

# The Max Bubeck Residence

## A History



Los Angeles, CA



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Prepared for:

(Name Withheld Upon Request)  
Los Angeles, CA

## Introduction

The Max Bubeck Residence is the result of two freethinking friends who came together to build a unique mid-century Modern residence in Los Angeles. In the early 1940's Max H. Bubeck, a native Angeleno and innovator in early off-road motorcycling, purchased two unimproved lots in the still-developing Glassell Park. After some fifteen years owning the properties Max commissioned his good friend Allyn E. Morris to design a house. Though Mr. Bubeck was no "Modern design enthusiast," he was clearly influenced by his friend. Max's commission would be Morris' first single-family home and a notable example of mid-century Modern.

## The Architectural Style

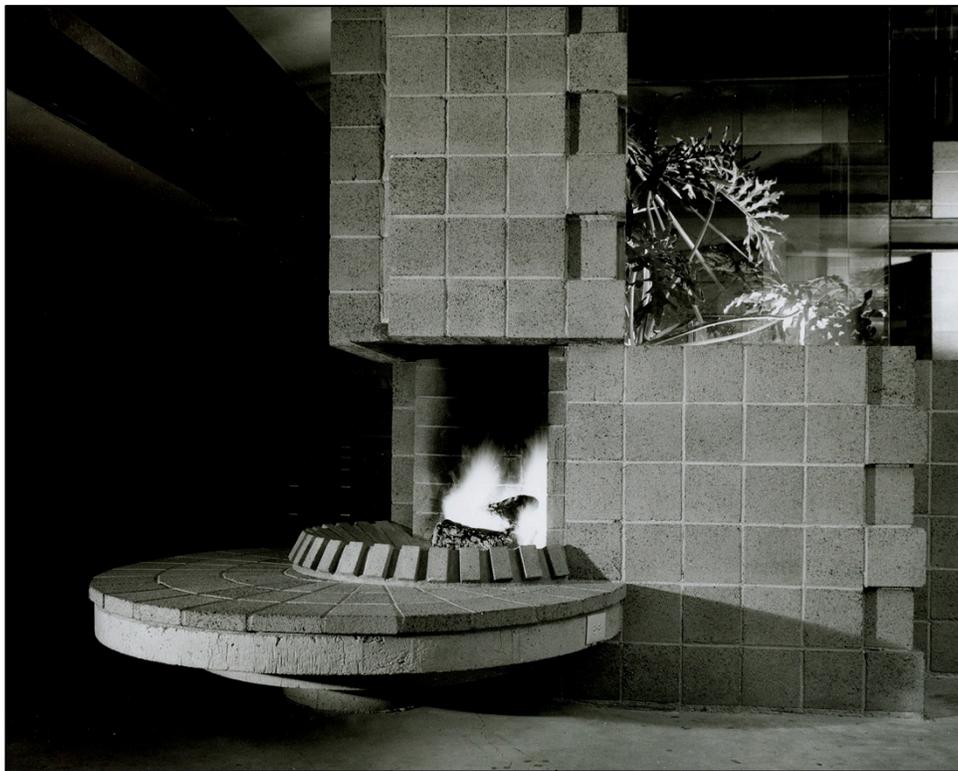
Modernism is a mid-twentieth century architectural style that rejected ornament while addressing concern for functionalism by utilizing developing technologies to solve the architectural and urban planning problems of the period. The movement began in the 1920's and 1930's reconciling architecture to date with the modernization of society and technology but ultimately reached its zenith in the post World War II years. As a style Modernism is best known for its simplicity of form and use of industrially produced materials, as well as expressing structure with honesty. The Bubeck Residence takes this expression of structure to a somewhat atypical level, even for Modernism.

Before Allyn Morris (See Figure 18, page 28) designed his own home and studio in Silver Lake (See Figure 19, page 29) he was commissioned to prepare plans for Max Bubeck's residence. Construction would be delayed a couple of years but when completed in 1961 Morris had created an open multi-tiered assemblage of steel, glass and concrete block showcasing the best qualities of each. The shape of the interior spaces determines the structure's outward appearance. One first experiences this at the entryway showcasing rosy tan tinted concrete block, glass and stucco. The concrete block piers both bookend the doorway and serve to anchor the structure itself. Morris designed an extension of the living room roof to diagonally cantilever out providing shelter above the door. Like a waterfall, concrete steps spill down on the same diagonal as the roof.

Once inside one is immediately aware of the three predominant construction materials and of the varied ceiling heights, allowing for multiple clerestories. Morris extended the exterior eight-inch square block wall, at right of the doorway, through to the interior. Architectural historian Alan Hess described the block wall as best: "Stacked solidly at the bottom of the wall, [Morris] piled them at the top into a tapestry of voids and solids, flipping them sideways, exposing their hollow center and their solid side, and separating them slightly." The whole effect makes for a structural wall to become lighter



and more airy as it rises up to a mezzanine level above the carport. To the left lies an open living room anchored by a towering concrete block chimney rising from a cantilevered semi-circular hearth. Across a chamfered edge rising up from the hearth is an illuminated strip of frosted glass that extends up through the roof shining out to the neighborhood like a beacon. (See Figures 16 & 17, page 27) Morris designed the chimney to seemingly dematerialize as the blocks alternately recess at the corners transitioning to an elevated glass-enclosed atrium. Unlike Modernism's standard modus operandi of somewhat simple forms expressing their skins of glass and stucco and bones of steel or wood, Morris's designs boldly express their structural elements as an integral part of the space.



Living room fireplace and atrium planter, before instillation of the glass enclosed light strip, circa 1960. © Howard Morris.

Bubeck was my first residence... concrete block... wood frame and pink stucco... purple Plexiglas and red carpet... large overhangs alternating with no overhangs in the large intersecting roof planes... it was my interpretation of what Southern California architecture should be... clearstory windows... planters... pool... penetration of indoors and outdoors.

– Allyn E. Morris, “A Part of Morris: 1950-1979”



## Early History: Glassell Park

The story of the Max Bubeck residence begins far back in the late eighteenth century with one of the original Spanish land grants. In 1784 Spanish army commander Governor Pedro Fages granted José María Verdugo provisional use of Rancho San Rafael, a sum of land comprising 36,403 acres bordering the Los Angeles and Arroyo Seco Rivers. José Verdugo (1751-1831) was a Spanish soldier who served in the 1769 Portolá-Serra Expedition led by Gaspar de Portolá and Junípero Serra. The Expedition was the first recorded Spanish exploration of present day California. Verdugo retired in 1797 and on January 12, 1798 Governor Diego de Borica permanently granted Rancho San Rafael to Verdugo.

After several decades as a rancher José María Verdugo died on April 12, 1831. Rancho San Rafael was left to his son Julio Antonio Verdugo (1789-1876) and his daughter María Catalina Verdugo (1799-1837). Julio inherited the southern half and Catalina the northern. By 1861 Julio was experiencing financial difficulties, which forced him to mortgage a substantial part of the Rancho to Jacob Elias under terms Julio could not afford. Within the decade several parts of Rancho San Rafael were either sold or foreclosed.<sup>1</sup> This precipitated mass confusion of rightful ownership with many individuals claiming numerous sections. In 1871 noted real estate law partners Alfred B. Chapman (1829-1915) and Andrew Glassell (1827-1901) filed a lawsuit, known as "The Great Partition," against thirty-six separate defendants. Ultimately the Rancho was divided into thirty-one sections with titles conferred to twenty-eight people, including members of the Verdugo family. From this Messrs. Glassell and Chapman were awarded 5,745 acres in present day Glassell Park. (See Figures 1 & 2, page 12) Over the course of seventeen years (1895-1912) much of their 5,745 acres were annexed by the City of Los Angeles. The heart of Glassell Park became the thirteenth annexation on February 9, 1912 as the *Arroyo Seco*, consisting of 4,416 acres.

Andrew Glassell in 1889 built a grand Victorian home called *The Ranch House* and planted numerous acres with citrus and walnut trees. (See Figure 3, page 13) *The Ranch House* survived until 1936 when it was taken by eminent domain to become the site of the Washington Irving Middle School. The Glassell legacy continues with streets like Moss Avenue, which had served as the residence driveway. Other nearby streets are named for his family. For example, Toland Way is named after his wife Lucy Toland, while Andrita and Marguerite Streets are named for his daughter and daughter-in-law respectively.

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<sup>1</sup> Today there are parts of four incorporated cities and nine communities within the old Rancho nine communities include Atwater Village, Cypress Park, Eagle Rock, Glassell Park, Highland Park, La Crescenta, Montrose, Mount Washington and Verdugo City.

