did lose half the herd in making the arduous overland trip? They could still undersell their southern competitors, as the cattle were obtained in the middle west for next to nothing.

Just as the drouth ended in 1859, when prices were rising and good times returning, came the drouth of 1860-61 to crush the ranchers' hopes. Then the next year, rain fell for a month, and the Star published this news: "A Phenomenon—On Tuesday last the sun made its appearance. The phenomenon lasted several minutes and was witnessed by a great number of persons."

But along with the rains came property damage. For many years the story of the Easterner that choked to death in the Los Angeles river has been a stock joke. But in 1862 the river rose to an unprecedented height, and it spread to a width of seven miles in some places, sweeping away the Los Angeles water works. The orchards of Hammel and Denker, later to become owners of Beverly Hills, were also destroyed.

Then following two good years, the drouth fell upon the land again. This blow was too much. The days of the great cattle barons came to an end, and likewise the days of the ranchos. Great tracts of land were no longer needed to graze cattle; taxes were becoming cantankerous; and the era of the small land owner had begun.

But before passing on to the period of subdivision, something more should be said about Don Benito Wilson, William Workman, and Don Juan Temple. They were men of stout fabric, these Yankee Dons!

### DON BENITO WILSON

Than Benjamin Davis Wilson, familiarly known throughout the state by his Spanish appellation, perhaps no other man played a role more important in Southern California's history. More than any other, he opened up the Southland for American settlement. By his industry thousands of acres of land were developed. On lands once in his possession the towns of Riverside, Alhambra, Pasadena and Westwood have come into being.

In 1841, the year the El Rodeo rancho was granted, he came overland with the famous Workman--Rowland party. Consisting of 25 members,

including three scientists, the party drove cattle and sheep across the blistering desert and arrived finally in November, half of them bent upon settling and the rest adventurers. Led by Taos miners, John Rowland and William Workman, they were at first greeted with suspicion by the Mexican government, who believed them to have been sent by the United States officials as political meddlers. Within four years, however, the newcomers had proved their integrity to the extent that the two leaders were granted the El Puente rancho, a rich tract of 48,000 acres since become famous by oil discoveries.

If all that is told of Don Benito is true, he must have lived a charmed life, for on the overland journey he survived the attack of a bear and on another occasion recovered from the effects of a poisoned Mojave Indian arrow. He carried the arrow head in his person until the day of his death.

Don Benito, a native of Nashville, Tenn., came to California seeking adventure and remained quite by accident. He had come overland from Santa Fe with the intention of going on to China, but after three trips to San Francisco failed to put him into contact with a shipmaster bound for the Orient, he settled down in Southern California for the remainder of his 37 years.

Less than three years after his coming, he married his first wife, Romona Yorba, daughter of Don Bernardo Yorba. In June, 1846, he joined the riflemen that organized against Micheltorena, and two years later he was put in charge of 20 men to protect the San Bernardino frontier. The next year he assumed control of the historic Bella Union Hotel—The Beverly-Wilshire of its day.

People had such faith in him that they elected him a regidore in the last city government of Los Angeles under Mexican rule, and in 1850 he filled the office of county clerk. The following year he volunteered to patrol the hills on the lookout for the outlaw, Garra, who terrorized the town.

His first wife having died in 1849, Don Benito married Mrs. Margaret S. Hereford in 1853. In later years they lived at the southeast corner of Macy and Alameda Streets. Their home was afterwards turned into the Los Angeles Sisters' Home and Catholic Orphanage.

With Wolfskill, Don Benito founded the state's orange industry. With Judge B. S. Eaton, he planted the first great commercial vineyards in San Gabriel Valley, diverting streams for irrigational purposes on a large scale for the first time. With Phineas Banning, he founded Wilmington and had the vision to see that a great harbor would in time be created from the mud flats. After the civil war he bought Drum Barracks at Wilmington, presented them to the Methodist Church, and Wilson College was founded.

The California Institute of Technology, the University of California at Los Angeles, and the Huntigton Galleries stand today on acres that were once a part of his vast holdings.

Truly, there was no limit to his activities! Needing timber for orange crates and wine casks, he blazed the trail in 1864 up the mountain which bears his name. The wines from his San Gabriel Wine Company were famed for their excellence. Among other offices held, before the close of his busy life in 1878, were those of mayor in 1851, first Indian agent for Southern California, and state senator at Sacramento.

### WORKMAN AND TEMPLE

If Don Benito was the greatest of the Yankee Dons, who were given a warm welcome by the generous Californians, William Workman and John Temple vied for second honors. "Workman was an Englishman by birth," Major Horace Bell wrote, "a most excellent gentleman of rural manners." With John Rowland, he owned 5000 head of cattle, 5000 sheep, and 500 horses and mares on the extensive La Puente rancho which had been granted them in 1845 for their part in expelling the hated Micheltorena from California. Workman had served as a captain of volunteers with Don Pio Pico. On his ranch was one of the first brick houses in the new country. He was also proprietor of the Rancho Merced, the Rancho El Portero, and other properties aggregating 60,000 acres abundantly supplied with water. His nephew, W. H. Workman, served on the Los Angeles School Board for nine years, as well as serving as mayor in the 'eighties. The latter's son, Boyle Workman, now resides in Los Angeles.

Workman's partner in an ill-fated banking venture, Don Juan Temple, was remembered by Major Bell as being "a well-educated man of great industry, indomitable energy and a good generous heart." Temple came to California from Reading, Mass., by way of the Hawaiian Islands, in 1827, and shortly thereafter married Rafaela Cota.

Through this marriage he gained possession of Rancho Los Cerritos near Long Beach, five leagues in extent, with 14,000 cattle, 5000 sheep, and 1000 horses and mares. Parcel by parcel he acquired thousands of acres of valuable land elsewhere in Southern California, all the while making fortunate investments in Old Mexico, so that in the 'fifties he was known as one of the state's wealthiest men.

The year of his arrival, Temple built the first general store in the

pueblo, where the Federal Building now stands. In 1836 the Vigilance Committee was organized in this store. On the site of the Los Angeles City Hall he opened the first market, later in 1860 fitting out the top floor of the structure for a theater. The elite fought for the privilege of getting boxes to view the shows. For several years Temple and D. W. Alexander who in 1855 was county sheriff, operated a store in San Pedro which did a lucrative trade. Another of Temple's enterprises was the Temple Block, which housed many law offices as well as the stores of Daniel Desmond, Jacoby Brothers, and the Wells-Fargo Express office. Temple was first president of the Library Association and filled the duties of county treasurer in 1875.

Temple and Workman, at one point in their respective careers, were deluded into forming a bank in Los Angeles, without any knowledge of banking and with too many outside interests to keep a close watch on the books. Soon they became the victims of sharpers that had been given "character loans" without any security. It was said that the bank manager was in collusion with the sharpers; at any rate, the bank failed in 1875, plunging Los Angeles into despair. Although the citizens affirmed their faith in his integrity, Temple died a ruined man; while Workman committed suicide soon after the bank's failure.

Incidentally, in October of 1875, every bank in California closed its doors. The first to reopen was I. W. Hellman's Farmer's and Merchant's Bank in Los Angeles. Temple had been a partner in this bank until its reorganization in 1871.

## CHAPTER VI.

The drouth that culminated in 1864 sounded the death knell for the cattle barons, but the following year brought renewed hopes for the ambitious American pioneers, as dispatches from Northern California stated that geologists had found signs of oil deposits in that area.

Overnight the feverish period of oil prospecting began. All over the state oil companies were hastily organized. In Los Angeles, 1865, the Pioneer Oil Company came into being, numbering among its officers Governor John C. Downey, Phineas Banning, B. D. Wilson, Matthew Keller, Volney Howard and others.

As with everything else in this land of excess, oil fever spread rapidly, manifesting itself in the purchase of great tracts of land to be developed.

Inasmuch as the Rancho El Rodeo adjoined Rancho Le Brea, with its asphalt pits, having also an asphaltum spring on its own north boundary, the ranch gave every promise of oil-bearing land. Accordingly the purchase of petroleum rights to the rancho was one of the newly formed Pioneer Oil Company's first ventures.

The oil boom, however, was short lived. Some wells produced oil, but most of them were drilled at the wrong places or were not drilled deep enough. California's oil industry had to await a later time for development, after the state made rail connections with eastern markets, when the horseless carriage came into being, and when the Panama Canal was cut through.

But in the excitement over sheep raising which arose at this time, the oil boom was soon forgotten. Flocks of sheep grazed on the rancho in greater numbers than the cattle of old.

The era of subdivision had begun.

Throughout the 'sixties and 'seventies the great tract was rapidly broken up into smaller holdings, its history reflecting accurately the general progress of land development in Southern California, and recording the names of the picturesque figures that played important roles in converting the old rancho in swift successive steps from the scene of stock-raising to the modern city of the present.

By 1868 the wool craze was at its height. Basque sheep herders that had drifted into California in the early 'sixties accumulated fortunes. Californians being perennially land-poor, the Basques were enabled to buy rich lands for a song. The next year the railroad was put through to San Francisco, bringing still greater prosperity for everyone.

Don Benito Wilson sold 160 acres at the southern tip of the rancho to Domingo Amestoy and Bernhart Domaleche for \$500. Corrals were built on part of the land, the rest being used for range, along with other lands that Amestoy purchased from time to time from the owners of the old La Bellena rancho to the south.

Other farms on the southern part of the rancho were purchased by the Whitworths, the Richlands, the Eberles, and the Buhns, aggregating in all, including Amestoy's parcel, about 950 acres. These men raised some sheep, but centered most of their activity upon truck farming. The Whitworths' house stood at the approximate intersection of La Cienega and Olympic Boulevards.

Following the dry years, stock raisers of this county began again with 90,450 head of cattle, 15,529 horses, and 280,000 sheep. Ten years later, in 1875, the total number of sheep had jumped to 508,757, while cattle had

been reduced in number to 13,000 and horses to 10,000. On January 15, 1876, the county surveyor estimated the wool yield at 2,034,828 pounds. By 1880, Amestoy alone ran 30,000 sheep in this area.

By a deed dated November 13, 1868, the remaining 3608 acres, figured approximately, was transferred from Don Benito Wilson and William Workman to Dr. Edward Anthony Preuss, a wool dealer, for \$10,775.

As a boy of 17, Edward A. Preuss came to Los Angeles from Louisville, Kentucky, later marrying Mary Schumacher, daughter of John Schumacher, an early pioneer who was prominent in business and social circles and a large land owner.

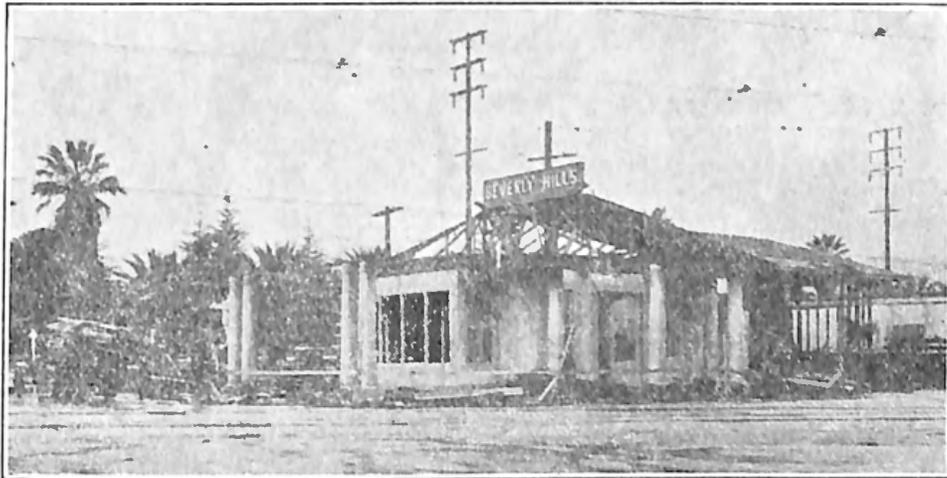
During the boom years of the 'eighties, when the population of Los Angeles increased from 11,000 to 50,000, Dr. Preuss' nephew of the same name served as postmaster of Los Angeles, handling capably the exacting duties of that office during this rapid expansion.

The famous Turnverein in the early days, center of convivial life, was originated in 1869 with Dr. Preuss as one of the guiding spirits. The members met in Frau Wiebecke's beer garden at Alameda and First Streets, indulging in wine, music and song. The club developed indirectly into the Los Angeles Athletic Club, of which Dr. Preuss was one of the first presidents.

It was the belief of this German pioneer that a city such as the present Beverly Hills should grow up on the lands he had purchased.

In partnership with F. P. F. Temple, John's brother, Dr. Pruess conveyed large holdings to the De Las Aguas Land Association, and that association hired George Hansen to lay out city lots of about five acres in extent where the Beverly Hills business district has since come into being. The blocks were 550 feet long, and the streets were about 82 feet wide. In each block were 44 lots, priced to sell at \$10 apiece. The plan was to form a German colony called Santa Maria.

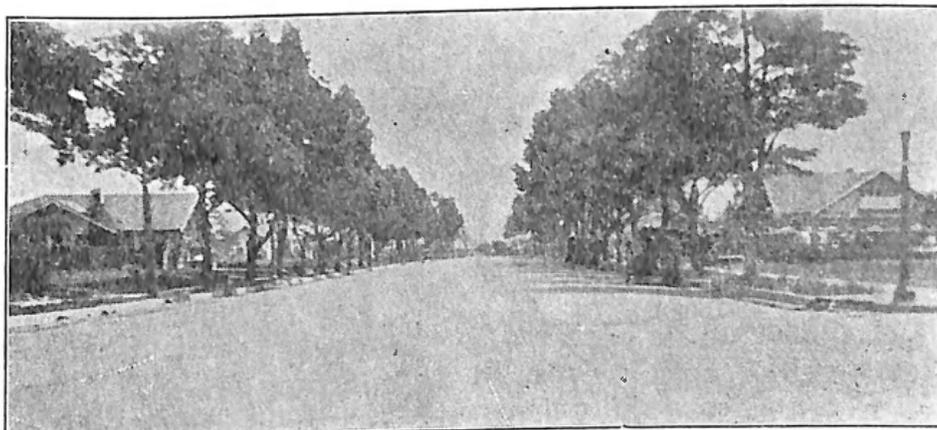
A word about George Hansen. He was the surveyor hired by the city of Los Angeles to map its territory. He performed his task accurately, but after he had hung the maps in the city hall, it was discovered that across each map he had written in large red letters, "This property stolen when X—— was mayor," "This land stolen when Y—— was mayor," and so forth. It had been the custom of Los Angeles city officials to deed tracts of land to contractors in return for extending the city's water system; as penal labor was used, the work was worth only a few hundred dollars, but great holdings were doled out, the city officials later receiving part of the land back as their personal property.



Erected in 1909, the old P. E. Station was torn down in 1930 to make room for the new postoffice



An airplane view of the McCarty tract. Wilshire Boulevard may be seen on the left of the picture.



View of Beverly Drive, 400 block north, in 1917 in what is now the heart of the business district

On Hansen's survey of the El Rodeo rancho appeared Antonio Roche's house near the present intersection of Robertson Boulevard (formerly Preuss Road) and Third Street. An old pole fence, made of sycamore lashed together with rawhide, was also noted.

More dry years spelled failure for the planned German settlement, and the lots that had been sold reverted back to the former owners. Once again, sheep grazed undisturbed upon the rancho.

In the heyday of his prosperity, Remi Nadeau acquired part of the ranch, and raised sheep. A French Canadian, who had come penniless to California, Nadeau built himself a fortune by transporting ore from Cerro Gordo, across the Mojave Desert, to Los Angeles. His laden twenty-mule teams, and his great wagons, creaked and rumbled through the streets of the pueblo periodically.

About this time, the era of the sheep men passed, and the ranch became the property of new owners.

## CHAPTER VII.

### THE BENEDICT FAMILY

At this point in the history of Beverly Hills, the Benedict family arrived to settle in the canyon that bears their name.

Of Edson A. Benedict and his son, Pierce E. Benedict, it might be said that they were the early padres for this whole district. New settlers for miles around, from as far as the Cahuenga Pass, came to them to borrow block-and-tackle for clearing the land, tools and machinery for tilling the land. And the newcomers were always given every assistance possible.

E. A. Benedict brought his family, consisting then of his wife, six-year-old Pierce, and four-month-old Frank, to California in 1862 from Booneville, Missouri.

After crossing the Isthmus of Panama, the Benedicts took passage on the "Aeriel." Their ship was captured by the Confederate raider, "Alabama," under the command of Admiral Semmes, but fortunately the vessel was not burned, as was the custom.

As it happened, Mrs. Benedict was of an old Virginia family, and her niece was engaged to an officer aboard the "Alabama." She chanced to have in her possession a letter from this niece, which convinced the officer of her identity. The admiral placed a picket crew aboard, and the two ships set out

for the Canary Islands, where the captured passengers were to be put ashore. The Benedicts were three days aboard the "Aeriel" as prisoners of war and saw several other ships captured and burned after removal of the crew. One night three captured vessels were burned at once. But before reaching the Canaries, Admiral Semmes was told by the captain of a German ship that yellow fever raged on those islands; so he put the passengers' aboard a captured ship and sent them to Panama.

After various experiences in Panama, the Benedicts booked passage finally on another ship bound for California, and arrived at the Golden Gate on the last day of the year. They stayed for a time in San Francisco, and then came southward to Los Angeles, where Mr. Benedict established a grocery store which he operated for about seven years at the junction of Main and Spring and Temple streets.

Born October 8, 1819, in Genessee County, New York, E. A. Benedict grew up in that state, and after finishing college, was admitted to the bar, only to find the practice of law little to his liking. So he became military instructor in the New York state militia. When Secretary of War Stanton was governor of New York, Mr. Benedict served as lieutenant of his body guard. He went later to Booneville, where two of his brothers were merchants, and in December of 1855 married Josephine Pierce.

Their first child, Pierce E. Benedict, was born October 12, 1856. Their second child, Frank Lee Benedict, now a resident of Los Angeles, was born August 1, 1862. Another son, Angelo E. Benedict, now living in Fullerton, was born on Broadway in what is now downtown Los Angeles, September 8, 1870.

When E. A. Benedict's health became doubtful, he gave up the store in Los Angeles, and in the summer of 1868 filed claim on property in Benedict Canyon. On July 4 the family had a picnic dinner on the land and decided to build at the mouth of the canyon.

In due time the house was built and sealed with flooring as protection from the wind which swept this area. The work of clearing the land began. Grain and vegetables were planted. Fine cattle were acquired, but were stolen in 1873.

The same year that the cattle were stolen, when he was 17 years of age, Pierce E. Benedict opened a dairy on Broadway between First and Second streets. This continued as a profitable enterprise for a time, until he slipped and broke his arm on the way to the housewarming of his cousin, Julia Benedict, who had married E. H. Workman, one of William Workman's sons. The house was at the corner of Twelfth and Main Streets. Disregarding his broken

arm, Mr. Benedict led off the opening dance with Hortense Secrist who later married Stephen M. White. Later he returned to live at the ranch.

After recovering from the injury, he returned to the city and secured a job with the Los Angeles Iron Works, receiving the standard wage of \$2.50 a day. When he gave up this job to return again to the ranch, Will Mulholland, later to become famous as an engineer, took his place.

Still lacking one year of being of legal age, young Benedict purchased 230 acres of land further up the canyon and adjoining his father's property, from the Southern Pacific. He built a house on the present site of Stanley Anderson's estate, in 1876.

The next year a Methodist minister and family moved into the head of Benedict Canyon, and while clearing the land, ignorant of farming methods, the minister started a fire in a north wind which soon raged out of control. With the exception of the house, P. E. Benedict's whole ranch was burned over. Shortly thereafter, the minister departed to parts unknown, leaving family behind. Some doubt was expressed as to his ever having been a minister at all.

Benedict began rehabilitating his ranch, started an apiary, and in 1876 made a shipment of 45,000 pounds of honey from the old Santa Monica pier. The range of mountains in back of Beverly Hills is the best in the state for the quality and quantity of honey that can be produced. Many of the early ranchers kept bees.

At the age of 65, E. A. Benedict died March 30, 1886. The next year the first marriage performed here took place, when P. E. Benedict was joined in wedlock to Julia L. Cockerton on July 20, by Rev. Richmond Logan, pastor of the First Presbyterian Church of Santa Monica. Both Mr. and Mrs. Benedict are now residents of Beverly Hills.

Miss Cockerton was born in Iowa, April 6, 1862, and before she was a month old came with her parents across the plains by ox-team. Her father was E. V. Cockerton, an Englishman. After their arrival in this state, they resided for a number of years in New Dublin and in Altamont, Alameda County. Then the family came south to live in Coldwater Canyon for about a year and then in Benedict Canyon. The daughter lived most of the time in Los Angeles, with her aunt, Mrs. Egar.

The Benedicts have three children, all born here: Russell E., September 20, 1888; Edna Benedict Price, December 16, 1890; and William Ray, May 9, 1893.

P. E. Benedict continued farming for a number of years, planting walnut trees, vegetables, and beans. He helped organize the first bank of Sherman

and served for eight years on the city's first board of trustees. Parcel by parcel he disposed of his canyon holdings. In March of 1932 the last remaining part of the original holdings was sub-divided by the Rex Dowler Duncan Corporation, the property having been sold in 1928 to E. H. Cook.

## CHAPTER VIII.

### LAST INDIAN RAID

How a rascally swarm of redskins traveled hundreds of miles through other ranchers' fat herds to steal horses from an Indian agent, and how the posse sent in pursuit ran out of liquor, provides one of the most amusing of early day incidents.

Don Benito Wilson was that Indian agent. And the scene of the knavery was the Rancho San Jose de Buenas Ayres, situated where Westwood stands.

The famous Bella Union Hotel, Beverly-Wilshire of its day, was controlled by this Yankee Don. In 1851 he was mayor of Los Angeles, and the next year Daniel Webster appointed him United States Indian agent in the Southland.

During his second year in office occurred the last Indian raid in Southern California. In spite of the fact that Don Benito, as Major Horace Bell put it, was "stepfather to all the Indians hereabouts, and a good stepfather sure enough," who as Indian agent, "had never even contemplated or thought of the ease of making ten dollars out of a pair of two-dollar blankets," a band of about a dozen Owens River Indians swooped down upon the rancho one Sunday night in May, 1853.

They filed down through Cahuenga Pass, crossed Rancho La Brea and Rancho Rodeo de las Aguas. Rounding up a herd of Don Benito's best horses, they departed as furtively as they had come, without taking a single horse from any other rancher, escaping to the desert unchallenged—not an easy thing to do, although at that time the county (which also included San Bernardino, Orange and part of Kern Counties) had only 3600 inhabitants.

Full of wrath, Don Benito galloped into Los Angeles on Monday morning and called for volunteers to pursue and chastise the marauders. Amid such scenes of enthusiasm as described by Major Bell in his "Reminiscences of a Ranger," a posse was organized.

“Ferocious looking warriors dashed up and down Main Street with an immense clatter of spurs, with comfortable looking rolls of blankets on behind their saddles, which said blankets had been patriotically and gratuitously given by our generous merchants. Canteens were in great demand, and when a hero was fortunate enough to secure one, away he would dash to the Bella Union or the Montgomery, where the canteen would be passed to generous old Hodges, of the former place, or to chivalrous Getman, of the latter, and the said canteens would be promptly returned to their respective owners, filled with something more efficacious on a campaign than holy water or cold tea.”

In fact the atmosphere of the bar was so attractive, the sluggards so slow in preparations, that departure was delayed until one o'clock.

The hardy Indian fighters at length rode out of town in columns of fours, westward across the dusty plains, determined to skin enough Redmen to make razor straps for the next generation. In two hours they reached Don Benito's ranch, and as the hour was already late, decided to spend the night there. Typical California fare—beef, tortillas, and coffee—aided the warriors in preparing for the morrow's combat with the savages.

The next morning they feasted again and then moved up Beach's Canyon and crossed the ridge. By this time their canteens were again empty. Commander Wilson had once faced and been clawed by an angry bear; he had once volunteered to patrol the hills to keep watch for the terrorizing bandit, Garra; but he couldn't face the prospect of a long, dusty journey with an empty canteen. So the band halted at Vicente de la Osa's Rancho Del Encino.

There the courageous volunteers again fortified themselves, and the hospitable Don Vicente invited them to spend a few days with him, arguing that the Indians already had a 40-hour start. He took the empty canteens, smiled and said, “Aquai liay basante,”—“Here there is enough.”

But anyhow, that the savages had been given a great scare was proved to the satisfaction of everyone—even to those who joshed the volunteers upon their return to town that night—by the fact that this was the first time they were ever pursued by Americans and the last time they ever raided the valley of this area. And the loss of the horses was no great blow to Don Benito financially.

### WONDER OF WONDERS

In the early days of the American occupation, a great fuss was made over the “soap mines” discovered in San Fernando Valley and elsewhere.

The news was spread far and wide of this amazing California mineral resource, only in the end to have the mines turn out to be the forgotten pits in which the mission friars and rancheros had stored their surplus tallow.

Somewhat different, however, was the discovery made over fifty years ago on the south-eastern swampy portion of the old Rancho Rodeo de las Aguas.

The incident jolted the scientific-minded citizens of the pueblo at Los Angeles, and in his book of reminiscences called "On the Old West Coast," Major Horace Bell, then the ranger for this district, recounted the occurrence as follows:

"Wonder of wonders, a great aerolite was reported to have fallen west of Los Angeles during a rainstorm. This fact could be proved by viewing the steam it sent up through the soft moist earth as it cooled down there, nobody knew how far beneath the surface. Pure iron probably! The scientific world of Los Angeles was agog. Committees were sent out to locate the spot. Yes, steam was issuing from beneath. Some eminent professor was telegraphed for, from Lick Observatory, I think. They awaited his arrival before beginning to excavate, so that the great savant might be the first to feast his eyes on the marvel from the skies.

"The professor arrived, the stage was set, and the earth was opened. The miners soon struck into a bulky mass, but it was soft and foul. They dug up the remains of a big fat horse; an old family horse, as was afterward learned, cherished by the Valdez family of the Rancho Rodeo de las Aguas and interred out in the pasture just before the great rainstorm. Someone riding along to town had seen a flash from the skies that looked like a meteor falling; then returning into the country after the storm, when the sun had come out good and hot on the wet earth, he had noticed the steam rising from the spot where he had certainly seen an aerolite strike! From such small rumors do mighty movements grow, in a new and miraculous land."

### CAPTURE NOTORIOUS BANDIT

"The Americans came in and elbowed me at the dance. They drew after them the prettiest girls. So I killed them!"

With that apparently as his only justification, Tiburcio Vasquez turned brigand chieftain and terrorized California for a decade, until finally on May 15, 1874, he was captured at the edge of Beverly Hills.

A cunning and reckless horseman, he ranged from Santa Clara to the Mexican border, leaving gold behind him for friends, smiles for women, and death for Gringos. His fame in the early days was quite as great as that of Joaquin Murrieta, whom he followed as the super-badman, but unlike his predecessor, he has not been canonized into a knight-errant and is all but forgotten.

Pierce E. Benedict relates a meeting he had with Don Tiburcio almost sixty years ago. At that time Benedict worked for a Los Angeles iron foundry, and week-ends he often scouted the countryside for fire-wood for use in the furnaces. On such excursions he usually carried a Henry rifle, because deer were plentiful and he frequently brought down a young buck. As a matter of fact, nearly everyone went about armed, for Vasquez was robbing and killing on every hand, with some secluded spot near the city as his headquarters. The reward for his capture alive was \$10,000, or \$8,000 dead.

One Sunday morning Mr. Benedict set out from his ranch in the canyon and was hiking west along the base of the hills, when he beheld a mounted Mexican approaching. The distance between them decreased until they could distinguish one another's features. Then the swarthy rider reined in his horse sharply, and Mr. Benedict halted in his tracks. The horseman of course, was Vasquez; but although Mr. Benedict suspected as much, he could not be certain, for no two of the bandit's victims ever lived to describe him in the same terms.

Vasquez held a silver-mounted rifle with deceptive carelessness across his saddle. He was tall, sparsely built, with small hands and feet, a low forehead, coarse black hair, and a blue-black beard and mustache. His restless eyes missed no detail of the hiker's appearance.

For several minutes the two men waited in silence, each distrustful of the other, each awaiting the slightest hostile movement. No word was spoken. At last the tension ended. Concluding that Mr. Benedict was a hunter, unlikely to have any money on his person, Vasquez decided the risk of robbing him was too great. Accordingly he wheeled on his horse and disappeared over the crest of a hill.

One week later, Vasquez had been captured. And the women of Los Angeles, convinced that he was a romantic hero, were sending flowers in abundance to his tiny cell in the old Spring Street jail. Mr. Benedict identified him there as the rider he had encountered.

Born in Monterey in 1839, Vasquez was part Indian and part Mexican. His early training was perfect preparation for his later career of crime.

His boyhood days he spent taming wild mustangs and learning to shoot and throw a knife. It is said that his powers of observation were unrivaled. For example, he could tell a native son from any other by watching the direction in which the man rolled his cigarette. If the native son didn't smoke, that was another matter.

Vasquez had a certain charm in manner and speech, and throughout his 34 years of life, women were attracted to him, as he was to them. He was only 15 when he killed a gringo for dancing with his "doncellita" at a fandango. But life then was cheap, and somehow he escaped punishment for this offense; only, however, to be jailed shortly thereafter for horse stealing, apparently a more serious crime in the eyes of his countrymen. He escaped jail, but was again caught for a similar transgression and returned to a stronger cell.

No sooner was he released from this second sentence than he decided to take up the profession of brigandage in a serious way. Going to his aged mother, he knelt humbly for her blessing, announcing his intention of becoming a bandit. She was horrified, but could do nothing to change his mind. And so he went off to the hills.

When next heard from, he had on one single occasion shot down five men in cold blood. How many men he killed altogether is not definitely known, but the total was probably well over a score.

Believing in preparedness, he often carried a Henry rifle and four revolvers. At first only a few ruthless followers rallied to his standard, but as reports of his daring spread, they increased in number until near the end the mere mention of his name was sufficient to recruit a new gang in each new field.

His lieutenants were Juan Soto, Leiva Vasquez, and Claudero Chavez. Sheriff Morse of Alameda County finally killed Soto in an exciting encounter. Not long after, Chavez was killed with a load of buckshot and his head was later displayed in a San Francisco museum.

Vasquez never married, though he had many love affairs, and two of his children lived at Elizabeth Lake. In the end it was a woman who brought about his undoing in a nearby canyon. Because he could not resist clicking red heels and fandangos, his narrow escapes were many, but they only increased the fascination of the serious game he was playing.

On one occasion, with two followers, he appeared at a lonely cabin one dark night, roused the owner from sleep, and commanded him to jerk up his floor boards and make a coffin. Across his saddle he carried the limp body of a young woman. He placed the body in the rude box, and with their

strange burden suspended on "reatas" between two horses, the night-riders clattered into the darkness. Who was she? How did she die? Nobody ever learned the identity of the unfortunate girl.

The story is told of how one time in San Francisco five deputy sheriffs cornered the bandit in a hotel. He eluded the law by leaping out of a second story window onto the flimsy roof of a Chinese laundry below. The roof collapsing with his weight, he fell at the feet of a frightened Chinaman, but made good his escape.

Over a ten-year period similar plans to capture him always failed because of his bold cleverness. In every city of the Southland he had spies, and scattered at convenient places were hide-outs. Just such a hide-out was Greek George's cabin, on the edge of Sherman, where Mr. Benedict was a frequent visitor.

Greek George's wife, resenting the attention Vasquez was showing her daughter, is supposed to have furnished Sheriff Rowland of Los Angeles with information necessary for making a surprise attack. At any rate, word reached the sheriff's office regarding the bandit's whereabouts.

With the greatest secrecy a posse of eight men was organized, commanded by Undersheriff Albert Johnson. To avert suspicion Sheriff Rowland remained in the city. The other members of the party were B. F. Hartley, chief of police; J. S. Bryant, city constable; Emil Harris, policeman; Major H. M. Mitchell, W. E. Rogers, D. K. Smith, and a Mr. Beers, who was special correspondent for a San Francisco paper. The morning of May 15 was set for the attack.

Major Mitchell owned a bee ranch in a canyon not far from Greek George's. The party proceeded to that point, arriving at 4 a. m., where they discussed final plans. They were about to move against the hide-out, when a box wagon was seen coming from the direction of Greek George's. This was luck indeed, for now they could approach unobserved to the very door.

Climbing into the wagon and concealing themselves, the posse compelled the driver to take them to Greek George's cabin, threatening him with instant death should he show the slightest treachery. In this manner they reached the place, surrounded it, smashed in the door.

Vasquez was eating breakfast at the time. He dashed for his guns in another room, but Greek George's wife had locked the door. Then he crawled through a small window, intent on making a dash for shelter. The party opened fire, and he fell wounded with buckshot.

Pretending to be mortally wounded, he surrendered, hoping vigilance would be relaxed and he would have a chance to escape. The chance, how-

ever, never came. He was taken straight to the Los Angeles jail, where his injuries proved to be only flesh wounds.

His capture was the signal for all kinds of jokes at his expense, and some of his victims among the merchants took immediate advantage of the situation and used his name in newspaper advertisements. Schools were dismissed so that the children might see him in his cell.

His cell was heavy with the odor of flowers from women admirers, but there were no women on the jury when he was tried for murder in San Jose, found guilty, and hanged on March 19, 1875. Without its leader, his band, the last to organize in the state, was broken up. And a new era began.

## TOWN OF SUNSET

Can you visualize Beverly Hills with a harbor at its western boundary? Neither could most persons in 1887. But a few believed the sales arguments of a land company—namely, that a canal would be dug to accommodate ocean-going vessels from the sea, through Santa Monica Canyon, to the spot where Holmby Hills Park is now located—and those persons purchased lots in the "town" of Sunset.

In 1887 the Los Angeles and Santa Monica Land and Water Company officials purchased the Rancho San Jose de Buenos Ayres from John Wolf-skill for \$438,700. That same year they subdivided the land and connected it to Los Angeles by a steam railroad.

As a town, however, Sunset never really existed, although it was all laid out in lots and streets. The promoters published an attractive subdivision map, lithographed like a circus poster, a copy of which may be found today in the map room of the Los Angeles public library. Sunset Boulevard was so designated because it was to be the main artery leading to the subdivision. The other important street was Railroad Avenue, or Santa Monica Boulevard as it is known today. The streets running north and south were named everything from Aliso Avenue, at the present Beverly Hills boundary line, to Raisin, Orange and Lemon Avenues. East and west the streets were numbered from First to Fourteenth.

The town was conceived during the land boom of 1887, when the railroad war between the Santa Fe and the Southern Pacific brought thousands of easterners to the west coast. Tickets from Missouri River to Los Angeles

were sold in 1886 as low as five dollars for the 2,800 mile trip. One day the fare was cut to one dollar for the entire journey.

But about this time a slump in the land boom arrived, and only a few lots in Sunset were sold. So in 1891 the company quit-claimed the property back to its previous owner, who resumed his ranching, and the scheme was forgotten.

As the rancho has an interesting history, closely linked with the El Rodeo rancho, let's go back and start at the beginning. Granted to Sr. Maximo Alanis by Governor Micheltorena, February 24, 1843, the rancho was 4438 acres in extent. On the west and north it was bounded by the Rancho San Vicente y Santa Monica, on the east by Rancho Rodeo de las Aguas, and on the south by Ranchos La Bellena and Rincon de los Bueyes.

Shortly after receiving the grant, however, Don Maximo died, and his heirs sold it to Dr. Wilson W. Jones, one of the first doctors in Los Angeles, and to William B. Sanford, an early Los Angeles postmaster.

A few years later, in 1852 to be exact, Jones decided he couldn't be both doctor and rancho. So he sold his interest to B. D. Wilson, better known as Don Benito, at a reported sale price of 35 cents an acre, or \$662.75 in all. For the next six years Don Benito and Sanford raised cattle together. At the end of that time, Don Benito bought out his partner for \$16,000 and owned the rancho for the next 26 years, his patent to the grant having been confirmed in 1875.

Then John Wolfskill came along and bought the rancho in 1884 for \$40,000. Two years later the Santa Fe Railroad was completed and land prices soared, and the new owner sold the property for ten times what he paid for it. After quitclaimed back to him, it remained in the Wolfskill family until 1919, when Arthur Letts acquired title.

Much of the growth in the area about Westwood came as a result of the establishment of the National Military Home, which was built on 640 acres of land deeded as a gift. About three-fourths of the property was donated by Senator John P. Jones, who was largely responsible for building up Santa Monica, while the other acreage came from Colonel Robert Baker and the Wolfskill interests.

#### MONTE MAR VISTA LITERARY SOCIETY

In the 'eighties, what cultural life existed in the area between Los Angeles and the sea centered about the Monte Mar Vista Literary Society, organized January 5, 1887, with 19 charter members.

The minutes of this seeking group have been preserved in a yellowed ledger, written in old fashioned script, now in the possession of the editor of this work.

By buggy and by horseback, weather permitting, the members gathered from miles around to attend group discussions each week at the old Cold Water School House on Sunset Boulevard. The officers during the first year were N. Levering, president; P. E. Benedict, vice-president; Mrs. Josephine Benedict, treasurer, and J. L. Romer, secretary.

At each meeting a spirited debate was held on some subject of local or national interest previously decided upon, and a paper called "The Alpha" was prepared each week by a different member to be read before the group. Feminine members entertained with songs and declamations.

The minutes of the first meeting will suggest the nature of the society:

"Cold Water School House,  
"January 12, 1887.

"First regular meeting January 12.

"Question discussed. Resolved: That the manufacture and sale of intoxicating liquors be prohibited except for medicine and mechanical purposes. Decided in favor of negative. Judges: Mrs. E. Wiltfong, Miss Horner and W. O. White.

"Paper read by Miss Carrie W. Atkinson. A collection of one dollar taken.

"J. L. Romer, Secretary."

Sometimes the regular meeting was dispensed with so that members could hear a guest speaker, as was the case on March 30 of the same year, when a Mr. Watts delivered a lecture on his travels in South Africa.

Debates were held upon such varied topics as the following, all of which were won by the affirmative, an indication of the interests and viewpoints of the people who built up this area:

"Resolved: That capital punishment should be abolished.

"Resolved: That women have equal political rights with men.

"Resolved: That female education be made commensurate with male education.

"Resolved: That the reading of works of fiction should not be encouraged.

"Resolved: That it is better to vote for a wrong candidate of a right party than a right candidate of a party that is wrong."

During the first year of the society's existence, 21 persons attended the meetings, finding there both social fellowship and intellectual stimulation. By 1888 the membership had increased to 36, remaining at that figure also during the following year. Mr. Benedict was president during the second year and J. L. Romer during the third year.

The original 19 members were N. Levering, P. E. Benedict, F. L. Benedict, Mrs. Josephine Benedict, E. Wiltfong, George Wiltfong, Addie Wiltfong, F. W. Dietrich, Maggie Dietrich, Edgar S. Joseph, William Ford, P. T. Durfy, J. L. Romer, Ada Tullis, Carrie W. Atkinson, Joseph Schafer, James Whitworth, W. O. White and C. Cockerton. And at the sixth meeting Lizzie Trafford and F. M. Shaw joined.

By 1888, while the names of E. S. Joseph, George Wiltfong, Addie Wiltfong and William Ford were no longer listed as members, new members included A. E. Benedict, M. S. Yager, Mrs. Yager, Richard Watts, Belle McCadden, M. Wiltfong, Esise Cockerton, H. A. Phelps, T. L. White, P. W. Cottle, Clara Trafford, A. S. Doss, H. M. Phelps, C. R. White, W. Tullis, Joseph Snall, Mrs. W. O. White, Susie Davis and Clara Mayes.

At the end of its third year, after a vigorous existence, the society lapsed into inactivity until 1894, when it was reorganized with 27 members under the presidency of W. H. Kennedy, with J. C. Hanson as vice-president, P. W. Cottle as treasurer, and W. F. Nelson as secretary.

The first meeting after reorganization was held on April 2, and the name of the society changed to the Cold Water Literary Society. The list of members had changed almost entirely, only a few of the old ones remaining.

Besides the officers mentioned, membership included R. P. Hanson, C. R. White, T. L. White, J. H. Kennedy, P. G. Grundt, John Grundt, H. D. Grundt, A. F. Nelson, W. Hanby, Miss Julia Nelson, P. Wiltfong, Miss Minnie Wiltfong, A. T. Stow, H. Phelps, A. L. Romer, Mrs. Charles Tullis, Miss Maud Tullis, Miss Belle Westin, D. Carter, John Trafford, and S. T. Swall. Members who joined later were C. Hanson, Lucian Swall, Pearly Wiltfong, Charles Wiess and Oscar Jenson.

Not only the membership but also the topics discussed changed. They speculated, among other things, upon "which is of more benefit to man, a dog or a gun?" and upon "which causes the more damage, fire or water?"

Meetings were held until sometime in December of 1894, when interest seems again to have languished, and the society passed out of existence.

## CHAPTER IX.

## OTHER OLD TIMERS

After the Benedicts, the next prominent residents of this section were E. C. Parrish and family, who came in 1874, and Thomas Jefferson Moffett, who later became one of the first city trustees. Moffett, son of Mrs. Parrish, lived with the Parrish family in their house at the head of Benedict Canyon.

In after years, Parrish moved to El Monte, where he died at the age of 90. After his departure, Moffett went to live with the Cottle brothers, William and Perry, whose home may still be seen in the 600 block on North Canyon Drive. William Cottle married Sally Parrish, half-sister of Moffett; and the latter married Anne Cottle, sister of the Cottle boys.

In 1876 George Killin came to live on 140 acres in Benedict Canyon, and in 1877 Pat Higgins went to live at the head of Higgins Canyon, where he raised cattle and kept bees. Higgins' old house was burned a few years ago in a brush fire. Higgins later lived in Benedict Canyon.

In the year 1878 the Dietriches, Fred and Margaret, the latter an educated woman who could read the Bible in Greek, took up a homestead in Benedict Canyon. In later years they moved into Beverly Hills proper. Another early resident was Charles F. O'Brien, who owned about 20 acres where Mayor Spalding later built his estate. Pickfair was a part of the late Josephine Benedict estate.

The old house in Peavine Canyon was owned by Cecil Rosenthal and his mother. Rosenthal is now vice-president of the Security-First National Bank. Mrs. Rosenthal purchased 40 acres from Mr. Benedict for \$10 an acre, and her son lived in the canyon for a time in an effort to regain his health.

M. L. Yeger came here from Nevada, where he had been a state government official, and bought about 300 acres at Laurel Canyon, later selling this property and coming to buy 18 acres in 1885 just east of the present E. L. Doheny estate. Yeger in his later years became what is known as a Christian minister. His widow, now aged 84, is still living in Hollywood; and his son, Tom Yeger, a brilliant government attorney, died about a year ago.

Others who lived in Benedict Canyon in the early days were John and Mrs. Luvelle, who had properties above the Parrish acreage. Their son, John Luvelle, is now a railroad man. His brother, Tom, was killed in an explosion at the Hercules Powder Works in San Francisco in 1925.

## CHAPTER X.

## HAMMEL AND DENKER RANCH

After Dr. Preuss, the next owners of the old rancho were Henry Hammel and his partner, Charles Denker, who acquired the ranch to grow supplies for use in their hotel business.

These two men had been famous in Los Angeles for years as hotel managers—of the historic Bella Union during the 'sixties, and then of the United States Hotel, a brick structure, the last word in comfort then, which stood at Main and Market Streets.

"The Hammel and Denker Ranch," as the property became known, was planted with acres of lima beans, presenting the aspect that many old timers will recall. The original purchase was made in 1881, and from time to time other tracts were added. From then on, the musical name of Rodeo de las Aguas was forgotten.

The best description of this area about that time came from the pen of an Austrian traveler, Archduke Ludwig Salvator, who described the Beverly Hills district in 1876 as "a plain of adobe from which are afforded glimpses of a fertile valley, lying like a green carpet at the foot of the hills. This is what is known as the Cienega, a marshy stretch of land ten miles long and three miles wide. Since the land is constantly damp, the grass is green throughout the year, making an excellent pasturage and, in certain acres, being suitable for raising grain and vegetables.' "

In the late 'nineties, Hammel and Denker made an effort to subdivide the ranch, calling the new city-to-be, Morocco; but their scheme was premature, for by 1907 only one new house—that of Henry C. Clarke—had been built. And by that time Hammel and Denker no longer owned the ranch.

The station at Beverly Hills had been known as Morocco ever since the old steam railroad was completed in the late 'eighties, when the ranchers all stopped work to watch the first train carrying passengers, by way of South Hollywood, from Los Angeles to Santa Monica.

On one occasion the president of the New York Central, with a party of railroad men on an inspection tour of the steam line, while walking around as the train stood at Morocco, was so enthused by the view that he predicted the finest residential city of the United States would rise nearby.

With regard to this old steam line, one incident might be related which shows the flimsy nature of its unballasted tracks. During the 'eighties, a cloudburst occurred in the hills back of the city, and the water roaring down Benedict Canyon was dammed by debris piled against a fence. When the fence gave way, the water swept down across the ranch in a sheet and carried the tracks about a quarter of a mile south.

In 1896 General M. H. Sherman and E. P. Clark electrified the old steam line, which in 1909 was sold to the Southern Pacific and consolidated with the Pacific Electric.

This area in the old days was a paradise for hunters. From 1900 onward, Erwin P. Widney, now a resident at 506 N. Camden Drive, made regular trips to hunt deer and small game which abounded in the hills. Mr. Widney is the son of a California pioneer, William Widney, and a nephew of Dr. J. P. Widney, who helped write the first history of Los Angeles county. He has done much to preserve the old Spanish tradition of the state.

"One of my first jaunts after quail was to the hacienda of Victor Ponet in Sherman," Mr. Widney recalls. "Victor Ponet had come to Los Angeles at an early date and, successful in business, had built one of the first show places in our foothills. Sherman was then a car-barns town and Sunset Boulevard a dusty road. An old friend of my father's, Dr. W. D. Lowder, next took us to his ranch of 160 acres in Benedict Canyon. We packed our blankets, guns and grub, and took the electric car to Sherman, where the Doctor met us with a team of horses and spring wagon. We drove out of Sherman on what is now Sunset Boulevard; then along the road now running in front of Ben Meyer's and E. L. Doheny's estates to what is now Beverly Boulevard, past the site of the Beverly Hills Hotel, and into Benedict Canyon. Not a human being had we seen.

"The Benedict lands extended back into the canyon about a mile, and there began Dr. Lowder's holding, which he had taken as government land. Our camp was a small one-room shack which stood nearby.

"When we tired of shooting on the Doctor's place, we asked permission of Mr. P. E. Benedict to invade his domain, and with his characteristic generosity and friendship, he gave us the run of things. Of course that was in the days before the vandals shot stock for deer and practiced target shooting on tanks and windmills; and fine shooting we had for many a season.

"Investigating up the canyon, we found on the next ranch, with its California board homestead, a delightful old German couple, Fred and Margaret Dietrich. Two old-timers divided the balance of the canyon,

John Luvelle, of French name but Irish stock, who owned what is now Hitchcock Park; and a Mr. and Mrs. Baker, Ernest Taylor's father-in-law, held the left branch of the canyon.

"For a number of seasons we made this trip, until one day when we tramped from Sherman to the canyon we came upon a strange scene—men, mules, scrapers, Fresno's dust! And the building of Beverly Hills was under way."

