

Villa Ruchello

A History



609 E. Channel Road
Santa Monica, CA



[nelsonwhite](#) | architectural history + preservation

nwhite3@mac.com | 312.208.0127

nelsonwhitepreservation.com | [Twitter](#) [Instagram](#) @nelsonpreserves

Prepared for:

The Agency
228 S. Beverly Drive
Beverly Hills, CA 90210

Cover Photo: © Don Lewis Photography

Introduction

The story of *Villa Ruchello* is one of an early Southern California dream house as envisioned by recent two transplants, one a wealthy Midwesterner, the other an English immigrant with a taste for Mediterranean architecture. Within only a few years of arriving in Los Angeles Kansas-born Harold P. Cooper and his wife sought the perfect site on which to build a grand estate. In the spring of 1932 two large parcels in Santa Monica Canyon were purchased and plans set in place to build their home. The couple would settle on little known, English-born, J. Thomas Payne to design the estate and in September of that same year permits were issued. After some eighty years and only three owners the property features a remarkably preserved residence with several sensitive additions.

The Architectural Style

Nestled high up on the slope of Santa Monica Canyon, the Mediterranean villa reveals itself only as one passes through its grand entry gates. Mediterranean architecture of Southern California developed as an evolution from the earlier Mission Revival style popular in the late nineteenth century and early twentieth century. It was in the first decade or two of the twentieth century that Mediterranean came into popularity. While the early California Missions and Spanish adobes inspired Mission Revival, the later Mediterranean looked further afield borrowing architectural elements from Italy, Spain and Mexico. To this day the popular style reflects Southern California's similarity to those countries in climate, topography and flora.

Villa Ruchello exemplifies Mediterranean architecture with its whitewashed stucco exterior, red barrel tile roofs and decoratively carved exposed rafters. The original *Villa* features an asymmetrical yet balanced primary façade running roughly south to north. The 153-foot long façade is set apart by a grand 61-foot long central two-story elevation divided into three bays. Two outer bays protrude from the middle with buff colored quoins at all four corners. Elevated high above the curving driveway sits a wide loggia partially recessed into the façade and partially exposed to the California sun. Terrazzo paving, three arches springing from Ionic columns, and a decoratively painted groin vaulted ceiling punctuate the entry terrace. The entryway is further recessed and accentuated by wrought iron gates and patterned fresco paintings on the walls and ceiling. Exposed decoratively carved rafters highlight the broad eaves some 25 feet up. Red barrel tiles top off the roof.

To the left of the primary elevation is the 79-foot long original servant's wing. While less grand in scale, it is no less important to the Mediterranean design of *Villa*





Original front façade of *Villa Ruchello*, 2013. © Don Lewis Photography

Ruchello. At far left the one-story wing features three broad-arched single car garages. Looking further to the right the elevation is punctuated by a tall flight of stairs recessing deep into the façade. A buff colored door surround and wrought iron gate finishes it off. The remainder of the elevation features an added terrace with white washed balustrade. Indicative of the entire estate, and definitively Mediterranean, white washed stucco is accentuated everywhere by dark-colored wood eaves, red tile roofs, blue trim and buff colored detailing in the form of door surrounds, columns, and arches.

Villa Ruchello's well-preserved interior is especially reflective of both Mediterranean design and the early 1930's. Numerous original interior decorative details survive to this day. The circular foyer is rich with wrought iron stair railings, paneled mahogany doors, ionic columns and carved beams supporting a balcony. Turning to the floor there is an unexpected blending of Mediterranean and Art Moderne. While red floor tile is a classic Mediterranean feature, architect J. Thomas Payne artfully blended this with Art Moderne via a refined hexagonal shape bordered by a wide geometric ribbon of aqua, white and black. This flooring leads to the primary reception rooms. To the north of the circular entry lies the formal living room with a near baronial fireplace mantelpiece and sloped overmantel. Oak floors with decorative border and coffered wood ceiling with elaborate painted decoration contribute to the sense of an aged Mediterranean villa. Off of this room Payne blended another slight deviation in the form of a neo-classical-inspired mahogany-paneled library with a fireplace mantelpiece more evocative of Spain or Italy than the Beaux Arts or even Georgian. Behind one of the bookcases hides an intact Prohibition-era bar. Prohibition ended nationally on December 5, 1933, which must have been within months of *Villa Ruchello's* completion.

On the opposite side of the foyer are the large and small dining rooms. The grander of the two features a painted scalloped wood molding and ceiling rosette. There is an adjacent small dining room with a decoratively painted coved ceiling. An original guest bath on this level features elaborate period art tile. Upstairs the circular hallway is adorned by a geometric wood beamed ceiling with decorative painting. Finally, his and her bathrooms feature additional original art tile. All three art tiled bathrooms are possibly attributed to American Encaustic Tile Co. of Vernon and Hermosa Beach, CA.

Early History: Santa Monica Canyon

The story of *Villa Ruchello* begins far back in the early nineteenth century with one of the original Mexican land grants. In 1827 the mayor of Los Angeles Guillermo Cota granted the Rancho Boca de Santa Monica to Antonio Ignacio Machado and Francisco Javier Alvarado. Machado would soon give up his claim, leaving Alvarado's sons to retain his grant until June 14, 1838 when they relinquished their rights to Francisco Marquez (1798-1850) and Ysidro Reyes (1813-1861). The following month



Marquez and Reyes filed petition for proper title with Governor Juan Alvarado in Monterey. The next summer the grant was approved with a final survey determining the Rancho to be 6,656 acres, comprising present day Santa Monica Canyon, Pacific Palisades and parts of Topanga Canyon. Francisco built the Rancho's first adobe in Santa Monica Canyon below the flatlands by present day San Lorenzo Drive and operated a black smith shop at the Canyon's mouth. Ysidro built a home west of Rustic Canyon near present day Chautauqua and Sunset Boulevards. He later built another domicile just south of Seventh Street and Adelaide Drive. Despite these settlements matters of Mexican land grants would soon change forever.

When California was granted to the United States after the Mexican-American War property claims came under significant review. The Land Act of 1851 required that land grants be filed with the Public Land Commission. Ysidro Reyes acted as the spokesman for the Rancho Boca de Santa Monica. April 14, 1854 brought confirmation of an undivided one-half to Ysidro but denied the same to Francisco's heirs. The determination in favor of both Reyes and Marquez did not come until 1881 by which time both Reyes and Marquez were deceased. Ysidro's undivided one-half was left to his wife Maria Antonia (Villa) Reyes, who in turn had sold her interest in 1873 to Col. Robert S. Baker (a founder of the City of Santa Monica). Baker in turn filed suit to partition the land amongst himself and the heirs of Francisco Marquez, who jointly held the other one-half. Despite Col. Baker having sold three-quarters of his interest to Sen. John P. Jones (fellow City of Santa Monica founder) and the remaining quarter to his wife Arcadia, a case for partition came before the superior court on July 6, 1882. On June 8, 1883 a decree for partition was filed with six allotments. A portion of those allotments to Francisca Marquez de Rios, Manuel Marquez and Pascual Marquez make up Tract 9247, which is the location of the *Villa Ruchello*.