## Owner History

The story of the property's ownership begins well before any construction took place. In the mid-1920's J.A. Berry owned and subdivided tract #9449. Soon after in 1930 the two unimproved lots comprising the present day property were sold to Garrett H. Biggs. Biggs later sold the two lots in 1937 to brothers Roy B. (1885-1958) and Owen T. Meredith (1888-1970) as trustees and heirs of their father Madison W. Meredith (1861-1930). According to the 1930 U.S. Federal Census (U.S.F.C.S.) Roy was a builder and his brother was a salesman. The two moved separately to California from Pennsylvania but by the 1940 U.S.F.C. they were both recorded living in Pasadena. Roy owned his house valued at \$8,000, while Owen rented his. The two unimproved Glassell Park lots again sold unimproved on July 26, 1945 to Mr. and Mrs. Max Herman Bubeck. Mr. Bubeck, a then promising motorcycle enthusiast, held onto the unimproved lots for over ten years before ultimately building his home.

Max was born June 27, 1917, the fourth child of German-born Herman and Frida (Hall) Bubeck. Little is known about Herman and Frida but that they arrived in the U.S. in 1903 and remained in New York until sometime after their second son was born in 1907. By early 1909 the family-of-four were living in California. Max spent much of his later childhood and early adulthood in the home his parents owned at 1433 Avon Terrace, in L.A.'s Echo Park community. The 1910, 1920 and 1930 U.S. Federal Censuses record that Herman worked as an upholsterer variably between his own shop and for others. Max would not follow his father's traditional path and by the early 1930's he was already setting his own course.

Never one to follow the status quo, Max set out from a young age to make his mark via the then developing sport of motorcycle racing. Max's start came in 1933 when at the age of 15 or 16 he bought his first motorcycle, a 1930 101 Scout, from his older brother Herb. With just a few years of practice under his belt he had his first success in 1937 when he came in fourth in the Greenhorn Enduro, a rugged mountain trail race near Bakersfield. The Greenhorn took a break during World War II, during which Max worked in airplane manufacturing for Lockheed and practiced his riding in the San Gabriel Mountains. Soon after the War ended Max founded the Glendale Saw Works, a custom bike shop. In 1947 he would return to the Greenhorn to make his mark winning it on a less than ideal 530-pound Indian Four. (See Figure 6, page 16) Max is quoted as saying "I didn't think it could be done, so I did it." Between 1937 and 1979 he competed in thirty-two Greenhorns and finished twenty-four. This spirit lead him to perhaps his most notable win in 1962 when at the age of 44 he won aboard a 1949 Indian Warrior, a full fifteen years after his last win. Max's accomplishments were not limited to trail racing. In June of 1948 he rode an Indian Chief and Scout hybrid to a speed record of



135.58mph on the Rosemond Dry Lake north of Los Angeles. (See Figure 5, page 15) This record was held until 2002. Max is recognized for his accomplishments in among other ways his 1999 induction into the American Motorcyclist Association Motorcycle Hall of Fame for his Enduro wins and land speed record. He is also the subject of the 2008 biography *Bubeck! The Life of One of America's Motorcycle Legends* compiled by Tim Cunningham. Bubeck's life was not all about daredevil sports though.

In 1943 Max married Margaret Honn and together they had two children. Daughter Elaine was born in 1947 and son Lon in 1950. Max and Margaret divorced in 1956. That same year Max initiated work on his two unimproved lots in Glassell Park and was issued two building permits (#37602) for grading work and one for the construction of a retaining wall (#37603). Actual construction of the home would not begin for a couple more years. It is about the time that construction did begin that Max took sole ownership of the property.

In about 1959 Max remarried to Peggy Battinger, a divorced mother of two. (See Figure 13, page 25) Building permits were issued in both 1957 and 1958 but it was a third round of permits issued in 1959 that initiated construction. On July 14, 1959 Max was issued building permits for the residence (#37350), the detached bathhouse (#73281) and the swimming pool (#5147). (See Figures 8-10, pages 20-22) Construction was clearly a family affair as Max's son Lon recalls earning his first work-related blisters hammering nails on the roof insulation. He has remarked that as a kid the "climbability of the design" made the home a delight. Construction must have taken a slow pace as certificates of occupancy were not issued until September 21, 1961. (See Figures 11-17, pages 23-27) Max initially resided in the home with his wife Peggy and her two teenage daughters (Gail and Tony) from a previous marriage. Peggy and Max divorced in about 1968 but the house was soon home to his next family. In November of 1971 Max married Florence "Suzi" Broskley and together with her two daughters they all resided in the residence. Though on April 12, 1974 Suzi was added as joint owner of the home it was never the less soon sold. On January 6, 1975 Max and Suzi sold the residence to Joseph and Shirley Satin. As possible testament to the influence of Allyn Morris had on Max, Lon Bubeck characterizes his father's two subsequent houses as being "quite conventional."

Mr. and Mrs. Satin would come to own the residence a little longer than Max. Seventeen years after purchasing the property Joseph and Shirley sold the residence to Ryan Gold in December 2002. In approximately 2003 Mr. Gold made perhaps the most significant alterations to the original fabric of the house by installing a new kitchen and bamboo flooring. Three years later on March 15, 2006 Mr. Gold sold the home to Bruce Kramer under the names of his family members Paul and Mohsen Shubashang, according to the LA County Assessor and the present property owner. Mr. Kramer and wife installed extensive wood cabinetry in all the bedrooms and poured a new concrete

driveway and carport. The Kramers used the home as a rental property until selling it to their last tenant on December 30, 2010. In 2011 the present owner restored the living area floor to its original permitted plan of concrete, minus the red carpeting.

## Public Record

1956 On March 12, 1956 the City of Los Angeles approved two building permits, one for grading work (#37602) and one for the construction of a retaining wall (#37603). The latter permit listed owner Max Bubeck as the contractor with no engineer or architect cited. Valuation of the retaining wall was to be \$500.

### 1957 Original Design

Permits #73280 and #73281 were issued May 31, 1957 to Max Bubeck; the first for the construction of a single-family dwelling with carport and the second for a bathhouse. The two-story dwelling was to measure 56' x 100', have a total height of 17' and a total square footage of 1,500'. The exterior walls were to be constructed of concrete block and stucco. Cost is illegible. The one-story bathhouse was to be 8' cubed and a total of 64sqf. Its exterior walls were to be of concrete block, there was no mention of stucco. The valuation on the permit has been somewhat marked out but appears likely to be \$300. This is also the amount for the bathhouse on a subsequent permit. Both permits list E. Harrison Van O'Linda as the engineer (lic. #9793) and the owner, Max Bubeck, as the contractor. Neither listed an architect.

1958 The next summer Max Bubeck was issued permit #5147 for the construction of a swimming pool measuring 22' x 24'. The work was valued at \$3,000. George C. Thomson was the engineer (lic. #6239) with Mr. Bubeck as the contractor. Allyn E. Morris' name can be seen crossed out for the listed architect.

### 1959 Original Construction

In the summer of 1959 the final round of original building permits were issued. On July 14 Max Bubeck was issued three permits, one each for the dwelling, detached bathhouse and swimming pool.

Permit #37350 was issued for the two-story home and carport measuring 56' x 100', a total height of 17' and 1,500sqf. No construction materials were listed. The total valuation was \$7,500. The single-story detached bathhouse (permit #73281) was to be 8' cubed with a total of 64sqf. Its exterior walls were to be of concrete block. Total valuation was given as \$300. E. Harrison Van O'Linda and Mr. Bubeck were again listed as the engineer and contractor respectively. Neither listed an architect.



Permit #5147 was issued for the 22' x 24' swimming pool, which was to cost \$750. George C. Thomson and Mr. Bubeck were again listed as the engineer and contractor respectively. (See Figures 8-10, pages 20-22)

- 1961 On September 21, 1961 three certificates of occupancy were issued for the dwelling, bathhouse and pool.

The LA County Assessor's Office first visited on September 19, 1961. Among the appraiser's notes are comments that "This house is larger than the typical house in neighborhood and of much better quality than all in the immediate area. Allow 5% depreciation as over improvement."