## CHAPTER XI.

### A CITY EMERGES

In 1900, when oil was once again being ardently sought in California, a group of Los Angeles capitalists banded together as the Amalgamated Oil Company (since become a part of the Associated Oil Company), later purchasing the ranch with the idea of developing it as an oil field.

This company was composed of such well-known men as H. E. Huntington, Burton E. Green, Max Whittier, W. G. Kerckhoff, William F. Herrin, W. S. Porter, Frank H. Balch and Charles A. Canfield.

The last mentioned man was a petroleum engineer and until his death was president of the Rodeo Land and Water Company. His daughter married Sil Spalding. W. G. Kerckhoff, a pioneer lumber dealer, organized the San Gabriel Electric Company; Kerckhoff Hall at U. C. L. A., the gift of his widow, commemorates this early pioneer. Frank H. Balch was connected with the development of Southern California water power for electrical purposes.

The Amalgamated Oil Company began drilling at what is now the southeastern portion of Beverly Hills, where just beyond a few wells of small production are still in operation. But hopes of wealth from "black gold" soon vanished, as the venture turned out to be a commercial failure. But nothing daunted, the organizers of the company outlined a bright future for the ranch as a residential community, and in 1906 formed the Rodeo Land and Water Company.

Burton E. Green was the moving intellect in the plans that were made for a city finer than anything that had been seen previously, for a city with large lots, tree-lined streets, beautiful parks.

As a substitute for Morocco, the name Beverly Hills was adopted from Beverly Farm, Mass. The work of subdivision began. Three streets, Rodeo, Beverly and Canon Drives, were opened, and in 1911 Camden, Crescent and Rexford were cut through. At great expense, public utilities were provided. Street parkways were planted with palm trees, acacias and peppers. And the tract was put on the market.

As previously mentioned, Henry C. Clarke built the first house, on lots eight and nine of block 65, in the fall of 1907, the purchase of the property having been made several months earlier. The dwelling was ready for occupancy before Thanksgiving Day. This house was later sold to Frederick K. Stearns by Mr. Clarke, who accepted a house at the southeast corner of Rodeo Drive and Brighton Way as part payment.

H. C. Clarke was born in Nashville, Tenn., in September of 1859. After the loss of both parents while still a boy, he was taken into the home of relatives in Alabama. There he received his public school education and later entered the Virginia Military Academy, from which he graduated in 1881. He entered the government service in St. Louis, where he married Miss Fannie Pritchatt. He died in January of 1928, and Mrs. Clarke died in September of the following year.

Mr. Clarke's children are well known in Beverly Hills. Henry C. Clarke is secretary of the Beverly Hills Building and Loan Association. Mildred Clarke married B. J. Firminger, the city clerk. Gordon H. Clarke is a banker in this city, and Alexander Clarke is a Los Angeles banker. The remaining member, Philip Clarke, is connected with a refinery at Oleum, California.

About the time the Clarkes built in Beverly Hills, the panic of 1907-8 arrived, and the tract was removed from the market until 1910, when Percy H. Clark became selling agent and general manager for the Rodeo Land and Water Company.

He worked in conjunction with Wilbur Cook, a landscape architect brought here from New York, who planned the city. It is largely due to Cook's foresight, as well as to Burton Green's, that Beverly Hills is so fittingly laid out.

After Clark, Sidney C. Rowe was the next to assume charge as selling agent, and he was followed by the Frank Meline Company, with Harrison Lewis as manager.

By 1911 there were only six houses north of Santa Monica Boulevard, belonging to J. M. Hunter, P. E. Benedict, William B. Hunnewell, H. C. Clarke. R. M. Kedzie and a Mr. Peters. But four years later enough people

had come here to live for Beverly Hills to be incorporated as a city.

In 1911 Mr. and Mrs. W. B. Hunnewell erected a home at 621 N. Beverly Drive. When Mr. Hunnewell died on March 1, 1932, he closed a career as the dean of bond salesmen in Los Angeles. A member of the first board of trustees, he had a vast acquaintanceship in the Southwest as district manager for N. W. Halsey and Company of New York, later absorbed by the City National Bank of New York. A more extended survey of his career will be found in the biographical section.

In May, of 1912, Mrs. Margaret J. Anderson, entering upon a new venture against the advice of friends and associates, left the Hollywood Hotel where she had been lessee and manager for a number of years, and built the Beverly Hills Hotel. When the structure was completed, overlooking the rolling grain fields and bean patches, Mrs. Anderson brought her staff and many furnishings from the Hollywood Hotel to the local hostelry.

Surrounded by fifteen bungalows, with the park across the street still a thing of the future, the hotel became immediately successful and soon established an international reputation. For many years, each winter found the hotel filled with guests seeking peace and quiet, and many of them lived there permanently from the day the hotel opened its doors until Mrs. Anderson sold it in 1928. She died two years later on September 24.

## CHAPTER XII.

### NAME ORIGINS

This city owes its name to Burton Green, who had previously been a resident of Beverly Farm, Mass. When it came time to designate the new subdivision, he selected the name of the eastern city and added the word "Hills" to suggest its setting. The word "Beverly" itself is a contraction of the two words, "beaver" and "lea." As long ago as 1066 there was a town in Britain named Beverley, named for St. John of Beverley; and when William the Norman subdued the island, he spared the town out of respect to its founder.

The name of San Vicente Boulevard goes back to Vicente Valdez, one of the three brothers who lived in Sherman after the Rancho Rodeo de las Aguas passed into other hands.

Outside of the grammar school named for the rancho, Rodeo Drive is the only other reminder of the early history of the city.

Angelo Drive is named for Angelo E. Benedict, born 62 years ago on Broadway in downtown Los Angeles, who now lives in Fullerton. He is the brother of P. E. Benedict.

Swall Drive perpetuates the memory of S. W. Swall, an early resident of this area in the 'eighties.

Arnaz Drive commemorates the name of Don Jose de Arnaz, who purchased the nearby Rancho Rincon de los Bueyes sometime between the years 1864 and 1875. This Spanish don was one of the prominent men in the early life of Southern California. He maintained a store in Los Angeles, founded the town of Ventura, offering free land to any who cared to settle, established the first drug store in San Jose, and engaged in the practice of medicine as a sideline. The house he built may be seen still standing on Robertson Boulevard south of Pico Boulevard. His son, Elberto Arnaz, who sold the property he inherited for a fraction of its present value, operates a Spanish restaurant on Robertson Boulevard near Burton Way.

Pico Boulevard, of course, is named for General Pio Pico, while Robertson Boulevard takes its name from George D. Robertson, a pioneer realtor and subdivider in the Wilshire and Hollywood districts. The name of the earlier subdivider, E. A. Preuss, was dropped and Preuss Road became Robertson Boulevard.

Spalding Drive recalls the city's first mayor, after that term was adopted, Silsby M. Spalding, a member of the city council for many years.

Hamel Drive is designated after Henry Hammel, the extra "m" in his name being somehow dropped when the street was named.

La Cienega Boulevard takes its name from the old Spanish rancho adjoining on the southeast—Rancho de la Cienega, which was granted to Don Francisco Avilla, builder of the old adobe structure recently restored on Olvera street. Upon his death the rancho passed to his son and two daughters. One of the latter, Luisa Avilla de Garfias, sold for \$2,000 her share, while the other, Francesca Avilla, kept her part and founded the Rimpau fortune.

Peck Drive commemorates C. L. Peck, owner of the old Peck Building, which in the old days was the central business structure of the city. It stood at the present location of the Bank of America.

Readcrest Drive was named for the subdivider of that particular area, George E. Read, a pioneer real estate man in the city.

Both Doheny Road and Doheny Drive were named for E. L. Doheny, the oil man, who maintains a ranch against the foot of the mountains.

Schuyler Road recalls that the late W. F. Schuyler was one of the first to build in the section nearby when that tract was marketed.

Yoakum Drive was so called by Frank B. Yoakum, original owner, and subdivider of Wanda Park in Benedict Canyon. Similarly, McCarty Drive was named for Walter G. McCarty, who subdivided about one-quarter of Beverly Hills. His faith in the future of Wilshire Boulevard has been unlimited; about 25 years ago he opened a subdivision at Wilshire and Vermont and has gradually worked westward. The Beverly-Wilshire Hotel is a tribute to his vision.

Meeker Drive is named for Leo Meeker, first president of the First National Bank in Beverly Hills. Clark Drive honors Percy Clark, first selling agent for the Beverly Hills tract. Easton Way is named for L. C. Easton, one of the first residents in Benedict Canyon after its subdivision.

Burton way and Greenway Drive account for the name of Burton Green, and Reeves Drive honors J. J. Reeves, pioneer nurseryman, who landscaped the city.

Whittier Drive recalls that Max Whittier was one of the organizers of the Rodeo Land and Water Company, besides being one of the early residents of the city.

Freely translated, La Altura Riad means the road leading to the summit, and Sunset Boulevard derived its designation from the "paper" town of Sunset. Speedway Drive recalls that the city was the scene for many of the early auto races.

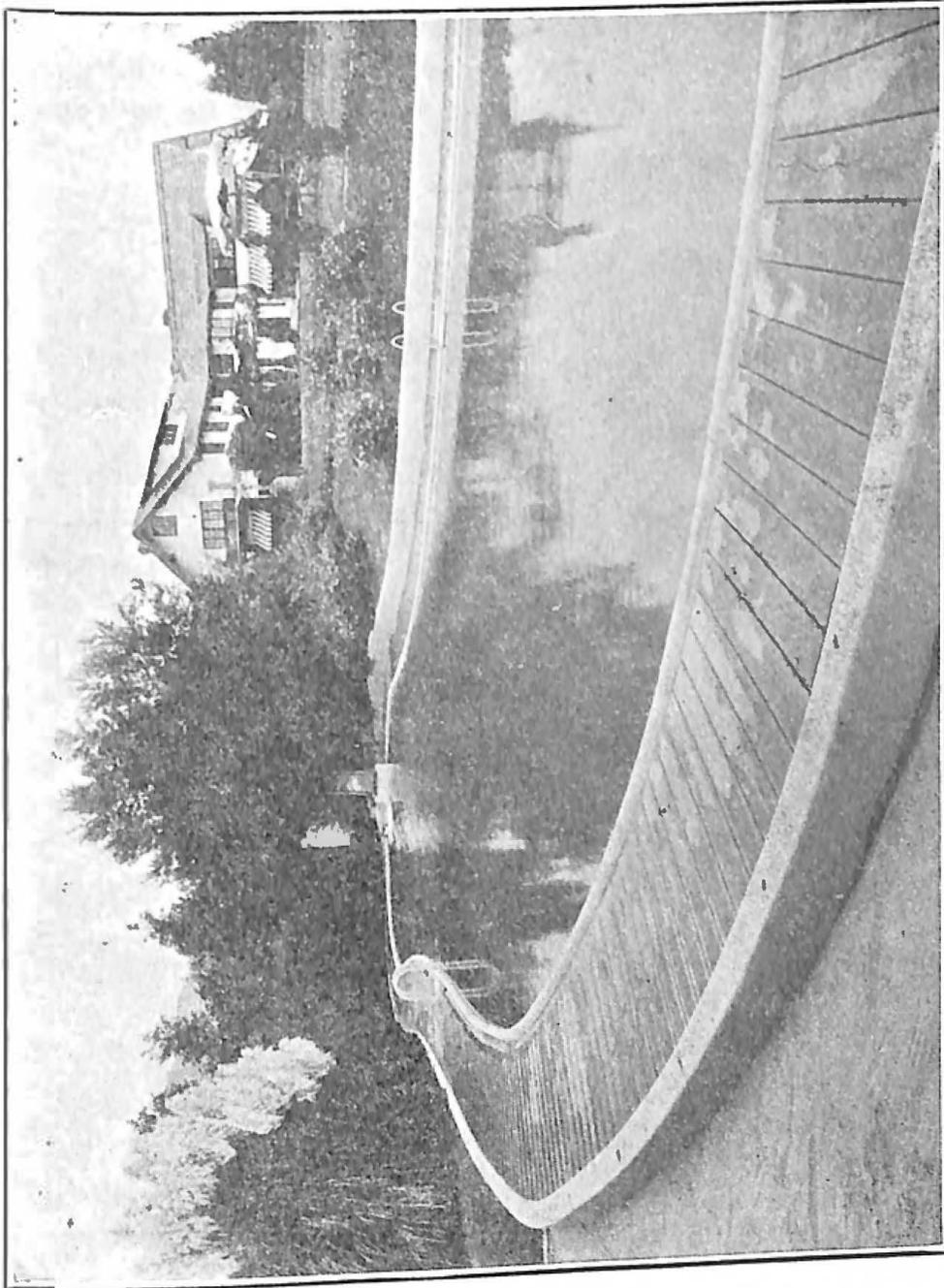
Camden Drive and Lexington Road are named after eastern cities.

Incidentally, Alpine Drive was originally called Knaresborough Drive, and Rexford Drive was known as Gwendolyn Drive, until renamed by the board of trustees in 1917. Also, Benedict Canyon Drive was formerly Beverly-Van Nuys Boulevard.

## CHAPTER XIII.

### INCORPORATION OF THE CITY

In the fall of 1913, public sentiment demanded that Beverly Hills be incorporated as a city of the sixth class, but as there were not sufficient voters within its original confines to bring this about P. E. Benedict was



Pickfair, home of Mary Pickford, has been for many years the center of interest for tourists and sightseers.

asked to run a line to include enough voters within the limits.

The boundaries were extended to include 160 acres at the mouth of Benedict Canyon, 20 acres belonging to Charles F. O'Brien, part of Franklin Canyon and a portion of Higgins Canyon.

This included about 550 persons, sufficient in number to incorporate under California law as a sixth class city, and as these residents favored such a move, a petition circulated by Sidney C. Rowe, John J. Reeves, and Augustus Neistrum, was signed by 64 qualified electors.

Addressed to the Board of Supervisors, the petition was filed with County Clerk H. J. Lelande on December 1, 1913; and two weeks later the description of the proposed boundaries was approved by County Surveyor I. B. Noble and his deputy, J. E. Rockhold.

When, however, Supervisors Pridhan, Butler, Manning, and Norton visited the ground to examine the boundaries, they recommended that a strip of land along the west side of Doheny Drive and another along the north side of Wilshire Boulevard be eliminated from the proposed confines, in order to leave taxable property abutting on these streets to provide for their upkeep by the county. Accordingly the change was made and a new description filed January 2, 1914.

After various legal formalities, an election was held January 23, with a substantial majority voting for incorporation, and electing temporarily to the board of trustees, P. E. Benedict, W. B. Hunnewell, T. J. Moffett, William T. Gould, and Charles B. Anderson. For City Treasurer J. W. Slater was chosen, and for City Clerk, Sidney C. Rowe.

On January 28, a certificate of incorporation was received from the Secretary of State, and the early residents' dream had become a reality, though none expected the phenomenal growth that was to come in a few short years.

The next evening after receipt of the certificate, at the home of Charles B. Anderson, 619 N. Canon Drive, the trustees—all old friends—gathered for their first meeting. After the constitutional oath of office was administered to each, as well as to the City Treasurer and City Clerk, the trustees elected Mr. Benedict president, but as he was unable to serve at the time, he asked to be excused. Then upon his motion and the second of W. B. Hunnewell, William T. Gould was chosen president of the board to act in the capacity of mayor..

The two first ordinances were adopted unanimously, the one establishing the city hall in the old Peck Building, at the southwest corner of Beverly Drive and Burton Way (now Santa Monica Boulevard, south), the other

ordinance fixing the time for regular meetings on the evening of the second Monday of every month.

Two days later a special board meeting was called to notify the proper county officials to assess and collect the taxes in Beverly Hills, which could be done most economically by the county at a cost of one-half of one per cent. Several months later ordinance number three was passed to that effect.

At the next meeting, February 9, the fundamental questions of garbage disposal and fire apparatus came up for discussion. In the first instance it was decided to secure the services of the Rodeo Land and Water Company in collecting the garbage once a week. With regard to fire protection, the city fathers directed Sidney C. Rowe to investigate chemical fire apparatus with the view of purchasing three pieces to be kept at separate points in the city for emergency use, in addition to a hose cart that could be fastened behind an automobile. A public demonstration to show every citizen how to connect a hose to a fire plug was scheduled.

On April 13, according to state law, a municipal election was held to elect officially the city officers, and the citizens returned to office all the previous officers with the exception of City Treasurer J. W. Slater, who was unable longer to serve, and whose office was filled by James E. Woolwine.

According to the law governing these elections, P. E. Benedict, receiving the highest number of votes (69) and Charles B. Anderson, with the second highest number (68) were elected for four-year terms. The other three members were elected for a two-year period. W. T. Gould had also received 68 votes but stepped out in favor of Anderson's having the longer term.

The day following the election, at the trustees' meeting, Gould wanted to step out of his office as president in favor of Benedict, but the latter declined, and Gould was re-elected president, on condition that Benedict serve as president pro tem in his absence. As Gould traveled considerably and was ill much of the time, Benedict acted most of the time in the capacity of Board president.

At successive meetings, pressed by a thousand and one unfamiliar details of government, the first group of city fathers considered such questions as obtaining a city seal, record books, passing upon road and liquor taxes, utility franchises, street paving, and selection of capable men for administrative offices. Force Parker was chosen as City Attorney and Edmund Locke as City Recorder, while A. C. Pillsbury served as City Engineer and Augustus Neistrum as City Marshal. Dr. Lowell C. Frost became the first health officer.

The government of Beverly Hills, in the matter of laws, was patterned after that of Long Beach, Pasadena, Santa Monica, Los Angeles, and other cities, as the board of trustees remained up night after night until one or two in the morning to frame ordinances that would be permanent and at the same time be capable of special interpretation in case of urgent necessity.

For the first seven years a tax of one dollar per hundred took care of the entire machinery of government, and the population of the town was small indeed in comparison with today.

On April 25, 1914, began the first of many quarrels with Los Angeles, as that city began laying a pipe line without so much as "by your leave," across Coldwater Canyon Road, on a right-of-way purchased from the Rodeo Land and Water Company.

A long legal battle on the part of the city trustees, in which restraining orders and injunctions failed to deter Los Angeles from its purpose, ended in the courtroom. For a time daily "adjourned" meetings were held by the trustees. The Rodeo Land and Water Company entered into the quarrel, bringing pressure to bear on the trustees, who promptly replied, "The government of the City of Beverly Hills has been vested in a board of trustees, separate and distinct from your company, over which we do not believe you have any right, legally or morally, to exercise control."

Although the city had apparently a clear case, based upon state law, the decision rendered finally in Superior Court by Judge Works was finally in favor of Los Angeles.

In fairness to the Rodeo Land and Water Company, it should be said that they co-operated in every way to build up the city; and although they paid 70 per cent of the taxes, they relied for a "square deal" upon the integrity of the city officials.

By the middle of July, when the city departments were functioning efficiently, when streets had been resurfaced, when plans for lighting the city had been made, and when an invitation of the League of California Municipalities to join that body had been accepted, a petition from residents in the unincorporated southeastern portion of the old Rancho Rodeo de las Aguas was submitted, asking for annexation. The petition was signed by James R. Cole and by Mr. and Mrs. Frederick W. Dietrich. At the election on September 2, 1915, the five residents of that area voted to become a part of Beverly Hills.

The electors of Beverly Hills voted November 18, on the question, 47 being in favor and only 3 opposed. On December 8, a certificate was received from the Secretary of State, making the new portion officially a part of the city. Thus the city's boundaries were extended to their present limits.

## CHAPTER XIV.

### EARLY DAY MISCELLANY

Years ago, when beans grew in abundance hereabouts, the threshing was done roughly, and anyone was welcome to what was left in the fields. Accordingly, Beverly Hills was a favorite picnic grounds for Angelenos, who drove out to pick beans and returned home with a year's supply.

While the bean fields were still much in evidence, the city's first baseball team was formed, and although it never reached the big league, it was strong enough to defeat most of the opposition. Between the years 1912 and 1916 a game was played nearly every Saturday afternoon in the large circular space where Beverly, Canyon and Crescent Drives converge near the Beverly Hills Hotel.

The Malted-Hoppers, from Maier's Brewery in Los Angeles, was the team most often played by the local Bean-Eaters, and on such occasions the brewery boys brought along a keg of beer for refreshment during the innings. Henry Clarke pitched most of the games for the Beverly club. Other players were Ed Spence, P. E. Benedict, the Cottle boys, George McBride and various employees of the Rodeo Land and Water Company. C. B. Anderson, at that time manager of the Rodeo Land and Water Company, took charge of most of the games and was himself an all-round athlete, having represented the United States in the Olympic Games years ago.

During the early days no Los Angeles store would deliver in Beverly Hills. Milk, groceries and newspapers were left at the Pacific Electric station each day. These were delivered to the few homes by Augustus Neistrum.

The business section consisted of one building, housing a combination grocery store and butcher shop operated by Mr. and Mrs. George Brusio. Brusio was also the postmaster and sold about \$60 worth of stamps a year. The first day's business of the post office totaled six cents.

During the years of the war a community store was opened by a number of prominent residents, including Jake Dansinger, Fred Niblo, Charles Ray,

E. E. Spence, Kirk Johnson, William Hunnewell and Norman Pabst. They formed a company, each subscribing \$500. Pat O'Connor later bought the community store from the stockholders.

After Brusso, up until America's entry in to the World War, Steve Glassell was postmaster. As residents couldn't get mail when the store was closed, he nailed boxes outside the store for their convenience, and also he established a mailbox north of the tracks in a central location where letters could be posted.

The city's first bus line ran in the days before the Toonerville trolley swayed along Rodeo Drive to the Beverly Hills Hotel. The bus service, consisting of a ramshackle Ford driven by a venerable Jew, used to ply between the station and the hotel. The fact that the "bus" was on one occasion upset in a collision with Major Lang's Great Dane gives a good mental picture of the contraption. Later on a one-car trolley system was used to carry guests to the hotel and as far east as Whittier's property on Sunset Boulevard. The tracks were removed ten years ago and the right-of-way turned into a bridal path.

In the fall of 1920 the city was still without a drugstore. Frank Homer, who previously had been in the drug business in Los Angeles, rode about the streets and actually counted the houses to find out how many customers he would have. Then shortly before Christmas, 1920, he opened a drugstore, the second store of any kind in town. Many of his first customers have traded with him consistently ever since.

Among the first merchants to open in Beverly Hills were Al and Carl Bickel, who came here from Seattle in 1921 and established a furniture store on Burton Way, where they operated for three years and then moved to the present location. Al Bickel died in June, 1932. The same year that the Bickel brothers opened their furniture store, one of the first business blocks, which still stands on the Santa Monica Boulevard strip between Rodeo and Beverly Drives, was erected by J. L. Kennedy and William B. Camfield.

Up until about 1924, the business district in Beverly Hills was hardly worthy of the name. Most of the activity was in the residential section. What few stores and offices existed had to close their doors on the sweltering hot days because of the dust clouds that formed as men cultivated the bean fields.

## CHAPTER XV.

### THE COMING OF THE STARS

Following all the activity in the few years after the city emerged, Beverly Hills was again retarded in its growth; this time, by the World War. Then in

about 1922 began the phenomenal growth, aided in general by economic conditions, and directed to this area in particular by the coming of the movie stars.

In the early 'twenties, when Fatty Arbuckle became involved in a scandal and other movie satellites were making the front pages of the world with startling regularity, a guardian in the person of Deacon Will Hayes was placed over Hollywood, after William Gibbs McAdoo had refused the task. And Deacon Hays intimated that Beverly Hills or some other outlying district would serve as a sheltered residential section for his charges, pointing out that the industry as a whole was suffering from the antics of a few black sheep.

There were, of course, only a few black sheep. Others were drawn to Beverly Hills because, in the new era of large salaries that had come in the movie industry, Beverly Hills was a swanky place to live. Consequently, the stars began flocking here, to join the stable members of the profession that had moved here earlier.

Leading the higeras had been Mary Pickford and Douglas Fairbanks, their Pickfair estate on the hill soon becoming a mecca for sightseers. They were followed shortly by Charles Chaplin, Gloria Swanson, Will Rogers and Fred Niblo. And then several years later came the great migration from Hollywood, and with it the beginning of the boom days in Beverly Hills, when to make a sale, a realtor had only to point out that a star of the first magnitude lived in the next house.

In the wake of the stars, came producers, directors, writers, cameramen, and lesser members of the industry. How world-wide publicity resulted for a city that was still in its chrysalis stage, and how it emerged with tinsel wings as the "Home of the Stars" and the finest residential city in the country, is known to all.

From this host of famous persons, too numerous to mention individually, may be singled out a few for further consideration, because as good citizens they have made contributions of importance. In the group may be numbered Mary Pickford, Will Rogers, Conrad Nagel, and Fred Niblo. For a different reason, Charles Chaplin should be added to this group.

Mary Pickford has ever been anxious to aid in any civic movement. When the appearance of a celebrity was thought essential for success, she as the reigning queen of the industry was always willing to be present, and on time. It was her idea that citizens should plant evergreen trees on their grounds to be lighted at Christmas time, and Beverly Hills led the way in this now widespread practice.

Fred Niblo, besides being a fine director, whose masterpiece "Ben Hur" is still making money in the far corners of the earth, has always been the first

to volunteer as toastmaster for civic banquets. "The One-Eyed Conolly of the West," Will Rogers called him, saying further, "Fred represents the motion picture industry the same as Shuler does the Almighty." Niblo is a large property owner.

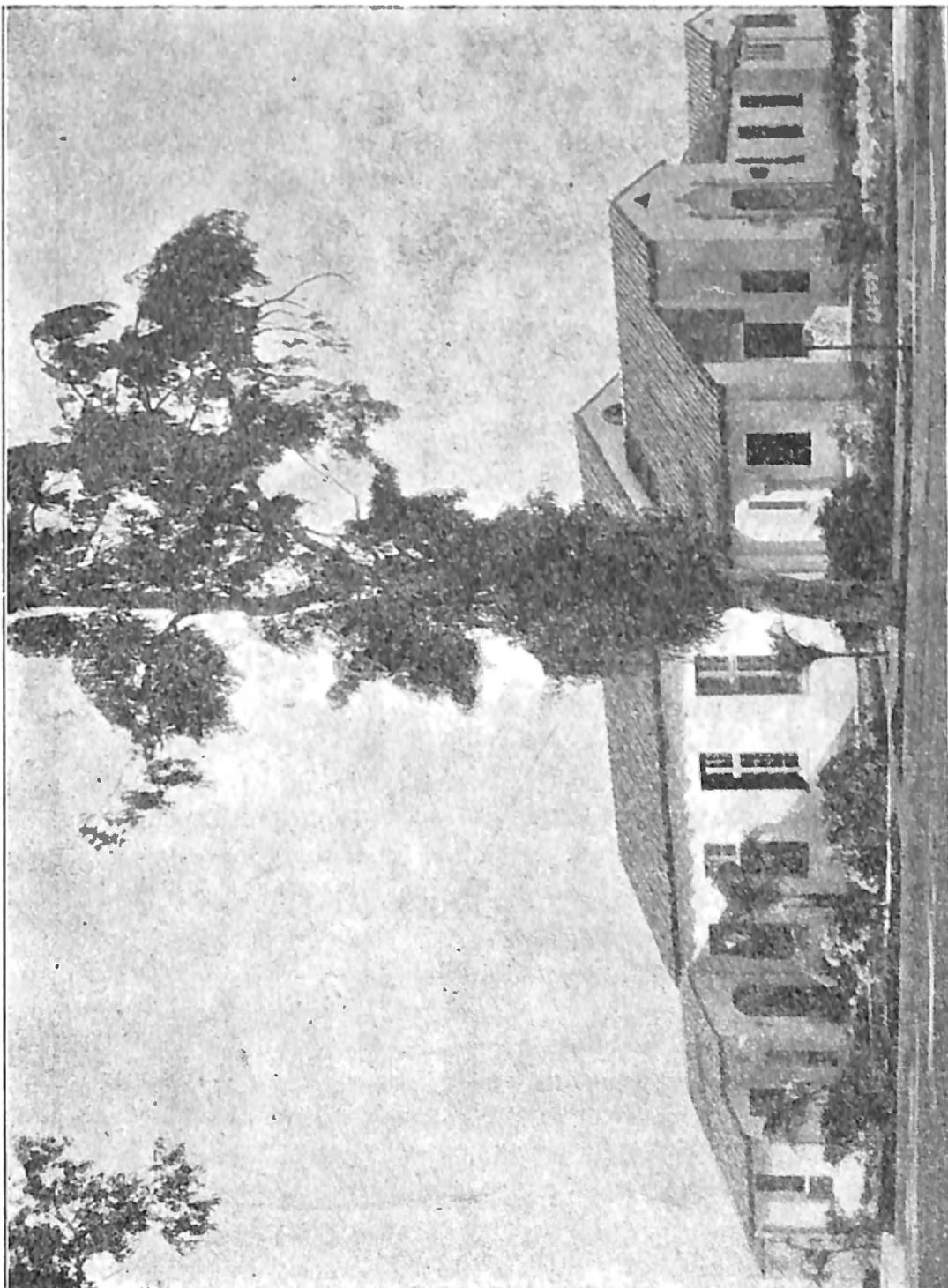
Conrad Nagel is another highly valued citizen, not only because he owns properties and a thriving marketplace in the city, but also because he is a cultured member of the movie industry, an orator, musician and writer. He looks upon Beverly Hills as a city of homes, and of Doug Fairbanks' suggestion that a wall be built around the city, he says: "While the talked of wall around Beverly Hills may never be built, we can all see that it is, figuratively, always there—keeping out this noisy materialism the world worships today—keeping out much of this fusion some call progress, and keeping in the peace and happiness and beauty we all love and cherish—keeping this city for our children what it is for us-- 'Beverly, the Community of Homes.' That is why I live in Beverly Hills.

Charles Chaplin deserves consideration and high praise, because of all those appearing before the camera in Hollywood, he alone can be acclaimed a great artist. He justifies the industry, with his pictures standing in contrast to the mediocre reels of celluloid that issue from the film capitol.

"Chaplin is, in himself," wrote Richard Sheridan Ames, "a complete and satisfactory school of the theater. He has grasped the basic principles which underlie great art everywhere, whether naturalistic or formalized, experimental or traditional. Alone, he can recreate for the listener any contemporary performance, Occidental or Oriental. He can approximate technique, visualize effects, impersonate personality and suggest the totality of a performance--whether it be a Japanese No-play or any embryo motion picture." Of Chaplin as a universal artist, Ames further noted: "The symbolic little shadow figure, with his cane and exaggerated shoes, has no name, unless we call him Everyman."

In a recent poll, in which the prominent writers of Europe were asked to name the motion picture they most enjoyed, seven of the fourteen who replied selected one of Chaplin's pictures. Nearly all of the others voted for European-made films.

And the reason for Chaplin's greatness is not far to seek: his pictures are a real contribution to the pictorial art of the world for the reason that they have their origin on a foundation essentially poetic. For instance, "The Kid" dealt with the love of a man for a waif, treating the subject in a manner as natural as the love of a mother for her child.



Culminating years of activity, since the Beverly Hills Women's Club was first organized as a Red Cross unit during the war, the club house was erected at 1700 Chevy Chase Drive.

As T. S. Eliot observed, "The egregious merit of Chaplin is that he has escaped in his own way from the realism of the cinema and invented a *rhythm*." Following in the tradition of the great clowns, he blends absurd humor with pathos in a manner worthy of Dickens. If a college of heraldry were to devise for Chaplin a coat of arms, it could do no better than to select the symbols he has made famous; a comic mustache couchant, over a shield bearing derby and baggy pants, and halved diagonally by a thin bamboo cane, the whole supported by absurd shoes rampant." Gilbert Seldes hailed him as "the man who, of all men of our time, seems most assured of immortality."

The city's best known citizen, of course, is Will Rogers. Probably no other man has been approached by so many people, so many times, and asked to run for so many different offices. Will declined them all. Being a philosopher, he believes a man should stick to his last; and he freely confesses that with his rope and polo ponies he would feel out of place in the White House, besides no longer having the opportunity of having fun with Congress.

But the citizens of Beverly Hills slipped one over on Will in 1926. They met him at the train after one of his journeys, whisked him away to a platform in the park across from the Beverly Hills Hotel, and before he realized what was happening he was made mayor of Beverly Hills.

Many people think he was actually mayor, but as Beverly Hills at that time had no official mayor, only a president of the board of trustees, the title was honorary, but no less a sincere tribute.

On June 8, 1929, about 500 guests gathered at the Beverly-Wilshire to honor Rogers with a banquet sponsored by the Chamber of Commerce. On that occasion Fred Niblo outlined Rogers' life; "It was on November 4, 1879, when he opened his eyes for the first time and asked, "What is Congress doing?" The place was Claremore, Oklahoma, and his parents were Clem and Mary Rogers. "He went through the schools quickly, in the front door and out of the back. He wanted to go to South America where there was more room to spread. So he first went to New York and didn't get above Fourteenth Street. Then he went to Buenos Aires for a year or so. From there he went to South Africa. After everything was broke, including himself, he headed for Chicago and the World's Fair. Later he went into vaudeville, and it was then I became acquainted with Will Rogers. That was 25 years ago."

A remark of William Collier, Sr., speaker at the same dinner, may be interpolated: "Then Ziegfield committed one of his worst follies. He engaged our guest, not for his ability, but as a contrast for the beautiful girls."

To continue with Fred Niblo's chronicle, "His first speech on the stage occurred one night while spinning two ropes. One of his spurs caught in the

ropes and he muffed the trick. He said, "I got all my feet through but one." The next night the same thing happened and he repeated the remark. From that time on, talk gradually came into his act.

"Now he has reached the point where he is not only the greatest comedian of our times but will go down in history as one of our greatest humorists. But it is not only his public life that we like, but his private life as well. One day in 1908 he went to Oklahoma and married pretty Betty Blake. He is generous and well-respected as a man, and even though in his early days he mixed with the roughest and toughest, he has kept himself clean, and in spite of his adventurous life heretofore, he loves his home."

It was Rogers who by his influence did much to make the civic center a reality, and he prevailed upon congress to appropriate \$300,000 for the new postoffice.

Other famous residents of the movie world, such as Harold Lloyd, Carl Laemmle, and Corrine Griffith, the latter owning much property locally, are distinct assets to any community.

During the last several years, many of the stars have moved to Malibu, Bel-Air, San Fernando Valley and Toluca Lake; but that they are still here in greatest numbers may be proved by a trip with the "movie home" guides" who operate along Sunset Boulevard and make a business of trading upon the curiosity of tourists.

With far less ballyhoo than the stars to herald their arrival, well known people in the business and professional world have come here to reside. To begin to name them would be impossible.

And likewise with writers of national and international reputation that have come here to live or to visit for a time, flourishing in far greater number per capita than in any other city. Such writers as W. J. Locke, Edgar Wallace, Don Marquis, P. G. Wodehouse, Emil Ludwig, Marc Connelly, Fannie Hurst, Julie Peterkin and John Balderston have lived here for a few months or a year or several years. Others like the two satiric poets, Dorothy Parker and Samuel Hoffenstein; like the playwrights, S. N. Berhman and Charles MacArthur; like the humorists, Nunnally Johnson and Sam Hellman; like the ace scenarists, Edgar Allen Wolfe and William Anthony McGuire; like the best-selling novelists, Vina Delmar and Phil Stong; like the mystery writers, Dashiell Hammett, Florence Rhyerson and Colin Clements; like the historian, Joseph B. Lockey, and the archaeologist, T. A. Willard; and the widely syndicated columnists, Ted Cook and Louella Parsons, make Beverly Hills their permanent home.

## CHAPTER XVI.

## ANNEXATION AND THE WATER SYSTEM

In the spring of 1923 the annexation fight provided one of the highlights of the city's history. The groping tenacles of Los Angeles sought to include this city within its jurisdiction, deriving thereby all the benefits of a rich residential district, for the small return of water privileges. The annexation threat was the most serious crisis the city ever faced and its defeat the most fortunate move the citizens could have made.

Annexed to Los Angeles, the public spirit that has made Beverly Hills so fine a city would never have come into being. Wise laws drawn up by unpaid city councilmen of high integrity to guide the city's development along right lines would never have been passed. Our police protection would be of the inadequate type that exists in the outlying parts of greater Los Angeles; our schools would not only be fewer in number but the buildings would lack both the beauty and safety of the present structures.

The annexation fight centered about inadequate facilities for distributing water in a city that had suddenly begun its phenomenal growth. Previously a few shallow wells in Coldwater Canyon had sufficed for the few homes. At that time the water system was owned by the Beverly Hills Utilities Company. As the system was not planned to meet the emergency of rapid development, the Rodeo company was anxious to turn its problem over to Los Angeles.

To this end agitation was begun. Most of the realtors, with several exceptions among those who had vision, worked for annexation, not realizing the harm that would occur in the future. The citizens and city officials, however, worked wholeheartedly against the move.

The anti-annexationists organized under Frank Denison, and as the service of these men to the city was of inestimable value, their names deserve to be recorded. They included Frank Joyce, Force Parker, George Prindle, Dr. Charles F. Nelson, Charles C. Blair, James L. Kennedy, Kenneth Miles, B. J. Firminger, Steve A. Glassell, Hector D. MacKinnon, M. C. Moore, George M. Russell, Sil M. Spaulding, S. W. P. Strelinger, W. E. Woods, Stanley Anderson, E. F. Consigny, E. C. Andrews, Paul Barton, Nick Burns, Hal Cooley, L. W. Bush, W. L. Crow, R. M. Dyar, R. S. Elliott, C. A. English, Harry Fargo, W. J. Gage, E. E. Gardner, R. D. Gould, C. B. Hershey, J. H. Hill, M. B. Horton, R. B. Houston, W. B. Joyce, Arthur Kuhn, H. J. Meiss, J. A. Noblett, Albert Oakley, O. M. Overell, George Price, H. W.

Ross, F. R. Schoonmaker, Clyde A. Scull, Charles H. Seigel, W. S. Sessions, T. A. Spivey, Robert L. Stabler, D. W. Stabler, Warren Stoepel, Garnett Tyler, W. S. Waith, A. B. Wharton, and M. J. Willett.

Election day on April 24th was a hectic experience. Early in the morning the annexationists had left at every doorstep, bottles of the most offensive smelling water obtainable, labeled, "This is the water you drink!" Knots of citizens gathered on every corner in the business district. The future of the city hung in the balance. In the evening as the votes were being counted, a crowd gathered in front of the old city hall on Canon Drive to hear the latest returns.

The counting continued until far into the night, and the announcement of victory was a signal for much celebration. Fire sirens screamed through the quiet streets, as the victorious group went about serenading the householders, and a brass band marched about playing "There'll be a Hot Time in the Old Town Tonight." Steve Glassell immediately passed out placards previously printed, which read: "Glassell voted NO!" On May 11 a victory celebration dinner was held.

The water question, however, still remained unsettled. The sulfurous odor of the city water was particularly objectionable. But both winners and losers in the annexation fight cooperated for the good of the city, and an engineering survey revealed that an adequate supply of water was available, and that the sewer problem could be solved by making a connection with the outfall sewer of Los Angeles. Arrangements for making the connection were completed, and the water supply was developed.

Bonds to the total of \$400,000 were voted in 1923, and on January 1, 1924, the city purchased the water system from the Beverly Hills Utility Company for \$250,000. The purchase received the approval of the Railroad Commission. Additional wells were drilled, the Sherman Water System purchased, new pumps installed, and transmission lines increased.

This development continued rapidly, keeping pace with the other features of municipal life, until in 1928 the softening plant on La Cienega was completed, to soften the water from a hardness of 15 grains as it is pumped from the wells to a hardness of only 8 grains as it comes out of the faucet, the lime hydroxide process being used. In addition to this, to prevent any subsequent contamination in the reservoirs, the water is treated with chlorine in the proportion of two-tenths of one part for each million gallons of water, thus killing any possible bacteria. The water as it comes out of the wells, however, is absolutely pure. A bacteriological analysis is made twice each

After softening treatment, water from the 20 pumping wells, which vary in depth from 200 to 600 feet—6 in West Hollywood, 4 south of Pico, and 10 in the La Cienega district—is pumped to three reservoirs 800 feet above sea level. One reservoir has a capacity of 8,250,000 gallons, providing the city with gravity service. More wells can be sunk as needed.

While virtually in the same drainage basin geographically speaking, the wells are grouped in three distinct geologic basins, divided by underground dykes and faults. The upper basin lies in the West Hollywood vicinity, the central basin near the intersection of Wilshire and Robertson Boulevards, and the lower basin south of Pico Boulevard. These basins form the most valuable water supplies in Southern California. The wells flow as artesian when the pumps are shut down. The water in the upper basin is of unsurpassed quality, but that from the lower basin has sulfretted hydrogen and iron. These with other minerals are removed at filtration plants on La Cienega Boulevard and on Foothill Road just south of Santa Monica Boulevard.

Besides the \$400,000 bond issue in 1923, an additional issue of \$150,000 was passed in 1924 and a large issue of \$1,500,000 in 1927. These bonds are being retired rapidly.

Beverly Hills uses on an average of twice as much water per capita each year as Los Angeles, the figure being 223 gallons per capita daily average throughout the year, with a 345 gallon summer average peak. The daily average in Los Angeles is 125 gallons per capita, with a 210 peak in summer.

When water from the Colorado river is brought to Beverly Hills, as a part of the Metropolitan Water District, it will serve to aid in meeting peak demands and will be a safeguard against the distant possibility of a water shortage in the city-owned wells.

Thus the water problem of 1923, when there were only 800 homes to service has been resolved into a municipally-owned system with 5241 services, and includes service in West Hollywood (Sherman), which an official report from the State Board of Health termed "the most exemplary water works plant in California, if not in the United States." And so is the future assured.

## CHAPTER XVII.

### THE BOOM YEARS

During the period from 1922 to 1930, all Beverly Hills civic agencies

worked tirelessly to publicize the city, and the result was a population increase of over 2000 per cent, unparalleled in any other community of like size.

As in the case of any new community, the movements of the real estate market made much of the history during this period. Under a Beverly Hills date line, the rapid sale of property was commented upon by Will Rogers in August, 1923.

"If you call on a real estate agent and he won't sell you anything," Rogers wrote, "he is a realtor; it's the same as what the old-fashioned real estate agent used to be, only the commission is different.

"Lots are sold so quickly and often out here that they are put through escrow made out to the twelfth owner. They couldn't possibly make a separate deed for each purchaser; besides, he wouldn't have time to read the deed in the ten minute time he owned the lot.

"Your having no money doesn't worry the agents. If they can just get a couple of dollars down, or an old overcoat, or a shotgun, or anything to act as first payment. Second hand Fords are considered A-1 collateral.

"It's the greatest game I ever saw; you can't lose. Everybody buys to sell and nobody buys to keep. What's worrying me is who is going to be the last owner.

"It's just like an auction; nobody ever gets stuck but the last one."

But newcomers did buy property to keep. Homes arose rapidly. New streets were cut through from time to time. New tracts were marketed. Merchants opened stores and industrial concerns were established.

We are still too close to the events to evaluate them; ten years from now they may perhaps be viewed in their proper perspective. These boom years may, however, be rapidly reviewed in kaleidoscopic fashion.

In 1923 the need for a high school was voiced, the Holsum bakery built a plant, community sings were held at the Hawthorne school each week, the Fox Studios purchased 434 acres for \$1,400,000, real estate offices decided to close on Sundays, the Beverly Hills Citizen began publication, the Bridle Path Association was formed, and the Chamber of Commerce came into being.

This same year 193 acres, known as the Speedway tract, originally purchased by the Speedway Association, comprised among others, of Sil Spalding, Cliff Durant and Jake Dansinger, and later sold to Walter G. McCarty at about \$10,000 an acre, was subdivided. This year, also, Fred Noah opened the Beverly Wood subdivision, Hogue-Reynolds subdivided

a tract in Benedict Canyon known as Beverly Grove, and the Taft Realty Company subdivided 112 acres of land near Pickfair.

The year ended with Beverly Hills assuming eleventh place in the state for building activity, the number of new houses equalling 60 per cent of all the dwellings erected since 1907. The grand total for the years 1921-22-23 was as follows: 713 houses, 60 business buildings, eight apartments, six duplexes, eight stores, and three bungalow courts.

During 1924 the city approached a 5000 population, the attempt at annexation to Los Angeles was defeated, carrier postal service was begun, Escrow Indians romped about, the speedway was dismantled, the Beverly Theatre was built, service clubs came into being, the gas and telephone companies made plans to build, churches were erected, a new city hall was completed at a cost of \$62,500, and schools enrolled 519 pupils. Building permits jumped to \$5,053,644, and the city valuation was \$20,000,000.

The following year, in January, the first annual horse show was held, and in June 35,000 Shriners attended the rodeo that was staged here. The first 99 year lease was made by C. L. Peck on the southwest corner of Beverly Drive and Santa Monica Boulevard at a rental of \$2,400,000. Population jumped to 7500. Charles Blair donned a uniform as police chief, and Lloyd Canfield was secured as fire chief. The Beverly Hills National Bank, with Ralph W. C. Shull as president, opened its doors at Wilshire Boulevard and Beverly Drive, sharing business with the First National Bank that had moved into its new building at Santa Monica Boulevard and Beverly Drive the year previous, with O. N. Beasley as president.

By 1926 the city was 90 per cent improved, population increased to 12,000, and the assessed valuation doubled in two years to reach a \$40,000,000 total. For several months new homes averaged one a day, and one month two each day. The high school opened its doors, Beverly Vista school was planned, and property for the El Rodeo School was purchased. Other events included the organization of the American Legion post, the inauguration of 34-hour airmail service to New York, the opening of radio station KEJK in the Krause Building, the installation of electrical semaphore traffic signals, and the opening of the Fox Studio. Also the Beverly Club Building was opened, work was begun on a million dollar dairy, the Liberty National Bank was announced, the cutting through of Third street started, and plans for the Beverly-Wilshire Hotel were drawn. This year two events of world interest occurred, the first being the burial of Valentino from the Good Shepherd Church, and the second the proclaiming of Will Rogers as "Mayor."

The next year, 1927, Will Rogers became "Congressman-at-large," and the city had grown to the point where it could have a real mayor, Sil Spalding being the first to hold the office. The Beverly Hills float captured first place in the Tournament of Roses, the society horse show drew crowds, the city's valuation passed the fifty million dollar mark, and Sherman tried unsuccessfully to be annexed. The California Bank and the Beverly Hills Savings Bank both opened for business, and the Bank of Italy purchased the Beverly National Bank.

A survey revealed that residents owned one automobile for every three persons, and that the tourist influx was heavier than any previous year. The first Chamber of Commerce city directory came out this year, Wilshire Boulevard twinkled with new lights, and the late J. Lewis Ross was appointed postmaster. The city set aside a 43-acre park in Benedict Canyon, authorized the drilling of three new wells, and sanctioned the construction of the \$200,000 water plant. In September the high school opened with 380 students.

One year later the high school attendance had doubled, a senior class of two persons was graduated, a \$125,000 addition to the school was being planned, the citizens voted \$500,00 in bonds for the grammar schools, and nearby in Westwood work started on the first two units of U. C. L. A. The new water plant was ready for use in the spring of 1928, and the Sherman wells were deeded to the city. New bus lines on both Wilshire and Pico Boulevards were inaugurated. Also Life Magazine was suggesting Will Rogers for president, though Hoover won, carrying Beverly Hills four to one. The Beverly Ridge subdivision opened, a Wilshire Boulevard corner sold for \$175,000, and bank deposits reached \$11,476,706. A pension plan for city employees was adopted. The Community Players also came into existence. Assessed valuation of the city totaled \$58,413,630. And of passing interest, Mary Pickford bobbed her famous curls.