The early twentieth century brought the creation of much of present day Santa Monica Canyon. In 1912 the Santa Monica Land Company laid out the first subdivision and by 1913 much of the Canyon had been platted. On April 28, 1925 some 105 acres of the Canyon were annexed by the City of Los Angeles. The Canyon's Channel Road derives its name from the creek that formerly ran in a covered watercourse below until the 1938 flood necessitated moving the streambed to its present location in an open concrete trench.

Owner History

The first private individual to purchase lots five and six in Tract 9247 (a total of 3.3 acres) was Mr. Clarence Fuller in 1929 from the Santa Monica Land and Water Co. Quite possibly this is the oilman Clarence M. Fuller (1888-1959). On April 26, 1932 Fuller sold the two unimproved lots to Mr. Harold P. Cooper, an insurance executive. By

early Fall Mr. Cooper received building permits for a residence and detached servants quarters.

Family record has it that Harold Perry Cooper and his wife Lillian Sinclair met in Indiana while Harold was recovering from injuries sustained fighting in World War I. Cooper was born February 8, 1893 in Portis, Indiana to Charles V. and Carrie (McKay) Cooper. Charles a veterinary surgeon died while Harold and his brother were still young, leaving their mother to raise them alone. Cooper registered for the WWI draft in June 1917 claiming an exemption from the draft as a dental student in Downs, KS. None the less the draft soon caught up with Cooper as he was injured in 1917 while serving in Chateau-Thierry, France; an injury for which he would later receive the Purple Heart in 1972 from Rep. Alphonzo E. Bell.¹ His injury is believed to have lead him to an Indiana resort hotel turned-hospital where he met his wife Lillian Sinclair. Sinclair, born July 8, 1875, was the daughter of Lee Wiley Sinclair who in 1902 built the West Baden Springs Hotel. A designated national landmark, the hotel when built featured the world's largest metal and glass dome measuring 195 feet in diameter and 130 feet high. Lee Sinclair died in 1916 leaving the hotel to his only daughter Lillian. Financial struggles were soon encountered as she and husband Charles B. Rexford undertook renovations, precipitating the couple's divorce in the late teens. To cover her debts, Lillian sold the hotel for \$1,000,000 in 1923 to Ed Ballard, from whom they had borrowed money for the renovations. Sometime in the next few years she and Harold Cooper married.

Soon into their marriage Lillian and Harold moved to Los Angeles. The 1930 U.S. Federal Census (U.S.F.C.) indicates they resided at the famed *El Royale* located at 450 N. Rossmore. In the 1931 *Los Angeles City Directory* Harold was listed as secretary of the Marakas Insurance Agency, with offices at the Subway Terminal Building at 417 S. Hill St. April 26, 1932 Harold acquired the unimproved lots number five and six and on September 9 he was issued two City of Los Angeles building permits for the primary dwelling and gatehouse to cost an estimated combined \$25,000. No sooner were the permits in hand then the proud couple partied at their neighbor Leo Carillo's house (639 E. Channel) reportedly "telling how the estates will charmingly match each other." According to the front gates, which are presumed original by the present owners, the Cooper's named their new estate *Villa Ruchello*. Curiously, society columns and blue books from the Cooper's residency reference the property as *Villa del Ruscello*, Italian for "villa of the stream." Whichever version the Coopers preferred the early years would see the socially active couple hosting and attending numerous parties recounted in the society columns. In between the parties the couple still found time for at least a few grand European tours, one of which in 1937 entailed four months, twenty-nine countries,

¹ Alphonzo E. Bell (1914-2004) was an eight-term Congressman representing Los Angeles' Westside. His father Alphonzo Bell, Sr. was a wealthy developer of Westwood, Bel Air and Pacific Palisades.



thirty-nine ports and a ten-day rail trip across India. The 1940 U.S.F.C. only records the Cooper's gardener and family in residence. This is perhaps no surprise as the couple divided their time between the *Villa* and a residence in Salem, Indiana. Lillian Cooper, a woman who repeatedly fudged her age by as much as eighteen years, died at the age of 74 on August 16, 1949. She was buried alongside her parents in the family mausoleum in Salem, IN.

Harold Cooper would remarry by 1954 to German-born divorcée Marguerite Elaine Martin (1900-1990). In 1946 Marguerite had divorced Harry Toplitzky, the owner of Southern California Disinfecting Co., claiming the businessman made no time for their social life. This would cease to be a problem for Marguerite as soon after she married Harold the couple were in the society columns and dividing time between three residences. Marguerite, a founder of the Hollywood Flower Guild, made her passion a theme of their social life. In the summer of 1959 she and Harold were photographed at a garden party with then Beverly Hills mayor George W. Davis and in April 1965 the couple participated in a multi-property garden tour benefiting the Santa Monica Bay Auxiliary of Children's Hospital of Los Angeles. From early in their marriage the couple divided their time between *Villa Ruchello*, a residence overlooking Palm Spring's Thunderbird Country Club and one in Louisville, Kentucky. Numerous club memberships also filled their time. The couple resided at the *Villa* until Harold sold it in 1975. From there the Coopers settled in an apartment at 211 S. Spaulding Drive, Beverly Hills. Harold died in Los Angeles on April 16, 1988 and was buried at Forest Lawn Memorial Park. Marguerite died December 28, 1990. Her burial location is unknown. There were no children by either wife.

Harold P. Cooper at age 73 and some forty years at *Villa Ruchello* must have felt the desire to downsize when on October 28, 1975 he sold the property to Japanese entrepreneur, and father of two, Mr. Morie Hirose. Mr. Hirose spent much of his early years at the *Villa* significantly expanding the dwelling and adding several outbuildings. Between 1976 and 1981 he expanded the house twice, added a pool and cabana, greenhouse, and detached garage. As part of their improvements to the property, the Hirose's added an abundance of Moroccan-style tile to cover the retaining walls for the pool and guesthouse. November 30, 1984 the title changed to include Yoshiko Hirose and again on October 6, 1993 to Eiketsu Hirose as trustee. It was under the Hirose's ownership that the *Villa* first appeared on the big screen. The property grounds featured prominently in the concluding scenes of *Beverly Hills Cop* (1984) as the home of villain Victor Maitland.

The Hirose family sold the property on October 21, 1994 to a director and screenwriter couple. (Withheld for client confidentiality)

Under the present ownership many smaller alterations have been made to restore the property to a more harmonious style in keeping with the architect's and Cooper's original design. Among these changes are the replacements of 1970's era sliding doors with French doors and utilizing the stockpile of tile from the Hirose's era on a barbeque and in remodeling the cabana. The Hirose's greenhouse no longer survives due to a prolonged period of neglect predating the present owners.

The present owners continued the property's visibility with appearances in two of features: (withheld), which they co-wrote and (withheld). Additionally, HBO filmed *Entourage* at the property.

Public Record

1932: Original Construction

On September 1, 1932 the City of Los Angeles issued Harold P. Cooper two building permits, one for the primary dwelling and attached garage (#14098) and one for a gatehouse servant's quarters and attached garage (#14099). The primary dwelling and garage would be two stories, measure 132 feet by 36 feet, and have a maximum height of 25 feet. Stucco exterior walls and tile roof were specified. Total cost to build would be \$23,000. The gatehouse was to measure 15 feet by 51 feet and have a total two-story height of 20 feet. The permit specified the same stucco walls and tile roof as the main dwelling. A total of \$2,000 was estimated to build the servants dwelling and garage. Both permits list J. Thomas Payne as the architect (license # not given) and Rose and Powell as contractors (lic. #163). Rose and Powell were located at 1505 4th Street in Santa Monica. No engineer was listed on either permit.