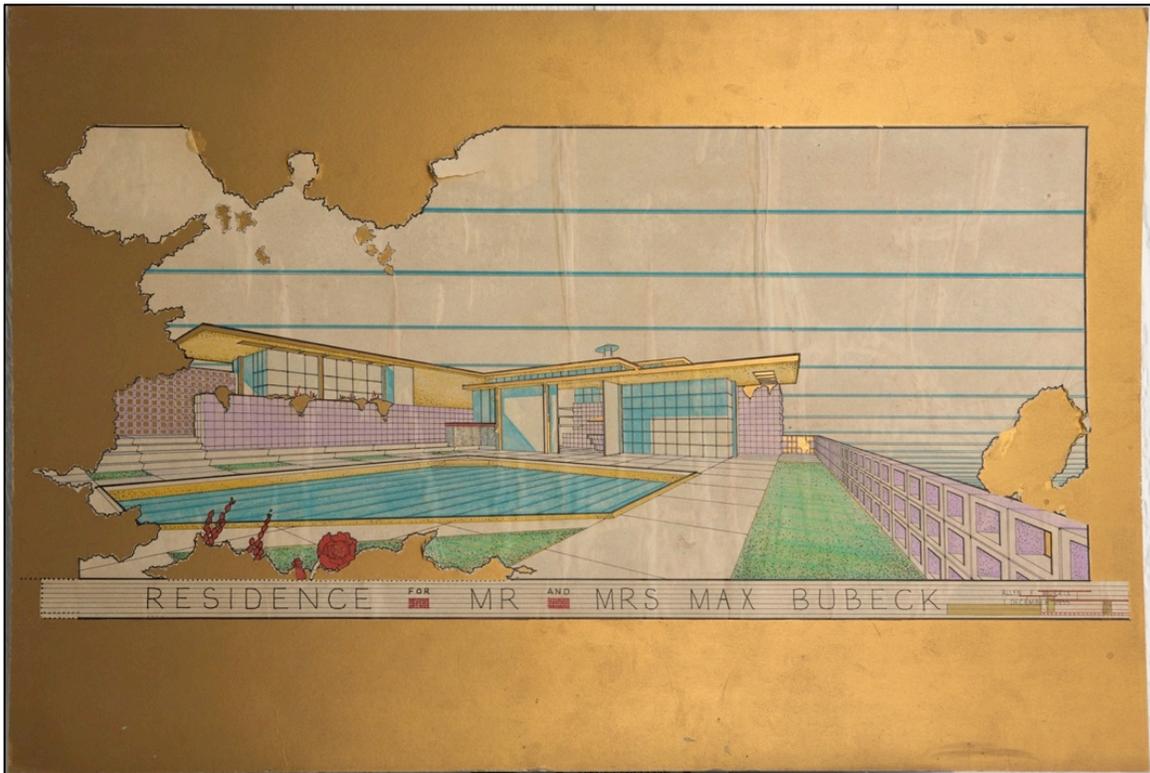
2003 Spa

June 16, 2003 Ryan Gold and Amy Ancona were issued permit #03047-20000-00812 for the additional of a new spa. The spa was to measure 8' x 8' and have a total depth of 3'-6". It was to cost \$5,000. Imperial Swimming Pools were the designated contractor (lic. #446576).

Later that year on September 23, 2003 the same property owners were issued permit #03047-20001-00812 for alterations to the existing swimming pool. Specifically the permit described the addition of "steps and ledge and shallow deep end."

*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.*



Bubeck Residence rendered perspective. Allyn E. Morris, Architect, December 1955.

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Allyn E. Morris  
(1922-2009)

Architect

Allyn was born Allyn Edgar Brooks on June 10, 1922 in San Francisco, CA to Edgar Allen Brooks and Pauline Angeline Morris. Pauline left her husband when Allyn was only three years old, precipitating Allyn adopting his mother's surname. As his mother and he moved between various San Francisco residences he grew up largely without a father figure. Allyn entered San Francisco Junior College in 1941 and remained a student until February 2, 1943 when he was drafted. He served in the European theater, landing after the initial D-Day invasion. He was released in February 1946 with the rank of corporal. Allyn soon went off to Stanford and graduated in 1949 with a B.S. in Mechanical Engineering.

After undergrad Allyn briefly continued his academic studies. First he remained at Stanford for two semesters of graduate work in structural engineering but soon realized he preferred architecture. In 1950 he entered the University of California, Berkeley architecture school, staying for only three semesters. He reportedly found this too confining and so he dropped out to pursue his own creativity. Allyn briefly worked with structural engineers in San Francisco and Henderson, Nevada. Talk of the trend of people moving to Southern California soon inspired him and he followed suit. Soon after he arrived he returned to academia to take night classes in architecture and art at U.S.C. Night School with Cal Straub. Straub designed extensively in post and beam construction but is best known as the architect of the 1958 Saul Bass Case Study House (#20) in Altadena. After this last foray into academia Allyn set out alone and received his California Architecture license on October 2, 1957 (lic. #C4212).

While Allyn Morris has never become a household name, his work, especially in Los Angeles, has in recent years become increasingly appreciated for its unique qualities within Modernism. The style in general and especially the Case Study houses exemplified the era's eagerness to explore the visual and structural abilities of new materials to create simple yet refined architecture. Allyn from the beginning expressed his dual abilities as engineer and architect via residential commissions featuring steel structures enabling expansive use of concrete, stucco and glass, often with cantilevered roofs and balconies. His 1957 home/studio (See Figure 19, page 29) and the 1962 Murakami residence (See Figure 20, page 30) are perfect examples. He was, however, agreeable to the cost and structural advantages traditional post and beam construction could allow and numerous commissions utilized this time-honored technique. Allyn, especially in the early years, was often quite hands on with his buildings working as the contactor and on actual construction. In writing a memorial after Allyn's death, architect

and one time employee, Glen Howard Small, intimated that Allyn's designs delivered high-end design cheap, a feat rarely celebrated.

In addition to Allyn's design work he contributed to architecture as a teacher. He taught at USC and Cal Poly Pomona and guest lectured at Sci-Arc. In the 1970's Allyn was an original member of the LA12, a group of twelve Los Angeles architects profiled by Cal Poly Pomona architecture student Charles Slert.

Allyn met his wife in the Bay Area as a blind date arranged by a mutual friend. He and Mary Louise Nason (b.1931) were married in 1958 and settled into Allyn's recently completed bachelor studio on Silver Ridge Avenue. Their son Howard A. Morris was born in 1962 and the family of three soon moved to nearby 507 N. Avenue 50 but Most of Howard's childhood was spent at 90 Patrician Way in Pasadena. The existing 1950's dwelling was redesigned by Allyn to suit the Morris family. In 1981 Allyn and Mary responded to the financial difficulties of life in LA by returning to nature in Oakhurst, CA. Some years later in 1999 Allyn designed and built *Pond House* for he and Mary. Allyn died August 1, 2009 at the age of 87.

#### Selected Commissions\*

**Morris Flat** (1952) -- 1025 Jones Street, San Francisco

**Duplexes** (1958-62) -- 2378-2390 Silver Ridge Avenue

**Murakami Residence** (1962) -- 2378 Silver Ridge Avenue

**Morris' Studio** (1957) -- 2390 Silver Ridge Avenue

**Aldama Apartments** (1961) -- 5030-5038 Aldama Avenue

**Duplexes** (1964) -- 2330-2350 Silver Ridge Avenue

**Silverwood Duplex** (1965) -- 1611 Silverwood Terrace

**Landa Apartments** (1966) -- 1780 Griffith Park Boulevard

**Keochakian Residence** (1969) -- 83 Patrician Way, Pasadena

**Clinton Apartments** (1973) -- 1701 Clinton Street

**Muller Residence** (1990) -- 2221 Sunset Plaza Drive, West Hollywood

**Pond House - Morris' residence** (1991) -- 4185 River Falls Road, Oakhurst, CA

\*All properties are located in Los Angeles unless otherwise noted.



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Lon Bubeck (son of Max Bubeck), in discussion with the author, August 2012.

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Los Angeles, CA  
Page 12

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California, Divorce Index, 1966-1984

California Marriage Index, 1960-1985

Nevada Marriage Index, 1956-2005

Social Security Death Index

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U.S. Federal Census 1880, 1900 – 1940

U.S. World War II Army Enlistment Records, 1938-1946

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## Appendix

# Early History: Glassell Park



Figure 1: The Old Spanish and Mexican Ranchos of Los Angeles County, 1937. Rancho San Rafael can be found just north of Pueblo de Los Angeles. © Los Angeles Public Library