Early in 1929 property values were threatened by a proposed cement plant to the west, and with many groups opposing its erection, including the city council, the project fell through. Other events of civic interest were the establishment of a municipal library, the opening of four new public tennis courts, the sanctioning in Washington of the federal building bill, the opening of La Cienega plunge, and the completion of the new Hawthorne school unit. The Hawthorne school received first prize from the American Institute of Architects as the best public structure erected during 1929 in California. Statistics showed that per capita mail was the largest in the state, and that water consumption was seven times greater than six years earlier. Mayor Sil Spalding resigned and Paul E. Schwab

was chosen to succeed him, and William R. Metz was made city engineer following the retirement of Jack Albers. A serious fire in the canyon back of the city burned 400 acres and endangered many homes. With a record growth in school attendance, 108 grammar school teachers were required, and 160 new students entered the high school. Building permits in May exceeded a million dollars. Talking pictures were introduced at the Beverly Theatre, and work began on the Fox Wilshire Theatre. The murder of E. L. Doheny, Jr., by his secretary was the first ever committed in the city. Plans were made for a civic center.

In 1930 the stock crash had not yet slowed down Beverly Hills development to any appreciable extent. In January the \$500,000 First National Bank building was opened, and the city won for the third time the sweepstakes prize at the Rose Tournament. On April 28 the civic center bond issue of \$1,100,000 carried. In May Beverly Hills was announced as the fastest growing city in the United States, with a population increase of 2428 per cent, as the census figure of 17,428 was released. Fifteen hundred students enrolled at the high school, the addition to that school was completed, the Horace Mann school opened, and the Catholic school was completed.

During July, 1930, the first five and ten cent store opened on Beverly Drive, the city strip park plan was approved, and assurance of a new post-office came from Washington. In September the Beverly Hills Professional Building sold for \$400,000. The next month there were 13 multiple dwellings under construction. In November the campaign to take over the high school received impetus.

## CHAPTER XVIII.

### THE CIVIC CENTER REALIZED

Since 1930, three occurrences of particular interest have taken place; namely, the failure of the First National Bank, which made the depression felt in Beverly Hills, the completion of the new city hall, and the opening of the new postoffice.

The civic center plan was first suggested by a group of citizens including George R. Barker, Stanley S. Anderson, O. N. Beasley, J. L. Kennedy, and Leland P. Reeder. They discussed the matter with the city council, and

shortly thereafter a citizen's committee headed by Walter M. Guedel was formed.

At a meeting of the city council held February 28, a petition signed by 1998 voters was presented, advocating an issue of 40-year bonds to purchase and improve five acres for a civic center. The council passed a resolution March 25, 1930, setting the sum of the issue at \$1,100,000, and on April 28 the issue carried at the polls, with 1024 votes in favor and 399 opposed.

Several months then elapsed before definite building plans could be made, while a portion of the bonds were marketed and the land acquired.. On October 7 the firm of Koerner and Gage was retained to design the city hall and fire headquarters building, with the firm of Austin and Ashley as consulting architects.

One feature in connection with the acquisition of the land deserves particular mention; namely, the waiver by the Rodeo Land and Water Company of its reversionary rights to the land. The Pacific Electric Railway held title to part of the property for railroad purposes, a clause in the deed providing that use for other purposes constituted a reversion of title to the land company.

In previous negotiations with a motion picture corporation a price of \$75,000 in excess of the price finally paid by the city was quoted, this amount subsequently being the figure agreed upon at that time between the railway company and the land company as the amount in consideration of waiver by the latter company. So when the Rodeo Land and Water Company waived its rights, the action amounted to an outright gift to the city of \$75,000.

Preliminary plans for the city hall were accepted by the council December 30, 1930, and the bid was awarded July 14, 1931, to the Herbert M. Baruch Corporation for the general contract. The building was formally opened in April of 1932.

The cost of the civic project, including acquisition of the land, construction of the buildings, street work, structural changes and incidentals slightly exceeded the bond issue, although the cost of the parcel donated by the city to the United States government for the postoffice was included in the expenditure.

## THE POSTOFFICE

As postal receipts soared through the years, from about \$60 in 1913 to \$172,428 in 1923, successive changes in postoffice facilities were neces-

sary. From the old community store the postoffice was moved in 1920 to a cubby-hole in the 9400 block on Santa Monica Boulevard. A few years later the department was established in a new building at Camden Drive and Brighton Way.

Though designed for years to come, this building soon proved inadequate, so that in 1927 the Chamber of Commerce and interested citizens began working for a permanent postoffice.

Progress at first was slow, until plans for a civic center were formulated, at which time the Chamber of Commerce appointed Martin J. Kavanaugh to head a committee including George R. Barker, Alphonzo Bell, and the late J. Lewis Ross (who had succeeded George M. Russell as postmaster). The late Lon Haddock and the late William B. Hunnewell also worked actively to secure a new postoffice.

Kavanaugh and Haddock made a trip to Washington, appearing before the appropriation committee, which offered to provide \$85,000 for a postoffice, but this proposal was rejected by the city. In March of 1931, Kavanaugh made a second trip to the national capitol, seeking a \$500,000 appropriation. Washington officials agreed to appropriate \$300,000 for a federal building and land. Will Rogers had been instrumental in securing the appropriation, following a conference with Ferry K. Heath, assistant secretary of the treasury.

In order to erect a finer postoffice than would be possible if the cost of the land were deducted from the \$300,000, the city on November 15, 1932, deeded the government a site of 41,089 square feet in the civic center. Plans were drawn by Ralph Flewelling. The council on April 12, 1932, had already approved the plans, though not without protest at the non-conformity of the architecture with the city hall.

Sarver and Zoss were engaged as contractors, while Rudolph Anderson was the government inspector and construction engineer. The ground-breaking ceremony took place February 27, 1933, on the site formerly occupied in part by the old Pacific Electric station and in part by the Sun Lumber Company. On November 16, 1933, the cornerstone was laid, Michael J. O'Rourke having succeeded to the postmastership on August 16 of that year, and the postoffice opened on April 28, 1934.

### BANK FAILURE

The First National Bank fiasco began when that institution failed to open its doors Saturday, June 4, 1932. In part its failure was due to the

depreciation of bonds and securities. The bank held \$2,800,000 worth of these, of which \$1,700,000 were United States paper, and the depreciation was set at \$500,000.

Upon the appointment of H. F. Shilling as receiver, a statement was issued on the bank's condition at closing, assets being listed at \$6,874,856 and liabilities at \$6,209,794. Under assets, \$3,233,637 were in bills receivable, cash on hand totaled \$32,321, and other assets including cash on hand in other banks, securities, buildings, furnishings, real estate, etc., amounted to \$3,608,899.

In August stockholders were ordered to pay \$450,000 as their share of the liabilities, and when Shilling quit as receiver in November of this year, being succeeded by William Prentiss, Jr., he had declared two dividends to depositors totaling 33 1/3 per cent.

In December of 1933, the bank's former president, Richard L. Hargreaves, and John R. Scantlin were indicted by the federal grand jury on 14 counts of falsifying accounts and three of misappropriation of funds. Scantlin pleaded nolo contendere and threw himself upon the mercy of the court. Hargreaves was found guilty April 16, 1934, upon five counts of filing false reports of the bank's condition and three of misapplication of funds. The same week he was sentenced to three years in prison on each count, the time to run concurrently. His appeal is still before the court.

## CHAPTER XIX

### CITY GOVERNMENT

Not only in the form of government, admirably suited for the size and nature of the city, but also in the type of men who have served as officials, Beverly Hills has been extremely favored.

"Whenever Los Angeles goes in for an election," writes Rob Wagner, "Bevburgers purr themselves to sleep, for municipal 'politics' is something we are entirely free from. Here we are a beautiful little civic island of some twenty-two thousand souls—and a few movie supervisors—entirely surrounded by the Sultanate of Los. And while the ladies of the harem, from Sawtelle to San Pedro, from Boyle Heights to Brentwood, are in a constant state of excitement, squawking that they are not getting a square deal in court, little old Beverly Hills goes along year after year, the best administered

city in the U. S. A. Of course we have a mayor and council, but they are practically elected for life. In any event, we've never had to get rid of one at an unpleasant election. Whenever there's a change it's because someone has resigned or refused to run again. In which case we induce some other good citizen to do his stuff and his election is perfunctory.

"The advantage of a town this size is that we can know our neighbors, and our city officials are all old friends who have grown up with the town. Charlie Blair, who has built up the finest and swankiest little police force in the U. S. A., was at one time the town's only fireman and policeman. Now Charlie and Lloyd Canfield divide honors. Lloyd being the fire chief—incidentally the handsomest chief there is! Yes, we know them all by their first names. 'Ed' Spence is our mayor and our councilmen are 'Fred' Cook, 'Fred' Shelton, 'Jim' Kennedy, and 'Ed' Dentzel. It's the same with all our other city officials. Beverly Hills would be another town without 'Bert' Firminger as city clerk." Firminger has held that position since April, 1924, having previously been the secretary-manager of the Chamber of Commerce.

Since Rob Wagner wrote the foregoing, Frank Burnaby was elected to Fred Shelton's place on the council, after the most spirited contest in the city's history. Horace L. Blackman is city treasurer, a dollar-a-year man.

Other city officials at the present time include Building, Plumbing and Electrical Inspector O. Barnwell, who has held that office since September, 1923; City Attorney Richard C. Waltz, who has served since September, 1924, being previously assistant city attorney for a short time; and H. E. Smith, secretary of the water department, who was called to that post in July, 1925.

George V. Chapman, a resident of the city for many years, was appointed superintendent of the park department when that office was first created in July, 1927. City Engineer William R. Metz, who is also tax collector and superintendent of streets and sewers, began his service with the city in August, 1929. H. D. McCary, playgrounds and swimming pool superintendent, has filled the office since May 1, 1932. Arthur L. Erb began his term as judge of the city court in April of 1932. Since 1907 Dr. Charles F. Nelson has been in charge of the health department and receiving hospital.

"Silsby Spalding was king of Beverly Hills for years and years, and quit only because he had to go up beyond Santa Barbara to count his oil wells," Rob Wagner continues. "When Sil was running the town he was doing a lot of it with his own money, paying for everything that we couldn't afford when we were small."

The type of service Spalding rendered may be implied by an incident which occurred one night in a council meeting when a large Los Angeles firm, the low bidder on a \$75,000 job, asked for an additional \$54 to cover an item left out in their original estimate. Sil turned to the representative and said, "As mayor, I can't advocate payment of this additional figure, but if your company is out on a limb for \$54, as a citizen I can guarantee to give you a check for that amount if you will call at my home."

When Spalding resigned, Paul E. Schwab was elected mayor by the council and during the time that he served the council obtained a two-mile parkway, a new city hall, and the new postoffice. Schwab had to resign because of the pressure of work and illness.

Schwab became a member of the law firm of O'Melveny, Fuller and Meyers in 1920 and the following year came to Beverly Hills. His ability and civic zeal were recognized at once, and shortly after his arrival he was appointed assistant city attorney after Force Parker resigned. In 1924 he was elected to the city council, and from 1929 to 1933 he served as mayor.

Upon his resignation the council elected Edward E. Spence to the mayoralship, a real tribute to his integrity, inasmuch as he had long been an official of the Rodeo Land and Water Company, whose interests had often clashed with the city's. As a civil engineer who helped lay out the city, a resident since 1913, Spence was familiar with every aspect of the city, especially as he had served previously as city engineer and had done the field work on the official city map which A. S. Pillsbury prepared in 1917 at a cost to the city of \$199.

From the time of the city's incorporation to the present, the following men have rendered service on the board of trustees or city council:

William T. Gould, January 28, 1914, to May 22, 1916 (president from January 28, 1914, to April 24, 1916);

T. J. Moffett, January 28, 1914, to November 1, 1915;

W. B. Hunnewell, January 28, 1914, to April 17, 1922;

P. E. Benedict, January 28, 1914, to April 17, 1922 (president from April 24, 1916, to April 17, 1922);

Charles B. Anderson, January 28, 1914, to September 11, 1916;

Force Parker, November 8, 1915, to February 14, 1916;

George H. Hedley, April 17, 1916, to October 22, 1923;

J. H. Hill, June 12, 1916, to April 19, 1920;

Henry J. Stevens, October 30, 1916, to June 9, 1919;

Frank H. Aull, June 23, 1919, to November 24, 1919;

S. M. Spalding, November 24, 1919, to July 23, 1929 (president and mayor from April 17, 1922, to July 23, 1929);

Sidney C. Rowe, April 19, 1920, to February 28, 1921;  
 Norman A. Pabst, May 16, 1921, to July 11, 1927;  
 Hector D. MacKinnon, April 17, 1922, to September 24, 1923;  
 Orman E. McCartney, April 17, 1922, to April 19, 1926;  
 W. E. Woods, October 15, 1923, to April 21, 1924;  
 Edward E. Spence, October 22, 1923, to \_\_\_\_\_ (mayor July 28, 1933,  
 to \_\_\_\_\_).  
 Gilbert Woodill, April 21, 1924, to April 17, 1928;  
 Paul E. Schwab, April 19, 1926, to March 21, 1933, (mayor July, 1929,  
 to October 22, 1933);  
 W. E. Record, August 8, 1927, to April 18, 1932;  
 Fred L. Cook, April 17, 1928 to \_\_\_\_\_;  
 W. D. Longyear, August 6, 1929, to April 21, 1930;  
 F. M. Shelton, April 21, 1930, to April 19, 1934;  
 J. L. Kennedy, April 18, 1932, to \_\_\_\_\_;  
 W. P. Dentzel, March 21, 1933, to \_\_\_\_\_;  
 Frank Burnaby, April 19, 1934, to \_\_\_\_\_.

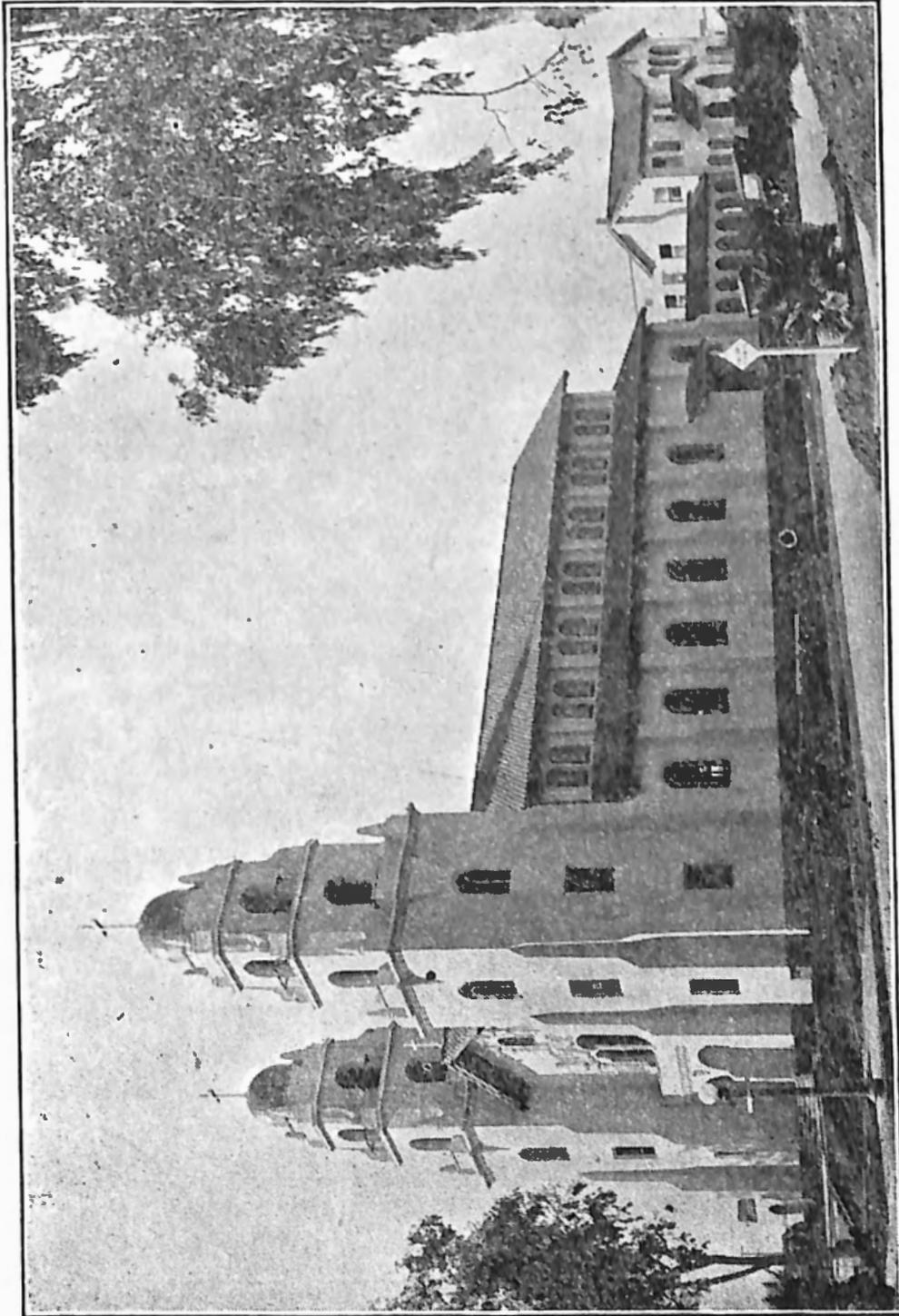
With such men as those, such services are possible in a city where friendliness reigns, and with gentlemen in office.

## CHAPTER XX.

### POLICE AND FIRE DEPARTMENTS

Among the most important powers given by law to cities of the sixth class, police and fire protection head the list. And in both Beverly Hills is again extremely fortunate.

Although Beverly Hills is largely composed of wealthy residents, automatically making it the cynosure of the criminal element of the country, with the inauguration of an identification system and special watches, Chief Charles E. Blair has circumvented any ideas criminals might have along these lines. All solicitors and salesmen operating within the corporate limits must be fingerprinted, thus minimizing the subterfuge of criminals getting the "lay of the land" before committing a burglary. The police department is highly specialized and founded upon the basis of individual service.



The Church of the Good Shepherd, first church building in the city, was completed in the winter of 1924.

Yet only a few years ago a single city marshal handled everything. This was Augustus Niestrum, appointed to that position shortly after the incorporation of the city in 1914. Jack Munson was employed that same year as a deputy. Things were so quiet in the city that Munson didn't need a pair of handcuffs for two years. In 1915 he was given a motorcycle and told to enforce the speed limit of 35 miles per hour. Munson's home became headquarters for both fire and police departments, and his wife was paid \$15 a month later on for her services at the telephone.

Among other duties, Niestrum and Munson had to be abroad before dawn during the quail season to prevent hunters from discharging firearms contrary to city law. As in the early years the city had no jail, suspicious characters were placed on the Pacific Electric train, fare paid, and the conductor was asked to keep them from leaving the train before reaching Los Angeles.

In the early months of 1915 another officer, in the person of George M. Russell, who was later to become postmaster, was secured. In July 1916, A. N. Geisler, school janitor, was sworn in as a policeman to protect the children. Russell Benedict, son of P. E. Benedict, was also engaged for a period as a police officer.

When several residents on the north side of town complained that they were not getting adequate police protection, they were assured that a man on a motorcycle passed their house each hour of the night. "Impossible," came the reply, "because we seldom hear the motorcycle." So to convince the residents, the patrolman was instructed to open his motorcycle cut-out each time he approached the homes. Four days later the people protested they were getting too much protection.

Charles C. Blair's reign as protector of the common weal began in 1917, when Munson resigned. C. G. Hill was then city marshal, until succeeded by Blair. For a good many years thereafter Charlie Blair was both fire and police chief.

On August 1, 1927, the police department was formed as a metropolitan organization, and Blair became the first chief of police. The department now consists of Chief C. C. Blair, Capt. M. L. Vallance, three lieutenants, four sergeants, four motor officers, 23 patrolmen, and three clerks, a total of 39 men. Headquarters in one wing of the city hall includes a modern jail, a bureau of identification and a "show-up" room.

The fire department came into being as a separate organization in the summer of 1925, when Lloyd B. Canfield was brought to Beverly Hills as fire chief, with Bert Borden and Estel Money as the only other members

of the department. Borden is now captain at station No. 2 and Money is lieutenant at station No. 3. In 1934 Canfield was elected to the presidency of the California Association of Fire Chiefs.

From a small station on Canon Drive, the department has grown rapidly until today the city has three stations, with 41 men in all, and eight pieces of equipment, all modern with the exception of the original 20-year-old Seagraves hose wagon.

The present value of equipment is \$47,360, and buildings are worth \$66,731. During the past nine years the average annual fire loss has been only \$19,731, though in average value per acre Beverly Hills ranks third highest in the state, being exceeded only by Signal Hill and the Vernon industrial district.

## CITY COURT

In 1924 the recorder's court as it was then called, along with other city departments, occupied a storeroom approximately 20 feet wide by 60 feet deep on Canon Drive. As city recorder, the late George H. Hedley, served without pay and had jurisdiction only over misdemeanors. He had served as police judge since the spring of 1918.

When the city hall was moved to the building on Burton Way at Crescent Drive, the business of the court grew in proportion, and following Hedley, the various city recorders found the court taking more time than they had anticipated and successively resigned. M. J. Kavanaugh, M. C. Moore, Gilbert Woodill and George R. Barker held the recorder's office during a period of about two years.

The city council had almost despaired of finding anyone willing to assume the responsibilities of police judge, with time to devote to the office, when the name of Seth W. P. Strelinger, an early resident and former army officer, who was then acting as state boxing commissioner, was suggested.

Strelinger accepted the position, and for approximately six years heard cases every week, attaining a high point of efficiency, until in 1931 when he was legislated out of office. In that year the state legislature changed the section of the Municipal Corporations Act providing for a recorder's court in sixth class cities. Under the new law such cities were to have a city court with both civil and criminal jurisdiction concurrently with the justice's court in the township in which the city is located.

This change required that the judge be an attorney, and as Strelinger

was not a member of the bar, the council appointed Arthur L. Erb for the position. Seth Strelinger died April 19, 1933.

Since the spring of 1932, Judge Erb has brought to the local bench a keen judicial mind that has made the court an outstanding seat of justice in the county.

### THE PUBLIC LIBRARY

Along with the development of the city came the progress of the public library, books being an important part in the commerce of ideas. The public library was first established in January, 1914, as a branch of the Los Angeles County Library, with quarters in the first school house, under the librarianship of Mrs. Bessie Yancey, who zealously directed the reading of juvenile borrowers and prevailed upon them to leave the western and love stories for more mature minds.

As the city began to expand rapidly in 1922, the library was moved to the second floor of the Woods-Beekman building. At that time there were 345 card holders. Further expansion in the city required changed locations from time to time, the registration having increased by 1924 to 735 card-holders.

By this time it was felt that Beverly Hills was a city of sufficient population to support a library of its own, especially so since the facilities offered by the county service were no longer adequate. The city was paying \$18,000 a year to the county, besides half the rental of the library quarters.

Accordingly the city council passed an ordinance in July of 1929 creating a municipal public library, after the council had already appointed a library board consisting of R. L. Dunham, Mrs. W. B. Hunnewell, Mrs. Charles Nelson, Otto Gerth and Ralph D. Wadsworth. The present library board remains unchanged except for the addition of Mrs. Norman Pabst.

The library board set out to find a trained and experienced librarian to administer the new library, and after a search fortunately selected Miss Mary Boynton for the position. She had been associated with the Los Angeles public library for a number of years and had served as librarian of the Santa Paula public library for nine years just previous to taking up the work in Beverly Hills.

Quarters in the former E. J. Krause building, at Brighton Way and Canon Drive, were obtained for temporary use, until the erection of the new city hall provided adequate space for a library. Under Miss Boynton

a staff of experienced librarians was secured, the library hours were lengthened, and new books were added rapidly.

During the fiscal year of 1930-31, the total circulation jumped to 100,797, the next year increased to 151,409, the following year to 180,753, and last year totaled 216,791. Books on hand at the present time exceed 25,000, and new books are being added at the rate of about 3500 each year.

Recently the library quarters were enlarged to provide space for a reference library room, the quarters formerly occupied by the park department being remodeled for the purpose.

## CHAPTER XXI.

### BEVERLY HILLS PUBLIC GRADE SCHOOLS

Without exception, the schools in Beverly Hills, including the four public grammar schools, the two denominational schools, and the high school, are unexcelled in the state.

Originally Beverly Hills was in the largest and richest school district in California. It extended from Bel-Air across to the "57" on the hillside beyond Culver City, thence to Main Street in downtown Los Angeles, and then to Cahuenga Pass and along the crest of the hills back to Bel-Air. P. E. Benedict was a member of the district school board for 21 years, beginning in 1877.

The first school was established in Beverly Hills in 1877, at a point just east of Doheny Drive and south of Sunset Boulevard, Virginia Mast being the first teacher.

In 1887 the second school, housed in a small frame structure known as the Cold Water School House, was erected near the entrance of the canyon of similar name. Alice Crowell was the first teacher, and in those days the teacher took turns living for a few weeks at a time with the different residents. That one-room school house, with its few well-thumbed books, its cast-iron stove, and its drinking water pail at the rear of the room, stands in sharp contrast to the modern schools of today. Pupils came on horseback and buggies from miles around to secure an education. The building was later sold and moved for use at the Cahuenga school.

Still another school, with Jesse Peale as the teacher, was established in the old adobe Rocha house, which still stands about one-half mile east of

Robertson Boulevard where the oil well rises from the center of the boulevard. Jesse Peale became the sister-in-law of J. M. Elliott, who for many years was president of the First National Bank in Los Angeles.

In 1913 residents of Beverly Hills asked the Los Angeles authorities for improvements on the old school at Coldwater Canyon, and received a flat refusal. Accordingly an election was held to form a separate school district, and the county school superintendent appointed a board of trustees for the Beverly Hills district consisting of Henry J. Stevens, Mrs. Alice O. Hunnewell, and Charles B. Anderson. They held office until May of the next year, when they were elected and served until 1916. The original school board held its first meeting October 23, 1913.

The first move of the board was to secure a small portable building, 20 by 24 feet in dimensions, which was moved to the corner of Sunset Boulevard and Coldwater Canyon Drive to take the place of the old school house. Miss Anna M. Hook was employed as the first principal and Miss Gertrude F. Wallenstein as her assistant. The school was operated the first year at a total cost of \$2221, of which sum the county paid \$550. Until the incorporation of the city, the Rodeo Land and Water Company supported the school.

The next year, on a five-acre tract, at Rexford Drive and Elevado Avenue, a small school was erected and called the Beverly Hills Grammar School, the name later being changed to Hawthorne School. Thirty-five pupils were in attendance the first several years.

By 1916, when Charles W. Hershey had assumed Steven's place on the original board, there were three teachers and 80 pupils. The next year Hershey was re-elected and the places of the original board members were taken by Mrs. J. H. Branch and F. O. Reed. The following year Reed resigned and J. H. Hill was appointed to the vacancy, and at the end of the year Mrs. Mabel B. Bonsall took Mrs. Branch's place. In 1919 the school board consisted of Mrs. Bonsall, J. H. Hill, and James E. Woolwine. The next year Mrs. Hunnewell was elected to Hill's place; and when Woolwine resigned, William C. Keim stepped into office for two years, until Woolwine's return to the city, whereupon the latter man once again became a board member. That same year, 1922, Mrs. Bonsall resigned and Mrs. Force Parker was appointed to serve until May, when Woodworth Clum was elected. This board served until 1924, when Carleton E. Merrill and E. F. Consigny were elected as new members with Mrs. Hunnewell, who resigned in 1926, her place being taken by C. E. Hughes. The present school

board consists of Hughes, Eugene Swarzwald, who succeeded Consigny, and Mrs. Jay B. Millard, who was first elected in May of 1926.

From the small Beverly Hills Grammar School, since torn down to make way for more modern structures, the Beverly Hills school system evolved. The present system's real beginning was in 1923, when a bond issue of \$250,000 was voted, to be followed the next year by another issue for \$195,000. From this money, additions at Hawthorne were made possible, and the Beverly Vista School was erected in 1925 upon 28 lots at 200 South Elm Drive.

Within a single year this new school was overcrowded, as the surrounding section was built up; so in 1927 a bond issue was passed for \$480,000 to pay for its enlargement and to provide for erection of the El Rodeo de las Aguas School at Wilshire Boulevard and Whittier Drive. Classes in this new school were begun in the fall of 1927.

Before long the demand was voiced for still another grammar school in the southeastern part of the city. In December of 1929 the Horace Mann School was completed at a cost of \$232,000.

The earthquake, together with subsequent school legislation and agitation, resulted in a bond issue for \$250,000 being passed in February, 1934, for the strengthening of the local schools, although none showed any but the slightest damage from the tremors.

At the head of the Beverly Hills elementary public schools is Edward J. Hummel, who was secured as superintendent in August, 1925. Previously he had been connected with the Santa Barbara city schools as supervisor, the Whittier Union High School, and the Santa Ana High School and Junior College.

The four public grammar schools are valued, according to the 1932 appraisal, at \$1,190,900 for the buildings, \$485,000 for the grounds, and \$130,150 for the equipment. An additional \$215,000 is being spent this year for strengthening.

The system employs 131 persons altogether in official, teaching and maintenance capacities. Experienced educators serve as principals of the various schools—Mrs. Viola Pogson at Hawthorne, Mrs. Minna L. Rowland at El Rodeo, Mrs. Josephine Collier at Beverly Vista, and Thomas M. Mock at Horace Mann.

For 1933-34 the bonded indebtedness of the Beverly Hills School District was \$1,805,000 including the February bond issue. Total current expenses for the same period were \$267,059. The expense for each child in daily attendance in kindergarten and elementary grade was \$113.69. Dur-

ing the past four years great reductions have been made in school outlays. Total enrollment during 1933-34 was 2848.

How Beverly Hills pupils rank in comparison with elsewhere in the county may be seen from a survey made in 1932 showing that 85 per cent of the students were in their normal grade or above, in contrast to only 63 per cent in the rest of the county. This shows, in other words, the effort that is made to reduce failures to a minimum.

With the taking over of the high school on July 1, 1935, Beverly Hills' school system will be complete. Before going into the history of the high school, however, mention should be made of two fine private schools in the city.

### PRIVATE GRAMMAR SCHOOLS

An important factor in Beverly Hills elementary education is the Berkeley Hall School, located on seven acres at 300 N. Swall Drive, with Leila L. Cooper and Mary E. Stevens as principals.

Berkeley Hall began in 1911 in a small English cottage on Western Avenue, its growth requiring larger quarters thereafter on Fourth Avenue, until finally in 1924 the school was moved to its present site. Six units of English architecture clustered about a central green constitute the school buildings.

In 1932, feeling that the school had grown beyond the bounds of personal ownership, the founders selected a board of trustees to hold the property intact.

Another educational factor in the city is the Beverly Hills Catholic School, located in a building completed in August of 1932 at Linden Drive and Gregory Way. This is the parochial school of the Beverly Hills parish, whose head is Rev. M. J. Mullins. Teachers at the school are the Sisters of the Holy Cross, of Notre Dame, Indiana, with Sister Superior Franciana as principal.

The building, representing with ground and equipment an investment of approximately \$160,000, is excellently adapted for its purpose as a day school. Its construction is in harmony with the Spanish architecture of the Good Shepherd Church. The enrollment during the first year was 161, since increased to 350, the limit which the sisters desire to maintain. The maximum limit is set to maintain close and personal supervision between teachers and pupils.

## BEVERLY HILLS HIGH SCHOOL

Up until 1927 pupils of secondary school age in Beverly Hills were compelled to attend high schools at great distance from the city. As far back as 1922 agitation for a high school in Beverly Hills began, gaining strength as the years passed, but without success in convincing a hesitant Los Angeles school board of the imperative need.

Finally J. L. Kennedy was appointed to represent the city, the Woman's Club, civic organizations and service clubs to get action on a school. His efforts, allied with those of interested citizens and groups, at last brought results; the Los Angeles board agreed to build and maintain a high school.

A school of French Norman architecture was opened in the fall of 1927, after its erection and furnishing at a cost of \$500,000, upon a plot of ground that cost \$166,000. Landscaping cost an additional \$37,000.

Originally planned for 700 students, the enrollment soon exceeded that amount, and very soon expansion became necessary. Additions were completed increasing the capacity to 2300.

Ralph D. Wadsworth was secured as principal, assisted by Harriet Robbins and M. G. Blair as boys' and girls' vice principals, respectively. The Los Angeles school board provided fine equipment, an adequate library, and a superior teaching staff of about 90 persons.

However, two factors soon pointed to the advisability of Beverly Hills taking over the high school. Of primary importance was the desirability of having a unified school system, so that the educational problems of the city's children could be dealt with adequately. Of secondary importance was the cost to Beverly Hills tax-payers of maintaining the school. The figure for running the school totaled about \$300,000 annually, while Beverly Hills paid in round numbers \$450,000 to the L. A. system.

Accordingly, the fall of 1930, the fight to take over the high school was started. It was not until local citizens had secured the passage of a state law, whereby a city could take over a system under the existing circumstances, that the campaign for a unified school system was successful. Mrs. Albert Mellinkoff directed the activity of the local group.

## CHAPTER XXII

### CHURCHES

As evidence of the city's rise as a substantial residential section, along with the upbuilding of schools, came the development of its church life. Every

ideal must have visible expression, some material achievement to signify its force; and this expression in Beverly Hills was manifested in the building of churches for people of different creeds, in styles governed by the symbols of their respective beliefs. Taken altogether, these churches symbolize the continuity of life through the ages. More particularly, they stand as civic institutions based on a principle of service to their members.

Church life had its beginning locally in 1913, when a small Sunday school was organized to meet on the second floor of the old Woods-Beekman building. There the Rev. Edward Funk, of the German Methodist-Episcopal denomination, gave his message to the half dozen children that were its first attendants. Slowly it increased in membership, as teachers from Los Angeles came to conduct classes, until in 1921, the city's population having reached 1000, the need of a church building was stressed.

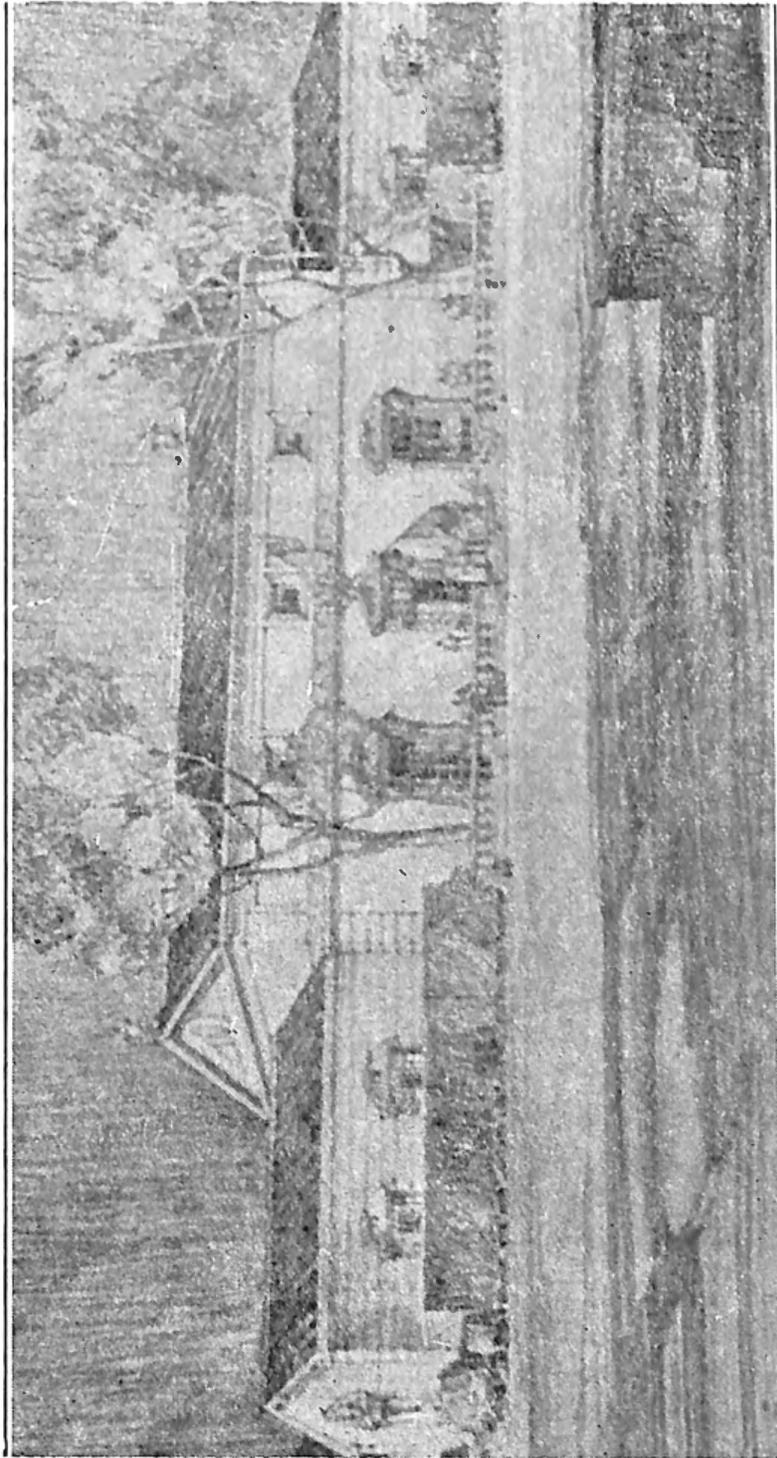
Accordingly, plans were made for a community church, while a survey was conducted by the Denominational Council of Superintendents of Southern California, representing 12 Protestant creeds, to determine the preferences of Beverly Hills people.

It was found that a large majority preferred the Presbyterian denomination, and as Beverly Hills was at that time still a missionary field, the district was allotted to the Presbyterians on condition that the church be conducted as a community house of worship for members of all evangelical creeds.

To Dr. Robert M. Donaldson, D.D., of Occidental College, was assigned the work of organization. Services were resumed under his pastorage, March, 1921, in the Woods-Beekman building, and a short time later a room at the Hawthorne School was used.

Formal organization of the church body, with 22 members, was effected August 14, 1921. A large site was soon secured at the corner of Santa Monica Boulevard and Rodeo Drive, and a building campaign started, culminating in the dedication of the auditorium and institutional building at the Easter services in 1925, together with a manse at 518 N. Camden Drive. The original buildings cost about \$150,000, and an addition was made to the structure several years later. In the church tower are the chimes which sound a daily message of peace, the gift of Mrs. Ione Foster as a memorial to her parents. The organ was presented in memory of Frank C. Caldwell by his family.

Dr. Donaldson guided the destiny of the church through its development and building program, until August, 1929, when he retired and was



Completed in 1932, the \$300,000 post-office forms one unit of the civic center plan.

succeeded by Rev. Arthur Lee Odell, D.D., who in turn was followed by Rev. Ernest M. House as pastor in 1933.

The first structure to rise in Beverly Hills, however, was not the one aforementioned but was the Church of the Good Shepherd, center of Roman Catholic life in the city, with its stained glass window of the Virgin recalling the household shrine of Dona Maria Rita Valdez de Villa.

The Right Reverend Bishop John J. Cantwell assigned Rev. Michael J. Mullins, who had been serving as chaplain of the Catholic Motion Picture Guild, and who as a chaplain overseas had ministered to the first American officer killed in the war, to organize a parish in this city.

Father Mullins began work immediately, and the first Mass was celebrated December 12, 1923, in the Windemere Apartments. Shortly thereafter, services were conducted for a time in a small rectory on Camden Drive, until space there proved inadequate, whereupon arrangements were made to hold services at the Beverly Hills Hotel, alternating hours on Sunday with the Episcopal congregation.

On Christmas day, 1924, the new mission-style church, with its altars the gift of Jackie Coogan, was dedicated at a solemn high midnight Mass. In the rear of the church is the rectory, facing on Bedford Drive. Nearby, on Roxbury Drive, is the convent for the nuns that conduct the parochial school.

The First Church of Christ, Scientist, organized March 27, 1923, as a branch of the Mother Church of Christ, Scientist, in Boston, was incorporated September 12, 1924, under the laws of the state.

Its first services were held here in Berkeley Hall, 800 North Swall Drive, while a reading room was established at 331½ N. Beverly Drive. Following the purchase of five lots at Rexford Drive and Charleville Boulevard, a fine church building capable of seating 1000 persons was completed early in 1928. Reading rooms were moved several years ago to 335 N. Beverly Drive.

Architecturally speaking, with a view to the harmonious fitness for the setting and for the purpose desired, the All Saints Episcopal Church building at the corner of Camden Drive and Santa Monica Boulevard is probably the best conceived in the city, although its merits are not immediately apparent to the average passerby.

Episcopal services in Beverly Hills began about the time Catholic activity started. The first rector was Rev. Athur J. Evans, and members attended services at the Beverly Hills Hotel through the courtesy of Mrs. Margaret J. Anderson, until finally the church building was completed and dedication held on Easter Sunday of 1925. Rev. Evans continued his fine work as rector

until his death in December, 1928. He was succeeded by the present rector, Rev. William W. Fleetwood. The church owns all its property, including a lot on either side of the building, free of encumbrance.

Starting November 14, 1926, with only 17 in the Sunday school and six for the morning worship service, St. Luke's Community Methodist Episcopal Church made its beginning in Beverly Hills at 8822 W. Pico Boulevard, with Rev. Arthur F. Wahlquist as the first pastor.

The Methodist Board of Home Missions purchased three lots at Robertson Boulevard and Whitworth Drive the same year for \$17,000 and donated \$4000 toward building the church. The auditorium of a Los Angeles church was moved to the site, and with a classroom addition in the rear, the structure was dedicated May 22, 1927, by Rev. L. T. Guild, superintendent of the Los Angeles district. Building plans are yet uncompleted.

The name has since been changed to Robertson Boulevard Methodist Episcopal Community Church. In 1928 Rev. Wahlquist was succeeded as pastor by Rev. Waldo S. Reinoehl, who was followed in 1929 by Rev. Frederick J. Oaten. The present pastor is Rev. Charles S. Kendall.

Another active church body in the city is the Beverly Vista Community Church, formally organized with 64 members in October of 1927. Sunday school and devotional services were held in the auditorium of the Beverly Vista School until the church building was opened on June 24, 1928. Rev. J. K. Stewart was pastor during its formative period and still occupies that position.

The building was erected at Elm Drive and Gregory Way, financed by local contributions, a \$25,000 appropriation from the United Presbyterian Board of Erection, and a \$6,000 loan from that body. Only the first unit of the planned church plant has been completed, at a cost of \$50,000.

Two other nearby churches draw many members from Beverly Hills. The first is the Beverly Hills Lutheran Church, which meets in the Marquis Theater Building, with Rev. G. L. Hudson as pastor; and the other is the Beverly Christian Church, at Third Street and Las Palmas, with Dr. Cleveland Kleihauer as pastor.

## CHAPTER XXIII

### PUBLICATIONS

Three publications in Beverly Hills are worthy of historical record, each different and each outstanding in its particular field.

The first is the Beverly Hills Citizen which has received high praise from all over the country as being an outstanding representative in the weekly newspaper field. The second is Rob Wagner's Script, a lively weekly magazine, with an imposing list of important contributors. And the last is a monthly called The Magazine, known to only a few in Beverly Hills, but with a nationwide reputation among the so-called "little magazines."

The Beverly Hills Citizen, perhaps more than any other single agency, has been responsible for the upbuilding of Beverly Hills. Its history since its founding in 1923 has been the history of the city, and since that first year it has carried a front page "ear" with the legend: "A Home Paper, Printed for Home Folk, By Home People, in a Home Plant."

The Citizen had been preceded shortly by the Beverly Hills News, edited and published by Al Murphy, who had a linotype in the Kennedy-Camfield building where news items were set up to be printed outside the city. Murphy's stand in the annexation fight, however, brought against him the charge of having "sold out" the city to the Rodeo Land and Water Company.

Consequently a group of citizens, desiring to have a representative newspaper established to work for the good of the community, promised their support to Kenneth Miles. Under his editorship the first issue of the Beverly Hills Citizen appeared in magazine form on May 9, 1923.

The financial aid promised to the young publication was not forthcoming, however, and about nine months later George R. Barker, its present editor and publisher, an experienced newspaperman who had been looking for an opening on the Pacific Coast, took over the magazine's name and goodwill. He changed it to a tabloid-size newspaper, printed on book stock, and established the pioneer printing establishment in the city.

The shop at 460 N. Rodeo Drive was equipped, at first, with a linotype machine, a job press, an Optimus press, and an assortment of type. The Optimus press printed only four pages at a time, requiring 10 runs to put out a 40-page paper.

In 1928 the Citizen plant was moved to its present location at 322 N. Rodeo Drive. The plant has grown with the city, modern equipment being added at intervals, and today five publications are printed in the shop.

Rob Wagner began his magazine as a quixotic experience in journalism. Desiring, for a time at least, to call a halt on movie bell-ringing for the national magazines, he decided to start a weekly paper in some desert town such as Indio, and to have a lot of fun with imaginary characters. But Charlie Chaplin advised him to begin right here in Beverly Hills, where he wouldn't have to invent characters.

Refusing Chaplin's offer of \$30,000 to start the magazine, Wagner made other plans; then calling upon his friends in the writing craft for contributions, he set out on an amazing venture, planning to keep it going just so long as he could pay the printer's bill each week. The first issue appeared as a brawling infant on February 16, 1929, and the magazine is now entering upon its sixth year as a lusty child. From a local magazine it has grown to national proportions.

The first issue of The Magazine appeared in November, 1933, with a staff consisting of John McAllister, Richard Perry, Fred Kuhlman and Art Rothman. Its purpose has been to serve as a journal of contemporary writing, as one of the "little magazines" publishing stories and poetry that slowly are bringing a change in the literary world. The magazine has published such poets as C. Day Lewis, J. V. Cunningham, Janet Lewis and Yvor Winters, and such fictionists as Josephine Herbst and Achilles Holt. The magazine's future still lies ahead, but its establishment here in Beverly Hills is deeply significant.

### CHAMBER OF COMMERCE

Attended by 60 individuals rallying to the call of Seth W. P. Sterlinger and Frank Denison, the first meeting of the Chamber of Commerce was held May 1, 1923.

Shortly thereafter, Strelinger was elected the first president and Denison assumed office as secretary. Since that time the chamber has acted as a community clearing house.

Among the organization's major activities may be listed the annual compilation of a free city directory and telephone book, the administration of a strong merchant's association, and the sponsoring of ideas for the city's improvement.

The chamber has been active in surveys and activity to reduce taxes, to effect changes in city ordinances, and to bring improvement ideas before the city council. It backed the civic center idea, aided City Attorney Waltz in the fight to get telephone rate reduction, initiated the movement for the withdrawal of the high school from the Los Angeles system, and has staged many community events. "Beverly Hills On Parade" celebrations, designed to aid in making the city a shopping center, have recently featured its activity. It has secured a tremendous amount of legitimate publicity throughout the world through the media of the seven great newspaper syndicates.

Following Frank Denison's term as secretary, M. C. Moore was secre-

tary-manager for a time, until the chamber's incorporation in July, 1923, when B. J. Firminger became secretary-manager. In April of the next year Gene Sanders succeeded Firminger, who became city clerk. Sanders was followed in 1928 by R. Ellis Wales, who left in 1930 to do promotion work and then was recalled to the position in February of 1932, Ralph Wade serving as secretary-manager in the interim. Henry A. Mortson succeeded Wales this year.