1932: December 6, 1932 Harold Cooper was issued a revised building permit #18970 (re #19487) for the driveway bridge with a revised total cost of \$250. The original permit #19487 is missing at this time. Rose and Powell are listed as the contractors. The listed engineer is somewhat illegible but I believe to be Santa Monica resident and independent civil engineer Serge I. Kolesoff (city lic. #2459).

The Los Angeles County Assessor appears to have first visited the property on February 2, 1933, though the original notes for the residence and gatehouse are missing. What survives today is the appraiser's brief recording of the bridge. The total assessed value was \$360.

1945: Bedroom

In 1945 permit #12984 (guestimate, partially obscured) was issued to Mr. Cooper to "construct one additional bedroom over present one-story portion of structure"



with a total estimated cost of \$1,700. P.J. Powell (lic. #58) was the contactor. This is likely the single room off the kitchen blocking an original interior staircase up from the garage.

The architect was Frederic Charles Barienbrock (1904-1978) (lic. #C141). Barienbrock's license was issued on January 1, 1934 and only two years later in 1936 he started his own practice in Santa Monica. His license expired on August 31, 1977. He is perhaps best known as the architect of several Santa Monica public buildings in the 1950's. Among these are the Courthouse and County Building (1951) and the Science and Home Making Building at Santa Monica High School (1956).

1970 The County Assessor's records indicate a property visit on November 5, 1970. On this visit the appraiser recorded redwood eaves, the Philippine mahogany library, travertine porches, terraces and stairs." Interestingly, the appraiser also remarked that they thought the "architect was probably Frederic M. Ashley (of Austin & Ashley)."

1976: Swimming Pool

Within less than a year of purchasing *Villa Ruchello* Morie Hirose was issued permit #08203 (missing) and permit #08204. The latter, dated April 22, 1976, was for a new swimming pool to be designed by H. M. Hansen (lic. #824) and constructed by California Pools Inc. (lic. #185102). The pool would measure 28 feet by 70 feet with a separate 10-foot diameter spa. Included in the permit was a heater and "approved enclosure." Certificate of occupancy was issued February 28, 1979.

1977: Cabana

Mr. Hirose continued improvements to the *Villa* for several years to come. On March 4, 1977 Hirose was issued permit #11968 for the addition of a one-story dressing room cabana to measure 11 feet by 25 feet and 12 feet high. Wood walls and roof were specified. The total cost to build was estimated at \$5,000 and the certificate of occupancy was granted August 25, 1977. Ohbayashi Construction Co. was listed as the contractor and Ken Tawa (lic. #C3041) as the architect. Tawa received his California license on April 20, 1960 and retired it on December 31, 2005. His last known address was 11455 Clover Avenue, Los Angeles.

On December 8, 1977 the County Assessor recorded the added pool and spa were of "extremely high quality construction" and that the pool area had 1,700 square feet of decking and two small fish ponds.



Aerial view of Villa Ruchello looking northwest, 2013. © Don Lewis Photography

1978: Residence Addition & Retaining Walls

The next summer on June 30, 1978 Hirose received permit #19173 for the “addition of a family room, bedrooms & bath” to the north side of the main house and for “retaining walls & gardens.” The entire two-story addition would measure 52 feet, 10 inches by 72 feet, 11 inches and a total height of 27 feet. The cost to build was estimated to be \$350,000. The exterior would be of stucco with tile roof. A certificate of occupancy was issued May 11, 1981. The firm of Adrian Wilson Associates/Howard Needles Tammen & Bergendoff (AWA/HNTB) (lic. #G6966) was listed as architects and engineers. See site plan on page 23. Permit #19174 was also issued June 30, 1978 for “retaining walls at terraces” to cost \$15,000. Adrian Wilson Associates (lic. #G6966) was listed as the architect and engineer.

1979: Guesthouse & Garage

On April 19, 1979 permit #23635 was issued for a one-story “accessory living quarters” measuring 8 feet, 6 inches by 32 feet, 6 inches and 13 feet high. AWA/HNTB were the listed architects. On August 29, 1979 permit #26138 was issued for a “change from a storage room to recreation room on permit #23635.” The cost was put as \$5,000.

The same date Mr. Hirose was issued permit #23634 to “redesign a retaining wall and add [illegible] roof walk deck” for an estimated \$2,500. Again the architects and engineers were AWA/HNTB.

Later that same summer on June 22, 1979 Morie Hirose was issued permit #24846 for a one-story garage measuring 26 feet by 33 feet and 13 feet high. The location would be opposite and to the east of the original attached garage. Estimated cost to build was \$17,000. AWA/HNTB were listed as the architects and engineers with Chartered Construction Corp. as contractor (lic. #328047). Stucco walls and tile roof were specified. The certificate of occupancy was issued November 20, 1981. See site plan on page 23.

Change permit #29312 (re #24846) was issued March 28, 1980 to “relocate garage and new caissons and grade by foundation.” It appears from the revised site plan that the garage was reoriented/repositioned only slightly. See site plan on page 23.

1980: Greenhouse

Morie Hirose’s improvements to *Villa Ruchello* ended with permit #28223 issued January 9, 1980 for a one-story greenhouse measuring 14 feet by 43 feet and 9 feet, 2 inches high. The total estimated cost was listed as \$9,000. The certificate of occupancy was issued July 16, 1981. The listed engineer is illegible and there



was no license number given. Greenhouse Growing Systems (lic. #358078) was given as the contractor.

March 22, 1980 the Assessor recorded the completion of the residence addition. The addition featured three bedrooms, four baths, a den, a dressing room, family room and a study. Moreover, the addition also had an enlarged servant's room, balcony and basement. The Assessor returned on June 6, 1982 to record the completion.

Disclaimer:

The information in this report is based solely on a review of the public records. While the author has endeavored to provide an accurate summary of these records, the report may contain material inaccuracies or omissions. The report should not be relied upon as a diligence report on the condition of the property or proper permitting.

John Thomas Payne
(1885-1934)

Architect

John Thomas Payne, seemingly known as J. Thomas, appears not to have left much of a professional legacy but his personal life is easily traced. While much of Thomas' adult life was spent in Los Angeles, he and his wife Evelyn were both born and raised in Leicester, Leicestershire County, England. Thomas was born March 23, 1885 to John Thomas and Elizabeth Ann (Scotton) Payne, the oldest of five children. Thomas, Jr. immigrated to the US in 1912. He soon settled in Los Angeles and was working as an engineer by 1918 and licensed as an architect on February 2, 1926 (lic. #B1428).

Very little is known of Thomas Payne's professional training or accomplishments. What is known is that he briefly partnered with Theodore Starrett, Jr. (1894-1963), son of the noted New York builder Theodore Starrett, Sr.² (1865-1917) and nephew to several important architects and builders. Despite an illustrious family, Theodore Starrett, Jr. appears to have had a quiet career in Los Angeles. A 1924 issue of *Southwest Builder and Contractor* references the firm of Starrett & Payne "completing preliminary plans for a . . . Moorish theater . . . [in] Hollywood, for the Hollywood

² Theodore Starrett, Sr. trained as an architect but became a "pioneer builder of skyscrapers." Starrett launched his career in Chicago at the celebrated offices of Burnham and Root. He later moved to New York City where he founded the Thompson-Starrett Co. At the helm of this and other construction companies he is responsible for such notable buildings as Union Station in Washington, D.C. and New York City's Atlantic Building and Title, Guarantee and Trust Building.

