

# The Zamperini Residence

## A History



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## Introduction

The Louis Zamperini residence was built in 1922 for the wife of oil tycoon Thomas A. O'Donnell. While it is unknown if she ever resided in the home, she commissioned well known contractor Sanson M. Cooper, with his architect Robert D. Jones, to design and build the house. Over the course of the next ninety-two years the home has had only four owners, two of whom owned the property for a combined eighty-eight years.

## Architectural History

Robert Jones designed Lillie O'Donnell's house in the Tudor Revival style, popular from the 1890s to the 1940s. Despite its name, the style rarely draws from sixteenth century Tudor England but rather from a variety of Medieval and early Renaissance English building traditions ranging from faux thatch-roof cottages to grand manors. While half timbering and masonry are often the hallmarks of Tudor Revival, solid stucco exteriors grew in popularity among those who desired a more modern English-inspired home. The O'Donnell house is an amalgamation of three Tudor Revival subtypes: symmetrical paired gables (the clipped gables of the south façade), faux thatched roofs, and overlapping gables (entry façade). The first two of these are among the least common attributes of the style. Jones, in an unusual twist, designed the south elevation with two symmetrical clipped gables that project through a larger hipped roof rather than outward from the façade and another cross gable roof. The contemporaneous Craftsman style appears, however minimally, in the form of square rafters extending out from the gables. Faux thatched roofs, suggested by rounded edges, evoke the picturesque cottages of rural England executed with then modern materials such composition roofing rolled or wood shingles steamed around eaves and rakes (sloped ends of a roof), mimicking a thick layer of thatch. O'Donnell's roof was originally finished with cedar shingles. The most common attribute of the three present subtypes is that of the entry porch gable overlapping the larger clipped gable behind.

## Early History and Historical Context: Hollyridge Park

Hollyridge Park lies within the former "Public Lands" of the Spanish and Mexican rancho era. As part of the public lands, the Hollyridge Park tract was not previously part of a rancho land grant. (See Figure 1, 24) It is, however, located a little west of the former *El Rancho Nuestra Señora de Refugio de Los Feliz* ("The Ranch of Our Lady of



Refuge of the Feliz Family”).<sup>1</sup> In about 1794 Spanish Governor Pedro Fages granted the *Rancho* (6,647 acres) to Corp. José Vicente Feliz in appreciation of his services to Spain during the Anza Expedition of 1776 and for serving as *comisionado* (mayor, 1781-1786) of *Pueblo de Los Angeles*. The *Rancho*’s western boundary ran along present day Western Avenue northward through Griffith Park to Highway 134. Over the course of the next one hundred years many changes in ownership occurred, with numerous portions sold off. The northern part of the *Rancho* is famously remembered for its association with industrialist Griffith J. Griffith (1850-1919). In 1882 Griffith purchased 4,071 acres of the original 6,647-acre *Rancho*. On December 16, 1896 Griffith donated the northern 3,015 acres for use as a municipal park. The remaining 1,056 acres were gradually subdivided and sold for profit. However, Griffith was not alone in shaping the area.

A year after Griffith’s purchase (1882), real estate developer Harvey Wilcox and his wife Daeida arrived in Los Angeles. Within three years Mr. Wilcox had amassed 120 acres at the mouth of Cahuenga Pass. The area was then home to a small farming community in what was known as Cahuenga Valley. The story goes that on a train trip back from her native Ohio, Daeida met a woman who spoke fondly of her Illinois summer home named “Hollywood.” Daeida was sufficiently taken with the name that she insisted her husband used it for their 120-acre subdivision. On February 1, 1887 Mr. Wilcox submitted a map of his “Hollywood” subdivision to the Los Angeles County recorder and Hollywood, California was born. A year later the *Los Angeles Herald* announced that Wilcox’ petition of proposed street platting had been granted by the Board of Supervisors. With that Mr. Wilcox soon advertised the sale of parcels within Hollywood, emphasizing that he would stake his reputation on Hollywood being the finest spot for a home. So much so that he made it his permanent home. Over the remaining years of the nineteenth century the name Hollywood grew in prominence. (See Figures 2-4, Page 25)

On November 14, 1903, some sixteen years after Wilcox’ initial subdivision was marketed, the residents of Hollywood and the surrounding unincorporated area voted 88-77 in favor of incorporating as the City of Hollywood. The municipality’s boundaries were Normandie Avenue on the East, Fairfax Avenue on the west, Fountain Avenue on the south, and the crest of the Santa Monica Mountains on the north. (See Figure 5, Page 26) The city of 1,100 residents and four square miles reportedly sought progress in the form of better roads and schools, as well as to prohibit the sale of alcohol. In 1904

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<sup>1</sup> The *Rancho* was located immediately north of the Pueblo. Today the *Rancho* would be bordered on the east by the Los Angeles River, on the west by Western Avenue continued north through Griffith Park, on the north by highway 134, and on the south by Fountain Avenue continued east to the River.



Nicholas Cohems<sup>2</sup> acquired 26.67 hilly unimproved acres within the northern border of Hollywood. Adjacent development was not far off. On February 2, 1906 the southerly adjoining Hollywood Pineapple Tract was recorded as thirty-four lots situated along Tamarind Avenue between Franklin Avenue and Chula Vista Way. Four years later, on January 29, 1910, land immediately opposite Hollyridge Drive was recorded as Fleischer Tract. Development had already begun to the southeast in the form of seven tracts situated north of Franklin Avenue between Canyon Drive and St. Andrews Place. The area, known as Hollywood Grove, was designated an Historic Preservation Overlay Zone on May 4, 2011 in recognition that its Craftsman and Colonial Revival bungalows from the turn of the twentieth century, “stand out as a strong indication of what a typical residential subdivision once looked like in the Hollywood community.”<sup>3</sup>

