

GREYSTONE HISTORICAL REPORT

by

Charles Lockwood and Peter V. Persic

Submitted to the City Council

City of Beverly Hills

August 30, 1984

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"Give them everything."

Landscape architect Paul Thiene's
instructions to Emile Keuhl, his
principal designer on the Greystone
gardens project

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20026 Valley View Drive
Topanga, California 90290

611 North Foothill Road
Beverly Hills, California 90210

August 30, 1984

Mr. Fred Cunningham,
Director of Community Services
City of Beverly Hills
450 North Crescent Drive
Beverly Hills, California 90210

Dear Fred:

Here is the written Greystone Historical Report, which was requested by the City Council's resolution #84-R-6855 at its January 17, 1984 meeting.

The focal point of this 15-part report is the history of the Greystone estate and the Doheny Ranch, including information about the Doheny family, the purchase of the 429-acre overall property, the construction of the mansion and its grounds in the late 1920s, a description of the mansion and its grounds upon their completion in 1928, glimpses of the Doheny family's lifestyle at Greystone in the 1930s and 1940s, the sale of the mansion and the Doheny Ranch in the mid 1950s, and an evaluation of Greystone's importance from an architectural and landscape architectural perspective.

As you know, thanks to the cooperation of the Doheny family and some lucky research breaks, we uncovered far more historical material and vintage photographs than we had ever anticipated at the start of this project. Rather than incorporate all this material into an overly long and difficult-to-use written report, we have prepared 14 appendices, in addition to the overall summary of Greystone's history. The first five appendices accompany the historical summary in this volume. One entire set of the subsequent nine appendices, which include vintage photographs, have been submitted to the City Council along with this volume.

This Greystone Historical Report is several months late, due to the difficulty of our initial Los Angeles Times research and the unexpected volume of research material and interviews in June and July. As we had explained earlier, we decided

that it was preferable to be late in completion but prepare an exhaustive report, given the unexpected availability of Doheny family records and the advancing age of many interviewees.

For the record, our research began this spring with Peter V. Persic reading every single news page of the Los Angeles Times from 1926 to 1929, in order to find articles about the construction of the mansion and its gardens. At the same time, we examined Architectural Digest, Southwest Builder and Contractor, and Landscape Architecture in the late 1920s and early 1930s.

Once we had acquired basic information about Greystone mansion and its gardens by June, we interviewed Alson Clark, Professor David Gebhard, and Professor David Streatfield in order to gain additional information about the estate and insights into its architectural and historical importance. At the same time, Mayor Annabelle Heiferman wrote several members of the Doheny family, informing them of the Greystone Historical Report and asking for their assistance.

Thanks to the cooperation of Doheny family attorney, James Doggett, we studied previously unavailable land purchase and construction records for the Greystone property, and we interviewed several Doheny family employees who worked at the estate during the 1930s, 1940s, and 1950s.

Timothy Doheny, the fifth and last child of Edward Laurence Doheny, Jr. and Lucy Smith Doheny Battson, recalled what it was like to live at Greystone. On a second such occasion, he actually shared these memories with his wife, Peter V. Persic, and Charles Lockwood while walking through the mansion itself. At another time, he asked his mother (who recently celebrated her ninety second birthday) several crucial questions about the construction of the house that only she could now answer, which she did.

Because this report can be used in a future restoration of Greystone or a public exhibition about the estate, we wanted to gather all possible illustrative material as well. Acting on the suggestion of James Doggett, the mansion's architectural plans were located at City Hall. Again following Doggett's lead, we located photographs of the site preparation, construction of the mansion and outbuildings, and laying out of the gardens. These late 1920s photographs belonged to Bill Horton of San Jose, the son of the civil engineer on the project

At the University of California at Berkeley, we found dozens more photographs of these subjects in landscape architect Paul Thiene's papers in the university library's special collections. At the conclusion of our research, James Doggett discovered a series of photographs showing the mansion under construction month by month. Family chauffeur Sam Schultz gave the City of Beverly Hills snapshots of various staff members at the estate. With the exception of these snapshots, which were an outright gift, all vintage photographs were copied, and they are included in several of this report's appendices.

By virtue of our comprehensive research, most of which Peter V. Persic carried out, the accompanying 15-part report offers considerable new information about the Greystone estate's history and its present-day importance as an architectural and historical landmark for the City of Beverly Hills, indeed for all of Southern California. This report, moreover, corrects a number of often-repeated errors about the estate. The mansion and its gardens, for instance, did not cost \$4,000,000 in the late 1920s. According to Doheny family records, they cost only \$3,166,578.12.

Sincerely yours,



Charles Lockwood



Peter V. Persic

INTRODUCTION

Since the City of Beverly Hills purchased Greystone in 1965, the fate of the mansion and its remaining grounds has been the subject of considerable community debate. Some residents want to demolish the house and subdivide the property. Others see Greystone as an irreplaceable symbol of Beverly Hills' heritage, and they would like to restore the mansion and grounds. Still other residents prefer that a private individual buy and live at the estate.

Complicating this community discussion is the large size of the mansion and its grounds, the property's use as a city park, and Greystone's stature as one of the few Beverly Hills sites to be listed on the National Register of Historic Places. With the sole exception of Hearst Castle at San Simeon, Greystone is the grandest estate ever to have been created in California.

For a property that has caused such controversy, Greystone has remained an enigma to some Beverly Hills residents because of the lack of readily accessible and accurate information about the property. By thoroughly recounting the history of the Greystone estate and evaluating its importance from the standpoint of architecture and landscape architecture, this Greystone Historical Report will provide valuable information for the debate over the ultimate use of this landmark property.

E. L. DOHENY, SR. AND HIS OIL EMPIRE

Edward Laurence Doheny, Sr. created the fortune which enabled him to purchase the 400-plus acre Doheny Ranch in Beverly Hills in the early teens and permitted his only child, Edward Laurence, Jr., to build Greystone on the southwest corner of this family property in the late 1920s. Born at Fond du Lac, Wisconsin in 1856, the elder Doheny had been a none-too-successful gold and silver prospector in New Mexico and Arizona before he came to Los Angeles in 1892 and accidentally started the Southern California oil boom.

One day, so the story goes, the thirty-six-year-old Doheny was looking out the window of his boardinghouse and saw a passing wagon filled with chunks of a brown, greasy substance. Running after the wagon, Dohney asked the driver what the load was.

"It's breer," the driver replied, meaning brea, the Spanish word for pitch.

"But where does it come from?" Doheny asked.

"From near Westlake Park," the driver replied.

Doheny boarded a streetcar and headed for Westlake Park [now Mac Arthur Park] near the present-day intersection of Wilshire Boulevard and Alvarado Street. There, he found accumulations of the tarry brea, which local Indians once had

used to waterproof their woven baskets and caulk their canoes. More recently, Mexican and American settlers had collected the brea to waterproof roofs and fence posts, lubricate machinery, even burn as fuel.

Doheny correctly guessed that brea was oil that had seeped out of the ground and slowly thickened on contact with the air, just as pine sap turns into resin on a tree trunk. These oil seepages, he figured, indicated vast untapped pools of oil beneath Los Angeles.

Doheny located his former mining partner, Charles A. Canfield, and they raised \$400 to buy an empty lot at Colton Street and Glendale Boulevard in a residential neighborhood north of the downtown. Using picks and shovels, Doheny and Canfield dug a five-by-seven-foot mining shaft to a depth of 155 feet. Then they cut down and made a pole from a sixty-foot-tall eucalyptus tree which they sharpened into a makeshift drill.

On November 4, 1892, the two grimy prospectors struck oil at 460 feet. The well delivered only seven barrels a day, which Doheny and Canfield bailed out with a bucket. Then the production jumped to more than forty barrels a day, and all Los Angeles imagined that the fledgling city was sitting over a fortune in petroleum.

The Los Angeles oil boom was on. Wildcatters swarmed

into the area looking for land to lease and wells to drill. Homeowners trampled their gardens, ripped out backyard palm trees, even tore down their houses to make room for drilling rigs and oil derricks. Within several years of Doheny's strike, several thousand oil wells were pumping away in Los Angeles.

Although Doheny prospered in the first years of the Los Angeles oil boom, he shrewdly realized that the area was becoming overexploited. Setting out with Canfield and several mules, Doheny made his second big strike at Fullerton in 1897. Two years later, he struck oil in the Kern River valley.

While continuing to exploit his valuable California properties, Doheny turned his attention to Mexico. In 1900 he discovered vast untapped oil reserves near Tampico. With millions of dollars at his disposal, Doheny cleared the jungle and built roads, docks, railroads, warehouses, pipelines, even complete workmen's villages. The first Mexican well pumped 15,000 barrels a day, and the first gusher, Casiano No. 7, poured 402,000 barrels into the air before it was brought under control.

Thanks to his success in oil production, distribution, and marketing, Edward Laurence Doheny, Sr. quickly became a rich man, reportedly worth \$100,000,000 by 1920. But Doheny had started enjoying his wealth long before then.

Two years after marrying his second wife, Carrie Estelle Betzold, in 1900, he purchased the still-standing Gothic style

former Posey residence at No. 8 Chester Place for a reported \$120,000. Chester Place was a secluded block-long private street off then-fashionable West Adams Boulevard, just west of Figueroa Street. When Edward Laurence Doheny, Jr. (the elder Doheny's only child and the son of his first wife, Louella Wilkins) married Lucy Smith of Pasadena in 1914, the young man and his bride moved into the mansion at No. 10 Chester Place, a gift from his father who lived next door.

Just two days before his son's June 10, 1914 wedding, Edward Laurence Doheny, Sr. completed another significant real estate transaction: He purchased the last large portion of his 429-acre Beverly Hills ranch. This 12.58 acre parcel later was the site of the Greystone estate.

ACQUISITION OF THE DOHENY RANCH

In the early years of the twentieth century, the western edge of Los Angeles had not grown much past Western Avenue, hence the street's name. Between the outermost edge of the city and the Pacific Ocean, the flat coastal plain consisted of barley fields, cattle ranches, citrus groves, oil fields, and isolated villages like Hollywood, Sherman (near Santa Monica and San Vicente Boulevards in West Hollywood,) Beverly Hills, and Santa Monica, all of which were linked to Los Angeles by quick rail service.

Like many rich men, then and now, Edward Laurence Doheny, Sr. wanted a country residence as well as a handsome city house. In 1912 he started buying property for a ranch in the hills above Sunset Boulevard in the eastern edge of Beverly Hills.

During the early teens, Beverly Hills was a small real estate development, put on the market by the Rodeo Land & Water Company in 1906. On the flats below then-unpaved Sunset Boulevard, several dozen houses stood along Crescent, Canon, Beverly, and Rodeo Drives, which were surrounded by bean fields to the east and west. The hills and canyons north of Sunset Boulevard were empty except for some small farms and ranches, the just-opened Beverly Hills Hotel, and several estates on or near Lexington Road. The chaparral-covered hills were

filled with deer, rabbits, skunks, rodents, rattlesnakes, coyotes, and dozens of species of birds.

When Edward Laurence Doheny, Sr. acquired the land for the Doheny Ranch between 1912 and 1914, he did not always make the purchase in his own name. Because of Doheny's fame and wealth, that would have resulted in considerable talk and probably would have driven up the cost of the land, particularly the last parcels needed to complete a sizeable contiguous holding.

To conceal Doheny's identity, J. C. Anderson (who had married the second Mrs. Doheny's sister, Daysie) bought five pieces of land from private individuals in his own name, then conveyed the property to Edward Laurence Doheny, Sr. or Mrs. Doheny a week or ten days later. The Dohenys bought another five parcels themselves, including the 12.58 acre piece on June 8, 1914 from the Rodeo Land & Water Company for \$28,763.28. (This land, together with several smaller adjacent acquisitions in the 1920s, became the site of Greystone mansion and its grounds, a separate property from the adjacent Doheny Ranch.)

Following its usual practice, the Rodeo Land & Water Company (one of whose founders was Doheny's former mining and oil partner, Charles A. Canfield) imposed several covenants on the 12.58-acre property in order to assure high-quality development in Beverly Hills. As quoted from the original documents in the Doheny family files, these restrictions included:

"First. That the said grantee shall not, nor shall any of his heirs, assigns or successors in interest, nor those holding or claiming to hold thereunder, use or cause to be used, or allow, or authorize in any manner, directly or indirectly, said premises or any part thereof, to be used for the purpose of vending intoxicating liquors.

"Second. That said premises shall be used for residence purposes only; that no apartment house, double house, flat or lodging house, hotel, store, nor any building other than a first-class private residence or residences with the customary out-buildings, including a private stable or garage, shall be erected, placed or permitted on said premises or any part thereof; that not more than four (4) residences shall be erected on the property herein conveyed, and that each such residence shall cost and be fairly worth not less than Fifteen Thousand Dollars (\$15,000.00), and shall be located not less than One Hundred (100) feet from the southerly line of said premises, namely on Foothill Road. [That portion was later renamed Doheny Road.]

"Third. That all buildings and fences erected on the property herein conveyed shall be properly painted or stained.

"Fourth. That the grantee, his heirs, devisees, executors, administrators, or assigns shall not themselves, nor shall they or either of them, permit any other person or corporation

to prospect or drill for or develop or produce oil or other hydro-carbon products on the premises hereby conveyed..."

Once Edward Laurence Doheny, Sr. had acquired the ten contiguous parcels totaling over 400 acres, he established a working ranch. Lookout Mountain Park Land & Water Company, a real estate subdivision east of Beverly Hills, originally supplied the water. Acting on Doheny's behalf, J. C. Anderson sent a \$1500 check to Southern California Edison "for the erection of a pole line which is to be used to supply current to the Doheny Ranch....Please hurry the erection of the line," Anderson's letter concluded, "as we are badly in need of service."

Although the ranch raised cattle, citrus, and avocados, it served as the favorite weekend or vacation spot for the Dohenys, who later also owned the Ferndale Ranch at Santa Paula. Aside from the quarters for the live-in workers, the ranch had two residences: the large basement and two-story-tall neo-colonial White House, located on a knoll several hundred yards from Doheny Road above present-day Cord Circle, and a smaller house on a hillside to the west. Before the construction of Greystone in the late 1920s, the Dohenys usually occupied the White House; their many relatives or guests stayed in the other residence.

CONSTRUCTION OF THE GREYSTONE ESTATE

In 1926 Edward Laurence Doheny, Jr. took the first step toward the creation of his Greystone estate: Workmen started *grading* the hilly chaparral-covered site using mule teams and machinery. Over 250,000 cubic yards of dirt were moved, recalled the late landscape architect Emile Kuehl in a 1974 interview.

By 1926, Greystone had already become a distinct legal entity from the elder Doheny's 400-plus acre ranch. On March 15, 1926, Doheny had given his son the 12.58 acre parcel that he had purchased from the Rodeo Land & Water Company ten years earlier. To protect the north and west side of the mansion's eventual location from view, Edward Laurence Doheny, Jr. had already bought several lots in the adjacent Beverly Crest subdivision on Schuyler Road in 1925, and two years later, he acquired four more lots totaling two and one half acres from the same source.

Why did the younger Doheny--known as "Ned"--decide to leave the Chester Place mansion, which stood next door to his father's home, and to build Greystone? "With five kids, we were getting underfoot, and this was one way for 'Pa D' [Edward Laurence Doheny, Sr.] and 'Ma D' [Carrie Estelle Doheny] to get rid of us," recalls Timothy Doheny, who was Edward Laurence Doheny, Jr.'s fifth and last child, born on April 5, 1926.

Although Timothy Doheny's explanation seems plausible, others are more likely, particularly considering the closeness of the Dohenys and all their Southern California relatives. The West Adams Boulevard district, to cite one probable reason for the family's move from Chester Place, no longer was Los Angeles' most fashionable address. An occasional mansion was still being built on or just off West Adams between Figueroa Street and just beyond Western Avenue in the 1920s. However, some existing mansions were being turned into genteel boarding houses, and stores and apartment buildings were also rising at or near major intersections like Vermont Avenue.

West Adams Boulevard, moreover, was not a quiet thoroughfare, whose silence was broken by local residents' carriages or automobiles. As Los Angeles grew further and further west, the broad avenue was becoming a heavily trafficked automobile route, leading to and from downtown.

In "Ned" and Lucy Smith Doheny's minds, an estate like Greystone also would offer a secluded residence for their family which was enduring the relentless nationwide publicity and the extended trials of the Teapot Dome scandal. In 1921, Secretary of the Interior Albert F. Fall had secretly leased naval oil reserves at Teapot Dome, Wyoming to Harry F. Sinclair and the reserves at Elk Hills, California to Edward Laurence Doheny, Sr. without competitive bidding.

Both Sinclair and Doheny had loaned Fall substantial sums of money without interest, reported a 1922-1923 Senate investigation. Albert Fall was subsequently fined and sentenced to prison for accepting a bribe. After a series of trials that lasted from 1923 to 1930, both Sinclair and Doheny were acquitted of bribery, although Sinclair was later imprisoned for jury tampering and contempt of the Senate.

Even if West Adams Boulevard had remained fashionable and Teapot Dome had never happened, Edward Laurence Doheny Jr. probably would have wanted to create a magnificent home like Greystone, given his position as the only child of one of America's richest men and a millionaire oil man in his own right. Besides, such an estate would become the focal point of the extended Doheny family as Edward Laurence Doheny, Sr. grew older. The elder Doheny was seventy years old in 1926.

For Greystone's architect, the Dohenys selected Gordon B. Kaufmann of Los Angeles. Born and educated in England, Kaufmann had emigrated to Canada in 1910 at the age of twenty two, then moved to Southern California in 1914, hoping that the mild climate would improve his wife's delicate health. Lacking money and friends, Kaufmann worked as a gardener during his first year in Los Angeles.

In 1916, however, he became a draftsman for architect

Reginald Johnson in Pasadena. By 1920, Kaufmann was an associate in the practice, and in 1922, he and Roland Coate became partners in the renamed Johnson, Kaufmann, and Coate firm.

In 1924 Kaufmann opened his own office, and almost immediately, he became one of Southern California's most sought-after residential architects. "The house that put Kaufmann on the map was the Ben Meyer residence" located on Doheny Road just east of the Doheny Ranch, declares Alson Clark, the Librarian of the Architecture Library at the University of Southern California, who knew the architect as a youngster and has now researched his career. "Ben Meyer was the president of the Union Bank in Los Angeles, and his friends soon started hiring Kaufmann."

"One reason for Kaufmann's importance in Los Angeles architecture stems from the fact that he did really good, expensive houses that he had talked people into spending a lot of money on," says Alson Clark. "He was able to build houses that were really substantial and three dimensional, that had a simplicity but a richness at the same time."

"He had all the jobs he could handle in the residential field," Clark continues. "Then he began to get non-residential jobs [such as the La Quinta Hotel near Indio, the Los Angeles Times Building at First and Spring Streets in Los Angeles, The Athenaeum at the California Institute of Technology in Pasadena, and Scripps College in Pomona.]

Why did the Dohenys chose Kaufmann as their architect? "Because he did the Ben Meyer house, and I liked it," Lucy Smith Doheny Battson told her son, Timothy Doheny, in July, 1984, in answer to our question.

The Dohenys also hired Paul G. Thiene as the landscape architect who laid out the grounds and designed garden structures like the walls, terraces, and poolhouse. Born in Germany, once employed by the famed Olmsted Brothers landscape firm in Brookline, Massachusetts, Thiene was one of Southern California's most gifted landscape architects in the 1920s, and significantly, he had planned the grounds at the Ben Meyer estate.

In late 1926, work started on Greystone's garages, stables, kennels, and service buildings at the southwest corner of the property near Doheny Road and on the swimming pool and "bathing pavilion," two tennis courts, and hundreds of feet of massive stone retaining walls on the hillside just behind the eventual site of the mansion. According to an examination of photographs taken during construction and notices published in the Southwest Builder and Contractor, the mansion was the last major part of the estate to be built. The digging of its foundations started on February 15, 1927.

Gordon Kaufmann had designed the Greystone mansion in an English Tudor style. But why did he employ this style rather than the Spanish Colonial Revival, which seemed to have typified 1920s Southern California? "Because I liked it,"

Lucy Smith Doheny Battson told her son, Timothy Doheny, in July 1984.

In making the choice of the English Tudor, the Dohenys fit the then-prevailing architectural taste in America. "Probably the pre-eminent architectural image of the 1920s, at least for the whole of the United States, perhaps not so much in Southern California, was the medieval," notes Dr. David Gebhard, professor of architectural history and director of the Art Galleries at the University of California at Santa Barbara. "The medieval image really assumed two different guises. One was the French Norman, which one finds very frequently, in particular even here in Southern California. The other was the English, or as it was often called, the English Tudor."

"For the Doheny family to utilize the pre-eminent architectural images of the 1920s is perfectly logical," continues Dr. Gebhard. "Although we usually think of the 1920s as being a sumptuous period for Mediterranean and Spanish Colonial Revival in Southern California, a tremendous number of medieval buildings--in particular residential buildings--were built during these years, of which this is certainly a very splendid example."

"It is interesting to know that the medieval image enjoyed this period of pre-eminence for only ten or twelve years," adds Dr. Gebhard. "It started to become popular in the teens. Then, at the conclusion of the First World War, it just zoomed forth, replacing the earlier Colonial Revival image as the

most popular image. And it lasted through the 1920s. With the Depression, the Colonial returned again as the most popular image, and the medieval definitely fell by the wayside."

As work proceeded on the mansion and outbuildings, Paul Thiene's office busily completed the nearby grounds. Thiene "was not, from what I have been able to gather in my research, an especially distinguished designer himself," declares Dr. David Streatfield, an expert in the history of California landscape architecture, who currently is professor of landscape architecture at the University of Washington at Seattle. "His real forte was in his office organization and management, plus his knowledge of plants. But he had enough understanding of what constituted good landscape design to hire very talented people who worked for him and who did the designs."

For Greystone, Thiene's principal designer was Emile Kuehl, who spent "the better part of three and one half years" on the project. Other than plant selections, Kuehl had a free hand concerning the design of the gardens. "The sky was the limit," he told David Streatfield in a 1974 interview. "I would ask Mr. Thiene what the client might want. 'Give them everything' was the reply."

By late 1927, all the outbuildings were finished, and most of the retaining walls, terraces, and gardens were ready, as seen in the vintage construction photographs. Now, the

Los Angeles Times, which had scarcely mentioned Greystone's construction in the previous two years, started to publish brief news items about the estate. The tennis court was "now nearing completion," reported the newspaper on September 4, 1927. "The grounds are intensively landscaped and are said to contain the largest sprinkler system in the world," noted the Los Angeles Times on November 11, 1927.

The newspaper, however, neglected to mention that the Dohenys had moved daughter Dickie Dell's playhouse from their Chester Place residence to Greystone late in 1927 or early in 1928. Installed on a hillside behind the mansion, this was not an ordinary playhouse. Boasting a steeply pitched roof and awning-shaded entrance porch, it looked much like the middle class bungalows that lined street after street in the Hollywood flats and the eastern reaches of Beverly Hills south of Santa Monica Boulevard.

"It was completely furnished," recalls George Maile, whose father became Doheny Ranch superintendent in 1943. "It was very liveable, except that all the furnishings and all the appliances--including the baby grand piano--were approximately two thirds scale. They were all child sized. It was not too apparent, walking into the house, because everything was scaled down. But when one tried to sit, you were a little closer to the floor."

By mid 1928, the estate was virtually finished, except for the mansion where work was progressing rapidly. According to notices filed in the Southwest Builder and Contractor, construction of the exterior stone walls was completed on May 25, 1928, the interior plasterwork on June 11, the slate roof on June 19, hand-carved ornamental stonework on July 17, and ornamental ironwork on August 23, interior millwork on August 31, interior marble and tilework on September 11, "special interior decorative work" by Cheesewright Studio of Pasadena on September 12, and all plumbing, heating, and ventilation work on September 13.

Despite the lack of articles about Greystone in Los Angeles area newspapers, Beverly Hills residents closely watched the estate's creation--with amazement. "Everyone talked about it," recalls Raymond Page, a landscape architect who came to Beverly Hills in 1919. "And to think that the darn thing was built right up in the wild hills where a few years before, you could go hunting. It really produced some good comment."

COMPLETION OF THE ESTATE
DESCRIPTION OF THE MANSION AND GROUNDS

The mansion was completed in late September, 1928, as indicated by Doheny family records and the Southwest Builder and Contractor. Shortly thereafter, Edward Laurence Doheny, Jr., his wife, Lucy, and their five children moved in. According to construction records, which were compiled in 1929, the estate had cost a staggering \$3,135,563.63, excluding land.

But look what the Dohenys got for their millions. From Doheny Road or the flats below Sunset Boulevard, the mansion seemed to look out over the red-tile roofed mansions of Beverly Hills' mere millionaires just as medieval castles loomed over the homes of a nobleman's serfs.

The mansion's construction indeed was fortress-like. The gray Indiana limestone walls, which gave the 46,054 square foot residence its name, were merely a veneer for the three-foot-thick steel-framed concrete walls. Even the steeply pitched roof was steel-reinforced concrete, which had been covered with several-inch-thick pieces of slate. And architect Gordon Kaufmann made sure that these roof slates would never fall off. "When they poured the roof," Timothy Doheny declares, "they laid a wire mesh in the concrete. They drilled each slate with two holes, and then they wired those slates to the wire mesh."

Viewed from close up, the mansion did not seem forbidding or fortress-like at all. Given its huge size, it was remarkably domestic and even intimate, thanks to its asymmetrical massing, soft gray stone blocks, and exquisitely crafted stonework. Moreover, architect Kaufmann had used the English Tudor style in a highly creative way.

"Just thinking of the medieval image, there are two approaches one finds...during the 1920s," explains Dr. David Gebhard. "One of these tended to produce buildings which were extremely staid, very sophisticated, and I guess I'd use the term very respectable. The other approach was buildings which were delightfully and playfully picturesque, and the medieval lent itself to that very well."

In its classical sense of proportion, its calmness, and the quality of its finish and details, the Greystone mansion reflected the English Tudor at its most "respectable" or "sophisticated," to use Dr. Gebhard's words. Yet, the house incorporated some of the more playful ornamental motifs which also characterized the medieval image of the 1920s. "Consider the [brick] chimney pots on the Doheny house," says Dr. Gebhard. "They are very picturesque. In fact, they are a contrast, a purposeful contrast, to the more sedate nature in the volumes in the wall surface articulations of the main portion of the building. They are beautifully carried out."

The mansion's interior displays this same pleasing mix of good proportion, exquisite craftsmanship, grandeur, yet intimacy. Located beneath a porte cochere, the double front doors were plate glass covered with a hand wrought iron grillwork, which displayed the initials ELD. These doors opened into the stair landing. To the right, a set of stairs led to the second floor. Most visitors, however, descended the broad grand stairway to the first floor hallway which ran the full length of the mansion, roughly east to west.

Straight ahead, three archways of intricately carved and highly polished oak led into the marble floored cardroom, complete with a now-vanished fountain. From the card room, three round-arched French doors opened onto a stone terrace overlooking the estates' sweeping front lawn and all of Beverly Hills.

Running through the east wing of the house, the main hall--here called the East Hall--passed the library and dining room on the right before ending at the entrance to the breakfast room where a baywindow faced the gardens just east of the mansion. "This is where we ate most of our meals unless there were a lot of people," remarks Timothy Doheny. "Then it was the dining room."

The service wing juttred off this end of the mansion at a northerly angle, and it included a butler's pantry, kitchen, flower room, servants' dining room, maids' sitting room, and

maid's rooms, plus a service stairway to the second floor.

The shorter West Hall led to the living room and two guest rooms. Easily the mansion's most impressive interior space, the living room had a two-story-tall ceiling with intricately carved beams, a baronial stone fireplace, and a nearly-story-tall leaded glass baywindow.

The mansion's second floor was largely devoted to the family bedrooms and sitting rooms. On the left, the West Hall passed the entrance to the balcony above the two-story-tall living room. On this balcony, a band played at parties and the younger children watched the festivities. "I can remember only two incidents with my father," says Timothy Doheny. "One is when he pulled me out of the surf at Hermosa and kept me from drowning. The other time was when he carried me out on the second floor gallery above the living room, and we looked down at a party downstairs."

Just beyond the door to this balcony, the West Hall ended at the doorway to the self-contained master suite, which consisted of a bedroom, his and hers dressing rooms, his and hers bathrooms, and a sitting room.

Returning to the middle of the mansion's second floor, daughter Dickie Dell's bedroom was located at the head of the stairway that came up from the landing at the front door. Down the East Hall were two more bedrooms for boys (first Timothy's, then Patrick's,) a sitting room with

a small separate kitchen nearby, then the upper floor of the service wing, again heading off at a northerly angle. On the second floor, the service wing contained the sewing room, the linen room, four more maid's rooms, and a gift room, "where my mother used to wrap presents which she gave copiously at Christmastime to everybody in the family, to near family and whatever," recalls Timothy Doheny.

Back at the second floor stair landing, a wing extended in a northwesterly direction over the entrance loggia and driveway, perpendicular to the main body of the mansion. This wing contained two more boy's bedrooms (first E. L. III's--or Larry's, then William's,) another sitting room which was used as a library, and a circular stairway inside the stone turret that stood in one corner of the mansion's large rectangular arrival court.

This stairway led down to the projection room, the two-story-tall billiard room, the bowling alley, and the bar, which was hidden behind paneling that retracted into the ceiling at the push of a button. Notes Timothy Doheny: "We had a sign that said, 'We don't serve mom, but we have pop on ice'."

For all its handsome Georgian fireplaces, paneling, and ceilings, plus the antique-inspired furniture, the mansion was a thoroughly modern and practical building for its time. "Greystone is a beautifully laid out 'machine for living,'

if one takes into account the lifestyle that was going on in this building and the servants which were available and the whole mechanical system," states Dr. David Gebhard. "Look into the circulation at this home on the main floor--the public floor--and in the second floor, which consisted mainly of bedrooms. Also, one will find all the utilitarian aspects of the building have been solved, even storage."

Some of the mansion's most practical features were the network of catwalks which crisscrossed the attic and the passageways which ran between the walls from the basement to the attic so that workmen could repair the plumbing and electrical systems without ripping open the walls in the rooms. But little did architect Gordon Kaufmann realize that these passageways provided some of the Doheny children and their friends with hours of fun.

"There are places in the cellar, places in the basement where you could get inside the walls," declares Timothy Doheny. "I never did make a complete trip from the lowest to the highest point....I remember one of the places we used to start at was in the gym, which was off the upper hallway. The gym was on one level, and then there were two or three steps and then it became the attic. There were a couple of doors up there where you could slip into the walls. There were some little ladders and things like that. You could go all the way

through the walls and come out through a trap door in the ceiling closet down in one of the guest rooms on the west end of the house. You could also get from up there into two trap doors in what they called the maids' quarters. They called it the back hall. There was a sewing room, sitting room, and then the servants' quarters. You could get back down in there, which they didn't know. They wouldn't have felt as secure, if they had known that this little brat could climb through a trap door in their closet at night, which I never did by the way."

"I never got stuck," Timothy Doheny adds. "But I dreaded it, really did. Nobody would hear you, and you would be a skeleton by the time you were found."

The grounds at Greystone reflected the same sophisticated design, costly materials, and skilled workmanship as the mansion itself. Moreover, in terms of different garden themes and recreation facilities, Emile Kuehl had followed Paul Thiene's instructions and given the Dohenys "everything."

The hillside behind the mansion had been transformed into terraces and a series of Italian Renaissance-inspired "garden rooms" containing a formal rose garden, cypress allee, swimming pool, and tennis courts, all linked by paths winding through dense stands of drought-resistant trees. For these terraces, fountains, and gardens, "no attempt was made to

use cheaper materials," recalled Emile Kuehl almost fifty years later. "The walks were all Vermont slate. The stone for walls was limestone shipped from Indiana. Ornamental lead pieces came from England. Sculptural stone details were all carved on the job."

On the broad sloping hillside leading from the mansion down the Doheny Road, Thiene's office had planted a sweeping grass lawn, much like those of English country estates. In the center of this greensward, just west of the driveway that wound up the hill from the Doheny Road gate, Thiene sited a single large oak tree, which still stands today.

East of the mansion was the estate's single most extravagant landscape feature: a waterfall that tumbled down an eighty-foot-high hillside of boulders before it fell into the upper lake, that emptied into the lower lake in a four-foot waterfall. While it ran from early morning until late at night, the cascade used 500 gallons of water a minute. But all this flow was continuously recycled by a thirty-horsepower pump that returned all the water from the lower lake to the top of the cascade. The overflow from fifteen of the estate's sixteen fountains, incidentally, collected at the head of the cascade where a separate fifteen horsepower pump sent this water back to the fountains.

"Paul Thiene usually added water features to his gardens," notes David Streatfield. "He was particularly adept at making

what was an unnatural feature appear to be completely natural. The way he usually did this was to plant the area immediately to the side of the water feature very lavishly so that one wasn't aware of the fact that there really was a false element in the landscape."

In the case of the Greystone cascade, Thiene used eucalyptus trees to shield the waterfall from the nearby European-inspired front lawn and the Italian Renaissance formal terraces and gardens behind the mansion. Then he created a lush, vaguely tropical mood at the cascade by planting water lilies in the lakes and philodendrons, ficus trees, ferns, and flowering plants around the edges.

This combination of different garden themes was quite typical for Southern California estates in the 1920s. At Greystone, this eclecticism made good sense due to the hilly site. The sweeping front lawn acted as a more-or-less neutral foreground which made the mansion look all the more impressive. But the stone terraces and series of formal gardens behind the house were the best way--perhaps the only way--to handle that steep hillside.