Amusement Co.; seating capacity 1100 people; there will be stores, studios, tea rooms, etc; \$500,000.” This sole mention of their partnership is the most descriptive press coverage discovered. The partnership was clearly short lived as Theodore Starrett was listed with a different business address than Payne in the 1927 *Los Angeles City Directory* and by the 1930 U.S.F.C. he had moved to New Rochelle, NY. Payne was independently mentioned in the late-1920’s in the *Los Angeles Times* for two smaller commissions and as a judge in a high school architecture competition. This is the extent of his known professional legacy.

John Thomas Payne’s early childhood appears to have been spent in the home of his maternal grandmother Elizabeth Scotton. John Thomas, Sr. was employed as a “Basket Maker” and his wife as a “Shoe Fitter.” By 1901 the family of six resided independently. Thomas, Jr. was already employed outside the home while his parents continued in their occupations. In October 1907 Thomas married his wife Evelyn Atkins and by 1911 the couple had given birth to three children, two of whom survived, George Everard (1908-?) and Victoria Mabel (1909-1966). Thomas was employed as a “Machine Operator” in the “Boot & Shoe” industry while Evelyn worked as a “Sewing Machinist” in the “Hosiery” industry. Only months after the Titanic sank, Thomas, like so many before him, courageously set sail from Liverpool on August 14th aboard the SS *Merion*. After twelve days at sea Thomas arrived in Philadelphia. In November 1915 Evelyn and their two kids Mabel and George arrived in New York aboard the SS *New York*. By 1918 the family of four resided at 3220 Manitou Avenue in L.A.’s Lincoln Height’s neighborhood, with Thomas listed as an engineer. On September 12 he received his citizenship.

During the 1920’s Thomas and family experienced many changes. The 1920 U.S.F.C. indicates Thomas and family shared their rented home at 323 S. Gates Street with his mother and sister Emily. Thomas was employed as a “Structural Engineer.” Over the following decade the family moved first to 428 S. Griffin Avenue and then to 122 S. Eastlake Avenue. Between approximately 1922 and 1931 Thomas maintained an office in the Western Mutual Life Building located at 321 W. 3rd Street, which he shared for some period with Theodore Starrett. Payne was alternately listed in the *Los Angeles City Directory* as simply an architect and some years as offering the services “Structural Engineering, Designs, Plans & Estimates.” Presumably some financial security had been found for the family for in the fall of 1924 Evelyn took a nearly month-long sailing aboard the *Nordstjerman* from Antwerp to Los Angeles. By 1930 Thomas, Evelyn and his mother had moved to 1906 W. 64th Place. The 1932 *Directory* lists Thomas and Evelyn residing at 1261 W. 55th Street. On October 19, 1934 Thomas died in Los Angeles and was buried at Forest Lawn Memorial Park. After Thomas’ death Evelyn soon married fellow Englishman James J. Inman. They both died in Los Angeles County in 1971, Evelyn on February 22 and James on August 14. It is not known if they were still married.



Known Commissions (to date)

I have been unable to discover and verify any additional extant commissions. Reported in the press are only the following three commissions, which are unverifiable, un-built or demolished.

Theater @ Vine & Hollywood (1924) – Los Angeles

1836 N. Edgemont (1928) – Los Angeles

5100 block of S. Huntington Dr. (1928) – Los Angeles

Bibliography

Books

- Berry, Lenora King, ed. *Los Angeles Blue Book*. Los Angeles, Lenora King Berry, 1935.
- Duthie, Gloria Berry, ed. *Los Angeles Blue Book*. Los Angeles, Lenora King Berry, 1954.
- Duthie, Gloria Berry, ed. *Los Angeles Blue Book*. Los Angeles, Lenora King Berry, 1960.
- Marquez, Ernest. "The Rancho Boca de Santa Monica." In *Pacific Palisades: Where the Mountains Meet the Sea*, by Betty Lou Young, edited by Betty Lou Young, 9-26. Pacific Palisades, Ca: Casa Vieja Press, 2001.
- Richardson, William Hord, Mrs., ed. *Southwest Blue Book*. Los Angeles, William Hord Richardson, 1960.
- Richardson, William Hord, Mrs., ed. *Southwest Blue Book*. Los Angeles, William Hord Richardson, 1978.
- Young, Betty Lou. *Pacific Palisades: Where the Mountains Meet the Sea*. Edited by Betty Lou Young. Pacific Palisades, CA: Casa Vieja Press, 2001.
- Young, Betty Lou, and Randy Young. *Santa Monica Canyon: A Walk Through History*. 2nd . Pacific Palisades, CA: Casa Vieja Press, 1998.
- Young, Betty Lou, and Randy Young. *Street Names of Pacific Palisades & Other Tales*. Pacific Palisades, CA: Pacific Palisades Historical Society Press, 1990.

Periodicals

Journals

-- . *Architecture and Building* 49, no. 12. (December, 1917): 1-2.

-- . *Southwest Builder and Contractor* 64, no. 21. (November 21, 1924): 54.

(withheld)

Gebhard, David. "The Spanish Colonial Revival in Southern California (1895-1930)." *Journal of the Society of Architectural Historians* 26, no. 2 (May 1967): 131-147.

Newspapers

- . "How Did Summer Race By So Quickly?" *Los Angeles Times*, August 25, 1958: A1.
- . "Of Interest to Women." *Los Angeles Times*, December 29, 1931: A5.

Fox, Christy. "Christy Fox." *Los Angeles Times*, January 29, 1956: C3.



Kentle, Jean. "Santa Monicans End Long Tour." *Los Angeles Times*, May 19, 1937: A6.

Kingsley, Grace. "Hobnobbing in Movieland." *Los Angeles Times*, September 18, 1932: B14.

Levy, Juana Neal. "Of Interest to Women." *Los Angeles Times*, January 7, 1932: A5.

Long Beach Press Telegram. October 19, 1972: 15.

Los Angeles Times. August 21, 1959: A2.

Los Angeles Times. October 18, 1972: C2.

Los Angeles Times. "Boys Construct Model Exhibit." June 9, 1929: E6.

Los Angeles Times. "Building to Start." February 5, 1928: E4.

Los Angeles Times. "Founder Will Address Guild." February 8, 1949: B1.

Los Angeles Times. "Harold Coopers Plan Elaborate Party Tomorrow." March 17, 1935: B4.

Los Angeles Times. "Los Angeles Briefs." August 30, 1930: 7.

Los Angeles Times. "Obituary of Clarence M. Fuller." June 2, 1959: 24.

Los Angeles Times. "Obituary of Harry Toplitzky." March 16, 1952: 47.

Los Angeles Times. "Plans Being Prepared." February 26, 1928: E4.

Los Angeles Times. "Santa Monica Group Plans garden Tour." March 14, 1965: J5.

Los Angeles Times. "Wife Divorces Busy Husband." November 20, 1946: A3.

New York Times. "Obituary of Theodore Starrett, Sr." October 10, 1917.

Unpublished

Los Angeles Conservancy, "Cooper Estate." Presented on the tour entitled California Dream: One Hundred and Fifty Years in Santa Monica Canyon, Santa Monica, CA, 1995.