On February 7, 1910 further change came to Hollywood when its citizens voted to become the eleventh addition to the City of Los Angeles. The City consolidated the Hollywood Annex consisting of 4.45 square miles. Roughly ten years later Mr. Cohems sold his undeveloped property to pioneer oil producer Louis McCray. Born in Corry, Pennsylvania, Louis Allen McCray (1867-1944) grew up amongst oil fields in New York. (See Figures 6-9, Pages 27-29) In 1886 during a slump in the industry Louis’ father Absolom took his three sons (Morris, Edward, and Louis) west to Ventura County. At the time the California oil business was in its infancy with only three oil companies in the entire state. In 1900 he married Mary Branson in Ventura. After ten years with Union Oil Company, Louis and his older brother Morris moved to Los Angeles. Oil had been discovered. The two soon formed a partnership in the well contracting business. In time they recognized the future was in developing oil property and they began to acquire their own land. With fifty-three wells Louis and Morris became the largest oil producing organization in Los Angeles. Soon bigger oil discoveries were made in other parts of the state. Following these discoveries the brothers found greater profit in leasing and developing oil fields within these new regions. Louis eventually formed several other partnerships. One with fellow oil pioneer Thomas A. O’Donnell (more on him to come) was known as O’Donnell & McCray (oil producers) and another was with O’Donnell and Edward L. Doheny as the American Petroleum Company. In 1911 Louis retired from active management of this and other oil concerns. He chose to turn his attention to building a home in the Hollywood foothills. Louis McCray’s dream home was a grand Swiss Chalet Craftsman. The estate was situated above Foothill Drive immediately east

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<sup>2</sup> Research to date has not revealed Nicholas Cohems’ identity. Complicating matters, a discrepancy exists in the spelling of his surname. The Los Angeles County Assessor recorded Nicholas “Cochens” owning eventual Hollyridge Park in 1904, whereas the 1906 Hollywood Pineapple Tract map references him as Nicholas “Cohems.” Neither contemporary newspaper articles nor city directories have confirmed his name and identity.

<sup>3</sup> Office of Historic Resources, City of Los Angeles.  
<http://preservation.lacity.org/hpoz/la/hollywood-grove>

of the eventual Hollyridge Park.<sup>4</sup> McCray's former home would come to have a strong association with the Zamperini home.

Several years later in about 1920 McCray acquired the undeveloped Hollyridge acreage through the Security Trust & Savings Bank. In April 1921 the 26.67 acres were surveyed and platted as Tract #4166. (See Figures 10-14, Pages 30-34) The result was seventy-eight irregularly shaped parcels on 26.095 acres (after designation of streets and rights-of-way). John R. Heflin, whose on-site office was located at 2015 N. Bronson, marketed Tract #4166 as Hollyridge Park. The first *Los Angeles Times* advertisement from May 1, 1921 boasted of the multitude of lot terrains including "level, sloping, hillsides, hilltops, ridges, canyons, and elevated lots."<sup>5</sup> Heflin proclaimed that parcels were carefully planned to afford all with a driveway of easy grade. Prices ranged from \$800 for a large canyon lot in the northwest corner to \$25,000 for one of two hilltop sites with views. Most parcels were initially advertised for between \$1,500 and \$4,500.

Several lots were developed almost immediately. Among these was O'Donnell's property and several in the southeast corner along Foothill Drive and N. Bronson Avenue. Perhaps the most notable of the earliest houses was that of Louis McCray's older brother, and fellow oil producer, Edward I. McCray (1864-1930). Located in the circle at the entrance to Hollyridge Drive (#2151), Edward lavished a then estimated \$30,000 on his eleven-room Spanish Revival home. Only a few years later two more grand Spanish Revival houses were commissioned. In 1926 actor Lou Tellegen built *Casa Romano* at 2230 Hollyridge Drive (so named for his actress wife Nina Romano) for \$25,000. Julius Leventhal soon joined Tellegen by building his home next door (#2212). Leventhal's house also cost an estimated \$25,000. Sadly, in 1927 both men auctioned off their homes' entire contents, presumably to cover financial losses. (See Figures 15-16, Pages 35-36) While Tellegen and Leventhal may have experienced financial hardships, the 1920s saw significant growth in Hollywood.

Hollyridge Park was soon rivaled by a new development. In April 1923 Tract #6450, or as it is more commonly known Hollywoodland, was surveyed and officially recorded on May 15, 1923. (See Figures 17-19, Pages 37-38) Developers Tracy

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<sup>4</sup> An earlier house built by McCray was destroyed by arson on July 11, 1907. The house was located in Hollywood on Harold Way near Lemona Avenue.

<sup>5</sup> Display ad for Hollyridge Park. *Los Angeles Times*. May 1, 1921.







Aerial View of Hollyridge Park and McCray estate, 1922.

E. Shoults and Sidney H. Woodruff, who marketed the subdivision, decided a large sign was required to draw attention to their new development. They soon commissioned Crescent Sign Company to build the “HOLLYWOODLAND” sign out of individual letters 50 feet tall, by 30 feet wide. The sign was illuminated with some 4,000 light bulbs that would light sequentially as “HOLLY,” “WOOD,” and “LAND” before lighting all at once. Though it was intended to be a short-lived marketing gimmick, the sign rapidly became an admired feature. In 1949 the Hollywood Chamber of Commerce contracted with the City of Los Angeles to maintain the sign and stipulated that “LAND” be removed to reflect Hollywood as a whole. The iconic sign was reborn.

Early Hollywood was not simply a community of single-family homes. In the mid 1920s Franklin Avenue saw significant growth. In 1926 *Villa Carlotta* was built immediately south at 5949 Franklin Boulevard (Los Angeles Historic Cultural Monument #329). Advertisements boasted of its abundant innovative technology and apartments with large rooms and high ceilings. Two years later two adjacent apartment hotels were built: *Villa Favorita* (5870 Franklin Avenue, in 1928) and the better-known and ultra luxurious *Chateau Elysée* (5930 Franklin Avenue, in 1928, HCM #329). Simultaneous to the early development of Franklin Avenue and Hollyridge Park, Hollywood’s theatre district of various international architectural themes was rapidly developing. Showman Sid Grauman, in partnership with Charles Toberman, opened Grauman’s Egyptian Theatre in 1922 (6706 Hollywood Boulevard, by Meyer & Holler, HCM #584). Four years later they capitalized on the Egyptian’s success by developing Grauman’s Chinese Theatre (6925 Hollywood Boulevard, by Meyer & Holler, HCM #55). That same year Tobermin opened the El Capitan Theatre (6838 Hollywood Boulevard, by Morgan, Walls & Clements, HCM #495). While Hollywood’s theater district was clearly up and coming, its residential districts in the hills were rapidly becoming the new home to many families.