Several months after its organization, a mass meeting of business men and merchants was called and the chamber was re-organized along more equitable lines. Thereafter, the following served in order as president: W. E. Woods, J. L. Kennedy, Ralph Schull, A. C. Heegard, Harrison Lewis, Richard Hargreaves, Ed Newman, John R. Scantlin, Frank Burnaby, William Brandt, Milo Bekins and Charles Griffin.

#### BEVERLY HILLS BAR ASSOCIATION

On the second day of December, 1931, a small group of attorneys maintaining offices in Beverly Hills gathered to organize formally the Beverly Hills Bar Association. Those present were: Jesse E. Jacobson, John A. Wallis, C. E. Spencer, E. E. Noon, Samuel R. Enfield, Charles J. Griffin, Ralph F. Bagley, Leslie L. Heap, Charles E. Quirollo, Arthur L. Erb and A. Curtis Smith.

In addition to the foregoing, H. Edward Alton, J. W. Mullin, William B. Barton, John A. Wallis and Richard C. Waltz signed the constitution as charter members.

Arthur L. Erb was selected as the first president of the group, in recognition of his active service for the welfare of Beverly Hills since his coming here to open the first attorney's offices in the city. He was followed by E. E. Noon to the presidency, who was succeeded by the present head, Richard C. Waltz. Other officers at present are H. E. Alton as vice-president and A. Curtis Smith as secretary and treasurer. The membership totals 22.

Since its organization the association has attempted to keep strictly out of politics and to work for the betterment of the bar. Many useful changes in court organization and in legislation can be traced directly to the activities of the association and its members.

## BEVERLY HILLS REALTY BOARD

For the purpose of forming a realty board, 32 men gathered for dinner at the Beverly Hills Hotel in November of 1922. These included nearly all of the reputable realtors in Beverly Hills at that time. Sidney C. Rowe was elected president, and other officers were Leland P. Reeder, vice president; J. A. Cornelius, secretary; Harrison Lewis, treasurer, and Larry Blaisdel, N. W. Burns, J. L. Kennedy, J. L. Ross and A. B. Salisbury, directors.

Besides the above members, charter members consisted of M. D. Allen, Eugene Barton, K. A. Brainard, W. C. Campbell, Ernest Chase, F. B. Crissman, M. G. Cummings, W. G. Davis, B. A. Dixon, Z. D. Ells, Fred A. Gleiforst, W. V. Goar, Fred W. Hogue, J. R. Hutchison, K. B. Keith, D. A. Kirk, F. H. Lloyd, Leslie Mason, G. L. Phillips, W. A. Reeder, Clark Reynolds, Frank Reynolds, F. K. Rockett and Karl B. Schurz.

An item from the minute book of the first year is of interest. "December 13, 1922: Harrison Lewis stated that every known record for selling lots in this part of the country had been broken when, through the combined efforts of all the firms in Beverly Hills, over half a million dollars worth of property had been sold in the short space of three days."

During the last of December, while the annexation fight was at its height, a vote of realty board members revealed 21 in favor of joining Los Angeles. J. L. Kennedy was the only member of the board to come out strongly in favor of maintaining Beverly Hills as a separate city. Steve Glassell, a non-board member, also was vigorously against annexation.

Will Rogers suggested the name "Escrow Indians" for local realtors, and used the name in his picture, "Two Wagons—Both Covered," wherein early California settlers were depicted as being ambushed by the Escrow Indians waving fountain pens and contract blanks instead of tomahawks. The Escrow Indian Tribe was formed in Beverly Hills, furnishing many colorful episodes in community life.

One hundred strong, decked in full regalia, with a head-dress of multi-colored feathers advertising the city as "The Heart of the Next Million," the braves descended upon the state real estate convention at Pasadena, October 1924, and took the session by storm.

One group, dropping bonnets and war clubs and seizing midirons and putters, invaded the golf course and added the silver trophy for the state realtors championship to their collection of scalps. Incidentally, a local realty board team has won the trophy nearly every year since.

The Escrow Indians even had a war chant, written by J. S. Stephenson

and Richard Colburn, with its chorus :

Papoose run loose  
 In Beverly Hills;  
 Big squaw heap movie star;  
 Big chief, much grief,  
 He pay all the bills;  
 Squaw ride'm Packard car.

How, how! Pow wow! You all come see  
 Heap big town of Bev-er-ly.

In the early days, the annual realty board hi-jinx was a bright spot of the year. The first was held in 1922 on the site that is now the fourth hole of the Bel-Air golf course. All Beverly Hills turned out for the barbecue, which was followed by games, prize fights, whippet races, and vaudeville. Karl Schurz was Cheese of Police for the occasion, and during the baseball game he saved the day for his side by arresting an opposing player who stole third base. Bill Reeder was master of ceremonies, and Ruth Hubbard and Ethel Clayton came togged out as "Faro Nells."

Following Sidney C. Rowe's two-year term as president of the realty board, the various officers under the rotation plan have been Leland P. Reeder, Charles P. Haswell, Harry A. Mortson, James A. Cornelius, Clark Reynolds, G. M. Griffith, William B. Collier, James V. Westervelt, George W. Elkins, John P. Prendergast and the present head, Karl B. Schurz.

Under the three-way association plan, every member of the board is also a member of the state and national associations. Stress is laid upon community development through ethical methods in all transactions. The highest peak in membership was attained in 1926-27, when 70 brokers and 25 salesmen were enrolled.

## CHAPTER XXIV

### BEVERLY HILLS WOMEN'S CLUB

To the Beverly Hills Women's Club must be given great credit as a civic agency, ever ready to carry more than its designated load, in cooperation with other organizations, for the formation of a spirited and unified Beverly Hills.

The history of the club is the fulfillment of the promise written in its

annals: "The objects of this club shall be advancement in all lines of general culture, the opportunity for social service, and the upbuilding of a community spirit."

Forty women meeting at the home of Mrs. Lowell C. Frost in December of 1916 formed the club, outlining its purpose as a medium through which strangers in the new community might have the opportunity for social contacts and service.

When the United States entered the war shortly thereafter, the group became a Red Cross unit, with prompt accomplishment to its credit. Mrs. Force Parker acted as chairman during these years.

In 1919 the club was formally organized, constitution and by-laws drafted and officers elected, Mrs. Edmund Locke being chosen as president. From this time on a club consciousness developed, together with the urge to become an integral part of the community. Two years later Mrs. Jay B. Millard became president, and under her leadership during the next five years the club's policies and interests widened. The desire for a club house was crystallized and actuated. In 1924 the club joined the General Federation of Women's Clubs, banding with three million other women in working for higher standards of living, in urging wise legislation and enforcement, and in upholding American citizenship.

Then in October, 1925, the vision of Mrs. Millard—now president emeritus—was realized with the opening of the new club house, culminating the efforts of the club's members. Previously club meetings had been held at the homes of the various members.

Through the ensuing years, each of the five administrations to follow, headed in turn for two years by Mrs. Norman A. Pabst, Mrs. Jerome Canavan, Mrs. Karl F. Murdock, Mrs. Noel M. Hooker, and Mrs. Charles F. Nelson, had its own problems to solve and adjustments to make.

At the two regular meetings each month, following business and discussion, the club members enjoy programs presented to please a variety of tastes. In addition, special club sections enlarge the club's cultural scope by offering opportunity for study and expression along specialized lines.

The Drama Section, the first to be organized, in 1922, functions in the manner of a workshop, with members reading, studying and producing such plays as are suitable for the club's stage. In 1925 a play written by Maurine Gee and titled "The Delicate Child," won first award in the General Federation Playwriting Contest and was produced for the national convention at Atlantic City.

The Current Events Section, likewise originated in 1922, has distin-

guished itself through the years by presenting Aline Barrett Greenwood in a series of current event talks.

In 1923 two new activities were added: the Junior Auxiliary, providing a separate group for young women, and the Tuesday Afternoon Section, now called the Monday Seminar, which creates club interests and friendships among young matrons.

The French Section, also dating from that year, has proved a definite cultural asset, as has the Music Section, beginning in 1924 as the music committee, which offers opportunities in music appreciation and sponsors the club chorus which won second place in the Los Angeles District Chorus Contest in 1934.

Another section formed in 1924 deals with books and current literature. This group in 1929 compiled and published the cook book, "Fashions in Foods," in Beverly Hills, including favorite recipes of local celebrities, with a foreword by Will Rogers in his best manner.

A section on child welfare was organized in 1926 but was short-lived, since it repeated in part the work of the Parent-Teacher's Association. In 1927, when membership increased rapidly, the Round Table meetings came into being for the purpose of assimilating the newcomers into active membership. The Round Table disbanded four years later, its purpose fulfilled.

About this time the Art Committee, which fosters the study and appreciation of art and arranges monthly art exhibits, came into being. In 1929 an Applied Psychology Section was organized to meet the need created by the world depression. Persistent requests resulted in the formation of a Bible Section in 1934.

One other important activity should be mentioned — that of securing worthwhile motion pictures for juvenile audiences. In 1926 the club collaborated with the motion picture department of the district federation in instituting junior matinees in Beverly Hills.

Conceived in the spirit of Americanism and service, the club has held faithfully to its tradition. Its Needlework Guild, which last year put 1070 new garments to good use, dates back to 1921. Its Scholarship Loan Fund, founded in 1927, enables one or more girls to attend college each year. Its Annual Rummage Sale, initiated in 1931, has been of real philanthropic worth.

Through all these various activities, club unity has always prevailed, living up to the motto over the fireplace in the clubhouse: "One feast, one house, one mutual happiness."

## CHAPTER XXV

## BEVERLY HILLS COMMUNITY PLAYERS

With literary, dramatic, musical and social advancement as the incentive, the Beverly Hills Community Players came into being as the outgrowth of the drama section of the Beverly Hills Woman's Club.

Besieged by non-members of the club to form a dramatic group where all talents of Beverly Hills might meet as one, Irene Hunt Weyman, chairman of the section, suggested the foundation of the community players.

The first meeting was held at Mrs. Weyman's house on February 7, 1928, where plans for the organization were made, Mrs. Weyman being appointed president, Mrs. Randolph Carter, vice-president, while the founders and directors included Edward Hummel, William Hunnewell, Wanda Davis Phillips, Edward Newman, Raymond Haun, Maurine Gee, Harry Werner, France Dillon, Earl Jameson, J. H. Stewart, Betty Hooper, Harry Beaumont, Lon Haddock, Betty Kirby, Mrs. Frank Richmond and Mrs. Josiah Kirby.

Plans were laid for a workshop group to present three one-act plays a month, and for the players as a whole to produce a major three-act play every two months. The first one-act play was Christopher Morley's "The Bookshelf," presented in March under the supervision of Mrs. Randolph Carter, who later resigned her position and was succeeded by Golda Madden Craig. In June, under the direction of Irene Hunt Weyman, the first three-act play was produced, "Kempy", with Patsy Ruth Miller playing the leading feminine role and with Leslie Pearce directing. The elite of the city supported this production, subscribing as patrons and patronesses of the organization.

After the first year, during which the idea of a community players group proved successful, a nervous breakdown prevented Mrs. Weyman from continuing as president, and Golda Madden Craig succeeded to that position.

Previously grammar school auditoriums had been used for productions, but in November of 1929 the need for a more permanent home was felt. An old Beverly Hills fire house, facing upon an alley, was chosen and christened "The Barn", and members donned overalls and smocks to prepare it for use.

A children's group was added to workshop activities, with Mrs. Ruth Lipton serving as chairman, to direct the production of three one-act plays each month.

As the organization grew rapidly, "The Barn" soon proved inadequate;

so the next move of the community players was from the alley to the top floor of the California Bank Building. This was the "Little Theater of the Stars", seating only 50 people, and at each performance crowds had to be turned away. Each year the community players have entered the Santa Ana Play Tournament, and each year have succeeded in winning an award.

With the addition of a "bandbox" group, sponsored by Irene Hunt Weyman and Joan Blackmore, an opportunity was provided for the inexperienced to act, try out new plays, and learn voice, diction and make-up. Three plays were presented a month.

On June 17, 1931, Golda Madden Craig ended her term as president, and Charles Griffin succeeded to her chair. Soon the Little Theater of the Stars was outgrown. The players then took a lease on a building which they remodeled for theater purposes at 244 S. Robertson Boulevard. Opera chairs for the first time took the place of rough benches, and seating capacity was provided for 200 persons. Dressing and rehearsal rooms were fitted out, together with a green room for the players, and all activities took place under the same roof. Mrs. Don Marquis contributed several artistic plays that drew "rane" notices in the newspapers.

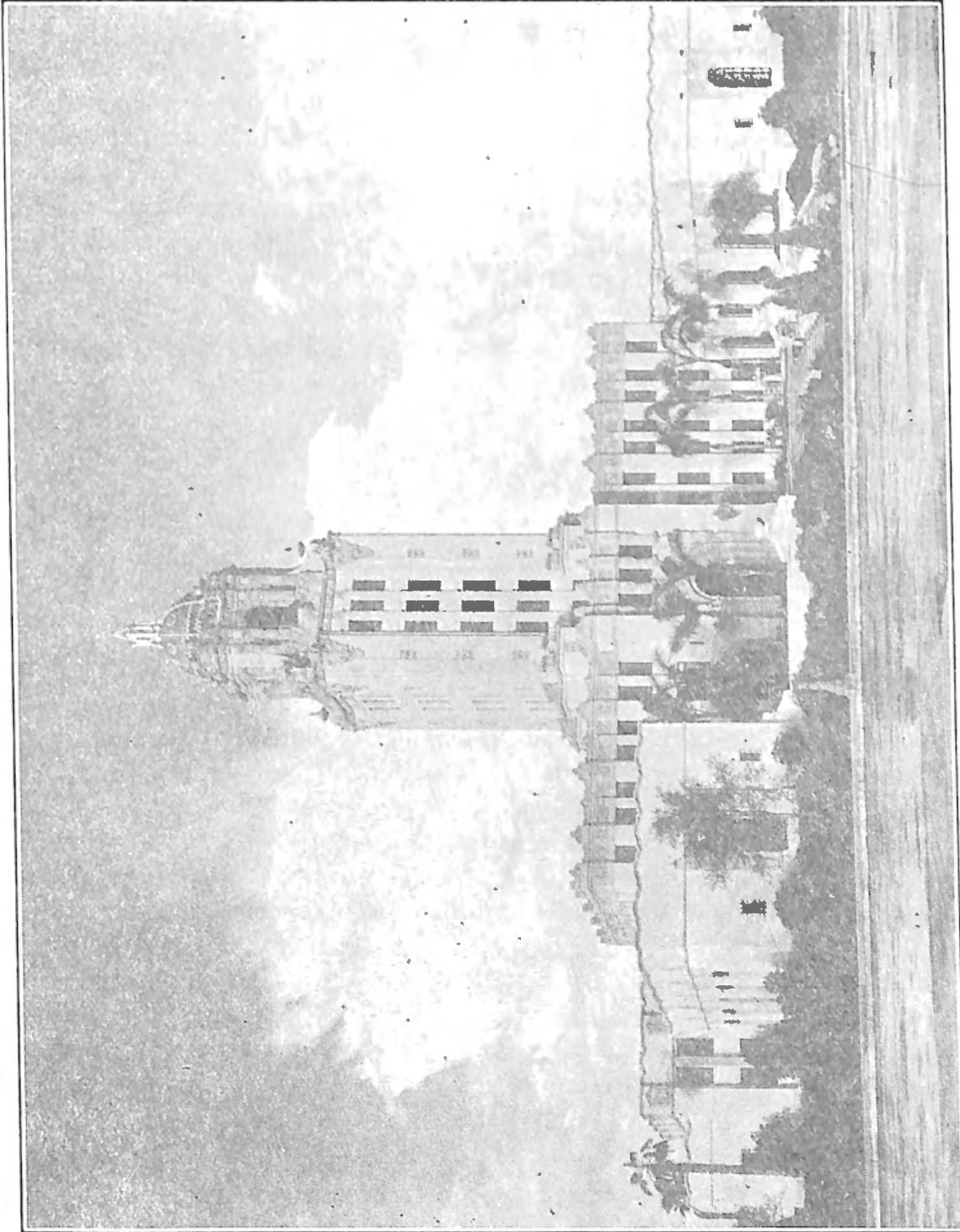
Then came the depression, and when Charles Griffin's constructive period as president ended in June of 1933, he was succeeded by Marie A. Dodge, who determined to clear up the deficit of \$600 through a series of dances and parties in addition to the plays. At the present time plays are given at the Beverly Vista School auditorium, the Robertson playhouse having been vacated.

The two finest plays presented by the local group were "Allison's House" and "Bitter Harvest." The latest play, "World Wihtuot End," one of the most pretentious attempted, promises to be equally successful.

Other major three-act plays produced included: "Behold the Bridegroom," "Interference," "Concerning Emily," "Hay Fever," "The New Poor," "This Thing Called Love," "Intimate Stranger," "The Closed Door," "In the Spirit," "The Wisdom Tooth," "Job," "Insult," "Heading for Heaven," "The House of Magic," "Engaged," "Listening In," and "Reno—Change Sleepers."

### BEVERLY HILLS MEN'S CLUB

As a counterpart of the Women's Club, the Beverly Hills Men's Club was organized in 1927, with the late Lon J. Haddock as its moving spirit, the first meeting taking place on April 13.



Pictured above is the Beverly Hills City Hall, completed in 1932 at a cost of approximately a million dollars including the land.

Non-political and non-sectarian in character, the club was planned as an agency to increase civic consciousness among the men of the city by bringing them into closer contact at monthly dinner meetings to hear outstanding speakers.

Such noted men as Dr. Robert Millikan, Dr. B. R. Baumgardt, fellow of the Royal British Astronomical Society; Senator E. F. Gillette, who was for many years speaker of the House of Representatives; the late W. J. Locke, famed British novelist; Manchester Boddy, publisher of the Daily News, and others equally famed in their respective fields, have addressed the group.

Following Lon J. Haddock's terms as president during 1927 and 1928, Jesse Jakobson and then the late Judge Lewis R. Works held that position, until in 1931 when Haddock was again called to the presidency. The next year Paul Schwab became president, being followed by Warren R. Libby, who was succeeded in 1934 by B. J. Firminger.

From its original group of less than 50 men in 1927, the club has grown to a membership of 125.

### THE UNIVERSITY CLUB

With membership limited to 60, and with an imposing waiting list, the Beverly Hills University Club has been another cultural agency in the city, since its organization in April of 1928 by twelve women.

Its first president, Mrs. Norman Pabst, was followed in turn by Mrs. Warren Libby, Mrs. Paul Schwab and Mrs. Edward E. Fess. Besides offering opportunities for social life, the club hears outstanding speakers of note in the fields of letters, art and science. It also conducted a series of garden tours through the noteworthy estates of Beverly Hills and Bel-Air. Since 1931, by means of pledge gifts and benefits, the club has aided the Sawtelle Relief Center in welfare work, and each year its scholarship fund makes possible a university education for one or more selected girls.

### LITTLE THEATRE OF BEVERLY HILLS

Distinct from the Community Players, but serving a similar civic purpose, the Little Theater of Beverly Hills for Professionals is another organization making local history.

Organized in July of 1930 by Golda Madden Craig, a devotee of the drama and a former professional actress, together with a group of enthusiasts, the Little Theater was launched with the idea of providing professional actors and actresses with the opportunity of gratifying their art.

Since the group was started the auditorium of the Hawthorne School has been used for productions, until last year when the group felt the need of a little theatre of its own. To this end a site in the triangle bounded by Burton Way, Crescent Drive, and Brighton Way has been acquired for a theater and art center. Plans for a 400-seat theater have been drawn, and the scheme is now being promoted.

The Little Theater was fortunate in securing the services of Oliver Hinsdell, a pioneer in the community theater movement, to act as director. He resigned during the middle of last season because of the pressure of other work.

Opening the first year with "Hotel Universe," to be followed by "Fashions," as one of the first revivals that have since become so popular all over the country, and by "Perfect Alibi," the group established itself as a civic non-profit enterprise.

Outstanding among the productions of the second year were Bernard Shaw's "Pygmalion," with Martha Sleeper, Walter Byron, and Mary Forbes; "The Second Man," luring Hedda Hopper back to the footlights and bringing recognition to Mary Carlisle, and "The Good Fairy," with Kenneth Thompson, Richard Tucker and Francesca Braggiotti. This same season, "A Night at the Old Orpheum," was presented in two vaudeville programs, bringing to the local stage Will Rogers, Chic Sale, Trixie Friganza, Fred Niblo, Sam Hardy and William Collier, Sr., among others.

Last season the world premier of "Brief Candle," later taken to New York and produced by Peggy Fears as "Divine Moment," was presented. The same season Patsy Ruth Miller appeared in "Eva the Fifth," Theda Bara in "Bella Donna," and Lloyd Hughes and Mae Bush in "Alimony Preferred."

As a part of the Little Theater, the Advanced Junior group under Erna Marzinke's direction came into being last year, producing three plays which offered acting and writing opportunities to the sons and daughters of prominent actors and writers.

To sponsor the Little Theater socially, the Debutantes of Beverly Hills were organized in November of 1934.

The Little Theater's board of managers is composed of Chairman Golda Madden Craig, Durward Crinstead, Arthur Kachel, Sam Hardy, Ken-

neth Campbell-MacIvor and Clyde C. Westover. Leland Reeder heads the men's committee.

## CHAPTER XXVI.

### AMERICAN LEGION POST 253

Since February, 1926, when a few ex-service men banded together as the nucleus of the Beverly Hills Post 253 of the American Legion, electing Charles Wood as the first commander and Les Allers as adjutant, that organization has grown through patriotic and civic services until today it numbers 184 members.

The post is so organized that, in case of disaster, all the members can assemble within an hour at any given spot for emergency service. On three occasions the post has been called upon in actual emergencies. A test call is issued annually to insure efficient response.

Following Wood as commander, the late Al Bickel filled that position during 1927-28, with Had Jones as his adjutant. Jones also served in the same capacity the next year when Willis Hamrick was post commander. The following have served in order since then: Forrest White, Clarence Singer, who split his term with Paul Barton, Marvin Park, August O'Connor, George Johnson and Heber Gersbach. Ray Morgan has acted as adjutant since 1929.

With service to disabled veterans as its principal objective, the post also sponsors an annual school essay contest, in which medals are presented to the boy and girl winners from each of the six elementary schools. Likewise it engages in educational work of various types.

Its drum and bugle corps, organized in 1929, with uniforms and instruments representing an outlay of \$4,500, has won a collection of awards in competition with other corps of Southern California. The post's orchestra is now in its second year.

The post also sponsors the Beverly Hills Sea Scout troop and secured for that group a 50-foot motorboat which has been rebuilt as a replica of Columbus' flagship, "The Pinta."

Fifteen evergreen elm trees planted in Roxbury Park commemorate the local members of the Legion that have "gone over the hill."

### VETERANS OF FOREIGN WAR, POST 811

The national organization of the Veterans of Foreign Wars was organized in Columbus, Ohio, in 1899, by fourteen members, and has now grown

to the second largest ex-servicemen's group in the country.

Beverly Hills Post 811 was officially instituted April 29, 1932, when its charter was received. Twelve members were installed at a meeting held in the Beverly Hills Athletic Club, Col. William K. Herndon being the first commander. The commandership for 1932-33 went to Glen Alexander, and last year to G. L. Ellsworth. C. A. Cumings was elected commander for 1934-35.

The aims and objects of the organization are fraternal, patriotic, historical and educational. Its members must have had honorable service in army navy, marines, or coast guard on foreign shores or hostile waters during time of war.

During the first year of its existence the post sold 2900 poppies, the money going for veteran relief work. Each Christmas several hundred baskets of foodstuffs are distributed to needy families.

### THE CANADIAN LEGION, POST 59

With comradeship as the keynote of the organization, the Beverly Hills post of the Canadian Legion of the British Empire Service League received its charter April 10, 1934.

Already a vigorous group, under Commander M. L. Vallance, the post functions in a manner similar to other veterans organizations. It pledges itself to uphold all constituted authority, and the oath of allegiance for United States posts requires candidates to pledge themselves to maintaining the constitution of the country and to supporting the president and all others duly authorized to administer the laws. The post meets twice a month in the Heegaard Building.

Of the 61 posts of the Canadian Legion in the United States, 30 are in California, indicating the preference of Canadian world war veterans for this state. The local post is under the jurisdiction of the California State Command at Oakland.

### BOY SCOUTS

Among activities for the young folk of the city, none has been more successful than the Boy Scout movement, and Beverly Hills troops have long been champions of the Crescent Bay Council, which also includes the numerous

troops of Santa Monica, Ocean Park, Culver City and Palms.

Although a troop that shortly disbanded had been organized several years previously, the first unified scout troop of the city was formed in April of 1921. Organized by Donald Monroe, then scout executive for the council, the troop held its first meeting with seven boys at the old office of the Beverly Hills Realty Company in the 400 block on North Canon Drive.

Leland P. Reeder headed the adult troop committee and was assisted by J. L. Kennedy, Edward E. Spence, Harrison Lewis and the late J. Lewis Ross. Former City Engineer Jack Albers served enthusiastically as scoutmaster.

Troop 1 grew slowly at first, and then rapidly, under the leadership of scoutmasters which included Thomas B. Pritchard, Forrest White and Harvey Pearson, until in 1925 the group was split up into two troops, A. J. Beaudette acting as scoutmaster of the second troop, but after a few months the two merged once again.

When the council was reorganized, Troop 1 was renumbered as Troop 17, which it remains today. Under the able leadership of Thomas M. Mock, a man completely understanding boys, who did more for scouting in Beverly Hills than any other person, Troop 17 won the council championship for three successive years and on one occasion set a national record by having nine boys become Eagle Scouts at one time. Andre Johnson is the present scoutmaster.

Another resident who has contributed unselfishly of his time is Earl Jameson, chairman of the Beverly Hills district for the past ten years and vice president of the Crescent Bay Council.

The second troop organized was Troop 37, with Louis Hanchett as its present scoutmaster. Other troops since organized in Beverly Hills are Troop 33, Scoutmaster Leonard Steimle; Troop 41, Scoutmaster Walter Wiley; Troop 42, Scoutmaster R. B. Huff; Troop 51, Scoutmaster A. Curtis Smith; Troop 30, Scoutmaster E. M. Van Winkle, and Troop 54, Scoutmaster William V. Hogan. These eight troops have a membership of about 350 boys. About 1200 Beverly Hills boys, many of them men by this time, have passed through the various scout troops of the city, all of them better for the experience, and many of them owing a direct debt to Tom Mock.

Troops are sponsored by the various service clubs and church groups, and the school board has generously provided a number of the troops with permanent meeting rooms at the schools.

## CHAPTER XXVII

## PERTINENT STATISTICS

The history of a city may be told from many viewpoints, no one of which will tell a complete narrative, but each will imply the whole history. This is the case with statistics, indexes of the material progress of Beverly Hills, which are here included.

Beverly Hills covers an area of 3,335.96 acres or 5.026 square miles. Of the total number of lots in the city, 663 are located north of Sunset Boulevard; 1,824 lie between Sunset and Santa Monica Boulevards; 1,924 lie between Santa Monica and Wilshire Boulevards, and south of Wilshire Boulevard 3,219 additional lots brings the total lots in Beverly Hills to 7,648.

In September of 1934 there were 5,324 buildings in the city, of which 5,033 were residences and 291 business structures. In the city there remain 1,825 vacant lots, which are plowed each year to kill the weeds, to reduce the fire danger, and to beautify the city.

Within the city limits there are 96 miles of paved streets, each lined with trees, and 35.5 miles of alleys, many of them graded and surfaced with decomposed granite by CWA workers in 1933 and 1934 at a cost of \$36,876. There are in the city altogether 3,485 street lighting standards, 2,080 of them in the residential district.

The average citizen usually takes for granted the city's function of providing a healthful and beautiful place to live. More important than paved lighted streets is the underground sewage system, 73.5 miles of it, together with the rubbish and garbage collection system. Each month 314 tanks of garbage are collected; the street department picks up about 750 loads of grass and tree-trimmings, the park department 250 loads, and the business houses 117 loads. Multiply these figures by 12, and one realizes the great task of keeping the city clean. All but the garbage, which is sold to hog farms, is burned in the city incinerator at Third Street and Foothill Road. In addition, the street department each month picks up an average of 25 dead animals, from sea lions and donkeys to dogs and cats, to be destroyed.

## BUILDING PERMIT FIGURES

Year	Permits	Value
1918 .....	3	\$ 23,200
1919 .....	38	316,900
1920 .....	110	530,441
1921 .....	145	580,034
1922 .....	486	2,066,739
1923 .....	845	3,891,136
1924 .....	1072	5,053,644
1925 .....	1168	10,403,503
1926 .....	1478	11,001,877
1927 .....	986	7,212,766
1928 .....	1060	6,060,442
1929 .....	1198	8,116,042
1930 .....	1008	5,865,990
1931 .....	695	3,275,899
1932 .....	441	1,135,669
1933 .....	592	1,797,892

## ASSESSED VALUATION AND TAXES

(Based on About One-third Actual Valuation)

Fiscal Year	Assessed Valuation	Amount Raised
1914-15 .....	\$2,281,965.00	\$22,819.15
1915-16 .....		
1916-17 .....	3,661,770.00	36,617.70
1917-18 .....	3,752,465.00	37,524.65
1918-19 .....	4,359,450.00	43,594.50
1919-20 .....	4,208,765.00	42,087.65
1920-21 .....	5,373,345.00	53,733.45
1921-22 .....	5,279,135.00	52,791.35
1922-23 .....	7,272,450.00	72,724.50
1923-24 .....	9,505,175.00	95,051.75
1924-25 .....	20,350,600.00	276,768.10
1925-26 .....	24,633,410.00	313,794.10
1926-27 .....	39,205,307.00	470,099.73

1927-28 .....	50,137,070.00	572,902.20
1928-29 .....	58,413,630.00	711,121.54
1929-30 .....	60,921,410.00	698,914.06
1930-31 .....	63,156,895.00	684,309.15
1931-32 .....	65,790,675.00	759,657.35
1932-33 .....	54,480,215.00	651,181.07
1933-34 .....	48,357,170.00	613,837.64
1934-35 .....	46,089,300.00	593,323.02

## POPULATION

1920.....	674 (U. S. Census)
1923.....	4,000
1926.....	12,000
1917.....	15,000
1930.....	17,429 (U. S. Census)
1932.....	20,252 (Frisbee Surv.)
1934.....	23,000 (Direct. Fig.)

## BANK DEPOSITS

1920.....	\$ 267,000
1927.....	9,000,000
1928.....	11,476,706
1930.....	14,367,000
1932.....	9,500,000
1933.....	10,392,000

## WATER SERVICES

(January 1, Each Year)

1923.....	700
1924.....	890
1925.....	1,443
1926.....	2,355
1927.....	3,199
1928.....	3,621
1929.....	4,044
1930.....	4,500
1931.....	4,828
1932.....	5,036
1933.....	5,112
1934.....	5,241

Also 1934 in West Hollywood  
1,800 Services

## POSTAL RECEIPTS

1920.....	\$ 5,513
1921.....	5,691
1922.....	9,367
1923.....	12,984
1924.....	25,740
1925.....	41,761
1926.....	54,727
1927.....	75,678
1928.....	102,430
1929.....	132,958
1930.....	159,576
1931.....	170,633
1932.....	167,812
1933.....	172,428



HISTORY OF  
BEVERLY HILLS

---

PART II

---

BIOGRAPHICAL





PIERCE E. BENEDICT

## BIOGRAPHICAL SKETCHES OF LEADING CITIZENS

---

### PIERCE E. BENEDICT

Pierce E. Benedict, Editor-in-Chief of this work, is the oldest resident of what is now Beverly Hills by many, many years, and he was the first person elected President of the Board of Trustees (the position now corresponding to that of mayor) when the city was incorporated.

Mr. Benedict was born in Boonville, Cooper County, Missouri, October 12, 1856, son of E. A. and Josephine (Pierce) Benedict. The latter was born at Culpepper Court House, Virginia, and E.A. Benedict was a native of Elmira New York, where he was long engaged in the practice of law, and was also interested in mercantile affairs. From there he moved to Missouri, where he resided until 1868, in June of which year he came to Los Angeles county and took out a homestead in what is now called Benedict Canyon, near Beverly Hills. Pierce E. Benedict was about seven when the family came to California and he received his education in the grammar schools of Los Angeles, there being no high school here at that period. In 1868 he bought from the Southern Pacific railroad, two hundred and thirty acres of land adjoining his father's homestead, and during his early years worked on both his own and his father's places. In 1868 he started an apiary, to which he gave his attention until 1873, when he came to Los Angeles and established a dairy on Broadway, near Third Street, which he ran until 1875, when he sold it and returned to his apiary. In this he was remarkably successful and in 1876 he made one shipment of forty-five thousand pounds of honey by water from old Santa Monica pier. He carried on the apiary business with continued success until 1923, a period of fifty-five years, when he discontinued it. He was one of the organizers and incorporators of the First State Bank of Sherman, now the First National Bank of Sherman, and was a director of that institution for twenty-two years. In 1888 he sold to the editor of the SANTA MONICA OUTLOOK a few acres of his ranch for a homesite, and this was perhaps the first sale of hill-side property for residential purposes ever made in Beverly Hills.

Mr. Benedict was united in marriage to Miss Julia L. Cockerton, of Oakland, California, daughter of Ebenezer and Esther (Wiltfong) Cockerton,

the former a farmer of Alameda County. To Mr. and Mrs. Benedict have been born three children, namely: William R., Russell E., and Enda L., who is the wife of Ernest E. Price. Mr. Benedict is a member of Beverly Hills Lodge No. 528, A.F.&A.M., and the Malibu Mountain Lake Club, while his religious faith is that of the Church of Christ, Scientist. He is a great lover of outdoor life, hunting and fishing being his favorite diversions.

In January, 1914, the City of Beverly Hills was incorporated and Mr. Benedict was elected a member of its Board of Trustees and at the first meeting he was elected President of the Board. He declined the honor but on April 1st, following he was again elected to the presidency and again refused the honor. On his third election he accepted the office and served for eight years. When he was elected for the second time he received every vote cast in the city.

Mr. Benedict is the possessor of a beautiful silver cup, suitably engraved, a gift from the Civic Center in recognition of the many things pertaining to the civic welfare and advancement of the city that he has accomplished.

### WILL ROGERS

Perhaps the most widespread and most effective publicity Beverly Hills has ever had was that given it some years ago when Will Rogers accepted the honorary and affectionate title of "Mayor of Beverly Hills." Wherever his syndicated writings appeared, through magazine articles, press dispatches, the screen, radio and word of mouth, the wide, wide world knew and loved the by-play of wit and good fellowship which centered around Beverly Hills' "Mayor."

Rogers was given the title by the city council and held it until an act of the State Legislature gave Beverly Hills a legal mayor.

Oologah, Oklahoma, is the birthplace of Will Rogers, the son of Clem Varn and Mary (Schrimpsheer) Rogers. His schooling was received at the Wilbe Hassell School, in Nebraska, and the Kemper Military Academy, of Boonville. Mrs. Rogers was formerly Betty Blake, of Rogers, Arkansas. Their children are Will, Mary and Jim.

The Hammerstein Roof Garden, New York, was the scene of Will Rogers' debut in vaudeville in 1905. He became a headliner with the Ziegfield



WILL ROGERS AND FAMILY  
On "Arrival" in Beverly Hills

Follies and the midnight Frolics. Fame as a lecturer was repeated in his motion picture career. Rogers makes pictures for various companies, Fox especially.

Humorous books from Mr. Rogers' pen, particularly well known are: "Letters of a Self-made Diplomat to his President," "Illiterate Digest," and "There's Not a Bathing Suit in Russia."

He is a member of the Lambs Club. Fraternal affiliations are with the Elks, Masons and Shriners.

Technically, Mr. Rogers' home is outside the boundaries of Beverly Hills, but this city's name continues on the date line of his syndicate feature. Beverly Hills feels itself fortunate in having, in such great measure, the friendship and good will of a personage so truly great as Will Rogers. It reciprocates in kind.

### BURTON E. GREEN

Burton E. Green, President of the Rodeo Land and Water Company, can properly be designated as the founder of Beverly Hills. Years ago the company which he heads purchased thirty-three hundred acres of land which comprise the corporate area of the present municipality. This property was originally bought for the development of oil, but as this did not materialize, the property was subdivided into what is now the City of Beverly Hills.

Like other men who have accomplished worthwhile achievements in their communities, Mr. Green prefers that the credit for those civic works which have made Beverly Hills stand out among Southern California communities be widely distributed. Today after a quarter of century of service in the organization of which he is president, he gives full credit to the numerous others who have assisted in the development and upbuilding of the City.

Mr. Green was born at Middleton, Wisconsin, September 6, 1868, the son of Richard and Amanda Hill (Bush) Green. He received his early education in public schools and Beaver Dam Academy in Wisconsin.

His family moved to California when he was but sixteen years old and he continued his schooling in this state.

As a young man he spent several years on his ranch in Redlands, then at an early age he entered the oil business and was a pioneer in this industry

in Los Angeles, having been one of the founders of the Associated Oil Company of California. For the past forty odd years his interests have been in oil and real estate, and he is now president of the Belridge Oil Company, whose property is located in Kern County.

Mr. Green was married to Lilian Wellborn, daughter of Judge Olin Wellborn. They have three daughters: Dorothy Green, Liliore (Mrs. William E. Palmer), and Burton Green.

Aside from his business interests, Mr. Green has a number of hobbies: he is a first rate shot and enjoys duck hunting and he is also an enthusiastic fisherman. Perhaps his greatest outside interest is his magnificent estate on Lexington Road in Beverly Hills. He is a member of several clubs, including the California Club, the Los Angeles Country Club, and the Bohemian and Pacific Union Clubs of San Francisco.

#### MRS. ELIZABETH FRASER LLOYD

An interesting mother of a famous son, is Mrs. Elizabeth Fraser Lloyd, and one who stands high in the respect of those who know her, for her delightful personal qualities, strength of character and interest in the public welfare of those communities in which she has made her home.

Mrs. Lloyd comes of a family of pioneers and this quality is reflected in her own life history. Her father, James J. Fraser, born in the town of Blythe, in Scotland, was the son of a professor of mathematics in Edinburgh University. Sarah Elizabeth (Smith) Fraser was her mother. Her maternal grandfather is credited with having started Alleghany College.

Mrs. Lloyd was born in the town of Toulon, Illinois, to which her father's interest in coal mining took him, but from the age of five years until her marriage at the age of eighteen to James Darsie Lloyd, she lived in Central City, Colorado. The young couple then moved to Nebraska, and in that state their two sons were born.

Mrs. Lloyd's father had continued west from Illinois, going to Colorado in 1859. In later years the Lloyds pioneered on a homestead near Torrington, Wyoming. Mrs. Lloyd was a member of the woman's club of Fort Collins, Colorado, and active in civic affairs. In Denver, also, she did club work and was interested in politics.

About that time Mr. and Mrs. Lloyd came to California with their sons—



BURTON E. GREEN

Gaylord, and his younger brother, Harold, who has won a place of much distinction in screen work. Harold, when 16, went to school in San Diego and then appeared in dramatic stock companies of that city. He arrived in Hollywood about 1915 and embarked on a career that has brought him world fame. His business manager is William Fraser, his mother's brother, an outstanding figure in Los Angeles' financial circles.

Mrs. Lloyd attributes all of her beautiful physical surroundings to her sons, in whom she has much pride. The desire to give happiness to those around her seems inborn in Mrs. Lloyd, who finds opportunity for such service in the Los Angeles Music School Settlement Association, of which she is president. This group strives for the betterment, generally, of the indigent child.

In 1923 Mrs. Lloyd came to Beverly Hills and moved into the old Benedict residence. The following year she joined the Woman's Club and was the first Ways and Means chairman in the club's new edifice. Since 1930 she has been less active in club work but still retains her interest in civic affairs. The placing of the fountain at the corner of Santa Monica Boulevard and Wilshire was a project in which she assisted. Also, she purchased the first chair, in the financing program for the proposed Little Theater edifice.

Memberships held by Mrs. Lloyd are in the American Constitutional Association, All-American Women's Association, Domino Club, Musical Club of Los Angeles, California Art Clubs, and the Eastern Star. Her home is at 623 North Roxbury Drive.

### HENRY A. MORTSON

Henry A. Mortson, recently appointed Secretary-Manager of Beverly Hills Chamber of Commerce, first engaged in the real estate business in this city and was one of the organizers and first directors of the Chamber of Commerce. He is a native of Jefferson, Ontario, Canada, but became a naturalized citizen of the United States in 1912.

Mr. Mortson's experience and training as an executive were attained as General Agent of the Denver & Rio Grande Railroad at Denver, from 1907 to 1922, and lent a substantial background for the responsible position he now holds. His enterprise and sound business acumen have been a factor in the chamber's achievements during his official tenure.

He was president of Beverly Hills Shrine Club, 1926 and president Bev-

erly Hills Realty Board, 1926, and was leader in the campaign to secure the University of California at Los Angeles in Beverly Hills.

Thomas and Susan (Allen) Mortson are the parents of Henry A. Mortson. The father had emigrated to Canada from Yorkshire, England. Mr. Mortson attended the Collegiate Institute at Richmond Hill, Ontario, and left Canada for Texas in 1900, then went to Denver, Colo., in 1907.

After fifteen years of work for the D. & R. G. Railway, at Denver, the subject of this biography came to California, arriving in 1923.

His son, Francis F., 28 years of age, is one of the owners of the Beverly Hills Directory Company. Margaret, age 20, is a student at U. C. L. A., and Charlotte, age 5.

Organizations in which Mr. Mortson holds membership are the Episcopal Church, Kiwanis Club, and Masonic Lodge No. 93, of Denver, of which he is Past Master.

### JOHN E. SCHELL

An outstanding and highly esteemed citizen of Beverly Hills is John E. Schell, native of Clarion County, Pennsylvania, born September 6, 1859, son of James A. and Rachel E. (Bell) Schell. His father was of Dutch extraction and his mother of English decent.

Mr. Schell received his education in the grammar and normal schools of his native county. For many years he followed the oil business in Pennsylvania, West Virginia, Oklahoma and Ohio. He sunk the first oil well in Oklahoma. For ten years prior to coming to California, he served as manager of the Minnetonka Oil Company at Pittsburgh, which he organized.

During the twenty-one years he has resided in Beverly Hills, Mr. Schell has taken an active interest in the real estate business. He maintains an office in the Bank of America Building and is the owner of much valuable property in Southern California. In addition to possessing a considerable amount of country property, he owns a large piece of business frontage on Hollywood Boulevard, in Hollywood, and has a one-sixth interest in the Del Rey Land and Water Company.

Mr. Schell has always taken an interest in many things outside of his immediate business affairs. He is a life member of the Elks and is a 32-degree Mason and a Shriner, being a life member of the Consistory at Pittsburg, and of Aladin Temple, Columbus. He has always enjoyed outdoor sports, par-

ticularly fishing, and belongs to the Tuna Club of Avalon, and had the distinction of catching a 280-pound fish off Catalina Island in 1921, which was a prize-winner that year.

Mr. Schell was married to Ella Frances Culbertson, and they make their home at 823 North Roxbury Drive, where they erected a magnificent Italian style house. Mr. and Mrs. Schell have one daughter, Kathryn, the wife of Dr. Richard J. Justice, and one granddaughter, Frances Deborh.

#### MILTON KERLAN, M. D.

Coming from a family of professional men, Dr. Milton Kerlan, distinguished physician of Beverly Hills, has three brothers who are doctors, one who is a dentist, and another is a superintendent of schools in Minnesota. It follows, therefore, that the subject of this biography chose the medical profession for his life work and thoroughly prepared himself for it.

At the University of Minnesota Dr. Kerlan took his pre-medical work. He obtained the following degrees: Bachelor of Science in 1922, Bachelor of Medicine in 1924, and Doctor of Medicine in 1925. For two and a half years he practiced in Moose Lake, Minnesota, followed by a year and a half at Bemidji, in that state.

Studying next at the University of Pennsylvania, Dr. Kerlan obtained his Basic Certificate of Surgery (1930), and the following year the degree of Master of Medical Sciences. He is permanent secretary of the Postgraduate General Surgery Class of Pennsylvania University.

His internships were served at the Minnesota General Hospital and the Minnesota Swedish Hospital. Dr. Kerlan was for a time Resident Physician at the New York Hospital. He belongs to its alumni association.

Dr. Kerlan's Preceptor in Surgery was Eugene H. Pool of New York City. He had special work in medicine under Doctors William R. Williams, Nellis B. Foster and Lewis A. Conner, of that city. It is of special interest that he specialized in Gynecology under Dr. E. M. Hawks, who has the distinction of being Mrs. Col. Charles Lindbergh's physician, who brought her children into the world.

Dr. Kerlan arrived in California July 14, 1931, coming direct to Bev-

erly Hills. During his busy professional life here he has become connected with a number of well-known hospitals, such as the Cedars of Lebanon, Hollywood Hospital, California Lutheran, Los Angeles General Hospital, and the University of California Extension Medical School. He has appeared before the staff of the Cedars of Lebanon Hospital, reading a paper on Intercostal Neuralgia of the Abdomen. Three papers on the Genus Actinomyces, by his pen, have appeared in the Medical Journal and Record of New York. These and other articles from his pen have won for him a listing in Who's Who Among Medical Writers of North America.

Organizations of the medical profession in which Dr. Kerlan maintains memberships are the Los Angeles County Medical Society, Southern California Medical Society, California State Medical Society, and he is a Fellow of the American Medical Association. He is examiner for the New York Life Insurance Company and the Life Extension Institute, being on the national board of the latter.

If he has a hobby it might be said to be tennis. His office is at 9397 Wilshire Boulevard, and his residence at 132 South Oakhurst.

He was born July 30, 1901, at St. Cloud, Minnesota, son of Isaac and Jennie (Zack) Kerlan. On July 10, 1927, at Duluth, he was united in marriage to Edna Pearl Mount, whose paternal ancestry goes back to and beyond the Mayflower, and she is eligible for the D. A. R.

### JOE CHISOLM

The story of Joe Chisholm contains colorful leaves from the early history of California and of Beverly Hills. It commences with Joseph Colin Chisholm, his father, who was one of the legendary 49'ers whose adventures have been passed down to present generations by word of mouth, song, play and story. Joe Chisholm's father, with Chris Chisholm his partner, built the foundations of San Francisco's famous old Palace Hotel, which for so many years was a social rendezvous of the Bay City.

Joe Chisholm was born in San Francisco, May 11, 1875, his mother being the former Katherine Tracey. The boy's schooling was in the East. He attended Holy Cross College at Worcester, Massachusetts, fol-

lowed by Boston College and Georgetown University.

California's lure then brought Joe Chisholm back to his native state and into the annals of Beverly Hills. In 1906, while a law student in Los Angeles, Mr. Chisholm bought the first lot sold in Beverly Hills .

In 1919, at Los Angeles, he was united in marriage to Ruth Whitecotton. They now reside at 319½ North Palm Drive.

Mr. Chisholm is well known as co-author of "Gun Notches" and "Take the Witness." He has always written more or less, he says, and is now working on a story of San Juan Capistrano.

Admitted hobbies are: Writing for Phil Townsend Hanna and Rob Wagner.