National Register of Historic Places Nomination Form: West Baden Springs Hotel (Submitted June 1985)

Interviews

Colleen Haddad (J. Thomas Payne's great granddaughter), in discussion with the author, March 2013.

Jan McKenzie (Sinclair relative, genealogist/historian), in discussion with the author, March 2013.

Name withheld (Current Owner), in discussion with the author, March 2013.

Government Offices Consulted

Los Angeles Bureau of Engineering
Los Angeles County Assessor
Los Angeles County Registrar-Recorder, Land Records Division
Los Angeles Department of Building and Safety, Building Records Section

Online Resources

National Historic Landmarks Program (NHL): tps.cr.nps.gov/nhl

www.ancestry.com

California Death Index, 1940-1997

California Passenger and Crew Lists, 1882-1957

Census of England & Wales, 1891, 1901, 1911

Honolulu, Hawaii, Passenger and Crew Lists, 1900-1959

Indiana, Marriage Collection, 1800-1941

New York, Passenger Lists, 1820-1957

Philadelphia Passenger Lists, 1800-1945

Social Security Death Index

US City Directories, 1821-1989

US Federal Census 1880 – 1940

US Naturalization Records – Original Documents, 1795-1972

US Passport Applications, 1795-1925

World War I Draft Registration Cards, 1917-1918Web: California Find A Grave Index, 1775-201

Nelson White

Nelson White Preservation

2443 Oak Street

Santa Monica, CA 90405

vox: 312-208-0127

email: nelson@nelsonwhitepreservation.com

www.nelsonwhitepreservation.com

© Nelson I. White



nelsonwhite | architectural history + preservation

nwhite3@mac.com | 312.208.0127

nelsonwhitepreservation.com | [Facebook](#) [Twitter](#) [Instagram](#) @nelsonpreserves

Appendix

Owner History: Harold P. and Lillian S. Cooper

HOBNOBBING *in* MOVIELAND

By GRACE KINGSLEY

Mae Clark was eating her necklace! Which does sound weird, doesn't it? Her necklace was made of onions, which sounds weirder yet. But it really isn't, when you come to know about it.

We were at Leo Carrillo's barbecue on that gorgeous estate of his in Santa Monica Canyon, and he had told everybody to wear something Spanish, so Mae had worn a necklace of onions over her pajama suit as a slight concession to Spanish cuisine, although we tried to point out to her that the onion is practically universal.

Anyhow, it was all a great riot of color down there, where 300 persons were gathered, and where Leo was presiding in a much-more-than-ten-gallon sombrero, inside which was a Hawaiian hat which he said had been made for him by a Honolulu beach peddler in just ten minutes.

Leo loves people; that's the whole secret of these huge barbecue gatherings. He explained humorously that this one was given as a get-together for the Spanish people—"so they can't talk about each other and say somebody is getting high-hat." But the real reason is Leo's warm love of folks. If you say, "May I bring five people?" he'll be sure to answer, "Oh, yes—bring ten people!"

BUSTER BUSTS IN

We were all gathered sociably under the sycamore trees when we jumped at the sound of a loud tootling, and the gates were swung wide to admit what looked at first view like a sight-seeing bus. But before it walked a demure padre, then a Spanish band, and next a head was thrust out of a window wearing a white-plumed hat.

The head was Buster Keaton's, and he was dressed in a blue uniform trimmed with gold lace and epaulets, which he described as an admiral's uniform, but which looked strangely like a dress uniform of some secret order. It was much too large for him, and if he ever goes into the snow with it the seat of the trousers will easily drag on the ground.

Buster's now famous land yacht should really be named the Canterling Castle or the Prancing Palace or something like that, it is so luxurious inside, all shipshape and like a boat, with its compact little drawing-room, diner, galley, ice boxes and dressing-rooms.

The padre turned out to be Harry Holman, clad as a Spanish monk.

There was the Carlos Molina orchestra tinkling sweetly under the trees, and a group of men, headed by Ling, Leo's trusty Chinese servant, were barbecuing huge baskets of meat over a great fire, while great boilers of beans and tamales and enchiladas simmered over a blaze. Everybody helped himself and ate at the long tables . . .

After that Leo unveiled something he called a monument, with Chic Sale doing the dedicating in his most amusing fashion.

FEASTING AND CHATTER

People scattered later on—we found Mr. and Mrs. Tom Mix tete-a-tete in earnest conversation, as one seems always to find them. . . . Joan Marsh helping everybody to everything to eat and drink. . . . Spanish dancers performing for a group under the trees. . . . Antonio Moreno wandering about by himself or chatting to some synthetic senorita. . . . Polly Moran sitting on the tiny beach Leo has constructed beside one of his pools, saying, "How do you like my beach?" . . . Miriam Jordan walking about with an escort, viewing everything with wide-eyed wonderment, this party being her introduction to Hollywood social doings. . . . Nena Quartaro and Isodel Bevan looking sweet in Spanish costumes. . . . Pat O'Brien and his wife wandering the length of the lovely grounds. . . . Jose Mojica and his sweet mother greeting their Spanish and Mexican friends. . . .

Entertainment under the trees, with Mojica singing in that glorious voice of his. . . . Wheeler and Woolsey doing blackouts. John Wayne looking resplendent in a Spanish señor's brown buckskin suit, and rather attentive to Joan Marsh. . . . Burton Churchill thoughtfully wheeling Ella Wickersham about. . . . Tom Brown flirting with Astrid Allwyn. . . . Jackie Saunders tangoing gracefully with Jack Quartaro. . . . Gloria Shea walking down the sunlit paths with Arthur Pierson. . . . Thelma Todd proudly introducing her very handsome husband, Pasqualla de Cicco. . . .

Mr. and Mrs. Harold P. Cooper, who have an estate next door, telling how the estates will charmingly match each other. . . . Wallace Beery and his wife relating their latest air adventures. Bryan Foy telling us how his youngest brother, Eddie, is improving at last after his months in a Pasadena hospital. . . . Many long, charming hours of chatter; bright entertainment, music, feasting and dancing.

Figure 1: Leo Carrillo Barbeque.
Los Angeles Times, September 18, 1932.



Figure 2: Lillian Sinclair at right with unidentified woman, undated.
Source: Ancestry.com.

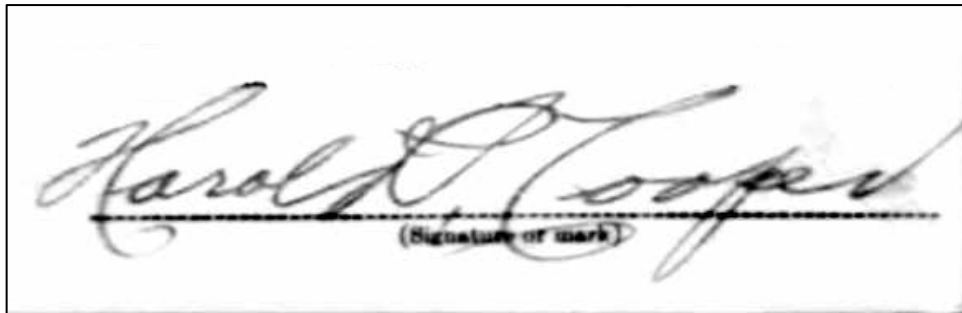


Figure 3: Harold P. Cooper's signature from his WWI Draft Registration Card,
1917. Source: Ancestry.com



Figure 4: Interior, West Baden Springs Hotel. © In.gov



Figure 5: Exterior, West Baden Springs Hotel.