## Owner History

As recorded by the Los Angeles County Assessor, Mrs. Lillie O’Donnell was the earliest owner of Lot 39, within Tract #4166. While the exact date of purchase is unknown, she would have had to acquire the parcel after the tract was subdivided in early 1921.

On February 16, 1922 Lillie Woods O’Donnell was issued two City of Los Angeles building permits (#5201 and #5202) for a dwelling and detached garage to cost an estimated combined \$13,000. (See Figures 20-22, Page 39) The listed architect was Robert D. Jones, designer for contractor Sanson M. Cooper. Lillie O’Donnell was born in San Francisco on March 8, 1875. At age 21 she married Pennsylvania-born Thomas A. O’Donnell (1870-1945). The couple was married in Los Angeles on August 28, 1896.





Mr. O'Donnell left his native home in 1889 to work with Union Oil Company in Ventura County. Louis McCray, Hollyridge Park's developer, joined Union only three years earlier. O'Donnell left for Los Angeles in 1893 and in 1909 joined Edward Doheny and McCray in organizing the American Petroleum Company. The O'Donnell's marriage ended unhappily on charges of desertion. It was reported Mr. O'Donnell left his wife in 1916 without reason. On November 26, 1924 Mrs. O'Donnell divorced her husband. She was awarded \$750,000 in cash and property generating \$50,000 annual income. Though Mr. O'Donnell was president of the American Petroleum Institute at the time, he is likely best known as the founder, namesake, and long time owner of the O'Donnell Golf Club in Palm Springs. While it is unknown if Lillie ever resided in the Hollyridge home, the original 1922 building permits for the residence listed her home address as 1620 N. Kingsley Drive (demolished). In 1920 Mr. O'Donnell was recoded living at 731 Serrano Avenue. Regardless, in 1923 Lillie sold the property to Sherman and Elaine Pruitt. Nothing is known of the couple beyond that Mr. Pruitt was a salesman of an unknown nature. It is believed by the grandniece of the next owners that the Pruitts added the enclosed porch off the kitchen. After only a few years in the home Mr. and Mrs. Pruitt sold the property in 1927 to Ernest Smith.

Born in rural Kansas on November 8, 1883, Earnest R. Smith (1883-1961) began life as a wheat farmer. (See Figures 23-26, Page 40) In 1908 he married fellow Kansan Edith Cheesman (1886-1961) and two years later the couple had their only child George Childen Smith (1910-1984). The family resided in Greensburg, Kansas for many years before Ernest sought prosperity in Los Angeles. In approximately 1919 the Smith family moved and Earnest soon opened a garage and car dealership, named Mt. Olive Garage, at 1728 N. Cahuenga Boulevard. Ernest encouraged his wife's nephews to move out to Los Angeles and he gave them a start in the garage. Ern, as he was known among his family, was also involved in movies. During the silent film era he backed a then little known actor and director Irving Cummings (1888-1959). Among the projects he sponsored was a series of silent films about Canadian mounted police. Ern's nephew Edward H. Cheesman acted in a few. Edward's younger brother Ted also went into movies and became an editor working on films such as *King Kong* (1933) and *Mighty Joe Young* (1949). Movies and car dealerships were not meant to be for Ernest and he eventually became a real estate broker and appraiser. In September 1933 Los Angeles Mayor Frank L. Shaw nominated him for the City Planning Commission. He was soon confirmed and rose to become president. In later life Ernest developed dementia. Consequently, after thirty years in the home George Smith encouraged his parents to sell the property and move to an apartment. On June 10, 1957 the Smith's sold the Hollyridge home to Louis and Cynthia Zamperini.



Edith and Ernest Smith with their son George on the garden steps at Hollyridge, c.1927.



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Louis Silvie "Louie" Zamperini was born on January 26, 1917, in Olean, New York, the second of four children of Louise and Anthony Zamperini.<sup>6</sup> Italian immigrants from Verona, the Zamperini family moved to Torrance in 1919 in search of a better life. They succeeded. (See Figures 27-43, Pages 41-57) Early childhood for Lou entailed being bullied for his limited English and spending time smoking, drinking, and committing petty crimes. Life changed for Louie when in early 1933 his older brother Pete, a runner, encouraged him to follow a path of self-improvement through running. Louie had already demonstrated a remarkable ability to outrun both bullies and police. Success came fast when in 1934 he set the first of many records. That year Louie set the interscholastic record for the mile with a time of 4 minutes, 21.3 seconds. Two weeks later at the California Interscholastic Federation State Meet he ran the mile in 4 minutes, 27.8 seconds, helping him win a scholarship to University of Southern California. Continuing to shave significant time, the summer of 1936 would be momentous with his eyes set on the Berlin Olympics.

Family and neighbors collected money to send Lou to New York for the American Olympic team tryouts. Louie decided the slate for the mile (1,500 meter) was too stacked with the likes of eventual silver medalist Glenn Cunningham, Archie San Romani, and Gene Venzki. Instead, he opted for the 5,000 meter and tied with record holder Don Lash. Louie was only 19 years old and to this day remains the youngest American Olympic qualifier in the 5,000-meter. Soon, Louie and the American Olympic team were off to Berlin aboard the S.S. Manhattan. On August 7<sup>th</sup> he finished 8<sup>th</sup> in the 5,000 meter, running the final lap in 56 seconds. He drew the attention of Adolph Hitler. Requested to make an appearance, Louie shook Hitler's hand and was acknowledged as the "boy with the fast finish." That fall Louie started at the University of Southern California and continued to improve his performance. Setting his eyes on the 1940 Olympics, Louie trained hard and in 1938 he set the N.C.A.A. mile record with a time of 4:08.3. The record held for fifteen years and earned him the nickname "Torrance Tornado." Unfortunately, Louie would not make it to a sub-4 minute mile at the 1940 Olympics in Tokyo.