### REV. MICHAEL J. MULLINS

Much beloved by his parishioners, and respected by all with whom he comes in contact, Rev. Father Michael J. Mullins is firmly entrenched in the esteem of Beverly Hills residents.

The first church edifice erected in Beverly Hills was the Catholic Church. Under Father Mullins' direction it was completed in 1924, and a rectory built—both of handsome and commodious design and representing a large investment. That Father Mullins' faith in the bright future of Beverly Hills was justified is proven by the fact that his congregation now includes more than 500 families.

The School and Convent, established by him in 1930, are also under Father Mullins' jurisdiction, together with the athletic activities of the boys and girls. Ten Sisters guide the educational growth of the 350 pupils who attend the school.

When Father Mullins came to Beverly Hills in 1923 as Pastor of the Church of the Good Shepherd his parish included only 30 member-families in all of Beverly Hills. First mass was said in the Windemere Apartments. Further on, services were held in the Terrace Room of the Beverly Hills hotel.

County Sligo, Ireland, is the birthplace of Michael J. Mullins, and May 4, 1892, his natal day. He is the son of Patrick and Jane Mullins, both of

devout Catholic families, several members of which have been churchmen and priests. The subject of this sketch graduated from Dublin University with the degree of A. M. and from Maynooth College, the famous Catholic college of Ireland. Upon arriving in Los Angeles in 1920 Father Mullins was assigned first to St. Ignatius and later to St. Thomas. Three years later he came to Beverly Hills. He is a naturalized American citizen.

During the World War Father Mullins was Chaplain for four years in the British Army. One of the sad duties of his service was to bury the first American officer killed in action on the Western Front—Capt. William Fitzsimmons of Kansas City, Missouri. Two years Father Mullins saw service in France, and two years in various parts of the British Empire.

In 1923 he established the Catholic Motion Picture Guild and was its Chaplain for ten years.

Beverly Hills owes much to Father Mullins for the outstanding work he has done in this locality.

#### SIDNEY CARLTON ROWE

The first president of the Beverly Hills Real Estate Board, the first City Clerk, and an outstanding developer and public-spirited citizen, the late S. C. Rowe can properly be classed as one of the most important persons in the early life of the municipality.

Mr. Rowe was born at Bethel, Vermont, on December 19, 1866, the son of Lyman T. and Cornelia (Whitmore) Rowe. The father's side of the family was of English extraction, as was the mother's, and the earliest American ancestor on the material side came to this country on the Mayflower.

The early schooling and high school education of Mr. Rowe was received at Brandon, Vermont, and he finished his course of study with a business college training. When a young man he became employed by the General Electric Company at Lynn, Massachusetts, and was foreman of one of the departments of the company. He ultimately engaged in the real estate business at Lynn, for which calling he was ideally fitted by temperament and foresight.

In 1908, on account of Mrs. Rowe's health, Mr. Rowe moved to Cali-



SIDNEY CARLTON ROWE



WILLIAM R. METZ

fornia. After residing in the city of Los Angeles for two years they came to Beverly Hills and he became the first resident realtor in this community, serving as local agent for the Rodeo Land & Water Company, with offices at Burton Way and Beverly Drive. While in charge of this real estate office Mr. Rowe did a tremendous amount to bring Beverly Hills into prominence and worked diligently in developing the Rodeo land for the future beautification of the city. Ultimately, Mr. Rowe became a partner with Frank Meline in the handling of Beverly Hills property, and during the later years of his life he was engaged in the real estate and insurance business on his own account.

When in 1913 Beverly Hills became an incorporated city, Mr. Rowe was elected City Clerk at the first election. At that time the position entailed endless work and hours of thoughtful planning, but the newly elected City Clerk made great headway in his civic labors. Besides the clerical duties of the office he had charge of Streets and Parks, and to his early influence much credit is due for the well-designed and artistic parks for which Beverly Hills has become so noted.

After holding the position of City Clerk for five years, Mr. Rowe was elected a member of the board of trustees. While holding this position he devoted much of his time to the affairs of the city and executed all of his official duties in a most commendable manner.

S. C. Rowe visioned the future of Beverly Hillr, and his belief in the city has meant much to its subsequent development and growth. His civic pride was a thing of wonder, and a splendid example to future city builders. Everyone loved Mr. Rowe, as his keen mind, strength of character, love of justice and spirit of helpfulness endeared him to all.

He passed away on November 17th, 1923, at 721 North Alpine Drive. On the day of his funeral all the City offices and every business establishment in Beverly Hills was closed in his memory.

### WILLIAM RAYMOND METZ

William Raymond Metz holds three offices in the City Hall, with the maximum of system and efficiency. He is City Engineer, Street Superintendent and Tax Collector. For his varied duties he has prepared himself well, both by studies undertaken and by practical experience.

Mr. Metz was born in Los Angeles, July 19, 1897. His parents, Joseph

O. and Ethel Mae (Niedecker) Metz, both were native Californians. The former was a painter and decorator in Santa Ana.

As a young man Mr. Metz had nine months' service overseas during the World War as a Sergeant. He was a Second Lieutenant in the Reserve Officers' Training Corps. On arrival home from France he entered high school in Santa Ana and graduated in two years with sixteen college credits. He also studied at University of Southern California, the Y. M. C. A. Technical School of Los Angeles, took an I. C. S. Civil Engineering Course, and a La Salle University Course in Business Management.

For a year in Beverly Hills Mr. Metz sold pickles—all 57 varieties—for H. J. Heinz. He worked then as surveyor for Orange County a year, and a like period for the Santa Fe Railroad. In 1922 he obtained employment with the Rodeo Land and Water Company and remained with that organization three years, accepting a position in the Engineering Department of the City of Beverly Hills in 1925. Five years later he became City Engineer, which position he still holds, with distinction.

Mr. Metz is credited with starting the movement which succeeded in securing SERA help from the Federal Government for supplemental fire prevention measures in the Santa Monica hills—a project which adds still another safeguard to this district.

In 1922, at Los Angeles, Mr. Metz was united in marriage to Bessie E. Miller, of Pennsylvania, a graduate of Occidental College. They are the parents of three children—David, Albert and Marilyn.

Mr. Metz is affiliated with the Community Presbyterian Church, the Rotary Club, Beverly Hills Men's Club, and Masonic Lodge No. 528. He is on the board of governors of the American Legion, and a vice-president of the Santa Monica Fire Prevention Committee. Technical organizations in which he holds memberships are: Los Angeles City and County Engineering Association, the Sanitary Committee of Los Angeles City and County, and the American Society of Civil Engineers.

Economics is Mr. Metz's great interest and hobby.

#### HILAN F. KEAGY

Progressive and up to date in his methods and achieving a well-deserved measure of success in his individual affairs, Hilan F. Keagy, Veterinarian, has made an enviable place for himself in this territory. Mrs. Keagy, also, is a



PAUL E. SCHWAB

graduate of the Veterinary Medical Association. She was the second woman in the United States to graduate as such.

Dr. Keagy has engaged in his profession in Beverly Hills since 1930 and is the owner of the well-equipped building at 353 Foothill Road which houses the Beverly Hills Dog & Cat Hospital. He came here upon his graduation from Colorado Agricultural College at Fort Collins with the degree of Veterinary Medicine. Two years later he returned to that state for his marriage to Evelyn Herman in the Masonic Temple of Denver.

Longmont, Colorado, is the birthplace of Hilan F. Keagy. He was born November 6, 1907, son of Charles E. and Bertha L. Keagy. Grammar school was attended at Fort Morgan, Colorado, also high school.

Dr. Keagy is a member of the Baptist Church, Kiwanis Club (director), Chamber of Commerce, Beverly Hills Men's Club, Sigma Phi Epsilon fraternity, the American Veterinary Medical Association, and Masonic Lodge No. 528 (3d degree). He is active in the Eastern Star and in Boy Scout work.

Fishing and hunting are his favorite sports.

## PAUL E. SCHWAB

Perhaps no citizen of Beverly Hills has taken a more outstanding and distinguished part in the life of this city during recent years than Paul E. Schwab, former mayor.

Mr. Schwab was born at Fort Collins, Colorado, on March 4, 1896. He is a son of Jacob and Clara (Eppens) Schwab. His parents were both born in Switzerland and his father served in the Swiss Army. His father's oldest brother was a Judge of the Supreme Court of Switzerland.

The Schwab family moved to California in 1899, settling at Ontario, where Jacob Schwab still resides at the age of 76. Paul E. Schwab received his grammar and high school education in Ontario and he is a graduate of Pomona College, receiving the degree of A. B. in 1917. Following this he entered the Harvard Law School, where he received his LL. B. in 1920.

Immediately after leaving Harvard Mr. Schwab returned to Southern

California and entered the well-known law firm of O'Melveny, Millikin & Tuller, and since 1925 he has been a partner in this firm which is now known as O'Melveny, Tuller & Myers. He specializes in municipal law and has done a great deal of this kind of work. It is worthy of note that when Mr. Schwab became a partner in the law firm he was the youngest member of the organization, and the fifth to be admitted, and there are now ten members, all of whom are prominent attorneys.

Mr. Schwab became City Attorney of Beverly Hills in 1922, serving for two years. This was a very important period in the history of Beverly Hills, as during this time litigation was successfully carried out against the Rodeo Land and Water Company and the Beverly Hills Utility Company to compel them to amplify the water supply. Annexation to Los Angeles was also killed during his tenure in office as City Attorney, and the water situation was definitely settled by the city purchasing the water system from the Rodeo Land & Water Company at a satisfactory price.

In 1926 Mr. Schwab was elected a member of the Beverly Hills City Council for the four-year term, and on the resignation of Mayor Spaulding in 1929 he was elected to succeed him as mayor. In 1930 he was re-elected mayor, and resigned in March, 1933, on account of ill health. He therefore served, altogether, about seven years on the City Council, four years of which time he was mayor.

While serving as chief executive of the city Mr. Schwab was instrumental in having the park strip along Santa Monica Boulevard started and completed, which includes the celebrated electric fountain at the corner of Santa Monica and Wilshire Boulevards. Perhaps no one thing has given Beverly Hills much favorable publicity as this electric fountain, which was actively sponsored by Mr. Schwab. The civic center was entirely developed and formulated during his tenure of office and the magnificent new city hall was erected by his administration. The plans for the new postoffice were drawn during his term of office and the contract for the erection of the structure was let while he was mayor.

Mr. Schwab served for three years as a member of the Metropolitan Water District Board, for Beverly Hills, and was the first secretary of the organization. He was also chairman of the legal committee of the Board, and he was largely instrumental in having an amendment passed which prevented Beverly Hills from being discriminated against in water rates because of the higher assessed valuation in this city. He is considered an authority on water

and irrigation problems, of which he has made a very careful study.

Mr. Schwab is a founder member and a past president of the Beverly Hills Men's Club. He is a member of the Presbyterian Community Church and served on the board of trustees when the present church edifice was erected. He belongs to the University Club of Los Angeles and the Los Angeles Country Club, is a member and past president of the Chancery Club of America. He also holds membership in the various Bar Associations, and is affiliated with the Kappa Delta college fraternity and the Phi Beta Kappa fraternity. During the World War Mr. Schwab served in the Infantry as 2nd Lieutenant, and was stationed at Camp Grant, Ill.

Florence Hunnewell, a native of Philadelphia, became the wife of Mr. Schwab on March 26, 1921. They have two children: Alice Hunnewell and Paul Edward Schwab, Jr., both born in Beverly Hills.

Mrs. Schwab is an old resident of Beverly Hills having come here in 1920. She is the daughter of Theodore B. Hunnewell and a niece of the late W. B. Hunnewell, the latter a noted Beverly Hills pioneer whose biography will be found elsewhere in this work. She is a graduate of the old Los Angeles State Teacher's College, now U. C. L. A., and of the University of Southern California. Mrs. Schwab has taken a prominent part in the life of the city. She was an early member of the Beverly Hills Women's Club, and has served on its Board; she was a founder member of the Beverly Hills University Club and has served as vice-president, and two terms as president; she has also taken an active part in Parent-Teachers' Association work, having been vice-president of this organization for the El Rodeo School.

### B. E. DAYTON

Owner and operator of the B. E. Dayton Funeral Home, the subject of this sketch can properly be classed as one of the outstanding citizens of Beverly Hills. Mr. Dayton is a native of Alexander Bay, New York, and the son of Lyman J. and Calista (Bolton) Dayton. After receiving a limited education Mr. Dayton worked on his father's farm in Iowa, whither the family had moved when he was still a young man. After he left the family farm he took up carpenter work and later went into a furniture store at Brooklyn,

Iowa. The furniture store ultimately put in an undertaking department, of which he had charge.

In 1904 he established an undertaking business of his own at Brooklyn which he successfully conducted until 1918 when he came to Hollywood, California. He followed the undertaking business in Hollywood for about eight years, and in 1926 came to Beverly Hills and purchased the small establishment of Cartwright & Wight, changing the name to B. E. Dayton, Inc.

Five years ago Mr. Dayton erected his present magnificent \$100,000 funeral home at 417 N. Maple Drive, Beverly Hills. The building includes a very fine chapel, where services for the deceased may be held, a feature of which is a costly pipe-organ. The building has the appearance, inside and out, of an elaborate private home, and nothing is overlooked as regards equipment and facilities for the proper conduct of the business and comfort of his clients. Mr. Dayton's motto is: "Personal Service". As the business is operated almost entirely by himself and members of his family, it is possible to carry out this policy in a literal sense. The automobile equipment of the business consists entirely of Cadillac cars.

Mr. Dayton is a member of the Beverly Hills Chamber of Commerce, the Rotary Club, Masons, Eastern Star, and the Presbyterian Church. He was married to Sara Calderwood, and they have one son, Ralph E., who is active in his father's business.

#### LAWRENCE SANFORD MEYRAN, D. O.

The distinction of being the oldest osteopathic physician in Beverly Hills belongs to Dr. Lawrence Sanford Meyran, who came here in 1925 and opened offices at 445 North Rodeo, where he is still located. His large practice is limited to osteopathy and his preparation for his chosen profession has been broad and thorough. During the ten years of his practice here he has enjoyed the respect and esteem of his associates and the public.

Dr. Meyran graduated from the Chicago College of Osteopathy, receiving his D. O. degree in 1911. He has also taken special courses in medicine and eye, ear, nose and throat work. He served a year's internship in Chicago before going to Denver, where he practiced his profession for three years.

Next he practiced for six years in Montana. During his residence in that state he served a term as coroner of Baker, Montana.

Dr. Meyran is licensed to practice in Missouri, Kansas, Montana, Washington and California.

At Miles City, Montana, in 1916, he was united in marriage to Olive Lester of Superior, Wisconsin. They have three children: Lawrence, Jr., Mary Ellen and Patricia Joan. Music and gardening are Dr. Meyran's hobbies, as his home at 515 North Elm bears witness.

Alsace Lorraine, France, is the birthplace of Lawrence Sanford Meyran, and February 22, 1890, his natal day. His father was an officer in the French Army. His mother was the former Mary Ellen Morand. While he was still a boy Dr. Meyran's family came to the United States and he attended high school in Chicago. Later he spent four years as a member of the Illinois National Guard.

Dr. Meyran is a member of the Episcopal Church, Beverly Hills Masonic Lodge, No. 528, and of the American Osteopathic Association.

He has been in California since 1925.

## FRANK NURSE

The oldest plumber in Beverly Hills in point of years of service is Frank Nurse, who came here in 1915. Ever since Mr. Nurse has been prominent in local commercial life and is regarded as one of the substantial business men of this city.

His first connection here was with Charles H. Siegel, who had started the Beverly Plumbing Company in 1912. This association lasted until 1928 when Mr. Nurse bought him out. The complete plumbing and heating business Mr. Nurse now owns has been a real factor in the development of Beverly Hills. It is located at 406 North Rodeo.

Mr. Nurse learned his trade in Nottingham, England, where he was born February 22, 1879. He is the son of Isaac and Mary (Platts) Nurse and attended elementary and high schools in Nottingham, where his father was a mechanic. In 1899, in that city, he married Frances Crosland. They emi-

grated to New York in 1907. Three years later they arrived in Los Angeles, but remained in that city only five years before making a permanent location in Beverly Hills.

City positions filled by Mr. Nurse have been that of Plumbing Inspector, for a term of two years, and Examiner on the City Plumbers Licence Board. When he takes time off from business Mr. Nurse likes to fish and hunt.

Mr. Nurse is a member of the Congregational Church and Beverly Hills Chamber of Commerce. He is Past Master of Masonic Lodge No. 548 in 1933, has been Chief Ranger of the Forresters, and is a member of the Eastern Star and the White Shrine. Mrs. Nurse is also active in the Eastern Star, is Associate Matron of the Chapter at Venice.

Mr. and Mrs. Nurse are the parents of two children—Francis and Kathleen.

#### GEORGE O. KOLB

Having made a signal success in business during the earlier years of his life, George O. Kolb is now enjoying a well-earned leisure and the ability to indulge his likings and hobbies. He is one of the most influential citizens of this locality and gives much time to matters having to do with the community welfare.

Bowling and dogs are special interests of Mr. Kolb. He describes himself as an amateur judge of Dog Shows. He has judged all breeds, both in the East and the West. He is a director of the Russian Wolf Hound Club of America and also of the Toy Spaniel Club.

George O. Kolb, born in 1878 in Philadelphia, is the son of John G. and Sarah (Kaiser) Kolb. His family were the well-known bread manufacturers. The young man himself followed the same business in Hartford, Connecticut, Philadelphia, and other places. When 25 years of age he went to Virginia and operated a baking plant there for six or seven years.

Mr. Kolb retired from active business when he sold his bakery interests in 1924 to the General Baking Company. After taking a trip around the world he came to Beverly Hills and acquired a handsome home at 1146 Tower Road.

A valued member of the Park Commission of Beverly Hills, Mr. Kolb

is also a member of the Lutheran Church, Beverly Hills Rotary Club, and Los Angeles Breakfast Club.

During the World War he was connected with the Food Administration in New England States.

### WEBSTER L. MARXER, M. D.

The career of Dr. Webster L. Marxer contains the interest and variety of a tale of adventure. Since he commenced working on a farm at the age of eight years and was "on his own" at thirteen, it covers a range which includes coal mining, farm management, athletic records, college musical activities, tours in several foreign countries, and the practice of medicine.

Dr. Marxer's ancestry is of Alsatian origin and his entire family has been engaged in scientific fields. One ancestor, a Polish general, was right-hand man to the Polish Emperor during the Thirty Years' War.

The subject of this sketch was born October 22, 1907, at Caseyville, Illinois, the son of Louis J. and Rose (Oger) Marxer. As a mere boy he worked on a farm. Since the age of 13 he has been independent of others' help. From 13 to 17 years of age, to put himself through high school, he managed a farm, the while pursuing his studies. At the same time he managed to set records in distance running in a Marathon. During the World War he worked in an Illinois coal mine, also being a lieutenant in the Reserve Officers Corps.

He entered the college of St. Louis University and the University of Medicine of that city. During that period of his life Dr. Marxer was president of a collegiate musical organization. He has traveled considerably in Alaska, and in Mexico and South America. Vocal music is Dr. Marxer's avocation and he has attained considerable recognition as an operatic vocalist.

A year of medical study in Europe, at Copenhagen, preceded Dr. Marxer's arrival in California, July 1, 1930. Since that date he has been an instructor in Medicine at Loyola and the University of Southern California. He has had three active years in the County Medical Association and is affiliated with the County Hospital, St. Vincent's, and the Cedars of Lebanon.

Dr. Marxer is a member of the Catholic Church. He is a Theta Kappa

Psi. On the 30th of September, 1933, he married Lenore Konti Bushman of Beverly Hills, at Riverside, California, daughter of Francis X Bushman. Their tiny daughter, Linda, was born in September, 1934.

Although Dr. and Mrs. Marxer have resided in Beverly Hills only since February of this year they are rapidly being welcomed into a wide circle of friends. Their home is at 1023 South Bedford Street, while the doctor's offices are in the California Bank Building.

A fundamental thought which has governed Dr. Marxer throughout his life is that "Indispensability to one's environment comes from within oneself" and is dependent upon the success the individual has acquired in the conquest over himself.

#### FRED M. SHELTON

An outstanding citizen of Beverly Hills, and one who has taken an unusually prominent part in the life of the community, is Fred M. Shelton. He was born at Danville, Kentucky, on July 20, 1880, the son of J. T. and Lucinda (Yaeger) Shelton. His father was a farmer and served on the grand jury for many years in Danville and was a very highly-esteemed citizen; he lived practically his entire life within half a mile of where he was born. His mother's family were pioneers in Kentucky, and of Scotch-Irish descent.

After graduating from Center College (Kentucky) Mr. Shelton went to Independence, Missouri, where he engaged in the furniture business with his brother-in-law for about six years. He next went to Mexico City, where he established a very large retail and wholesale grocery business, catering principally to the foreigners in that country. The firm, which was known as the American Grocery Company, also had a branch at Tampico, Mexico, which for some years Mr. Shelton took charge of.

Coming to California in 1923 as a stop on what was to be a round-the-world trip, Mr. Shelton was so charmed with this favored section that he never continued any further on his world tour, but located in Beverly Hills. For some years he engaged in the real estate business in this city with marked success, and it is worthy of note that he and his associates sold the first piece of property on Wilshire Boulevard in Beverly Hills, which bought a price of

a thousand dollars a front foot. About six years ago he and J. E. Fenn established the "Red Man Service Station," one of the largest and best-equipped businesses of its kind in Beverly Hills.

Mr. Shelton has given much time and effort to the improvement and up-building of Beverly Hills. He served as a member of the City Council four years, during the period when most of the City Parks were installed, and a number of the municipal buildings were erected.

He has long been a prominent Mason. He was commander of the Commandery at Tampico, Mexico, and a Past Master of the Masonic Lodge at Independence, Missouri. He organized and was the first president of the Shrine Club of Beverly Hills. He belongs to the local Chamber of Commerce and is a past president of the Rotary Club.

Mr. Shelton was married to Dixie Dixon of Warrensburg, Missouri. They reside at the Beverly-Wilshire Hotel.

#### E. L. PAYNE

E. L. Payne, vice-president and manager of the Payne Furnace & Supply Company, with head offices at Beverly Hills, directs the largest exclusive manufacturing plant for gas furnaces in the United States. The company originally began as a partnership between his father, D. W. Payne, and himself, and was first established as a small sheet metal business at 328 East Second Street, Los Angeles. Their capital consisted of about five hundred dollars, mostly borrowed, a credit of an equal amount with other firms, and a very considerable amount of energy, experience and good will. Gradually the business developed into the manufacturing of gas furnaces and the firm became the pioneer in this line in Southern California.

The business was ultimately moved from East Second Street to North Los Angeles Street, and after several other moves, each time increasing the size of the plant, the business was finally established in Beverly Hills August, 1925, where it now has about 46,000 feet of floor space and employs an average of over a hundred people, with a payroll of around \$150,000.00 per year. The company does a national and international business. Branches are maintained at Santa Ana, Pasadena and Long Beach, and a wholesale branch is located at San Francisco. Warehouses are to be found at Denver.

Dallas, Buffalo (N. Y.), Boston, Mass., and Atlanta, Ga. While the bulk of the company's business is in the United States, a considerable portion of their product goes to foreign countries, including particularly Australia, New Zealand and Canada.

E. L. Payne was the inventor of several devices used in the Payne Furnaces, notably the electric push button control, which is an exclusive feature of their product. He has taken a very prominent part in the affairs of the American Gas Association, an organization whose efforts are devoted principally to controlling the safety features of gas appliances manufactured in the United States. This organization bestows what is known as the Blue Star Seal of Approval on the products of gas appliance manufacturers which can measure up to their rigid requirements. To obtain this distinction all new gas appliances must be tested and approved by the association.

Mr. Payne is a member of the general committee, as well as various sub-committees of the association.

The subject of this sketch was born at York, Nebraska, on December 26, 1894. His first work was in his native town, which was begun at the age of thirteen. In 1909 he came to Los Angeles and for some time was employed by the hardware firm of Harper & Reynolds. He next was with the Frick-Fleming Hardware Store, and subsequently with the Hartfield Hardware & Plumbing Company, where his father was likewise employed. After four years with the Southern Pacific Railroad he joined forces with his father, establishing the firm of D. W. Payne & Son.

Mr. Payne is a member of various organizations, including the Beverly Hills Rotary Club, the Beverly Hills, Los Angeles and United States Chambers of Commerce. He is chairman of the manufacturers' section of the Pacific Coast Gas Association. He is the code authority for the Pacific Coast for all gas appliances.

He was married to Catherine Vallandigham, who comes of a historic American family. The children are: Gordon Leigh, Nancy Jean and Mary Kay.

#### GERARD R. COLCORD

An architect who has achieved an enviable reputation, and one who has built up a very large clientele in Beverly Hills and elsewhere in Southern California, is Gerard R. Colcord, whose office is in the Beaumont Building.

Mr. Colcord is a native of St. Louis, Missouri and was born on Novem-



EDWARD EDMUNDSON SPENCE

ber 1, 1900. He is a son of Walter R. and Meta (Garrels) Colcord. His father was a native of Chicago and his mother of St. Louis, and they now reside in Westwood.

Gerard R. Colcord received his early education at the noted Culver Military Academy of Indiana, and when his parents moved to California he entered the University of Southern California, where he attended for four years, majoring in architecture. He subsequently studied for six months at the Ecole Des Beaux Arts in Paris, following which he traveled in Europe for another six months studying various kinds of building designs in European cities.

From 1925 until 1928 Mr. Colcord was associated with various well-known architects, including Asa Hudson, John C. Austin, and Roy Price. Six years ago he opened his own office at Beverly Hills, and since then has practiced on his own account. His work is largely residential, and he has designed many magnificent homes for noted people in different parts of Southern California. He recently completed a residence for Blanche Sweet, the movie star, and one of his outstanding works was a ranch home for William Boyd in Ventura County. He has designed a number of homes for others prominently identified with the moving picture industry, including Carl Laemmle, Tod Browning and Milton Cohen.

Mr. Colcord's military service includes officers' training at Burlington, Vermont, where he was in the 3d Cavalry of the U. S. Regular Army, stationed at Fort Ethan Allen in Burlington.

He belongs to the Beverly Hills Athletic Club, the Ki Phi college fraternity, and the California State Association of Architects. He was married to Jeanne Marie Dumas, former actress from New York City.

## EDWARD EDMUNDSON SPENCE

Edward E. Spence, popular and energetic Mayor of Beverly Hills, is equipped to serve the people of his community both by personal qualifications and long familiarity with this section and its problems. Since 1913 he has been associated with the Rodeo Land and Water Company. After two years he became its chief engineer and superintendent. During the period of 21

years Mr. Spence has developed 75 per cent of the Rodeo Land and Water Company's properties in Beverly Hills.

A member of the City Council since 1923, Mr. Spence was appointed Mayor in 1932 after the resignation of Paul Schwab. As a public official Mayor Spence holds a high place in the esteem of local people, and has a host of friends who value him at his true worth.

He is also known as a business executive, being manager of the Beverly Hills Nursery, at 9900 Wilshire Boulevard. It is not only the largest here, but one of the largest retail nurseries in Southern California.

Edward Edmundson Spence is a native of Kansas City, Kansas, born April 27, 1887, son of George E. and Ella E. (McGee) Spence. The family removed to California two years after his birth and his father was in the hardware business and engaged in farming in Riverside County.

The son graduated from the high school of San Jacinto, California, and attended Pomona College. In 1913 at San Antonio, Texas, he was united in marriage to Lorena A. Young, of that city. They are the parents of three children: Charlotte E., 19, a student at Pomona College; Edward E., Jr., 14, who goes to Beverly Hills High School, and Nancy L., 7, a pupil at the Hawthorne Grammar School. Their home is at 504 North Crescent Drive.

Mr. Spence is a member of the Community Presbyterian Church and the Rotary Club. His fraternal associations are with Masonic Lodge No. 528 and Eastern Star No. 404.

He has a special interest in outdoor sports.

#### GEORGE W. ELKINS

A well and favorably known real estate operator of Beverly Hills, who has conducted his business with marked success throughout the depression, is George W. Elkins, whose office is located on the northeast corner of Santa Monica Boulevard and Beverly Drive.

Mr. Elkins is a native of West Virginia and was born on November 30, 1899, the son of James C. and Della (Doshier) Elkins. He is a distant relative of the late distinguished Senator Elkins of West Virginia.

Mr. Elkins completed his grammar and high school education in New

Mexico and at Southwestern University, of Georgetown, Texas. His first business was in Wichita Falls, Texas, where he followed the oil industry and also was active in real estate. He subsequently was in business at Breckenridge, Texas. He came to Los Angeles in 1921 and the following year moved to Beverly Hills where he joined the real estate firm of Pabst & Keith. After about one year in this connection he entered business for himself and has continued until the present time. He is one of the oldest men in this line in Beverly Hills in length of service.

Mr. Elkins has taken a very active part in various organizations. He has the distinction of having been the youngest president ever elected of the Beverly Hills Real Estate Board and also of the Beverly Hills Kiwanis Club. He is an active member of the Chamber of Commerce and belongs to the Economic Round Table of Los Angeles. His fraternal affiliations are with the Masons and the Shriners, and in College he belonged to Pi Kappa Alpha. During the World War he served for about six months in the infantry.

He was married to Anita Wilson, of Santa Monica, on November 22, 1925. Three children have been born of this union: Nancy Anita, George William, Jr., and Virginia Cynthia Elkins. The last two are twins.

He is of sufficient importance to be one of those young business men of whom a sketch is made in the official Who's Who among the Young Men of the Nation.

#### D. W. PAYNE

D. W. Payne, president of the Payne Furnace Company, is a native of New York state and the son of Myron Payne, who was a cabinet maker and woodcraft worker.

The subject of this sketch was taken to Nebraska by his parents when he was about four years old, and his father took up a homestead in the southeastern part of the state near Seward. D. W. Payne lived in Nebraska until about 25 years ago, when he came to California.

As a young man Mr. Payne was a carpenter and contractor, and also engaged in the plumbing, sheet metal and allied trades. In his early days he

was a professional bicycle pacer and he manufactured some of the first bicycles put on the market.

After coming to California he worked for several firms, including the Hartfield Hardware & Plumbing Company, where his son, E. L. Payne, was also employed. Together they subsequently established the firm known as D. W. Payne & Son, which was originally purely a sheet metal business but was gradually developed into the Payne Furnace & Supply Co., a full account of which will be found under the biography of E.L. Payne, now the manager and active head of the business.

Rosa Soucie became the wife of D. W. Payne and they have the following sons and daughters: H. B. Payne, Mrs. Merle M. Pitcher, E. L. Payne and Mrs. Margaret Mohler.

### EDWARD JOHN HUMMEL

In one of the greatest callings to which a man can devote his efforts, Edward John Hummel, Beverly Hills' Superintendent of Schools, has achieved distinctive success.

Mr. Hummel has combined commercial experience with a university training in preparing himself for the responsible position he holds. His educational background includes attendance in grammar schools of Los Angeles, Southern California Preparatory School, University of Southern California (A. B. degree, 1913), Columbia University (A. M., 1914), and considerable work toward his Doctor's degree. He is a member of Sigma Chi and Phi Delta Kappa fraternities, the latter being an honorary educational fraternity.

In September, 1914, he was elected as Supervisor of Physical Training in Santa Barbara City Schools, remaining three years. From 1917-19 he was at Whittier Union High School as a teacher of Social Studies; 1919-21 in the automobile business in Whittier and Fullerton, and from 1921-25, instructor in Santa Ana Junior College and High School. He was then engaged as Superintendent of Schools of this city and ever since has been retained in that position.

Mr. Hummel is a native Californian, born in Orange, December 26, 1890

Phillip J. and Emma (Degen) Hummel are his parents. His maternal grandfather was one of the early settlers at Fort Dearborn (Chicago). His father was in the employment agency business in Los Angeles.

Upon graduation from Columbia he was united in marriage June 24, 1914, in Los Angeles, to Hazel Marguerite Landers of that city. They are the parents of three children: Dorothy Alice, Robert Edward, and Edward J., Jr. The family home is at 345 South Doheny Drive.

The summer of 1918 saw Mr. Hummel in Officers' Training Camp at the Presidio, San Francisco, and in the fall of that year he became director of military training in Whittier Union High School.

Mr. Hummel has been active in local organizations. He is a member of the Beverly Vista Community Church, Chamber of Commerce, Rotary Club, Beverly Hills Men's Club, Masonic Lodge No. 528.

He is a life member of the Department of Superintendence of the National Education Association, a member of the State Council of the California Teachers' Association, a member and past president of the Los Angeles County School Administrators and Supervisors Association, and of the Schoolmasters Club of Southern California. He is on the Board of Directors of the Wilshire District Y. M. C. A., and a director of Crescent Bay Council of Boy Scouts.

Tennis is Mr. Hummel's favorite outdoor pastime. The study of History, Economics, Philosophy and Sociology is his hobby.

#### H. A. REED

A real estate operator of Beverly Hills, who has built up a very successful business, particularly with the moving picture colony is H. A. Reed, whose office is located at 344 North Beverly Drive.

H. A. Reed was born at Louisville, Kentucky, on October 8, 1897, the son of Andrew A. and Levia O'Sweeney. He received his early schooling at New Albany, Indiana, and also attended the University of Louisville, and the Indiana State University.

During the World War he served in the Naval Aviation as a senior lieu-

tenant, and was stationed at Pensacola, Far Rockaway and other places. He was qualified both for lighter and heavier-than-air craft.

For some time after the termination of the war Mr. Reed was stationed at San Diego as personnel officer in charge of Service Craft. Following his discharge from government service he engaged in the hotel business, successively at San Bernardino, Brawley and at Nogales, Mexico.

With the exception of about two years spent in the construction business at Miami, Florida, Mr. Reed has engaged in the real estate business at Beverly Hills for the past eight years, and among his numerous distinguished clients may be noted Rudy Vallee, Lowell Sherman, Graucho Marks, John McHugh, Warner Baxter and B. L. Winchell, the latter an important executive of the Remington Rand Company.

Mr. Reed is a member of the Beverly Hills Real Estate Board, Beverly Hills Athletic Club, and his fraternal affiliations are with the Masons.

### JOHN H. (UNCLE JACK) GROUT

Enough material for several novels would appear to be contained in the life story of John H. Grout. But, instead of putting his adventures into print, "Uncle Jack," as he known hereabouts, is now living retired.

Mr. Grout was born in Beverly, Massachusetts, December 4, 1857. His people came over in 1830 from London, England, and one of his ancestors was Dr. John Grout, surgeon, who fought in the Battle of Bunker Hill. Mr. Grout's education commenced in the public schools and Latin school of Boston, and Chauncy Hall school and St. Johnsbury Academy.

Then came 18 years on the Boston Herald followed by several years as city editor of various papers. Next he went to Mexico as Division Clerk of the Mexico Central Railroad at Tampico. After this he became Paymaster of the Louisiana Lighterage & Jette Company at that place, remaining two years.

Consular service followed: Bermuda, 1893; Malta, 1898; Odessa, 1908; Milan (Italy), 1914; Santander (Spain), 1917; Hull (England), 1919. He then retired. Upon leaving the Consular service in 1924 Mr. Grout received

Resolutions from the citizens of Hull, which are among his most treasured possessions. He arrived in California July 1, 1924, coming immediately to Beverly Hills.

Mr. Grout is a past president of the Foreign Consular Association (Hull, England), and was an organizer of the American Chamber of Commerce in Italy, August 12, 1915.

In 1904, at Ventnor, the Isle of Wight, he was united in marriage to Kitty Emily Austin of Kent, England. They are the parents of two sons: John Alfred, 27, and Austin Monroe, 25. The latter has become prominent as a radio singer. The family home is at 130 South Willaman.

Mr. Grout is an Episcopalian. In fraternal life he is the oldest Past Master of Masonic Lodge No. 2755, Malta; also founder of the lodge. He is Past Deputy District Grand Warden, Grand Lodge of Malta, and has gone through all chairs up to Knight Templar, including District Grand Lodge.

Clean politics is Mr. Grout's hobby.

#### MRS. L. D. WESTREM (LAURA DUNN)

Beverly Hills received a very desirable addition to its citizenship when Mrs. L. D. Westrem located here. She has shown herself a remarkably successful real estate woman, with energy and a progressive spirit which have gained for her the uniform respect of all who know her. Her offices are at 9730 Santa Monica Boulevard.

Laura Dunn was born in Baltimore, Maryland, December 28, 1885, the daughter of Miller and Sadie (Hazel) Dunn. Her father was a railroad man.

Her arrival in California dates back to 1906. Soon thereafter she became a nurse in the office of Dr. L. D. Hollingsworth in Los Angeles and held that position for eighteen years.

The doctor lost a competent and efficient nurse when, in 1927, Mrs. Westrem came to Beverly Hills. For a time she was in the real estate business with Arthur Kelley but later branched out into business for herself. From the first she has prospered, and has become a Beverly Hills institution.

## HARRY H. KEM

The subject of this sketch, Harry H. Kem, is a native of Macon, Missouri, and was born on January 21, 1898. He is the son of James P. and Evelyn L. Keb. His father was a merchant for many years in Missouri and his mother is now living in California.

After completing his education at the University of Missouri, Mr. Kem worked in the oil fields of Oklahoma and Texas for about a year. In 1920 he came to San Francisco to become representative of an Eastern paper mill company on the Pacific Coast. Four years later the real estate firm of Kem & Elkins, Inc., was organized at Beverly Hills, and in 1930 he bought out his partner and changed the name of the business to Harry H. Kem & Company, Ltd.

Mr. Kem enjoys a large and varied real estate and insurance clientele. The latter end of his business has been built up after years of careful attention to the insurance needs of his friends, and he now has one of the largest insurance businesses in Beverly Hills.

Mr. Kem belongs to the various real estate and insurance organizations and is a prominent member of the Beverly Hills Chamber of Commerce. His fraternal affiliations are with the Masons and Shriners. During the World War he was in training at the Aviation Ground School at the University of Illinois.

He was married to Geraldine Newton, of Spokane, Washington, and they are the parents of two children: Harry H., Jr., and Geraldine Newton Kem, both born in Los Angeles.

## ALBERT OSCAR FARMER, D. D. S.

A worthy representative of the dental profession is Dr. Albert Oscar Farmer, president of Beverly Hills Dental Society, who has built up an enviable clientele since he opened offices in the Beverly Professional Building in 1931 for the general practice of dentistry.

Before making a permanent location in this city, Dr. Farmer practiced

for four and a half years in the Roosevelt Building, Los Angeles. He obtained his D. D. S. in 1927 at the University of Southern California. He was president of the Senior class in the Dental College.

Dr. Farmer was born August 27, 1903, in Los Angeles. O. O. Farmer, his father, was a civil engineer. His mother, the former Nellie Worst. After attending elementary schools the boy graduated from Inglewood High School. During the World War Dr. Farmer was a lieutenant in the R. O. T. C.

Organizations with which Dr. Farmer is affiliated are the Congregational Church, the Elks Lodge, Fox Hills Country Club, and Psi Omega and Alpha Tau Epsilon fraternities. Golf is admittedly his hobby.

This year, on June 21st, at Yuma, Arizona, Dr. Farmer was united in marriage to Nelda Jeffrey of Los Angeles. Mrs. Farmer is known to a wide circle of friends for her talent and charm, while the Doctor has attained a high standing among the professional men of the city. Their home is at 9905 Robbins Drive.

#### CHARLES C. (BEN) BOLLMAN

Charles C. Bollman, popular and efficient manager of the Beverly Hills Branch, Automobile Club of Southern California, heads an organization which boasts approximately 3500 members in the territory served by his office. From a small beginning, thirteen employees are now necessary to take care of the wants of its numerous members. For this notable growth, the enterprise of Mr. Bollman is largely responsible.

The Beverly Hills branch was established December 15, 1927, with Mr. Bollman as manager. Previously, for three years, he had been a salesman for the Southern California Automobile Club. He arrived in Los Angeles in 1924.

Mr. Bollman was born in Elgin, Illinois, December 8, 1892. Ben and Maude (Fenlon) Bollman are his parents. The boy graduated from the grammar school of Rockford, Illinois, where his father was in the creamery business. Subsequently he attended Northwestern Military Academy at Lake Geneva, Wisconsin, and the University of Wisconsin, at Madison. His experience in the commercial world includes five years as a tire salesman, in

Iowa, for the Kelly Springfield Tire Company.

From May 10, 1917, until February 28, 1919, Mr. Bollman was stationed at Fort Sheridan, Illinois, and several other posts. He was Captain of Infantry when discharged.

In 1921, at Ottumwa, Iowa, he was united in marriage to Helen Nelson of that place. Their home is at 1042 Carol Drive, Los Angeles.

Mr. Bollman is active in the Rotary Club and also in Beverly Hills Chamber of Commerce, which he served for two years as director. His fraternal connections are with Zeta Psi.

Although manager of an automobile club, horseback riding is Mr. Bollman's hobby.

### BERT JAMES FIRMINGER

Although he has been City Clerk since 1924, and twice re-elected to that office, Bert James Firminger commenced his career as a railroad man. The exactness and dependability associated with that profession have stood him in good stead in more recent years.

By appointment, Mr. Firminger became the first Secretary-Manager of Beverly Hills Chamber of Commerce, July 1, 1923. The following April he was elected City Clerk, being re-elected in 1928 and 1932. When the new City Hall was built, three years ago, Mr. Firminger had much to do with purchasing and installing the equipment.

The Island of Jersey is the birthplace of Bert J. Firminger. He was born March 2, 1882, the son of James Thomas and Bertha Louise (Trowell) Firminger. His schooling was received in Missouri, however, as his father had become a merchant in St. Louis.

Mr. Firminger's first employment was in the Railroad Traffic Department of the Missouri Pacific Railroad in St. Louis and Kansas City. During his residence in that state he was a member of the 7th Regiment of National Guards of Missouri. When he left in 1918 to locate in Beverly Hills he had been for eighteen years with the Missouri Pacific at Kansas City and St. Louis.

In Los Angeles Mr. Firminger again entered railroading. Fifteen months



JAMES L. KENNEDY

in the Claim Department of the Santa Fe was followed by three years as City Freight Agent of the Denver & RioGrande Western Railroad. This position he resigned to accept appointment as Secretary-Manager of Beverly Hills Chamber of Commerce.

Fraternal affiliations of Mr. Firminger are with the Masonic Lodge, of which he was Master in 1925. He attends the Episcopalian Church, is President of Beverly Hills Men's Club, a member of the local Chamber of Commerce, Santa Monica Swimming Club, and the Municipal Finance Officers' Association.

Mrs. Firminger, whom he married October 13, 1913, was formerly Mildred Clarke, daughter of Mr. and Mrs. Henry C. Clarke, pioneers of this section who, in 1907, built the first privately-financed home in Beverly Hills, at 718 North Crescent Drive. They are the parents of two daughters. Patricia Ann, 19, is a junior at the University of California at Los Angeles, and Jane Clarke, 8, attends Beverly Hills Grammar School. The family residence is at 512 North Roxbury Drive, where Mr. Firminger indulges his love of gardening. Fishing is another hobby.

### JAMES L. KENNEDY

As a member of the present City Council, first president of the Business Property Owners' Association, and past president of the Chamber of Commerce, James L. Kennedy has worked untiringly since 1921 for the civic advancement of Beverly Hills.

Coming to California in December of 1920, from Minneapolis, Minn., where he had been a prominent operator in the brokerage business, dealing with carload lots of apples and potatoes, Mr. Kennedy came to Beverly Hills in the spring of 1921 and with his brother-in-law, William B. Camfield, built a block of stores in the 9400 block on Santa Monica Boulevard.

For five years he was president of Kennedy-Pritchard, Inc., and made many of the important realty transactions when the city was in its period of rapid growth. Later, when there was a crying need for a high school, he was appointed special representative for the city, for the Chamber of Commerce, the Woman's Club and the service clubs to secure the erection of such a school in Beverly Hills.

Born February 26, 1880, in the backwoods of the timbered part of On-

tario, Canada, near Uxbridge, the son of Samuel S. and Margaret Kennedy, he finished high school in Uxbridge and then went to Chicago. There he started as an office boy with the Corn Products Company, and worked up to the district managership of California, Oregon and Washington, introducing Karo Corn Syrup in those states 32 years ago.

Mr. Kennedy married Mary G. Ebbers, in Quincy, Illinois, on April 25, 1910. Their first son, Donald H., was born May 6, 1911, and is now on the staff of the Beverly Hills Citizen. Their second son, William A., born February 23, 1916, died in November of 1929.

Elected city councilman in April, 1932, for a four-year term, Mr. Kennedy is chairman of the park department and of the fire department committees.

About eight years ago, after a trip through Canada, he introduced locally the ancient sport of bowling on the green, which from a hobby developed into an absorbing interest. In 1933 he was a member of the four-man team that won the United States championship in the Century of Progress tournament. In 1932 he won the open singles world's championship in the matches held in conjunction with the Olympic games. He has also been a winner of a number of Southern California annual tournaments. He was president, for 1932-33, of the Southern California Lawn Bowling Association, and is serving now as 1933-34 president of the State Lawn Bowling Association, which numbers about 1600 lawn bowlers in its membership.

#### O'NEILL BARNWELL

Safeguards in building construction, against earthquake shocks, have been advocated by O'Neill Barnwell as far back as 1925. Some of these protective measures have now been adopted and have become standard practice since the Long Beach earthquake of 1933. An early interest in the public good did not need a major catastrophe to arouse him to the need of safety measures.

Mr. Barnwell, second oldest head of a city department in Beverly Hills came here in 1923 as Building Inspector. His foresight and thoroughness are assets in the responsible position he holds.

Born January 9, 1882, in Fernandina, Florida, Mr. Barnwell is the son

of Woodward and Isabel (O'Neill) Barnwell. His father was a farmer in South Carolina and Florida.

Young O'Neill took his preparatory school work at the University of the South, Sewanee, Tennessee. Between 1898 and 1904 Mr. Barnwell worked as an electrician in Charleston (S. Car.), Jacksonville (Fla.) and St. Louis (Mo.). He was a student instructor at the University of Missouri, 1906-07. In 1909 he obtained his B. S. degree from that University. Immediately he came to California, teaching then in California Institute of Technology at Pasadena for a couple of years. Next he taught in a St. Louis High School for seven years. Back to Pasadena in 1918 and into the construction business for five years.

Professional affiliations of Mr. Barnwell are with the Structural Engineers Society of California, Pacific Coast Building Officials Conference, International Association of Electrical Inspectors, and Plumbing Inspectors' Association of California. He is a member of the Episcopal Church.

Mrs. Barnwell, to whom he was united in marriage at St. Louis in 1908, is the former Caroline Gruner. Their home is at 9241 Burton Way. Mr. Barnwell owns a bungalow court in Pasadena, a home in Los Angeles, and various vacant properties in that city.

Two diverse and very interesting hobbies of Mr. Barnwell are growing avocados and writing.

## JOAN BLACKMORE

Known throughout this district for her efficiency as a business woman, Joan Blackmore's training and background have been largely in the field of art and dramatics. She has been one of the mainstays of the City Engineer's office since 1924. It was, in fact, organized and installed under her direction. Likewise, the first street improvement act in Beverly Hills was executed under her supervision. For her capabilities and fine qualities of character (Miss) Blackmore has won a warm place in the esteem of those who know her.

Theatrical work is Miss Blackmore's hobby. She is a charter member of the Beverly Hills Community Players and was for five years a director in

that movement. She is also a director in the Los Angeles County Drama Association, and gives it much of her time and effort.