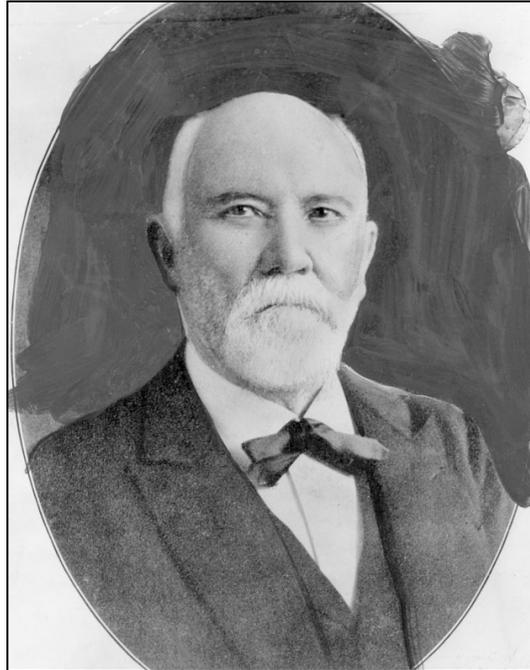


Figure 2: Alfred B. Chapman (1829-1915).  
© Los Angeles Public Library

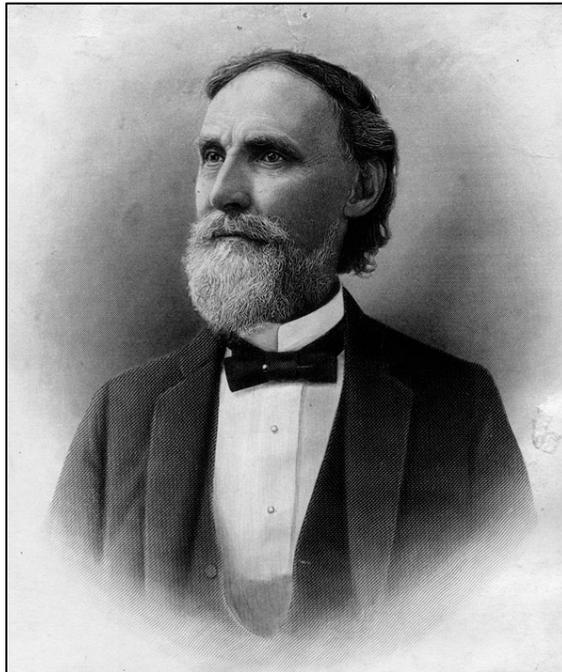


Figure 3: Andrew Glassell (1827-1901).  
© Los Angeles Public Library





Figure 4: Andrew Glassell's homestead, *The Ranch House*, undated. © Los Angeles Public Library

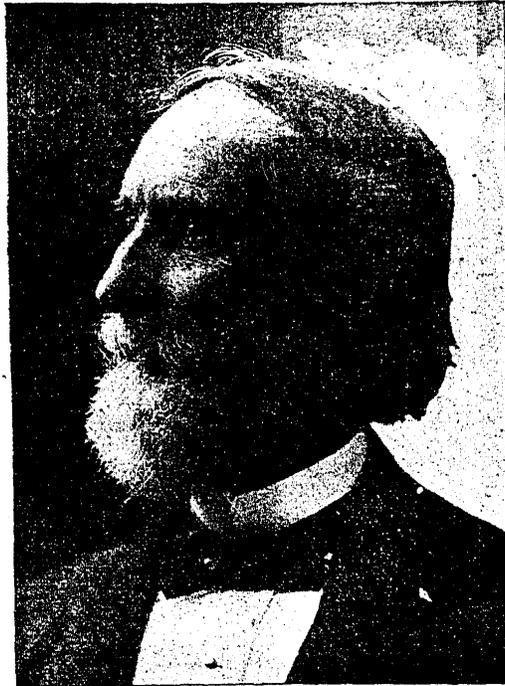
## VETERAN ATTORNEY PASSES FROM EARTH.

**I**N THE death of Andrew Glassell this community loses another of those who have witnessed its growth from a Spanish pueblo to a modern American city.

Andrew Glassell was born September 30, 1827, at his ancestral home, known as Tarltonwald, in Virginia. In his youth his father removed to the then Territory of Alabama, where the subject of this sketch grew to manhood. Passing through the University of Alabama, he graduated in law and was among the first of the arrivals in San Francisco after the rush of '49. There he entered upon the practice of his profession, and was appointed Deputy United States Attorney-General for California, and as such participated in the great practice before the courts of United States Land Commissioners ap-

Los Angeles bar. As such he participated in all the great land litigation of the day, in the partition and settlement of the great Spanish grants. He also as an attorney drew up the incorporation papers of the Farmers' and Merchants' Bank, of which he became a stockholder and director. He also acted for the incorporators of the Los Angeles and San Pedro Railroad Company and upon the purchase of that road by the Southern Pacific Company became the Southern California attorney of that road, continuing as such till his retirement from practice.

He was one of the original incorporators of the Los Angeles City Water Company and was interested in that company till the time of his death. He amassed a considerable estate, to which he devoted himself during the last ten years of his life. By his first wife he had a large family of children, Mrs. H. M. Mitchell, Mrs. Harrington



ANDREW GLASSSELL.

pointed to settle and adjust the Spanish land grants of California. At the breaking out of the Civil War he was in partnership with Benjamin Watkins Leigh, also from Virginia, and had married Lucy Toland, the daughter of Dr. H. H. Toland, the founder of the Toland Medical College of San Francisco, now a department of the State University. Feeling unable to take the test oath required by the exigency of war, he retired from practice and spent four years as a rancher in Santa Cruz county. After the war he came to Los Angeles, in 1866, and, forming a partnership with A. B. Chapman and subsequently with his brother-in-law, Col. George H. Smith, under the firm name of Glassell, Chapman & Smith, he took a leading position as a lawyer at the

Brown, Hugh, William, Andrew, Philip and Alfred Glassell, all of whom survive him. In 1885 he married for the second time Mrs. Virginia Micon Ring of New Orleans, but had no issue by this marriage. After a protracted illness he passed peacefully away yesterday morning, surrounded by his children and grand-children.

Mr. Glassell was a man of high character, modest, sensitive and retiring. Among the older residents of the city none stood higher in the esteem of all who knew him, and he will be missed by a large business and personal circle.

The funeral will be held at 2 o'clock Wednesday afternoon. A general meeting of the bar is called for 3:30 o'clock this morning, in Department Two of the Superior Court, to take action on his death.

Figure 5: Andrew Glassell obituary. *Los Angeles Times*, January 29, 1901.



Owner History: Max Bubeck

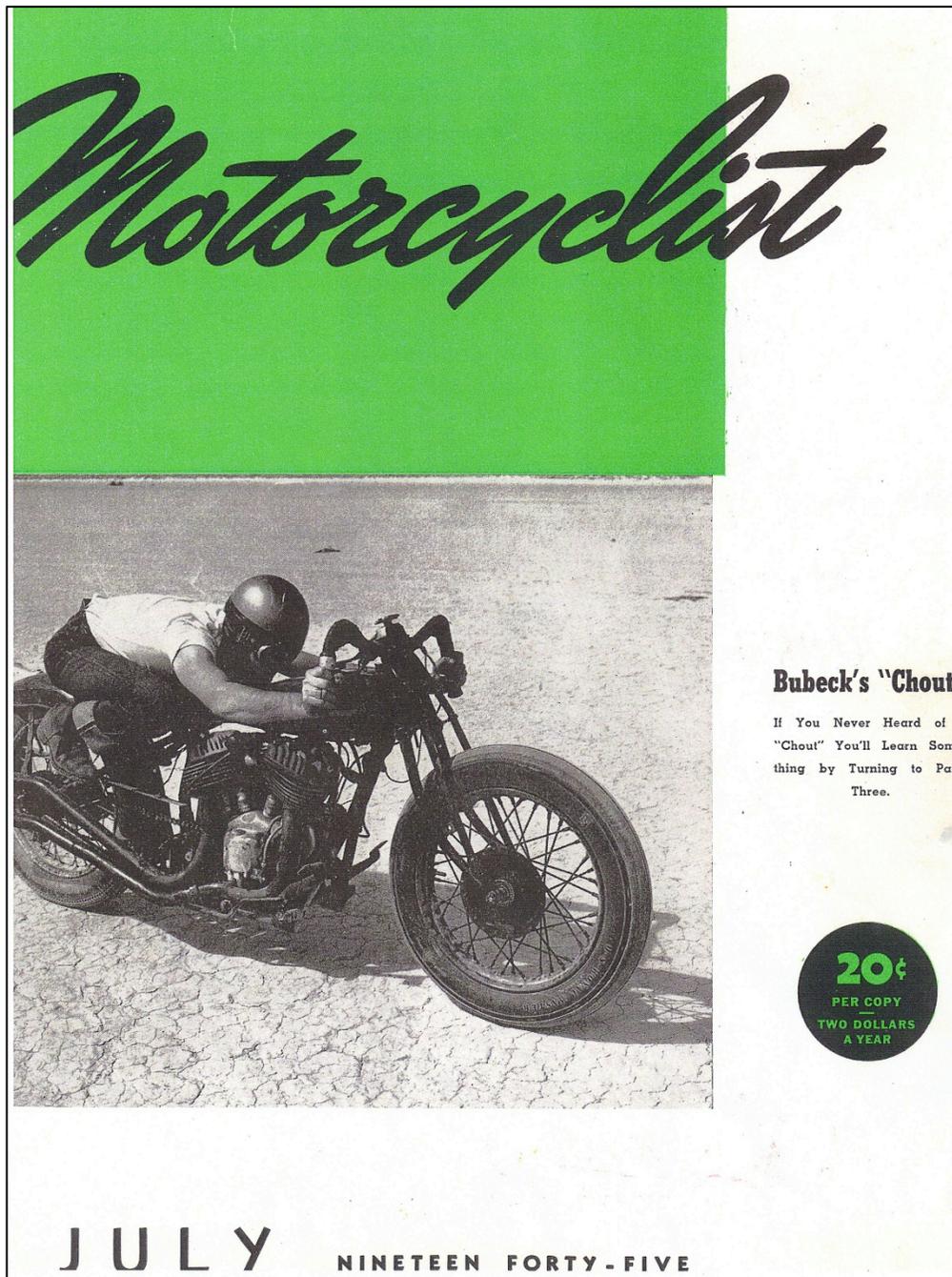


Figure 6: *Motorcyclist* magazine cover showing Max Bubeck on his custom Indian Chief and Scout hybrid dubbed the "Chout," July 1945. Max set the land speed record of 135.58mph aboard this bike in June 1948.