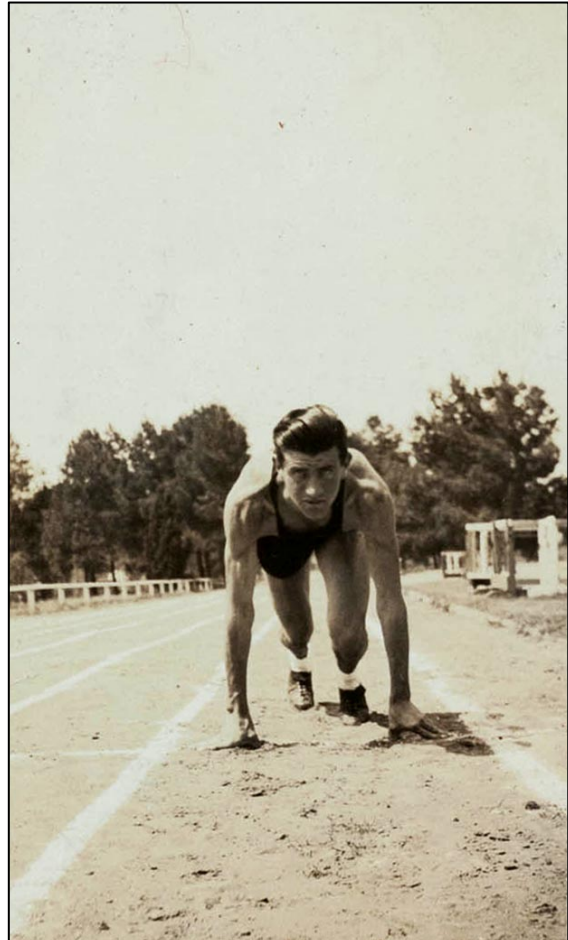
With the outbreak of World War II on September 1, 1939 life changed. Louie enlisted in the Army Air Corps in September 1941, three months before the Japanese attacked Pearl Harbor. Louie was training as a bombardier at Ellington Field in Houston, Texas when the announcement was made. Between his two autobiographies titled *Devil at My Heels* (1956 and 2003), Laura Hillenbrand's 2010 biography *Unbroken*, and Angelina Jolie's 2014 feature film of the same title, Louie Zamperini's legendary tale of bravery and heroism is well documented. Louie's first brush with death

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<sup>6</sup> The Zamperini offspring were Pete (1915-2008), Louis (1917-2014), Sylvia (1918-2008), and Virginia (1923-2008).



Pete and Louis, 1934.

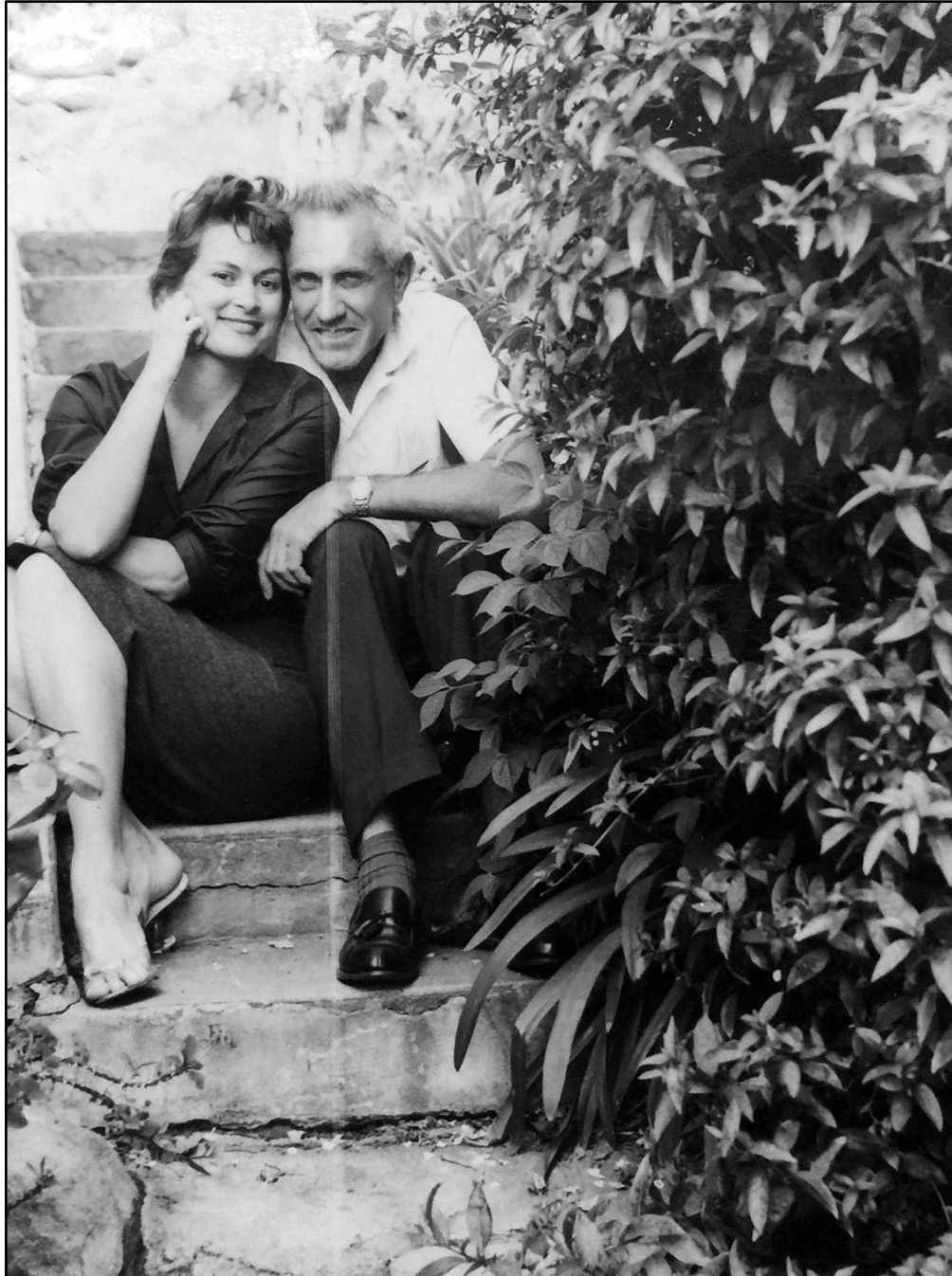


Louis in starting position in Torrance, 1934.

came in April 1943 on a bombing mission to Nauru Island. With heavy Japanese resistance their B-24 Liberator *Super Man* suffered 594 holes and lost flaps, hydraulics, breaks, and one rudder. Despite this the crew and plane flew five hours before crash landing on Funafuti. Six of the crewmembers were seriously injured. A month later Louie and his fellow crew were sent in search of a B-25 downed 200 miles northwest of Palmyra Atoll. Sent out on the lemon of the fleet, *Green Hornet*, the crew's plane crashed some 800 miles south of Hawaii. Lt. Louis Zamperini, pilot Lt. Russell Phillips, and Sgt. Frances McNamara were the sole survivors. As Lou's story goes, he and Lt. Phillips endured forty-seven days in a life raft before being picked up by a Japanese patrol boat. The next two years saw Louie transferred between various POW prison camps, at which he suffered extreme physical and mental abuse by his captors. The abuse was never worse than under the infamous Sgt. Mutsuhiro "The Bird" Watanabe. A year after his disappearance Louis Zamperini was officially declared dead on May 28, 1944. This was followed in November by his sole appearance on Radio Tokyo. Louie was alive! Zamperini was finally freed when the Allies liberated his POW camp on September 5, 1945. With the end of World War II Louie soon returned home and attempted to fight his demons while resuming normal life.