For all their beautiful fountains and carefully crafted stonework, however, these Italian Renaissance-inspired gardens were not completely accurate in design. The so-called Cypress Lane (which was later replanted in eugenias, yet was still

called Cypress Lane by the Dohenys up to the 1950s) had a lawn in the middle. "Lawn is simply not a feature found in Italian Renaissance gardens," notes David Streatfield. "But lawn was used at Greystone, because it could be used for outdoor entertaining. And so, in this case, Thiene thought it desirable not to be completely authentic."

This mixing of garden styles, in addition, fit Greystone's inspiration in English country estates where an original seventeenth century Italian-inspired classical garden would be changed to the picturesque in the eighteenth century, then back to the classical Italian in the nineteenth century. Whether or not the landscape architect or the Dohenys knew it, Greystone's eclectic gardens also fit the family's desire for social respectability.

"The Doheny family was not a particularly old one, by the standards of eastern states," notes David Streatfield. "This mixture of styles symbolically represented a sense of stability and a sense of continuity. And probably for the Doheny family, it was able to denote images of a landscape that had evolved over a long period of time rather than being seen by other people as a landscape created by the nouveaux riches.

Whatever the inspiration or complex symbolism of their new estate, "Ned" and Lucy Smith Doheny obviously liked Greystone.

Recalls Alson Clark: "They bought [architect Gordon] Kaufmann a Cord car as a gift upon completion of the house....It was very beautiful and racy, black with a gray interior."

DEATH OF EDWARD LAURENCE DOHENY, JR.

Having moved into Greystone in late 1928, Edward Laurence Doheny, Jr. did not enjoy his magnificent estate for long. Shortly before eleven o'clock on Saturday night of February 16, 1929, two gunshots rang out from the front first floor guest room. Running from the nearby living room, Lucy Smith Doheny found "Ned" and his secretary, Hugh Plunkett, lying dead on the floor.

On Monday, the younger Doheny's death was front page news in Los Angeles. According to Doheny family spokesmen, Plunkett had been "highly excited and nervous" in recent months, and he had been strung out on sleeping pills for several days before the shooting. Several hours after an argument with "Ned" Doheny, Plunkett had gone to Greystone, let himself into the house with his key, shot "Ned" to death, then killed himself.

Funeral services for the younger Doheny were held at St. Vincent's Cathedral in Los Angeles on Tuesday February 19, 1929. Doheny was buried at Forest Lawn Cemetery.

LIFE AT GREYSTONE 1929-1955

Following the death of her husband, Lucy Smith Doheny continued to live at Greystone with her five children, Dickie Dell, Edward Laurence III--known as Larry, William, Patrick, and Timothy. On February 18, 1932, she married oil man Leigh Battson who moved onto the estate.

From its 1929 completion until its 1955 sale, Greystone--together with the adjacent ranch--functioned almost like a self-contained principality, staffed by its own gatekeepers, watchmen, mechanics, firefighters, not to mention the house staff and field crew. According to longtime former employees, the number of staff and the level of maintenance did not change in the twenty five years that Lucy Smith Doheny Battson [hereafter called Lucy Battson] lived at Greystone.

The house staff consisted of approximately fifteen people, including a first cook, second cook, kitchen maid, house maids, serving girls, and laundresses. The serving girls also ran the two telephone switchboards, one of which was located between the servants' hall and breakfast room on the first floor, the other near the servants' stairway on the second floor. One man did nothing but maintain the house and other outbuildings mechanically. Another usually did nothing but paint.

Down at the garage, four drivers were regularly on call for the family, declares Sam Schultz, who has been Mrs. Battson's

chauffeur since the 1930s. Usually eleven or twelve cars were available at any time. During the mid 1930s, for instance, these included one 1934 Oldsmobile, one 1932 Buick, one 1936 Lincoln Zephyr, and two sixteen-cylinder 1936 Cadillacs. These Cadillacs were numbers four and eight of the twenty made that year. One was used as a limousine; the other was Mrs. Battson's personal car.

Although the garage had its own gas pumps, lifts, and a machine shop that could make any necessary part for the cars, driving at Greystone presented an unexpected peril during winter rainstorms. Both sides of the driveway had a decorative inlaid brick border. The brick "became quite slippery when wet," says Sam Schultz, "and chauffeurs had to be careful about staying in the center of the driveway."

The field crew for Greystone usually totaled twenty, about half of whom were gardeners. And it is no wonder that ten were required. Just consider the job of lawn maintenance alone. "Totaled up, we had about five acres of grass," remembers George Maile, who became assistant field superintendent in 1952. "Now this meant every year a total renovation and re-seeding and top dressing. This required approximately 100 to 150 pounds of grass and about 600 bags of manure."

"Some of the lawn areas were quite difficult to care for, such as one section that required ropes at times on the power mower, just to keep it from sliding down the hill,"

continues George Maile. "And we had a crew that assisted the regular section gardeners with the lawn mowing, because that was a week-long event here. By the time we got through mowing the whole area, we had to start all over again."

In an incredible irony for a family that made most of its money from petroleum, one of the most difficult maintenance problems at Greystone was the oil that seeped (and still does) out of the ground, mostly in the low-lying southwestern portion of the estate near Doheny Road. Landscape architect Paul Thiene had built a below-surface tile and gravel drain system, but it plugged up often. "We would have to open them up, clean them out, to make sure that the oil would collect in the drain, and would flow down to a sump," where it would be pumped out, declares George Maile. "Our most difficult time with this oil seepage was during the hot periods when, regardless of how well the drains were operating, the oil still wanted to come to the surface and would naturally kill the grass and make a mess in general."

Except for security concerns, which peaked after the 1932 Lindbergh kidnapping, Greystone seems to have been a wonderful place for children to grow up, considering the on-site bowling alley, screening room, tennis courts, swimming pool, gym, ponds, and gardens. If the children tired of these recreational facilities, they could always visit the ranch which was planted in about fifty acres of citrus and avocados.

At the ranch, which had its own ten to twelve man work crew, the Doheny children could wander through the steep chaparral-covered canyons, ride horses over miles of trails, or explore the seven caves that some of the elder Doheny's mining cronies had dug in the 1920s to provide water for the ranch.

Sometimes, the younger children's play dismayed their mother. "The basement was all concrete," declares Timothy Doheny. "We used to pile empty cardboard boxes up [along one wall] in what we used to call the shop--a workbench and tool shop....and come flying from the foot of the stairs [on rollerskates], all the way down the hall on the concrete and down a slope into this pile of boxes, going about forty miles an hour."

"Other times we used to slide down the grand staircase," he continues, "the big stairway near the front door, on suitcases and cardboard boxes, whatever would slide, you know."

Riding down the driveway from the mansion to the garage was another favorite pastime. But sometimes the children tired of bicycles or rollerskates. "The best ride I ever had was on the rowing machine seat from the gym," states Timothy Doheny. "I missed the turn where one half of the road went to the gate house and the other half went to the garage. I spun out. Why I wasn't killed, I don't know."

To keep track of her four sons, Lucy Battson installed a bell system which could be heard outside the mansion.

"When I heard four bells--I was the fourth and youngest son--ding, ding, ding, ding, it would scare the living daylights out of me, because I knew exactly what was going to happen. My mother was home. Somebody had told her, whether true or not, usually true, that I had done something, and that's why the bell was ringing. I'd get myself home, usually get a spanking. The temptations were there. I took advantage of them all."

With the onset of the Second World War, life barely changed at Greystone. A Victory Garden was planted on a vacant lot across Doheny Road from the estate. And newly acquired cows and chickens at the ranch provided plenty of milk, butter, eggs, and poultry during food rationing.

After the Second World War, Lucy Battson and her husband, Leigh, were the only family members still living at the mansion, although some of her sons or relatives occupied the White House or guest cottage at various times. In 1954, Lucy Battson (who had received the 410-acre Doheny Ranch from Edward Laurence Doheny, Sr.'s widow, Carrie Estelle, in 1945) sold the property to Paul Trousdale, who subsequently developed Trousdale Estates on the site.

"I never heard of anyone beside Paul Trousdale approaching our family about selling the ranch after the war," says Timothy Dohney. "But nobody could afford to own it any longer. I do remember some family members saying, 'We've got to get

the estate, and vandals started breaking into the mansion and damaging the gardens. "I leave the doors unlocked at the house," declared caretaker Bill Wesson in a May 17, 1963 Beverly Hills Times article. "Otherwise kids would smash the windows out. They get in and just wreck everything."

As water from winter rainstorms poured through open or broken windows and compounded the intruders' destruction at the mansion, several Beverly Hills residents formed a citizens committee to save Greystone in 1963. Having failed to sell the estate to the City of Beverly Hills two years earlier, Crown now wanted to subdivide the property, which probably would have resulted in the mansion's destruction.

During 1964 and 1965, the City of Beverly Hills negotiated with Henry Crown to purchase the estate for a city park and the site of a 19,300,000-gallon subsurface reservoir. On November 3, 1965, the City of Beverly Hills acquired Greystone. The following March, Mayor Clapp appointed the Greystone Mansion Advisory Committee to study possible uses for the house. After considering many alternatives, the committee recommended that the newly formed American Film Institute rent the mansion for \$1 a year.

In June, 1969, the American Film Institute opened its Center for Advanced Film Studies at Greystone, after repairing much of the damage from water and vandals. On September 16, 1971, the City of Beverly Hills formally dedicated Greystone

rid of this place one of these days'."

The same year that she sold the Doheny Ranch, Lucy Battson started building a 27,000-plus square foot mansion on a ten-acre estate called The Knoll at 1130 Schuyler Road, just west of Greystone. The 46,054-square-foot Greystone mansion, she told her children, was simply too large for herself and Leigh Battson. Despite continuing decorative changes, the twenty-five-year-old mansion also seemed dated. As befitted the woman who built Greystone, The Knoll was the grandest estate to be created in Los Angeles after the Second World War.

In 1955, the Battsons left Greystone, having sold the then-nineteen-acre estate to Chicago industrialist Henry Crown for a reported \$1,500,000. Although he intended to live at the estate, said Crown in a recent telephone interview, the subsequent merger of his Material Services Corporation into General Dynamics forced him and his wife to live in Chicago full time. The often-repeated story that his wife refused to move into Greystone was wrong, according to Crown.

To defray the cost of owning the estate, Crown's Park-Grey Corporation rented Greystone to movie studios as a location between 1955 and 1965. Over forty movies were filmed at Greystone, including Forever Amber, The Disorderly Orderly, and The Loved One.

During some of these years, only a caretaker looked after

EVALUATION OF GREYSTONE MANSION AND ITS GARDENS

By any measure--size, cost, or sweep of architectural and landscape vision, Greystone was the grandest estate ever created in Los Angeles. Indeed, in the State of California, it is surpassed only by Hearst Castle at San Simeon. Greystone's residential magnificence befitted the home of one of California's richest and most powerful families in the early twentieth century.

The United States Department of the Interior recognized Greystone's architectural, landscape, and historical importance--to California and the nation--when it placed the property on the National Register of Historic Places, which is the Federal Government's list of national landmarks.

Architectural and landscape historians, who have visited Greystone during the preparation of this report, have praised the mansion and gardens for the quality of their design and their relatively good state of preservation.

"Greystone is a marvelous example of the English Tudor style at its most sophisticated and refined in the 1920s," declares Dr. David Gebhard, professor of architectural history and director of the Art Galleries at the University of California at Santa Barbara, "and it is certainly one of the most important estates of that period still remaining in Los Angeles."

CHRONOLOGY

- November 4, 1892 Edward Laurence Doheny, Sr., then 36 years old, and his partner, Charles A. Canfield, strike oil on a vacant lot at Colton Street and Glendale Boulevard, a residential neighborhood near today's downtown business district. This was the first successful oil well in Los Angeles, and it initiated the Southern California oil boom. Thanks to subsequent strikes in California and Mexico, Doheny became one of the richest men in America, reputedly worth \$100,000,000 in the early 1920s.
- August 22, 1900 Edward Laurence Doheny, Sr. married Carrie Estelle Betzold, his second wife.
- 1902 Edward Laurence Doheny, Sr. purchased the still-standing former Posey residence at 8 Chester Place for a reported \$120,000. Chester Place was a block-long private street off West Adams Boulevard, just west of Figueroa Street.
- 1912-1913 Edward Laurence Doheny, Sr. acquired his 400-plus-acre ranch by purchasing ten separate contiguous parcels from ten different owners in the then-empty and chaparral-covered hills north of Sunset Boulevard in the eastern edge of Beverly Hills. To conceal Doheny's identity, J. C. Anderson (who had married Mrs. Doheny's sister, Daysie) bought five pieces of land in his name, then conveyed the property to Mrs. Doheny.
- July 17, 1913 J. C. Anderson, acting on Edward Laurence Doheny Sr.'s behalf, sends a \$1500 check to Southern California Edison "for the erection of a pole line which is to be used to supply current to the Doheny Ranch.... Please hurry the erection of the line," Anderson's letter to Southern California Edison concluded, "as we are badly in need of service."
- July 17, 1913 Lookout Mountain Park Land & Water Company agrees to supply water to the Doheny Ranch.

June 8, 1914

Edward Laurence Doheny, Sr. purchased a 12.58-acre parcel from the Rodeo Land & Water Company for \$28,763.28. Greystone mansion was later built on this land.

Among the covenants, that Rodeo Land & Water imposed on this parcel, were the following: "That said premises shall be used for residence purposes only; that no apartment house, double house, flat or lodging house, hotel, store, nor any building other than a first-class private residence or residences with the customary out-buildings, including a private stable or garage, shall be erected.... That all buildings and fences erected on the property herein shall be properly painted or stained...That the grantee, his heirs, devisees, executors, administrators, or assigns shall not themselves, nor shall they or either of them, permit any other person or corporation to prospect or drill for or develop or produce oil or other hydro-carbon products on the premises."

These covenants, particularly the one against oil exploration, were not aimed specifically at Edward Laurence Doheny, Sr. Instead, they were typical of the restrictions that the Rodeo Land & Water Company placed on all residential property in Beverly Hills.

June 10, 1914

Edward Laurence Doheny, Jr. (Doheny, Sr.'s only child and the son of his first wife, Louella Wilkins) married Lucy Smith of Pasadena. They moved into 10 Chester Place, next door to the Edward Laurence Doheny, Sr.'s.

1922

The Teapot Dome scandal broke. In 1921, Secretary of the Interior Albert F. Fall secretly leased naval oil reserves at Teapot Dome, Wyoming to Harry F. Sinclair and reserves at Elk Hills, California to Edward Laurence Doheny, Sr. without competitive bidding. Both Sinclair and Doheny had loaned Fall substantial sums of money without interest, reported a 1922-1923 Senate investigation. Albert Fall was fined and sentenced to prison for accepting a bribe. Both Sinclair and Doheny were later acquitted of bribery,

although Sinclair later went to prison for contempt of the Senate and attempted jury tampering.

1925 Edward Laurence Doheny, Jr. purchased several lots in the Beverly Crest subdivision, just west of the Doheny Ranch, probably to protect the privacy of the already selected site for Greystone mansion

March 15, 1926 Edward Laurence Doheny, Sr. and his wife, Carrie Estelle, give Edward Laurence Doheny, Jr. and his wife, Lucy Smith, a 12.58 acre parcel, where Greystone was built shortly thereafter. This was the piece of land that Doheny, Sr. purchased from Rodeo Land & Water on June 8, 1914.

November 14, 1926 Edward Laurence Doheny, Jr. signed a contract with H. W. Baum Company to build two-story service and garage buildings, a "bathing pavilion," and two tennis courts at his Greystone estate.

"Brick construction will be employed, the plans reveal, and the exterior of the buildings will be faced with Boise sandstone and the roofing will be shakes," reported this Los Angeles Times article. "The architectural effect follows the old Spanish motif, according to architect Gordon B. Kaufmann, who designed the buildings." Either the newspaper reporter made a mistake in this description or the Dohenys changed their minds about the overall architectural style for the estate's mansion and outbuildings, which seems unlikely so close to the start of construction.

February 15, 1927 Foundation work started for Greystone mansion, according to a notice in the February 18, 1927 Southwest Builder and Contractor.

An examination of over 100 construction photographs prove that the mansion was the last major building to be started at the estate.

- September 24, 1928 Greystone mansion completed. The outbuildings and grounds were finished anywhere from several weeks to one or two years earlier. Edward Laurence Doheny, Jr. and Lucy Smith Doheny moved into Greystone with their five children.
- February 16, 1929. Edward Laurence Doheny, Jr. died of a gunshot wound at Greystone.
- November 12, 1930 Edward Laurence Doheny, Sr. and Carrie Estelle Doheny conveyed 3.54 acres of the Doheny Ranch near Greystone mansion to Lucy Smith Doheny, who continued to live and raise her children at the estate despite the death of her husband.
- February 18, 1932 Lucy Smith Doheny married oilman Leigh Battson, who moved into Greystone.
- September 8, 1935 Death of Edward Laurence Doheny, Sr.
- July 10, 1945 Carrie Estelle Doheny (Mrs. Edward Laurence Doheny, Sr.) conveyed the Doheny Ranch to Lucy Smith Battson (the widow of Edward Laurence Doheny, Jr.)
- 1954 Lucy Smith Battson sold the Doheny Ranch to Paul Trousdale, who subsequently developed Trousdale Estates on the 410-acre site. The Battsons continued to live at Greystone. The mansion and the nineteen-acre grounds were still perfectly maintained with a house staff of approximately fifteen and a grounds crew of twenty.
- 1954-1955 The Battsons created an estate known as The Knoll on a ten-acre site at 1130 Schuyler Road, just west of Greystone. Because her five children were raised, 46,000-square-foot Greystone was too large for herself and her second husband, Leigh Battson, recalled Lucy Smith Battson later. Her new home totaled 27,000 square feet, and The Knoll was the greatest estate to be created in Los Angeles after the Second World War.

- 1955 Chicago industrialist Henry Crown purchased Greystone from Lucy Smith Battson for a reported \$1,500,000. Although Crown intended to live at the estate, the subsequent merger of his Material Services Corporation into General Dynamics forced him and his wife to stay in Chicago full time.
- 1955-1965 Crown's Park-Grey Corporation rented the estate to movie studios as a location. Over forty films were filmed at Greystone, including Forever Amber, The Disorderly Orderly, and The Loved One.
- 1961 Crown offered Greystone for sale to the City of Beverly Hills.
- 1963 Because the estate had been uninhabited for several years, other than a caretaker, vandals were damaging the mansion and grounds.
- "I leave the doors unlocked, otherwise kids would smash the windows out," declared caretaker Bill Wesson in a May 17, 1963 Beverly Hills Times article. "They get in and just wreck everything."
- 1963 First citizens committee formed in Beverly Hills to save Greystone. Crown wanted to subdivide the nineteen-acre property, which most likely would have resulted in the mansion's demolition.
- 1964-1965 The City of Beverly Hills negotiated with Henry Crown to purchase Greystone estate as a city park and for the site of a 19,300,000 subsurface reservoir.
- November 3, 1965 The City of Beverly Hills purchased Greystone.
- March, 1966 Mayor Clapp announced the appointment of a Greystone Mansion Advisory Committee to study possible uses for the house.
- June, 1969 The American Film Institute opened its Center for Advanced Film Studies at Greystone, after repairing much of the damage from water and vandals.

September 16, 1971 The City of Beverly Hills formally dedicated Greystone Park.

April 23, 1976 Greystone officially added to the Department of the Interior's National Register of Historic Places.

1982 The American Film Institute moved out of Greystone.

GREYSTONE

CONSTRUCTION COSTS - LABOR - SUPERVISION

SUMMARY

	<u>General Construction</u>	<u>Architect Fees</u>	<u>Constructor Fees</u>	<u>Total Construction</u>	<u>Excavation Foundation</u>	<u>Total All Costs</u>
Residence	\$1,033,610.78	\$ 91,606.34	\$75,000.00	\$1,200,217.12	\$38,161.64	\$1,238,378.76
Landscape	628,838.56	114,017.94		742,856.50	54,779.23	797,635.73
Walls	267,160.76	29,155.57		296,316.33	40,995.38	337,311.71
Service Unit	79,881.74	7,632.87		87,514.61	1,125.00	88,639.61
Bathing Pavilion	36,842.13	3,478.50		40,320.63	419.00	40,739.63
Gate Lodge	32,313.33	4,618.39		36,931.72	1,888.70	38,820.42
Tennis Court	25,397.28	2,211.99		27,609.27	565.00	28,174.27
Water System	15,845.02	1,525.71		17,370.73		17,370.73
Swimming Pool	13,975.72	1,417.87		15,393.59	1,686.60	17,080.19
Playhouse	9,284.07	1,006.24		10,290.31	1,248.50	11,538.81
Pump Houses	8,704.05	1,019.58		9,723.63	1,747.51	11,471.14
Picnic Shelter	5,637.81	377.93		6,015.74	3,810.38	9,826.12
Greenhouse	8,392.29	830.24		9,222.53		9,222.53
Lakes	6,791.01	825.83		7,616.84	1,467.29	9,084.13
Plant Nursery	5,734.47	229.38		5,963.85		5,963.85
Cypress Lane Pool	1,433.79	194.02		1,627.81	506.44	2,134.25
Gates	1,320.00	328.65		1,648.65		1,648.65
Picnic Grounds	1,280.97	140.64		1,421.61	125.40	1,547.01
Cistern	1,107.48	122.19		1,229.67	114.40	1,344.07
Oil Swamp	518.48	69.20		587.68	173.52	761.20
Miscellaneous	147,415.07			147,415.07		147,415.07
Total Construction	2,331,484.81	260,809.08	75,000.00	2,667,293.89	148,813.99	2,816,107.88
Furnishings	319,455.75					319,455.75
Total Cost	\$2,650,940.56	\$260,809.08	\$75,000.00	\$2,667,293.89	\$148,813.99	3,135,563.63

LAND

Gift from Mr. & Mrs. E. L. Doheny, Sr. - 3/15/26 - to Mr. & Mrs.

E. L. Doheny, Jr.

12.061 acres (Purchased 4/26/1915) Cost

\$ 28,763.28

Gift from Mr. & Mrs. E. L. Doheny, Sr. - 11/12/30 - to

Mrs. E. L. Doheny, Jr.

3.549 acres (Purchased 11/29/1912) Cost

2,251.21

31,014.49

Total

\$3,166,578.12

Building completed September, 1928.

Statement originally completed October 29, 1929

by R. J. Weaver.

Land cost added to statement by Carl Vogel
on July 28, 1953.

Carl Vogel
July 28, 1953.

INTERVIEW EXCERPTS

Alson Clark

Alson Clark is Librarian of the Architecture Library at the University of Southern California. His "The 'Californian' Architecture of Gordon B. Kaufmann" in the Summer, 1982 issue of the Southern California Chapter of the Society of Architectural Historians' Review is one of the few articles to be published about Kaufmann in recent years. Moreover, Alson Clark's parents were good friends of Kaufmann, enabling Clark to describe the architect in personal terms as well as professional.

"The Dohenys must have been very happy with the Greystone house, because they bought Kaufmann a Cord car as a gift upon completion of the house. Kaufmann didn't seem to like the car very much although it was beautiful and racy, black with a gray interior, not vulgar looking. But within a year, he pulled up to our house with a new Packard touring car which was beige. I was shocked that he had sold the Cord, but it turned out that it was very expensive to maintain and was always breaking down.

"What impresses me about the Doheny house, the exterior, is not the style, which I am sure the Dohenys demanded, the style of an English country house, but the eclecticism with which Kaufmann approached the problem. He was an Englishman so he must have known what an English country house looked like. But this has his California touches even though it has English materials, like the stone work and the roof. But the way the fenestration is done reminds you of his Mediterranean period. There are lots of broad wall surfaces where he would have had a chance in a house like this to use more windows, as would be suitable to an English house. Rather he used the kind of fenestration that is more characteristic of his Italian and Spanish interpretation. So, this house doesn't break away completely from his California style work. It is very restrained on the outside. There are not elaborate stone gargoyles or any of that. Although the chimneys are nice and decorative, as you would find in English houses, there is not much decorative work otherwise.

"Gordon Kaufmann was born in London in 1888, and he was educated at the London Polytechnic and the Royal Institute of Art in South Kensington. From 1908 to 1910, he was articled to A. W. S. Cross, an architect in London. "Articled" meant that he was made to sign an apprenticeship paper.

"Afterward, Kaufmann did not find much opportunity in England, because he wasn't wealthy or well connected. So, he emigrated to Vancouver, British Columbia, where he became an architect, had a partner and a business. In Canada, he married Eva MacFarland, who gave birth to a son named Kenneth in 1913. Apparently Mrs. Kaufmann's health was delicate, and they decided that they could not stand the climate in Vancouver any more.

"As a result, the Kaufmanns moved to Southern California in 1914. Like so many people who came here because of family health problems, he was in a bad way, because he did not know people here. He had very little money, and I was told that he took work here as a gardener.

"In 1915 he went to work for Reginald Johnson, the architect in Pasadena. Johnson was a very well connected man, the son of the Episcopal Bishop of Los Angeles. He was the only son. The Bishop had a large private means. Johnson was well educated, and he had gone to Williams and M.I.T. He opened his office here in 1912 and had a very good practice.

"By 1918 Kaufmann had become an associate of Johnson. At that point, he ousted the other head draftsman from the office. He went into Johnson and said either the other man goes or I go. In 1922, Kaufmann became a partner in Johnson's office along with Roland Coate

"The house that put Kaufmann on the map was the Meyer residence on Doheny Road in Beverly Hills. Although the house was first published in the early 1920s as the work of Johnson, Kaufmann, and Coate, it was obviously the work of Kaufmann alone, and it was later published as that. Meyer was the president of the Union Bank in Los Angeles, and his friends soon started hiring Kaufmann, who opened his own practice in 1924.

"Kaufmann was a man of infectious enthusiasm, and he was able to generate excitement about what he was doing. One of the things he was good at was getting people to spend money on houses in Los Angeles in all kinds of ways.

"Kaufmann was probably my parents' best friend in the 1920s. They didn't like his wife very well. Apparently, he and his wife got divorced in 1929 or 1930. Then his friendship with my parents became even closer. My parents helped him shepherd his two teenage children. My parents spent a couple of months at a ranch Kaufmann had bought in Colorado, looking after the children. Kaufmann bought the ranch, because he was a great fisherman. It was his favorite hobby. There was a trout stream that ran through the ranch, but he wasn't there very often. It was about 1931 when we went up there, and he was very busy at the time working on the Boulder Dam commission. As a result, we had the ranch to ourselves with his two teenage children.

"Kaufmann was a very generous man. When I was nine years old, he gave me a set of tools that must have come from Abercrombie & Fitch--a pretty generous gift to give a nine year old. He was always doing things like this.

"One reason for Kaufmann's importance in Los Angeles architecture stems from the fact that he did really good, expensive houses that he talked people into spending a lot of money on. He was able to build houses that were really substantial and three dimensional, that had a simplicity but a richness at the same time. His career began with the Meyer house. He became a very successful architect immediately after he opened his practice in 1924. He had all the jobs he could handle in the residential field. Then he began to get non-residential jobs [such as the La Quinta Hotel near Indio, the Los Angeles Times Building at First and Spring Streets in downtown Los Angeles, the Athenaeum at Cal Tech, and Scripps College.]

"Greystone is supposedly English on the outside, and it certainly is. There is the use of stone walls, slate roof, and leaded glass windows. But the facade is very three-dimensional and strong and simple. There are not a lot of gargoyles and tricky details on the outside. Stained glass windows you don't find. The same is true of the inside. Although the inside has a different style, it's more English eighteenth century, but it also is three dimensional, strong, simple, restrained, but sumptuous with rich use of materials.

"Kaufmann was an eclectic, as were most architects practicing in Los Angeles in his day, at least those practicing period styles. He was not afraid to use eighteenth-century English on the interior and Gothic or whatever you want to call it on the exterior. It is quite eclectic but not a copy of

anything in particular. But this is what was done at the time, and this was considered creative. Eclecticism gave the architect a chance to combine several styles and come up with one of his own rather than just copy a certain period.

"This particular property presented a unique problem because of the steep hillside, and I am sure that Kaufmann had a good time working out all the grades, the ridge that goes back to the hill, and the relationship to the gardens. This was planned using the same principles as many of his other houses. In the Meyer house, for instance, there is a courtyard on the uphill side of the house. The house sort of surrounds the courtyard and goes over into the hill. The planning problem at Greystone wasn't basically any different than his other houses, except that he could be more informal in this house and put in more angles, which made it more picturesque. This might not have been possible in a house with Italian origins or something of the type. This house does fit the hill and the site, and in that way, it does make this house more human to have it in a picturesque, romantic style.

"The Dohenys probably had a gift for imagining what their home would be like when they built it. This might be one of the reasons they chose this eclectic English style, which had a warmth to it. It enabled the architect to pursue the problem in a more informal way so that his plan would not have to be symmetrical or formal, so that he could do wings that would conform to the side at an angle in order to tie back into the hill. The end result was probably a house of more human scale, broken up by turrets here and there, still very simple and restrained. The roofs came down to a lower level at certain points, and the warm quality of the stone work was very evident. The different colors of stone broke up the huge mass of the walls so that we end up with something that is quite warm and liveable for the family."

INTERVIEW EXCERPTS

Henry Crown

Chicago industrialist Henry Crown purchased Greystone and the surrounding nineteen acres from Lucy Smith Battson (widow of Edward Laurence Doheny, Jr.) in 1955.

"I had just taken about a ten minute tour of the estate. I had dinner with the Dohenys [Battsons] and Willard Keith, who brought me and the Dohenys together. I agreed to buy it then and did buy it in 1955.

"I had in mind restoring it [probably he means updating parts of the house or changing the estate to meet his taste] and using it. Just about that time, or shortly after that time, we did a merger of our company [Material Services Corporation] into General Dynamics [in 1959.]

"I bought Greystone and held it for awhile and then concluded that my business situation had changed and that because of the merger, I'd have to remain having Chicago as my residence, which it still is, incidentally, and it was because of that change in my status, that I didn't know what to do with the house.

"I was attracted to the house, primarily first by the pool.... There was nothing unsatisfactory about the estate for my wife.

"At the time I committed for the house, I thought definitely that we would rehabilitate it and live there a few years and ultimately make a gift of it to the city. That is what I had in mind when I bought it."

Henry Crown was interviewed by telephone at his Chicago office in July, 1984. He was eighty eight years old.

INTERVIEW EXCERPTS

Timothy Doheny at Greystone

Re porch off second floor sitting room: "We used to sail gliders and stuff off this porch. They would sail all the way down into Beverly Hills."

Re gun cases in sitting room: "Battson put in the gun case for shotguns, probably in the forties right after the war or in the fifties. This used to be a big closet where everybody put his own stuff."

Re gift room: "This was the gift room, where my mother used to wrap presents which she gave copiously at Christmastime to everybody in the family, to the near family and whatever. The equivalent room downstairs was the flower room."

Re breakfast room: "This was called the breakfast room. This is where we ate most of our meals, unless there were a lot of people. Then it was in the dining room."

Re horses: "The stories about the family getting on their horses and riding over the hills were totally erroneous. Dickie had horses. She used to ride down the bridle trail on Sunset. But we were not big on horses, as a group."

Re Christmas: "The living room was for parties. Sometimes they put the Christmas tree over there. But usually they put the tree out in the hallway, near the main entrance overlooking the terrace. They put it in the west corner. I remember people passing out presents and dozens of kids running into each other. My mother had a propensity for giving lots of presents, most of them junk. You'd get lots of them, at least ten or twelve of them."

More re Christmas: "Well, it got worse when you had kids and had to come over here. Sometimes you had to make two trips to haul all the presents back to where you lived. I used to dread it. Then we'd have our own Christmas at home. The kids would be all worn out. And so would I. We'd march them in and get them all dressed up and go through the whole thing over again. What a pile of presents. I was sure glad when that started to taper off."

Re passages between the walls: "I never got stuck. But I dreaded it, really did. Nobody would hear you, and you would be a skeleton by the time you were found."

Re basement hall and roller skating: "We used to start back by the stairs and roller skate. We came flying down the hall, through a doorway, into a storage room and crash into the empty boxes that we had stacked up against the wall. Probably a good 100-foot run. All down hill, it seemed."

Re security: Right by the front door, there was a night watchman. And of course, there was a gatekeeper. There were people on duty all the time. That was during the Lindbergh thing [the kidnapping and subsequent death of his infant son in 1932.] There were threatening notes and letters and things. Phone calls. But nothing really happened."

Re chandelier in main entrance hall: "There's a winch in the ceiling above the chandelier. By turning it, you could lower the chandelier to change the bulbs or polish the glass."

Re his father: "I can only remember two incidents with my father. One is when he pulled me out of the surf at Hermosa and kept me from drowning. He pulled me out by the hair. The other time was when he carried me out on the second floor gallery above the living room, and we looked down at a party downstairs."

Re basement bar: "You pushed a button and the wood paneling would roll up into the ceiling, revealing the bar. We had a sign that said, "We don't serve mom, but we have pop on ice."

Timothy Doheny made these remarks while walking through Greystone in July, 1984.

INTERVIEW EXCERPTS

Timothy Doheny

Timothy Doheny was the fifth--and last--child of Edward Laurence Doheny, Jr. and his wife, Lucy, later Mrs. Leigh Battson. He grew up at Greystone.

"The roof is all concrete. When they poured it, they had to pour a wire mesh right in the concrete and they drilled each slate with two holes, and then they wired those slates to the wire mesh that was imbedded in the roof concrete.