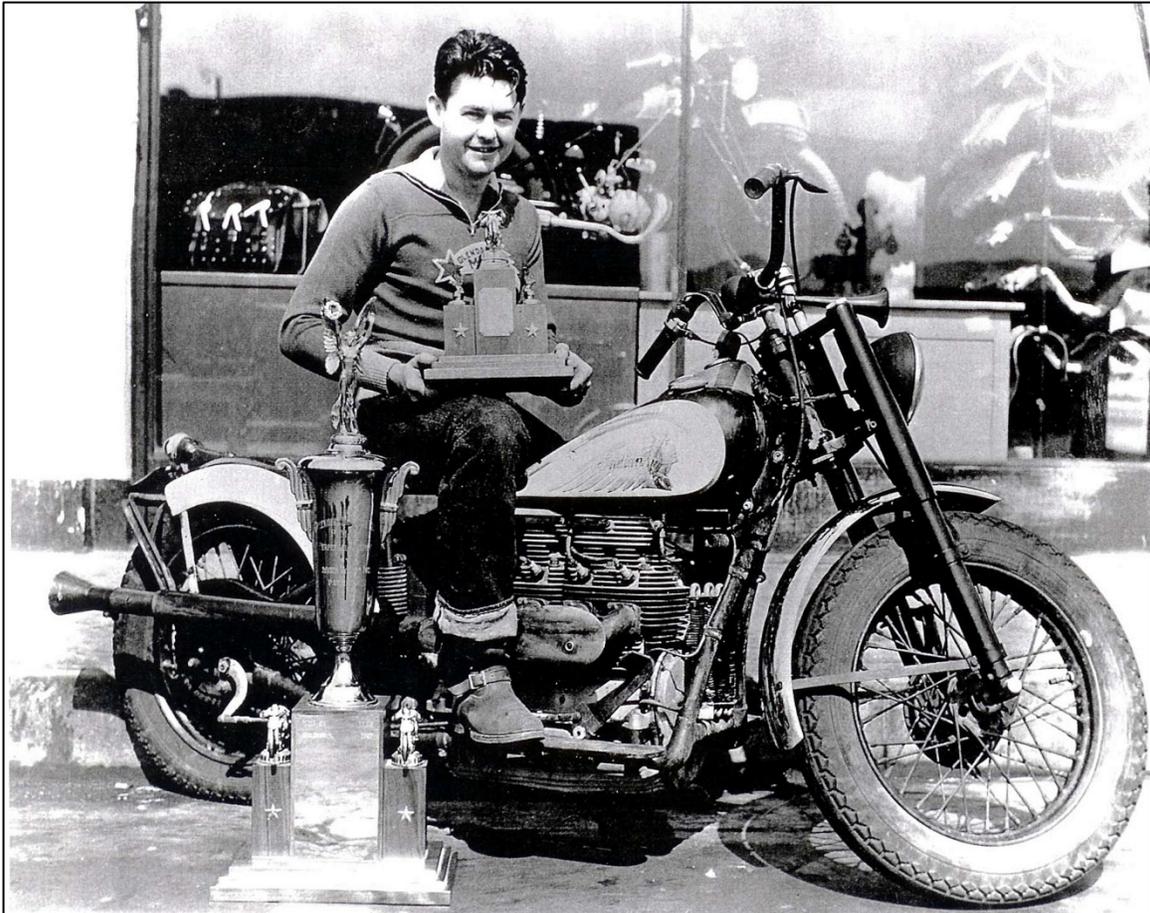


Figure 7: Max Bubeck aboard his Indian 4, undated. © Lon Bubeck



## AMA Motorcycle Hall of Fame : Where Heroes Live On

**Max Bubeck** INDUCTED: 1999

Greenhorn Enduro Winner, Land Speed Record Holder

Californian Max Bubeck became famous for winning enduros on Indians during a long career that spanned over 40 years from the 1930s to the 1970s. He also built and raced top-speed-record Indians. In June of 1948, he rode an Indian Chief and Scout hybrid (dubbed the "Chout") to a record speed of 135.58 mph on the Rosamond Dry Lake north of Los Angeles. After retiring from competition in the late-1970s, Bubeck continued to be active in motorcycling, doing everything from restoring classic Indian motorcycles to sponsoring antique motorcycle meetings.

Bubeck was born in Los Angeles on June 28, 1917. The youngest of four children, Bubeck learned to ride from his older brother. He purchased his first motorcycle – an Indian 101 Scout – from his brother when he was 16. Growing up in Los Angeles in the 1930s was a riding paradise for a young man. Bubeck learned his off-road riding skills in the mountains north of growing city. By the middle 1930s, Bubeck had traded in his Indian V-Twin and began riding and racing the company's four-cylinder model.

In 1937, a friend told Bubeck of an event put on by a local club, called the Greenhorn Enduro. The race was held annually and originated just north of Los Angeles and headed over the cold and rugged mountains down to the searing deserts and back up to the Greenhorn Mountains near Bakersfield. Bubeck finished fourth novice in the '37 race.

"It turns out that I was lucky to finish fourth that first year," Bubeck recalls. "The top three had to race expert the next year. So I got one more year in the novice ranks. I learned a lot during that next year, practicing all the time on the mountain fire roads and I came back in '38 and won the novice division and was second overall. In those days, there were no secret checkpoints or anything like that. You simply had to average 35 miles per hour, but in the mountains there was no way. So whoever was the least late was the winner."

Figure 8: Max Bubeck Hall of Fame Biography

The Greenhorn Enduro was temporarily discontinued after the 1939 race. World War II came and Bubeck spent the war years working for airplane manufacturer Lockheed and practicing his riding in the San Gabriel Mountains.

After the War, Bubeck picked up where he left off, racing in various off-road events. In 1947, he amazed the motorcycling world when he won the Greenhorn Enduro on his Indian Four. The 130-pound Bubeck won the grueling event aboard a 530-pound motorcycle!

“I didn’t know it couldn’t be done, so I did it,” Bubeck explains on racing the big Indian Four on the rugged mountain and desert trails of the Greenhorn. Bubeck’s riding expertise wasn’t confined to the mountain trail riding. In 1948 he rode an Indian “Chout,” built with partners Frank Chase and Pop Schunk, to a record speed of 135.58 mph on the Rosamond Dry Lake. The speed was the fastest time ever recorded by an unstreamlined Indian. In the late 1940s, Bubeck again went against popular opinion and began racing Indian’s vertical twins. In racing circles, Indian’s new bike was considered uncompetitive in any type of competition. Bubeck and Ed Kretz teamed up to develop the new bike and figured out many ways to make the machine better. Much of what they learned was passed on to the Indian factory and improvements to the bike led to the introduction of the Indian Warrior in the late 1940s.

One of Bubeck’s most popular wins came in 1950 aboard the new Warrior. That year, he won the Cactus Derby, a long-distance desert race and mountain race originated in Riverside, California. The race was unique in that it started at midnight. That year, Bubeck’s bike lost its lighting barely an hour into the race. He managed to continue by riding with other riders and using their lights. A few times he lost touch with the other riders and rode in complete darkness. In that same event, a long, slow-moving freight train was blocking a crossing. Bubeck sped ahead of the train and crossed the tracks so as to not lose too much time. Despite the darkness, the trains and riding a supposedly uncompetitive bike, Bubeck still managed to win the event. It went down as one of the most memorable victories in his career.

Figure 8: Max Bubeck Hall of Fame Biography - Continued



Bubeck's last major win came in 1962. That year, the 44-year-old racer again won the Greenhorn Enduro (on a 1949 Indian Warrior), a full 15 years after he'd last won the race.

In all, Bubeck competed in 32 Greenhorn Enduros (from 1937 to 1979) and finished the rugged race 24 times.