The first big milestone post-WWII came on May 25, 1946 when Louie married his wife of fifty-five years, Cynthia Applewhite. Alcoholism and nightmares plagued the young couple's marriage until Cynthia insisted they attend the workshop of Christian minister Billy Graham. Reluctance soon gave way to epiphany and Louie was transformed. Devotion to God, forgiveness, and commitment toward fellow man defined much of Louie's long life. Between a career in commercial real estate, founding and administering Victory Boys Camp, and innumerable inspirational speeches, Louie made his mark. In his personal life, Louie and Cynthia started their family in 1949 with the birth of their daughter Cynthia Lou "Cissy", followed four years later in 1953 with son Louis Silvie "Luke." At the time the Zamperinis resided at 4063 Camillia Avenue, in Studio City. With rising prosperity the family bought the Hollyridge Drive home and for the next fifty-eight years made it the center of family activity.

At home Louie was the constant handy man and homemaker. Cynthia was an avid artist who frequently exhibited at galleries around town. At home she was the favored storyteller. When the kids were a little older she began to take on jobs to fund solo trips around the world. Louie was the primary chef of the family. Meals were taken in the kitchen or out on the sun porch, which Louie enclosed in 1958 as his first solo improvement to the home. Over the years he undertook countless projects around the property including building and rebuilding the family jungle hut in the late 1950s and 1980s, building the library and living room paneling in the 1970s (inspired by Luke's stay in New York at the Gilded Age home of Russian royals), and reroofing in the 1970s.



Cynthia and Louis Zamperini on the garden steps at Hollyridge, early 1960s.



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The jungle hut began as a playhouse for Cynthia and Luke. With a thatched roof and sprinkler system the kids could use to “invoke a ‘topical rain’ whenever” they wished.<sup>7</sup> In later years it was revived with a new shingle roof for grandson Clay to enjoy. In the 1980’s the garden wall and gate went up and the name *Cool Spring* bestowed in honor of Cynthia’s family’s ancestral homes in North Carolina. There was seemingly always a project for Louie. Over many years he dug out paths from the home’s crawl space. He undertook the projects alone and utilized both the access to the foundations and additional storage. In late 1998 Louie added the wood steps from the back yard up to the jungle hut. While not done personally by Louie, in 2013 the front stairs to the driveway and the garage were rebuilt. A do-it-yourselfer at heart, Louie enjoyed the company of the contractors and participated in spirit. Despite the numerous projects, life at home was not all work for Louie.

A gifted practical joker, Louie once surprised his family, who were watching TV, by streaking them while wearing nothing but a sumo wrestler *mawashi*. Daughter Cynthia remembers “Christmas dinner was done completely by Louie. He would begin shelling his chestnuts two days prior for his wonderful chestnut dressing. The day before he would bake from scratch two pumpkin pies. On Christmas day we had a Waldorf salad, roast turkey with chestnut dressing, candied sweet potatoes, string beans with almonds, and pumpkin pie.” After dinner Louie would sneak off and reappear dressed as Santa Claus. In more recent years Louie especially enjoyed the connection his home had to one built down the hill a century before. Louis McCray’s former residence eventually became the home of Brad Pitt and *Unbroken* producer and director Angelina Jolie. While Louie’s wife Cynthia had quietly admired her attractive neighbor Brad, it was years later in 2012 that Angelina and Brad learned of their proximity to Louie. It was with an impromptu lunch invitation to meet Louie at his home when the couple, after some orienting, discovered that Louie could see their home. Eventually Angelina gifted binoculars to Louie and a lasting bond of friendship was formed.

## Public Record

### 1922: Original Construction

On February 16, 1922 the City of Los Angeles issued Mrs. Lillie O’Donnell two building permits. The first, #5201, was for the residence and the second, #5202, was for the detached garage. The dwelling would be one story with a cedar shingle roof and have a maximum height of 20 feet. The home would measure 45 feet, 2 inches by 77 feet, 10 inches. No exterior wall material was listed, nor was there a specified question on the application. The dwelling permit also indicated the residence would meet the State

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<sup>7</sup> Interview with Cynthia Garris, May 2015.





Aerial View, 1970s. Louis Bruhnke Aerial Photographs.

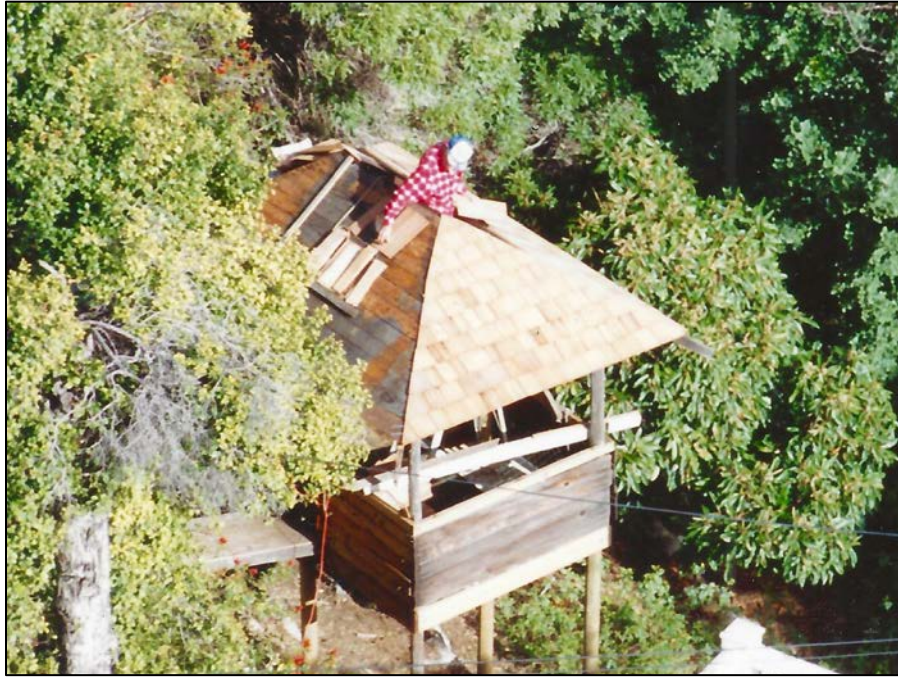


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Louis renovating the jungle hut for grandson Clay, 1980s.