"All I know is that it would cost a lot more money to tear the house down than it cost to build, which is something that you can't say about every building.

"We really used that property. I'll never forget the time I bought a new bass plug. I went down to the pond at the bottom of the cascade to see how it looked in the water, and I caught a bass on the first cast. I caught fourteen bass and then put them all back. George Maile told me that the lake at one of our farms had gone dry. He had dumped the fish in the pond. I had no idea of that. Was I surprised when I threw the hook in and wham.

"Oh, Dickie [his sister] went out to her playhouse once in a while. I set off a booby trap one time. I set off a bunch of cherry bombs tied together. That really rocked the house.

"I remember the Long Beach earthquake. I was in bed sick with a cold, and a lamp fell over on the bed. It astonishes me now, but that must have been quite an earthquake. That house shook enough.

"There are places in the cellar, places in the basement where you could get inside the walls. I never did make a complete trip from the lowest to the highest point. In fact, it was so long ago. I remember one of the places we used to start at was in the gym, which was off the upper hallway. The gym was at one level, and then there were two or three steps and then it became the attic. There were a couple of doors up there where you could slip into the walls. There were some little ladders and things like that. You could go all the way through the walls and come out through a trap door in the ceiling closet down in one of the

guest rooms on the west end of the house. You could also get from up there into two trap doors in what they called the maids' quarters. They called it the back hall. There was a sewing room, sitting room, and then the servants' quarters. You could get back down in there, which they didn't know. They wouldn't have felt as secure, if they had known that this little brat could climb through a trap door in their closet at night, which I never did by the way.

"The basement was all concrete. We used to pile empty cardboard boxes up, in what we used to call the shop--a workbench and tool shop. At the end of one large room, there was a slippery floor. We'd pile empty boxes up there and come flying down from the foot of the stairs, all the way down the hall on the concrete and down a slope into this pile of boxes, going about forty miles an hour.

"Other times, we used to slide down the grand staircase, the big stairway near the front door, on suitcases and cardboard boxes, whatever would slide, you know.

"We would ride various wheeled vehicles down the hill to the garage. The best ride I ever had was on the rowing machine seat from the gym. I missed the turn where one half of the road went to the gate house and the other half went to the garage. I spun out. Why I wasn't killed, I don't know.

"This was all done, of course, on rainy days or when there wasn't anybody around. There's one section of that lawn above the pavilion area which was a garden during the Second World War. That whole lawn was garden, vegetable garden, during the war. We made a mudslide out of that thing. There's a little dip. We came flying down and hit that. We absolutely ruined that lawn.

"My sister Dickie got married in 1938. That was quite a big operation. They put a big canvas tarp over the central courtyard, but it caught fire the day before the wedding. They had to put another one up. That was where the reception was held.

"I spent a lot of time on the ranch. Actually, I am probably the last person that ran cattle in these hills. I was roping calves. I went to Cal Poly when I got out of the Navy in 1946, and I had some roping calves up there. When they got too big to rope, I'd run them down here and turn them out on the property.

"The property had its own water. There were seven caves, all dug out by old prospector friends of my grandfather with pick and shovel. Spring caves were then dug out, and the water was pumped into reservoirs. Some of the reservoirs were fed by two spring caves; others by one. Beautiful water.

"We used to spend a lot of time in those caves. Some of them were full of rocks. The best one was up the first canyon on the west side--the next canyon over from Greystone. On the east side of that canyon, there was a really good cave. It split and went in about twelve feet on one side and about eighty or 100 on the other side. There was all limestone flooring and pockets of what they called 'cave curls,' little lime balls. The whole floor was wavy limestone. This water was running on the limestone floor, and it would all run into a trap, and your pipeline would take it out to a reservoir. Beautiful springs, you can't believe, just beautiful water.

"Starting with Greystone, the next canyon over right next to the Greystone property which was seventeen acres, right next to that was the house that my uncle, Anson List, used to live in. He was cattle superintendant for the company, and his son, Del List, and I were the same age. We grew up together. They lived in the house. Then Larry Doheny, my brother, lived there after the war, after he got out of the Navy. He lived there for quite a while. As you went across to the east, you had the White House. In between you had a swimming pool. Then there were orange trees in that area. As you went back up that canyon, there was a paved road that went all the way up one side, looped and came all the way back.

"The other canyon was all citrus until you got up to the shop area, the barn area. That's where the dairy was during the Second World War, plus a big machine shop for farm equipment. Then back up that canyon was a big eucalyptus grove and a huge incinerator, where they used to burn trash. Of course, on the ridges in back of that was just all wild country.

"My sister Dickie used to have a horse and ride on the bridal trail down the middle of Sunset Boulevard when she was young. She was the oldest. We had a Sicilian donkey and donkey cart.

"I used to spend a lot of time down at the garage keeping those guys from working. Throwing a football around and stuff like that. Or roller skating down the hill. Then we had stables down there and the dog kennel. I've been on every inch of the property that you could get in, sneak in, or crawl in.

"I never heard of anyone besides Paul Trousdale approaching our family about selling the ranch after the war. But nobody could afford to own it any longer. I do remember some family members saying 'We've got to get rid of this place one of these days'."

"After you made that loop up around the first canyon next to Greystone, one road took off to the right and went up into the hills and went up to the top of the property where there was a flagpole that had a crows nest on it. I used to climb up the flagpole. We used to ride all kinds of wheel vehicles down that road, and we had some awful wrecks. It was a dirt road. The flagpole was right above where my brother Pat lives now, on Loma Vista.

"The flagpole was right on the highest point of the ranch. Then the property dropped off into another valley on the other side where Cherokee Lane comes in, off Coldwater.

"Of course, places and things always shrink when you go back to them after your childhood. You always remember them as being bigger. I remember that I went back to Greystone one time recently. It had shrunk. I thought that was the biggest place. It had shrunk a lot.

"We had little headquarters in the caves here and there, which consisted of a candle, a box, you know. You'd go out there and smoke, and things like that.

"My grandfather was a hard rock miner, and he had a lot of old cronies that were prospectors in the old days. One of these was Charlie Phillips. He was the one I remember the best. They went back into the caves with picks and shovels and dug out the springs, then uncovered the limestone and shored up the caves. They got back to where they could build a box and put a pipeline through it and catch the water as it came out.

"My grandfather was a tough old bird, I tell you, a tough old son-of-a-gun. I think that if you were a miner in those days, going from place to place, you had to be. He was a real western cowboy, miner, prospector. He was a prospector with a pack mule when Geronimo was knocking them off down in Arizona. He got in a fight with the architect when they were building the swimming pool down on Chester Place, and he broke his arm.

"My mother liked to tell the story about the time they all went to Paris. Ma D. and Pa D, my dad and my mother. They were in one of those old French taxicabs, and some guy on a bicycle was in front of them and wouldn't get out of the way. The cab driver was blowing his horn and blowing his horn. They were in a hurry, and this guy wouldn't get

out of the way. Finally they got to the place where they could pass him. As they went by, Pa D. rolled up a newspaper and reached out the window and hit the man over the back of the head on the way by. Pa D. said that he was still laying there in the street when they went out the next day.

"We used to shoot everything on the property. I accidentally shot a hole in an electrical transformer one time, and that was pretty serious.

"There was a reservoir on the ranch right next to Doheny Road. They used to call it the duck pond. On Sunday, people and cars would be stacked up out looking through this wire netting at the ducks. They had a screen over the top of this reservoir, which we used to get up there and bounce like a trampoline. We used to also get up there--there were some fig trees and we would pick figs--and throw figs at the cars as they went by. We had a ball. Nobody could ever catch us, you know.

"All four boys had his own signal bell. When I heard four bells--I was the fourth and youngest son--ding, ding, ding, ding, it would scare the living daylights out of me, because I knew exactly what was going to happen. My mother was home. Somebody had told her, whether true or not, usually true, that I had done something. And that's why the bell was ringing. I'd get myself home, usually got a spanking. The temptations were there. I took advantage of them all."

Timothy Doheny made these remarks at his office on El Camino Drive in Beverly Hills in July, 1984.

INTERVIEW EXCERPTS

David Gebhard

David Gebhard is professor of architectural history and director of the Art Galleries at the University of California at Santa Barbara. He is the author of many respected books on Southern California architecture.

"Probably the pre-eminent architectural image of the 1920s, at least for the whole of the United States, perhaps not so much in Southern California, was the medieval. The medieval image really assumed two different guises. One was the French Norman, which one finds very frequently, in particular even here in Southern California. The other was the English, or as it was often called, the English Tudor.

"For the Doheny family to utilize the pre-eminent architectural images of the 1920s is perfectly logical. Although we usually think of the 1920s as being a sumptuous period for Mediterranean and Spanish Colonial Revival in Southern California, a tremendous number of medieval buildings--in particular residential buildings--were built during those years, of which this is certainly a very splendid example.

"Just thinking of the medieval image, there are two approaches one finds, at least that I experience when I look at the use of that image during the 1920s. One of these tended to produce buildings which were extremely staid, very sophisticated, and I guess I'd use the term, very respectable. The other approach was buildings which were delightfully and playfully picturesque, and the medieval lent itself to that very well.

"The reputation that Gordon Kaufmann had during those years and on into the 1930s and throughout his entire architectural career was the former of these, namely as an individual who had the remarkable ability to take images, whether they be English, Spanish Colonial Revival, or whatever they might be, and produce very sophisticated buildings, from my point of view, from a professional point of view. They are purposely not exciting buildings, and I don't mean that in a sense of negative criticism. Regardless of image, they really tend to be classical buildings. I use classical in the sense

of proportion and design and the calmness that one associates with classical architecture.

"You find the contrast between a house and its gardens, say between an English house and its Italian-inspired gardens, really quite often within the English tradition. In other words, you find typical Tudor houses in England where, in later periods of time, the gardens were modified to the classical mode. Then, of course, you get into the eighteenth century and then the gardens are remodified back into the picturesque. Then in the nineteenth century, they're remodified again into the classical. So this is perfectly consistent with the image which Gordon Kaufmann used in Greystone and its grounds.

"The medieval mode of the 1920s was, in many ways, a combination of two facets. It was as if one could have one's cake and eat it, too. You could be, indeed, quite classical, respectable, traditional in that sense. And you could also be very romantic and picturesque so that you have both of them in one building. And one finds this all the way from project houses, which were erected by builders and developers all across the nation, including Southern California, to very large residences, like Greystone. The medieval image indeed lent itself to this two-fold approach. In that sense, it is a marvelous image.

"Consider the chimney pots on the Doheny house. They are very picturesque. In fact, they are a contrast, a purposeful contrast, to the more sedate nature in the volumes in the wall surface articulations of the main portion of the building. They are beautifully carried out.

"It is interesting to know that the medieval image enjoyed this period of pre-eminence for only ten or twelve years. It started to become popular in the teens. Then, at the conclusion of the First World War, it just zoomed forth, replacing the earlier Colonial Revival image as the most popular image. And it lasted through the 1920s. With the Depression, the Colonial returned again as the most popular image, and the medieval definitely fell by the wayside.

"Greystone is a beautifully laid-out 'machine for living,' if one takes into account the lifestyle that was going on in this building and the servants which were available and the whole mechanical system. Look into the circulation at this home on the main floor--the public floor--and in the second floor, which consisted mostly of bedrooms. Also, one will find all the utilitarian aspects of the building have been solved, even storage."

INTERVIEW EXCERPTS

George Maile

After his father became superintendant of the Doheny Ranch in 1943, George Maile lived on the property, eventually working there full time. In 1952 he started to supervise the maintenance of Greystone and its grounds. When the Battsons moved to The Knoll several years later, he took the same position at that estate, working there until 1963. At the time of this interview, Maile still worked for the Doheny family out of their Beverly Hills office.

"In 1943 my father took position as superintendant of the Doheny Ranch, which is now Trousdale Estates. I more or less grew up on the ranch, and worked there part-time for a while, and then full time, and then moved over to Greystone in 1952, where I was trained for about two years to take over as field superintendant. I worked there until 1957.

"In 1952, when I started at Greystone, the maintenance of the house and grounds and the condition of the grounds was very much the same as they had been at the time the estate was created in the late 1920s--with the exception that the landscaping had grown. We maintained a field crew of approximately twenty people full time, steady, working to maintain the grounds and as gate watchmen and house watchmen.

"The house staff consisted of approximately fifteen people. The kitchen was staffed by a first cook, second cook, and a kitchen maid. The rest of the staff were maids, waitresses, and laundresses. We had one man, who was on my payroll, the field payroll, who did nothing but take care of maintaining the house mechanically. The staff members were all 'living in' with the exception of possibly two or three.

My main job at Greystone, other than seeing that the house was maintained, was the maintenance of the grounds. For this we had quite a staff of gardeners, and there was much more grass here at that time than there is now. Totaled up, we had about five acres of grass to maintain. Now this meant every year a total renovation, and re-seeding and top-dressing. This required approximately 100 to 150 pounds of grass seed and about 600 bags of manure.

"Some of the lawn areas were quite difficult to care for, such as one section that required ropes at times on the power mower, just to keep it from sliding down the hill. And we had a crew that assisted the regular section gardeners with the lawn mowing, because that was a week-long event here. By the time we got through mowing the whole area, we had to start all over again.

"Just below the steep lawn that required a rope on the power mower, we had another problem area because of above-ground oil seepage. The oil drains which were tile and gravel would plug up. We would have to open them up, clean them out, to make sure that the oil would collect in the drain, and would flow down to a sump, which was located near Doheny Road, and which had to be pumped approximately every year to get rid of the seepage.

"Our most difficult time with this oil seepage was during the hot periods, when regardless of how well the drains were operating, the oil still wanted to come to the surface and would naturally kill the grass and make a mess in general.

"Behind the mansion was a formal type garden which, to my amazement, was called Cypress Lane, even though there were no cypress trees. I was told that it had originally been planted in cypress. When the cypress did not do well, and the planting was changed to eugenias, it retained the name of Cypress Lane through all the years. Directly above this area was the formal garden, which was beautifully landscaped at that time with grass, roses, and some yew trees. Everything was just totally manicured at all times, and of course, we had plenty of people here to do it.

"The waterfalls and the lakes, which are no longer here, were quite an operation. So were the fountains located all around the property, which were supplied by a large pump-- a fifteen horsepower pump. The overflow of the fountains went into the waterfall and flowed back into the upper lake. We had a thirty horsepower pump which supplied water to the falls also. The suction line for both of these pumps came from the lower lake. The lake area was planted in a tropical manner and had lilies in the lakes, and I might add, a large turtle.

"At the top of the property was a playhouse--not an ordinary playhouse. This house was moved up here from the Doheny family residence at 10 Chester Place, and it was completely furnished. It was very livable, except that all the furnishings and all the appliances--including the baby-grand piano--

were approximately two-thirds scale. They were all child sized. It was not too apparent, walking into the house, because everything was scaled down. But when one tried to sit, you were a little closer to the floor.

"My first contact with Greystone was from the ranch--the Doheny Ranch. The ranch was originally a 'get-away' place for the family, and it was planted in approximately fifty acres of citrus and avocados. All employees, who worked on the ranch, lived in small houses on the property. The water supply for the ranch came from wells located in Franklin Canyon.

"My first glimpse of Greystone came when I was about fifteen years old, and I was delivering fruit over there. Oranges, lemons, and avocados. We picked fruit and supplied it to all family members, once a week.

"Across from the ranch and Greystone was a lot that was used as a Victory Garden during the Second World War. It was totally planted in vegetables, and they had a man there almost full time just to take care of the garden. There were cows and chickens located on the ranch during the war, with a complete set-up for separating the milk, churning the butter, and handling the eggs so that the family had plenty of milk, butter, eggs, and chickens during the time of rationing."

George Maile made these comments during the interview for the videotaped report on Greystone, filmed at the estate in July, 1984.

INTERVIEW EXCERPTS

Raymond Page

Ray Page first came to Beverly Hills to take a job with the Beverly Hills Nursery in 1919. He subsequently became a noted landscape architect in Beverly Hills, Holmby Hills, and Bel-Air, planning and maintaining the estates of movie stars and businessmen. At the time of this interview in July, 1984, Page was eighty nine years old, but he had not fully retired from his landscape practice.

"Nothing approached Greystone in Beverly Hills, and it was the subject of discussion. Everyone talked about it....And to think that the darned thing was built right up in the wild hills where a few years before you could go hunting. It really produced some good comment."

INTERVIEW EXCERPTS

Sam Schultz

Sam Schultz has been Mrs. Battson's chauffeur since the 1930s.

Two of the five garages had overhead doors, which had been custom installed to fit the two sixteen-cylinder Cadillacs.

The garage had lathe and drill presses, a gas pump, and a complete machine shop, which could make any part needed for the cars. Ed Gill was the head machinist. The shop included and overhead hoist.

Four drivers were on call for the family at Greystone.

During the late 1930s, the family had fifteen cars including one 1934 Oldsmobile--one of two made, one 1932 Buick, one 1936 LaSalle, one 1936 Lincoln Zephyr, and two sixteen-cylinder 1936 Cadillacs. These were numbers four and eight of the twenty made. One was used as a limousine; the other was Mrs. Battson's personal car. Each cost \$10,000.

Usually eleven or twelve cars were available at a time.

The cars were "porcelainized." The inventor came to Greystone from Denver to oversee the process. The mixture was rubbed into the finish, then polished with Freeman's piano cream. It took two men one and a half to two hours to do one car.

Sam Schultz made these remarks during a July, 1984 telephone conversation.

INTERVIEW EXCERPTS

Sam Schultz and former Greystone servants

During parties, the band would be located on the balcony above the two-story living room.

The first-floor alcove, off the main hall, was a bar.

The mansion had two telephone switchboards. One was located between the servants' hall and breakfast room on the first floor. The second was upstairs near the stairway leading to the servants' quarters.

The original library paneling was removed by Mrs. Battson in the mid-1950s and installed at The Knoll, her subsequent residence on Schuyler Road.

In the alcove off the upstairs main hall, the Dohenys hung original and replica letters of George Washington, plus a framed copy of the Declaration of Independence.

Mrs. Doheny/Battson selected her bedroom so that she could see the children when they came home from school or play. It has a view of the driveway from windows on two of the four walls.

The barber chair was taken to The Knoll.

Tapestry hung on the wall facing the top landing on the main staircase.

Edward Laurence Doheny, Jr. placed a silver saddle on the landing of the circular stairway near the theater. This stairway leads from the top floor to the billiard room.

In the 1930s, the family kept four horses in the stables.

The brick inlaid on either side of the driveway is original. However, it became quite slippery when wet, and chauffeurs had to be careful about staying in the center of the driveway, and off the brick.

From the center of the motorcourt looking west, the garage doors to the right of the archway that leads to the entry of the house opened into Mrs. Doheny's garage. Directly behind were the doors to Mr. Doheny, Jr.'s garage.

Sam Schultz recalled these facts during a visit to the mansion on August 16, 1984 with former Greystone servants.

INTERVIEW EXCERPTS

David Streatfield

David Streatfield is professor of landscape architecture at the University of Washington at Seattle. Previously teaching at the University of California at Berkeley, he has become an expert in the history of California landscape architecture.

"Paul Thiene was a landscape architect who had a very extensive practice in Southern California between the early teens and the end of the twenties. He was born in Germany, where he was trained in horticulture.

"Thiene came to this country at the end of the nineteenth century and worked for the noted Olmsted Brothers firm in Brookline, Massachusetts. When that firm got the commission to do the plan for the exposition that was to be held in San Diego in 1915, Paule Thiene was sent out by the firm to establish a nursery in San Diego, together with Lloyd Wright, who was Frank Lloyd Wright's eldest son. The Olmsted firm withdrew from the commission, basically, because its people disagreed with architect Bertram Goodhue as to where the buildings should be sited.

"Both Thiene and Lloyd Wright decided that they liked living in Southern California, and they stayed on. Lloyd Wright went to work for his father's friend, Irving Gill. Paul Thiene set off to start practice as a landscape architect. Thiene and Wright came back together sometime in the teens, somewhere about 1915, and they practiced together as landscape architects for about two years. By 1920 Thiene had his own prestigious practice in the Los Angeles area, and most of his gardens were concentrated in Beverly Hills, Bel Air, or Pasadena. And they were large and very lavish estates for the most part. To my knowledge, his practice did not include any commercial work at all. It was all residential.

"Paul Thiene was one of the most important landscape architects practicing in Southern California in the 1920s, by virtue of the size of his office, the social prominence of his clients, and his great skill as a "plantsman." He was not, from what I have been able to gather in my research, an especially

distinguished designer himself. His real forte was in his office organization and management, plus his knowledge of plants. But he had enough understanding of what constituted good landscape design to hire very talented people who worked for him and who did the designs.

"The grounds at Greystone have a typical landscape design of the 1920s in that they consist of several different kinds of landscapes. By that, I mean an eclectic mixture of gardens from different stylistic periods, all of them based on European residences. This was the customary way of designing gardens in the 1920s. Greystone is extraordinary in that the estate is larger than many others which were created at the time. I think it is also extraordinary in the amount of money that was spent on the garden.

"The particular mixture of styles that Thiene used at Greystone embrace the English landscape school. On the area below the house and above Doheny Drive, you originally had large sweeping lawns with big specimen trees, all of which were moved in as semi-mature specimens. In some cases, these trees have probably doubled their height since they were planted. In the area above the house, a series of formal terraces with massive stone retaining walls derive their origins from two sources--the formal gardens of the Italian Renaissance and the formal gardens of seventeenth-century England.

"Now I think that this mixture of styles needs to be understood in a number of ways. If you realize that the Doheny family was not a particularly old one, by the standards of eastern states, this mixture of styles symbolically represented a sense of stability and a sense of continuity. And probably for the Doheny family, it was able to denote images of a landscape that had evolved over a long period of time rather than being seen by other people as a landscape created by the nouveaux riches.

"The grounds also have to be seen in the context of some of the earlier ideas that had greatly concerned architects and landscape architects about the appropriateness for the California landscape. Early in the twentieth century, there was a great deal of discussion as to what was the appropriate style for California, especially Southern California, and one of the conclusions that was reached was that there were two styles above all that were particularly suited for Southern California, namely Italy and Spain. The reason that these styles were preferred was the similarity of the landscape among these three regions.

"Now, what then becomes obvious is that the English landscape style is not at all appropriate for Southern California. The semi-arid climate of Southern California is very different from the damp temperate climate of England. However, England was regarded as a very important source of cultural inspiration, and a large number of houses were built in various forms of English architectural styles. Also, the English landscape was widely adopted throughout Southern California because of its inherent beauty. In these cases, the issue of appropriateness was ignored.

"There is a difference among the work of various landscape architects who practiced in the early twenties in this use of various styles. Some landscape architects like Florence Yoch were very academic and scholarly in the way they used particular styles drawn from the different European traditions. Other landscape designers, and Paul Thiene was an example of this tradition, tended more to want to create a particular kind of mood--but not always with the greatest accuracy for the European precedents.

"If one looks at the formal terraces above the house at Greystone, one finds that the basic layout is very similar to that of Italian formal gardens. But there are some features that do not occur in Italian gardens, such as the panel of green lawn in the terrace which has the large marble fountain at the end. Lawn is simply not a feature found in Italian Renaissance gardens. But lawn was used at Greystone, because it could be used for outdoor entertaining. And so, in this case, Thiene thought it desirable not to be completely authentic.

"Several features in the garden at Greystone are unusual. One was a very elaborate feature, a cascade on the east side of the house, which does no longer exist. Paul Thiene designed a number of such water features in his gardens, and he was particularly adept at making what was an unnatural feature appear to be completely natural. The way he usually did this was to plant the area immediately to the side of the water feature very lavishly so that one wasn't aware of the fact that there really was a false element in the landscape.

"Another unusual feature about Greystone is the massive amount of stone-faced retaining walls with superb pieces of carving which, I believe, were all done by Italian stone masons. And the quality of this craftsmanship is undoubtedly of a much higher quality than one finds in many other comparable gardens in Southern California at the time.

"The grounds at Greystone are, on the whole, remarkably well preserved, considering their age. This is a wonderful testimony to the quality of the original craftsmanship and the quality of the plant stock.

"The gardens at Greystone are eclectic in style. Below the house, you have the sweeping lawns and the big trees which are a very good example of how the landscape designers of the 1920s interpreted the English landscape school. Above the house, you have a massive series of terraces which expresses Italy perfectly, and these undoubtedly were designed in the way because of the very steep topography.

"The garden at Greystone is unquestionably important in the context of Beverly Hills and of greater Los Angeles. It is one of the last surviving examples of the lavishly designed gardens of the 1920s, exquisitely crafted, well designed, and still in a relatively good state of preservation. Furthermore, it is the most notable surviving example of the work of Paul Thiene, one of the most prestigious landscape architects of this region in the 1920s."

at Portsmouth, O., 1892-99; moved to El Paso, Texas, in 1900; admitted to bar but did not engage in active practice; associated with Otto Arnold under firm name of Arnold & Dodge, in building houses for sale, 1900-05; moved to Los Angeles in 1905 engaged in real estate and building. Now associated with Oscar E. Farish in the management of the California Realty Corp., which also includes Gilbert E. Gardner and Stanley Benedict. Pres. First Natl. Bank of So. Pasadena; So. Pasadena Savgs. Bank, So. Pasadena; dir. California Realty Corp.; Natl. Bank of Commerce, Los Angeles. Served as chairman of Board of Trustees of city of So. Pasadena, 1909; pres. and dir. of Cawston Ostrich Farm. Member University and Union League clubs; Masonic fraternity; Knights Templar. Calvary Presbyterian Church, So. Pasadena.

DODGE, Richard V. Real estate and mining. Res. 644 Ash st.; office, 1201 Fourth st., San Diego, Cal. Born in Springfield, Ill. Sept. 4, 1851; son of Rev. R. V. and Sarah Ella (Ridgely) Dodge. Married to Mary A. Millsbaugh in 1877. Attended public schools at Wheeling, W. Va.; Washington and Jefferson College, Washington, Pa.; locomotive engineer California Southern Ry. (now Santa Fe) 1880-84; member firm of Dodge & Burbeck book and stationery business, San Diego, 1886-94; postmaster 1894-98; city treas. 1899-1905; member firm Dodge Brothers & Hodgman, real estate and mining, 1905 to date. Former secy. Chamber of Commerce; dir. San Diego Building & Loan Assn.; dir., treas. and secy. Orchard Blossom Mining & Milling Co. Served in Spanish-American War, Seventh Regiment Infantry. Member Cuyamaca Club; Order of Cincinnati; Military Order of the Loyal Legion; Spanish War Veterans; B. P. O. E.; K. of P.; Redmen; Foresters of America; Brotherhood of Locomotive Firemen & Engineers; Army and Navy Club of San Francisco; Sons of Veterans; Turnverein, Fraternal Brotherhood. Presbyterian.

DOHENY, Edward Lawrence. Oil investments. Res. Los Angeles, Cal.; office Security Bldg., Los Angeles, Cal. Born in Fond du Lac, Wis., 1856. Graduated from high school in 1872; in survey dept. U. S. government 1872-76; gold mining in Black Hills,

So. Dak., 1876; mining Silverton, Colo., and Prescott, Ariz.; gold mining in New Mexico and Arizona 1876-90; studied law while engaged in mining and was admitted to the bar; practiced a year; moved to San Bernardino co., Cal., and resumed mining enterprise with C. A. Canfield and J. A. Chanslor; moved to Los Angeles, Cal., and began operations in oil; discovered and opened up oil fields in Orange co., in 1897; organized Petroleum Development Co. in 1899; bought oil lands in Kern co. and San Luis Obispo co. and became prominent figure in the oil industry of Cal.; in 1902 with C. A. Canfield, organized Mexican Petroleum Co. to operate in Mexico; this corporation has two subsidiary corporations with fields located in Mexico; pres. Mexican Petroleum Co., Ltd.; pres. Mexican Petroleum Co.; pres. Huasteca Petroleum Co.; press. American Petroleum Co.; pres. American Oilfields Co.; pres. Mexican National Gas Co.; pres. Mexican Paving Co. Has extensive realty holdings in California and Mexico. Member local clubs.

DOMINGUEZ, Frank Edward. Res. 438 N. Grand ave.; office 403 California Bldg., Los Angeles, Cal. Born in Los Angeles, Cal., May 11, 1876; son of Rosario and Guadalupe (Gallardo) Dominguez. Married to Jessie Street in 1898. Attended Los Angeles grammar and preparatory schools; St. Vincent's College, Los Angeles. Employed in city engineer's office; studied law in spare time, and at age of 21 was admitted to bar; deputy county clerk; clerk in court under Judge M. T. Allen; in government service in Philippines nearly two years, and at one time was President Taft's interpreter; opened law practice in Philippines, which he continued four years; atty. for Emilio Aguinaldo; moved to Los Angeles, Cal., and began law practice there; on a commission representing State of Colorado at Mexican centennial; associated with Earl Rogers in practice of law in Los Angeles at present.

DOOLING, Maurice T. U. S. District Judge for the Northern District of California. Res. Hollister, Cal. Born in Moore's Flat, Cal., 1860; son of Timothy and Mary (Manogue) Dooling. Married to Ida M. Wagner in 1887. Attended public schools, Hollister, 1869-78; St. Mary's College, San Francisco, 1878-81; graduated from same, A.B., 1880, with A.M.,

DOGGETT

garete (Nicoli) D.; A.B., U. of Minn., 1913; A.M., Harvard, 1917, Ed.D., 1925; m. Alice Robbins Humphrey, July 2, 1921; children—Eleanor B., John H., Henry H. Supt. schools, Orion, Ia., 1917; psychol. examiner, Med. Dept. U.S.A., 1918; dir. Normal Sch. and Acad., Hampton Inst., Va., 1919-23; dean of adminstr., U. of Porto Rico, 1925-28; pres. U. of Toledo, 1928. Lutheran. Author: The Orientation of College Freshmen, 1928. Home: Toledo, O. Died Nov. 20, 1932.

DOGGETT, John L., lawyer; sr. partner Doggett, McCollum, Howell & Doggett, Jacksonville, Fla.; admitted to Fla. bar, 1894; once judge of criminal court of record. Home: Jacksonville Fla. Died Oct. 10, 1937.

DOHENY, Edward Laurence, petroleum producer; b. Fond du Lac, Wis., Aug. 10, 1856; s. Patrick and Eleanor Elizabeth (Quisley) D.; grad. high sch., Fond du Lac, 1872; m. Carrie Estelle Betzold, Prospect for gold and silver 20 yrs.; prospected for and produced petroleum, 1892—; discovered several oil dista. in Calif., also petroleum fields in Mexico; chmn. bd. Petroleum Securities Co.; pres. Doheny-Stone Drill Co., Los Nietos Producing & Refining Co., Ltd., Apptd. mem. sub-com. on oil of Council Nat. Defense, July 1917. Died Sept. 8, 1935.

DOHERTY, Henry Latham, operator gas and elec. cos.; b. Columbus, O., May 15, 1870; s. Frank and Anna (McIlvaine) D.; pub. school edn.; hon. Dr. Engring., Lehigh U., 1931; m. Mrs. P. F. Eames, 1929. Office boy Columbus Gas Co. at 12, advancing through various positions until 1890; engr. or mgr. pub. utility cos., Madison, Wis., St. Paul, Minn., San Antonio, Tex., Denver, Colo., and 25 other cities until 1905; organized 1905, and since mgr. Henry L. Doherty & Co., bankers and operators of pub. utility corps.; organized, 1910, and since pres. Cities Service Co., holding co. for more than 190 pub. utility and petroleum properties with assets of more than \$1,000,000,000. Recognized as one of the leaders in America in gas and electric arts and industries; leader in movement for oil conservation by means of unit operation of pools under federal control; patentee of many combustion processes and apparatus and originator of many standard practices. Awarded 1st Beall gold medal, 1898, by Am. Gas Light Assn., for paper on "Gas for Fuel"; mem. orgn. bd. World's Congress of Electricity, St. Louis, 1904; awarded Walton Clark medal, 1930, by Franklin Inst., "in consideration of his outstanding and valuable work in development of the manufactured gas industry." Died Dec. 26, 1939.

DOHERTY, Philip Joseph, lawyer; b. Charlestown, Mass., Jan. 27, 1856; s. Philip and Ellen (Munnestown) D.; LL.B., Boston U. Sch. of Law, 1876; m. Catherine A. Butler, Aug. 16, 1878 (died 1892); children—Philip J., Mary J., Eleanor M. (Mrs. William W. Wadsworth (dec.)), Alice A. (Mrs. Joseph Macksey), Catherine C. (Mrs. E. A. Wahl); m. 2d, Lillian E. Cook, June 15, 1893; 1 dau., Nona L. Practiced at Boston, 1877-1908; atty., 1908-13, chief atty. div. of safety, 1913— Interstate Commerce Comm., Wash. safety. Mem. Mass. Ho. of Rep., 1884-86; mem. Bd. of Aldermen, Boston, 1888; examining com. Boston Pub. Library, 1888; mem. Boston Water Bd., 1889-91; dem. candidate for Congress (Lyann-Boston Dist.), 1896; chmn. Dem. State Conv., 1897; asst. dist. atty. in Suffolk Co., 1907; spl. asst. to U.S. dist. atty. in several jud. dist. of U.S. in cases under safety appliance acts, and hours of service law; spl. asst. to U.S. atty.-gen. in Mondou vs. N.Y., N.H. & R.R. Co., 1909, involving constitutionality of federal railroad employers' liability act; one of commn. attys. in investigation of finances of New Haven R.R., 1914; mgr. Property Protection Sect. U.S. Railroad Administration, 1918; atty. Valuation Bur. Interstate Commerce Comm., 1919. Author: The Liability of Railroads to Interstate Employees, 1911. Died Apr. 15, 1923.

