



KELLER WILLIAMS
REALTY

2230 Hill Drive
Los Angeles, CA 90041

A History

Designed and built in 1922 for real estate developer **Nelson E. Bliss**, 2230 Hill Drive is situated within the former 42-acre "Old Young place," which was acquired in 1906, and soon developed, by Edwards & Wildey Co. as the Eagle Rock Central Tract. Eagle Rock was incorporated in 1911 and annexed by Los Angeles on May 18, 1923.



Hill Drive, c.1930.

Duesenberg to Thunderbird

In 1926 Mr. Bliss sold the property to Clara Q. Hershey, who resided there with her two adult children. At age twenty her son **Frank Q. Hershey** (1907-1997) began at the acclaimed **Murphy Coach Builders** of Pasadena. While there Frank learned his trade designing some 125 custom Duesenberg bodies for Hollywood's elite. Frank's career only ascended with design achievements such as designing Pontiac's renowned "Silver Streak" of chrome used from the 1930's to the 1950's. While at GM Frank was in charge of designing the **1948 Cadillac**, their first GM auto to feature tail fins. In 1952 he caught wind of Chevrolet's plans for the Corvette so Frank went to work singularly designing the famed **1955 Ford Thunderbird**.



Frank Q. Hershey (L)
at work, c.1940.

EAGLE
ROCK

During the past three years we have sold over one million dollars' worth of Eagle Rock property. In this way the name Eagle Rock naturally suggests

Edwards & Wildey Co.

We are owners or agents of the following tracts in Eagle Rock:

EAGLE ROCK TOWNSITE
MAYFAIR PARK
KENILWORTH
GLENWOOD PARK
EAGLE ROCK ACRES
ARTESIAN HEIGHTS
EAGLE ROCK CENTRAL TRACT
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LAS FLORES TRACT

FOR ORIGINAL PRICES and BEST TERMS, you must come to us or properly accredited agents.

**Fifty Foot Lots from \$275
Acreage from \$650**

Complete street improvements of the highest grade are included, free of cost to purchasers in all our properties.

"It Pays to See Us"

EDWARDS & WILDEY CO.

232 Laughlin Building

Eagle Rock Office, H. S. Bourne, manager, corner Central avenue and Colorado street, at transfer point to Glendale. (Take Eagle Rock Cars on Broadway.)

Land Advertisement, *Los Angeles Herald*,
Oct. 10, 1909.



nelsonwhite | architectural history + preservation

nwhite3@mac.com | 312.208.0127

nelsonwhitepreservation.com | @nelsonpreserves



Ben Manibog & Carmen Castillo

benmanjr@aol.com

carmencastillo@kw.com

Ben: 323.719.1417

Carmen: 323.513.8381

1946 N. Oxford Avenue
Los Angeles, CA 90027

A History

Designed and built in 1923 by prolific **Whiting, Boynton & Potts** for James J. Evans, a retired Kansan rancher and U.S. Postmaster. As a stellar example of the American Foursquare (1890's-1930's), 1946 N. Oxford blends a classic American housetype with popular Spanish Revival details. With only three owners, this 91 year-old residence retains the best of its historical character.

Notable Owners

Located on the former ***El Rancho Nuestra Señora de Refugio de Los Feliz*** ("The Rancho of Our Lady of Refuge of the Feliz Family") was granted in 1800 as one of the few/earliest of the Spanish land grants. Local rancher **T. Ashton Fry** subdivided Oxford Avenue in 1921. Immediately after **J.J. and Edith Evans** laid plans to build their Southern California dream home. While the Evans only remained in the house for some 16 years, Viennese immigrants **Dr. Albin and Emilie Oppenheim** called the residence home for some 54 years. Albin is remembered for his 1911 discovery in orthodontics, which promulgated that tooth realignment requires stimulating cell activity rather than brute force. Much of the home's preserved molding, windows, hardware and plasterwork can be credited to the Oppenheims long tenure.