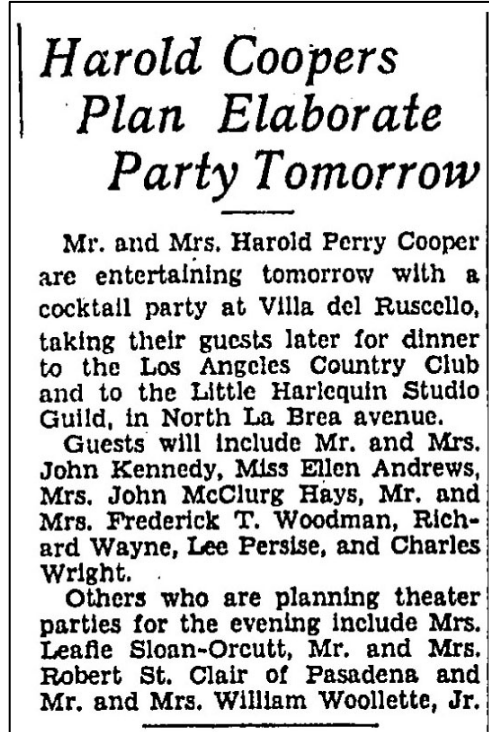


Figure 6: Harold Coopers Entertain.
Los Angeles Times, March 17, 1935.



Figure 7: Harold Coopers Return From
Abroad. *Los Angeles Times*, May 19, 1937.



Figure 8: Harold Coopers at a Garden Party.
Los Angeles Times, August 21, 1959.

Santa Monica Group Plans Garden Tour

Seven gardens in the Brentwood-Santa Monica area will be opened for a tour sponsored by the Santa Monica Bay Auxiliary of Childrens Hospital of Los Angeles on April 4.

The annual tour titled "Down the Garden Path" is an important fund-raiser for the Childrens Hospital.

The gardens on view are those of Mr. and Mrs. Lyle Wheeler, 566 E. Channel Road, Santa Monica Canyon, which reflects an Old Spanish garden; Mr. and Mrs. Aubrey Austin, at 587 E. Channel Road, which displays plants, a rocky brook and barbecue area.

The 4-acre estate of Mr. and Mrs. Harold P. Cooper at 609 E. Channel Road has a spring which was once a watering spot for Early Spanish settlers. A center gate in a high wall surrounding the home of Mr. and Mrs. Julian Jen-

kins, at 1605 San Vicente Blvd., leads into formal gardens and a mountain panorama.

Pre-Columbian art from the collection of Dr. and Mrs. George Kennedy of 12721 Hanover St., Brentwood, will be on display for those touring their garden which features a greenhouse filled with rare orchids. The tour also will include the gardens of Mr. and Mrs. Irving Anderson of 12 Oakmont, Brentwood, and the garden of Miss Martha Highlands, 547 N. Bundy Drive, Brentwood.

Figure 9: Harold Coopers Host Garden Party. *Los Angeles Times*, March 14, 1965.



Figure 10: Harold Cooper Receives the Purple Heart.
Los Angeles Times, October 18, 1972.

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building

OF
CLASS "D"

2

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

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

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

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

Lot No. 5 + 6 Block 8 -

Tract 9.247

Location of Building 609 East Channel Road Approved by City Engineer CAF

Between what cross streets Esparta Way - Doni Road Deputy

USE INK OR INDELIBLE PENCIL

- Purpose of building Dwelling + Garage Families 1 Rooms 11
- Owner (Print Name) Mrs. Harold P. Cooper Phone _____
- Owner's address 1505-4 at Santa Monica
- Certificated Architect J. Thomas Payne State License No. _____ Phone _____
- Licensed Engineer _____ State License No. _____ Phone _____
- Contractor Rose + Rowell State License No. 163 Phone 26178
- Contractor's address 1505-4 at Santa Monica
- VALUATION OF PROPOSED WORK [Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building] \$23000
- State how many buildings NOW on lot and give use of each. none
- Size of new building 32 x 36 No. Stories 2 Height to highest point 25 Size lot 200 x 400
- Type of soil Good Foundation (Material) Concrete Depth in ground 18"
- Width of footing 18" Width of foundation Wall 8" Size of Redwood Sill 2 x 8"
- Material Exterior Wall Steel Size of studs: (Exterior) 2 x 6 (Interior Bearing) 2 x 4
- Joists: First Floor 2 x 12 Second floor 2 x 12 Rafters 2 x 6 Material of Roof Tile
- Chimney (Material) Brick Size Flue 13 x 17 No. Inlets each flue 1 Depth footing in ground 18"


I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinances and State Laws will be complied with, whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here Rose + Rowell (Owner or Authorized Agent)

By J. M. Cooper

Plans, Specifications and other data must be filed if required.

FOR DEPARTMENT USE ONLY			
PERMIT NO. 14098	Plans and Specifications checked <u>Sexton</u>	Zone <u>2 R 1 -</u>	Fire District No. <u>none</u>
	Corrections verified <u>DR Packet</u>	Set Back <u>none</u>	Street Widening <u>none</u>
	Plans, Specifications and Application checked and approved <u>DR</u>	Application checked and approved <u>8/29/32</u> F. L. C. Clerk.	
PLANS <u>Plans</u>	For Plans See <u>Plans</u>	Filed with <u>Plans</u>	Inspector
		SPRINKLER Required Valuation Included	Specified Yes—No

Stamp here when Permit is issued.


46.25

PLANS DESTROYED
8/29/32

Figure 11: Residence Building Permit, 1932.

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building

CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles: I, Wm. J. Cooper, City of Los Angeles, through the office of the Superintendent of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and shall be deemed conditions entering into the exercise of the permit:

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

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

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

Lot No. 546 - Block 8 - DISTRICT

Tract 9247

Location of Building 609 East Channel Road Approved by City Engineer C. A. [unclear]
(House Number, and Street) Deputy

Between what cross streets Esparta Way - Doni Road

USE INK OR INDELIBLE PENCIL

- Purpose of building Dwelling, Dressing Quarters & Garage Families 3 Rooms 3
- Owner (Print Name) Wm. J. Cooper Phone 5 NK
- Owner's address 1505 - 4th St
- Certificated Architect John W. Payne State License No. --- Phone ---
- Licensed Engineer Rose + Howell State License No. --- Phone ---
- Contractor Rose + Howell State License No. --- Phone ---
- Contractor's address 1505 - 4th St Santa Monica
- VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building) \$7600
- State how many buildings NOW on lot and give use of each. none
- Size of new building 15 x 51 No. Stories 2 Height to highest point 20 Size lot 100 x 100
- Type of soil Gravel Foundation (Material) Cement Depth in ground 12"
- Width of footing 18" Width of foundation Wall 6" Size of Redwood Sill 2 x 6
- Material Exterior Wall Brick Size of studs: (Exterior) 2 x 4 (Interior Bearing) 2 x 4
- Joists: First Floor 2 x 6 Second floor 2 x 6 Rafters 2 x 6 Material of Roof Tile
- Chimney (Material) Brick Size Flue --- No. Inlets each flue 1 Depth footing in ground ---

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinances and State Laws will be complied with, whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here Rose + Howell (Owner or Authorized Agent)
 By John W. Payne

Plans, Specifications and other data must be filed if required.