Louis as Santa Claus, 1980s.

Dwelling Act. Construction cost was estimated at \$12,000. The one-story garage would measure 20 by 24 feet and have a total height of 12 feet, with a composition roof. Construction cost was estimated to be \$1,000. Both permits listed R.D. Jones as the architect and S.M. Cooper as the contractor. As was standard on the permit applications of the period, no license numbers were required. (See Figures 44-46, Pages 58-60)

#### 2001: Roof

Louie and Cynthia Zamperini were issued permit #01016-20000-20006 on November 17, 2001 to re-roof the residence. Specified work: "Tear off existing roof. Re-roof with ½" CDX plywood, apply 40yr composition shingles, class "A" material, aprox. 38SQS." Five Star Roofing was the specified contractor. Work was valued at \$19,000.

#### *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.*

Robert D. Jones  
(1878-1968)

Architect

Robert D. Jones was a Kentucky-born architect who spent most of his career in Los Angeles. While much of his story is lost to history, a few basic facts are known. Jones was born on March 31, 1878 in Kentucky, though his parents were natives of Ohio. On October 1, 1902 he married Nettie Scott Brown in Newport, Kentucky.

The 1910 U.S.F.C. provides the earliest known record of Robert's life. At the time he resided in Cincinnati with his wife and in-laws. He worked as a self-employed architect. While his later employer Sanson M. Cooper also resided in Cincinnati, research to date reveals no relation between the two prior to Los Angeles in 1921. The previous year in April 1920 the U.S.F.C. recorded Jones had moved to Glendale, California, where he worked as an architect for a building company. He owned his home at 322 E. Dryden Street. In the 1921 *Los Angeles City Directory* he was listed as a draftsman in the employ of S.M. Cooper. Jones is known to have worked for Cooper though at least 1929. In 1932 the *Directory* listed Jones employed with Meyer & Jones, presumably as a partner. Research to date has not revealed any information about the



firm. Both the 1930 and 1940 U.S. Federal Censuses listed Jones as a contractor working on his own account. Little is known of Jones' professional life outside of his decade with Sanson Cooper. During that period he is presently known to have designed at least six residences. Of these known commissions, the Tudor Revival style appears to have been his most sought after. That said, given the popularity of numerous revival styles in the early twentieth century, Jones was probably fluent in a wide range of historical influences. Nothing is known of Jones career after 1932. He remained in his Dryden Street home through 1948 and died twenty years later in Fresno. He and his wife Nettie are buried in Glendale's Grandview Memorial Park. The couple had one daughter Martha E. Jones (1910-1994). (See Figures 47-49, Pages 61-62)

#### Known Commissions

**George L. Veatch Residence** (1921) – West Adams, Los Angeles

**Residence** (1922) – 719 N. Crescent Drive, Beverly Hills

**Residence** (1923) – 624 N. Roxbury Drive, Beverly Hills

**Residence** (1924) – 809 N. Bedford Drive, Beverly Hills

**Residence** (1926) – 621 Walden Drive, Beverly Hills

**Residence** (1927) – 604 N. Elm Drive, Beverly Hills

Sanson M. Cooper  
(1858-1935)

Builder

Sanson Milligan Cooper was born the second of eleven children to Lemuel Young and Ann (Greenlee) Cooper. The Cooper clan was raised in rural southwest Pennsylvania and in Newton, Ohio, where Lemuel worked as a farmer and teacher. While Sanson did not become a teacher per se, he did grow up to be a minister and remained active in the Christian church his entire life. Simultaneously he pursued a lucrative career as a real estate broker and residential builder. (See Figures 50-54, Pages 63-65)

Sanson's earliest known business venture was as a realtor and residential builder with his younger brother James. Together the two were partners in Cooper Brothers, based in Cincinnati. In 1893 their youngest sibling Myers joined his brothers as an employee. In 1896 Myers (23) was made a partner. The business reportedly remained in operation until about 1912 when the three brothers decided to part ways. That year Sanson moved to Los Angeles. Myers had already formed a side realty business, Myers Y. Cooper Company (still in operation). Myers went on to build some 7,000 houses in

the Cincinnati suburbs and served as the 51<sup>st</sup> governor of Ohio (1929-1931). Sanson's own career took off after moving to Los Angeles.

Within a year of moving to Los Angeles Sanson co-founded the partnership of Cooper, Pyle, and Clopine. Another real estate and residential building business, Cooper is said to have built hundreds of houses across Los Angeles. However, he is best known for his residential commissions in Windsor Square, Beverly Hills, and San Marino. Typical of the period, Sanson built in various popular revival styles. His own Windsor Square house at 435 S. Lorraine Boulevard was built in 1917 as a grand Four Square with Italian Renaissance detailing and cost an estimated \$14,000. While Cooper listed himself as the architect, contemporary building permits and newspaper records indicate that during the 1920s he employed both Robert D. Jones and Phil Brinckerhoff as in-house architects.

Sanson Cooper married Ohio-native Ella D. Harvout on April 23, 1884. Together the couple had two daughters: Virginia (1886-1967) and Mildred (1887-1959). Sanson Milligan Cooper died on May 19, 1935.