DOLAN, Francis James, college pres.; b. Jamaica Plain, Mass., July 14, 1893. Ordained priest R.C. Ch.; formerly dean Coll. of the Holy Cross, Worcester, Mass., pres., 1933—; died Sept. 6, 1939.

DOLAN, Thomas, capitalist; b. Montgomery Co., Pa., Oct. 27, 1834. Employed in retail dry goods business, 1849-55, in importing and com. business, 1855-61; mfr. of knit goods, 1861-72, worsted goods, 1872-97, becoming one of largest producers in U.S.; became pres. The United Gas Improvement Co., Phila., and interested in various other gas, electric light, traction and other corp. Home: Philadelphia, Pa. Died June 12, 1914.

DOLBEAR, Amos Emerson, educator, inventor; b. Norwich, Conn., Nov. 10, 1837; grad. Ohio Wesleyan U., 1866 (A.M., M.E., Ph.D., all U. of Mich.; LL.D., Tufts College, 1902); from 1874 prof. physics, Tufts Coll. Invented writing telegraph, 1864; magneto telephone, 1876; static telephone, 1879; spring balance ammeter, 1889; air space telegraph cable, 1882; discovered convertibility of sound into electricity, 1877; telegraphing without wires, 1881; photographing with electric waves, 1893. Received bronze medal for acoustic apparatus, Centennial Expn., Phila., 1876, and silver medal, Paris, 1881, and gold medal, Lon-

don, 1882, for static telephone. Was twice mayor Bethany, W.Va. Author: Chemical Tables; Art of Projecting; The Speaking Telephone; Matter, Ether and Motion; Modes of Motion; Natural Philosophy. Died 1910.

DOLD, Jacob C., packer; b. Buffalo, N.Y., Jan. 2, 1837; s. Jacob and Elizabeth (Seneas) D.; ed. pub. schs. and business coll.; m. Maliss Frances Means, 1860. In packing business since boyhood; pres. Jacob Dold Packing Co., Buffalo, 1910—; also pres. Dold Packing Co. (Omaha), Capital Refining Co. (Washington, D.C.), Dold Packing Co. (Wichita, Kan.) and Owner Wheatfield Farms. Mem. packers' advisory com. Food Administration during World War. Republican. Home: Buffalo, N.Y. Died Sept. 8, 1924.

DOLE, Charles Fletcher, clergyman; b. Brewer, Me., May 17, 1845; s. Rev. Nathan and Caroline (Fletcher) D.; A.B., Harvard, 1868, A.M., 1870; grad. Andover Theol. Sem., 1872; D.D., Bowdoin, 1908; m. Frances Drummond, Mar. 4, 1873; children—James Drummond, Katharine (dec.), Winifred, Richard Drummond (dec.), Prof. Greek, U. of Vt., 1873; minister Plymouth Ch., Portland, Me., 1874-76, First Congl. (Unitarian) Ch., Jamaica Plain, Mass., 1876-1916 (emeritus). Author: The Citizen and the Neighbor, 1884; Early Hebrew Stories, 1886; A Catechism of Liberal Faith, 1895; The Young Citizen, 1899; The Problem of Duty, 1900; The Religion of a Gentleman, 1900; Noble Womanhood, 1900; The Spirit of Democracy, 1906; The Hope of Immortality (Ingersoll lecture, Harvard), 1906; What We know About Jesus, 1908; The Burden of Poverty, 1912; The New American Citizen, 1918; A Religion for the New Day, 1920. Home: Jamaica Plain, Mass. Died Nov. 28, 1927.

DOLE, Edmund Pearson, lawyer; b. Skowhegan, Me., Feb. 23, 1850; ed. Wesleyan U., class of 1874; LL.B., Boston U. Sch. of Law, 1876. Admitted to bar, 1875; practiced at Honolulu, H. T.; later at Seattle, Wash. Atty.-gen. Territory of Hawaii, and ex-officio head of the police dept. and mem. bd. of health of the Territory; resigned, 1903, to argue Mankichi case before Supreme Court of U.S., case involving annexion, 1898, and organization of U.S. Territory, 1900. Author: Talks About Law, 1887; The Stand-by, 1897; Hiwa, a Tale of Ancient Hawaii, 1900. Home: Ailestad, N.H. Died Dec. 31, 1928.

DOLE, Nathan Haskell, author; b. Chelsea, Mass., Aug. 31, 1852; s. Rev. Nathan and Caroline (Fletcher) D.; A.B., Harvard, 1874; Litt.D., Oglethorpe U., Atlanta, Ga.; taught at DeVaux Coll., 1874-75, Worcester High Sch., 1875-76; preceptor Derby Acad., Hingham, Mass., 1876-78; m. Helen James Bennett, June 28, 1882; children—Robert Montgomery, Arthur Alexander, Margaret Allona (Mrs. Thomas McCall), Harold Sanford. Lit., art and mus. editor Phila. Herald, 1881-87; lit. adviser, T. Y. Crowell & Co., 5 mos. 1901. President of Omar Khayyam Soc. America until 1919. Bibliophile Soc., 1901-12. Mem. adv. council Simplified Spelling Bd. Author: Famous Composers, 2 vols., 1902; revised and enlarged, 1924, 28; Omar, the Tent-Maker—A Romance of Old Persia, 1899; Peace and Progress—The Building of the Organ and Onward (poems), 1904, 1906; The Pilgrims and Other Poems, 1911; Life of Count Tolstoi, 1911; The Spell of Switzerland, 1913; America in Spitzbergen, 2 vols., 1922. Translator of works by Tolstoi, Valdes, Von Scheffel, Von Koch, Daudet, Verga and other foreign novelists; Tolstoi's Dramatic Works, 1923. Editor: Rumbaugh's History of Russia, 1882; The Rubaiyat of Omar Khayyam, several editions, 1896-99; The Greek Poets, 1904; The Latin Poets, 1905. Vocations, 10 vols. (with President Hyde and Caroline Ticknor), 1909-10; 10th edit. of Bartlett's Familiar Quotations with additions; Poems of Dr. Samuel S. Curry, with Biog., 1923. Home: Riverdale-on-Hudson, N.Y. Deceased.

DOLE, Sanford Ballard, judge; b. Hawaiian Islands, Apr. 23, 1844; s. Daniel and Emily (Ballard) D. (Am. missionaries); ed. Oahu Coll., and his father's school, Koloa, Hawaii, and Williams Coll., Mass.; studied law in Boston; admitted to bar there; engaged in practice in Honolulu; m. Anna P. Cate, May 19, 1873. Mem. legislature, 1884 and 1886; a leader in reform movement of 1887; judge Supreme Ct., 1887-93; placed at head of provisional gov., 1893; was pres. of Republic of Hawaii, 1894-1900. When Pres. Cleveland, Dec. 1893, through Minister Willis demanded that he should relinquish to Queen Liliuokalani her constitutional authority, he replied, denying Cleveland's right to interfere; was strong advocate of annexation of Hawaii to U.S., and in Jan. 1898, visited U.S. in that behalf; gov. H. T., 1900-03; U.S. dist. judge, District of H. T., 1903-15. Apptd. mem. com. to recommend to Congress legislation concerning H.I. Home: Honolulu, T.H. Died June 9, 1926.

DOLGE, Alfred, mfr.; b. Chemnitz, Germany, Dec. 22, 1848; s. August and Augusta (Staub) D.; ed. common schs., Leipzig, 1855-62; m. Anna Augusta Horn, Dec. 22, 1868. Landed in New York, Sept.

1866; worked at bench as piano maker; started business July, 1869; started first piano felt factories in America at Brooklyn, 1871; went to Herkimer Co., N.Y., and founded the town of Douville, N.Y., population 3000, 1874; introduced labor pension and insurance system in his factories, 1874. Organized the Alfred Dolge Mfg. Co., and established first felt and felt shoe factories on the Pacific Coast, 1903, founded, town of Dolgeville, Calif., 7 miles east of Los Angeles. Author: Pianos and Their Makers. Home: Covina, Calif. Died Jan. 5, 1922.

DOLLAR, Robert, ship owner; b. Falkirk, Scotland, Mar. 20, 1844; s. William and Mary (Mentling) D.; ed. common sch. to 11; m. Margaret Proudfoot, 1874. Begon active career at 13 in lumber camp in Can.; came to U.S., 1858; naturalized citizen, 1890; settled at San Francisco, Calif., and has engaged on an extensive scale in foreign trade and lumber business; known as one of the largest operators of ocean vessels in the world; pres. Dollar Steamship Co., Robert Dollar Co., Admiral Oriental Co., Dollar Portland Lumber Co., Canadian Robert Dollar Co. Gave freedom of city and keys of Falkirk, Scotland, Boston, New York and Shanghai, also medals from China, Republican. Presbyrn. Author: Memoirs of Robert Dollar (3d edit.), 1925. Home: San Rafael, Calif. Died May 16, 1932.

DOLLEY, David Hough, pathologist; b. Lexington, Va., July 18, 1878; s. Rev. Saul Bland and Mary Catherine (Rodeffer) D.; A.B., Randolph-Macon Coll., 1897, A.M., 1898; M.D., Johns Hopkins, 1902; married. Resident pathologist, Charity Hosp., Cleveland, O., 1902-03, Lakeside Hosp., 1903-04; pathology, U. of N.C., 1906-10, U. of Mo., 1910-22, St. Louis U., 1922— Fellow A.M.A., A.A.A. Home: St. Louis, Mo. Died Apr. 11, 1927.

DOLLIVER, Jonathan Prentiss, senator; b. Kingwood, W.Va., Feb. 6, 1823; s. Rev. James and Eliza J. (Brown) D.; A.B., W.Va. U., 1875; LL.B., Bethany Coll., 1900, Cornell Coll., Ia., 1902, M.A., U., 1905; m. Louise Pearsons, Nov. 20, 1905. Admitted to bar, 1873; established practice at Ft. Dodge, Iowa; elected 51st to 56th Congresses (185-1901), 10th Ia. Dist.; apptd. U.S. senator, Aug. 23, 1900, for unexpired term (1900-01), of John T. Gear, deceased; elected for terms, 1901-07, 1907-13. Republican. Home: Ft. Dodge, Ia. Died 1916.

DOLPH, John H., artist painter; b. Fort A., N.Y., April 18, 1835; s. Osmond and Olive D.; studied in Antwerp and Paris; then opened a studio in New York; academician Nat. Acad.; makes specialty of subjects; best-known by pictures of animals, particularly dogs and cats. Died 1903.

DOMINIAN, Leon, foreign service officer; b. Constantinople, Turkey, Apr. 13, 1880; s. Joseph and Sophia (Doad) D.; B.A., Robert Coll., Constantinople, 1898; spl. courses in geography and geology of Liege, Belgium, 1898-1900; m. Helen Gall, U.S. Geol. Survey, 1903; instr. N.M., Sch. of Mines, 1902-12. Travel and exploration in the Southwest and Mexico, 1905-07; research and writing, N.Y. City, 1907-12. Dept. of State, 1913; investigations on boundary problems of State, 1918; assisted in Honduras-Guatemala boundary mediation, 1918-20; assigned duty with Peace Commn., Paris, France, Feb. 1919; with Asst. of the Dept. of State, Aug. 1919. Lecturer, Hist. Geography, Sch. of Foreign Studies, Georgetown U., 1921; apptd. consul at Rome, July 21, 1924; detailed for economic duty in Italy; apptd. first class officer, class 4, July 1, 1924; consul in Rome, July 1924; consul gen. at Stuttgart, Germany, 1930—. Naturalized citizen of U.S., 1913. Author: The Frontiers of Language and Nationality in Europe, 1917, etc. Died July 25, 1935.

DOMINICK, Frank, lawyer; b. Greensboro, N.C., Apr. 22, 1835; s. Richard Bascom and Clara (Richardson) D.; A.B., Birmingham-Southern Coll., 1906; LL.B., U. of Ala., 1910; m. Esther C. Nov. 24, 1913; children—Sara Esther, Frank; as teacher, 1901; admitted to Ala. bar, 1902; Stokely, Strivner, Dominick & Smith, 1913—; ornat. Methodist. Mason. Home: Birmingham. Died July 5, 1937.

DONAGHEY, Frederick, author, critic; b. Pa.; s. John Kent and Katherine Call (Daly) ed. pub. and Pvt. schs., studied music under Behrens, Phila.; student Princeton; m. Lora James Alfred Watson, of Brookline, Mass., 1911; began newspaper work in N.Y. City, 1900; editor music, lit., Phila. Public Ledger, 1902-06; for William A. Brady, New York and Chicago, 1906-10; Chicago mgr. successively for the Chicago Gro. C. Tyler, and Klaw & Erlanger, 1913-15; mgr. La Salle Theatre, Chicago, and wrote plays produced there, 1910-14; music critic, writer, Chicago Tribune, 1916-19; European writer, Wolfson Mus. Bureau, London, 1919-22; editor of Type or Two, Chicago Tribune, 1923; editor of Tribune, 1923-30; dir. Dramatic League (a subscription-theater), 1920—. Republican. Copulian. Mason. Adapted for Am. stage

"THE NAT'L ENCYCLO
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gett launched his last great attack and by Nov. his men had reached the Meuse, near Sedan, occupied the hills north of Verdun which Germans had held since the beginning of the war. During the next four days the 1st army crossed the Meuse and continued in the general direction of Montmedy and the French fortress Longwy, between the Meuse and the Moselle rivers, and was advancing rapidly when the armistice was signed. In the period from Sept. 26 to Nov. 11, the first army suffered a loss of 117,000 men killed and wounded, captured 26,000 prisoners, 847 cannon, 3,000 machine guns and large quantities of material and inflicted losses of over 100,000 men on the enemy. It had overcome forty-seven divisions of the enemy, broken through the Hindenburg line, cut the enemy's main line of communications running east and west, and reclaimed thousands of square miles of French territory. After the armistice Gen. Liggett remained in command of the 1st army until its disbandment. In the spring of 1919 he was placed in charge of the army of occupation in Germany, where he remained until the 3rd army was broken up and he was ordered back to the United States to resume his old post as commander of the west-department. Here he served until Mar. 21, 1921, when he was retired for age, with the same rank which he held before the war. Gen. Liggett is known as a military organizer of rare ability, an authority on strategy, a rare tactician, and a brilliant field commander. He is quiet and deliberate in manner, considerate of the welfare of his men, and at the same time a strong disciplinarian. He received the distinguished service medal with the following citation: "For exceptionally meritorious and distinguished services as commander of the 1st army of the American expeditionary forces. He commanded the 1st corps and perfected its organization under difficult conditions of early service in France, engaged in active operations in reduction of the Tarn salient and of the St. Mihiel salient, and participated in the actions of the forest of Argonne. He was in command of the 1st army when the German resistance was shattered west of the Meuse." He also received the following foreign decorations: Commander of the Legion of Honor (France); Order of Leopold (Belgium); Order of St. Lazarus (Italy); Order of the Sun (Peru), and the war medal of Panama. The honorary degree of LL.D. was conferred upon him by the University of California in 1922. He was married June 30, 1881, to Harriet R., daughter of Edward Lane of San Antonio, Tex.

DOHENY, Edward Lawrence, oil producer, was born at Fond du Lac, Wis., Aug. 10, 1856, son of Patrick and Eleanor Elizabeth (Quigley) Doherty. His father was a native of Tipperary, Ireland, and his mother of Newfoundland. What schooling he received ended with his graduation at the Fond du Lac high school in 1872, whereupon he struck out into Indian territory and took up surveying work, conducting surveying operations through Oklahoma to Mexico. The work was ill-paid and he abandoned it for gold prospecting, in which pursuit he spent twenty years. His prospector's pick first struck the metal in Arizona, leading to the opening of the Cave Creek fields in 1876 and the Wild Rye Creek lode was uncovered in the following year, but both were without much profit to the discoverer. Three years later he struck the Black Range mineral deposits in New Mexico, where he succeeded in

guarding his claims and obtaining a substantial yield from the output. An accident resulting in the breaking of both his legs led to the study of law during his enforced inactivity, and on his recovery he was admitted to the bar in New Mexico and practiced for about twelve months. The lure of gold withdrew him from the law, and he set off again, up and down the West, prospecting with pick and shovel. In 1892 he was on the outskirts of Los Angeles, Calif., when a passing wagon loaded with pitch, a product composed of an exudation of oil mixed with dirt and used in factories as fuel in place of coal, turned his attention to oil. He examined the source of the pitch, and surmised that oil lay in large volume near the surface. With Charles A. Canfield, a Californian prospector, he leased a vacant lot and began mining for oil by the gold-digger's method of sinking a shaft. A gusher duly spouted, which marked the beginning of the great oil industry in Los Angeles. It flowed steadily, established Mr. Doheny as an oil producer, and enabled him to exploit and finance new properties. Within two years more than 200 companies were organized in the Los Angeles field and 2,300 wells drilled. The region thus became over-exploited, and he decided that a new oil field elsewhere would be the best outlet for the capital he had accumulated. He and Canfield on a couple of mules explored a large area of California in their quest for oil before he made his second great find at Fullerton in 1897. Two years afterwards he discovered a third rich oil field in the Kern river valley. Having virtually created the prosperous Californian oil industry, with which his own fortunes were firmly knit, he looked towards the Tampico zone in Mexico as another likely source. In 1900 he and Canfield made a pioneering trip along the line of the Mexican Central railroad. About thirty-five miles west of Tampico they found oil springs, and acquired the properties where the oil exuded. They also obtained rights in areas along the Panuco river where there were similar seepages. The region had seldom, if ever before, been explored by oil prospectors. The outcome was the formation of the Mexican Petroleum Co., incorporated in California in December, 1900, to develop the lands acquired, amounting to 450,000 acres. The discovery of oil in Mexico was due to Doheny and his associates, who formed this company and made Mexico the second largest producer of petroleum in the world. The first well was located in March, 1901, on the Cerro de la Pez, or hill of tar (where one of the world's three largest gushers, the Cerro Azul No. 4, flowed later), and in the following May a derrick was built and the well operated. The company, which was the first to obtain commercial oil from Mexico, had an authorized capital of \$10,000,000. It held an area of jungle and wilderness, through which he cut wagon roads and rail tracks, laid pipe lines, built shops, warehouses and living quarters for his staff and helpers, and created river traffic. The oil he produces in the Tampico region is sold in Mexico, chiefly to the railroads. Today the company has steel and storage facilities for more than 10,000,000 barrels of oil and eighty tank cars. Further lands were acquired in 1905 and 1906 in the Huasteca district, held by the Huasteca Petroleum Co., formed in 1907, which by the close of 1921 owned or controlled 1,050,000 acres of Mexican oil lands. Its production comes from the southern or "light" oil fields of the Tampico region and is transported to the seaboard

along 535 miles of pipe line with a daily carrying capacity of 140,000 barrels. The company's refinery at the Tampico terminal has a capacity of more than 130,000 barrels of crude oil daily. The oil produced and refined in the Huasteca region is sold largely in the United States, Great Britain and South America. The Doheny interests next formed in 1911 the Caloric Co., which distributes petroleum and its products in South America through distributing stations at Rio de Janeiro and Bahia, Para, Santos and Pernambuco, Brazil, and other points. The Petroleum Carriers, Ltd., an English corporation for transporting oil in Europe, came into being in 1913. The distributing of the Mexican oil in the United States is undertaken by the Mexican Petroleum Corp., formed in 1915, and the Mexican Petroleum Corp. of Louisiana, formed later. The first named also owns 1,112 acres of oil properties at Destrehan, La., on the Mississippi, 20 miles north of New Orleans, where it has a storage capacity for 1,400,000 barrels. In 1916 came the Pan-American Petroleum Co. of California, which owns or controls under long lease more than 30,000 acres of producing oil land, chiefly in Kern, Santa Barbara, Ventura, Orange and Los Angeles counties, Calif., and at the close of 1922 had 240 producing wells and 30 wells in process of drilling. Another Doheny development, the British Mexican Petroleum Co., Ltd., formed in 1919, is half owned by Mr. Doheny's parent company and half by British capital. It markets petroleum, oil and gasoline in the eastern hemisphere from tankers and tank farms, particularly undertakes the bunkering of ships with fuel oil, and is under a long contract with the Doheny interests for a minimum annual purchase of several million barrels of oil and gasoline. All the operating companies named are either subsidiaries of the Mexican Petroleum Co., Ltd., of Delaware, formed in 1907, which was Mr. Doheny's original holding company, or of the Pan American Petroleum & Transport Co., formed in 1916, of both of which he is president. The latter named organization, which in turn controls the Mexican Petroleum Co. of Delaware and its subsidiaries, also controls oil properties located in Casmalia, Montebelle and Ventura counties in California, acquired from the Doheny Pacific Petroleum Co. in 1919. With its subsidiaries it owned or held under lease at Dec. 31, 1922, approximately 1,520,000 acres of land, of which 1,380,000 were situated in Mexico, and 56,000 in California, the remaining acreage being in Louisiana, Arkansas and Oklahoma. Of the total acreage, 95,000 acres were acquired in 1922. It has a fleet of more than forty vessels with a carrying capacity approximating 370,000 dead-weight tons, chiefly engaged in transporting oil produced in Mexico. Its storage facilities at Los Angeles harbor, including three concrete reservoirs and eighty-one steel tanks, approximated 7,000,000 barrels in 1924. Its steamships, oil lands and development properties were valued at \$155,603,276 in 1924. The Mexican company as the holding organization of the active operating subsidiaries in Mexico, is noted in the stock markets as "Mexican Pete," and was the controlling factor in the development of the Doheny properties until the creation of the Pan American Petroleum & Transport Co. Through these corporations Mr. Doheny came to rank with John D. Rockefeller and Lord Cowdray among the Napoleons of the oil industry. A distinctive feature of his success was that he sought and found oil for himself,

and the great business he built up was four upon his own discoveries. His parent company extended the productive area of the California oil fields in 1922 by leasing from the U. S. department of the interior about 30,000 acres known as naval reserve oil lands in the Elk district. In exchange for oil obtained from these lands the company undertook to supply the navy with oil and provide storage for such fuel and other petroleum products at locations the government designated, including Pearl Harbor, Hawaii, where the company constructed huge storage tanks filled with reserve oil for the navy use. The validity of the lease was challenged by congress in 1924, whereupon Mr. Doheny postponed his development of the properties, spending some \$22,000,000 in drilling wells, laying pipe lines, tank farms for storage, refinery docks, terminals, and providing other equipment. He is a Democrat in politics, has contributed freely to the party's funds, and in the national convention at San Francisco his name came forward for the vice-presidential nomination. He strongly sympathizes with Ireland in her struggle for self-government, and materially aided her during the revolution. In religion he is a Roman Catholic. His wife was Carrie Estelle Bates of Marshalltown, Ia., and his son, Edward I. Jr., is associated with him in the oil business.

GRAY, Clifton Daggett, third president of Bates College, was born in Somerville, Mass. July 27, 1874, the son of Jefferson Jenness and Alida Mazella (Daggett) Gray. He was graduated at Harvard University in 1897 with the degree A.B., receiving the degree A.M. from the institution in 1898. He prepared for the ministry at Newton (Mass.) Theological Institute, receiving the degree of B.D. in 1899. He also received from the University of Chicago the degree of S.T.B. in 1900 and that of Ph.D. in 1901. He was engaged in research work at the British Museum in 1900. In 1899 he was ordained to the Baptist ministry and during 1901-05 was pastor of the First Baptist Church, Port Huron, Mich. During the ensuing seven years he was pastor of the Stoughton Street Baptist Church, Boston. In 1912 he became editor and publisher of "The Standard," leading Baptist weekly of Chicago, and became president and treasurer of Goodman & Dickerson Co., the firm which published it. In 1919 he was elected managing editor of "The Baptist," the official organ of the Northern Baptist convention, and in the same year was chosen president of Bates College, Lewiston, Me. He is the author of "The Marsh Religious Texts" (1901). He is a member of the Hamilton Club, of Chicago, and has been a trustee of Newton Theological Institute. Politically he is a Republican. He was married at Hampton Falls, N. H., June 28, 1900, to Belle, daughter of Albert Ham, of Somersworth, N. H., and they have three children: Malcolm Jefferson, Paul Judson and Clifton D. Gray, Jr.

IVES, James Edmund, physicist, was born in London, England, Sept. 19, 1865, son of James Thomas Bostock Ives, a London merchant who emigrated to Toronto, Ont., in 1886. He completed his education at the Wagner Institute, Philadelphia, Pa. From 1887 to 1893 he was assistant curator of the Academy of Natural Sciences of that city, when he accompanied Angelo Heilprin, the naturalist, on an expedition

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LISSNER, Louis Meyer, attorney; b. Los Angeles, Aug. 11, 1897; s. Meyer and Ermine (Greenhood) L.; A.B. and J.D., Stanford U., 1919; m. Myna Eisner, of Los Angeles, Oct. 18, 1922; children—Robert Eisner, Richard Louis. Engaged in pvt. practice law, L.A., 1919-22; asst. U.S. atty., L.A., 1922-23; gen. practice, L.A., 1923—; now partner Loewenthal, Lissner, Roth & Gunter; dir. I. Eisner Co., Ralph G. Wolff Co., L.A. Mem. Amer. Legion. Republican. Jewish. Clubs: Athletic, Hillcrest Country (L.A.), Swimming (Santa Monica). Home: 505 S. Hudson Ave. Office: Roosevelt Bldg., Los Angeles.

DOHENY, Edward Laurence Jr., oil producer (deceased 1929); b. Los Angeles, Nov. 6, 1893; s. Edward Laurence and Louella (Wilkins) D.; ed. Stanford U.; A.B., U. of S. Calif.; post-grad. in law, U. of S. Calif.; m. Lucy M. Smith, of Pasadena, June 10, 1914; children—Lucy Estelle, Edward Laurence III, William Henry, Patrick Anson, Timothy Hugh. Served as vice-pres. and treas. Petroleum Securities Co., L.A. Commd. Lieut., U.S.N. R.F., World War. Dir. Chamber of Mines & Oils; trustee U. of S. Calif. Mem. U. of S. Calif. Alumni Assn. (first pres.), Phi Delta Phi, Beta Theta Pi. Clubs: Bel-Air Country, Calif., Calif. Yacht, L.A. Athletic, L.A. Country, Univ., Wilshire Country, Midwick Country (L.A.); Catalina Yacht (Avalon), St. Andrews Golf (Westchester Co., N.Y.). Home was at 501 Doheny Rd., Beverly Hills. Office was in Petroleum Securities Bldg., Los Angeles.

AUDRAIN, Leslie Carl, physician, surgeon; b. Montgomery City, Mo., Nov. 3, 1876; s. Pierre Manar and Mary Niel (Dryden) A.; B.S., U. of Tex., 1902; M.D., Rush Med. Coll., 1907; m. Mathilde Ann Swoboda, of Neb. and Colo., June 8, 1910. Asst. local surg., F.W. & D. Ry., Amarillo, Tex., 1907-08; surg. for D. & R.G. R.R. Co., Ft. Garland and Blanca, Colo., 1908-12; surg. and hosp. mgr. San Luis Mining Co., Tayoltita, Durango, Mex., 1913-17; conducted gen. practice, pvt. hosp., and drug store, Mazatlan, Sinaloa, Mex., 1917-26; pvt. practice med. and surg., Los Angeles, 1926—. Served Tex. Vol. Guards (Inf. 1893-95; Cav. 1895-97); interpreter between Mex. revolutionary forces and U.S. Navy during Mexican revolution; his hosp. at Mazatlan recognized by U.S. Consul, World War. Mayor, 1910-12, and pres. sch. bd., 1911-13, Blanca, Colo. Author: A Case of Mycetoma (Jour. A.M.A., 1924), first recorded cure without sacrifice of diseased part. Fellow A.M.A. mem. Calif. and L.A. Co. med. assns., Med. & Surg. Assn. of S.W. Elk. Republican. Presbyn. Club: Univer-

sity (L.A.). Home: 1105 S. Masselin Ave. Office: 1052 W. 6th St., Los Angeles.

AUSTIN, Robert E., lawyer; b. Reno Co., Kan., Apr. 28, 1884; s. William Rose and Rosa Mary (Learned) A.; ed. Salina (Kan.) Normal U.; grad. Northwestern Normal Sch., Alva, Okla., 1903; m. Eva Rhoda Loomis, of Oklahoma, Nov. 24, 1904; children—Norwin E., Esther Mary. Taught sch., 1903-09; law clk. and student with R. N. McConnell, atty., Oklahoma City, 1909-12; admitted prac. before Okla. supreme ct., 1911; engaged gen. practice law, Los Angeles, 1912—. Mason. K.P. Democrat. Methodist. Home: 1857 Mission St., South Pasadena. Office: Stock Exchange Bldg., Los Angeles.

MAURER, William P., capitalist b. Ohio, Apr. 9, 1883; s. John and



Catherine (Dehr) M.; ed. pub. schs., Ohio; m. Adaline M. Blodget, of Neb., July 12, 1924. Began as real estate salesman in Los Angeles with very meager capital, dev. business to a point where he is now one of the largest real estate holders in L.A.; also is dir. of 8 corps. and is financially interested in numerous mining corps. Republican. Clubs: L.A. Athletic. S. Calif. Athletic & Country, Calif. Country (L.A.); Calif. Yacht (San Pedro). Home: Beverly Hills. Office: Security Bldg., Los Angeles.

WEAVER, Robert S., manufacturer; b. Hicksford, Va., Nov. 22, 1885; s. Nicholas Joseph and Blanche Laughton (Turner) W.; ed. Guilford Coll., Greensboro, N.C.; Bedford (Eng.) Coll.; Albert le Grand, Paris; Moravian Coll., Neuveid, Germany; m. Mary Alice Conrad, of Arroyo Grande, Calif., June 19, 1907; children—Blanche Barbara, Robert S. Jr. Asso-

ciated with Amer. Type Foundry, 1904; Whittier Coburn Co., 1905; Pacific Cereal assn., 1905-11; Calif. Sou. Co., 1911-15; S. F. Seager & Co. 1915-20; Weaver-Mason Co., 1921-28; vice-pres. and dir. Schofield C. Inc. of Amer., and dir. Calif. div. same, mfrs. of marine and aviation motors and valves, Los Angeles, 1922—. Commr. L.A. Playgrounds, 1922—. Mem. Nat. A.A.U. (pres. 1921; bd. gov. 1911—, pres. S. Pacific Assn. of same 1915—), S. Calif. Athletic & Recreation Assn. (pres. 1922-28), S. Calif. Football Assn. (pres. 1914-15), Amer. Olympic com. (exec. com. of same 1912—, vice-pres. 1928), S. Calif. Olympic com. (pres. 1928), Union Pacific Athletic Assn., Calif. Development Assn. Mason (Shriner) Elk. Republican. Episcopalian. Clubs: Jonathan, L.A. Athletic, Rancho Golf Breakfast (L.A.), Hollywood Athletic, Hollywood Shrine, Riviera Country, Gables, Casa del Mar (Santa Monica), Calif. Yacht (San Pedro), Athletic (Alhambra), Pacific Coast (Long Beach), Edgewater Beach (Chicago), El Righten Shrine. Home: 1028 Gramercy Pl. Office: 1003 Santa Monica Ave., Los Angeles.

HUBBY, Rollin Germain, architect; capitalist; b. Cleveland, O.; s. Frank W. and Catherine (Germain) H.; ed. Trinity Mil. Inst., Lehigh U., and Ecole Nationale des Beaux Arts, Paris. Career devoted to archt., realty and oil invmts.; engaged practice architecture, Los Angeles, 1917—. Served as 2nd lt. Q.M.R.C., Hollywood O.T.S., 1918. Author: Life of St. Charles Hobby; Life of Richard Mead of London; also various technical articles. Mem. A.I.A. (sec. S. Calif. chap. 2 yrs.), Allied Archts. Assn. of L.A. S.A.R., Delta Phi, Theta Nu Epsilon. Republican. Episcopalian. Clubs: Univ. (L.A.), Athletic, Gables (Santa Monica); Country (Cleveland). Address: 6412 Hollywood Blvd., Los Angeles.

GREENE, Lindley M., citrus grower, shipper; b. Clinton Co., Ohio, 1853; s. Hazael D. and Milley M. (Cherry) G.; A.B., Earlham Coll., Richmond, Ind., 1878; M.D., Miami Med. Coll., 1882; post grad. studies: Bellevue hosp., N.Y. City and London. (Eng.) hosp.; m. Mary Alice Davis of Azalia, Ind., 1882 (dec.); children—Inez A., Pliny T.; m. 2nd, Lizzie Smith, of Wilmington, O., 1893. Practiced medicine, over 20 yrs.; trustee, Wilmington, O., 7 yrs.; pres. Whittier (Calif.) Citrus Assn., shipper; pers. dir. Whittier Nat. Bank; was trustee, Whittier Coll., 12 yrs. Republican. Mem. Soc. of Friends. Address: 121 N. Painter Ave., Whittier.

BACON, John Andrew, life underwriter; b. Table Grove, Fulton Co., Ill., Mar. 12, 1894; s. Charles Evan-

Gordon B. Kaufmann, Architect for Many Noted Buildings of the Southland, Dies

Gordon B. Kaufmann, architect, died at his home, 627 South Carondelet Street, Los Angeles, last Tuesday, after an illness of four months. Funeral services were conducted at St. Paul's Cathedral, Thursday, and burial in the Golden Gate National Cemetery, San Francisco, is being arranged by Pierce Bros. Mortuary.