Toledo, Ohio, is the birthplace of Joan Blackmore, who is the daughter of Lewis J. and Teresa (Siegfried) Paratschek. Her father is a retired electrical contractor. He is a native of Prague, Austria, while her mother was from Bavaria. Joan, their daughter, attended parochial school, high school and business college at Toledo, and then took art courses in the Art Museum there. Her arrival in California dates back to 1919.

Among her first work in this state was employment at the Hal Roach Studio in an Indian serial called "White Eagle". Three years she worked for Richard Walton Tully, the playwright, and while with him had about eight months' dramatic stock experience in various companies. She has modeled for the Los Angeles Polytechnic High School evening class in Art. Then, in 1924, to the City Engineer's office.

Miss Blackmore attends the Christian Science Church and is a member of the Beverly Hills City Employees' Association. She lives at 344 South Doheny Drive.

### WALTER G. McCARTY

Subdivision and construction activities of Walter G. McCarty extend over Los Angeles as well as the Beverly Hills area. He early entered the real estate subdivision business, has done at least fifty subdivisions, and has been continuously in such work longer than any realtor in Los Angeles.

Florencita Park, in 1903, was Mr. McCarty's first venture in subdivision. For a number of years he operated from Jefferson to Slauson Ave. and from Main to Vermont Avenue and put on approximately ten subdivisions in that territory. He laid out the first subdivisions on Western Avenue, from Wilshire to Beverly Boulevard. In the Beverly and Wilshire district he has operated since 1908.

Tracts most recently subdivided by Mr. McCarty are Wilshire Vista, Beverly Vista, and Beverly Hills Speedway.

With his associates, Mr. McCarty in 1922 purchased one-fourth of all

of the Town of Beverly Hills and subdivided it. He is the second largest taxpayer in this city at the present time.

Mr. McCarty is the president of the Walter G. McCarty Corporation, subdividers, with offices at 9508 Wilshire Boulevard.

The subject of this sketch is a native of Mason City, Iowa, born January 28, 1882, the son of John A. and Frances E. (Heitchew) McCarty. His family moved to this state when he was but three years of age, his father entering the real estate business in Los Angeles. The boy attended the elementary schools of that city, graduating from Commercial High and Los Angeles High Schools.

On September 21, 1918, at Los Angeles, he was united in marriage to Florence A. Barr of Seattle, Washington. Mrs. McCarty is a life member of Beverly Hills Woman's Club.

The home of Mr. and Mrs. McCarty at 1501 Lexington Road is a show place of Beverly Hills. Called "The Deodars," it covers six acres and is one of the most beautiful and elaborate Italian residences in Southern California.

Memberships held by Mr. McCarty are in the Los Angeles Country Club and the Chamber of Commerce and Real Estate Board of Los Angeles and the Beach Club. Golf and sports are favorite diversions when the press of business affairs permits.

An outstanding development accomplished by Mr. McCarty was the building and completion of the Beverly-Wilshire Hotel, opened to the public January 1, 1928. Constructed, owned and operated by him, it is the most elaborately built and furnished hotel in the United States. It covers the entire 9500 block on Wilshire, in Beverly Hills, contains nine floors and two basements, 350 hotel rooms and apartments, and has eight shops and six public rooms. Ground, building and furnishings cost \$3,750,000.00.

A man eminently successful, who has made good in the locality that has been his home from infancy, Mr. McCarty can view with pride the outstanding accomplishments that have been his.

## A. CURTIS SMITH

Among the attorneys of Beverly Hills, A. Curtis Smith has shown a high degree of energy, application and conscientious endeavor and is regarded as one of the most valuable professional men of the community.

Immediately upon his arrival here, in 1929, Mr. Smith became associated

with Richard C. Waltz in a general law practice. So quickly did he make a place for himself in local affairs that he has been, since 1930, Assistant City Attorney of Beverly Hills, under Mr. Waltz.

Mr. Smith is also a factor in Boy Scout work, being Scoutmaster of Troop No. 51, Beverly Hills. Boy development is a theme close to Mr. Smith's heart. Fishing and mountain climbing are also hobbies which combine well with his other interests

A. Curtis Smith was born in Seattle, Washington, February 9, 1905, the son of Alfred C. and Mary (Waugh) Smith. When the boy was five years of age the family came to California. His father was an employee of the Pacific Electric in Los Angeles.

After graduating from Chaffey High School of Ontario, Mr. Smith took his A. B. at Pomona College and secured his L. L. B. at Harvard Law School

Mr. Smith is a member of the Congregational Church and Beverly Hills Men's Club. He lives at 315 South Reeves Drive.

### FRED NASON

With 25,000 square feet of storage capacity, and affiliations all up and down the Pacific Coast and in principal cities throughout the world, the Beverly Hills Transfer and Storage Company is an institution of which many a larger city might be proud. The concern belongs to Beverly Hills people of whom Fred Nason is principal owner, president and manager. His business sagacity and foresight have been largely responsible for the firm's remarkable growth during the last decade.

The company started business with one truck when, in 1924, it was organized by Stanley Anderson, Harrison Lewis, Harry Mortson and James R. Martin. On June 15, 1925, the business was incorporated for \$75,000.00. In 1928 Mr. Nason became interested in the company and worked up to his present position. At the present time it has ten pieces of equipment, covers the west end of Los Angeles and operates up and down the Coast. The firm's office is located at 350 Foothill Road.

Fred Nason is a native son, born in Hollywood March 18, 1905, the

son of M. C. and Jessie D. (Stevens) Nason. His father for a time was a produce jobber in San Diego, San Francisco and Seattle. Later he became automobile distributor for Hupmobile for Southern California, Arizona and New Mexico. Grammar and High Schools of Hollywood were attended by the boy. In 1927 he graduated from University of Southern California with the degrees A. B. and B. S. He was first known here as a real estate broker, but remained in that business only six months.

Mrs. Nason, too, has a background in Beverly Hills history. She was formerly Violette Johnson, daughter of Fred R. Johnson (now of Long Beach) who built the old Beverly Hills city hall. Her marriage to Mr. Nason took place in this city October 16, 1928. They are the parents of two sons, Fred, Jr., and Richard Allen.

Mr. Nason is prominent in Beverly Hills Chamber of Commerce, the Rotary Club, and in local Community Chest activities. Fraternal affiliations are with Sigma Chi and Trojan Knights. He owns a handsome home at 224 South LaPeer Drive.

Hunting and fishing are Mr. Nason's favorite outdoor pastimes.

### EDWARD PAUL DENTZEL

Sixty-five residences have been constructed by Edward Paul Dentzel in Beverly Hills, north of Santa Monica Boulevard, in the last twelve years. This achievement—one to be justly proud of—puts Mr. Dentzel in the front rank of local construction firms. His office is at 453 North Rodeo.

After arrival in Beverly Hills in 1923, Mr. Dentzel built homes for himself three times. So rapidly were they spoken for that he did not occupy any one of them. For a time he lived at 809 Camden Drive, then built at 710 North Palm Drive and remained there until 1933. He then built and is now occupying the handsome residence at 910 North Roxbury.

Mr. Dentzel has been close to the construction business from childhood up. Gustave Dentzel, his father, was a builder of amusement resorts throughout the United States. The son worked with his father for about fifteen years. He then went into the general contracting business in Philadelphia, the city of his birth, for three years. He was born June 9, 1881, his mother

being the former Olga Passler. He attended Temple College. During the World War he saw service in the merchant marine.

His first arrival in California dates back to 1914, but it was not until 1920 that he came here to remain. He engaged in the construction business in Hollywood for three years, and then definitely located in Beverly Hills.

Mrs. Dentzel was formerly Emma Wagner of Philadelphia. They were married in that city in 1911 and are the parents of two sons: Carl, 21, who lives here, and William, 13, a student of Beverly Hills High School.

Organizations with which Mr. Dentzel is identified are the Community Church, Chamber of Commerce, the Elks Lodge, Beverly Hills Men's Club and Casa Del Mar Club. He maintains memberships in the Masonic Club of Hollywood and Masonic Blue Lodge of Philadelphia.

Political positions held by Mr. Dentzel have been that of City Treasurer in 1932. He was appointed a Councilman to fill the vacancy caused by the resignation of Paul Schwab, and in 1933 was re-elected to that office.

Fishing and mountain climbing are the favorite outdoor diversions of Mr. Dentzel.

#### KARL LEWIS, M. D.

One of the best known medical men in Beverly Hills is Dr. Karl Lewis, who came here more than ten years ago. He first opened offices at 1334 Burton Way, but has been in the Beverly Hills Professional Building since New Year's of 1925. His sympathy with the sick and suffering, and an earnest desire to aid his afflicted fellow man have gone hand in hand with rare skill and judgment and have been a factor in building up the large and remunerative practice he enjoys.

After graduation from the Rush Medical College of Chicago, Dr. Lewis served a three-year hospital internship in that city. The year 1918 found him in the American Army. After a year's service in France he was discharged a 1st lieutenant of the Medical Corps.

Los Angeles lured Dr. Lewis then, and he practiced three years in that city before making a permanent location in Beverly Hills.

Karl Lewis was born in Grand Ridge, Illinois, January 23, 1891. His parents are James Scott and Emma Julia (Hayes) Lewis, the former a physician of that town. The boy's grammar and high school education was in his native town and in Ottawa, Illinois, followed by matriculation at the University of Chicago.

Dr. Lewis has been active in local affairs during his residence here. He is a member of the Presbyterian Church, Masonic Blue Lodge No. 528 of Beverly Hills, and the Scottish Rite. Other fraternal and professional organizations in which he maintains memberships are Al Malaikah Chapter of the Shrine, Phi Rho Sigma fraternity, and the American, California State and Los Angeles Medical Associations.

Football and sports are favorite recreational activities of Dr. Lewis, whose home is at 615 Bedford Drive.

### J. GILBERT TOZER

The distinction of having the oldest established electrical store in Beverly Hills belongs to J. Gilbert Tozer, who in 1922 went into the electrical business in the 9400 block of Santa Monica Boulevard. It was the first shop of its kind in the city. In 1927 he took in John L. Smith as a partner. Then store is still in the same block and does a general electrical and electrical contracting business.

Like his partner, Mr. Tozer is a native of England. He was born in Nottinghamshire, February 2, 1893, the son of Thomas and Anne (Wilks) Tozer. His father was a mechanical engineer. The elementary and high schools of Coventry, England were attended, followed by graduation from a technical school of that city. His first work, from 1909 to 1914, at Coventry, was in the engineering line. He then went into the British Navy, serving all through the World War and for four years thereafter combating the Bolshevik trouble in Russia. When discharged he had the rank of Chief Electrician. Mr. Tozer has been awarded the 1914 Star, Victory Medal, and General Service Medal.

Upon arrival in California in 1922, Mr. Tozer came immediately to Beverly Hills and started in an experimental machine shop for two months.

Since that time he has been constantly in the electrical business.

Aside from his military honors, Mr. Tozer has been the recipient of several medals and cups for football and athletics. He is active in the Community Players organization, and an ardent gardener. His home is at 8219 Norton Avenue, Hollywood.

Organizations with which Mr. Tozer is identified are the Episcopal Church, Lions Club (past president), Beverly Hills Men's Club, and the Boy Scouts of America, as district committeeman. He is a Past Patron of the Eastern Star, and maintains membership in the Masonic Lodge No. 482, Kirkliston and Maitland.

Mr. Tozer has a particular interest in sports and athletics.

### CHARLES COUTTS BLAIR

Charles C. Blair, Chief of the Police Department since 1927, has watched Beverly Hills grow from very small beginnings. He is the oldest city official in Beverly Hills, having been in the employ of the city for eighteen years.

When Chief Blair was made Marshal, he had in his department only three police officers and two firemen. Today the force numbers 40 persons—the Chief, one captain, 3 lieutenants, 4 sergeants, 2 identification bureau men, 3 clerks, 4 motor cycle officers, 21 patrolmen, and a police matron. Chief Blair bought the first ambulance to be brought here.

Dundee, Scotland, is the birthplace of Charles Coutts Blair, and May 11, 1884, is his birth date. When he was but three years of age his parents, James Nevin and Mary Ann (Jessiman) Blair, emigrated to Canada. His father had been a merchant in Dundee; his grandfather was both a merchant and a councilman of that city.

The boy attended grammar school and business college in Toronto.

In 1894, when ten years of age, he started his career as a jockey. He rode for the Joseph E. Seagram Racing Stables of Waterloo, Ontario. Then, for eight years, he rode all through the United States. At Saratoga, New York, in 1898, he won his first race beating Tod Sloan. In 1902, with a



CHIEF CHARLES COUTTS BLAIR

brother in Canada, he bought a stable of race horses and raced his own in various parts of the country for a couple of years.

With such a background it is inevitable that the Chief's hobby and favorite recreation should be horseback riding. Mrs. Blair, formerly Edith Pearl Swall of Los Angeles, is also an expert horsewoman and rider in rodeos and fiestas. They were united in marriage at Los Angeles in 1916. Their children are Glenwood and Virginia Mae. It is most interesting to know that Virginia is the first child who was born in this city after its incorporation. She is now editor of the Beverly Hills high school paper. The family home is at 328 North Camden Drive.

When Chief Blair quit the race horse business in 1904 at St. Louis he then opened a book and stationery store in Baltimore, Maryland. Sold out in 1910 and on his arrival in Beverly Hills went to work for the Rodeo Land and Water Company. For seven years he did everything there was to do. Next he was employed by the City of Beverly Hills (July 1917) as a motor officer. In 1919 the Council, of which P. E. Benedict was president, appointed him City Marshal, and also Fire Chief and City Tax Collector. His appointment as Chief of Police came in 1927.

Chief Blair recalls that he collected the first lighting assessment district tax levied in Beverly Hills.

Numerous civic and fraternal activities are indicated by the long list of organizations of which Chief Blair is a member: The Presbyterian Church, Rotary Club, Beverly Hills Shrine Club (past president), Peace Officers Shrine Club of Los Angeles County (past vice-president), Beverly Hills Men's Club, honorary member of American Legion Post, charter member of Masonic Lodge No. 528, the Al Malaikah Shrine, Breakfast Club, Hollywood Commandery, Elks Lodge, and a life member of Tangier Temple, Omaha, Nebraska.

Organizations connected with his profession, in which he has memberships are: California State and County Peace Officers' Association, California Municipal Motorcycle Officers Association (honorary member), Woman's Peace Officers Association (honorary member), Fire Chiefs Association, International Police Chiefs Association and International Bureau of Identification. He was one of the first 25 members of the Highway Patrolmen's Association.

## NELLIE OF BEVERLY

The popular and successful real estate operator of Beverly Hills, known as "Nellie of Beverly," is a native of Missouri. Mrs. Nellie Phelan, which is her full name, came to Los Angeles about fifteen years ago, and for twelve years of this time has engaged in the real estate business. Before locating in Beverly Hills she was in business in Los Angeles, San Diego and Inglewood, and in the latter place was known as "Nellie of Inglewood." She has done a large amount of subdivision work and also handled country lands to a considerable extent.

She has been at Beverly Hills for the past three years and her office is now located at 8555 Wilshire Boulevard. She specializes in the sale and rental of residential property and also enjoys a large and growing business in insurance. One of her avocations is flying, and she is a licensed aviator and at times has used airplanes for showing real estate.

## MARGARET WRIGHT MAC MAHON

Fortunate, indeed, is the person accepted as a student in the Wright MacMahon Secretarial & Coaching School. Located at 9538 Brighton Way, in the Beaumont Building, it is reserved for a selected group of university trained women. The enrollment is limited to fifty.

A most unusual woman is Margaret Wright MacMahon, highly intellectual and most original. Her standards are so high that the students are literally "hand picked," regardless of who they may be. Mrs. MacMahon has developed a new system of shorthand, yet unpublished, which has had surprising and gratifying results. As yet it is used only in her school.

In 1929, Mrs. McMahan started a school on North Rodeo Drive, for the training of secretaries. From a modest beginning her school has grown in a way most gratifying to those interested, and now has a waiting list of applicants.

Mrs. MacMahon is the daughter of James Alfred Wright, a newspaper man. She was born in Boulder, Colorado. Arrival in California dates back to June 1917. Her training includes special work in foreign languages

and education in six different western universities, including the University of California at Berkeley. During her college career she had a definite outline in view, and specialized only in the subjects that would further her plans for her future activities.

Theoretical training has been supplemented by much practical experience.

She was on the faculty of the Anna Head School, Berkeley, the Westlake School for Girls in Los Angeles, and taught four years in the Armstrong School of Business Administration, Berkeley.

No profession is more entitled to the appreciation and gratitude of an enlightened people than are those who devote their lives to the training of others. In this Mrs. MacMahon has a record which is outstanding.

#### CHARLES J. KRAMER, D .D. S.

Although not a native son, Dr. Charles J. Kramer has had all of his schooling and all of his preparation for the dental profession in the State of California. He is one of the most successful of the younger professional men of this city, and has acquired a fine clientele in the comparatively short time since he came to Beverly Hills.

At the age of four years Dr. Kramer was brought to California by his parents, Mathias and Mary (Cochems) Kramer. It was in St. Joseph that the boy was born April 2, 1901.

Dr. Kramer is a graduate of Santa Ana High School. Thereafter he attended the University of California, at Davis. In 1927 he obtained his D. D. S. degree at the University of Southern California.

For a year Dr. Kramer demonstrated at the University of Southern California College of Dentistry, the while practicing his profession in offices in the Metropolitan Theatre Building, Los Angeles.

Since 1928 Dr. Kramer has engaged in the general practice of dentistry in this city, having commodious offices in the Beverly Professional Building. He lives at 1319 Comstock Drive, Westwood.

Dr. Kramer is an active member of Beverly Hills Kiwanis Club and the Chamber of Commerce. His fraternity affiliations are with Xi Psi Phi and Beta Phi. He has a great interest in sports.

## W. A. PESCHELT, D. D. S.

A native son of California, born at Hollywood on April 29, 1906, Dr. Peschelt has been practicing dentistry at Beverly Hills for the past three years, and has a large and growing clientele. His father, W. A. Peschelt, came to Los Angeles in 1880 and was an early employee of the City of Los Angeles. He was a landscape architect and laid out many of the early city parks. It is particularly interesting to note that he was later employed to do landscape gardening in Beverly Hills at the time this section was being developed. While his father is now deceased, his mother, Louise (Ritter) Peschelt, is still living.

Dr. Peschelt received his early schooling in Los Angeles and in Santa Monica. His collegiate and dental education was received at the University of Southern California, from which institution he holds the degrees of B. S. and D. D. S. He has done considerable private post-graduate work in Ceramic Dentistry, i.e., porcelain work, and he specializes now to a large extent in porcelain fillings.

Dr. Peschelt is a member of the American, County and State Dental associations, the Alpha Tau Epsilon fraternity, and the Psi Omega dental fraternity. He is also affiliated with the Beverly Hills Chamber of Commerce.

He was married to Grace Carpenter of Glendale, who is a graduate of the University of Pomona. The marriage was kept secret, even from his closest friends, for several weeks after it had taken place, and the recent announcement in the newspapers came as a decided surprise.

## PAUL JACK NICOLETTI

An artistic heritage belongs to Paul Jack Nicoletti through his mother, Mary Nicoletti. In 1886 she came from Italy to the old Peoples Store—now the May Company—as a designer. Stephen Nicoletti, his father, has been on the Los Angeles City Council. Paul Jack, their son, was born in Los Angeles July 11, 1892.

Mr. Nicoletti came to Beverly Hills in May, 1924. Subsequently he bought into the Beverly Door & Sash Company at 434 North Beverly.

Through failure of the American Mortgage Company, this firm was obliged to quit business after about four months.

With enterprise and courage Mr. Nicoletti then commenced business as P. J. Nicoletti's Beverly Door & Sash Company, in 1932. This firm has become the most important of its kind locally. It is located at 9288 Santa Monica Boulevard.

Mr. Nicoletti is of the Catholic faith, and a member of the Native Sons of the Golden West. His wife is the former Edith L. Barber of Long Beach, whom he married in 1923 at Santa Ana. They are the parents of two children—Betty, 10, and Paul, Jr., 8.

At the attractive family home, 9160 Beverly Boulevard, Mr. Nicoletti indulges his hobby, gardening.

#### HARRY G. KOERNER

One of the prominent architects of Southern California, and a resident of Beverly Hills for nearly ten years, is Harry G. Koerner. He is a native of Pennsylvania, and the son of Henry Clay and Josephine Koerner.

Mr. Koerner's education was received in his native state, and his first experience in the architectural line was in Pittsburgh, although he had received early training under the noted architect, Stanford White, in New York, and under Sidney Heckert in Pittsburgh.

In 1911 Mr. Turner came to Los Angeles and soon entered into partnership with William J. Gage, under the firm name of Koerner & Gage. In 1926 their office was moved to Beverly Hills where they handled many large and important jobs, including the Beverly Hills City Hall, residences for Mrs. Carrie Guggenheim, Mrs. Eugene Bottler, Samuel K. Rindge, Dr. Ernest Fishbaugh, Charles F. Smith, and others. They also designed the W. A. Pickering home in Santa Monica, that cost nearly half a million dollars, and the two hundred thousand dollar mess hall in the Soldiers Home at Sawtelle.

The partnership with Mr. Gage was dissolved some time ago, and Mr. Koerner is now practicing alone, with offices at 9507 Santa Monica Boulevard. He is a member of various organizations, including the Los Angeles Breakfast Club, State Architects Association, the Masons, and the West Adams Methodist Episcopal Church, of which latter he is a member of the governing board.

## J. RICHARD JUSTICE, D. D. S.

One of the younger dentists of Beverly Hills, who has achieved marked success in his chosen profession in a comparatively short time, is J. Richard Justice, whose office is located in the Professional Building. He comes by his calling naturally, as his father, Dr. J. A. Justice, has practiced dentistry in Los Angeles for the past twenty-five years. His mother was the former Pearl Shackelford, and both she and his father are natives of California. His mother's family dates back to Revolutionary days, and one of his grandfathers came to California as a pioneer in 1850.

Dr. Justice received his academic education at Loyola College, and his dental training was taken at the University of Southern California, where he received his degree of D. D. S. in June 1934.

He belongs to the Beverly Hills Chamber of Commerce and to the various dental associations. His fraternity in college was Delta Sigma Delta.

Dr. Justice is a native of Los Angeles, and he married a native daughter, Kathryn Schell, daughter of John E. Schell, important citizen of Beverly Hills, whose biography will be found elsewhere in this volume.

## ROBERT EMMETT KINSMAN, D. D. S.

Doctor Robert Emmet Kinsman practiced dentistry in Chicago for more than thirteen years prior to locating in Beverly Hills. He was active in the Chicago Dental Society and was a member of its Board of Directors. He assisted in the organization, and served as the first president of the South Suburban Dental Branch of the Chicago society.

He came here direct from the Windy City in 1927 and since that time has acquired a large clientele, both by reason of his delightful personality and the skill with which he cares for the dental needs of his patrons.

White Lake, South Dakota, is the birthplace of Robert Emmett Kinsman, whose birth date is June 24, 1892. His parents are George Harris and Edith Jane (McGaffin) Kinsman, the former a business man in Iowa. In Waterloo, of that state, the boy, Robert Emmett, attended high school. He received his D. D. S. in 1914 from Chicago College of Dental Surgery.

During the seven years he has resided in Beverly Hills Dr. Kinsman

has been prominent in various local groups, including the Rotary Club, Chamber of Commerce and is a member of the Presbyterian Church. He also belongs to the Los Angeles Breakfast Club and the Xi Psi Phi dental Fraternity.

Dr. Kinsman's marriage to Maude Millard McLean of Chicago, took place in that city, June 24, 1914, coincident with his graduation from dental college. They are the parents of two children: Bonnie Jean and Robert Emmett Kinsman, Jr. The family home is at 265 South Doheny.

He is particularly interested in the schools and was largely instrumental in the introduction of an educational dental program into the curriculum of the Beverly Hills Elementary Schools.

#### A. ARTHUR CRAWFORD

The owner and operator of the oldest and largest exclusive music store in Beverly Hills is A. Arthur Crawford, a native of California, born at Woodland on January 2, 1895. His father, who was a native of England, and a hotel and restaurant man in Sacramento for a number of years, is Albert Crawford, and his mother was the former Odella Musselman.

The subject of this sketch received his grammar and high school education at Berkeley, after which he attended the University of California for a time. He then became manager of a talking machine company in Portland, Oregon.

In 1923 Mr. Crawford came to Beverly Hills and established the music store known under his name, and now located at 9416 Santa Monica Boulevard. It is interesting to note that at the time this store was established Mr. Crawford was the youngest business executive in Beverly Hills, but notwithstanding this seeming handicap he has built up a large and successful business in his chosen line. A complete assortment of all kinds of musical instruments is carried in his store, including pianos, radios, phonographs, etc.

Mr. Crawford is a member of the Beverly Hills Rotary Club and of the Chamber of Commerce.

He was married to G. Elizabeth Kay, who is active in the music business. There are two children: Arthur Kay and Daniel Leighton Crawford, both native sons.

## HAROLD LLOYD

Harold Lloyd, well-known moving picture star and prominent resident of Beverly Hills, was born at Burchard, Nebraska, April 2, 1894, son of J. D. and Elizabeth (Fraser) Lloyd. He received his education in the schools of Denver, Colorado, and in San Diego, California. He began his moving picture career as an extra at the age of 19 with the Edison Company in San Diego. He was later with Universal and other Hollywood film companies.

In 1914 he joined Hal E. Roach and starred in one-reel comedies. In 1923 he organized the Harold Lloyd Corporation, and among the important pictures that his company produced may be mentioned: *The Freshman*, *For Heaven's Sake*, *The Kid Brother*, *Speedy*, and *Welcome Danger*—the latter a talkie.

Mr. Lloyd belongs to the Uplifters Club, Los Angeles Athletic Club, Wilshire Country Club, The Lambs Club of New York City, and various other organizations.

On February 10, 1923, he married Mildred Davis of Los Angeles, and they have three children: Mildred Gloria, Marjorie Elizabeth, and Harold, Jr.

## DEW PRICE TERRY

The D. P. Terry Plumbing Company has been one of the substantial institutions of Beverly Hills since 1922. Under the guidance of Mr. Terry it has grown and prospered and merits the success that has come to it. Mr. Terry first opened his store at 451 Wilshire Boulevard, but after a year and a half he moved to larger quarters in the Kuhl Building and started a hardware business along with the plumbing. Three years later he moved to the firm's present quarters, 8367 Wilshire Boulevard, but later sold out the hardware department. Mr. Terry is now engaged in a general plumbing, steam and gas heating business, and does furnace work. The firm employs an average of eight persons.

Dew Price Terry is a Southerner, born in Columbus, Mississippi, September 22, 1890. He is named for his father, who was a banker and cotton buyer in that city and in Nashville, Arkansas. During the Spanish-American

War the father served his country as a Captain. His mother was formerly Gertrude Howard.

Mr. Terry arrived in this state October 10, 1904, and then for a time followed quite an adventurous career. In Oklahoma Territory and Old Mexico young Terry punched cows and did ranch work for three years. For two and a half years, in Kentucky, he rode race horses. To Alaska, then, for seven months with a mining company, followed by a year as oiler for a brewery in Old Mexico. A like period in some steel mills came next.

His career in the plumbing business commenced with the firm of Newell Brothers, in Los Angeles. He was for nineteen years in various plumbing establishments of that city before he came to Beverly Hills in 1922.

Mr. Terry was united in marriage to Edith M. Edmondston of Des Moines, Iowa, in December, 1931, at Everett, Washington. At their home, 2048 Glenwood Road, Mr. Terry indulges his love of flower raising and gardening. Among sports, hunting and fishing are his favorite recreations.

Home modernization is of much interest to Mr. Terry, who is serving on a local committee promoting that line of endeavor. He is a member of the Beverly Hills Chamber of Commerce.

#### MARIE A. DODGE

Marie A. Dodge is one of those women whose vision, energy and executive ability have been contributed unstintingly to worthy and forward-looking causes of benefit to Beverly Hills, too numerous to here set forth. Her popularity and untiring energy have likewise been important factors in the well-merited success of the Beverly Hills Multigraphic service, at 9433 Santa Monica Boulevard, which she established in 1927, upon her arrival here.

Miss Dodge manages a general multigraphing, public stenographic and letter shop business, does typing of manuscripts and scenarios, and is a notary public. From a small beginning she has acquired a clientele of enviable proportions and in the conduct of her office touches practically every phase of local activity.

Immediately upon opening her shop here, Miss Dodge became affiliated with Beverly Hills Chamber of Commerce and since that time has been very

active in the Chamber's affairs. For five years past she has been a factor in the Beverly Hills Community Players. She was on the board of directors, as secretary, for two terms, and now is serving her second term as president of the group. In the organization of the Business & Professional Girls' Club, Miss Dodge performed yeoman's service. She was a charter member, its first president, and is serving her third consecutive term as such.

Cordial and affable in manner, Miss Dodge readily makes friends and has won and held the confidence of Beverly Hills folk. She is a native of Peoria, Illinois, and has been in California since July of 1926.

#### VIRG W. MILLER

Conducting a real estate and investment business exclusively, at 9619 Brighton Way, Virg W. Miller is one of the city's most enterprising, wide-awake and practical business men, and one who has prospered in his affairs.

His arrival in California dates from 1920. Four years later he came to Los Angeles and for a time worked for the New York Life Insurance Company. This he left to enter the real estate business for himself. In 1927 he came to Beverly Hills, working two years for the real estate firm of Kem & Elkins, before he again opened his own real estate office. He was located at 9542 Santa Monica Boulevard for two years, in the California Bank Building for a year, and then to his present location.

Mr. Miller was born in Macomb, Missouri, February 2, 1898, the son of James O. and Mary (Finley) Miller. His father was a stock raiser in that state. After attending high schools in Missouri and Kansas he matriculated at Northwestern University. Thereafter he graduated from Kansas City University Law School with the degree of LL. B., providing the substantial foundation upon which his later business operations have been conducted. He is a member of Pi Kappa Alpha and Phi Alpha Delta.

May 1, 1917, Mr. Miller joined the United States Army and saw service for three years. Although overseas only one year he went through both the St. Mihiel and Argonne offensives and was twice wounded.

The religious affiliation of Mr. Miller is in the Baptist Church. He is a



MRS. JOSIE K. BARNES  
And Members of Her Family

member of the National and State real estate associations and serves the Beverly Hills Realty Board as secretary.

He was married at Glendale, in 1928, the Jacqueline Gilmore, of Kansas. Mrs. Miller was formerly an instructor in the English Department of the University of Southern California. Their home is at 216 South Rodeo Drive.

Bowling is Mr. Miller's hobby.

#### MRS. EDWIN MORRIS BARNES (JOSIE K.)

A woman who has left her impress on the cultural life in whatever locality she has made her home is Mrs. Edwin Morris Barnes of 707 North Beverly Drive. She has been a resident of this city for about ten years. Since 1912 she has spent all of her winters in California, even when her home was in the East.

Mrs. Barnes attends the Beverly Hills Congregational Church and is a member of the Woman's Club of Hollywood. She has a distinguished background of activity in Club life, being one of the organizers of the Woman's Club at Ridgefield Park, New Jersey, away back in 1894, when many persons looked askance at such activities and woman's place was, emphatically, in the home.. Repeatedly re-elected to the office of president, she served the club in that capacity for twelve years.

Born in New York City in 1856, Mrs. Barnes is the daughter of Mortimer Smith, connoisseur, member of the National Academy, and friend of many noted American artists. Her mother, formerly Eliza A. Sanford, was a descendant of Abraham Clark, one of the signers of the Declaration of Independence. General Delevan, who fought in the Revolutionary War, was a cousin of her grandmother. A biography of Alfred S. Barnes, founder of the Barnes Publishing House, her husband's father, was published in 1888. He always treasured a close friendship with the late Andrew Carnegie. His boyhood home was at one corner of 37th Street and 5th Avenue, New York City, where Tiffany's now stands.

Mrs. Barnes' early education was received in a girls' school in Englewood, New Jersey, and from private tutors. Before she came to California

the greater part of her life was spent in Englewood (N. J.) and in Brooklyn (N. Y.) Painting and music are her hobbies.

In 1878 Mrs. Barnes, then Josie K. Smith, was married to Edwin Morris Barnes. They are the parents of three children: Mrs. Ethel B. Burns, who has two daughters; E. Mortimer Barnes, the father of one daughter, and Mrs. Ruth Barnes Miles, amateur artist, who has a son and a daughter.

Mr. Barnes' daughter, Mrs. Burns, is a woman of wide cultural interests, music of the highest type being her greatest enthusiasm, and herself a fine musician. Recently she was offered the presidency of the Smith College Alumni, in a very flattering letter. Her son, E.M. Barnes of New York, is one of the leading business men and socialites of that city, and the owner of one of Long Island's most exquisite homes. He is a crack golfer. Mrs. Miles is a portrait painter of special talent and the possessor of a golden voice.

Evan Shaw, here from the East to attend the University of Southern California, is a young man of great promise and diverse gifts, having had dramatic successes and being captain of the college polo team, and active in all the interests that intrigue the youth of today.

Stewart Hampton, another member of the family, is on the staff of the California Bank. He is a young man of sterling character and one of those who can carry the message to Garcia!

The A.S. Barnes & Company was quite a family concern. In it were five sons and five daughters. It was later taken over by the American Book Company. Its president is Victor Barnes, Mrs. Barnes' nephew.

### JAMES E. WHITELAW

James E. Whitelaw was born at Edinborough on October 25, 1893. His father was James E. and his mother Melissa (Smith) Whitelaw. The family moved to Nevada when the subject of this sketch was a young boy, and here James Whitelaw, Sr., followed his profession of construction engineering for a number of years, until he moved to Wichita, Kansas, where he engaged in the cattle business.

Mr. Whitelaw attended the Friends University at Wichita, where he

received the degree of A. B. and he subsequently completed a course in mining engineering at the Houghton School of Mines. He followed the mining business in Nevada until the World War broke out when he joined the Army and was attached to several outfits. His war record covered a period of over a year, about half of which time was spent in France and at the Front. He took part in the Saint Mihiel drive.

After the War Mr. Whitelaw followed construction engineering in California in the Sutter Basin, north of Sacramento, and later mining engineering in Nevada.

In 1922 he came to Los Angeles and at once joined the Janss Organization at Westwood. He became a star salesman for this firm and for several years led the entire corps of sales agents, and sold as much as a million dollars worth of property in one year for the Janss company.

Mr. Whitelaw opened his own real estate office in Beverly Hills in 1928 and is now located at 268 Rodeo Drive and has developed a very successful business in real estate and also in insurance.

He was married to Gail Gauslin, of Michigan, and they have three children: James, Joseph and Jerry.

### KENNETH ALBRIGHT

Kenneth Albright, well known builder of Los Angeles County, who now maintains offices in Beverly Hills, is a native of Freeport, Illinois, and was born April 26, 1896, the son of Lee W. and Rose (Zapf) Albright. His father was a railroad man.

Mr. Albright came to Los Angeles with his family in 1900 and received his education in the grammar schools of that city and graduated from Los Angeles High School in 1915. For several years after leaving school, he worked in the offices of well known architects of Los Angeles, including Myron T. Hunt, Elmer Grey, and Robert Farquhar. He subsequently went to Philadelphia and was employed by leading architects in that city for several years, and here he received training which has subsequently been very valuable to him.

For the past dozen years or so, Mr. Albright has been engaged in the building business on his own account in and around Los Angeles. He has a

large number of very fine structures to his credit. Among those for whom he has built large homes are: Richard Hargreaves of Beverly Hills, whose place was recently purchased by the president of the Nash Automobile Company; Dr. Arthur Klein of Los Feliz hills, and Howard Hastings of Holmby Hills.

Mr. Albright is a careful, high-class builder, and his jobs may be properly classed as "custom built" work. He takes from to eight months to complete a house and no time or effort is spared in his endeavor to erect the finest possible kind of buildings.

Mr. Albright moved his headquarters to Beverly Hills about four years ago. His reason for doing so was because of his faith in the rapid development of this city, and on account of the superior school facilities for his children.

He was married to Marion Strange and their children are Elizabeth Ann and Marjorie Lee Albright.

Mr. Albright is a noted squash player, and in 1925 he and his partner won the national doubles championship held at Hollywood. He was recently become interested in Badminton and is a member of the newly-organized Badminton Club of Beverly Hills.

### GEORGE VEST CHAPMAN

When George Vest Chapman became City Park Superintendent of Beverly Hills, in 1926, he had two parcels of land consisting of eleven acres under his supervision, and now (1934) there are sixty acres of park, including 28,000 street trees. The ever-increasing responsibilities which the position entails have been discharged with a high degree of competence, meriting the appreciation of Beverly Hills citizens. The parks of this city have been the subject of much favorable comment from visitors and the press.

George V. Chapman came to Beverly Hills in the spring of 1912. He came to help in its incorporation and has been here ever since. He worked in the Beverly Hills Nursery, owned by the Rodeo Land and Water Company, remaining until 1926, except for a year's interlude when during the World

War he did his bit by driving a truck on an interurban freight line hauling products to warehouses.

Mr. Chapman started in horticultural work while still a grammar school student in Missouri. After graduation from high school he went to work under glass for G. M. Kellogg, in Pleasant Hill, Missouri, remaining about three years. In Independence, Missouri, he worked under glass for approximately two years, then was employed by the Kansas City Park Department. He resigned in 1912 to come to California.

Adrian, Missouri, is the birthplace of Mr. Chapman, who was born July 8, 1891. Marion Sylvester Chapman, his father, was a farmer in that state; his mother was the former Arena Morris. Both parents were born in Ohio.

Mr. Chapman married Emma Lavender, of Finland, in 1913, at Santa Monica. They are the parents of two sons: George Albert and Henry Adolph, both native sons of Beverly Hills. The family home is at 216 South Carson Road.

Outdoor sports are Mr. Chapman's hobby. He is a member of the Christian Church.

#### MRS. JOHN D. EVANS (PEARL EVELYN NEWCOMB)

Public-spirited service in welfare work distinguishes the life of Mrs. John D. Evans, known to many as Pearl Evelyn Newcombe. She has twice been president of the Beverly Hills Welfare League. Children, their welfare and development, are her greatest hobby and interest aside from her home. Many hours are devoted to this worthy cause. She was formerly on the board of the Kiddie Home which is sponsored by the Welfare League and is devoted to the care and upbringing of children from one to twelve years old. Character building is emphasized by Miss Yeomans, who is in charge, and the results have been truly gratifying. This home is located on Avenue 66 in South Pasadena—having moved a few years ago from the old Hellman residence on Catalina Street, Los Angeles.

Stratford, Ontario, Canada, is Mrs. Evans' birthplace, and October 7, 1894, is her natal day. She is the daughter of William C. and Minnie (Cox)

Newcombe, both of whom were born in England. Her father was a banker in that country.

In 1918, on December 28th, she became the wife of John Danbey Evans. They arrived in California five years later, living in Los Angeles while their home in Beverly Hills was being erected.

Mr. Evans is a real estate man here and has a highly successful business. They live at 820 North Bedford Drive.

Mrs. Evans is a member of Beverly Hills Community Church. She was formerly a member of the Woman's Club.

No persons are more entitled to the appreciation and gratitude of their fellow citizens than those who devote themselves to the welfare of children. For her fine work in this regard Mrs. Evans has the respect and commendation of all those who know her.

#### KENNETH E. MARSHALL

The man who had the distinction of carrying Beverly Hills by an overwhelming majority for Frank Merriam in the recent election is Kenneth E. Marshall, who was the Governor's campaign manager in this city, and surrounding territory.

Mr. Marshall was born at Lathrop, California, on September 24, 1892, the son of Nathaniel A. and Frances (Stackpole) Marshall. He comes from pioneer California stock, his father having arrived in California in the early 80's, and his mother about 1870 in one of the first trains to make the trans-continental journey. It is interesting to note that his great grandfather, Anthony Knapp, was a captain of one of the early clipper ships, and his maternal grandfather, Thomas W. Stackpole, conducted the forerunner of what subsequently became the Harvey chain of eating houses. The earliest member of his family of whom there is a record in this country, is William Knapp, who came to America from England and settled at Watertown, Massachusetts, in 1630.

As a young man Mr. Marshall followed various occupations, principally working in large stores. In 1920 he went to Arizona, where he purchased a daily paper and published it for two years. He subsequently settled in Los Angeles and joined the insurance firm of Ray Rule & Sons. For

some years past he has engaged in this line on his own account, and he now conducts a general insurance business, both at Beverly Hills and at Los Angeles, his office in the former city being located in the California Bank Building.

Although deprived of his sight for some years past, this seeming handicap has not prevented Mr. Marshall from taking an outstanding part in public affairs and from conducting his business with success. He has been an ardent worker for the sightless, and has served as president of the California Society for the Blind, and is a trustee for the Braille Institute of America, and also a director in the California Rehabilitation Association.

Mr. Marshall married Pearl Albright, a native of Oklahoma.

#### WILLIAM A. REEDER

William A. Reeder, pioneer resident of Beverly Hills, may truly be designated as one of the foundation stones upon which this city was built. His passing, on November 7, 1929, after several months of ill health, was a distinct loss to this community. He was one of the enterprising, practical and wide awake business executives whose foresight and wise policies were a real factor in the rapid development of this section.

Mr. Reeder's first real estate venture here dates back to 1911 when he became interested with the late A. B. Salisbury in the purchase of a canyon property in Beverly, Benedict and Peavine canyons. Two years later he purchased a lot at 811 North Rexford Drive, and the following spring built the old Reeder residence at that address and made it his home. He acquired the charter for the First National Bank of Beverly Hills and in association with O. N. Beasley and others organized that institution. In 1921 he organized the Beverly Hills Realty Company, but five years later retired from active business in favor of his son, Leland P. Reeder.

Cumberland County, Pennsylvania, marks the birthplace of William Augustus Reeder whose ancestry, through his father, Augustus, was Pennsylvania Dutch. His birth date is August 28, 1849. When he was but four years old his parents removed to Ipava, Fulton County, Illinois, at which place the lad commenced teaching school at the age of 14. He went to Beloit,

Kansas, as a teacher and was principal of the schools of that place for six years. He was united in marriage to Miss Eunice Andrews at Beloit, August 18, 1876.

Shortly thereafter Mr. Reeder went to Logan, Kansas, where he became a banker. Later, with other business associates, he formed a string of thirteen banks in that part of the state. With others, also, he embarked in the purchase of an extensive tract of land on the Solomon River in Kansas, where they established the largest irrigation farm in the state.

During that period Charles Curtis (later vice-president of the United States), then a representative from the Topeka district, and other prominent Republicans of the state prevailed upon Mr. Reeder to run for Congress. His long career as a teacher in Beloit and as a banker at Logan made it possible for him to secure his first election. Mr. Reeder was a member of the 56th, 57th, 58th, 59th, 60th and 61st Congresses from the Sixth Congressional district of Kansas, his first term following his election in 1898. Undoubtedly it was Mr. Reeder's interest in irrigation that, with the expiration of his last term in Congress, impelled him to migrate to Ashland, Oregon. Trips to Los Angeles while still in Congress had, however, convinced him that it was on the eve of a great development; so after two years in Ashland he came to Beverly Hills to make his home.

Mr. Reeder was twice married. His first wife passed away in Beverly Hills soon after they came here to live. His second wife was Mrs. Carrie Knight, widow of a lifelong friend and former bank employee of Mr. Reeder's in Kansas, to whom he was married July 1, 1923, at Hastings, Nebraska. His children are Leland P. Reeder, Mrs. Arthur L. Erb and Harry C. Reeder.

Mr. Reeder was a member of the Community Presbyterian Church, a Shriner, and one of the founders of the local Masonic lodge.

#### CHARLES H. NAYLOR

One of the oldest interior decorators of Los Angeles County, and the best-known one in Beverly Hills, is Charles H. Naylor, the subject of this sketch. Mr. Naylor, who is a native of Wilmington, Delaware, born May 20, 1872, began his chosen career in his home city when he was only sixteen

years old. He has worked at his profession in numerous places, including St. Louis, Buffalo, Pittsburgh, and Philadelphia. In the latter city he was employed by the celebrated firm of Wanamakers. He also engaged in work at Pittsburgh, and while there, among his clients were the Mellon, Thaw and P. C. Knox families.

It was in 1906 that Mr. Naylor came to Los Angeles. Soon after arrival in that city he opened a store of his own, located at 1606 West Seventh Street. He subsequently moved to the corner of Seventh and Beacon Streets, and his location prior to moving to Beverly Hills was at Seventh and Valencia. He has done many large interior decorating jobs, perhaps the most important of which was the decorating and complete furnishing of the Los Angeles Elks Club. Since coming to Beverly Hills in 1929 he has built up a very large business in his chosen line. His place of business is located in the Robinson Building, corner of Wilshire Boulevard and Robinson Street. His plant is equipped to manufacture and upholster high class furniture and to supply or make anything required for the interior decorating of homes, clubs, offices and so forth.

Mr. Naylor is a member of the Masons and the Elks. He was married to Josephine Nock, and they have one daughter, Leanore, who is now Mrs. L. M. Collins.

### JAMES E. DOLENA

Substantial monuments to his skill as an architect will be left by James E. Dolena, 9397 Wilshire Boulevard, who designed the homes of Constance Bennett and C. Gardiner Sullivan, now being erected in Holmby Hills. Beverly Hills residences of his designing are those of William Powell and Myron Selznick. He also drew the plans for those of William Haines and Allen B. Walker in Hollywood. In a most exacting profession he has achieved a noteworthy success and has earned for himself a high reputation among the architects of Southern California.

St. Petersburg, Russia, is the birthplace of James E. Dolena, born May 17, 1888. His parents are Nicholas and Mary (Boguslavsky) Dolena, the former an engineer. The son attended the University of St. Petersburg and, after arrival in the United States, the Art Institute of Chicago. A scholarship

took him to the Art Institute; in fact, he won several.

Before coming to California he worked with Morris Sullivan and Louis J. Millet.

California claimed Mr. Dolena in 1923. He started the practice of his profession in 1928 in Los Angeles and opened his Beverly Hills office three years later. He specializes in rendering architectural subjects.

In 1931 at Los Angeles he was united in marriage to Olive Grant. They are the parents of a small daughter, Nadia, eighteen months of age. The family home is at 322 Bentel Avenue, Brentwood Heights.

Landscape painting is Mr. Dolena's hobby.

### FREDERICK WILLIAM ASHTON

Frederick William Ashton, one of the owners and organizers of the Beverly Hills Securities Corporation is a native of Bryon, Ohio, and was born February 22, 1871, the son of James T. and Mary Louise (Stevens) Ashton. His father was a merchant in Connecticut and Ohio. He is descended directly from John Balsh who landed at Plymouth Rock in 1623, whose children intermarried with the children of Miles Standish.

Mr. Ashton holds the degree of B.S. from Michigan State College and the LL.B. from the University of Michigan. He practiced law from 1894 until 1923 at Grand Island, Nebraska, except for one year when he served as Judge Advocate of the United States Army with headquarters at Washington, D.C. during the World War. It is interesting to know that he ran for Congress in Nebraska in 1908 and was defeated by George W. Norris by the narrow margin of 22 votes.

In 1923 Mr. Ashton came to Los Angeles and served as attorney for the Janss Investment Company until 1926. In the latter year he located in Beverly Hills, since which time he has served as vice-president of the Beverly Hills Securities Corporation.