Bubeck rarely ventured outside his home territory of Southern California to race.

"I tried racing up in Northern California a few times and experienced snow, mud and creek crossings," Bubeck said. "I didn't really like it that much. I guess riding in the dry desert mountains was the kind of riding I always like best."

For years, Bubeck hopped up Indians and during the 1970s became a distributor for Hodaka motorcycles. After retiring in the early 1980s, Bubeck continued his love affair with Indians, restoring old bikes and making crosscountry trips on the classic American machines. In one cross-country ride, Bubeck commemorated the feats of the great "Cannonball" Baker by reenacting one of his record-setting coast-to-coast runs.

When inducted in 1999, Bubeck still rode every week with a local group and continues to put on an annual antique motorcycle ride through Death Valley.

Inducted 1999

Figure 8: Max Bubeck Hall of Fame Biography - Continued

Public Record & The Bubeck Residence

1 APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY										Form B-1
CITY OF LOS ANGELES						DEPT. OF BUILDING AND SAFETY				
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.										
1. LEGAL LOT	BLK.	TRACT	DIST. MAP				ZONE			
183-184		9449	153-217				R-1			
JOB ADDRESS						APPROVED	PERM. DIST.			
4166 Verdugo View Drive						TA				
2. BETWEEN CROSS STREETS		AND		Ave. 42						
Barrymoll										
3. PURPOSE OF BUILDING						NEEDS X				
1 Fam Dwelling & Carport						KEY				
4. OWNER						COR. LOT				
Max Bubeck						REV. COR.				
5. OWNER'S ADDRESS						LOT SIZE				
3756 York Blvd.						90 x 100				
6. CERT. ARCH.						STATE LICENSE				
						PHONE				
						107.6				
7. LIC. ENGR.						STATE LICENSE				
E. H. Van O'Linda						PHONE				
9793						DU 13663				
8. CONTRACTOR						STATE LICENSE				
Owner						PHONE				
9. CONTRACTOR'S ADDRESS						ZONE				
NO PLOT PLAN						AFFIDAVITS				
10. SIZE OF NEW BLDG. STORIES						NO. OF EXISTING BUILDINGS ON LOT AND USE				
56 x 100 2 12'						none				
1 4166 Verdugo View Drive						DISTRICT OFFICE				
						L.A.				
11. MATERIAL						ROOFING				
EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONG. BLOCK <input type="checkbox"/> ROOF CONST. <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL						SPRINKLERS REQ'D. SPECIFIED				
<input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE						<input type="checkbox"/> OTHER				
12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.						BLDG. AREA				
\$ 7,500.00						1500 s.f.				
Complete work under Permit # LA 73200/57						VALUATION APPROVED				
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.						APPLICATION CHECKED				
M. Bubeck						Nagel(ar)				
SIGNED						PLANS CHECKED				
This Form When Properly Validated is a Permit to Do the Work Described.						CONNECTIONS VERIFIED				
						FILE WITH 73201/57				
						PLANS APPROVED				
						CONT. INSP.				
						APPLICATION APPROVED				
						INSPECTOR				
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	R.P.	I.P.	O.S.	C/O		
V	B	1 Fam	UPU		32.00					
VALIDATION										
CASHIER'S USE ONLY										
LA 73200 JUL-14-59 46728 C-1 CK 32.00										
GRADING CRIT SOIL										

Figure 9: Residence Building Permit, 1959.



1 APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY									
CITY OF LOS ANGELES					DEPT. OF BUILDING AND SAFETY				
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.									
1. LEGAL LOT	BLK.	TRACT	JOB ADDRESS		APPROVED	DIST. MAP	ZONE		
183-184		9449	4166 Verdugo View Drive		IB	153-217	R-1		
2. BETWEEN CROSS STREETS		3. PURPOSE OF BUILDING		4. OWNER		5. OWNER'S ADDRESS		6. CERT. ARCH.	
Barryknoll AND Ave. 42		Bathhouse		Max Bubeck		3756 York Blvd.		NO PLOT PLAN	
7. LIC. ENGR.		8. CONTRACTOR		9. CONTRACTOR'S ADDRESS		10. SIZE OF NEW BLDG. STORIES		HEIGHT	
E. H. Van Ollinda		Owner		4166 Verdugo View Drive		8' x 8'		1 8'	
STATE LICENSE		STATE LICENSE		P.O.		NO. OF EXISTING BUILDINGS ON LOT AND USE		None	
9793		DU 13663		4166 Verdugo View Drive		DISTRICT OFFICE		L.A.	
11. MATERIAL		12. VALUATION		13. VALUATION APPROVED		14. APPLICATION CHECKED		15. PLANS CHECKED	
EXI. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input checked="" type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL		\$ 300.00		Schumaker (ar)		Schumaker (ar)		73281/57	
<input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <input type="checkbox"/> CORST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER				SIGNED		FILE WITH		CONT. INSP.	
				Max Bubeck		73281/57			
				This Form When Properly Validated is a Permit to Do the Work Described.		INSPECTOR			
TYPE		GROUP		MAX. OCC.		P.C.		S.P.C.	
V		R		-		NAC		-	
VALIDATION		CASHIER'S USE ONLY		B.P.		I.F.		O.S.	
				2.50		-		-	
		LAB 735 101-14-59		46729		C-1 CK		250	
								GRADING CBIT SOIL	

Figure 10: Bathhouse Building Permit, 1959.

1 APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY						Form B-1
CITY OF LOS ANGELES				DEPT. OF BUILDING AND SAFETY		
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.						
1. LEGAL LOT	BLK.	TRACT	DIST. MAP			
183-184		9449	153-217			
JOB ADDRESS			APPROVED	ZONE		
4166 Verdugo View Drive			IB	R-1-1		
2. BETWEEN CROSS STREETS			FIRE DIST.			
Barryknoll AND Ave. 42						
3. PURPOSE OF BUILDING			INSIDE X			
PVT. SWIMMING POOL Standard Pl. #16			KEY			
4. OWNER			PHONE		COR. LOT	
Max Bubeck			CI 31101		REV. COR.	
5. OWNER'S ADDRESS			P.O.		LOT SIZE	
520 W. Colorado St			Glendale 4		90 x 100	
6. CERT. ARCH.			STATE LICENSE		PHONE	
					107.6	
7. LIC. ENGR.			STATE LICENS F		PHONE	
George C. Thomson			6239		CH 55975	
8. CONTRACTOR			STATE LICENSE		PHONE	
Owner					REAR ALLEY	
9. CONTRACTOR'S ADDRESS			P.O.		ZONE	
-NO PLOT PLAN-					SIDE ALLEY	
					BLDG. LINE	
					Bills	
					AFFIDAVITS	
					IV 9262	
10. SIZE OF NEW BLDG. STORIES HEIGHT			NO. OF EXISTING BUILDINGS ON LOT AND USE			
22 x 24						
1 4166 Verdugo View Drive					DISTRICT OFFICE	
					L.A.	
11. MATERIAL						
EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> ROOFING <input type="checkbox"/> SPRINKLERS						
STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <input type="checkbox"/> CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER <input type="checkbox"/> SPECIFIED						
12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 750.00						
Complete work under permit # LA5147/58						
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.						
<u>Max Bubeck</u> SIGNED						
This Form When Properly Validated is a Permit to Do the Work Described.						
VALUATION APPROVED <u>Hentz</u> DWELL. UNITS						
APPLICATION CHECKED <u>Kehmeier (a)</u> PARKING SPACES						
PLANS CHECKED GUEST ROOMS						
CORRECTIONS VERIFIED FILE WITH						
PLANS APPROVED 5/14/58 CONT. INSP.						
APPLICATION APPROVED INSPECTOR						
TYPE GROUP MAX. OCC. P.C. 2 SR S.P.C. B.P. 5 I.P. 95 105 PT C/O						
VALIDATION						
CASHIER'S USE ONLY						
L.A. 37349 JUL-14-59 46726 C - 2 CK 2.50						
JUL-14-59 46727 C - 1 CK 5.00						
GRADING CRIT SOIL						

Figure 11: Pool Building Permit, 1959.