FOR DEPARTMENT USE ONLY			
PERMIT NO. 14099	Plans and Specifications checked <u>Sexton</u>	Zone <u>Z R-1</u>	Fire District No. <u>Non</u>
	Corrections verified <u>W. P. [unclear]</u>	Set Back <u>None</u>	Street Widening <u>No.</u>
PLANS	Plans, Specifications and Application reviewed and approved <u>W. P. [unclear]</u>	Application checked and approved <u>8/25/32</u>	Inspector <u>[unclear]</u>
Rec'd	For Plans See	Filed with	Required Valuation Included
			SPRINKLER Specified Yes—No

PLANS DESTROYED
 6773 D. - - - - -

575

Figure 12: Gatehouse Building Permit, 1932.



Mag. Form 3

USE INK OR INDELIBLE PENCIL

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

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

REMOVED FROM _____ REMOVED TO _____

Lot _____ Lot _____

Tract _____ Tract _____

Present location of building: 609 E Channel Road (House Number and Street)

New location of building: _____ (House Number and Street)

Between what cross streets: _____

Approved by City Engineer _____ Deputy _____

- Purpose of PRESENT building: None Families _____ Rooms _____
Store, Residence, Apartment House, or any other purpose.
- Use of building AFTER alteration or moving: _____ Families _____ Rooms _____
- OWNER (Print Name): J.P. Cooper Phone _____
- Owner's address: 1505 - 4th St Santa Monica
- Certificated Architect: _____ State License No. _____ Phone _____
- Licensed Engineer: David Ideally State License No. 42459 Phone _____
- Contractor: Ross & Rowell State License No. 163 Phone _____
- Contractor's address: 1505 - 4th St Santa Monica
- VALUATION OF PROPOSED WORK (including all Material, Labor, Fixtures, Equipment and Appliances in Completed Building) \$ 250.00
- State how many buildings NOW on lot and give use of each: 2 Residence, Hotel, Apartment House, or any other purpose.
- Size of existing building: _____ Number of stories high _____ Height to highest point _____
- Class of building: _____ Material of existing walls: _____ Exterior framework: _____
Wood or Steel

Describe briefly and fully all proposed construction and work:
Revised Bridge - original permit # 6974 - material cost \$250.00 - none. Bridge at least 60 ft from existing buildings.

(OVER)

Fill in Application on other Side and Sign Statement

PERMIT NO.	Plans and Specifications checked	Date	Fire District	For _____
19487	Church	2-11-32	None	
	Corrections required	Set Back	Street Widening	
	Plans, Specifications and Applications checked and approved	Application checked and approved		
PLANS	Church	12-5-32	5710	
For Plans See	18970	Required	Inspected	Inspected

PLANS DESTROYED

250

Figure 13: Bridge Revised Building Permit, 1932.

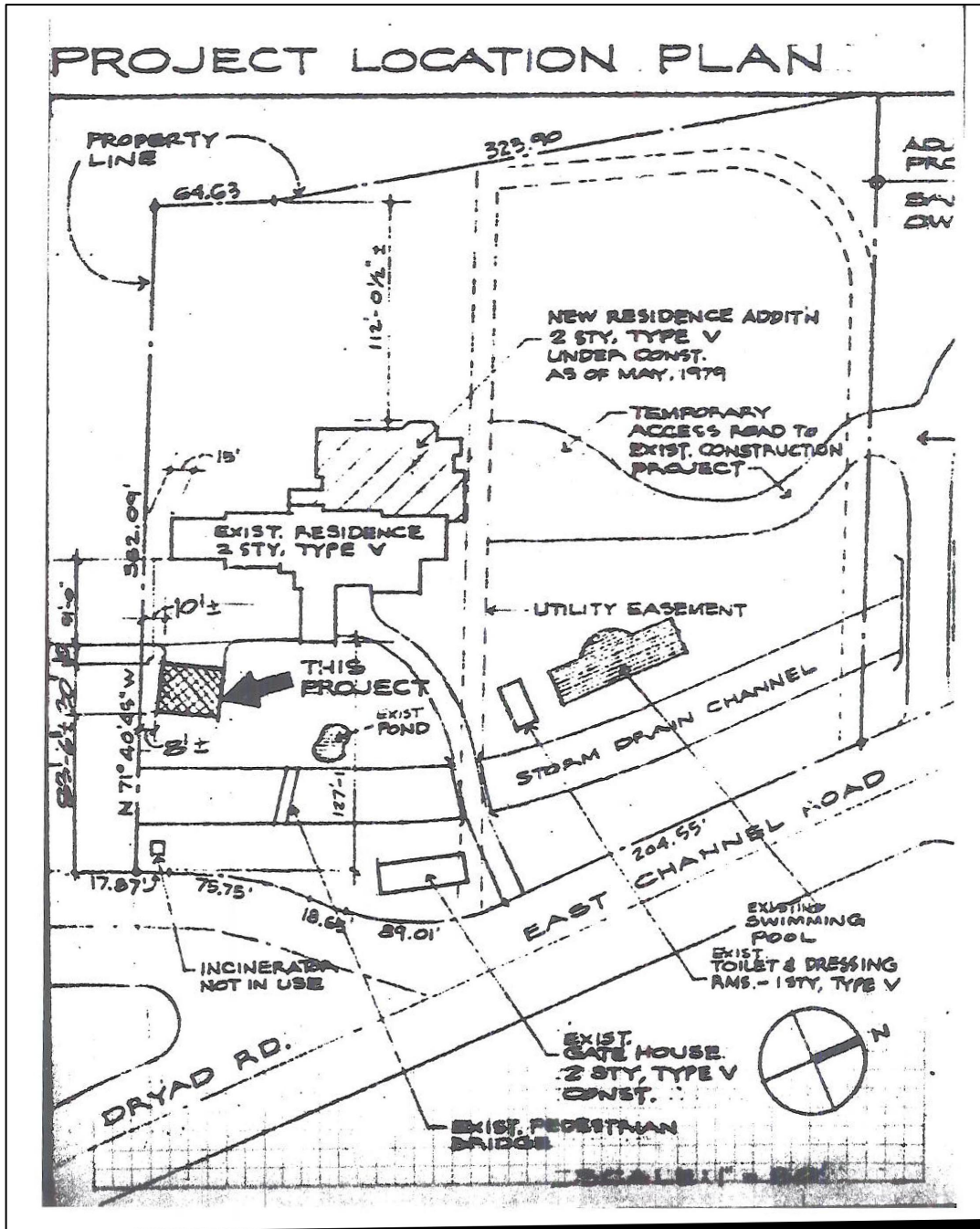


Figure 14: Building Permit Site Plan, June 22, 1979.



J. Thomas Payne



Figure 15: John Thomas Payne as a young man. © Colleen Haddad.



Figure 16: Payne Family, circa 1911. L to R: Mabel, John, Edward and Evelyn.
© Colleen Haddad.