Mr. Ashton has held a number of important public offices; he was City Attorney at Grand Island, Nebraska, and States Attorney for Hall County. During 1906-1907 he was a member of the Nebraska State Senate, and prior to taking up duties in Washington, D.C. during the war he served

as Chairman of the State Exemption Board for Nebraska.

He belongs to various organizations including the Los Angeles Country Club, the Beach Club, a number of Masonic bodies, including the Blue Lodge, Consistory and the Shrine. His college fraternity is Delta Tau Delta.

Mr. Ashton was married at Grand Island, Nebraska, in June, 1927 to Caroline R. Wasmer.

#### ERICK BREITUNG, D. V. M.

Dr. Breitung, who first came to Beverly Hills in 1928, is a native of Berlin, Germany, and was born September 26, 1876. He received a very thorough and complete education in his chosen profession of veterinarian in various universities of Germany. He has attended the University of Berlin and also the Universities of Hanover, Giessen, and Heidelberg, and his degree was granted from the latter.

From 1903 until 1905 he was an assistant professor in the Hygienic Institute of the Veterinary College in Berlin, and from 1905 until 1909 he served as Government Veterinarian for German Southwest Africa, and from 1909 until 1911 he maintained a Veterinary Hospital of his own in Berlin. Following this, for six years and a half, he was connected with an English meat company in South America and remained there until shortly after the outbreak of the World War, when he returned to Germany and joined the German Army as Major in the Veterinary Corps. He served throughout the War as a staff officer and had charge of all the veterinary hospitals which were part of the German military organization.

Following the termination of the World War, Dr. Breitung became connected with the Department of Agriculture of the Mexican government, and was employed to carry on an extermination campaign against rats in various parts of Mexico.

After several years in New Orleans and at San Antonio, Texas, Dr. Breitung came to Beverly Hills, and now maintains an office at 239 Canon Drive, and a well-equipped dog and cat hospital at 6812 Santa Monica Boulevard.

The Doctor was married to Martha Burmester in Southwest Africa, and they are the parents of four children: Hans Erich, Ilse, Edith and Gunther.

## CHARLES F. NELSON, M.D.

Dr. Charles F. Nelson, pioneer physician and surgeon of Beverly Hills and Los Angeles, was born in Lafayette, Illinois, September 18, 1884. His father was Tury and his mother, Mary (Lawson) Nelson—pioneers of Central Illinois.

As a young man, Dr. Nelson attended the public schools of his native town and later completed a course at Toulon Academy, Illinois. His academic education was taken at Williams College and at the University of Chicago, from which latter institution he received his B. S. degree. In 1911 he received the degree of Doctor of Medicine from the University of Chicago and Rush Medical College.

Dr. Nelson took his internship as house physician at the Los Angeles General Hospital in 1911-12 and was Police Surgeon in the Los Angeles receiving hospital in 1913. In the latter year he commenced private practice in the city of Los Angeles. Shortly after, in 1917, he made his home in Beverly Hills, where he opened an office which he has since maintained, along with his office in the Professional Building in Los Angeles. He has the distinction of having had the first physician's office in Beverly Hills.

Since 1917, in addition to his general practice, he has given generously of his time in serving Beverly Hills as Health Officer and Police Surgeon. He has drawn up and developed practically all the ordinances having to do with the health of this city. At the present time he has associated with him in his local office, Dr. James W. Young, and his nephew, Dr. Roland C. Nelson.

Dr. Nelson belongs to various organizations including the Masonic (32 degree) Shriners, the Phi Sigma Kappa, the Phi Beta Pi medical fraternity, the Rotary Club, the University Club of Los Angeles and Jonathan Club. He is a member of Los Angeles County Medical Society, California State Medical Society, the American Medical Association, and the American Public Health Association.

In addition to his general clinic for the practice of medicine and surgery, he maintains a research department in his Los Angeles office for special studies in diagnosis and treatment, and is developing new preparations for the treatment of certain diseases.

Dr. Nelson's diversions are music and public welfare work. He has been a member of the Ellis Club of Los Angeles, the Shrine Chanters and bass



CHARLES F. NELSON, M. D.

soloist in the Hollywood Congregational Church. He was one of the organizers of the Protestant Welfare Association, which maintains the Pacific Lodge for boys at Girard, California.

The doctor married the former Julia Prindle of Williamstown, Massachusetts. Mrs. Nelson's biography will be found elsewhere in this volume.

### JULIA BETH PRINDLE NELSON

Julia Beth Prindle Nelson (Mrs. Charles F. Nelson), one of the city's most popular and outstanding women, is a native of Williamstown, Massachusetts. She is the daughter of George H. Prindle and Elizabeth (Southworth) Prindle. Her parents, who are now residing in Beverly Hills, are both from families of English extraction.

Mrs. Nelson received her early schooling in her native town and subsequently attended Mount Holyoke College from which she graduated. She taught school for about a year at East Hampton, Massachusetts, and soon thereafter was married to Dr. Nelson. Always interested in education, she has become affiliated with Mills College here on the coast as a member of the Associate Council.

Dr. and Mrs. Nelson came to Beverly Hills in 1917 and have resided here ever since. Mrs. Nelson has taken an active and prominent part in many organizations. She is a charter and life member of the Beverly Hills Women's Club, and is now serving her second year as president of this large and influential group. She served as the club's treasurer for five years, prior to being elected president, and during this period the club purchased the lots and erected its very fine clubhouse. Mrs. Nelson was selected as a member of the first Library Board of Beverly Hills and is still serving in that capacity. She is a life member of the Friday Morning Club of Los Angeles. Always much interested in the Young Womens Christian Association, Mrs. Nelson has served on the Board of Directors of the Los Angeles branch for many years, as well as Chairman of the Hollywood branch for four years. She is a life member of the Women's University Club of Los Angeles and is affiliated with the Women's University Club of Beverly Hills. Another interest is the Beverly Hills chapter of the Daughters of the American Revolution. She is now serving on the general budget committee of the Los Angeles Community

Chest, and was one of the organizers of the local Community Chest. Her church affiliation is the Congregational.

Mrs. Nelson has long been active in social welfare work and is at present a member of the Associated Women's Committee of Unemployed Relief for women, as well as a member of the State Emergency Relief Committee of Work Projects for women. Apart from her numerous duties in connection with clubs and other organizations, Mrs. Nelson has an active home life filled with many diversified interests.

### CYRUS J. GADDIS, D. O.

One of the most noted osteopaths of the United States is Dr. C. J. Gaddis, who, since 1931 has maintained his office in Beverly Hills.

Dr. Gaddis was born on a farm near College Springs, Page County, Iowa, April 29, 1868, the son of John Clark and Jessie Gordon McConchie Gaddis. After receiving his early education in the country school of his native county, he attended Amity College, in Iowa, and Orleans College at San Jose, California. The next few years were spent as a principal of a high school. After several years as field manager for a Chicago publishing firm, he decided to prepare for his profession. He took his professional training at the Kirksville College of Osteopathic Physicians and Surgeons, from which institution he received his degree in 1907. After practicing a year at Fort Collins, Colorado, he returned to California and located at Oakland. In 1911 Dr. Gaddis was married to Margaret Ann Inglis of New York City, an unusually beautiful and efficient comrade in his work. Mrs. Gaddis died in 1932 leaving one daughter, Margaret Jean (Peggy). In Oakland he helped organize the Oakland Osteopathic Clinic, was president of the California Writers' Club for three years, became a Four Minute Man during the war, and president of his local and state osteopathic associations. Dr. Gaddis was twice appointed by Governor Stevens to the State Medical Board.

In 1922 Dr. Gaddis was elected executive secretary of the American Osteopathic Association in Chicago and editor of its official publication, The Journal of the A. O. A. and The Forum of Osteopathy. While in this office his name appeared in Chicago's Who's Who, also Who's Who in America. He was nine years in charge of the central office, visiting nearly every osteo-



MRS. CHARLES F. NELSON

pathic center in the various states and addressing high schools and clubs. He was sent to Europe as a national representative to visit hospitals and clinics on that continent.

In the comparatively short time Dr. Gaddis has resided and maintained his office in Beverly Hills he has taken an outstanding part in the life of the community. He is a vice-president of the Kiwanis Club, a trustee of the Beverly Hills Community Church, a member of the public relations committee of the Beverly Hills Chamber of Commerce. He hopes to see in Beverly Hills a community house and a museum and art center which will make for high cultural and spiritual values.

Dr. Gaddis has taken and still takes a prominent part in the organizations of his profession. He is a past president of the State Association of Osteopaths, a trustee and faculty member of the Los Angeles Osteopathic College of Physicians and Surgeons, and consultant in General Medicine at the L. A. County Osteopathic Hospital. He is program chairman of the Hollywood Luncheon Club of Osteopathic physicians, and is often called to lecture before clubs and schools. Dr. Gaddis is also a Mason.

The Doctor has written numerous articles on osteopathic and health subjects, and is the author of a book, "Friendly Chats on Health and Living," now in its third edition.

Dr. Gaddis' office is located at 450 North Beverly Drive. He is the owner of a beautiful home at 505 North Palm Drive, Beverly Hills. Last year he was joined by his nephew, Dr. Alvin R. Gaddis, an associate in general practice.

The doctor believes there is a friendly law in the universe that has a way of supplying every human need, a friendly interest at the center of things that brings to you nearly everything for which you are ready. He believes that in the future much of a physician's time will be spent in checking up periodically each individual so as to find easily any incipient disease. People then will not wait until they are ill to call a doctor but will go to be kept fit and efficient on the job. This is the sensible, economic way. Dr. Gaddis believes, to care for human beings, and it means more years to one's life and more life to one's years.

#### LELAND P. REEDER

A son who is carrying on a fine tradition set by a distinguished father is Leland P. Reeder, one of the most substantial and progressive citizens of this city. He is president of three of the foremost business institutions here:

The Beverly Hills Real Estate Company, Beverly Hills Insurance Company, and the Old Colony Mortgage Company. The latter is one of his own projects; the two first named were organized in association with his father, in the years 1919 to 1921.

In public affairs Mr. Reeder is president of the Rotary Club of Beverly Hills, past president of the Realty Board, past vice-president of the Chamber of Commerce, and a charter member both of the local Masonic Club and Los Angeles Country Club.

Leland P. Reeder was born October 5, 1891, in Logan, Kansas, son of William A. and Eunice H. Reeder. The former, a pioneer resident of Beverly Hills, died November 7, 1929. His biography appears in another part of this volume. Through the paternal side Leland P. Reeder's ancestry was Pennsylvania Dutch; his mother's people came from England.

Mr. Reeder graduated from Stanford in 1915 with the degree of A. B. and from University of Southern California in 1917 with an LL.B. He is a member of the S. A. E. college fraternity and Phi Delta Phi law fraternity.

Enlisting as a private in the World War, Mr. Reeder served in the 364th Infantry of the 91st Division. Later he was transferred to the 37th Ohio National Guard and ultimately became 1st Lieutenant in the Infantry of the Regular Army. He served two years altogether. When he returned to this city it was to embark with his father in the organization of the Beverly Hills Real Estate Company, the oldest firm of its kind here.

The home of Mr. and Mrs. Reeder (who was Caroline Campbell of Salt Lake City) is at 811 Rexford Drive. Their son, William, was born in Beverly Hills.

#### KATHERINE ADAMS STOEPEL

Mrs. Katherine Adams Stoepel, who has been a resident of Los Angeles County for the past fifteen years, and of Beverly Hills for the past twelve years, is a native of Detroit, Michigan, and is the daughter of Frances Adams and Isabel Duncan Adams. Her father was a pioneer lumberman of Mich-

igan and was descended from the famous Adams family, from which came two Presidents of the United States.

Mrs. Stoepel received her early schooling at the noted Liggett School in Detroit and subsequently attended Vassar College for two years, following which she spent two years in European travel.

As a young lady she made numerous visits to California with her parents, her first when she was only seven years old, and always had a longing to live in this favored section of the United States. It was in 1922 that she and her husband settled in Beverly Hills. Their first home was on Camden Drive, but is now at 626 North Canon Drive.

Mrs. Stoepel has taken an active part in various organizations in Beverly Hills. For a number of years she was a member of the Woman's Club; for the past four years she has served on the local Girl Scouts council, and she was a charter member of the Parent-Teachers' Association organized at the Hawthorne School, Beverly's first school. She has also been affiliated with the Vassar Club of Southern California for some years past.

Mrs. Stoepel was married in Michigan in 1913 to Warren Van Court Stoepel. They have two daughters: Francis Adams Stoepel, who is a student in the University of California at Los Angeles, and Catherine Graham Stoepel, at the Hawthorne School.

#### A. R. GADDIS, D. O.

Dr. A. R. Gaddis is a native of Atlanta, Nebraska, and was born November 9, 1898, the son of Arthur and Grace Gaddis. He received his grammar and high school education at Grant, Nebraska, and his five-year professional training at the Chicago College of Osteopathy.

After practicing for one year in Evanston, Illinois, and 4 years in Rogers Park, Chicago, he came to Beverly Hills in 1933, since which time he has been associated with his uncle, Dr. C. J. Gaddis, whose biography will be found elsewhere in this work.

Dr. A. R. Gaddis was married to Marie Lyon, and they have one son, Robert L. Gaddis.

## LLOYD BRADNER CANFIELD

Of the third generation of Fire Chiefs, Lloyd Bradner Canfield is following the tradition set by his grandfather, Israel Canfield, who was fire commissioner in Ogden, Utah. His own father, Chief A. Bradner Canfield, was in that service at the time the son was born as a member of the Ogden department of which he later became the Chief and still continues in that work, having been chief of the department of Pocatello, Idaho, since 1916. The subject of this biographical sketch, as Chief of Beverly Hills Fire Department, is charged with the responsibility of protecting the costly residences and public buildings of this district—a responsibility he has discharged full well.

Mr. Canfield was born in Ogden, Utah, February 7, 1897. His mother was the former Helen Collins. He attended the public schools of Ogden and then enrolled in the Inter-Mountain Business College of that place. Subsequently he attended the Michigan State Automotive College in Detroit.

For two years during the World War Mr. Canfield was in charge of all road tests in the experimental department of the Chalmers Motor Car Co. in Detroit, manufacturing Holt tractors for the United States Government. Then he worked five years for the Oregon Short Line Railroad in Pocatello, Idaho, also being a member of the fire department of that city under his father at the same time.

Mr. Canfield's first arrival in California dates back to 1906. It was July 1, 1925, that he arrived in Beverly Hills to take over the fire department as Chief. He organized the department from one hose truck and two men to three stations, eight pieces of equipment, and a force of forty men. The records show that Beverly Hills has as low a fire protection rate as any place in the state. Its fire rating is on a par with the highest, its insurance rates with the lowest in the state, according to tabulations by the Board of Fire Underwriters.

Among other preparation and training for his job, Chief Canfield spent a time at the American LaFrance Fire Engine Company of New York in order to get first hand information and knowledge regarding fire engines.

At Ogden, Utah, in 1916, Chief Canfield was united in marriage to Vilate Fronk of that place. Their Beverly Hills home is at 9309 Burton Way. A. Bradner Canfield, their son, age 18, is a pre-dental student in Santa Monica Junior College.

Chief Canfield is a member of Beverly Hills Community Church and a

charter member of Beverly Hills Men's Club. He belongs to the Kiwanis Club, Elks Lodge No. 906, of which he is a Past Esteemed Leading Knight, Masonic Lodge No. 81 and Chapter No. 6, Royal Arch Masons of Pocatello. He is president of the Pacific Coast Association of Fire Chiefs, and a member of the International Fire Chiefs' Association.

The Chief's hobby, as well as vocation, is: Fire prevention, and the promotion and advancement of the fire service through the various associations of the service.

### BOYD A. PETERSON

Boyd A. Peterson, efficient and popular manager of the Howard Automobile Company, at 338 North Canon, is one of those who, knowing what he wanted to do, has steadfastly followed his chosen career and met with a very satisfactory measure of success in the vicinity of his early home.

Although born in Eureka, California, May 20, 1901, the subject of this sketch attended high school in Los Angeles, where his father's business had brought the family. He is the son of Boyd Nelson and Hulda (Anderson) Peterson. During the World War he was a member of the R.O.T.C.

Mr. Peterson entered the automobile business, working for Harry F. Phillips in Los Angeles a year and a half, then ten months in Riverside. He then came to Hollywood and for five years was salesman for the Howard Motor Company. In 1929 he was promoted to assistant sales manager, becoming sales manager in 1932. The following year, in May, he was transferred to Beverly Hills to take charge of the firm's local office. Progressive and up-to-date in his methods, Mr. Peterson has been a factor in the well-deserved success enjoyed by the Howard Automobile Company.

In 1929, on October 9, in Hollywood, Mr. Peterson was united in marriage to Thelma Tarbell of Bedford, Ohio. They are the parents of two sons: Boyd Anderson, Jr., age 4½, who has just entered Berkeley Hall; and Dwight Tarbell, who is a year old. Their home is at 143 North La Peer Drive.

Mr. Peterson's church connection is with the Christian Scientists.

Golf and fishing are his favorite recreational diversions.

MARY PICKFORD  
(MRS. DOUGLAS FAIRBANKS)

To the country at large Mary Pickford is known as "America's Sweetheart;" locally she is affectionately considered "The First Lady of Beverly Hills." The interest and regard of this community have, apparently, been returned by the woman whose career in motion pictures has carried her name around the world. Miss Pickford has repeatedly shown interest in the community development and welfare of Beverly Hills, and has given of her time and effort, as well as money, to further the success of some local project. Pickfair, her home on a Beverly hilltop, has been thrown open on numerous occasions to swell the funds for some benefit or charitable affair. She has made speeches and talked over the radio and in all ways shown a high degree of citizenship. Were Mary Pickford comparatively an unknown, she would still have a warm place in the hearts of her Beverly Hills neighbors.

Born in Toronto, Canada, April 8, 1893, the subject of this sketch made her stage debut at the tender age of five years. Her mother was a character actress and the child absorbed naturally the lore and traditions of the stage. Smith was the family name, and "Our Mary" was then known as Gladys.

Coming into motion pictures as one of the pioneers in that astonishing industry, she now heads the Mary Pickford Company of Hollywood. Among early days of the movies her first marked success was *Hearts Adrift*. Among the best known pictures in which Miss Pickford has starred are: *Tess of the Storm Country*, *Stella Maris*, *Daddy Long Legs*, *Rebecca of Sunnybrook Farm*, *Poor Little Rich Girl*, *Coquette*, and *Taming of the Shrew*.

HOWARD O. DENNIS, M.D.

Dr. Howard O. Dennis, well known physician and surgeon of Beverly Hills, was born at Perry, Oklahoma, November 28, 1896, the son of Charles E. and Emma S. (Brown) Dennis.

He received his education at the University of Illinois, receiving the degree of B. S. in 1919 and the M. D. in 1921. He served his internship at

the Los Angeles General Hospital and started practice at Beverly Hills in September, 1922, and has continued since this time.

During the World War, Dr. Dennis served in the Hospital Corps of the U. S. Navy.

He is a member of numerous organizations, including the various medical societies, the Beverly Hills Rotary Club, the Bel Air Country Club, the Westport Beach Club, the Masons, Shriners, Pi Kappa Alpha social fraternity and Nu Sigma Nu Medical Fraternity.

Dr. Dennis married Bess Josephine Rogers at Hollywood, California, on July 2, 1923. They have two children: Paul Charles and Rosemary Dennis.

## LOU ROSE

Lou Rose has attained distinct success in two widely different fields—real estate and the automobile business. Since he opened a real estate office in Beverly Hills in 1921 he has handled most of the larger business properties of this city. He made the first 99-year lease in Beverly Hills—the Bank of America Building, involving a total consideration of \$2,400,000. The sale of the Professional Building and the syndicating of Ledgmont Park are transactions negotiated by Mr. Rose. He also sold Will Rogers his ranch, this transaction involving half a million dollars.

His first office in this city was in the Beverly Hills Hotel, but he presently moved to the corner of Santa Monica Boulevard and Beverly Drive, remaining at that location four years. His present handsome suite is at 9562 Wilshire Boulevard. He does a general real estate business, including property management and investments.

Indianapolis, Indiana, is the birthplace of Lou Rose, who was born August 17, 1885, the son of Clarence L. and Roberts (Morse) Rose. His father was a bridge contractor in the middle west, Nebraska and Kansas, and the family therefore lived principally in those states. The boy graduated from the high school at Hastings, Nebraska.

Mr. Rose's commercial career commenced with the Southern California

Fruit Exchange in Detroit. Four years later he entered the automobile business, spending two years as a mechanic in a national factory. He then sold automobiles in Indianapolis four years for Carl Fisher, going to Spokane, Washington, next, to open an automobile agency. Returning to Detroit three years later he was appointed Assistant Sales Manager of the Studebaker Corporation. In this connection he spent six years in Detroit, resigning to take the agency for distribution of Chalmers cars in Northern California in 1910. Eleven years later he came to Beverly Hills.

In Spokane, in 1911, Mr. Rose was united in marriage to Mae Merrill of that city. They are the parents of two sons: Lou, Jr., 21, a student at U.C.L.A., and Larry, 14, who goes to Beverly Hills High School. Their home is at 215 South Spaulding.

Mr. Rose is a member of the Catholic Church, Beverly Hills Chamber of Commerce and Realty Board, Los Angeles Country Club, and the Family Club of San Francisco.

During the World War he was appointed chairman of the automobile division both of the Liberty Loan and for the Red Cross. He is listed in the Blue Book of California, 1926-27-28.

Although much of his recreational life has been associated with golf in which he has won in California tournaments 42 cups and trophies. Mr. Rose is very fond of horseback riding and gives as much time to that form of recreation as is possible.

### CHRISTOPHER C. BARRICK

Although a resident of Beverly Hills only the last five years of his life, the late Christopher C. Barrick became a very well and favorably known citizen of the community and his memory is cherished by his many friends here.

Mr. Barrick was born in Carroll County, Ohio, in which state he resided until coming to California, first in 1903 and again in 1926. His father was a soldier in the Civil War. For years he held the position of Tax Supervisor in Ohio, and was appointed to the office by several different governors. He also was a large land owner in his native state and cut up and sold several



CHRISTOPHER C. BARRICK

extensive pieces of property in Canton which were later subdivided.

In 1903 Mr. Barrick came to Los Angeles and organized a plaster company and had as associates in this business several very important men, including Harry Chandler of the Los Angeles Times. After a short while he returned to Ohio, locating at Canton. Here he entered the manufacturing business, organizing the Union Metal Company, which was the pioneer company of the United States in the manufacture of ornamental street lighting fixtures, steel ornamental columns for residences, steel structures for filling stations, and garden ornamentation. This became a very large and successful business, and the company's products were sold over the United States and in foreign countries.

It is interesting to note that during the World War Mr. Barrick turned over his factory to the United States government to be used for the making of containers for the 75-millimeter shells for the French guns, it being the only manufacturing plant in the United States equipped to produce this particular type of container.

Realizing that he had accumulated all the worldly goods required for the rest of his life, Mr. Barrick in 1926 sold out his factory and retired, locating in Beverly Hills at that time. He took an interested part in the life of the community and was always noted as a sportsman. He was a great lover of fishing and hunting, and had a summer home in Michigan near Mackinac, where for many years he engaged in these sports. In California he was a member of the Fishing Club of Azusa and he was also affiliated with the Del Mar Club of Santa Monica.

Mr. Barrick was married to Mrs. Euroia M. Bair at Canton, in 1918. He had three children by a former marriage: Donald Charles, Luther M., and Pearl M.

He died May 12, 1931.

#### MRS. CHRISTOPHER C. BARRICK

Mrs. Christopher C. Barrick, nee Euroia M. Weimar, was born at Sterling, Illinois, the daughter of Luther M. Prestton and Maggie Weimar

Preston. Having lost her father before her birth and her mother an invalid, she was reared by her grandparents, Mr. and Mrs. John D. Weimar. She was known by their name because of this tragedy.

Mrs. Barrick spent her early life in Nebraska, and was a school teacher from the early age of fourteen, attaining distinction as a specialist in the primary grades; ultimately her teaching became restricted entirely to music.

The greater part of Mrs. Barrick's life has been spent in Ohio, and she took an outstanding part in the organization and upbuilding of various civic groups in Canton. During the World War she was unusually active; she worked in the Food Administration Department and was secretary of the Stark County Food branch, and was chairman of the Women's Committee of the Council of National Defense for this County. She served as president of the Sorosis Club for three years, and during the war made it a clearing house for our government.

After the war Mrs. Barick organized the Canton Women's Club, a \$100,000 project, which is out of debt and has a membership of 800. She had the distinction of having established the first Woman's War Markets in the United States at Canton, Massilon and Alliance, which proved to be a great service. When leaving Canton she was senior member of the Park Board of that city, having served under several mayors.

Since residing in Beverly Hills, Mrs. Barrick has carried on her activity in club work. She is a member of the Beverly Hills Woman's Club, the Ebell Club of Los Angeles, and the Woman's Athletic Club of that city. She belongs to the Hollywood Opera Reading Club and has always been an ardent worker for the Hollywood Bowl. Her interest in politics goes back many years, and she was chairman of the Women's organization of Beverly Hills for the recent gubernatorial campaign of Frank Merriam.

One of her most recent activities in Beverly Hills has been the establishment of "finance" groups for boys and girls, in which the children are taught the importance of systematic saving and the management of money. The girls' group is known as the "Hope Chest," and the boys' the "Treasure Chest."

Mrs. Barrick has one son by her first marriage: John Raymond Bair, of Canton, Ohio, who served as a major in the United States Regular Army during the World War.



MRS. CHRISTOPHER C. BARRICK

## CAPT. M. L. VALLANCE

A kaleidoscope view of the life of M.L. Vallance, Captain of the Beverly Hills Police Force, reveals a boyhood in Scotland. . .homesteading on a western claim. . .service in the Royal Air Force and the Canadian Mounted Police. . .amateur football. . .work in motion picture studios. . .and a splendid record of achievement in Beverly Hills civic life.

Hamilton, Scotland, is the birthplace of M.L. Vallance, whose natal day is April 23, 1899. James and Mary (Kerr) Vallance, his parents, had a family of 14 children—7 boys and 7 girls. Captain Vallance is the baby of the 14; the eldest is Lady Ann Lauder, wife of Sir Harry Lauder, beloved around the world for his delineation of Scotch songs. The captain's father is a retired superintendent of mines, of Hamilton, and also the inventor of many mining appliances. The boy's education commenced in the primary school in Dunoon and other schools in London. Later in life he attended night schools in Canada and the United States.

The lad's first employment was 18 months in a law office in Dunoon. Then, although but a youth, he emigrated to Saskatchewan, Canada, in 1915 and homesteaded 161 acres of government land, which he still owns. He remained three years on the claim, alternating his ranching by working six months of the year in the offices of the Saskatoon Hotels in Saskatchewan.

In 1918 he joined the Royal Air Force, but in a few months the Armistice was signed so he went into the Canadian Mounted Police. Received his discharge three years later with the rank of Assistant Quartermaster Sergeant.

At this time occurred his marriage, in Ottawa, Ontario, to Kathleen Kincaid, an employee of the Canadian Government.

California claimed Captain Vallance in 1922. He arrived in Eagle Rock in June and played football there for the "Overseas Club." This continued, in season for about ten years. June 1, 1923, he went to work for the Rodeo Land and Water Company as special representative. Then came a period when he worked for Universal Studios as technical director on a picture dealing with the Mounted Police. For several months thereafter he worked at various other studios.

He came to the Beverly Hills police force in May, 1926, as a patrolman. By diligence and dependability and other outstanding qualities has worked

himself up to the rank of Captain, receiving that commission February 1, 1933.

Captain Vallance has received many medals and cups for shooting. He is rated as a super-expert revolver shot in the state of California. He has several gold medals for the 100 and 440-yard dash; also the Duke of Argyll Cup for 440-yard dash in Scotland. His love of sports and the out-of-doors have led Captain Vallance into Scouting. He is a former Scoutmaster of Troop 42, and the recipient of the Eagle Scout award.

Organizations with which Captain Vallance is identified are the Presbyterian Church, Peace Officers Association of Los Angeles County, California State and National Rifle Association, and Post No. 59 Canadian Legion, B.E.S.L., of which he is commander.

Captain and Mrs. Vallance and their two children live at 206 North Palm Drive. Gloria D., age 11, has been heard over the radio as a pianist. She is a student of Miss Doris Orser of Beverly Hills, and the winner of the Alexander Kosloff and C. Purves-Smith Scholarship of Music.

The very unusual hobby of Captain Vallance is, making freak instruments.

### HARRY A. SAMUEL

Harry A. Samuel is one of those who, though native of a foreign country and orphaned in childhood, has overcome many difficulties, met with a most laudable degree of success, and earned for himself a respected place in the community chosen for his home.

Mr. Samuel was born July 12, 1879, in Hungary, a country in which his father was a farmer. When he was but seven years of age, his mother died, and the year after, his father also. In Hungary in 1901, he married Louise Hersh. Two years later the young couple came to New York, where Mr. Samuel remained for ten years in the painting and decorating business. After arrival in Los Angeles in 1911, Mr. Samuel worked for about ten months for Barker's, then started his own business, maintaining it in Los Angeles from 1912 to 1921. During the latter part of that period he had an

association with Clyde Scull, contractor, for whom he did the decorating work.

In 1921 Mr. Samuel chose Beverly Hills for his permanent location. His shop at 262 North Beverly Drive carries on a painting and decorating business, and also has a picture framing department. It enjoys a fine clientele and is a real asset among Beverly Hills institutions.

Although he had prepared for college in Hungary, Mr. Samuel continued to study when he arrived in this country. In 1920 he graduated from Los Angeles High School. It had been his intention to take up medicine as a profession. His six children are a talented and interesting group. Louis formerly manager of Ramon Novarro, owns the Penguin Book Shop; Andrew, was formerly a professional dancer, while Benjamin is studying to be a lawyer. There are also two daughters, Ella and Mary, and a son, Raymond.

Mr. Samuel is a charter member of Beverly Hills Kiwanis Club and also hold memberships in the local Chamber of Commerce, the Sea Breeze Beach Club, and the Elks Lodge of Santa Monica. During the thirteen years of his residence in this city, Mr. Samuel has built thirteen homes.

### SAM CARR NEEL

Sam Carr Neel, insurance specialist, knew while still in college the career he wanted to follow. After graduation from the university he commenced work, in 1926, for the May Company of Los Angeles, in their delivery department. When he resigned, two years later, he had been promoted to the post of Merchandise Manager. He then came to Beverly Hills and was associated with the real estate and insurance firm of Kem & Elkins for three years before opening his own office.

Under Dr. Rockwell, of the University of Southern California, he is taking the Chartered Life Underwriters Course and, since January 1931, has had his own offices at 9401 Brighton Way.

Encampment, Wyoming, in the birthplace of Sam Carr Neel, who was born October 15, 1903, the son of Samuel R. and Fanny (Stubbs) Neel. His father was a banker and stock and bond broker in Salt Lake City and

Los Angeles, who in 1896 had been national champion in tennis. Their son attended high schools in Salt Lake City and Hollywood, later matriculating at the University of California at Los Angeles. He was president of the Freshman class in the latter school. He is a Beta Theta Pi, and belongs to the Golden Bear.

In local affairs, Mr. Neel is co-founder and first president of the Beverly Hills Insurance Agents Association. This organization is affiliated with the National and State Insurance Agents' Associations. His religious connection is with the Episcopalian Church.

Mrs. Neel assists her husband in the business and is very much an asset for her attractive personality and fine capabilities. She was formerly Jean Hay, a native of Milwaukee, Wisconsin, but had lived principally in New York City. They were united in marriage February 22, 1930, at Westwood, the first wedding in the Westwood Community Church. Their home is at 1140 South Crescent Heights Boulevard.

Mr. Neel is a sports fan and goes in for golf, tennis and swimming.

### BENJAMIN FRANKLIN MASSEY

Occasionally one finds a person who has made a distinct success in two vastly different lines of business. Such a man is Benjamin Franklin Massey.

In 1928 he opened the Rodeo Super Service Station, at the corner of Rodeo and Santa Monica, which was Beverly Hills' first super service. He took in E. H. Kasting as a partner in 1933. In January of '34 they erected the beautiful super service at the corner of Rodeo and Brighton Way, and two months later another at 1160 Glendon, Westwood. Richfield Products and Firestone Tires are carried, and a complete super-service is available to the public at both locations. Both stations are handsome additions to the localities they serve.

B. F. Massey is a native of Yellville, Arkansas, born April 23, 1890. His parents are Scott W. and Virginia (Vaughn) Massey, the former an attorney of that state. The boy had his early education at the private school of the Christian Brothers in St. Louis.

The first 20½ years of his commercial career were spent in the whole-

sale drygoods busines, first in St. Louis and later in Los Angeles. For more than ten years he was with the Carleton Dry Goods Company, in the Missouri city, starting in the mailing department. After arrival in Los Angeles, February 5, 1916, Mr. Massey's connection for the next decade was with the Milton G. Cooper Dry Goods Company. At the time the business was liquidated he held the responsible position of buyer for the silks, woolens and cottons.

Mr. Massey is a member of the Episcopal Church. His fraternal affiliations are with the Masons, the Scottish Rite (14 degree), and Royal Arch Chapter. His World War service was with the 144th Field Artillery.

At St. Louis, September 20, 1913, occurred Mr. Massey's marriage to Nellie Spencer of Chicago. They are the parents of three children: Scott Spencer, 20, a student at University of California at Los Angeles; Nancy Jean, 15, who attends Beverly Hills High School; and Ann Spencer, 10, who goes to the Hawthorne School. The family home is at 623 North Elm.

Football is Mr. Massey's favorite sport.

#### RALPH OPDYKE, M.D.

Dr. Ralph Opdyke was born at Asbury, New Jersey, May 10, 1869, the son of C.W. and Jennie (Creveling) Opdyke. His father was an attorney and a writer publishing a history of New Jersey covering the Revolutionary period. He was also author of the Opdyke Genealogy, tracing the family back to 1387 in Holland. George Opdyke, the doctor's grandfather, was the first Republican mayor of New York and he assisted in Lincoln's nomination.

Dr. Opdyke received his early education at Leal's Private School in Plainfield, New Jersey. He later attended Worcester Academy, at Worcester, Mass., and Harvard University. During this time he also studied and traveled extensively in Europe. His medical education was taken at the Medical Department of New York University where he received his M.D. degree. Internship followed at Bellevue Hospital, New York City and then 8 years of general practice. He, meanwhile, took post-graduate work and was connected with the New York Post Graduate Hospital for 18 years, serving some years as Adjunct Professor of the diseases of the eye. Most of this time he

was on the staff of the New York Manhattan Eye, Ear, and Nose Hospital as Assistant Surgeon. He was also attending Aural and Ophthalmic Surgeon for the Isolatin Company's hospital at Newark, New Jersey and of the Mountainside Hospital at Mountainclair N. J. He was likewise attending surgeon on eye, ear, nose and throat at the Harlem and Metropolitan Hospitals in New York City and for many years he served on the New York Board of Health, serving as their Ophthalmic surgeon.

The doctor carried on his specialties both in New York City and Montclair, New Jersey until 1918, when his arduous duties gave him a general breakdown and he came to California. He rested for some time, and then resumed his practice in Los Angeles, continuing there for several years when he moved to Santa Monica, and practiced there until 1925, when he came to Beverly Hills.

During the World War, Dr. Opdyke served on Draft Boards both in New York and in California. He has belonged to many organizations, including the American Medical Association, New York, New Jersey and California Medical Associations, and is now an Honorary Member of the Los Angeles County Medical Association. He belongs to the Kiwanis Club and has a 100% attendance record for twelve years. He also belongs to the Harvard Club, the Psi Upsilon College Fraternity, Santa Monica Presbyterian Church, and is a life member of the Masons.

The doctor was married in New York City to Mildred Ludeman who is now deceased. He later married Ruth L. Gilham of Illinois. He has had three children: Margaret, who is now deceased, George, and William—the latter being advertising manager for the Warren Telechron Electric Company.

Dr. Opdyke's hobbies are art, music, traveling and ranching, his ranch at Rancho Santa Fe where he raises prize avacadoes being now his principal outside interest.

His office is located in the Beverly Professional Building.

### OSCAR N. BEASLEY

Oscar N. Beasley, president of the Beverly Hills Bank and Trust Company is a native of Greenville, Kentucky and was born on January 30, 1870. His family is of English extraction. The Beasley's originally settled in

Virginia and moved from there into Tennessee and then into Kentucky.

The subject of this sketch received his education in his native state which was completed with a business course. At the age of 18 he entered a bank at Auburn, Illinois, and has followed the banking business ever since, having been connected with other banks in Illinois and also in New Mexico.

Mr. Beasley came to California 24 years ago and after a few months residence in Hollywood he became interested in what was then known as Sherman, now West Hollywood, and opened a real estate and loan office in the building which housed the Bank of Sherman. He ultimately purchased controlling interest in this bank and converted it into the First National Bank of Sherman.

In 1919 Mr. Beasley came to Beverly Hills and established the First National Bank here which was opened January 2, 1920. A couple of years later he organized the Beverly Hills Building and Loan Association and later the Beverly Hills Savings Bank. For a time all three institutions were housed in what is now the Hutton Building. In 1926 he sold the First National Bank, but retained the Savings Bank and the Building and Loan Association. Ultimately the Savings Bank was converted into the Beverly Hills National Bank and Trust Company of which he is president and active head. This financial institution has an enviable record in that its doors have never been closed. It remained open throughout the recent State and National bank holidays.

Mr. Beasley is a member of the Beverly Hills Masonic Lodge and the Los Angeles Country Club.

He was married to Miss Eva Miller, and two children have been born to this union: Robert S. Beasley who is vice-president of his father's bank and Ruth M. who is now Mrs. William Hooker.

## GEORGE R. BARKER

George R. Barker, editor and proprietor of the Beverly Hills Citizen, is a native of Flint, Michigan, and was born October 25, 1869, son of Russell M. and Hattie (Pond) Barker. He received his education at the University of Michigan and soon after graduation engaged upon newspaper work. For some time he was in Montana and subsequently moved to Idaho. In the latter

state, he served as Secretary of State, 1915-16, and he was also a Regent of the University of Idaho.

In 1923, Mr. Barker came to Beverly Hills and established the Beverly Hills Citizen, a weekly newspaper probably without a peer in the whole United States. The paper is published in tabloid form and printed on an unusually high grade stock. The whole publication, both editorial and mechanical make-up, is in keeping with the high class cultured community which it serves.

Mr. Barker, through his own activities and through the influence of his paper, has become one of the dominant factors in Beverly Hills, and the phenomenal growth the city has enjoyed, and its enviable reputation can be attributed in large measure to his constructive leadership.

He married Ida Brashear of Kirksville, Missouri. They have one daughter, Margaret Barker, A. B., Stanford, 1934.

#### P. CLARENCE TENNIS, D. D. S.

An outstanding dentist of Los Angeles County, who has recently moved his office from downtown Los Angeles to the California Bank Building in Beverly Hills, is Dr. P. Clarence Tennis.

The doctor was born at McPherson, Kansas, on July 20, 1886, the son of John Richard and Sarah J. (Ballard) Tennis. His father lived to the age of 83. Dr. Tennis' early education was received in his native town, and when he came to Los Angeles attended the University of Southern California, from which institution he obtained his degree in dentistry.

He practiced for fifteen years in the metropolis, establishing a very large clientele. He specializes in porcelain work and originated a particular type of porcelain technique. He is the author of various articles on dental subjects, among them one entitled "Revolutionizing Technique of Continuous Gum and Porcelain."

Dr. Tennis has taken an important part in numerous organizations; he is a past president of the Dental Alumni Association of the University of Southern California, and a past director of the Los Angeles County Asso-



P. CLARENCE TENNIS, D. D. S.

ciation. He belongs to the Psi Omega dental fraternity, in which organization he has held various offices. He also holds membership in the honorary dental fraternity of Omicron Kappa Upsilon, and is an honorary member of Sigma Sigma. Among social organizations, he belongs to the Del Mar Club at Santa Monica, the Los Angeles Breakfast Club, Beverly Hills Athletic Club, and he is a Mason and a Shriner.

Dr. Tennis was married to Miss Matilda Stewart and they have two children: Ruth Lorraine and Philip John Tennis.

Mrs. Tennis is secretary and recording chairman of the D. A. R., Peyton Randolph chapter; recording secretary of the International Women's Club; chairman of Patriotism of the California Women of the Golden West. She is also well known as a writer of short stories.

Ruth Lorraine Tennis, their talented daughter, is studying for grand opera, and gives promise of a brilliant future.

## JOHN L. SMITH

Much variety and interest are found in the life story of John L. Smith, who since 1916 has been a prominent figure in the business section of Beverly Hills. He is one of the owners of the Beverly Electrical Company at 9493 Santa Monica Boulevard, with Gil Tozer as partner.

Plymouth, England is the native city of John L. Smith, born May 31, 1873. His parents are John and Isabel (McNabb) Smith, the former a Chief Officer in the British Navy. The family record in the naval and military services of Great Britain is one which anybody might be proud of. Four brothers took part in the Boer War, and one served in the Boxer uprising in China. Five brothers and three nephews served throughout the World War, the brothers all being in the Royal Navy, and the nephews in the Royal Flying Corps. His father some years ago received a letter of congratulations from Queen Victoria for having such a splendid record of service in one family.

Mr. Smith's first work was taking care of strings of hunting and polo ponies. He followed this line for four years. Then he took a position with the London Electrical Underground Railroad and remained with it for five years.

The bicycle business in Brighton, England, claimed him next. After four years he emigrated to Canada, and worked five years for the Canadian Northern Express.

After arrival in Los Angeles Mr. Smith worked three months for a grocery company. His next employment, with the Southern California Edison Company, as an operator, brought him to Beverly Hills in 1916. An interlude of a year in the grocery business with Bolton, Moody and Smith on Canyon Drive preceded his partnership in the Beverly Electrical Company.

Mr. Smith's military record is notable. He joined the British Army in 1890, and served in the Channel Islands and in Belfast and Mullingar, Ireland. He volunteered for the Ashanti Expedition, 1895-6 to the west coast of Africa and served in a special service corps to capture King Prempeh. He also served in the Boer War for two and a half years on the Brigade Signaling Staff. For his war service he received South African medals and the Ashanti Star.

England was the locale of Mr. Smith's marriage to Laura Maude Tubey, which occurred in 1902 at Slough Buckinghamshire. Their present home is at 215 North Crescent Drive. He is a member of the Episcopal Church, Kiwanis Club, a committeeman on the Boy Scouts of America, and a Past Worthy Patron of the Eastern Star. He retains his membership in Masonic Lodge No. 24 of Neepawa, Canada.

Mr. Smith is fond of sports of all kinds, particularly horseback riding.

#### ROLAND WILSON RETICKER

When Roland W. Reticker opened Beverly Hills Ice and Cold Storage Company, in 1925, it employed only six men. Under his guidance and policies it now employs 30 men and has a capacity of 75 tons per day. The business was started at the present address, 339 North Maple Drive, where Mr. Reticker built a plant which represented an investment of \$150,000.

He is also interested in the San Luis Ice and Cold Storage Company and Santa Maria Refrigerating Company, both of which do vegetable icing for shipments to the East, the Home Ice Company of Alhambra, American Refrigerating Company of Los Angeles, and Redondo Refrigerating Com-

pany. Mr. Reticker is president of all of the above named companies, including the Beverly Hills concern.

Howard B. and Mary Vie (Wilson) Reticker are the parents of Roland Wilson Reticker, born August 5, 1900, in Denver, Colorado. The family came to California three years later and his father entered the wholesale grocery and ice manufacturing business in this state. He was one of the organizers of the Safeway Stores. And it was he who built up the companies of which R.W., his son is now president.

After attending grammar school in Los Angeles, and Harvard Military School, the subject of this biography secured his A.B. degree at Stanford University. He is a member of Delta Chi fraternity.

Local organizations in which Mr. Reticker is actively interested are the Community Church, Beverly Hills Chamber of Commerce, Bel-Air Country Club, and the University Club.

Mr. Reticker lives at 938 Bel-Air Road. Yachting and horseback riding are his favorite sports.

### HENRY DAVID McCARY

To an exacting position, involving the guidance of young people, Henry David McCary, Playground Superintendent of Beverly Hills since 1931, brings a wealth of training and professional experience.

He was born in Rome, Georgia, July 21, 1892, the son of M.J. and Marian McCary, the former a farmer of that state. His high school education was had in the towns of Lincoln and Anniston, Alabama. He has had postgraduate courses in Physical Education at the University of California at Los Angeles and at the University of Southern California.

In 1908 Mr. McCary came to California and enlisted in the United States Army, serving two years in Alaska and a like period in Mexican Border patrol. Next, he worked for the Lubin Motion Picture Company in Philadelphia, having charge of the studio as superintendent. He traveled all over the country for two years, then worked various places as a director of physical education.

He entered the Officers Training Camp at the Presidio, in San Francisco in 1917, and when discharged in 1919 was a first lieutenant of the 63rd Infantry, for which he was athletic director. One of his duties during the war period was to bring two troop trains from Washington, D.C., to the Presidio.

Following the war he worked two years in the Juvenile Department of San Francisco, then was trainer three years in that city with Al Williams and one year in Los Angeles in the same capacity. He served Hollywood Athletic Club as physical director, then was four years in the same capacity at the Johnathan Club, and two years at the RKO Studios. Sports are of course a very vital interest in Mr. McCary's life.

On October 25, 1923, in Hollywood, occurred his marriage to Gertrude Kelly of Chicago. Their children—Mary Constance, 10, and David Otis, 5—both attend the Horace Mann School.

Mr. McCary is a member of the Methodist Church, Lions Club, American Legion, and Masonic Lodge No. 132, New York.

### CONRAD NAGEL

Conrad Nagel is one who has brought to the performance of his duties as a Beverly Hills citizen and taxpayer the same earnestness and intelligence that have rewarded him by such signal success on stage and screen.

Here is a man whose benefactions have not ceased with the writing of a check to aid a worthy cause. Mr. Nagel has contributed his own personal interest, ideas, and many hours out of a busy life. The Nagel building, a handsome addition to the commercial section, was erected by Conrad Nagel. He formerly served as a director of Beverly Hills Chamber of Commerce. Mr. Nagel also is a member of the American Legion, the Masons, numerous clubs, and the Christian Science Church. His fine personal qualities and interest in civic matters have earned for him the warm admiration and respect of this community.

Conrad Nagel was born in Keokuk, Iowa, March 16, 1897, the son of Frank and Frances (Murphy) Nagel. After graduation from Highland Park College, at Des Moines, Iowa, he secured an engagement with the Prin-

cess Stock Company of that city. He played in many successful shows thereafter and had a considerable vogue on the legitimate stage. He is best known, however, for his roles in motion pictures. Films in which he has scored notable successes include: *Midsummer Madness*, *What Every Woman Knows*, *Tin Hats*, and *The Sacred Flame*.

During the World War Mr. Nagel served as a seaman on the USS "Seattle."

#### PAUL DE WITT STANLEY, M.D.

Dr. Paul De Witt Stanley belongs to a family, several members of which have occupied positions of prominence in their various lines of endeavor.

From England, originally, his grandfather fought throughout the four years of our Civil War. His mother, now deceased, was a school teacher in Albany, New York. A brother of Dr. Stanley graduated in Architecture from the Massachusetts Institute of Technology in Boston, and now practices in that city. Dr. J. Hudson Ballard, an uncle, head of the Department of Philosophy and Religion at Occidental College, has just accepted an offer to assume a pastorate in Portland, Oregon. Dr. Ballard has two sons who are carrying on the family tradition. Stanley is a graduate of Pomona College and a Ph. D. of Berkeley, while Robert is one of the players in Gus Arnheim's Orchestra.