Mr. Kaufmann was born in London, England, on March 19, 1888. He was educated at the Whitgift School, Croydon, 1899-04, and at the Polytechnic, London, 1904-08. He came to Los Angeles in 1914.

He was a member of the firm of Kaufmann, Kaufmann, & Coate, 1920-21, leaving that association to form his own firm, later organizing the firm of Gordon B. Kaufmann and Associates to handle the work of his office during the War, when he was



GORDON B. KAUFMANN, F.A.I.A.

... to the division of chemical warfare in Washington, with the rank of lieutenant colonel. That firm was subsequently to Kaufmann, and Lippincott. In recent years Mr. Kaufmann has been practicing at the Carondelet Street address with Jess E. Stanton, his former partner, having been dissolved about a year ago.

Among the outstanding structures in Los Angeles and vicinity for which Kaufmann was the architect are the First and Spring Streets Building at First and Spring Streets, the Arrowhead Springs Hotel, buildings at Santa Anita Park, the Museum at California Institute of Technology, and the Palladium in Hollywood.

Mr. Kaufmann was one of the architects for St. Paul's Cathedral,

which was designed by his firm when it was headed by Reginald D. Johnson. He was consultant for Scripps College, for the Vultee Aircraft Company, and for the United States Bureau of Reclamation on various projects, including the Hoover Dam, Madden Dam, Grand Coulee, and Wheeler Dam.

He received the gold medal of the 1937 Paris International Exposition and the Legion of Merit for outstanding architectural contributions; and in this country, received many prizes and honors for his architectural artistry.

Mr. Kaufmann was a member of the California Club, the Bohemian Club of San Francisco, the Cosmos Club of Washington, a Fellow of the American Institute of Architects, and was active in the Boy Scouts of America. He served last year as president of the Los Angeles Area Council of Boy Scouts.

He leaves his widow, Mrs. Elsie Bryant Kaufmann; a son, Kenneth M. Kaufmann of Brentwood, and a daughter, Mrs. Thomas E. Dawson of Flintridge.

Los Angeles City Planning Commission Decisions

FEBRUARY 24, 1949

1. Commission denied change from R-1 (single family) to R-3 (multiple) on a parcel approximately 469 by 600 feet about 230 feet east of Hazeltine avenue and 200 feet north of Moorpark street. Applicant, Earl R. Andrews.

2. Commission denied change from R-A (suburban) to R-4 (multiple) on both sides of Roxford street between Bradley avenue and Herrick avenue to a depth of 346 feet. Applicant, Sam Cumina.

3. In outlining procedure for the establishment of natural resources districts for the purpose of excavating decomposed granite, the commission established the policy that such proceedings must either be initiated by property owners involved or by action of the City Council. This action was in answer to a request for the creation of such a district south of Mulholland drive and east of Coldwater Canyon avenue. Guy Price made the request.

An opinion from the City Attorney ruled that in the Rancho Providencia area where a conditional use has been granted in a single family zone for the operation of a cemetery, the single family zone restrictions no longer apply, and decomposed granite may be excavated under the decomposed granite ordinance. Clarification of this matter was requested by Forest Lawn Cemetery Association.

4. Commission approved the addi-

tion of property on the east side of Cahuenga boulevard between Addison street and Camarillo street to the Toluca Lake elementary school site.

Bid Opening Hour Advanced By L. A. County Supervisors

Beginning March 22, all bids advertised by Los Angeles County will be opened by the Board of Supervisors at 9 a.m., instead of at 10 a.m. as heretofore.

The new order, which was made February 23, is an effort to comply with requests from banks and other financial institutions in the East which wish to have the results of the bidding an hour earlier in order to obviate the tying up of funds while awaiting a report as to the successful bid.

The Board after due consideration decided to fix the new hour for all bid openings, the hour applying, of course, to all building and construction biddings. However, one opening—the \$12,000 bond issue of the Azusa School District—scheduled for March 15 has been set at the new time, viz., 9 a.m. Opening of bids for chain link fence at Arcadia, also scheduled for March 15, will remain at 10 a.m., as previously announced.

More Than 1,000,000 New Homes Built in 1948

Private home builders added more than 1,000,000 new homes to the nation's supply in 1948, the National Association of Home Builders reports. This is well ahead of 1947's rapid rate when home builders passed all postwar production records to that time. The feat is the greatest building achievement ever recorded in the residential field.

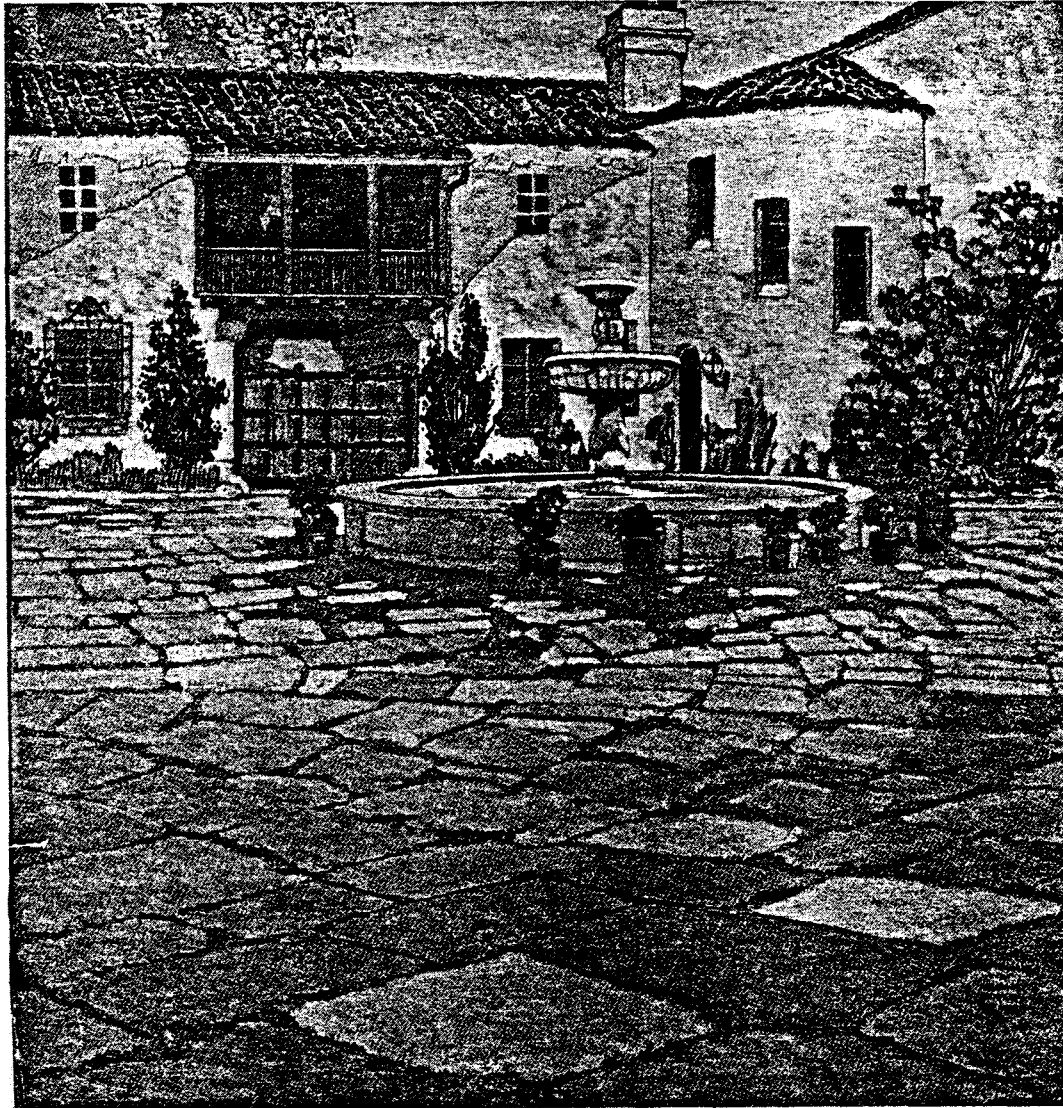
The basic figure used in computing the national total for housing construction is the U. S. Bureau of Labor Statistics report on housing "starts". This data, admittedly conservative in nature, is obtained only in urban and rural non-farm areas where satisfactory information can be gathered. However, these government figures do not include farm construction, conversions and housing starts from many areas.

New Personnel Manager

Appointment of David C. Patrick as personnel manager of W. P. Fuller & Co., has been announced by President A. H. Brawner.

Mr. Patrick, who has been with the pioneer paint, glass and wallpaper firm for the last 12 years, recently has been serving as a special assistant to the president on personnel matters. Previously he was manager of the company's technical service department.

Society of Architectural Historians Southern California Chapter



Meyer House,
Norman Kennedy
rendering.

THE "CALIFORNIAN" ARCHITECTURE OF GORDON B. KAUFMANN

BY ALSON CLARK

"We must approach the work of a group of men on the Pacific Coast with much more respect. Led by the late Willis Polk certain architects banded together in a common high ideal of beauty and fitness, have evolved a style so personal and so Californian that we sometimes fear it is hardly American. Men like Reginald Johnson, Louis Mulgardt, Francis Underhill, George Washington Smith, the Greenes who invented the California bungalow, and many others formed the group. Curiously enough, the first impetus to this Californian renaissance in domestic work came from that Ariel of architecture, Bertram Goodhue, in the unbelievably beautiful

Gillespie Villa at Santa Barbara, designed in 1902. This villa, perhaps, and the Spanish missions, too, furnished the cue from which has been produced the brilliant series of houses that have caused the palm for the best domestic architecture in America to be transferred from the Atlantic to the Pacific Coast."

Thomas A. Talmadge
The Story of Architecture in America
1922 page 270.

1927

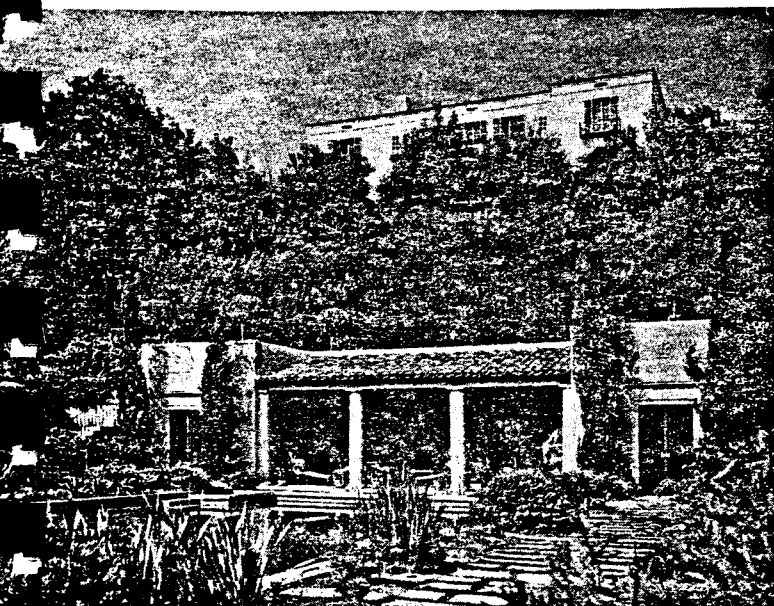
see back page



Heathcote, Ilkley, Sir Edwin Landseer Lutyens, Architect.



Meyer House, view from pool & loggia, living room.



Talmadge's book, long out of print, is remarkable. For instance, Vincent Scully has been credited with discovering the "Shingle Style." However, Talmadge discovered it long before, and defined it; although Scully, of course, coined the name. Carl Condit has been credited with tracing the rise of the skyscraper, but Talmadge did it in 1927, so we must respect Talmadge.

"Thus the Forum devoted an issue in 1934 to California Spanish architecture as it was being designed by Wallace Neff, Reginald Johnson, Gordon B. Kaufmann and H. Roy Kelly. These houses were charming and much more than competent.... The buildings were professionally finished, yet never dull.... In 1934, outside of Wright's work, which the editors generally championed, no other American architecture had comparable warmth."

John E. Burchard and Albert Bush-Brown. The Architecture of America: a Social and Cultural History
1961 page 459

This short passage was about the kindest thing the authors had to say about architecture on the West Coast.

Southern California has long been known for the quality of its residential architecture. The region was not much acclaimed for its non-domestic work in the Twenties and Thirties, although some of it was by the same architects who were so praised for their houses. The comparatively few buildings designed according to Talmadge's "high ideals of beauty and fitness" were so widely scattered that they counted for little in the image of the Southland. The work probably struck visitors as too informal. Although the public buildings were as professionally finished as the houses, they were often asymmetrical and usually incorporated patios for California living. The profession of Landscape Architecture advanced hand in hand with Architecture during this era. Indeed it would be hard to imagine the public buildings of the period without the complement of palms of varied heights, white-barked eucalypti or the olives and citrus trees which adorned the patios. Gordon Kaufmann was one of the most successful architects of public buildings in this vein. His career was unique in that from the beginning of his independent practice he obtained commissions for whole groups of buildings at the same time that he was gaining a reputation as one of the area's foremost residential practitioners.

Gordon Bernie Kaufmann was born in London in 1888. His mother was Scottish and his father was of German origin.[1] The family was middle class. Kaufmann attended the Whitgift School, Croydon, from 1899 to 1904.[2] From 1904 to 1908 he attended both the London Polytechnic and the Royal College of Art.[3] From 1908 to 1910 he was articled to the London architect A. W. S. Cross, FRIBA,[4] The author of two technical books on architecture and a contributor to the American Architect in 1912 (the article was a lament on the destruction of John Nash's Regent Street). This apprenticeship was very important, as England had no architectural school equivalent to the Ecole des Beaux-Arts. Even more important was the architectural milieu of the period. It was the height of the Edwardian era, and Sir Edwin Lutyens' "Heathcote," Ilkley, Surrey, a typical example of free, imaginative classicism, was one of the most admired houses of the time. I don't think Gordon Kaufmann ever quite shook off this approach to design, which was somewhat different from the often more puritanical atmosphere surrounding architecture, especially domestic architecture, in the United States. After his two years with A. W. S. Cross, Kaufmann emigrated to Canada.[5] There he married Eva St. Denis MacFarland and had a son, born in 1913.[6] Mrs. Kaufmann's health was always delicate, so, in 1914, the family was forced to seek a mild climate and moved to Los Angeles. Arriving penniless and friendless, it is said that Kaufmann could only obtain work as a gardener.[7] In a year or so things improved, as, in 1916, he was listed as a draftsman in the office of Reginald Johnson in Pasadena.[8] This association was of much importance, as there he was Americanized.

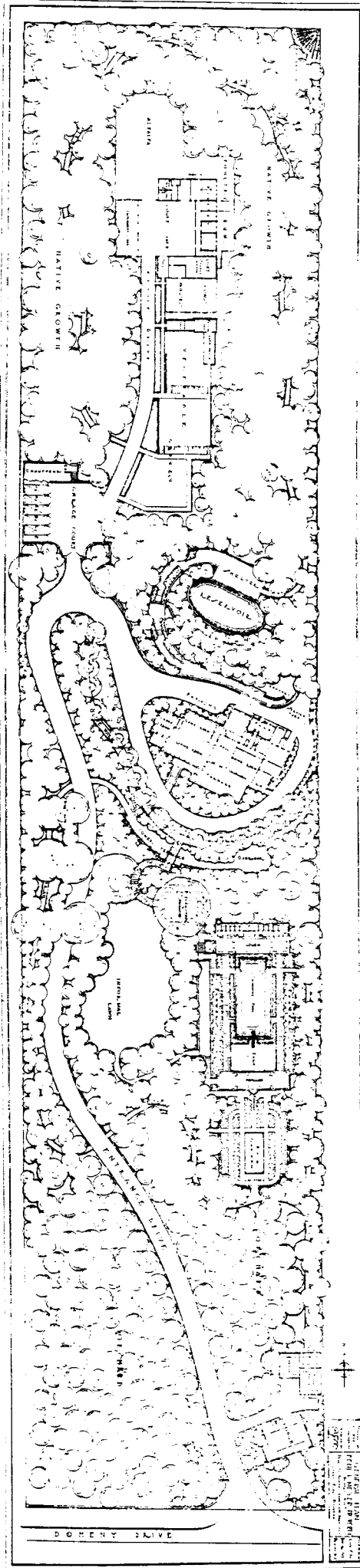
Reginald Johnson attended Williams College, then took the architecture course at M.I.T. and spent five years in Europe before opening his own office in 1912.[9] He knew that California was provincial, disdained the Mission style, and hence did not try to build Spanish vernacular houses. All this seemed to change about 1915, perhaps as a result of Goodhue's San Diego Fair. Johnson began to produce Italian villas and farmhouses, discreetly touched with Spanish Colonial ornament.

At least by 1920 Kaufmann had become the "Associate" of Johnson.[10] In 1922 the firm became Johnson, Kaufmann and Coate, the "Coate" being Roland E. Coate, Sr. The partnership did St. Paul's Episcopal Cathedral in Los Angeles and All Saints' Church in Pasadena, as well as many houses. In late 1924 the two junior partners left the firm and formed their own offices, but before that they had apparently been responsible for at least some of their own residential jobs. The Ben R. Meyer house was first published as the work of Johnson, Kaufmann and Coate,[11] but soon after was published as the work of Gordon Kaufmann alone.[12] It has the earmarks of a Kaufmann job.

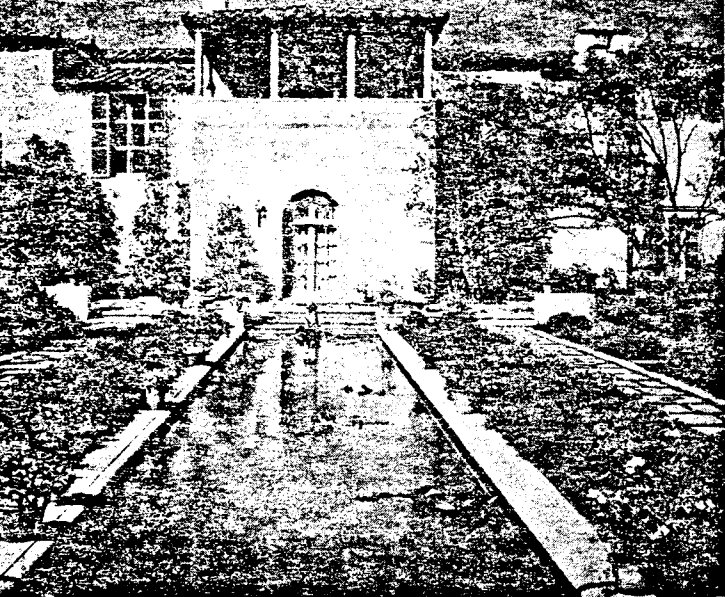
The site plan is dated 1920.[13] The Landscape Architect was Paul Thiene,[14] and here begins a series of slightly ironic connections between Gordon Kaufmann and the well-known "pioneers of modern design" in Southern California. In 1920 Lloyd Wright, then a Landscape Architect, was working with Paul Thiene, so undoubtedly Lloyd Wright played a part in developing the plantings on this estate.[15] The landscaping was put in a couple of years before the construction of the house. The plot was long and narrow and it was important to plant out neighboring distractions so that the desired effect of space might be achieved. The house was placed high on the property and the swimming pool and bath houses below. The virility and feeling for the third dimension of Kaufmann achieved was distinctive. The interiors were equally distinctive. The living room has a restrained sumptuousness and consistency that were unusual for Los Angeles at that time. Part of the success of the house lies in the craftsmanship. The breakfast room was decorated by Giovanni (or John B.) Smeraldi, a remarkable Italian decorator/artist who had settled in Southern California.[16]

One of the first major commissions which Kaufmann received after opening his own office was the Eisner house on a comparatively small corner lot in Hancock Park.[17] It is one of the most urban single-family houses which was built in Los Angeles up until that time. The main entrance was on the back, off a driveway which entered off one of the streets and exited on the other, making the plot even smaller. Take away the compulsory meaningless small setbacks and it becomes a town palace in a Mediterranean country. Mr. Eisner was evidently fond of entertaining, as the banquet hall, complete with musicians' gallery, has a separate entrance. The house was essentially planned around three courtyards, a service courtyard, a central courtyard, and a third garden courtyard with reflecting pool, not shown on the plan but easily understandable from photographs. The house is now romantically overgrown with vines and festooned with signs saying it is patrolled by so and so and guarded by such and such a security system. Luckily the stucco has never been painted and the walls have acquired a patina which no amount of money could duplicate. This house of three courtyards, which won Kaufmann his first AIA award in 1926, was the prototype for Scripps College.

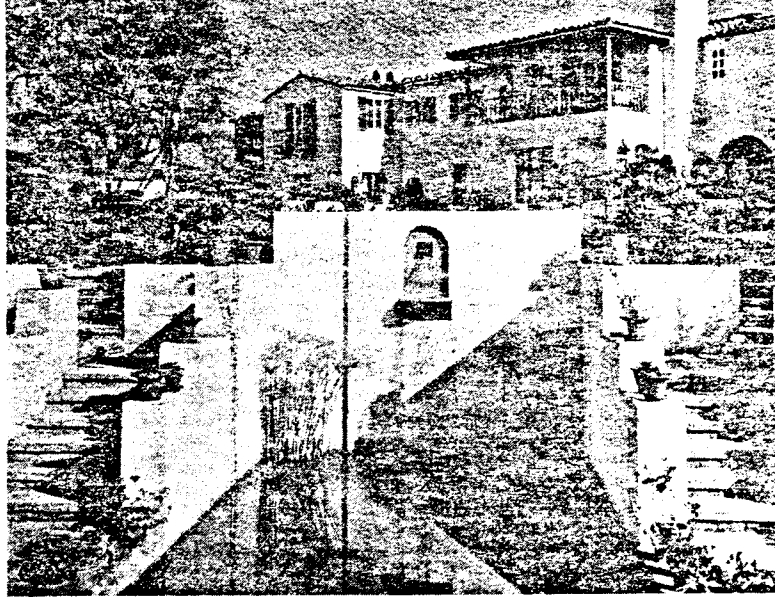
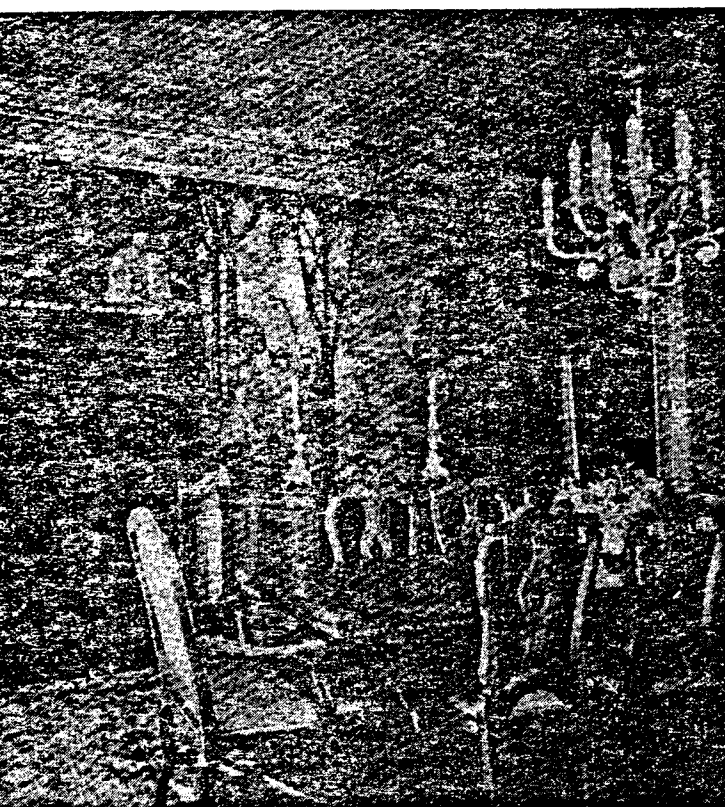
The office produced much domestic work during these years. The Milton Baruch house of 1925-26 is an example of a more typical Los Angeles commission,[18] the large suburban house which was meant to "stand in its own grounds" and be seen from the street. Powerful, simple, largely unadorned spacial volumes, massive construction, executed with conviction - in short, vigor and go. The interiors of the houses were elegantly rich but subdued complements to the simple exteriors. The H.L. Thompson house (Pasadena 1927) is an eighteenth century villa on the Brenta. The ceiling of the living room was decorated, again by Smeraldi, with allegorical scenes which might well have decorated an Italian villa of the time. This was very unusual for



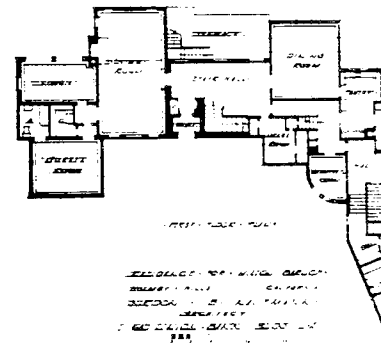
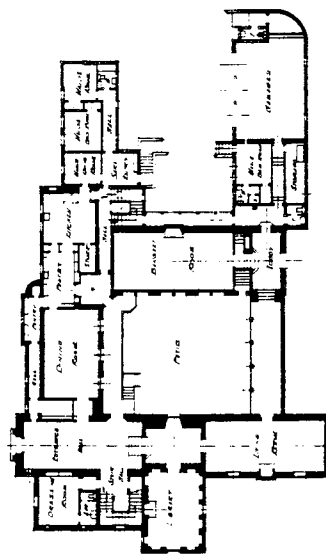
Meyer House,
Plot Plan.



[above] Eisner House, view from third court, looking toward library; [below] Getz House Dining Room with Hugo Ballin mural.

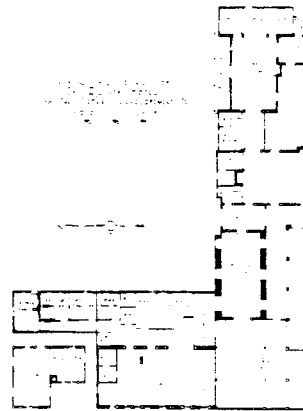


House of I. Eisner, Los Angeles—Gordon B. Kaufmann, Architect



[center, left] Eisner House, First Floor Plan; [right] Baruch House, First Floor Plan; [top] Baruch House, "Garden Front" view.

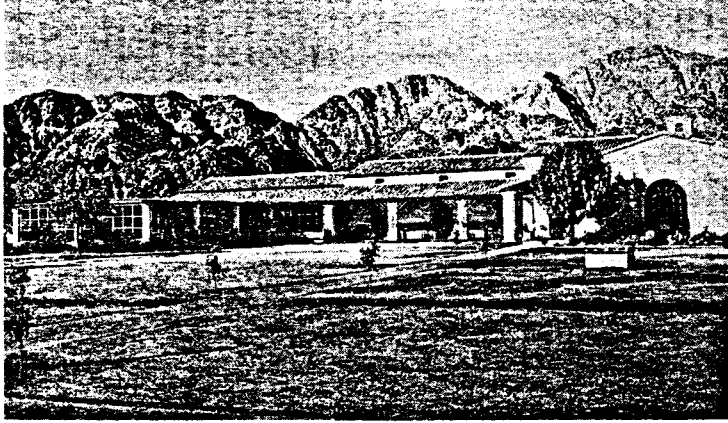
La Quinta Hotel, Main Building Plan note outdoor dining room.



Pasadena, where even the most expensive "Spanish-style" houses usually had simple beamed ceilings with perhaps a little stenciled decoration. The dining room of the Milton Getz house (Beverly Hills, 1925-6) relies for its decorative impact entirely on the murals of Hugo Ballin. Ballin was a first-rate muralist who had come to Hollywood to work as a set designer. He hadn't done murals in years, but Gordon Kaufmann talked him into contributing to the decoration of the Getz house.[19] After this Ballin went on to become one of the area's most successful muralists.

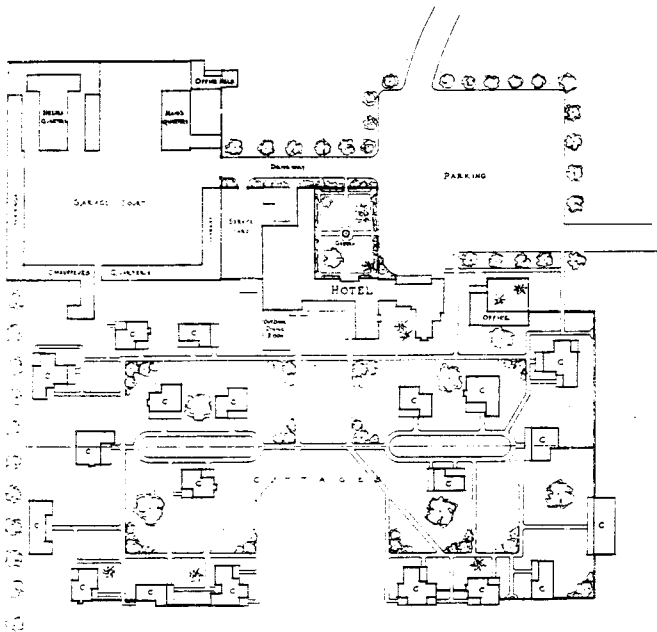
Another chance connection with the "pioneers of modern design" in the region developed about this time, when Richard Neutra worked briefly for Gordon Kaufmann. Kaufmann was, I believe, the only "establishment" architect Neutra worked for here. There are a few nice "Kaufmannesque" renderings in the Neutra archive at UCLA.

In 1925 Kaufmann obtained a unique commission - the chance to build a luxury hotel complex in an isolated desert valley near Indio. "La Quinta," as the resort was called, is intact and is still a successful luxury hotel. Since rain is not a problem in the desert, the guest rooms are a series of dispersed cottages and the casual main building uses outdoor circulation.[20] There was a shaded outdoor dining room, as well as an indoor space for dinner in the evening when the desert starts to cool off. The prototypes for La Quinta were the Desert Inn at Palm Springs, the first luxury hotel in the area, which also had detached cottages, and Lloyd Wright's Oasis hotel, also in Palm Springs, which had been built three years before. La Quinta has virtually no decoration on the exterior. The serene masses build up against the rocky hills, which are in themselves the decoration.

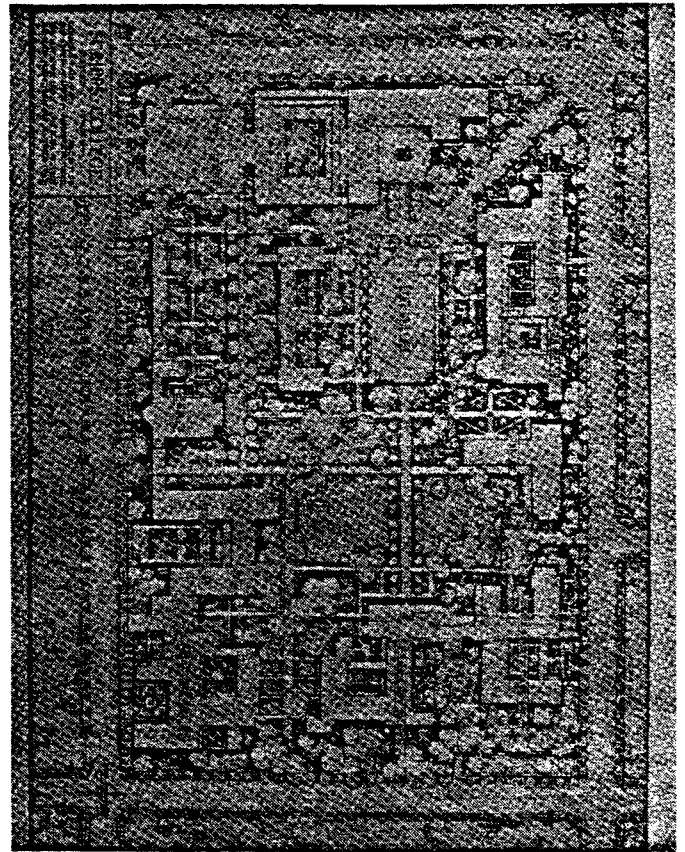


La Quinta Hotel, Main Building, open dining room at left.

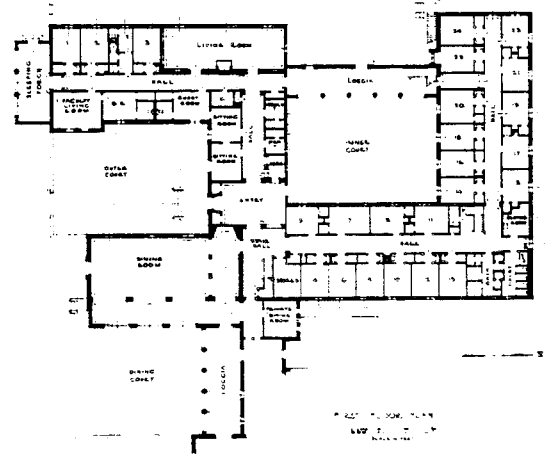
La Quinta Hotel, Plot Plan.



LA-QUINTA - HOTEL -
PLOT PLAN



[top] Scripps College, Perspective & Site Plan;
[bottom] Grace Scripps Clark Hall, Floor Plan.



The hotel is built of adobe bricks made on the site. A kiln was set up and even the roof and floor tiles were made on the site. The color of the roof tiles is most successful. Much of the porch furniture, of extremely simple and sturdy design, was the work of the architect, and was also made on the site. [21] Every effort was made to have plantings which were appropriate to the desert, and the plan included native plants. Even a date palm grove was included in the plan.