N. Oxford Avenue, 1922.



1946 N. Oxford Avenue, c.1939.



2225 W. 20th Street
Los Angeles, CA 90018

A History

Designed and built in 1905 by **J. Alvin Mathis** for the developer duo Poole & Jones, 2225 W. 20th Street has been home to several notable Angelenos. First among these was a southern gent, who as a teenager enlisted in the Confederate army. Soon after the Civil War the young man's eyes turned to making his fortune.

Grantland S. Long came to Los Angeles in 1871 when it was just a village of 5,000 people. The intervening years were good to Long and his bride Electra Pearl Baker. They eventually moved from 20th Street to a new mansion on then fashionable Vermont Ave.



Grantland S. Long

Illustrious Guests

A few years later noted publicist and talent agent **Paul "Scoop" Conlon** settled into the home with his wife Lillian and young daughter Natalia. Among Conlon's many clients were such early Hollywood luminaries as Alan Hale, Norman Z. McLeod and Robert Montgomery; who directed *Alice in Wonderland* and *The Secret Life of Walter Mitty*. With clients such as these just imagine the dinner guests invited to dine here with the Conlons. Growing up amid such Hollywood talent it is perhaps no surprise Scoop's daughter **Natalia Clare** would herself become a famed dancer with **Ballets Russes** and the founder of a preeminent dance school. While the Hollywood elite may no longer come knocking on the door, their spirit lives on in these refined rooms.



Natalia Clare & Oleg Tupine, 1940.

Villa Ruchello Santa Monica, CA

A History

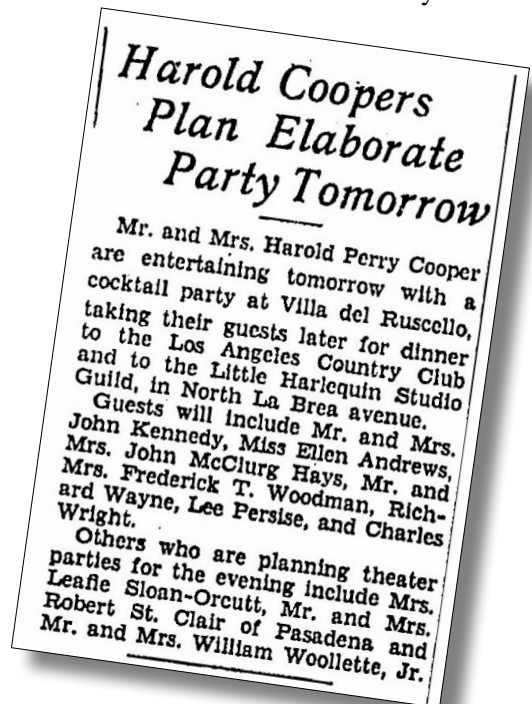
Villa Ruchello was designed and built in 1933 by **J. Thomas Payne** for business exec Harold Cooper and his heiress wife Lillian Sinclair. The *Villa* is a masterful architectural residence made all the more remarkable as the work of an English emigrant. After moving to Los Angeles Payne quickly developed a love for California's Mediterranean architecture. He was largely self-taught in its aesthetic of Renaissance, Moorish, Byzantine, and Gothic influences. Payne's talent can be seen in the mahogany-paneled library with Ionic pilasters and in the circular foyer that seamlessly blends classic Mediterranean detailing with an Art Moderne tiled floor in period colors.



John Thomas Payne

The Speakeasy

Arriving in L.A. as newlyweds, **Harold P. and Lillian S. Cooper** set out to build their Southern California dream house. Mr. Cooper was a largely retired insurance executive while Lillian was the heir to a vast Indiana resort. Known to the Coopers for some forty years as *Villa del Ruscello*, the estate featured prominently in the couple's lives. Prolific coverage in the society columns and a surviving **speakeasy** in the library (The *Villa* was designed in the final year of prohibition) tell of the Cooper's taste for entertaining and stature within early Los Angeles high society. When not in residence the Cooper's were oft reported traveling abroad for months at a time or residing at one of their properties in Palm Springs and Louisville.



LA Times, March 1935