#### Known Commissions

**Apartment Building** (1913) – 1932 8<sup>th</sup> Avenue  
**Residence** (1913) – 123 N. Oxford Boulevard  
**Evans W. Mosher Residence** (1914) – Kenmore Avenue  
**Cooper Residence** (1917) – 435 S. Lorraine Boulevard  
**H.N. Keeler Residence** (1918) – Fairfax Avenue  
**Emma M. Harvout Residence** (1918) – Angeles Mesa Drive  
**F.A. Goodrich Residence** (1919) – Irving Boulevard  
**Harriet Dakin Residence** (1919) – Serrano Avenue  
**Louis A. McCray Residence** (1919) – 2140 N. Canyon Drive  
**S.C. Lentz Residence** (1919) – Serrano Avenue  
**A.L. Rudolph Residence** (1919) – Ingraham Street  
**George L. Veatch Residence** (1921) – West Adams  
**Residence** (1922) – 719 N. Crescent Drive, Beverly Hills  
**Residence** (1923) – 624 N. Roxbury Drive, Beverly Hills  
**Residence** (1924) – 809 N. Bedford Drive, Beverly Hills  
**Owen Hudgen Residence** (1925) – Hill Drive  
**Residence** (1925) – 712 Whittier Drive, Beverly Hills  
**Residence** (1926) – 720 N. Roxbury Drive, Beverly Hills  
**Residence** (1926) – 621 Walden Drive, Beverly Hills  
**Residence** (1927) – 604 N. Elm Drive, Beverly Hills  
**E.L. Brady Residence** (1928) – San Marino  
**MacKenzie Residence** (1928) – San Marino



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[www.nelsonwhitepreservation.com](http://www.nelsonwhitepreservation.com)

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## Appendix

## Early History: Hollywood



Figure 1: The Old Spanish and Mexican Ranchos of Los Angeles County, 1937. Hollyridge Park is located within the public lands just west of *Rancho Los Feliz*. Source: Los Angeles Public Library.





Figure 2: Harvey H. Wilcox, c.1860. Source: Wikimedia Commons.

**THE SUPERVISORS.**

**The Streets of Hollywood and Incorporation of El Monte.**

The Board of Supervisors met yesterday, a full Board present.

On motion of Supervisor Venable, the prayer of the following petition was granted:

*To the Honorable Board of County Supervisors of Los Angeles County, Cal:*

Your petitioner respectfully asks that you accept the streets of Hollywood, as on map this day recorded, all being 60 feet (or more) wide, being E $\frac{1}{2}$  of NE $\frac{1}{4}$  and lots 1 and 2 of section 10, and SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of section 11, of township 1 S, range 14 N, S. B. M. The streets are staked and graded in good shape. Your petitioner would ask that you vacate the county road running through blocks Nos. 20 and 21 of Hollywood, as per map this day filed for record. I have reserved the right to construct a dummy railroad in prospect avenue, of Hollywood. Said avenue is 100 feet wide, and your petitioner will ever pray.

H. H. WILCOX

On motion of Supervisor Martin the following petition was granted:

LOS ANGELES Co., Cal.

Figure 3: L.A. Board of supervisors grants petition for Hollywood streets. *Los Angeles Herald*, February 8, 1888.

# HOLLYWOOD!

The beautiful foothill suburb of Los Angeles at Cahuenga Pass is higher than the highest point in the city. This most lovely spot is situated six miles west of Los Angeles in the frostless belt. It possesses the finest soil in the world—nothing equal to it elsewhere. It will grow successfully the most delicate flower or tender plant in midwinter, without irrigation; in fact, we never irrigate this foothill land. It does not require it. It is a very healthy location. No malaria, but little fog, pure, unmolested ocean breeze every day in the year. Pure, soft water. Therefore no more healthy location can be found anywhere. Fine view of ocean vessels, city, valley and mountain. We defy competition in all of the advantages that go to make A DESIRABLE SPOT FOR A HOME! It cannot be beat. Yes, it cannot be equaled. I know this is saying a great deal. I am willing to stake my reputation on what I say. I am residing at Hollywood, and intend to make it our permanent home. A number of fine buildings are now being built at this point. Water is being piped. Cement sidewalks are being put down. The Cahuenga Valley Railroad is finished to this place, and six trains each way are now running on this road. See time table. This railroad is running in connection with the Second-street Cable. Half-fare tickets will be sold to persons residing at Hollywood, thus affording splendid connection with the city. The Los Angeles County Railroad will soon be completed and running to this place.

## HOLLYWOOD

Is now for the first time offered for sale, at low prices and easy terms, in quantities to suit purchasers. Special inducements will be offered to persons making valuable improvements, until a certain number of fine houses are secured. After that is done, then land and lots at this point will be held firm for what they are really worth. There is from 6 to 7 acres in a block, and nearly a half acre in a lot. Ask any old citizen of Los Angeles about this location, and then call on me at Hollywood, or WILCOX & SHAW, 34 North Spring street, or on any good reliable real estate firm in Los Angeles, all of whom are hereby authorized to act as my agents.

s7 1m **H. H. WILCOX.**

Figure 4: Display Advertisement for Harvey Wilcox's Hollywood subdivision. *Los Angeles Herald*, September 7, 1888.

**HOLLYWOOD IS  
A MUNICIPALITY**

**Enterprising Burg Fa-  
vors Incorporation**

**VOTE EIGHTY-EIGHT FOR,  
SEVENTY-SEVEN AGAINST**

**Result Is Followed by Clanging of  
Bells and Illumination of Fire-  
works—Present Population of the  
Prospective City Is 1100**

After a bitter struggle between slurrianism and progress, extending over a period of many years, the latter has triumphed and Hollywood is now a municipality.

While the election was one of the hottest and most stubborn ever fought in this valley, it was noticeable for its absence of bitter feeling or disturbance. From the time the polls opened in the morning until they were closed at night, not one effort was relaxed by either side to win the fight, and so even was the race that both sides claimed the victory until the last ballot was counted.

The total vote cast was 177, of which 88 were for incorporation, 77 against incorporation, six spoiled ballots and six blanks.

The polls were held in The Pass school house and the room was crowded with anxious partisans, who silently watched the count proceed. At no time did either side gain more than twelve votes in the count and most of the time the lead was not over two or three, first for and then against incorporation. When the final vote was announced and the crowd realized that Hollywood had decided to go forward on her own way and hew out her own destiny, a storm of applause broke out and as the bolisterous shouts and the clang of the school house bell announced to the valley the result of the battle, answering shouts and shots from all kinds of firearms came from all parts of the new city, and congratulations were heard on every hand.