Burdette, New York, is the birthplace of Dr. Paul De Witt Stanley, and April 18, 1901, his natal day. R. DeWitt and Mary Alice Stanley are his parents.

Dr. Stanley took his premedical work at Syracuse University following it with further study at the University of Buffalo, University of Southern California, and the College of Osteopathic Physicians and Surgeons at Los Angeles. He first commenced the practice of his profession in the Fine Arts Bldg., L. A. Three years each in Santa Paula and Glendale followed before he located in Beverly Hills in March, 1934, with offices in the California Bank Building. He lives at 522 North Beachwood Drive, Hollywood.

Dr. Stanley is an Episcopalian, and is a member of the Elks Lodge and Alpha Chi Rho and Iota Tau Sigma Fraternities. He is unmarried.

Golf and bridge compete as favorite diversions.

## MRS. KOHL SMITH

An association, both advantageous and harmonious, is that which has existed for nine years past between Mrs. Kohl Smith and Henry G. Bedford, of the Paramount Shade and Drapery Company at 410 North Rodeo Drive. Mrs. Smith has had charge of the Interior Decoration department of the firm since she came to Beverly Hills in 1923. During that period she has become well known for her artistic creations and for her business acumen. Her home was one of the first erected in the Beverly Vista tract.

Mrs. Smith is a native of Illinois. She is the widow of Fred Alvin Smith, who originally brought the Peck and Hills Furniture Company to the Pacific Coast. The year 1908 marks both her arrival in California and her marriage to Mr. Smith. His decease occurred about five years ago. Her life is now centered around her professional activities and the interests of her daughter, Marie Helene Smith, who this June graduated from the University of California at Los Angeles. Their home is at 236 South Wetherly Drive.

Mrs. Smith's religious affiliation is with the Church of the Good Shepherd and she is a member of the Friday Morning Club.

Her associate, Mr. Bedford, has been a friend of her family for many years and for a decade made his home with Mr. and Mrs. Smith. Their business in Beverly Hills has been continuously at the same location.

In a very exacting profession Mrs. Smith has made a real place for herself in the city's commercial life.

## VERA CAMPBELL OSTER

Making a success of a business usually run by men is the achievement of Vera Campbell Oster, owner of the Beverly Drive Garage at 437 North Beverly. She employs eight people in the operation of her plant, which includes Storage, Body and Fender Repairing, a Mechanical Department, Automobile Painting, et cetera. A reputation for high-class workmanship is one of the assets of the firm.

The garage was purchased September 15, 1933. On April 13, 1934,

Mrs. Oster took over the management of the concern, formerly owned by her husband.

Ontario, Canada, is the birthplace of Vera Campbell Oster, daughter of William H. and Clara L. (Buchner) Campbell. The date of her birth is July 24, 1896. Her mother's family were land owners in Ontario. Mr. Campbell, Mrs. Oster's father, was owner of a foundry in Wilmington, California during the war.

In 1905 her parents came to California and she graduated from the elementary and high schools of San Pedro. In that city, also, she was married February 1913, to Lee H. Oster, of Ontario, Canada. Of this marriage was born one son, Allen Ray, who assists his mother in the garage business.

Mrs. Oster is a member of the Christian Church and Beverly Hills Chamber of Commerce. She lives at 2450 McCready Avenue, Los Angeles.

Music and reading are her hobbies.

### WILLIAM B. HUNNEWELL

The late William B. Hunnewell was universally regarded as one of Beverly Hills' most outstanding and popular citizens, and his work and efforts in the upbuilding of the community will long be remembered by his many friends and admirers.

He was born at Bainbridge, Georgia, and after his father's death when he was still a very young man, he moved to Atlanta and here he attended the high school, and after completing his course there he became a student at Neal's Military School at Kirkwood, Georgia. He finished his education with a business course in Atlanta.

For many years Mr. Hunnewell followed the profession of accountancy, and he was located in various places, including Honolulu and Mexico. In 1906 he joined the investment house of N. W. Halsey & Co., of New York City. When this institution was absorbed by the City National Bank, he became district manager for Southern California and Arizona.

Moving to Beverly Hills in 1911, he immediately built a beautiful home on No. Beverly Dr. and here he and Mrs. Hunnewell spent many happy years.

Mr. Hunnewell early interested himself in the civic life of the community. When Beverly Hills was incorporated in 1914 he was appointed a City Trustee, and he was subsequently elected to the office, serving in all eight years, most of which time he was chairman of the important Finance Committee.

He was a life member and director of the local Chamber of Commerce, and he also served on the Beverly Hills branch of the Los Angeles County Welfare Federation. He was vice-president of the Beverly Hills Men's Club and a charter member of the City's Masonic Lodge. Always active in Masonry, he served as Master of Sonora Lodge No. 12 in Sonora, Mexico, when residing in that place.

He was a member of the Los Angeles Athletic Club, the Wilshire Country Club, and was governor during 1926-1927 of the California Chapter of the Colonial Wars Society. He was Deputy-Governor of the California branch of the Founders & Patriots of America and was also affiliated with the Sons of the American Revolution and with the Institute of American Genealogy.

In recognition of his splendid service during the World War, he was awarded in 1920 the War Service Certificate of the Colonial Wars Society.

In 1909 Mr. Hunnewell married the former Alice M. Osden. Mrs. Hunnewell's biography will be found elsewhere in this volume.

### ALICE OSDEN HUNNEWELL

One of the most generally appreciated members of the faculty of the University of California at Los Angeles, is Alice Osden Hunnewell, of 621 North Beverly Drive, who since 1919 has taught Public Speaking, Oral Interpretation and Dramatics in that sterling school of higher education. Nor has she permitted the demands of an exacting profession to deprive Beverly Hills, the city in which she lives, of the fruits of her ripe experience. She is one of the founders of the Beverly Hills School District and served on the school board between 1912-1926, a period of twelve years. Since 1929 she has been a member of the Beverly Hills Library Board, and she is a valued member of the Beverly Hills Women's Club.

Alice Osden Hunnewell, daughter of Lozene M. and Clarissa (Bishop) Osden, was born in Westfield, Massachusetts, and graduated from the high

school of that city. In August, 1906, she graduated from Emerson College of Oratory, of Boston, receiving the degree of B. L. I. (Bachelor of Literary Interpretation). Subsequently she has taught in the following schools: State Teachers' College (Moorhead, Minnesota) 1900-1903; State Teachers' College (Macomb, Illinois) 1903-1906; Los Angeles State Normal School, 1906-1919; and since that year at the University of California, being also identified with the Lecture division, Extension division and Summer Sessions.

From 1907 to 1908, Mrs. Hunnewell served on the California State Book Commission. She received merited recognition for her professional standing when she was chosen as hostess for the National Speech Convention, which convened in Los Angeles in December, 1932.

Club and educational activities with which Mrs. Hunnewell is identified are Ebell Club, Los Angeles; Oral Arts Association of California, Southern division; Phi Omega Pi, Faculty Women's Club of U. C. L. A.; Chi Delta Phi, honorary English society; Zeta Phi Eta, Nu Chapter, National Speech Arts sorority; "Tic-Toc" (Inter-Sorority group) and University Dramatic Society. Her religious affiliation she maintains with the Baptist Church of Westfield, Massachusetts.

A rare ancestry has Alice Osden Hunnewell. She is the tenth descendant from William Bradford, entitling her to membership in the exclusive Mayflower Society of California. She also is a member of Beverly Hills Chapter, Daughters of the American Revolution. Her biography is to appear in "Women in California," now in the process of compiling for Los Angeles Publication.

Mrs. Hunnewell, whose arrival in this state dates back to August, 1906, has two exceedingly diverse hobbies—cooking and travelling. Almost the whole of 1923 was spent in a world tour with her husband, William Bowne Hunnewell, to whom she had been married August 9, 1909. Mr. Hunnewell died March 1, 1932. In 1932 she visited Mexico, and a year later made a tour of the great National Parks of the West.

### CARL LAEMMLE

If Carl Laemmle, manager of a clothing house in Oshkosh, Wisconsin, had not made a certain buying trip to Chicago for his firm, who can say what the history of the motion picture industry would be today. Seeing a crowd, the story goes, he loitered to discover the reason. This incident brought

about his acquaintance with the nickelodeon, and the entertainment dispensed by that contrivance. Despite its crudeness, Laemmle's shrewd business acumen recognized the potentialities of the thing and led to further investigation, with astonishing results. He opened a movie theatre in Chicago in 1906 and founded the Laemmle Film Service the same year. He is now president of the great Universal Film Corporation. Possessed of vision and enterprise though he is, it is doubtful if, in those early days, Mr. Laemmle glimpsed anything approaching the glittering magnitude of the Film Industry as it is today subsequently developed.

Laupheim, Germany, is the birthplace of Carl Laemmle, who was born January 17, 1867, the son of Julius B. and Rebekka L. Laemmle. He attended the public schools of Germany but in 1884 came to the United States. After holding various jobs in New York and Chicago, Mr. Laemmle became manager of the Continental Clothing House, in Oshkosh. He left that business in 1906 to enter the movie field. The rest is motion picture history. To many employees and associates in the motion picture industry Mr. Laemmle is affectionately known as "Uncle Carl."

Mr. Laemmle's home is at 1051 Benedict Canyon, Beverly Hills. His wife was formerly Recha Stern. Their children are Rosabelle and Carl, Jr., the latter now an executive at Universal Studios

Mr. Laemmle is a member of B'Nai B'Rith, the Masons, Elks, and Friars Club.

### JUDGE ARTHUR LESLIE ERB

A family history that goes back approximately 200 years in the United States and Canada is the fine heritage of Arthur Leslie Erb, City Judge of Beverly Hills. He is also engaged in the private practice of law with offices, Suites 5 and 6, 331 North Beverly Drive. Judge Erb came to Beverly Hills in January 1925, established his practice and built his own building. In May 1932 he was the first judge appointed to the first City Court in Beverly Hills, as the jurisdiction of the Police Court had been raised, requiring a lawyer to preside.

Judge Erb was born in Tacoma, Washington, January 22, 1893, the son of Samuel and Margaret Erb. His father was a lumber man in British



MRS. ELIZABETH CARR LOCKE

Columbia. Arthur Leslie Erb graduated from Victoria High School at Victoria, British Columbia, and also from the high school at Tacoma, Wash.

After arrival in California, he entered Stanford University and graduated in 1916, the president of his class, with the degree of LL. B. He is a Sigma Alpha Epsilon. Athletics played an important part in his collegiate career. He was a member of the varsity football team and was selected to the All-American Rugby as a halfback, 1915-16. ?

For a year the young man practiced law in San Francisco with Rufus Thayer, enlisting then in the Infantry, April 1917. He saw two and a half years' service, most of which was overseas. He was a 1st lieutenant of the 363rd Infantry, 91st Division. Judge Erb received citations for bravery in action in the Meuse Argonne battle of September 1918. He was with the Army of Occupation in charge of a patrol on special duty on the Rhine at Coblenz, Germany. Since his return to civilian life the judge retains his interest in the old associations and is a member of the American Legion and Veterans of Foreign Wars.

From 1920 to 1925 he was again a member of the firm of Thayer, Breuner & Erb. This firm dissolved, however, and, having married a Beverly Hills young woman, he then located here.

Mrs. Erb was formerly Highland Reeder, daughter of the late William A. Reeder, Beverly Hills pioneer and former U. S. Congressman of Kansas. They married in Los Angeles in 1924 and are the parents of one daughter, Eunice Margaret, age 9, who is attending the Hawthorne Public School. Their home is at 1445 North Beverly Drive.

#### ELIZABETH C. LOCKE

One of the older residents of Beverly Hills, and who who has seen the community transformed from little more than a large bean field into the beautiful suburban city it has become, is Mrs. Elizabeth C. Locke. She is a native of Tipton, Iowa, and the daughter of Henry C. Carr and Louise (Lowe) Carr. Her father was an attorney and a State Senator in Iowa for many years. The family is of old American stock. Mrs. Locke's great great grandfather was first Governor of Rhode Island, and members of

the Carr family still own a home at Jamestown, Rhode Island, which is the second oldest house in New England.

Mrs. Locke received her education at St. Catherine's Hall at Davenport, Iowa, and at Vassar College, where she spent three years. She can properly be classed as a pioneer resident of Southern California as she came to Los Angeles in 1886. For years she and her husband lived on West Adams, but in 1914 they moved to Beverly Hills and built a beautiful home on the corner of Lomita and Rodeo Drive, where she still continues to reside.

Few, if any other women in Beverly Hills have taken such a prominent part in club work as Mrs. Locke. She is a past president of the Beverly Hills Woman's University Club of Los Angeles. She also holds membership in the University Club of Beverly Hills and belongs to the Daughters of the American Revolution. Her religious affiliation is with the Episcopal Church.

Mrs. Locke's husband was the late Edmund C. Locke, whose family owned the Toledo Blade in Toledo, Ohio. Mr. Locke had the distinction of being the first Judge of Beverly Hills, appointed soon after the City was incorporated. Her brother is the noted journalist, Harry Carr, of the Los Angeles Times. She has three children: Robinson Carr Locke, of Tucson, Arizona; Edmund C. Locke, Jr., of Balboa, and Martha Louise, who is the wife of T. K. Shoenhair of Tucson.

#### FRANK HARDING BURNABY

Frank Harding Burnaby, president and practically sole owner of the Sun Lumber Company, is the son of a lumberman of Liverpool, Nova Scotia, Canada, at which place he was born, February 12, 1883. He arrived in California ten years ago, came direct to Beverly Hills, associating himself principally with the Woods-Beekman Lumber Company. The firm he now heads specializes in quality goods and is one of the finest lumber yards and planing mills in Southern California. A large stock is also carried at San Pedro.

Mr. Burnaby attended grammar and high schools in Liverpool, Nova Scotia, the home of his parents, Lodowick and Theresa (Harris) Burnaby. He graduated from a business college in Kansas City, Missouri. Employment

of a few months each by Swift & Company and the Kansas City Southern Railroad followed.

His career in lumber was inaugurated by four years of work for the Long-Bell Lumber Company of Kansas City and six years as manager of the Hillgard Lumber Company of Chicago. Then came a period of fifteen years when Mr. Burnaby was in business for himself in Chicago and vicinity and became the president of five different lumber corporations—owned entirely or very largely by himself.

Trade association work and public service have occupied much of Mr. Burnaby's time. A charter member of the Beverly Hills Rotary Club and its president in 1926, a director of the Beverly Hills Chamber of Commerce for six years, and president of that body for one year, a former director of the Beverly Hills Club, and is an active member of the Bel Air Country Club. This year he was elected to a place on the City Council. His fraternal affiliations are with the Masons, and he is a member of the Episcopalian Church. Golf, fishing and hunting are favorite diversions from business and public affairs.

In November, 1933, Mr. Burnaby married Lillian B. Skiles of Minneapolis and Beverly Hills. Their charming home is at 715 Foothill Blvd.

Homer H. Burnaby, 27, son of a former marriage, is active in business with his father and is a director of the Sun Lumber Company.

#### W. C. HIXSON, JR., M. D.

Dr. Hixson was born at Waco, Texas, February 14, 1901, the son of W.C. and Pearl Rivers (Howard) Hixson. His father was born in Alabama and his mother in Texas. He received his early schooling in Dallas and subsequently attended the University of Texas, where he took a pre-medical course and received the degree of A.B. His medical education was obtained at Baylor Medical College in Texas, and here he received his M.D. He later took postgraduate work at the University of Texas, Southern Methodist University and other places, majoring in psychiatry and minoring in bacteriology.

Dr. Hixson's practice began at Dallas, where he remained from 1929 until 1931. In the latter year he came to Beverly Hills and has followed the

practice of his profession of internal medicine and diagnosis, giving special attention to endocrine medicine.

In addition to caring for a large and growing medical practice, Dr. Hixson finds time to engage in his hobby of writing. He has a number of short stories published under a nom de plume and at the present time has a novel in preparation.

The Doctor served as a student in the Medical Reserve Corps during the World War, 1917-1919. He is now a 1st. Lieutenant, the Medical Officers' Reserve Corps.

He is a member of the various medical associations and the Phi Chi Medical Fraternity. He is also on the roster of the Beverly Hills Chamber of Commerce.

He was married to Grace D. Ryan.

It is interesting to note that Dr. Hixson is descended from families prominent in the Revolutionary War and early history of the American continent. His father's family has been traced to Scotland and his mother's to Lord Howard of England, who was knighted by the King for valor in war and given by Royal grant a large tract of land in Virginia and North Carolina.

### JUDGE CECIL D. HOLLAND

Judge Holland, newly elected Judge of the Beverly Hills Township was born in San Diego June 26, 1897. He is the son of C.F. and Louise D. Holland. His father is a practicing lawyer in Los Angeles.

Judge Holland was educated in the public schools of Los Angeles and the Harvard Military School. His legal training was taken at the University of California, and this was interrupted on April 9, 1917, when he joined the colors and served for the duration of the World War, spending much of his war service on foreign soil, in the Marine Corps. He later completed his college education at the University of Southern California receiving the degree of L.L.B. He then engaged in the practice of law with his father and his brother in the law firm of Holland and Holland.

Mr. Holland received an appointment as Deputy District Attorney of

Los Angeles County in 1927 and served six years in that office, during which time he prosecuted many important cases in both Municipal and Superior Courts of Los Angeles County, and in this work he has established a very enviable record.

Mr. Holland has been a member of the Beverly Hills Post of the American Legion for over six years.

He is married and has three children.

In 1933 Mr. Holland resigned as Deputy District Attorney to fill the Judgeship of Beverly Hills Township.

### REX BARTHEL SHANNON

Rex B. Shannon, owner and founder of the first established super-market in Beverly Hills, was born at Parsons, Kansas, the son of Rex Shannon and Elfrieda Shannon. He received his education at Culver and Morgan Park Military Academies, and at the University of Iowa and the University of Southern California.

Prior to coming to California in 1929, Mr. Shannon engaged in the undertaking business in Iowa. In June 1923 he passed the California State Board of Embalming examinations. However, he did not follow this profession here, but entered the food market business with A. T. Balzer & Co., remaining two years. In August 1931, he opened the Stop and Shop Market on Santa Monica Boulevard near Western Avenue. In November 1931, he opened the market in the Conrad Nagel Building, Beverly Hills, and in May 1934, the Victor Hugo Market in this city. He also operates the Farmers Central Market in Pasadena.

Mr. Shannon is a 2nd lieutenant in the Officers Reserve Corps. He holds memberships in the Rotary, Jonathan and Beverly Hills Men's Clubs. His church is the Lutheran and his college fraternity is Sigma Chi.

He was married to Helen Baker of Des Moines, on January 4, 1930, at Los Angeles. They have two children: Rex Byron and Sally Dale Shannon.

### ANTON. GRAM

Filling a useful and much appreciated niche locally is the Beverly Hills Carpenter Shop at 9632 Santa Monica Boulevard, originated and owned by Anton Gram. Mr. Gram does all kinds of repairing, building alterations,

looks after the maintenance of houses, and constructs and repairs fine furniture. He renders dependable service in a business of his own creating.

Copenhagen, Denmark, is the birthplace of Anton Gram, born May, 25, 1890, the son of Peder Peterson and Kjerstine (Andersen) Gram. His father, who was in the building business, was Mayor of Copenhagen. His son attended the elementary and high schools and the Polytechnic University of Copenhagen. Since his residence here he has taken an extension course at the University of Southern California.

Mr. Gram worked as a carpenter and architectural draftsman in several towns of England and Denmark for four years and then joined the Danish Army. He served six years, altogether, and was a sergeant during the World War. In December, 1919, he set foot in the United States and arrived in California early the following year.

At first Mr. Gram was six months in Venice doing carpenter work, then for five years was a building contractor in Los Angeles. In 1925 he definitely located in Beverly Hills and opened his own shop, which has become a useful factor of the town's business life.

Mr. Gram's religious affiliation is with the Lutheran Church. He holds memberships in the Danish Brotherhood of America and the Beverly Hills Chamber of Commerce.

In 1920 at Los Angeles, he was united in marriage to Edith Hansen of Copenhagen. She conducts the Edith Gram Beauty Shop at 344 North Rodeo Drive, which has a vogue all its own.

Fishing and tennis are favorite diversions of Mr. Gram after business hours.

### MARVIN PARK

Marvin Park, manager of the Beverly-Pasadena Bowling Corporation, is a native of Logansport, Indiana, and was born June 3, 1895, the son of James and Bertha Park.

At the outbreak of the World War, while attending De Pauw University, he joined the United States Navy, serving for about two years and a half as Chief Pharmacist's Mate. Following his discharge from the Navy he entered the show business and for some time was with John B. Rogers, producing stage shows in numerous parts of the country.

He has also written and produced historical pageants for fairs and

various kinds of celebrations in many cities and towns, among which being the Diamond Jubilee Celebration at Louisville, Kentucky, the Western Pennsylvania Fair at Erie, Pennsylvania, and the Central States Fair and Exposition, Aurora, Illinois.

In 1923 Mr. Park came to California and accepted a position as director of publicity for the Hollywood Theatres, Inc., now a part of the West Coast chain. In 1926 he took over the management of the newly constructed Beverly Theatre, serving in this capacity for two years, subsequently managing the Ritz, La Brea, and Boulevard Theatres. On September 19, 1930, he opened the palatial Wilshire Theatre, remained its manager until 1932 when he was called East for a reorganization of the R. K. O. Theatres. While there he managed Theatres in Kansas City, Minneapolis, Cleveland and New York.

Since October 1934, Mr. Park has been vice-president and manager of the Beverly-Pasadena Bowling Corporation, which concern maintains very elaborate bowling courts and billiard rooms in Beverly Hills and Pasadena. Their modern and artistic quarters are the finest recreation centers of their kind in the West.

Mr. Park has taken an unusually prominent and active part in Beverly Hills organizations. He was charter member of the Community Players and has served as a member of the board of directors of the Men's Club; he is a past president of the Rotary Club, and past commander of the Beverly Hills Post of the American Legion; he sponsored a troop of Boy Scouts of America, and has also been a director of the local Chamber of Commerce.

He is married to Dorothy Taylor of New York City, who was formerly of the New York stage.

## HARRY EDWARD WERNER

Many of the finest buildings and residences in Beverly Hills serve as a testimonial to the construction skill and designing of Harry Edward Werner. Among these are the Beverly Hills Professional Building, the Beaumont Building, and residences of George O. Kolb, Warner Baxter, W. S. Van Dyke,

Jack Mulhall, Stan Laurel, Norman Taurog and Stephen Roberts. Mr. Werner did all the designing for the development work of the G. Allan Hancock Company on the original development, from small \$4000 bungalows to Mr. Hancock's home. Another piece of work was the home for "Tony"—Tom Mix's horse.

Harry Edward Werner was born November 23, 1893, in Denver, Colorado, the son of John Max and Elizabeth (Cowan) Werner. His father ranched in Colorado until 1906 when he came to California and engaged in orange growing. The son attended grammar school both in Denver and Pomona. He graduated from Pomona High School and attended the University of Southern California.

For the next two years he worked in Portland, Oregon, familiarizing himself with building construction and at the same time worked in several architectural offices. Employment by various Los Angeles architects, which followed, was interrupted by two years of World War service. He served 13 months with the 115th Engineers, 40th Division, in France. This provided some opportunity for observation and study of design used in the construction of European buildings.

Returning to civilian life it was not long before he opened his own office in Beverly Hills, 1921, and has become one of its most substantial citizens.

Mr. Werner is a student of Christian Science; a member of the Beverly Hills Men's Club; a charter member of the Kiwanis Club, and a former director; a director of the Beverly Hills American Legion Post and of the Chamber of Commerce. For four years he was in charge of the activities in connection with Beverly Hills Public Schools Week. He served as Worshipful Master of the Beverly Hills Masonic Lodge in 1929. He was secretary, first vice-president, and assistant in the organization of the Beverly Hills Community Players.

Mr. and Mrs. Werner, who were united in marriage in 1918, at Los Angeles, are the parents of two daughters. Beverly Alice, 14, and Leatrice Merle, 10, attend Beverly High School and Beverly Vista School, respectively. Mrs. Werner was formerly Mabel Leona Harper, of Illinois. Their home is at 108 North Rexford Drive.

Fishing and bowling are Mr. Werner's very dissimilar hobbies.



MRS. JAY B. MILLARD

## MRS. ELIZABETH MILLS MILLARD (MRS. JAY B. MILLARD)

Both Los Angeles and Beverly Hills have benefited by the ardor in public service which has made Mrs. Elizabeth Mills Millard an outstanding leader in the cultural life of these cities.

Mrs. Millard is a native of Brooklyn, New York and the daughter of Alexander and Elizabeth (Britton) Mills. While in New York she attended Dr. Felix Adler's School of Ethical Culture and the New York City Normal College.

Going to Denver, Colorado while still quite young, she attended the Brinker institute where she specialized in public speaking. Her residence in Denver was characterized by much social and intellectual activity.

About 1894 she came to California where, in Los Angeles in 1896, occurred her marriage to Jay B. Millard. She served the Humane Society of Los Angeles as president and was associated with the original group of women who founded the nationally known Ebell Club.

Deciding that Beverly Hills would be their permanent residence, construction of the Millard home at 802 Crescent Drive was commenced in 1914 and they took up residence there during 1915.

Mrs. Millard at once became active in civic and club work and was one of a group of women who in 1916 formed the nucleus of the present Beverly Hills Women's Club. This group, largely social in character at first, met at the homes of Mrs. Force Parker and Mrs. Frost and other members. In 1921 the club was incorporated and in 1924 they joined the State and General Federation of Women's Clubs.

In 1916, when the president, Mrs. Locke went east, Mrs. Millard filled out her term as executive. The following year she herself was elected to office which she held for about five years. During this period the increasing popularity of the club and the increasing membership demanded larger quarters and the new clubhouse was built during Mrs. Millard's administration, largely by the original group, headed by Mrs. Millard, whose gift for organization contributed to a great extent to the successful completion of the project. Her contributions to the club were recognized when she was made president emeritis in 1930.

Throughout Mrs. Millard's tenure of three terms on the School Board of

Beverly Hills (since May 1926) she has been either president or clerk. During this time the building construction accomplished includes the El Rodeo and Horace Mann Schools and the remodeling of the Hawthorne School. All school structures have been made earthquake proof. Withdrawal from the Los Angeles City School system was negotiated and a separate high school system for Beverly Hills established. A unified system now operates from kindergarten through high school. It is notable, too, that the board has been kept out of politics.

Mrs. Millard's outstanding ability to secure loyal support of her co-workers is exemplified in the above results and the Board deserves unstinted praise for what has been accomplished.

#### REV. ROBERT MAC MORRAN DONALDSON, D.D., LL.D.

So full of good works, interesting associations and stirring ancestral background is the life of Robert MacMorran Donaldson, D.D., LL.D., that one scarcely knows where to commence in converting it into print. As a beginning, Dr. Donaldson, pastor of the Beverly Hills Community Church, organized the first church in this city, in 1921. Services were held in the auditorium at the Hawthorne School until the church building was erected on Santa Monica Boulevard at Rodeo. Under Dr. Donaldson's direction it was furnished with the present equipment, including pipe organ and chimes which were the gifts of personal friends.

Architecturally, the Beverly Hills Community Church edifice has been featured in art magazines. Representatives of more than twenty churches of various denominations have visited it when planning new buildings for their congregations.

A striking feature of the Yuletide season in Beverly Hills is the lighted Christmas trees. This custom was inaugurated by Dr. Donaldson, who secured permission from the City Council to light the large tree in the park for Community Christmas services. After four years this was taken over by the city. From this beginning, it is now a Christmas feature on most of the lawns of the city.

Boy Scout work here was instituted by Dr. Donaldson, and later turned

over to the Service Clubs. Community service was furnished children and adults by the organization of a Community Sing, which alternated with selected moving pictures. In his church the Men's Club was organized, but was turned over subsequently to local management.

Dr. Donaldson was born in Ossian, Indiana, September 29, 1860, the son of Rev. Wilson MacFerrin Donaldson and Elizabeth (Egbert) Donaldson. His father, of Scotch heritage via the north of Ireland, was minister for 59 years. Three sons and two grandsons of Wilson M. Donaldson were Presbyterian preachers: John Barnett, 49 years, Wilson Egbert, 52 years, and Robert MacMorran, 46 years. Of his grandsons: Robert Sample, 26 years, and John Bracken, 20 years. Two other sons were Presbyterian elders: Alexander Morrison, assayer, 38 years; Charles Adrian, radiologist, 42 years. All the above were participants in erecting church buildings, as well as in religious enterprise.

In the early history of Pennsylvania Dr. Donaldson's forbears have a part. His great-great grandfather was killed by Indians in 1732 near Harrisburg. About 40 years later his great-grandfather, also, was killed by Indians on the frontier of western Pennsylvania, near Latrobe.

Schools which Dr. Donaldson attended include the Eldersridge (Pa.) Classical Academy; University of Wooster (Ohio); Western Theological Seminary (Pittsburgh); and McCormick Theological Seminary (Chicago). He received his A.B. degree in 1885, his A.M. in 1888 and D.D. 1905 from Wooster; and his LL.D., 1931 from the college of Idaho. He arrived in California December 1, 1919. After two years on the staff of Occidental College he came to Beverly Hills in 1921.

While secretary of Presbyterian National Missions, Dr. Donaldson had headquarters at Denver. The district included Montana, Idaho, Utah, Wyoming, Colorado, New Mexico, and Arizona. He was superintendent of the work in that region, over foreign work among the mines, the Spanish Americans and American Indians, as well as all work among the white populations.

Dr. Donaldson gave six years to Christian education, on the staff at the University of Wooster and Occidental College. For one year he was acting President of Westminster College, Denver. In 1893, at Bozeman, Montana, he instituted Education Day in the Church calendar. The next year it was adopted by the General Assembly, and has now grown into organized religious work on the campus of all colleges and universities.

In addition to pastoral work, Dr. Donaldson lectured on music and travel,

in churches, colleges, teacher's institutes, Chautauquas and religious conferences, both east and west. He was appointed to direct Presbyterian work among the World War troops at Camp Lewis. Was a member of the "Flying Squadron" that led the campaign in the mountain states for the Eighteenth Amendment. He made appointments for William Jennings Bryan and spoke with him in that campaign in Wyoming.

For 16 years he was on the staff of the North West Presbyterian at Minneapolis, and for four years was editor and proprietor of the Rocky Mountain Presbyterian. He has been pastor of Presbyterian churches at Hastings, Minnesota, (1888-1892); Bozeman, Mont. (1892-1895 then from 1902-1907); Urbana, Ohio (1898-1902); Boise, Idaho (1915-1919); Beverly Hills (1921-1928). He erected church buildings or freed them from debt at Bozeman, Urbana, and Beverly Hills. Secured endowment for Christian Colleges at Wooster and Occidental. Was secretary of the National Board of Missions for eight years, covering seven Rocky Mountain states, and averaged more than 40,000 miles per year in the service as superintendent. He lectured on music, travel, and religious education in colleges and seminaries, east and west, and on the programs of teachers' institutes, western Chautauquas and Winona Lake Assembly. He has toured Alaska, the Mediterranean countries, the Holy Land, and European countries. Later tours have also been made since he became a resident of Beverly Hills.

In 1892, at Livingston, Montana, Dr. Donaldson was united in marriage to Jean E. Talcott. They are the parents of two children. Robert Talcott Donaldson died in 1932 as the result of an accident. Their daughter, Jeannette E., is a graduate of Wooster, won special honors in English in postgraduate work at the University of California, Berkeley. She was director of Religious Education in the Calvary Presbyterian Church of San Francisco—the largest church of that denomination in the Bay City. She is now private secretary to the Alphonzo E. Bell Corporation.

Dr. Donaldson's hobbies are varied. He is especially devoted to musical development in churches and communities. He was a student of Karl Merz; a member of the Amphion Male Quartet for four years. He organized and directed the first Oratorio Chorus between Minneapolis and Portland, at Bozeman, Idaho. He has lectured on The Mission of Music, The Symphony of Life, and other musical topics. He was associated with Dr. William Chalmers Covert of Philadelphia in preparing a Hand Book for the new Presbyterian Hymnal, giving the history of all hymns and tunes, for the instruction of pastors, organists, choristers and others.

Biographical sketches of Dr. Donaldson appear in the catalogue of Mc-

Cormick Theological Seminary, Directory of Presbyterian Ministers, History of Montana, and the History of Idaho. Also in the History of the Donaldson Family, of which he was joint author.

Dr. Donaldson was a member of Beverly Hills Kiwanis Club and Denver Golf Club.

### MRS. C. C. CRAIG (GOLDA MADDEN CRAIG)

Seldom does a person so quickly make her impress on the cultural and social life of a community as has Golda Madden Craig, who came to Beverly Hills in 1928. She was one of the founders and the second president of the Beverly Hills Community Players. Her deep and enthusiastic interest in the development of the Little Theatre movement here has resulted in an organization that has contributed largely to the prestige which Beverly Hills enjoys.

The Little Theatre of Beverly Hills was organized in 1930 by Mrs. Craig and a group of drama enthusiasts. Mrs. Craig was imbued with the idea of forming an intimate theatre group for the purpose of providing professional actors, many of whom are residents here, the opportunity of occasionally appearing in plays for the gratification of their art and to experience the joy of personal contact with their audience. The movement has now expanded to include a number of young players of much promise. Under Mrs. Craig's chairmanship, plans for the erection of a theatre in the civic center to house the group's activities is now under way.

Burchard, Nebraska, is the birthplace of Golda Madden Craig, the daughter of John Henry and Belle (Fraser) Madden. Her mother's family includes several distinguished Thespians, among them Harold Lloyd, favorite of stage and screen, and Richard Fraser, an actor.

Golda Madden attended high school in Denver, Colorado. She then matriculated at the Chicago Conservatory of Drama and Music, a school of fine repute, and Mrs. Millward Adam's School in Chicago. Chicago was the locale for her first theatrical work, followed by engagements in stock companies in Denver. She played in New York City with William Collier.

California lured Mrs. Craig in 1915. She was in pictures for eight years in Hollywood, playing leads with William Desmond, and appearing with

Pauline Fredericks, Tom Mix, Gladys Brockwell, Dorothy Phillips, Lloyd Hughes and many others.

In the early days of Hollywood Bowl, Mrs. Craig was one of the earnest supporters of Artie Mason Carter in the "drive" to put the Bowl on a firm foundation for the music-lovers of Southern California.

A more recent activity of this public-spirited woman is the Los Angeles Music School Association, which purposes to bring music to underprivileged children of that city. She was president of the association for two years, also president of the Kiddie Home in Los Angeles.

Mrs. Craig was for some time president and is now a life director of the Velotta Club, a club for business and professional women in Hollywood. She is also a member of the Beverly Hills Women's Club.

Mrs. Craig has evidenced a deep and genuine interest in the cultural advancement of Beverly Hills and holds a high place in the esteem of its citizens.

#### RAYMOND LEWIS DUNHAM

Organizer, this year, of the First Federal Savings and Loan Association of Beverly Hills, R. L. Dunham is the Secretary and Manager of that substantial institution which has its offices at 9499 Santa Monica Boulevard. The organization accepts savings investments and re-lends them for the construction and refinancing of homes, thus contributing to the stability and further growth of this district.

Mr. Dunham has contributed liberally of his time and effort as chairman of the Library Board. He was appointed to that office to take over the local library from Los Angeles County. At the commencement of his chairmanship in 1929 Beverly Hills library possessed 4000 books. It now has over 24,000 books.

Cleveland, Ohio, is the birthplace of Raymond Lewis Dunham, but his family removed to Lincoln, Nebraska, where his father was a merchant, and the boy subsequently graduated from high school in that state. He is the son of Stephen Lewis and Sarah Kathren (Page) Dunham. Later the young man attended Spearfish State Normal College in South Dakota.

Highlights of Mr. Dunham's commercial career may be noted as fol-

lows: He was employed by the Carpenter Paper Co., in Omaha, Nebraska, for four years, then traveled on the road two years for Brinn & Jensen Company. Purchased an abstract business in Ord, Nebraska, and also made farm and real estate loans in the vicinity. During the five years he was in that business he loaned one and a half million dollars. Purchased, next, the controlling interest in the Farmers State Bank at North Loup, Nebraska, and was its vice-president until April 1924, when he came west and located in Santa Barbara. Was vice-president and trust officer of the Central Trust and Savings Bank of Santa Barbara, 1924-26. Vice-president of the Security Title Insurance and Guarantee Company, in charge of financing and new business, 1926 to Aug. 1929. Vice-president of National Title Insurance Co., of Los Angeles, 1930. Became assistant to the president of the Jonathan Club, 1931. Land Bank Appraiser for the Federal Land Bank, 1933-34. He then organized the Beverly Hills institution of which he is now the guiding head.

Appointive and political positions held during the course of Mr. Dunham's career include: Assistant Postmaster, Deadwood, South Dakota; City Councilman both of North Loup and Ord, Nebraska; and Secretary of the Chamber of Commerce of the latter town.

Locally, Mr. Dunham is identified with the Community Presbyterian Church, Beverly Hills Men's Club, Kiwanis Club, and Al Malaikah Shrine. He maintains memberships in Blue Lodge No. 103 of Ord, Nebraska, and in the York Rite and Commandery, Santa Barbara.

In 1914 Mr. Dunham was united in marriage at North Loup to Dora M. Johnson, of that place. They are the parents of two children: Lewis Edward and Dorothy Elizabeth. Their home has been at 451 Beverwil Drive since 1927.

Golf is Mr. Dunham's favorite recreation.

## ROB WAGNER

Rob Wagner is editor and publisher of the semi-humorous weekly known as Script, is a native of Detroit, Michigan and was born August 2, 1872. His father was Robert Wagner and his mother Mary Leicester Hornbrook Wagner. His father's family came to America before the American Revolution, and many professional people were among his forebears.

Rob Wagner received his college education at the University of Michigan

and subsequently attended Julian Academy and Academic Deladuse, Paris, France. For some years he was an illustrator on the Detroit Free Press, later with the Criterion in New York and ultimately was employed by the Encyclopedia Britannica, in London, England.

Mr. Wagner came to California in 1904 and engaged as a portrait painter for a time. He subsequently taught in the Manual Arts High School covering the subjects of art, Greek history and wrestling. In 1914 he began writing for the Saturday Evening Post and has contributed articles to national magazines ever since. He has served in the story department of the Paramount Studios and has also directed Will Rogers in a series of comedies.

In 1927 the publication of Script was established at Beverly Hills. Mr. Wagner expected it to last only a few months but it has been increasing in popularity continuously and bids fair to become one of the important national weeklies of the country.

During the Spanish American War, Mr. Wagner served in the Seventh Regiment of the New York National Guard. He has won a number of medals for portraiture at World's Fairs and when a young man he was awarded many honors for wrestling.

He has served as president of the Writer's Club of Hollywood and is a member of the Sigma Phi college fraternity.

In 1903 Mr. Wagner married Jessie Miller Broadhead. She lived only three years leaving two boys: Thornton and Lester. In 1912 he married Florence Welsh, who is now business manager of Script.

Mr. Wagner states that he finds his chief recreation in bicycling and ditch digging.

#### SILSBY M. SPALDING \*

Silsby M. Spalding, appointed President of the Board of Trustees of Beverly Hills November 24, 1919, served as such until April 17, 1922, when by act of the State Legislature the office was designated as "mayor," and he held this position until July 23, 1929.

Under Mr. Spalding's administration the principal development of Bev-

erly Hills took place. The city had lain more or less dormant until the termination of the World War, when a large influx of population began, a building boom started, and the community took rapid strides forward.

The city government under Spalding's leadership kept pace with this renewed activity. It was during this period that annexation to Los Angeles was killed, and the city's own water system developed. Street paving was done, sewerage and storm drains were installed, lighting fixtures erected, and other essential municipal improvements were completed.

Although Mr. Spalding now spends much of his time in travel and at his home in Santa Barbara, he still maintains his large estate on Laurel Way in Beverly Hills and has numerous other interests in the city.

---

\* Due to Mr. Spalding's absence from California, it was impossible to obtain the personal data for his biography.



## ALPHABETICAL INDEX

Aerolite .....	49	Elkins, George W. ....	148
Albright, Kenneth .....	179	Erb, Judge Arthur Leslie .....	218
Amalgamated Oil Co. ....	60	Evans, Mrs. John D. ....	181
American Legion Post .....	114	Fairbanks, Douglas .....	71
Annexation Move .....	76-78	Farmer, Albert Oscar, D. D. S. ....	154
Ashton, Frederick William .....	186	Fire Department .....	88-91
Bar Association .....	104	Firminger, Bert James .....	156
Barker, George R. ....	207	Founding of Beverly Hills ....	60-62, 64-68
Barnes, Mrs. Edwin Morris .....	177	Gaddis, A. R. , D. O. ....	193
Barnwell, O'Neill .....	158	Gaddis, Cryus J., D. O. ....	190
Barrick, Christopher C. ....	198	Gram, A. ....	223
Barrick, Mrs. Christopher C. ....	199	Green, Burton E. ....	60, 62, 127
Beasley, Oscar N. ....	206	Grout, John H. ....	152
Benedict, E. A. ....	33, 34, 45, 46	Hammel and Denker Ranch .....	58, 59
Benedict Family .....	44-47	Hammel, Henry .....	58
Benedict, P. E. ....	44, 45, 46, 50, 69, 125	Hancock, Major Henry .....	35
Blackmore, Joan .....	159	Hansen, George .....	42
Blair, Charles Coutts .....	166	Hixson, W. C. Jr., M. D. ....	221
Bollman,, Charles C. ....	155	Holland, Judge Cecil D. ....	222
Boom Years .....	78-82	Hummel, Edward John .....	150
Boy Scouts .....	115	Hunnewell, Alice Osden .....	216
Boynton, Mary .....	92	Hunnewell, William B. ....	215
Breitung, Erick, D. V. M. ....	187	Incorporation of City .....	64-67
Burnaby, Frank Harding .....	220	Indians .....	11-19
Canadian Legion Post .....	115	Indian Raids .....	33, 47-48
Canfield, Charles A. ....	60	Justice, J. Richard, D.D.S. ....	172
Canfield, Lloyd Bradner .....	194	Keagy, H. F. ....	136
Cattle Raising .....	28-30	Kem, Harry H. ....	154
Chamber of Commerce .....	103, 104	Kennedy, James L. ....	157
Chaplin, Charlie .....	72	Kerlan, Milton, M. D. ....	131
Chapman, George Vest .....	180	Kinsman, Robert Emmett, D.D.S. ....	172
Chisholm, Joe .....	132	Koener, Harry G. ....	171
Churches .....	97-101	Kolb, Geo. O. ....	142
City Court .....	91-92	Kramer, Charles J., D.D.S. ....	169
City Government .....	68, 85-88	Laemmle, Carl .....	217
Civic Center .....	82-83	Lewis, Karl, M. D. ....	164
Cockerton, Julia L. ....	46	Life on the Old Rancho .....	22
Colcord, Gerald R. ....	146	Little Theatre .....	112
Community Players .....	109-110	Lloyd, Mrs. Elizabeth Fraser .....	128
Craig, Mrs. C. C. ....	231	Lloyd, Harold .....	174
Crawford, A. Arthur .....	173	Locke, Elizabeth C. ....	219
Crespi, Father .....	11	McCarty, Walter G. ....	160
Dayton, B. E. ....	139	McCary, Henry David .....	211
Denker, Charles .....	58	MacMahon, Margaret Wright .....	168
Dennis, Howard O., M. D. ....	196	Marshall, Kenneth E. ....	182
Dentzel, Edward Paul .....	163	Marxer, Webster L., M.D. ....	143
Dodge, Marie A. ....	175	Massey, Benjamin Franklin .....	204
Dolena, James E. ....	185	Men's Club .....	110, 112
Donaldson, Rev. Robert Mac Morran			
D. D. LL. D. ....	228		
Dona Maria Rita .....	32, 34, 35		
Dunham, Raymond Lewis .....	232		

## ALPHABETICAL INDEX—Continued

Metz, William Raymond .....	135	Rose, Lou .....	197
Meyran, Lawrence Sanford, D. O. ....	140	Rowe, Sidney Carlton .....	134
Millard, Mrs. Jay B. ....	227	Rural Law .....	27
Miller, Virg W. ....	176		
Monte Mar Vista Literary Society..	54-56	Samuel, Harry A.....	202
Mortson, Henry A. ....	129	Santa Monica Land & Water Co.....	53
Movie Stars .....	70-75	Schell, John E. ....	130
Mullins, Rev. Michael J. ....	133	Schools .....	93-97
		Schwab, Paul E. ....	81, 87, 137
Nagel, Conrad .....	72, 212	Shannon, Rex B. ....	223
Naming of Beverly Hills .....	62	Sheep Raising .....	41
Nason, Fred .....	162	Shelton, Fred M. ....	144
Naylor, Charles H. ....	184	Sherman, General M. H. ....	59
Neel, Sam Carr .....	203	Smith, A. Curtis .....	161
Nellie of Beverly .....	168	Smith, John L. ....	209
Nelson, Charles F., M. D. ....	188	Smith, Mrs. Kohl .....	214
Nelson, Mrs. Charles F. ....	189	Spalding, Silsby M.....	81, 86, 87, 234
Nurse, Frank .....	141	Spence, Edward Edmundson.....	87, 147
		Stanley, Paul DeWitt, M.D. ....	213
Oil, First Boom .....	40, 41	Statistics .....	117-119
Old Settlers .....	57	Street Naming .....	63, 64
Opdyke, Ralph, M.D. ....	205	Stoepel, Katherine Adams .....	192
Oster, Vera Campbell .....	214	Sunset, Town of .....	53
Park, Marvin .....	224	Temple, John .....	39, 40
Payne, D. W. ....	149	Tennis, P. Clarence, D.D.S. ....	208
Payne, E. L. ....	145	Terry, Dew Price .....	174
Peschelt, W. S., D.D.S. ....	170	Tozer, J. Gilbert .....	165
Peterson, Boyd A. ....	195		
Pickford, Mary .....	71, 196	University Club .....	112
Police Department .....	88-91		
Postoffice .....	83-84	Valdez Family .....	19-22
Preuss, Dr. Edward A. ....	42	Valdez, Juan B. ....	10
Publications .....	101-103	Vallance, Capt. M. L. ....	201
Public Library .....	92-93	Vasquez, Tiburcio .....	49-53
		Veterans of Foreign Wars Post.....	114
Rancho Rodeo de las Aguas .....	22-37		
Rancho San Jose .....	53, 54	Wagner, Rob .....	233
Realty Board .....	105, 106	Water System .....	76-78
Reed, H. A. ....	151	Werner, Harry Edward .....	225
Reeder, Leland P. ....	191	Westrem, Mrs. L. D. ....	153
Reeder, William A. ....	183	Whitelaw, James E. ....	178
Reticker, Roland Wilson .....	210	Widney, E. P. ....	59
Rodeo Land & Water Co. ....	60, 67, 68	Wilson, Benjamin Davis .....	35
Rodeos .....	30	Wilson, Don Benito .....	37-39
Rogers, Will .....	74, 75, 126	Women's Club .....	106-108
		Wolfskill, John .....	53, 54

PRINTER'S NOTE

*Due to the fact that the portrait plates in this work were printed on distinctive paper and inserted after printing of the text, they are not given page numbers. So there are actually thirty-four more pages in the book than the page numbers indicate.*

126382

~~004246~~