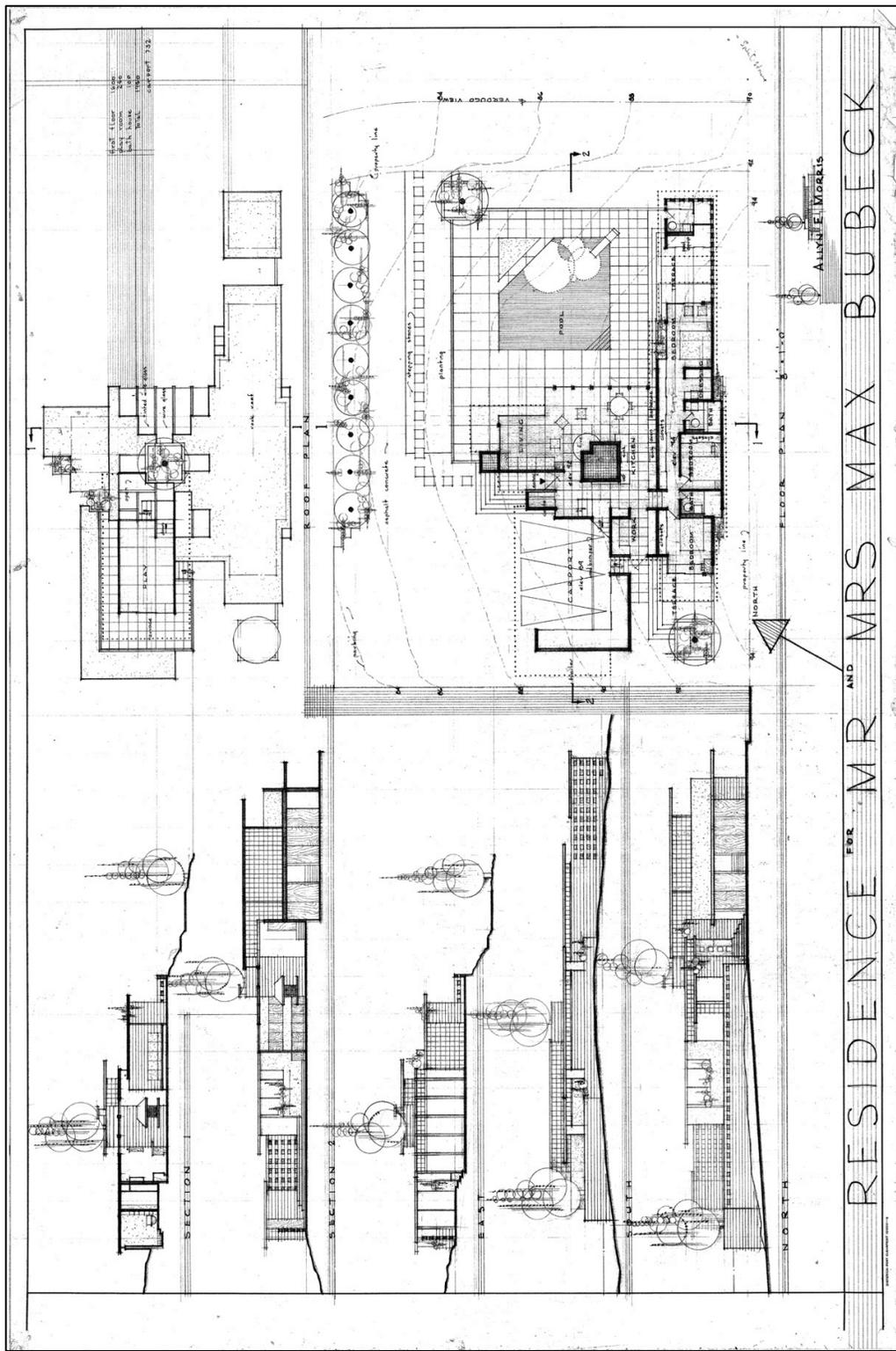


Figure 12: Bubeck Residence Site Plan, Elevations and Sections, Allyn E. Morris, Architect. Undated. © Howard Morris

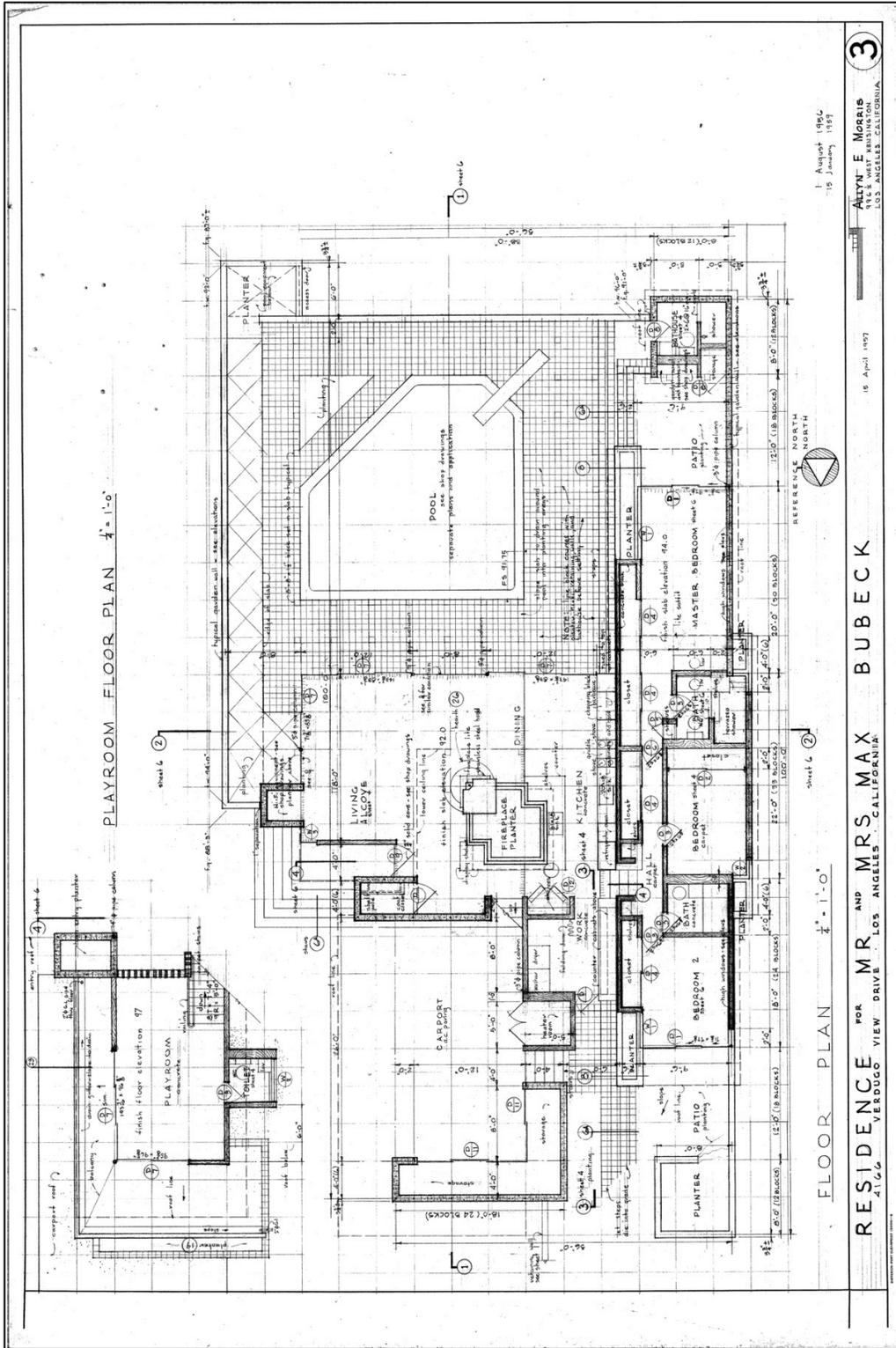


Figure 13: Bubeck Residence Floor Plan, Allyn E. Morris, Architect. Dated January 15, 1959.  
 © Howard Morris





Figure 14: Max and Peggy Bubeck, circa 1960's.



Figure 15: Living room, fireplace and kitchen, looking south. Circa 1960's.  
© Lon Bubeck



Figure 16: Fireplace and kitchen bar, looking southeast. Circa 1960's.  
© Lon Bubeck



Figure 17: Chimney Beacon, looking west. Circa 1960's.