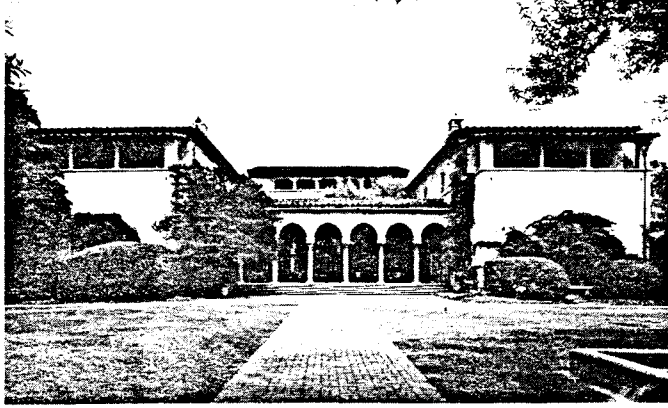
The independent commissions of eighteen busy months must have been favorably received. At any rate the August 1926 issue of the Pacific Coast Architect contained the following announcement. [22]

"One of the most coveted of recent architectural competitions in Southern California has been awarded to Gordon B. Kaufmann, AIA, of Los

Angeles, by the Scripps College for Women Board of Trustees. Kaufmann has also been given the commission to handle the architectural plans for the first building."

Another connection, or in this case lack of connection, with the "pioneers of modern design" was that donor of Scripps, Ellen Browning Scripps, was Irving Gill's great patron of former years. Gill did not receive the commission.

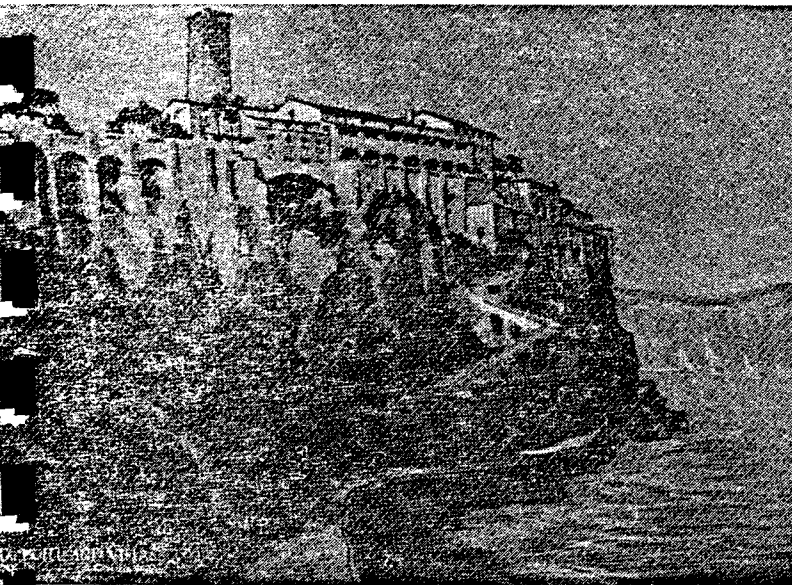
The site plan of Scripps is remarkably free of formality. It is ordered, but the axis does not appear as a dominating theme. It is also very urban for the period. All the land has been put to work. Very un-American high walls enclose much of the campus, which might have been forbidding had not the design of the buildings, domestic in scale, been handled with so much warmth. The distribution of buildings around



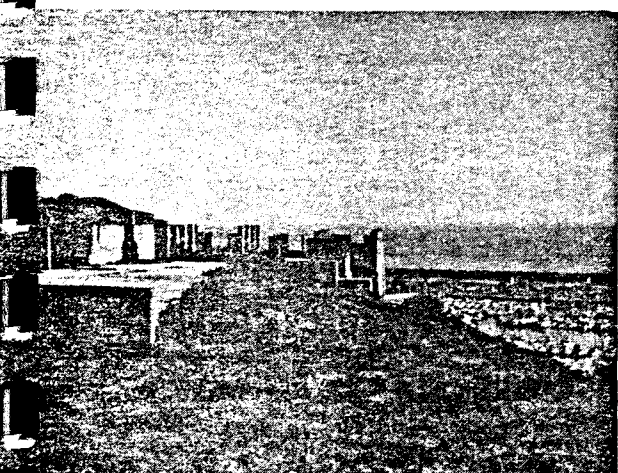
Cal Tech Athenaeum, [top] West Elevation, [bottom] Courtyard.



Proposed Hotel & Villas, Dana Point, Harrison Clarke rendering.



Unfinished foundation, Hotel & Villas, Dana Point.



the periphery leaves the center free. Kaufmann and the Landscape Architect, Edward Huntsman-Trout envisioned a place that didn't look pretentiously landscaped at all. There were to be no lawns, as that was not the thing for our semi-arid region. Instead an orange grove was to fill the central space,[23] a scheme that never materialized, as the students and faculty insisted on lawns. The buildings with their eclectic details, some of them evocative of Kaufmann's Edwardian background, are livable and full of charm.

What style is Scripps? In October 1928, Harris Allen, editor of the *Pacific Coast Architect*, published an article entitled "This California Architecture"[24] which said in part,

"...for here has been developing, and we may fairly now say that it has developed, a style or treatment (for we are agreed that it is out of style to speak of an architectural 'style') which is typically, vitally Californian.... We have tried almost everything, and by degrees eliminated the misfits and picked out good bits from this and from that, and tried them out to see what fitted together harmoniously so that consciously or unconsciously we have gravitated toward the type of architecture that seemed most congenial to our traditions, our climate, and our environment.

It isn't Spanish, nor Mission, nor Italian, nor Colonial; many people have tried to call it Mediterranean in an effort to embrace the gamut of styles which border that part of the world which perhaps most nearly resembles our Pacific Riviera, but in the end it will have to come to being called what it is, just Californian."

I think Scripps is a perfect example of what Harris Allen was talking about.

Largely as a result of the success of Scripps, Gordon Kaufmann obtained the commission for the Athenaeum and dormitories at Caltech. Here he was working on a campus already planned by others. Myron Hunt and Elmer Grey had planned the original layout and Bertram Goodhue had succeeded them as architect.

Kaufmann planned the Athenaeum, completed in 1930, at the eastern end of the existing main axis and the dormitories, finished in 1931, to the south. The fine landscaping on both jobs was the work of Florence Yoch and Lucille Council. The Athenaeum is an Italian villa which has been "California-ized" in a rational and convincing manner. The entrance is to one side, informally placed, but grand. The patio, sixty feet square (including the arcades), is the heart of the scheme. The side wings, thirty feet wide, are to the north and south. The dining room, forty feet wide, encloses the patio's east side, and you get a view down the axis from the patio, which is used for outdoor dining all year round. Cross ventilation is provided for each major room, as this was before the days of air conditioning and Pasadena can be hot, but the breeze comes up in the evening and cools things off. The Hall of Associates, with decorations by Smeraldi, can be opened up to the dining room for large meetings. Over half a century after its completion the Athenaeum still successfully serves its purpose as a faculty club and meeting place for Town and Gown.

The dormitory complex is a kind of early "Megastructure" built around six courtyards. Clever advantage has been taken of the site levels. The service entrance is off the public street at a level below the courtyards. This elevation, complete with characteristic Kaufmann walls and gateways, rises three stories. The rest is comparatively low, allowing plenty of light into the courts. Walking through this complex is like a stroll through a neighborhood in Florence. When you emerge again into the reality of Pasadena, it is a distinct letdown. This is all the more remarkable since Gordon Kaufmann never made an extensive Grand Tour of the Continent. During his youth he didn't have the money, and when he was a successful architect he didn't have the time. Perhaps the situation was equivalent to Greene and Greene's never having visited Japan. As Randell Makinson has remarked, "Perhaps it was just as well."

The "Hotel and Villas at Dana Point," planned about 1930, was a Mediterranean village perched romantically on a cliff above the Pacific.[25] Construction was started about 1931, but was stopped a few months later due to the onset of the Great Depression, after only a small portion of the concrete work had been completed. The floors and columns have been there for fifty years, and look more and more like the ruins of a classic temple by the sea. I recall Kaufmann's disappointment that this project, which would have been a coastal landmark, could not be carried to completion.[26] The Depression brought a symbolic and literal end to things of this kind, and to the "Californian" style.[27] It was no longer financially possible.

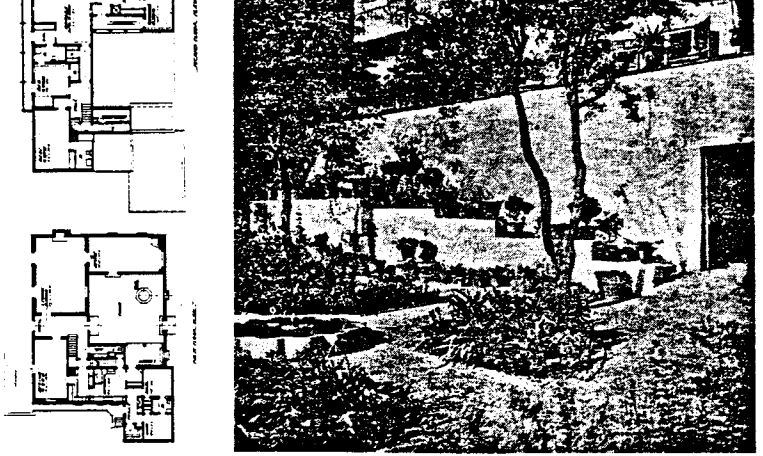
The Los Angeles "Times" building was a Kaufmann project that went through various design stages, before and after the Depression, and was finally completed in 1935. I don't recall that he was too happy with the outcome. I remember my mother saying, "Why, Gordon, you've made it modern." His cryptic reply was, "I wish I'd made it more modern." [28]

"Graystone" was the most expensive house Kaufmann ever designed, but perhaps it was not his best work. An English country house, no matter how good, doesn't look quite at home on a steep hillside in Beverly Hills. I am sure that the site and the style were both the choice of the Dohenys who commissioned it. The large "Graystone" garage and chauffeur's quarters, lower down on the site, in part betray very direct influence of Sir Edwin Lutyens. The south wing of the garage has buttressed piers which could have been inspired by no other source than Lutyens' 1912 dining room addition at "Folly Farm," an unforgettable piece of work.

Kaufmann built his own house in Holmby Hills in 1928-29. Of course it was set as close to the street as the law would allow. Of course it was eclectic. The roof tiles were Italian, and the front was unpretentious, but the rear, overlooking a canyon, had a second floor balcony which recalled Monterey. The superb landscaping, informally formal, or formally informal, was again by Florence Yoch. But even Miss Yoch had problems, one of which was the mature olive tree in the inevitable Kaufmann courtyard, which was the heart of the scheme. Three trees died before the fourth took hold. Gordon had a wry sense of humor. After the third tree died he said that he was going to call his place "Casa de los Olivos Muertos," a wry commentary on people who in those days liked to give their houses pretentious Spanish names.[29]

It is part of the legend of the modern movement that the real monuments of our age are the work of engineers. Of most of the major dams of the West this is not true. The "clean" exterior appearance of the dams themselves, as well as the intake towers and powerhouses were the work of Gordon Kaufmann. I don't know how the choice of this man who had a way of making us feel the third dimension in built works came about, but it was fortunate. A "before" shot of Boulder Dam as the Army Corps of Engineers proposed to build it, and an "after" photograph of the completed structure after it had left the Kaufmann drawing board show that the design was improved. He was responsible for Parker Dam and Grand Coulee as well as Keswick Dam. In the case of one of the last, Shasta Dam, late nineteen forties, the "Art Deco" of the Boulder Dam powerhouse, circa 1932, has been replaced by a very competent rendition of the International Style.[30] Kaufmann died in 1949.

Gordon Kaufmann was in many ways very like the other architects who had helped to create the "Californian" style. He wrote virtually nothing about his work. Like the rest he did "English" or "Colonial" when the client wanted it. Like most of the rest he embraced the International Style with enthusiasm.[31] But he was singularly fortunate in securing commissions for nonresidential work - commissions in which he employed the simple, vernacular, decoratively eclectic approach which characterized the best residential work of the time. His work was essentially "modern" in that it worked remarkably well, as well as displaying a freshness in the most successful jobs which has made them appreciated today. To both these public buildings and to his houses he brought a generosity of approach which was partly personal and also a part of his inheritance, a peculiarly British sensibility about the house and about public work.



Kaufmann House, Plans, view from rear terrace.

Notes

1. Author's conversation with Gordon Kaufmann. 1932.
2. Gordon B. Kaufmann. Obituary. Southwest Builder and Contractor, Los Angeles, March 4, 1949, p. 7.
3. Anon. Who's who in this issue. Architect and Engineer, vol. 101, June, 1930, p. 27.
4. Anon. Who's who in this issue. Architect and Engineer, vol. 101, June, 1930, p. 27.
5. Anon. Who's who in this issue. Architect and Engineer, vol. 101, June, 1930, p. 27.
6. Author's conversation with Gordon Kaufmann. 1932.
7. Author's conversation with Robert E. Alexander, FAIA. 1977.
8. Thurston's Residence and Business Directory of Pasadena, Altadena, and Lamanda Park, Los Angeles, 1916, p. 144.
9. Who's who in America, Chicago, vol. 19, 1936-37, p. 1324.
10. Letter from Reginald Johnson to author's father, dated May 6, 1920. Letterhead reads "Reginald D. Johnson, Architect. Gordon B. Kaufmann Associate."
11. California Southland, Pasadena, vol. 7, March, 1925, p. 23.
12. Pacific Coast Architect, "Arbiter Elegantiarum."
13. California Southland, Pasadena, vol. 7, March, 1925, p. 26.
14. California Southland, Pasadena, vol. 7, March, 1925, p. 26.
15. David Gebhard & Harriette Von Breton, "Lloyd Wright Architect," Santa Barbara, 1971, p. 20.
16. California Southland, Pasadena, vol. 7, March, 1925, p. 24.
17. Architectural Digest, Los Angeles, vol. 6, no. 3, 1927, p. 81.
18. Harris Allen, "Arbiter Elegantiarum," Pacific Coast Architect, San Francisco, vol. 31, May, 1927, pp. 9-47.
19. Arthur Millier, "The Ballin Murals in Los Angeles," California Southland, vol. 9, October, 1927, pp. 9-10, 22.
20. "La Quinta Hotel and Cottages," Architectural Record, New York, vol. 74, November, 1933, pp. 345-351.
21. Author's conversation with Raymond J. Dee, archivist of La Quinta. 1982.
22. Pacific Coast Architect, San Francisco, vol. 30, August, 1926, p. 43.

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1941 (with Paul R. Williams, Adrian Wilson, Wurdeman and Becket and Richard J. Neutra.) After this the International Style appeared to become the preferred design approach in the Kaufmann office. Of the other architects mentioned by Talmadge who survived into the thirties and forties, Myron Hunt's La Vina Sanitorium, Pasadena, 1936, employed this architect's version of the International Style. Reginald Johnson gave up his conventional practice in 1934 to devote himself to promoting government-sponsored public housing, and designed his last house for himself (in conjunction with his son, Joseph L. Johnson) in an unabashed modern manner (1947).

[l] Boulder Dam as originally designed;
 [r] as designed by Gordon B. Kaufmann.

23. Vincent Healy, unpublished paper on Edward Huntsman Trout, read at Scripps College, Claremont, CA, March 20, 1982.
24. Harris Allen, "This California Architecture," Pacific Coast Architect, vol. 34, October, 1928, p. 11.
25. Architect and Engineer, San Francisco, vol. 107, November, 1931, p. 55.
26. Author's conversation with Gordon Kaufmann, 1932.
27. Of course, no style is suddenly completely obliterated. Despite the fact that Myron Hunt built Thorne Hall, Occidental College, Los Angeles, after the Depression was well under way, and that Wallace Neff built the Doheny Library, Camarillo and received an AIA award, 1939, for the Galli-Curci house, Westwood, the style never dominated the Southern California architectural scene after the Depression had struck.
28. Author's conversation with Gordon Kaufmann, 1935.
29. Author's conversation with Gordon Kaufmann, 1930.
30. Anon. "Shasta Dam and Power Plant: Central Valley Project, California. Gordon B. Kaufmann and Earl G. Morris Consulting Architects." Progressive Architecture, New York, vol. 32, November, 1951, pp. 58-61.
31. After the Depression Kaufmann employed the popular styles, no doubt in deference to clients. Among the earliest well-known Kaufmann jobs is what (for want of a better term) could be called the International Style, were the Vultee Aircraft Plant, Downey, CA, 1940, and the Pueblo del Rio Public Housing Project, Los Angeles,

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alteration designed for the historic *Mill* at Front and South Streets in Harrisburg, the original portion of *Mill* dates from 1721 (*).

—References: Obit., *The National Architect*, July, 1966. *Guide to the Keystone States*. Federal Writers' Project (*).

KATZ, WILLIAM F. (1888—3/1/1941) Yonkers, N. Y.

A native of Yonkers, educated in the city schools, he studied architecture at the Cooper Union in New York and at Columbia University, and at the age of twenty-one began practice in Yonkers. During his active years Mr. Katz designed a number of business and public structures in his native city, among which were the First National Bank in 1927, the City Health Center, and the Park Building on 12th Street, considered his outstanding work. In more recent years he was associate architect on "Mulford Gardens," a Federal Slum Clearing Project in Yonkers.

—References: Obit., *New York Times*, 3/2/1941. *The Architectural Forum*, April, 1941.

KAUFMANN, GORDON B. (1858—3/1/1949) Los Angeles, Calif. (F.A.A.A.)

A well-known architect in Southern California, formerly a partner with Reginald Johnson and Roland Coate, and in more recent years associated with Jesse Stanton. During 1938 he was raised to Institute Fellowship.

Mr. Kaufman was born and educated in London, England, and at the age of twenty graduated from the Polytechnic Institute in that city. After arriving in America he established a residence in Los Angeles in 1914, and a few years later, in 1920, began professional practice as a member of the newly organized firm of Johnson, Kaufmann & Coate. In their early works the partners excelled in the field of high-class residence work, also they designed a number of public buildings, of which St. Paul's Episcopal Cathedral in Los Angeles was a notable example. Independently Mr. Kaufmann was architect of the new Los Angeles Times Building at First and Spring Streets, the outstanding achievement of his career. Also he designed the Atheneum at the California Institute of Technology at Pasadena, and the Arrowhead Springs Hotel.

—References: Obit., *the Southwest Builder and Contractor*, 3/4, 1949; *Los Angeles Times*, 3/2/1949.

KEARSLEY, (Doctor) JOHN. (c. 1684—1/11/1772) Phila. Pa.

Amateur architect, designer of Christ Church in Philadelphia. That distinguished edifice, built from Dr. Kearsley's plans more than two hundred years ago, is one of the city's most venerable structures.

Born and educated in England, the young man studied medicine and emigrating to America about 1711, settled in Philadelphia, preparing to practice his profession. In the following years he became one of the city's prominent citizens, appointed a member of the Provincial Assembly. While it is doubtful if Dr. Kearsley had any architectural training, he demonstrated skill in preparing plans for Christ Church. He also financed the erection of the structure built between 1727 and 1744, replacing a wooden chapel on the site. In addition he was associated with architect Robert Smith (see) on plans for St. Peter's a "chapel of ease" to Christ Church erected between 1758 and 1761.

Later Dr. Kearsley became an active proponent for building the new State House in Philadelphia. A petition was circulated asking for the approval of a building on Market Street near Third, and the Doctor, who had the project, drew up plans for the proposed structure. The approval was granted by Andrew Hamilton, a former Deputy-Governor of Pennsylvania. He also drew a counter-proposal for a site on Chestnut Street, and when eventually

Withey "His Arch."

COLONEL HENRY CROWN

Col. Henry Crown, Chicago industrialist, was born in that city in 1896, one of six sons of Arie and Ida Crown. By the time he was 21 he was Treasurer of a little company called Dunbar Drop Forge, and at 23 he started his own business, Material Service Corporation, a supplier of various materials, chiefly coal, gravel, stone and sand. Today that company has become a division of General Dynamics Corporation through a merger in December, 1959. Col. Crown is a Director of General Dynamics Corporation and Chairman of the Executive Committee.

Col. Crown became the second man to personally own the Empire State Building when he gained control of the world's tallest building in October, 1954. He was a Chairman of Empire State Building Corporation when he sold the structure for a record-breaking \$65,000,000 on December 27, 1961.

He is also Vice President, member of the Executive Committee and a Director of Hilton Hotels Corporation; Chairman of the Finance Committee, a member of the Executive Committee and a Director of The Chicago, Rock Island & Pacific Railroad; Chairman of Freeman Coal Mining Corporation; Chairman of Material Service Division of General Dynamics; a Director of Waldorf-Astoria Corporation; and a member of the Executive Committee and a Director of City Products Corporation.

During World War II, Mr. Crown served as a Colonel in charge of procurement for the Army Engineers in the Chicago area for which he was awarded the Legion of Merit. ###

FROM: Jack Pacey - Dale Olmstead
Publicity Consultants, Inc.
247 Park Avenue
New York 17, New York
YUkon 6-5400

(This is the man who
bought GreyStone —
unfortunately we haven't
any pictures of him, there.)

ORIGINAL FILE

DOCUMENTS IN THIS FILE WILL BE FOUND
IN THE FOLLOWING ORDER

File No. F-64

GREYSTONE PROPERTY

501 Doheny Road
Beverly Hills, Calif.

ENTRY NO.	DATE	GRANTOR	GRANTEE	NATURE OF TITLE
1.	12-14-25	Hellman Commercial Tr. & Savings Bank	^{LOT 4} Edwd. L. Doheny, Jr.	Corporation Grant Deed
2.	12-19-25	Title Guar. & Tr. Co.	Edwd. L. Doheny, Jr.	Guarantee of Title
3.	12-21-25	Commercial Nat'l. Tr. & Savings Bank	Edwd. L. Doheny, Jr.	Letter re: Guarantee of Title & Taxes
4.	-	Continental Nat'l. Bank	Edwd. L. Doheny, Jr.	Escrow Statement
5.	2-25-26	Hellman Commercial Tr. & Savings Bank	Edwd. L. Doheny, Jr.	Corporation Grant Deed
6.	3-15-26	E. L. Doheny, et ux.	E. L. Doheny, Jr., et ux. ^{12.58 acre}	Grant Deed
7.	3-23-26	Title Guar. & Tr. Co.	E. L. Doheny, Jr.	Guarantee of Title
8.	3-11-27	City of Los Angeles	Edwd. L. Doheny, Jr.	Quitclaim Deed
9.	4-28-27	M. L. Hays, et ux.	^{4 lots} Evelyn B. Hays	Grant Deed
10.	11-12-27	Evelyn B. Hays	E. L. Doheny	Grant Deed
11.	11-21-27	E. L. Doheny, et ux.	E. L. Doheny, Jr., et ux.	Grant Deed
12.	11-25-27	Title Guar. & Tr. Co.	E. L. Doheny, Jr., et ux.	Guarantee of Title
13.	11-12-30	Edward L. Doheny, et ux. ^{3.54 acre}	Lucy Smith Battson	Grant Deed
14.	1-8-35	Bank of America	Heirs or devisees of E. L. Doheny, Jr.	Quitclaim Deed
15.	1-12-35	Title Ins. & Tr. Co.	Lucy Smith Battson, Executrix	Policy of Title Ins. #1378597
16.	1-12-35	Title Ins. & Tr. Co.	Lucy Smith Battson, Executrix	Policy of Title Ins. #1378597
17.	3-10-45	(TERMINATED) Lucy Smith Battson	Carrie Estelle Doheny	R/W for Pipe Line
18.	3-23-45	Franklin Canyon Co.	Railroad Commission of California	Application re: Various Orders, etc. *
19.	7-10-45	Lucy Smith Battson	Carrie Estelle Doheny	Termination of R/W for Pipe Line
20.	7-11-45	-----	-----	Memo re: Errors in Description
21.	2-11-46	Lucy Smith Battson Leigh M. Battson	-----	Agreement and Declarat- ion of Restrictions
22	6-2-48	Lucy Doheny, et ux.	Lucy Smith Battson	Grant Deed, Lot 4, Tract 10615
23.	6-25-48	Title Ins. & Tr. Co.	Lucy Smith Battson	Policy of Title Ins. re above lot

* This document is a copy of the original in Franklin Canyon file was microfilmed

OFFICERS & DIRECTORS
E. W. SARGENT PRESIDENT
F. MORLAN VICE PRES
R. KILLGORE, SECY
W. L. FRANKLIN VICE PRES
JOHN F. KEOGH VICE PRES
GEO. A. REIMERS ASST. SECY
ALBERT SCHUCK ASST. SECY

OFFICERS & DIRECTORS
J. E. RHIND ASST. SECY
J. T. COOPER
IRVING H. HELLMAN
LOUIS M. COLE
MARCO M. HELLMAN

LOS ANGELES, CALIFORNIA

272/63

Guarantee

743915

Issued for the sole benefit and protection of E. L. Doheny, Jr., and Lucy Smith Doheny.

After a careful examination of the official records of the City of and County of Los Angeles, State of California, except those hereinafter mentioned, and of the official records of the Federal Offices located at Los Angeles, in relation to the record title to that certain tract of land hereinafter described, the

FILE No
F-64

Title Guarantee and Trust Company

A corporation, having its principal place of business in the City and County of Los Angeles, State of California

hereby **GUARANTEES** in a sum not to exceed **Thirty-one Thousand, Five Hundred (\$31,500.00)-----DOLLARS** that said title, as appears from said records, is vested in

E. L. DOHENY, Jr.,

and

LUCY SMITH DOHENY,

his wife, by deed to them dated November 21st, 1927.

Free of Incumbrances.

EXCEPT: 1st-Taxes for the fiscal year 1927-28. Amount \$137.02.
Assessment No. 229727.

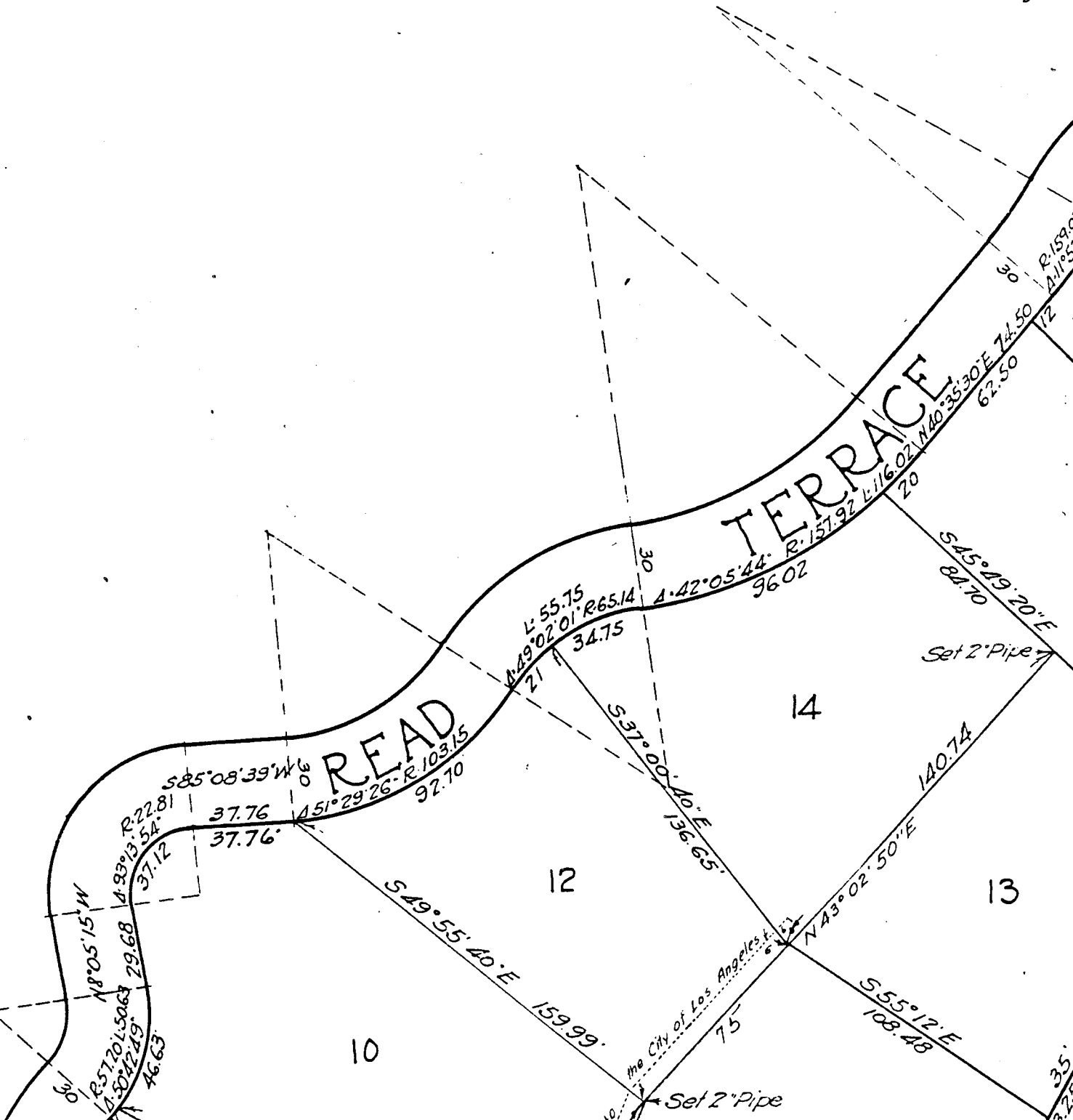
2nd-A permanent easement and right of way, together with access thereto, to construct, maintain and operate a line of poles and wires, for the transmission of electrical energy across Lots One (1), and Four (4), the center line of said line of poles and wires to be located not more than Two (2) feet Westerly from and

TRACT N

M. B. 103/

Adjoin

Adjoins Sheet No 5



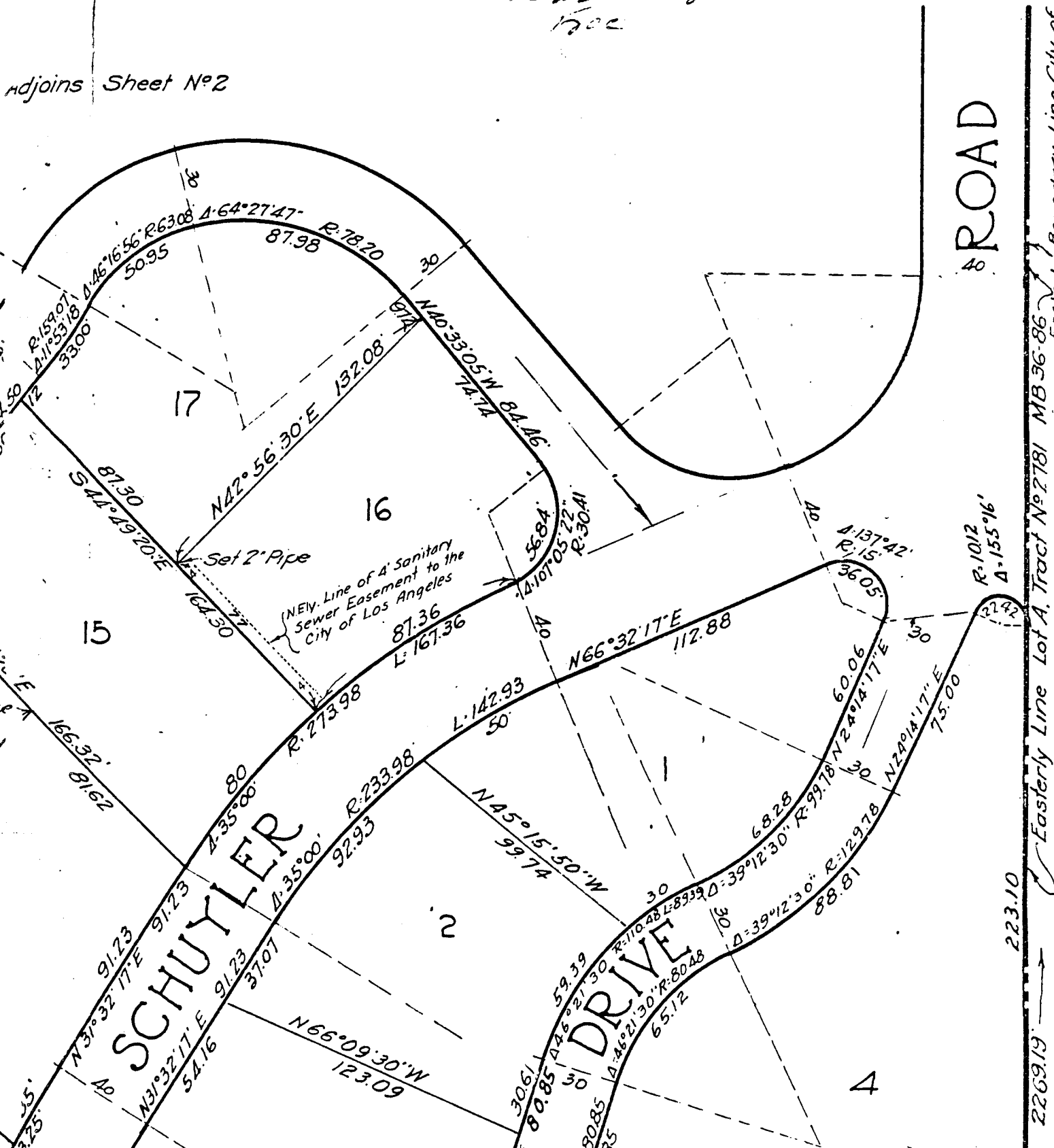
N^o 7788

3/ 51 to 56

Set 0 1/4
40 2 PM
103
576
Map

By G. W. Taylor
Cashier
1900

Adjoins Sheet N^o 2

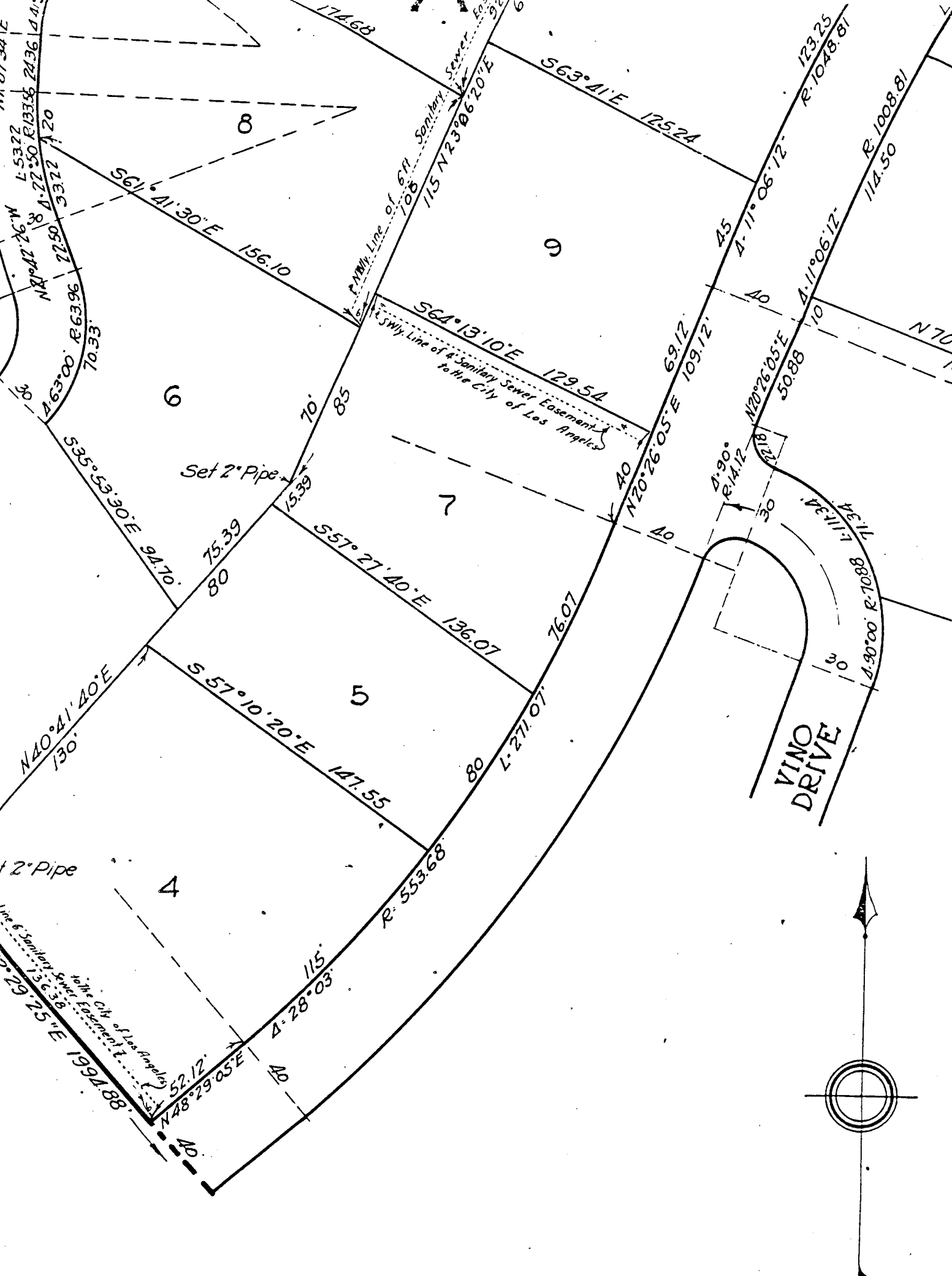


ROAD

SCHUYLER

DRIVE

Easterly Line Lot A, Tract N^o 2781 MB 36-86



GRANT DEED.