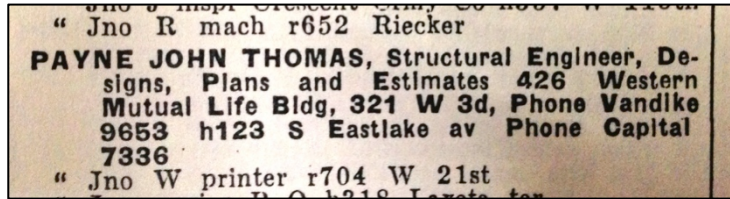


Figure 17: Thomas Payne's listing in the *Los Angeles City Directory*, 1926.



Figure 18: Headstone, Forest Lawn Memorial Park. © Colleen Haddad.



Figure 19: Evelyn Atkins Payne, 1924.

CLASS A MOORISH THEATER (Hollywood)
 —Archts. Starrett & Payne, 426 Western Mutual Life Bldg., Los Angeles, have completed preliminary plans for class A Moorish theater on w. side Vine St., about 100 ft. n. of Hollywood Blvd., Hollywood, for The Hollywood Amusement Co; seating capacity 1100 people; there will be stores, studios, tea rooms, etc; \$500,000.

Figure 20: Theater Commission Write-up. *Southwest Builder & Contractor*, November 21, 1924.

BUILDING TO START
 Construction on a new five-story Class B apartment-house building to be erected at 1836 North Edgemont for Charlotte Adams will be started immediately. J. Thomas Payne is the architect. The cost is \$75,000.

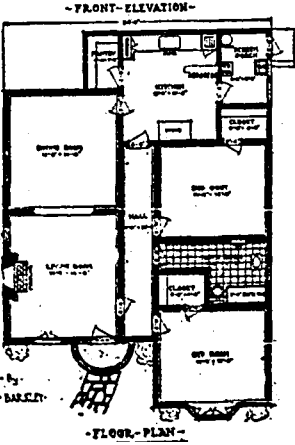

Figure 21: Apartment Building Commission. *Los Angeles Times*, February 5, 1928.

PLANS BEING PREPARED
 A two-story store, office and apartment building is to be erected in the 5100 block, South Huntington Drive, for G. J. Lindsey, from working plans being prepared by Architect J. Thomas Payne.

Figure 22: Commercial Building Commission. *Los Angeles Times*, February 26, 1928.

BOYS CONSTRUCT MODEL EXHIBIT

High School Sponsors Architectural Contest



Lincoln Students Plan Competition

S PONSORED by architectural and drafting students of Lincoln High School, the fourth annual architectural exhibit will be held in the exhibit hall of the school Thursday.

Every year the exhibit features a phase of the architectural and drafting trade. This year the feature is to center around a group of model homes.

The model houses will be grouped design, draftsmanship and sketching.

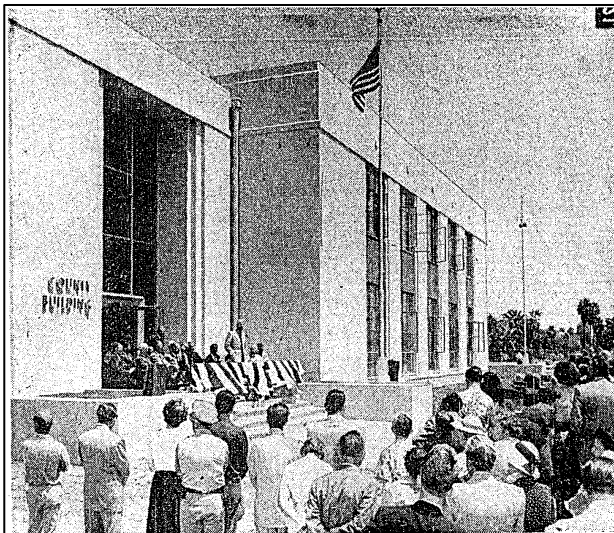
A. J. Badger, instructor in architecture to convey the students' conception of what a modern metropolitan residential block should be like. In spite of the fact that they are to build at a greatly reduced scale, they will be constructed to the smallest detail, including the furniture, electrical wiring, plumbing and landscaping.

In conjunction with the exhibit, a contest among the architectural students will be held in which prizes will be awarded for excellence in

ectural drawing at Lincoln, stated that he has secured three Los Angeles architects to act as judges of the contest. They are Charles Cressey, J. T. Payne and C. E. Nihart, supervisor of industrial arts of the city schools system.

The exhibit which is to be open to the public will be held in the afternoon and evening. At the evening exhibit, prizes will be awarded and a program which includes a one-act play and entertainment by various musical organization at Lincoln will be given.

Figure 23: Payne Judges Student Architectural Competition.
Los Angeles Times, June 9, 1929.



\$300,000 STRUCTURE—Mayor Russell K. Hart of Santa Monica speaking at dedication of new \$300,000 branch Courthouse and County Building in Santa Monica. Times photo

Santa Monica Dedicates New County Building

Completion of a \$300,000 branch Courthouse and County Building in the Santa Monica Civic Center was observed by formal dedication ceremonies held yesterday afternoon.

Raymond C. Darby dedicated the structure to "justice and good government." Presiding Superior Judge W. Turney Fox hailed it as a "symbol of democracy, a place where the people can go for a determination of their rights."

Mayor Hart Speaks

Mayor Russell K. Hart spoke for the Santa Monica City Council, which donated the building site.

The opening program was arranged under the direction of F. Walter French, president of the Santa Monica Bar Association. Later, visitors toured the building, which houses two Superior Courts and two Municipal Courts.

Many Branches in Building

Also quartered in the structure are branches of the Marriage License Bureau, the District Attorney's Office, the County Assessors' Department, the Probation Department, the Marshal's Office and the County Law Library. The new building was designed by Architects Frederic C. Barlenbrock and Robert Kliegman to harmonize with the architecture of the adjoining Santa Monica City Hall. It is expected to save the county more than \$30,000 a year in rental charges.

Figure 24: Barlenbrock County Building Commission. *Los Angeles Times*, July 28, 1951.



\$520,000 HIGH SCHOOL BUILDING COMPLETED

Completion of an important addition to the Santa Monica High School plant has been announced by the Board of Education of the Santa Monica Unified School District.

Architects Frederick Barienbrock and Andrew Murray prepared the designs for the new Science and Home-making Building which comprises an area of 29,241 square feet and costs a total of \$520,000. Construction was by Herbert Goldsworthy.

Suspended Ceilings
 The new structure, which replaces temporary buildings used since World War II, is built of reinforced concrete. It has two stories with 12 classrooms giving on central corridors. The entire walls are of glass with porcelain enameled spandrels separating the upper and lower floors.

All ceilings are of suspended metal and glass fiber acoustical material capable of absorbing 99% of sounds striking the surface. Heating and ventilation are mechanical, with thermostatically actuated electronic controls. Cost includes natural birch cabinets and students tables for all science rooms as well as completely furnished and equipped preparation rooms, making the building almost entirely furnished upon completion.

Parker-Zehnder & Associates were structural engineers on the project and Hinkston & Norcross handled electrical and mechanical engineering.

Date for Observance of Realtor Week Set
 Realtor Week, celebrated under the auspices of the National Association of Real Estate Boards, will be observed from March 31 to April 6, 1957. Realtor Week in 1956 was proclaimed by scores of State Governors and Mayors.

READIED—Above is newly completed Science and Home Making Building at Santa Monica High School. Building was designed by Frederic Barienbrock and Andrew Murray and built by Herbert Boldsworthy.

Figure 25: Barienbrock High School Commission. *Los Angeles Times*, June 17, 1956.