© Lon Bubeck

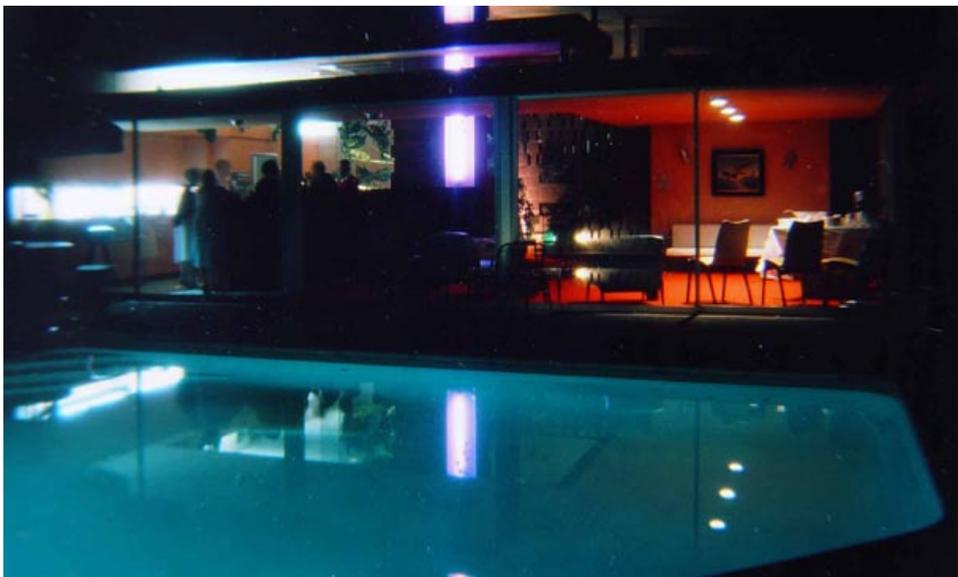


Figure 18: Pool with kitchen and living room in background, looking west. Circa 1960's.

© Lon Bubeck

Allyn E. Morris

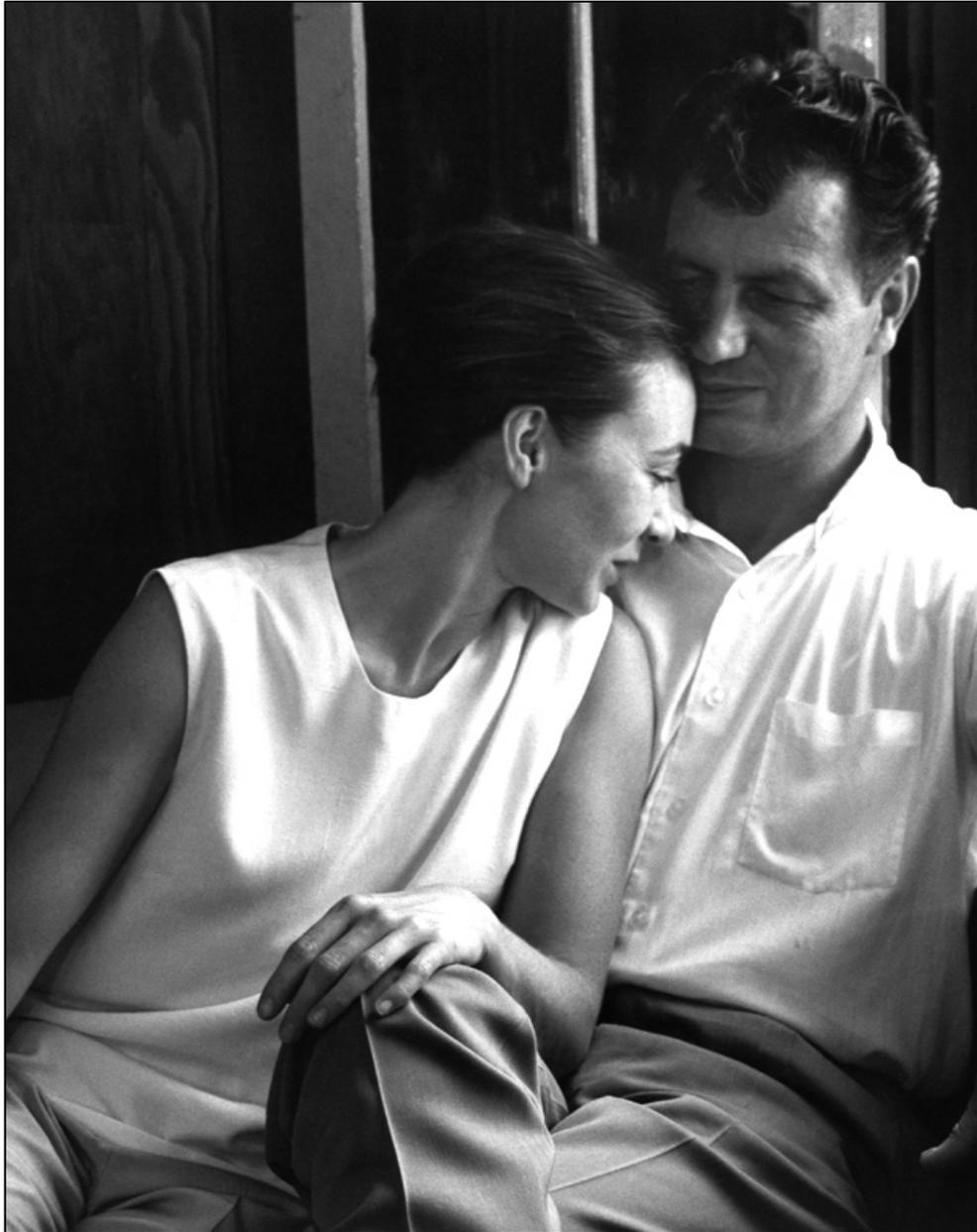


Figure 19: Allyn and Mary Morris. © Howard Morris



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Figure 20: Morris Studio, 1957. © Howard Morris



Figure 21: Murakami Residence, 1962.



REV 9/95

ALLYN E MORRIS . ARCHITECT

<u>DATE</u>		<u>JOB NAME AND ADDRESS</u>
1952		MORRIS FLAT 1025 JONES STREET SAN FRANCISCO, CA 94109
1953	PROJECT	KELLY RESIDENCE MIDLAND, TEXAS
1954	PROJECT	CLEO CLARK RESIDENCE SANTA ANA, CA
1957		MORRIS STUDIO 2390 SILVER RIDGE AVENUE LOS ANGELES, CA 90039
1957	PROJECT	BOWLING CENTER GLENDALE, CA
1958	PROJECT	MORTON RESIDENCE AND 5 SPEC HOUSES MULTIVIEW DRIVE LOS ANGELES, CA
1958		WILLARDSON OFFICE ADDITION AND REMODEL 2880 ROWENA AVENUE LOS ANGELES, CA 90039
1960		BUBECK RESIDENCE 4166 VERDUGO VIEW DRIVE LOS ANGELES, CA 90042
1960	PROJECT	STOTTS RESIDENCE LOS ANGELES, CA
1961		ALDAMA DUPLEXES (2) 5030-32-34-36 ALDAMA STREET LOS ANGELES, CA 90042
1962		MURAKAMI RESIDENCE 2378 SILVER RIDGE AVENUE LOS ANGELES, CA 90039
1963	PROJECT	JONES STREET APARTMENTS SAN FRANCISCO, CA
1963		SEVEN UNIT APARTMENT BUILDING 507 NORTH AVENUE 50 LOS ANGELES, CA 90042
1964		SILVER RIDGE DUPLEXES (6) 2300 BLOCK SILVER RIDGE AVENUE LOS ANGELES, CA 90039
1964		SILVERWOOD DUPLEX 1611 SILVERWOOD TERRACE LOS ANGELES, CA 90026

Figure 22: Allyn E. Morris Project List.

1965	PROJECT	LECKEY RESIDENCE LOS ANGELES, CA
1966		LANDA APARTMENTS LANDA & GRIFFITH PARK BOULEVARD LOS ANGELES, CA 90026
1967	PROJECT	ANNANDALE ACRES 7 SPEC HOUSES PASADENA, CA
1968	PROJECT	ECHO PARK APARTMENT LOS ANGELES, CA
1968	PROJECT	CHESS APARTMENTS LOS ANGELES, CA
1969		KEOCHAKIAN RESIDENCE 83 PATRICIAN WAY PASADENA, CA 91105
1969	PROJECT	MONTEREY ROAD APARTMENTS LOS ANGELES, CA
1970	PROJECT	FRUMKES RESIDENCE PASADENA, CA
1970		DEVINE OFFICE BUILDING 106 PALMETTO DRIVE PASADENA, CA 91105
1973-79		PATRICIAN WAY STUDIO-RESIDENCE 90 PATRICIAN WAY PASADENA, CA 91105
1975		CLINTON STREET APARTMENTS 1701 CLINTON STREET LOS ANGELES, CA 90039
1978		ECHO PARK BUNGALOWS REMODEL 650 ECHO PARK BOULEVARD LOS ANGELES, CA 90039
1985	PROJECT	KIOI EXECUTIVE RESIDENCE FRIENDLY HILLS, WHITTIER, CA
1988		CONCRETE BRIDGE ON THE FRESNO RIVER OAKHURST, CA
1990		FISHER RESIDENCE RIVER FALLS WAY OAKHURST, CA
1990		BAYWOOD OFFICE BUILDING BAYWOOD PARK, CA
1990	PROJECT	THOMPSON RESIDENCE ADDITION LOS ANGELES, CA

Figure 22: Allyn E. Morris Project List - Continued