E. L. DOHERY and CARRIE ESTELLE DOHERY, husband and wife, of the City of Los Angeles, County of Los Angeles, State of California, in consideration of the sum of Ten (\$10.00) Dollars to them in hand paid, the receipt of which is hereby acknowledged, do hereby GRANT to E. L. DOHERY, JR., and LUCY SMITH DOHERY, husband and wife, of the City of Los Angeles, County of Los Angeles, State of California, as their community property, all that real property situated in the City of Beverly Hills, County of Los Angeles, State of California, described as follows:

Part of Lot "A" of the Rancho Rodeo de las Aguas, in the City of Beverly Hills, County of Los Angeles, State of California, as per map recorded in Book 107 Pages 210, 211 and 212, Miscellaneous Records of said County, described as follows:-

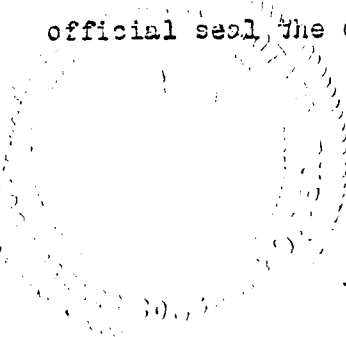
Beginning at a point on the North Easterly boundary line of said Rancho, which bears South sixty-nine degrees (69°) fifty-two minutes (52') thirty-nine seconds (39") East three hundred eighty and ninety-eight hundredths (380.98) feet from Station 6 of said Rancho, said point being at the intersection of said boundary line with a curve in the Northerly line of Foothill Road as shown on map of Beverly Hills, Sheet No. 4, recorded in Book 22 Page 145 of Maps, in the office of the County Recorder of said County, the center of which curve bears South six degrees (6°) forty-nine minutes (49') twenty-five seconds (25") West eleven hundred eighteen and thirty-three hundredths (1118.33) feet; thence North Westerly along said curve eighty-four and twenty-three hundredths (84.23) feet to a point on a line tangent to said curve; thence along said tangent line North eighty-seven degrees (87°) twenty-nine minutes (29') forty seconds (40") West forty-eight and fifty hundredths (48.50) feet to the beginning of a curve concave Southerly, having a radius of four hundred thirty (430) feet; thence Westerly along said curve four hundred twenty-seven and ninety-six hundredths (427.96) feet to a point on a line tangent to said curve; thence along said tangent line South thirty-five degrees (35°) twenty-eight minutes (28') fifty-five seconds (55") West four hundred sixteen and fifty-nine hundredths (416.59) feet to the beginning of a curve concave Northerly, having a radius of two hundred ninety-three and Thirty-three hundredths (293.33) feet; thence along said curve Westerly seventy-one and eighty-one hundredths (71.81) feet to a point on said curve from which the center bears North forty degrees (40°) twenty-nine minutes (29') twenty-nine seconds (29") West; thence North seventeen degrees (17°) twenty-seven minutes (27') twenty-six seconds (26") West five hundred nine and eighteen hundredths (509.18) feet to a point; thence North thirty-four degrees (34°) thirty minutes (30') eleven seconds (11") West one hundred forty-six and eighty-five hundredths (146.85) feet to a point; thence North seven degrees (7°) nineteen minutes (19') nineteen seconds (19") East one hundred forty-two and fifty-five hundredths (142.55) feet to a point; thence North three degrees (3°) six minutes (6') twenty seconds (20") West one hundred thirty-two and eighty-five hundredths (132.85) feet to a point; thence North forty-six degrees (46°) seven minutes (7') twenty seconds (20") West one hundred thirteen and ten hundredths (113.10) feet

FILE No.

E-64

duly commissioned and sworn, personally appeared E. L. DOHENY and CARRIE ESTELLE DOHENY, husband and wife, of the City of Los Angeles, County of Los Angeles, State of California, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



Mary E. Mantz
NOTARY PUBLIC
in and for the County of Los Angeles,
State of California.
My Commission expires Dec. 1, 1929.

Corporation
Grant Deed

Hellman Commercial Trust
and Savings Bank

TO

E. L. Doherty

Dated February 25, 1926

Tract 7788

Known as

Beverly Crest

Beverly Crest

GEO. E. READ, INC.
467 Beverly Drive
Beverly Hills, Calif.
Telephone OXford 6177

Order No. ⁸⁹⁶ 644667

When recorded please mail this deed to

Olin Wellborn, III

1036 Petroleum Securities Bldg

Los Angeles, California.

COMPART

Read by EDWARDS

Document PATTON

RECORDED AT REQUEST OF

Title Guarantees & Tr. Co.

MAR 23 1926 at 8:30 A.M.

in Book 5595 Page 252

of Official

Records, Los Angeles County, Cal.

C. S. Foguel, County Recorder

I certify that I have correctly transcribed
this document in above mentioned book.

E. M. Kennedy
Clerk, Recorder's Office, L. A. Co.

140

76

all that real property in the City of and County of Los Angeles, State of California, hereinafter referred to as "said property," and being described as

Lot...Tract (2) of Tract 2053...of Tract No. 7288...as per map recorded in Book 103, pages 51 to 56 inclusive of Maps in the office of the County Recorder of said County as per map recorded in Book 21, Pages 74 and 75 of records of Los Angeles County.



Excepting therefrom, however, and reserving to said party of the first part, the Seller, its successors and assigns, the right to enter upon, erect, construct, maintain and operate telephone, telegraph and electric light and power poles, wires, cables, lines and conduits, sewer pipes, gas and water mains in, upon, over, along and across a strip of land four feet in width on each side of all lot lines, also excepting necessary roads.

SUBJECT TO.....all.....taxes for the fiscal year 1925....-1926....

FILE
E-

PROVIDED, HOWEVER, that this conveyance is made and accepted upon each of the following express conditions, provisions, restrictions and covenants, hereinafter referred to as the "conditions," which shall apply to and bind the heirs, executors, administrators, devisees, lessees, grantees, successors and assigns of the respective parties, namely:

1. That said property shall be used for private, one-family residence purposes exclusively, and no structure whatever other than first-class one-family private residence or residences, with customary outbuildings, including a private garage with each residence, may be erected, placed or maintained thereon, at any one time.

2. That any building to be used for private one-family residence purposes, erected, placed, or permitted on said property or any part thereof, shall cost and be fairly worth not less than \$ 15,000.00.

3. That no outbuilding or private garage shall be erected or placed on said property until a residence as described in Paragraph 2 hereof has been erected thereon.

4. That no part of said property shall ever, at any time, be sold, leased or rented to, or be used or occupied by or be permitted to be used or occupied by any person not of the White or Caucasian race, except such as are in the household employ of the owner or tenant of said property actually residing thereon.

PROVIDED, that all and each of the conditions, contained in Paragraphs 1, 2 and 3 hereof, shall in all respects terminate and end and be of no further effect, either legal or equitable, either on said property or on the parties thereto, their heirs, successors, devisees, executors, administrators or assigns, on and after January 1, A. D. 1950.

PROVIDED, further, that a breach of any of the foregoing conditions shall cause said property to revert to the grantor herein, its successors or assigns, each of whom, respectively, shall have the right of immediate re-entry upon said property in the event of such breach, and as to the owner or owners of any other lot or lots in said Tract, the foregoing conditions shall operate as covenants running with the land, and the breach of any such covenant, or the continuance of any such breach may be enjoined, abated, or remedied by appropriate proceedings by the grantor herein, its successors, or assigns, by any such owners of any other lot or lots in said tract, their heirs, devisees, executors, administrators, successors, or assigns.

PROVIDED, also, that a breach of any of the foregoing conditions or any re-entry by reason of such breach, shall not defeat or render invalid the lien of any Mortgage or Deed of Trust made in good faith and for value, as to said property or any part thereof: but that said conditions shall be binding upon and effective against any owner of said property whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

IN WITNESS WHEREOF, the said Hellman Commercial Trust & Savings Bank has this 25th day of February, 1926, hereunto caused its corporate name and seal to be affixed by its Vice-President and Assistant Secretary, thereunto duly authorized.

HELLMAN COMMERCIAL TRUST AND SAVINGS BANK

By: *H. H. Ashley* Vice-President.
By: *E. A. Winstanley* Assistant Secretary.

J.B.
268-42

County of Los Angeles }
STATE OF CALIFORNIA } ss.

EMIL BARUCH

On this 25th day of February, 1926, before me, _____, a

Notary Public in and for said County and State, personally appeared H. H. Ashley, known

to me to be the Vice-President, and E. A. Winstanley, known to me to be the Assistant Secretary of HELLMAN COMMERCIAL TRUST AND SAVINGS BANK, the corporation that executed the within and foregoing instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

Emil Baruch
Notary Public in and for the County of Los Angeles, State of California.

INCORPORATED OCTOBER 28TH 1895

PAID UP CAPITAL AND SURPLUS OVER \$ 3,000,000 00

OFFICERS & DIRECTORS
E.W.SARGENT, PRESIDENT
A.F.MORLAN, VICE PRES.
E.W.L.FRANKLIN, VICE PRES.
JOHN F.KEOGH, VICE PRES.
A.R.KILLGORE, SECY.
GEO.A.REIMERS, ASST. SECY.
ALBERT SCHUCK, ASST. SECY.

OFFICERS & DIRECTORS
J.E.RHIND, ASST. SECY.
J.T.COOPER
J.B.BROKAW
IRVING H.HELLMAN
LOUIS M.COLE
GEO.W.STIMSON
MARCOH.HELLMAN

LOS ANGELES, CALIFORNIA

Guarantee

272/67

628954

Issued for the sole benefit and protection of Edward L. Doheny, Jr.

After a careful examination of the _____ City of and
County of Los Angeles, State of California, except those hereinafter mentioned, and of the official records
of the Federal Offices located at Los Angeles, in relation to the record title to that certain tract of land
hereinafter described, the

FILE No.
E-64

Title Guarantee and Trust Company

A corporation, having its principal place of business in the City and County of Los Angeles, State of California

hereby **GUARANTEES** in a sum not to exceed Fifteen Thousand (\$15,000.00)--

-----**DOLLARS** that said title, as appears from said records, is vested in

EDWARD L. DOHENY, Jr.,

a married man, by deed to him dated December 14th, 1925.

Free of Incumbrances.

EXCEPT 1st. Taxes for the fiscal year 1925-26. Amount
\$24.28 and penalty. Assessment No. 257255.

2nd. An easement for sanitary sewer and storm sewer purposes,
granted to the City of Los Angeles, as shown upon the map of said
Tract.

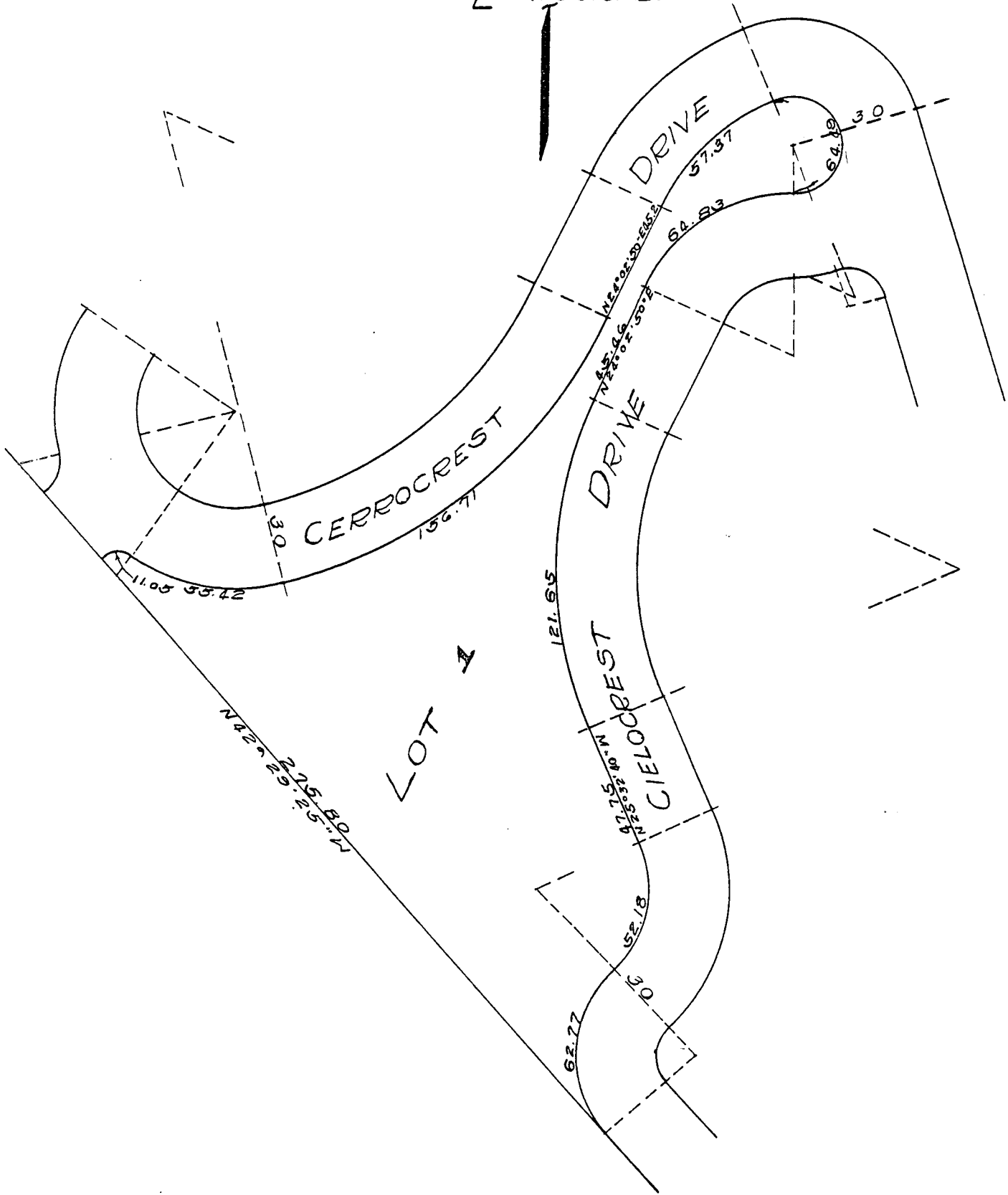
3rd. The right to enter upon, erect, construct, maintain
and operate telephone, telegraph and electric light and power poles,

Plot
Showing Lot 1 Blk "K"

TRACT N^o 7788

as per map recorded in Book 103 page 51

M.A.D.S.
L.A. Co. CAL.



Corporation
Grant Deed

Hellman Commercial Trust
and Savings Bank

TO

Dated....., 192.....

Tract 7788

Known as

Beverly Crest

Beverly Crest

GEO. E. READ, INC.
467 Beverly Drive
Beverly Hills, Calif.
Telephone OXford 6177

598

Order No. 628954

When recorded please mail this deed to

W. M. Garland etc

W. M. Garland Betty

9th Spring St

Los Angeles Cal

COMPARE

Document -

ANDERSON

Book -

L. C. BROWN

RECORDED AT REQUEST OF

The Guarantee & Tr. Co.

DEC 19 1925 at 8:30 A.M.

in Book 3789 Page 370

of Official

Records, Los Angeles County, Cal.

C. D. Sogaul. County Recorder

that certify that I have correctly transcribed
this document in above mentioned book.

L. C. Brown #48
Copyist, County Recorder's Office, L. A. Co., Cal.

130
9

BEVERLY CREST TRACT CORPORATION GRANT DEED

HELLMAN COMMERCIAL TRUST & SAVINGS BANK, a corporation organized under the laws of the State of California, and having its principal place of business at Los Angeles, California, in consideration of

-----T E N----- DOLLARS,

to it in hand paid, the receipt of which is hereby acknowledged, does hereby GRANT to.....

----- Edward L. Doheny, Jr. a married man -----

all that real property in the City of and County of Los Angeles, State of California, hereinafter referred to as "said property," and being described as

Lot One (1)....., in Block " K " Tract No. 7788, as per map recorded in Book 103, pages 51 to 56 inclusive. of Maps, in the office of the County Recorder of said County.



Excepting therefrom, however, and reserving to said party of the first part, the Seller, its successors and assigns, the right to enter upon, erect, construct, maintain and operate telephone, telegraph and electric light and power poles, wires, cables, lines and conduits, sewer pipes, gas and water mains in, upon, over, along and across a strip of land four feet in width on each side of all lot lines, also excepting necessary roads.

SUBJECT TO.....all.....taxes for the fiscal year 192⁵.....-192⁶.....

FILE
E-1

PROVIDED, HOWEVER, that this conveyance is made and accepted upon each of the following express conditions, provisions, restrictions and covenants, hereinafter referred to as the "conditions," which shall apply to and bind the heirs, executors, administrators, devisees, lessees, grantees, successors and assigns of the respective parties, namely:

1. That said property shall be used for private, one-family residence purposes exclusively, and no structure whatever other than first-class one-family private residence or residences, with customary outbuildings, including a private garage with each residence, may be erected, placed or maintained thereon, at any one time.
2. That any building to be used for private one-family residence purposes, erected, placed, or permitted on said property or any part thereof, shall cost and be fairly worth not less than \$.....15,000.00.....

3. That no outbuilding or private garage shall be erected or placed on said property until a residence as described in Paragraph 2 hereof has been erected thereon.

4. That no part of said property shall ever, at any time, be sold, leased or rented to, or be used or occupied by or be permitted to be used or occupied by any person not of the White or Caucasian race, except such as are in the household employ of the owner or tenant of said property actually residing thereon.

PROVIDED, that all and each of the conditions, contained in Paragraphs 1, 2 and 3 hereof, shall in all respects terminate and end and be of no further effect, either legal or equitable, either on said property or on the parties thereto, their heirs, successors, devisees, executors, administrators or assigns, on and after January 1, A. D. 1950.

PROVIDED, further, that a breach of any of the foregoing conditions shall cause said property to revert to the grantor herein, its successors or assigns, each of whom, respectively, shall have the right of immediate re-entry upon said property in the event of such breach, and as to the owner or owners of any other lot or lots in said Tract, the foregoing conditions shall operate as covenants running with the land, and the breach of any such covenant, or the continuance of any such breach may be enjoined, abated, or remedied by appropriate proceedings by the grantor herein, its successors, or assigns, by any such owners of any other lot or lots in said tract, their heirs, devisees, executors, administrators, successors, or assigns.

PROVIDED, also, that a breach of any of the foregoing conditions or any re-entry by reason of such breach, shall not defeat or render invalid the lien of any Mortgage or Deed of Trust made in good faith and for value, as to said property or any part thereof; but that said conditions shall be binding upon and effective against any owner of said property whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

IN WITNESS WHEREOF, the said Hellman Commercial Trust & Savings Bank has this 14th day of December, 192⁵, hereunto caused its corporate name and seal to be affixed by its Vice-President and Assistant Secretary, thereunto duly authorized.

HELLMAN COMMERCIAL TRUST AND SAVINGS BANK

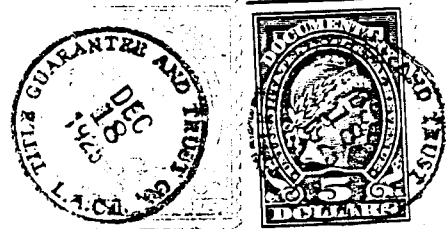
By: [Signature] Vice-President.

By: [Signature] Assistant Secretary.

Handwritten: 265-18

all that real property in the City of and County of Los Angeles, State of California, hereinafter referred to as "said property," and being described as

Lot One (I) in Block " K " Tract No. 7788, as per map recorded in Book 103, pages 51 to 56 inclusive. of Maps, in the office of the County Recorder of said County.



Excepting therefrom, however, and reserving to said party of the first part, the Seller, its successors and assigns, the right to enter upon, erect, construct, maintain and operate telephone, telegraph and electric light and power poles, wires, cables, lines and conduits, sewer pipes, gas and water mains in, upon, over, along and across a strip of land four feet in width on each side of all lot lines, also excepting necessary roads.

SUBJECT TO all taxes for the fiscal year 1925-1926

FILE No. E-64

PROVIDED, HOWEVER, that this conveyance is made and accepted upon each of the following express conditions, provisions, restrictions and covenants, hereinafter referred to as the "conditions," which shall apply to and bind the heirs, executors, administrators, devisees, lessees, grantees, successors and assigns of the respective parties, namely:

1. That said property shall be used for private, one-family residence purposes exclusively, and no structure whatever other than first-class one-family private residence or residences, with customary outbuildings, including a private garage with each residence, may be erected, placed or maintained thereon, at any one time.

2. That any building to be used for private one-family residence purposes, erected, placed, or permitted on said property or any part thereof, shall cost and be fairly worth not less than \$ 15,000.00.

3. That no outbuilding or private garage shall be erected or placed on said property until a residence as described in Paragraph 2 hereof has been erected thereon.

4. That no part of said property shall ever, at any time, be sold, leased or rented to, or be used or occupied by or be permitted to be used or occupied by any person not of the White or Caucasian race, except such as are in the household employ of the owner or tenant of said property actually residing thereon.

PROVIDED, that all and each of the conditions, contained in Paragraphs 1, 2 and 3 hereof, shall in all respects terminate and end and be of no further effect, either legal or equitable, either on said property or on the parties thereto, their heirs, successors, devisees, executors, administrators or assigns, on and after January 1, A. D. 1950.

PROVIDED, further, that a breach of any of the foregoing conditions shall cause said property to revert to the grantor herein, its successors or assigns, each of whom, respectively, shall have the right of immediate re-entry upon said property in the event of such breach, and as to the owner or owners of any other lot or lots in said Tract, the foregoing conditions shall operate as covenants running with the land, and the breach of any such covenant, or the continuance of any such breach may be enjoined, abated, or remedied by appropriate proceedings by the grantor herein, its successors, or assigns, by any such owners of any other lot or lots in said tract, their heirs, devisees, executors, administrators, successors, or assigns.

PROVIDED, also, that a breach of any of the foregoing conditions or any re-entry by reason of such breach, shall not defeat or render invalid the lien of any Mortgage or Deed of Trust made in good faith and for value, as to said property or any part thereof; but that said conditions shall be binding upon and effective against any owner of said property whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

IN WITNESS WHEREOF, the said Hellman Commercial Trust & Savings Bank has this 14th day of December, 1925, hereunto caused its corporate name and seal to be affixed by its Vice-President and Assistant Secretary, thereunto duly authorized.

HELLMAN COMMERCIAL TRUST AND SAVINGS BANK

By [Signature] Vice-President.

By [Signature] Assistant Secretary.

Handwritten initials and date: J.B. 268 VS

County of Los Angeles } ss. STATE OF CALIFORNIA }

On this 14th day of December, 1925, before me, EMIL BARUCH, a

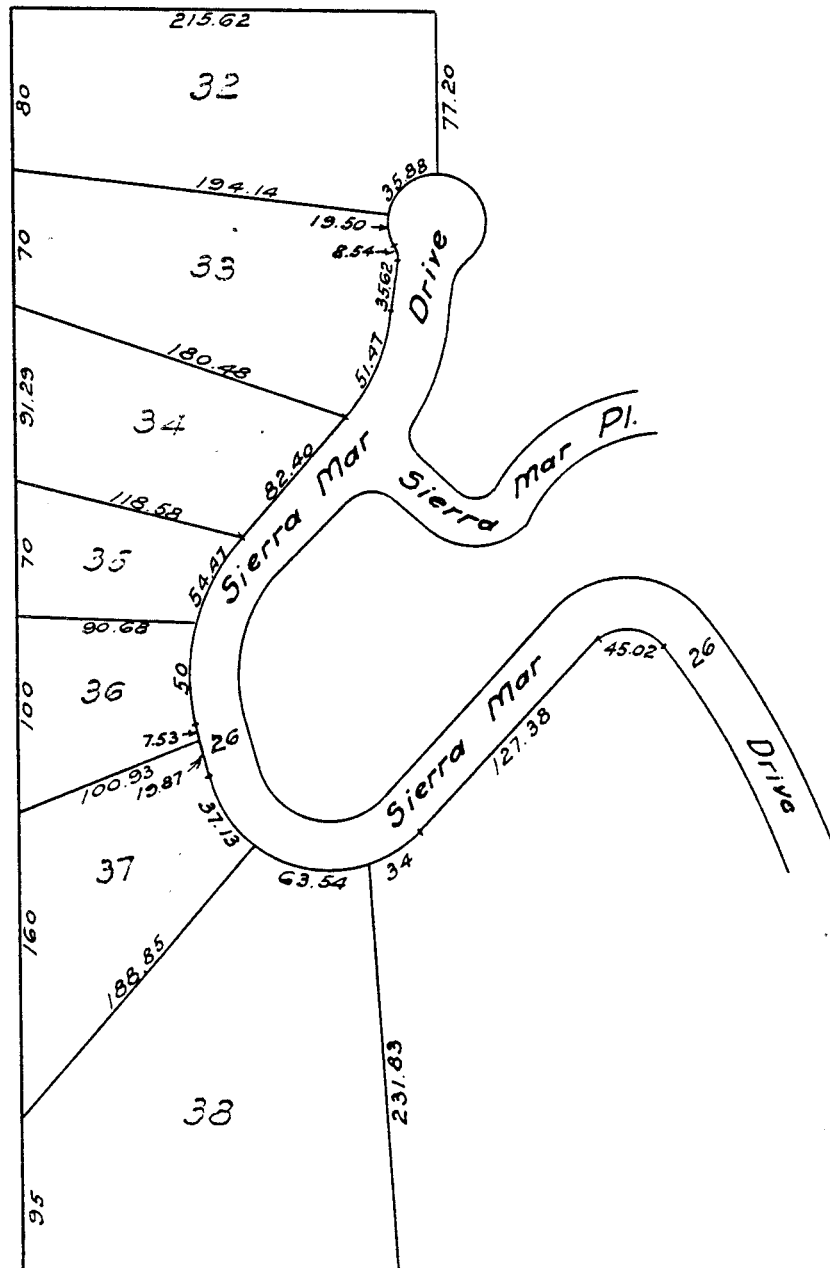
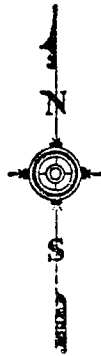
Notary Public in and for said County and State, personally appeared [Signature], known to me to be the Vice-President, and [Signature], known to me to be the Assistant Secretary of HELLMAN COMMERCIAL TRUST AND SAVINGS BANK, the corporation that executed the within and foregoing instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

[Signature] Notary Public in and for the County of Los Angeles, State of California.

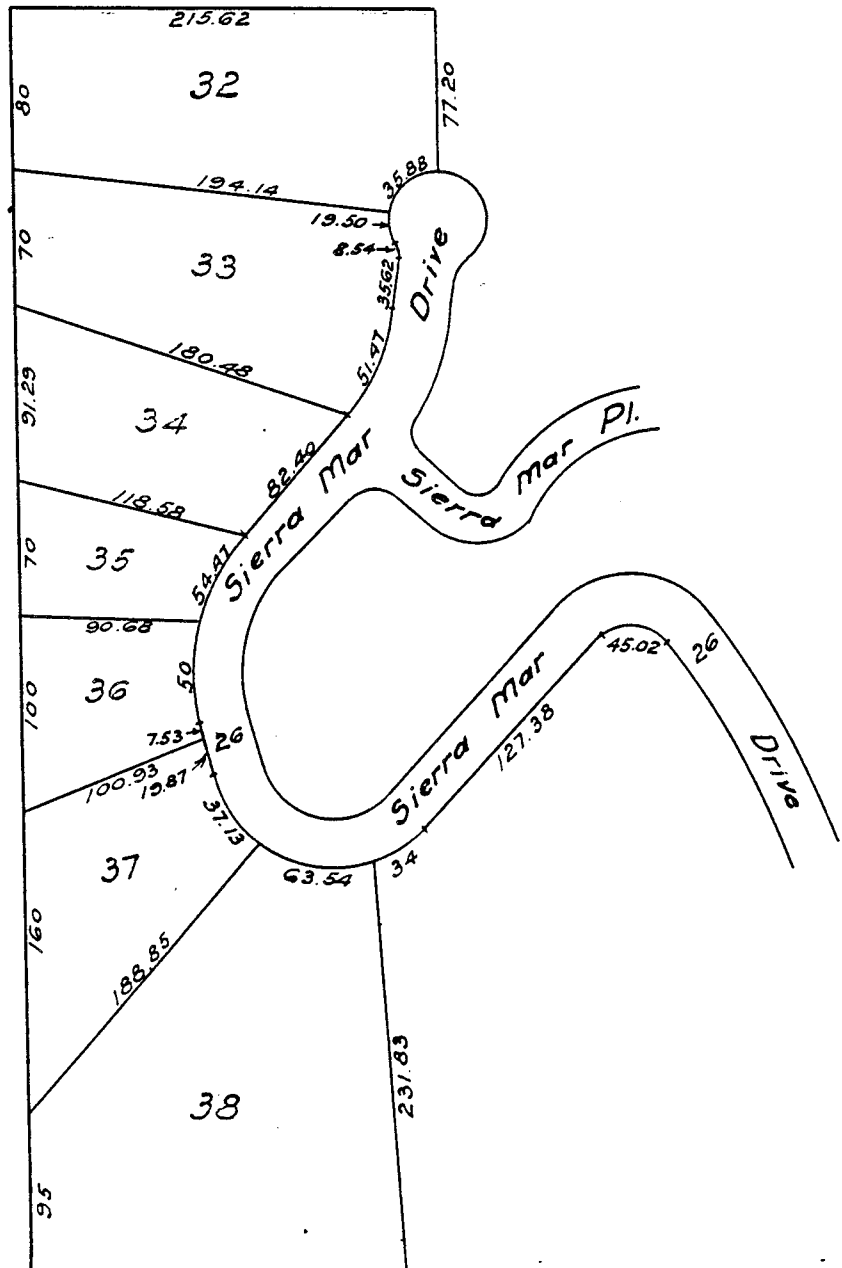
Plat Showing
Lots 32 to 38 incl.

TRACT NUMBER 6415
recorded in Book 81 pages 80-81 of Maps
Los Angeles County California



Plat Showing
Lots 32 to 38 incl.

TRACT NUMBER 6415
recorded in Book 81 pages 80-81 of Maps
Los Angeles County California



Edison
July 17th. 1913.

See me

Mr. Wm. Boxall,
Southern California Edison Co.,
Los Angeles, California.

Dear Sir:

As per Mr. Wollaber's request, I am enclosing you herewith check of E. L. Doheny, favor your Company, in amount of \$1,500.00. This for the erection of a pole line which is to be used to supply current to the Doheny Ranch at Sherman. The above mentioned amount to be refunded by your Company in electric service, without limitation as to period within which such service may be used. 6% interest to be allowed E. L. Doheny in final settlement on all balances in excess of \$100.00.

FILE No.
F-89

I am returning to you, herewith, receipt in duplicate, which I will ask you to please have properly signed and return the original copy to me.

Please hurry the erection of line, as we are badly in need of service on the above mentioned property.

Yours very truly,

ENC
JCA-KU

July 17th.1913.

Mr. Arthur A. Taylor,
Assistant Right-of-Way Agent,
Southern California Edison Company,
Los Angeles, California.

FILE No.

F-33

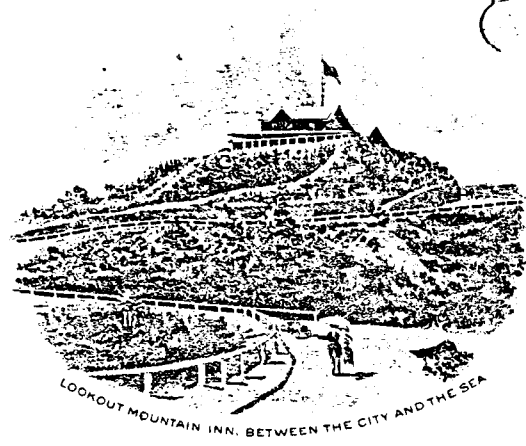
Dear Sir:

In reply to your letter of July 15th.
in which you request that I secure right-of-way for
pole line near Sherman to serve the Doheny property,
I beg to state that I have secured the verbal consent
of both Mrs. Katherine R. Wilson and Mr. Robert Hale,
for the erection of the pole line along their property.

Please hurry the erection of the line as
we are badly in need of service.

Yours very truly,

JCA-KB



By

Lookout Mountain Park Land & Water Co.

CAPITAL STOCK \$ 500,000.

Officers, Suite 1103 W. P. Story Building

PHONES:

F 2395. BROADWAY 4639

F. M. RUBLEE, PRESIDENT
P. H. MARLAY, VICE PRESIDENT
F. M. RUBLEE, JR., SECY & TREAS.

DIRECTORS:
P. H. MARLAY, F. M. RUBLEE, JR.
F. M. RUBLEE, R. B. WALKER

Los Angeles, Cal.

July 18, 1913.

Mr. J. C. Anderson,
#1035 Security Building,
City.

My Dear Sir:

We find that we can doubtless handle the water proposition from the present upper reservoir, so that we will accept your proposition as outlined on Tuesday last.

FILE NO
4-89

We will have serveys made and deed executed as soon as possible.

Respectfully,

LOOKOUT MOUNTAIN PARK, LAND & WATER CO.

By *F. M. Rublee*
President.

Olin Wellborn, III.
Marc F. Mitchell
Vernon Barrett
Karl B. Rodi
Tracy J. Priest
Owen F. Goodman

Law Offices

Wellborn, Mitchell, Barrett & Rodi
Petroleum Building
714 West Olympic Boulevard
Los Angeles, California

October 23, 1942

War Production Board,
1031 South Broadway,
Los Angeles, California.

FILE No.
F-89

ATTENTION: Mr. Wilson.

Gentlemen:

Reference is hereby made to Order L-41, particular reference being made to the provisions of Section (b) (7) (ii) thereof in so far as they pertain to agricultural construction.

We represent Mrs. C. E. Doheny who wishes to do some construction on her property in this County known as the Doheny-Beverly Ranch. The facts in so far as they are believed pertinent are as follows:

The project consists of improvements to an unused barn and chicken houses presently on the property. The improvement to the barn consists of repairing foundations and installing concrete floors, feed troughs and other equipment so that the barn will be suitable for dairy cows. The location of the chicken houses will be changed and they will be rebuilt to make them more suitable for use.

The improvements will provide facilities for approximately 200 chickens and three dairy cows. There are no cows or chickens on the ranch property at the present time, the only commercial use of that property being the production of lemons and oranges on approximately forty acres of it.

The cost of the proposed construction will be well within the limits for agricultural construction provided by Order L-41. It is believed that no priorities assistance will be required since most of the materials needed are on hand.

The construction will, however, involve an extension of existing water and electric lines which are now serving ex-

Oct. 22, '42.

isting facilities on the premises. It is our understanding that the reference in paragraph (b) (7) of Order L-41, to the incorporation of materials to supply electric, water, gas and other service, applies only to materials used in obtaining new utility connections, and that the prohibition against the use of such materials does not apply to the mere extension of service lines already existing on the premises. The pipe for extending the water service is on hand and the only electrical equipment that will be required will be approximately 150 feet of wire and a few fittings which can undoubtedly be obtained from an electrical contractor or other retail outlet.

Please advise us if we are correct in our belief that Order L-41 permits the construction herein described.

Very truly yours,

WELLBORN, MITCHELL, BARRETT & RODI,

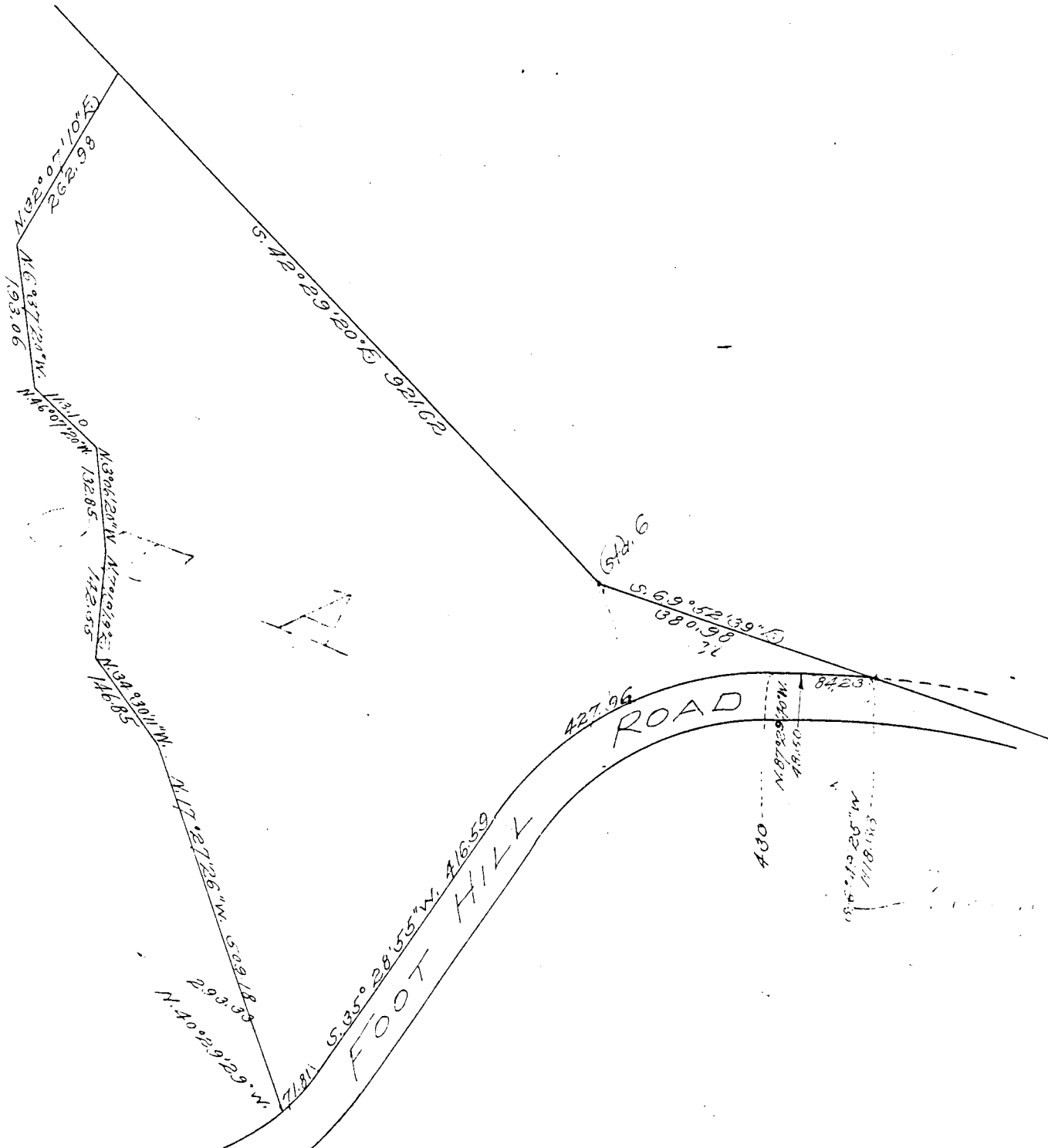
By

Karl B. Rodi

KBR:gr

P L A T

SHOWING PART LOT "A" OF THE RANCHO
RODEO de las AGUAS, AS PER MAP RECORD-
ED IN BOOK 107 PAGES 210, 211 AND 212
MISCELLANEOUS RECORDS, LOS ANGELES
COUNTY, CALIFORNIA.



RODEO LAND & WATER COMPANY, a corporation organized under the laws of the State of California, having its principal place of business in the City of Los Angeles, in said State, party of the first part, in consideration of the sum of Ten Dollars (\$10.00), does hereby grant, sell and convey to E. L. DOHENY, of the County of Los Angeles, State of California, party of the second part, that certain real property situated in the County of Los Angeles, State of California, and described as follows, to-wit:

A portion of Lot A of the Rancho Rodeo de las Aguas, as recorded in Book 107, Pages 210, 211 and 212, Miscellaneous Records of the County of Los Angeles, State of California, more particularly described as follows:

Beginning at a point on the northeasterly boundary line of said Rancho Rodeo de las Aguas which bears S.69°52'39" E. 380.98 feet from Station 6 of said rancho, said point being at the intersection of said boundary line with a curve on the northerly line of Foothill Road as shown on map of Beverly Hills Sheet No.4 recorded in Map Book 22, Page 145, Records of said Los Angeles County, the center of which curve bears S. 6°49'25" W. 1,118.33 feet, thence northwesterly along said curve, 84.23 feet to a point on a line tangent to said curve, thence along said tangent line N. 87°29'40" W. 43.50 feet to the beginning of a curve concave southerly, having a radius of 430.00 feet, thence westerly along said curve 427.96 feet to a point on a line tangent to said curve, thence along said tangent line S. 35°28'55" W. 416.59 feet to the beginning of a curve concave northerly, having a radius of 293.33 feet, thence along said curve westerly 71.81 feet to a point on said curve from which the center bears N. 40°29'29" W., thence N. 17°27'26" W. 509.18 feet to a point, thence N.34°30'11" W. 146.85 feet to a point, thence N. 7°19'19" E. 142.55 feet to a point, thence N.3°06'20" W. 132.85 feet to a point, thence N. 46°07'20"W. 113.10 feet to a point, thence N.6°37'20"W. 193.06 feet to a point, thence N.32°07'10"E. 262.98 feet to a point on the northerly boundary line of said Rancho Rodeo de las Aguas between Stations 6 and 7, thence S.42°29'20"E. 921.62 feet to Station 6 of said rancho, thence S.69°52'39" E. 380.98 feet to point of beginning, and containing 12.5816 acres. >

FILE No.

589

This conveyance is made subject to the lien of taxes for the fiscal year 1914-1915, and also subject to the rights of P.T.Durfy, his successors and assigns, in and to a water pipe line across the southerly portion of the property herein conveyed, and particularly all rights in favor of said P.T.Durfy arising under an agreement dated October 22, 1900, between Mary Hammel, Executrix of the estate of Henry Hammel, deceased, and Louise A.Denker, Executrix of the estate of A.H.Denker, deceased, parties of the first part, and P.T.Durfy, party of the second part, which agreement was recorded on the 18th day of January, 1906, in Book 2569, Page 40 et. seq. of Deeds, Records of Los Angeles County, State of California.

Also subject to the rights of the West Los Angeles Water Company, a corporation, its successors and assigns, in and to a water pipe line, described in agreement dated March 5th, 1898, recorded in Book 1250, Page 130 of Deeds, said Los Angeles County Records.

PROVIDED, HOWEVER, that this conveyance is made and accepted on each of the following conditions, which are hereby made covenants running with the land, and which shall apply to and be binding upon the grantee, his heirs, devisees, executors, administrators and assigns, namely:

First. That the said grantee shall not, nor shall any of his heirs, assigns or successors in interest, nor those holding or claiming to hold thereunder, use or cause to be used, or allow, or authorize in any manner, directly or indirectly, said premises or any part thereof, to be used for the purpose of vending intoxicating liquors for drinking purposes;

Second. That said premises shall be used for residence purposes only; that no apartment house, double house, flat or lodging house, hotel, store, nor any building other than a first-class private residence or residences with the customary out-buildings, including a private stable or garage, shall be erected, placed or permitted on said premises or any part thereof; that not more than four (4) residences shall be erected on the property herein conveyed, and that each such residence shall cost and be fairly worth not less than Fifteen Thousand Dollars (\$15,000.00), and shall be located not less than One Hundred (100) feet from the southerly line of said premises, namely on Foothill Road.

Third. That all buildings and fences erected on the property herein conveyed shall be properly painted or stained.

Fourth. That the grantee, his heirs, devisees, executors, administrators, or assigns shall not themselves, nor shall they or either of them, permit any other person or corporation to prospect or drill for or develop or produce oil or other hydro-carbon products on

the premises hereby conveyed; provided, however, that the development of oil or gas by a well drilled, in good faith, for the purpose of developing water, or the use, on the premises, in a careful and proper manner, of any gas so developed, shall not be construed to be a breach of this condition.

Fifth. It is further covenanted and agreed that upon the breach of any of the foregoing conditions and restrictions prior to the first day of January, 1940, the title to said premises shall immediately, ipso facto, revert to and vest in said party of the first part, or its successors or assigns, or in any corporation to which it shall grant said reversion, and it or its successors in interest, or assigns of such corporation shall be entitled to the immediate possession thereof; but such reversion shall not affect the lien of any mortgage which in good faith may then be existing upon said property.

Sixth. Provided, further, that each of the restrictions, conditions and covenants herein contained as to the sale of intoxicating liquors, the building of houses, out-buildings and stables, and the developing or producing of oil and other like substances shall in all respects terminate and be of no further effect on and after the first day of January, 1940; and, provided further, that nothing herein contained shall be construed as in any manner prohibiting or preventing the party of the first part from constructing upon Lots 1,2,3,4,5,6,7, 8,9,10,11 and 21 of Block 75, of Beverly Hills, or of causing to be constructed thereon, or of selling said property for the purpose of having constructed thereon, a hotel, nor as prohibiting or preventing the person or persons managing and operating said hotel from dispensing liquors with meals to the bona fide guests of such hotel.

IN WITNESS WHEREOF, the said party of the first part has hereunto caused its corporate name and seal to be affixed by its _____ President, and _____ Secretary, thereunto duly authorized, this eighth day of June, 1914.

RODEO LAND & WATER COMPANY



By Burton & Green
President.

By J. Sutton
Secretary.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

ON THIS 3rd day of Sept., A.D., 1914, before me J. Auerbach a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared Burton & Green known to me to be the President and J. Sutton known to me to be the Secretary of the RODEO LAND & WATER COMPANY, the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument, on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

J. Auerbach
Notary Public in and for said County and State.

GRANT DEED

I, CARRIE ESTELLE DONEY, a widow, grant to LUCY SMITH BATTSON, a married woman, all that real property situated in Los Angeles County, State of California, described as follows: Parcel 1 Lots A, B, C, D, E, F, G, H and I of the Dohony Ranch Tract, as per map recorded in Book 24, page 91 of Maps in the office of the County Recorder of said County.

EXCEPT that portion of Lot A described as follows: Commencing at a point from which the West Easterly corner of Lot 6 of Tract No. 3016, as per map recorded in Book 121 Pages 22 and 23 of Maps, Records of said County, bears North $42^{\circ} 29' 45''$ West 633.32 feet, said point being at the point of intersection of the West line of the Dohony Ranch Tract, with the Easterly boundary of the City of Beverly Hills; thence along the Southwesterly line of the Dohony Ranch Tract, South $42^{\circ} 29' 45''$ East 256.50 feet; thence North $25^{\circ} 16' 30''$ West 36.09 feet; thence on a curve concave to the East, the radius of which is 74.42 feet and whose initial radius bears North $64^{\circ} 43' 30''$ East 85.77 feet; thence North $40^{\circ} 45' 30''$ East 82.06 feet; thence North $31^{\circ} 31' 30''$ East 34.03 feet; thence North $41^{\circ} 59' 30''$ East 35.18 feet; thence North $23^{\circ} 05' 30''$ East 57.04 feet; thence North $11^{\circ} 38' 25''$ West 23.22 feet; thence North $64^{\circ} 31' 10''$ West 58.55 feet; thence North $35^{\circ} 56' 55''$ West 21.13 feet; thence North $3^{\circ} 09' 40''$ East 300.31 feet; thence South $81^{\circ} 27' 30''$ West 171.22 feet to a point in the West line of the Dohony Ranch Tract; thence South $0^{\circ} 29' 43''$ East along said West line of the Dohony Ranch Tract, 631.79 feet to the point of beginning.

EXCEPT that portion, if any, of Lots A and D lying Easterly of the Easterly line of the fractional Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NW\frac{1}{4}$), or Lot Four (4), and the fractional Northwest Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$), or Lot Five (5), of Section Seven (7), Township One (1) South, Range Fourteen (14) West, S.E.B.& M.

EXCEPT that portion of Lot I described as follows: Beginning at the most Northerly terminus of that certain course in the Easterly line of said Lot I shown as having a bearing of North $44^{\circ} 32' 30''$ West and a length of 69.97 feet; thence South $44^{\circ} 32' 30''$ West

South 26° 55' 30" West a distance of 86.51 feet; thence North 8° 12' 34" West a distance of 162.55 feet to the point of beginning.

Parcel 2 Part of Lot "A" of the Rancho "Cedro de las Aguas, as per map recorded in Book 107, Page 210 of Miscellaneous Records in the office of the County Recorder of said County, described as follows:

Beginning at Station 6 of the boundary of said Rancho marked with a concrete monument; thence South 69° 52' 39" East along the boundary line between Station 6 and Station 5 of said Rancho, 380.38 feet to a point, the bearing of said boundary line being the basis of bearings used in the within description; the said point being the intersection of said boundary line with a curve concave Southerly in the Northerly line of Foothill Road, as shown on the map of Eoverly Hills, Sheet No. 4, recorded in Book 22 Page 145 of Maps, Records of said County, the center of said curve bearing South 6° 49' 16" West 1,118.33 feet from said point; thence in a general Westerly direction along said Northerly line of said Foothill Road as follows: Northwestery along said curve 84.23 feet to the point of tangency of a line tangent to said curve, from which the center of said curve bears South 2° 30' 20" West; thence along said tangent line North 87° 29' 40" West 115.50 feet to the beginning of a curve concave Southerly from which the center of said curve bears South 2° 30' 20" West 430 feet; thence in a general Westerly direction along said curve 213.93 feet to a point marked with a 2 inch iron pipe, from which the center of said curve bears South 26° 00' 22" West 430 feet; thence North 6° 01' 39" West 165.94 feet to the point of beginning.

Parcel 3 Lots 32, 33, 34, 35, 36, 37 and 38 of Tract No. 6415, as per map recorded in Book 81, Pages 80 and 81 of Maps in the office of the County Recorder of said County.

SUBJECT TO: 1. General and special County and City taxes and assessments for the fiscal year 1945-1946, a lien not yet payable.
2. Covenants, conditions, reservations, restrictions, easements, encumbrances, rights and other matters, if any, of record.

WITNESS my hand this 9th day of July, 1945.

me, Mary E. MacIsaac, a Notary Public in and for said County and State, personally appeared CARRIE ESTELLE DOHENY, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have herunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Seal) Mary E. MacIsaac Notary Public
in and for said County and State. My Commission expires: December 1, 1945

#1225 Recorded at request of Title Insurance & Trust Co. Jul 10 1945 8 A.M. Copyist #70
Compared Name B. Beatty, County Recorder, By *Bowman* Deputy.
\$1.90-14.M.

ORIGINAL FILE

DOCUMENTS IN THIS FILE WILL BE FOUND
IN THE FOLLOWING ORDER
DOHENY BEVERLY HILLS RANCH
Los Angeles County, Calif.

File No. F-98

ENTRY

NO.	DATE	GRANTOR	GRANTEE	NATURE OF TITLE
1.	9-24-00	Lamanda Orange & Lemon Assoc.	-----	Articles of Incorporation
2.	11-25-10	W. H. Foster, et al.	Alfred Hoffman	R/W for Road (Lot "H")
3.	4-28-13	J. C. Anderson, et ux.	Carrie Estelle Doheny	Grant Deed (Lot "H")
4.	5-8-13	Title Ins. & Trust Co.	Carrie Estelle Doheny	Continuation Guarantee (Lot "H")
5.	8-8-13	Lookout Mt. Park Land & Water Co.	J. C. Anderson	Letter re: Fence (Lot "I")
6.	9-1-18	Exchange By-Products Company	Fruit Growers' Supply Company, et al.	Stock & Revolving Fund Agr. & Amendments
7.	9-18-23	Rodeo Land & Water Co.	Albert Preston Henry	Restriction Agreement Oil Drilling (Rodeo)
8.	1-30-24	John H. Clarkson, et ux.	-----	Declaration of Restrictions (Tract #6415)
9.	9-25-25	Doheny Beverly Hills Ranch	(TERMINATED) So. Cal. Edison Co.	Pole Agreement (Lot "B")
10.	10-25-26	John H. Clarkson, et ux.	Holland W. Clarkson, et ux.	Grant Deed (Lot 38, Tract #6415)
11.	10-25-26	John H. Clarkson, et ux.	G. R. Boyer, et ux.	Grant Deed (Lot 32, Tract #6415)
12.	10-25-26	John H. Clarkson, et ux.	Holland W. Clarkson, et ux.	Grant Deed (Lot 33, Tract #6415)
13.	4-29-27	Edward L. Doheny, Sr., et ux.	City of Los Angeles	Easement Deed (Lot "A" Ranch and Rodeo)
14.	6-8-28	John H. Clarkson, et ux.	A. Griffith	Grant Deed (Lot 35, Tract #6415)
15.	2-15-29	John H. Clarkson, et ux.	L.A. First National Trust & Savings Bank City Sanitation Dist.	Grant Deed (Lots 34, 36 & 37, Tract #6415)
16.	6-17-30	City of Los Angeles	#4 of L. A. County	Agreement Relating to Sewer Connections
17.	2- -31	Sierra Madre-Lamanda Citrus Association	-----	Amendment of Articles of Incorporation
18.	2-16-33	Carrie Estelle Doheny	City of Los Angeles	Grant Deed and Easement (Lot "I")
19.	6-23-39	Carrie Estelle Doheny	City of Los Angeles	License for Anchor & Guy Wire (Lot "A")
20.	9-1-39	Southern California Edison Company, Ltd.	City of Los Angeles	Deed, Transfer, Bill of Sale & Assign. (Tr. #6415)
21.	10-8-40	Exchange Lemon Products Company	-----	Articles of Incorp. & By-Laws as Amended
22.	1-4-43	Carrie Estelle Doheny	U.S. of America	Land Lease #W04-193 Eng. 2201 (Lot "I")
23.	3-2-43	Carrie Estelle Doheny	City of Los Angeles	License for Two Poles & Guy Wires (Lot "I")
24.	8-21-43	Carrie Estelle Doheny	So. Cal. Tel. Co.	License for Pole and Anchor (Lot "I")
	12-31-43	Carrie Estelle Doheny	So. Cal. Tel. Co.	Pole Agreement (Lot "B")

ORIGINAL FILE

DOCUMENTS IN THIS FILE WILL BE FOUND
IN THE FOLLOWING ORDER
DOHENY BEVERLY HILLS RANCH
Los Angeles County, Calif.

File No. F-98

ENTRY NO.	DATE	GRANTOR	GRANTEE	NATURE OF TITLE
26.	3-13-44	William J. Fox	Mrs. E. L. Doheny	Letter re: Beehives & Bees (Deer Park)
27.	8-23-44	Fred Sjogren, et ux.	Mrs. Leigh M. Battson	Letter re: Occupancy of House
28.	3-10-45	Lucy Smith Battson	(TERMINATED) Carrie Estelle Doheny	Easement for Pipeline (Greystone)
29.	3-10-45	Lucy Smith Battson, et al.	Carrie Estelle Doheny	Easement for Pipeline (Pickford)
30.	7-9-45	Carrie Estelle Doheny	Lucy Smith Battson	Memorandum of Agreement - Sale of Ranch
30 A	7-9-45	Carrie Estelle Doheny	Lucy Smith Battson	Escrow Instructions
31.	7-9-45	Carrie Estelle Doheny	Lucy Smith Battson	Grant Deed.
31 A	7-9-45	Carrie Estelle Doheny	Lucy Smith Battson	Amend. to Escrow Instructions
32.	7-9-45	Carrie Estelle Doheny	Lucy Smith Battson	Quitclaim Deed
33.	7-10-45	Carrie Estelle Doheny	Lucy Smith Battson	Bill of Sale
34.	7-10-45	Carrie Estelle Doheny	Lucy Smith Battson	Assignment-Miscellaneous Agreements
35.	7-10-45	Carrie Estelle Doheny	Lucy Smith Battson	Assignment-Grant Deed City L.A. (Lot "I")
36.	7-10-45	Carrie Estelle Doheny	Lucy Smith Battson	Assignment-Sierra Madre Lamanda Citrus Assoc.
37.	7-10-45	Lucy Smith Battson	Sierra Madre-Lamanda Citrus Assoc.	Growers' & Revolving Fund Agr.
38.	7-10-45	Carrie Estelle Doheny	Lucy Smith Battson	Assignment-Pickford Pipeline R/W
39.	7-10-45	Carrie Estelle Doheny	Lucy Smith Battson	Assignment of Lease WO4-193-eng-2201 (Lot "I")
40.	7-10-45	Title Ins. & Tr. Co.	Lucy Smith Battson	Policy of Title Ins...
41.	7-10-45	Lucy Smith Battson	Carrie Estelle Doheny	Termination of Grey-stone Pipeline R/W
42.	7-10-45	So. Cal. Tel. Co. and Lucy Smith Battson	Carrie Estelle Doheny	Assumption & Release Tel. Co. Pole License
43.	7-10-45	Lucy Smith Battson, et al.	Carrie Estelle Doheny	Assumption & Release Pickford Pipeline R/W
44.	7-10-45	Carrie Estelle Doheny	Lucy Smith Battson	Quitclaim Deed (Rodeo)
45.	7-11-45	Lucy Smith Battson	City of Los Angeles	Notice of Assignment
46.	7-11-45	Carrie Estelle Doheny Lucy Smith Battson	So. Cal. Tel. Co.	Notice of Assignment & of Assum. & Release
47.	7-11-45	Lucy Smith Battson	So. Cal. Tel. Co.	Notice of Assignment
48.	7-11-45	Lucy Smith Battson	So. Cal. Edison Co.	Notice of Assignment
49.	7-11-45	-----	-----	Memorandum re: Error in Description (Rodeo)
50.	7-12-45	Sierra Madre-Lamanda Citrus Association	Lucy Smith Battson	Rcpt. for Original Executed Assignment

Re: Error in Description of Parcels in Lot A of Rancho Rodeo de las Aguas

A portion of Lot A of the Rancho Rodeo de las Aguas was acquired by E. L. Doheny from Rodeo Land & Water Company by deed dated June 8, 1914, recorded in Book 5873 at Page 119 of Deeds, Records of Los Angeles County, California.

By deed dated March 15, 1926, recorded in Book 5655 at Page 21 of Official Records of said County, E. L. Doheny and Carrie Estelle Doheny conveyed all of said parcel except approximately one-half acre in the Southeast corner thereof to E. L. Doheny, Jr. and Lucy Smith Doheny. The portion conveyed to the Doheny, Jr's became a portion of what is now Greystone and is at the date hereof owned by Mrs. Battson. The portion excepted remained a part of the Doheny Beverly Hills Ranch. The description in the deed from the Doheny Sr's first described the entire parcel acquired by E. L. Doheny from Rodeo Land & Water Company and then by a metes and bounds description excepted the half acre not conveyed. Two errors appear in the description of the parcel excepted. The first error is in the fourth line of said description. The figures "380.38" should be "380.98." The second error is in the third from last line of said description. The bearing "S. 26° 00' 22" W." should be "S. 26° 00' 22" E."

By deed dated April 16, 1927, recorded in Book 6612 at Page 251 of Official Records of said County, E. L. Doheny conveyed to Carrie Estelle Doheny the half acre

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parcel excepted in the deed to the Doheny, Jr's. The description used to convey this parcel to Mrs. Doheny was the same description used to except it in the deed to the Doheny, Jr's and the errors were carried forward into Mrs. Doheny's title.

The result of these errors was to make the descriptions of that portion of Greystone and that portion of the Ranch in the Rodeo parcel defective and uncertain. However, in conveying the Ranch to Mrs. Battson, it was thought desirable to have Mrs. Doheny convey that portion of the Ranch in the Rodeo parcel by the same description as that contained in the deed to her from Mr. Doheny. Consequently, the deed dated July 9, 1945, from Carrie Estelle Doheny to Lucy Smith Battson, recorded July 10, 1945, contains the same errors in the description of the Rodeo parcel as is contained in the earlier deeds. To be certain that all the Rodeo parcel is vested in Mrs. Battson, a quitclaim deed dated July 10, 1945, from Carrie Estelle Doheny to Lucy Smith Battson was executed describing the entire Rodeo parcel as it was acquired by Mr. Doheny from Rodeo Land & Water Company.

In the event either Greystone or the Ranch is hereafter conveyed separately, the two errors above-mentioned should be corrected.

7-11-45

G. W. R.

ORIGINAL FILE

DOCUMENTS IN THIS FILE WILL BE FOUND
IN THE FOLLOWING ORDER
DOHENY BEVERLY HILLS RANCH
Los Angeles County, Calif.

File No. F-98

(File #2)

ENTRY

NO.	DATE	GRANTOR	GRANTEE	NATURE OF TITLE
51	7-13-45	- - - -	- - - -	Memorandum re: Citrus Association Agreements
52	7-31-45	Carrie Estelle Doheny Lucy Smith Battson	War Department U.S.Div. Engineer	Notice of Assignment
53	8-6-45	Southern California Edison Company, Ktd. Lucy Smith Battson	Lucy Smith Battson	Notice of Termination of Pole Agreement (Item 9)
54	2-11-46	Leigh M. Battson	- - - -	Agreement and Declaration of Restrictions
55	11-30-46	Lucy Smith Battson	Hon. Board of Super- visors, L.A.County	Application for Annexat- ion of Property to Fire Prot.D
56	3-8-48	Lucy Smith Battson	Pacific Tel. & Tel. Company	
57	10-7-48	Corps of Engineers, US Div of Eng., US War Dent	Lucy Smith Battson	Ltr re Transfer to US Air Force control of Lookout Mountain
58	3-19-49	Lucy Smith Battson	Department of Water and Power	Ltr Agrmt re guy wire Anchor on Lot H
59	6-20-49	Lucy Smith Battson	Thomas H.A. Lewis Loretta Y. Lewis	Lease of Ranch House #1 with inventory attached
60	9- 7-50	Lucy Smith Battson	J. Leland Anderson	Letter Agreement re TV antenna.
61	1-31-50	Lucy Smith Battson	Ward Bond	Letter Agreement re temp. removing of Ranch fence for grading purposes.
62	12-6-50	Lucy Smith Battson	Willard E. Brown	Letter Agreement re ty antenna
63	2-22-51	Lucy Smith Battson	Thomas H.A.Lewis Loretta Y.Lewis	Extension of Lease, add. 2 yrs.(7-1-51 to 6-30-53)
64	2-16-51	Lucy Smith Battson	Robt.S.Thompson	Letter Agree.re TV antenna
65	12-31-51	Lucy Smith Battson	William Wanamaker MD	" "
66	6-12-52	Lucy Smith Battson	Maurice A.Bernstein	" "
67	10-14-52	" "	P.M.Pontius	" "
68	11-3-52	" "	Brooke Mohun	" "
69	3-31-53	" "	Irving Lande	" "
70	3-31-53	" "	H.W.Smithson	" "
71	4-2-53	" "	W.H. Simon	" "
72	4-2-53	" "	A. I. Lanterman	" "
73	4-2-53	" "	J. D. Middleton	" "
74	5-6-53	" "	Dist Engineer Corps of Engrs.	Joint Survey in connection with termination of Lease No. W04-193-eng-2201