Those who opposed the step took their defeat in good part and as a rule declared their intention of falling in and doing their share in making the new city a credit to the state.

Hollywood starts off with a population of 1100 people and an area of four square miles. The assessed valuation of property within its limits is about one million dollars.

The following is the ticket elected: For trustees—George H. Dunlop, H. K. Vickroy, Charles H. Soules, P. S. Rishel and Sanford Rich. The clerk is Fred S. Bynon; the treasurer, L. J. Bynon, and the marshal, George T. Gower.

Previous to the election each of the candidates for trustees, of which there were eight in all, had signified in writing his intention to support the initiative and referendum in connection with the city government, and it is likely that the trustees at their first meeting will adopt such a measure.

Figure 5: Announcement of  
City of Hollywood vote. *Los  
Angeles Herald*, November  
15, 1903.

## Early History: Louis McCray

**M**'CRAY, LOUIS ALLAN, Oil Producer, Los Angeles, California, was born in Pennsylvania, May 7, 1865. His father was A. M. McCray and his mother Selina (Parsons) McCray. He was married to Mary Branson July 1, 1900, at Ventura, California, and of their union there have been three children, Irene, Blanche and Rita McCray, at the present time three handsome young women.

Mr. McCray spent his early boyhood in the great oil fields of his native State and New York State. At the age of sixteen years he left school and immediately took up active work among the wells.

He first began as a pumper, but in 1886, when a temporary lull overtook the industry in the two States where he was working, he with his father and brothers, all practiced oil men, journeyed westward to California, where the oil business was then in its infancy. At the time the McCrays arrived there were only three oil companies in the State, the Puente Co., at Fullerton, Pacific Coast Oil Co., at Newhall, and Hardison-Stewart Co., which was operating in Ventura County. The Hardison-Stewart Co. later became the Union Oil Co. of California.

Mr. McCray was employed by the Union Oil Co., in a minor capacity at first, but was steadily advanced on account of his thorough knowledge and efficiency to many responsible positions with the corporation. He remained with this company ten years, and then, when oil was discovered in the city of Los Angeles, he and his brother, M. L. McCray, formed a partnership and went into the well contracting business. They were among the very first to get into active operation in the field, and they soon saw that there was a great future in the development of oil property.

Accordingly, they set about acquiring land leases and immediately began active operations in the Los Angeles field on their own account. Because of their complete mastery

of the business in all its details they took a leading position. They drilled their own wells, handled and marketed all of the oil pumped from them, and at one time were the largest producing organization in the Los Angeles field. An indication of their activity and enterprise is shown by the fact that at one period they had fifty-three wells in operation. At the time of the oil boom in the northern

and other sections of California, the McCrays decided these larger fields should be their sphere of endeavor, so they sold out their Los Angeles interests and turned their attention to leasing and developing lands in the newer districts. Here they met with success greater than that which had attended their efforts in the Los Angeles field and later they sold their properties to the American Oil Fields Co., of which Mr. McCray is now a heavy stockholder and director.

He also formed a partnership with Thomas A. O'Donnell, and together they became interested with E. L. Doheny, another pioneer oil man, in the American Petroleum Company, one of the best known concerns of its kind in the West. The McCrays, Doheny, Canfield, O'Donnell and a few others are recognized as the real developers of oil in the Golden State.

Besides the corporations already mentioned, Mr. McCray is heavily interested in others. He is a director and stockholder in the Midland Oil Co., the Circle Oil Co., Section One Oil Co., J. F. Lucey Supply Co., and is a stockholder in the Mexican Gas Co. and the El Segundo Land and Development Co.

Two years ago Mr. McCray retired from the active management of any of his companies and is now devoting his time to the building of a beautiful home among the foothills of Hollywood, an attractive suburb of Los Angeles.

He is an active member of the Masonic Fraternity and also of the Hollywood Club.



LOUIS A. McCRAY

Figure 6: Biography of Louis A. McCray.

Source: *Press Reference Library: Notables of the West*, 1915.



# **HAS RUGGED SETTING.**

## **Swiss Chalet In Hollywood Hills Will Command Wonderful Prospect of Valley, Hills and Ocean.**

Situated on a spur of the Hollywood hills at the head of Warner avenue, in the Morgan Foothill Tract, a Swiss chalet to be built by L. A. McCray, will command a fine prospect of ocean, hills and valley. The house was designed with particular attention to the site, and the setting will be completed by extensive landscape work on the entire property of over fifteen acres.

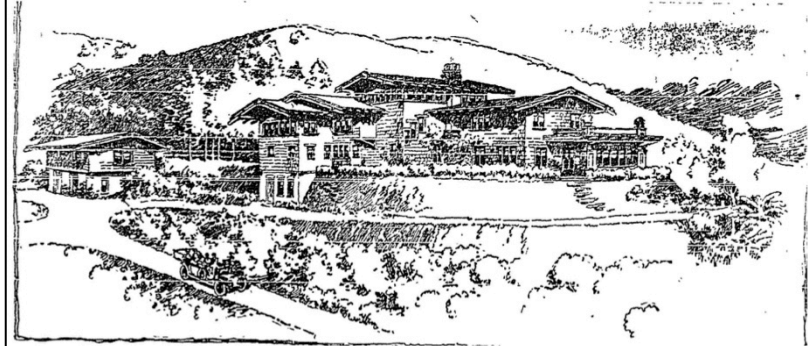
From the main gateway at the south the drive follows the original contour of the land through Monterey pines to the north of the house, where irregular stone steps lead to a side door in the stair hall. Other stone steps lead from the music room to a Japanese garden and fountain, below which is a tennis court and the rose garden. East of the dining-room pergola there will be a veritable forest of sequoias surrounding a picturesque lake with a log cabin on the border. The low land north of the house will be devoted to a truck garden and poinsettias, and back of that in the canyon will be a path through shade trees and shrubbery to the hills beyond.

The exterior of the house is to be of shakes, with malthold roof, and the porches of blue brick, with Spanish tile floors. The living-room will have plaster paneling, beamed ceilings and pressed brick mantel. The paneled dining-room, which will have beamed ceilings and built-in buffet, will open to a large conservatory and pergola. All of these rooms are to be finished in Juana Costa mahogany, with quartered oak floors.

On the second floor are to be four large bedrooms, a sewing-room, screened sleeping room, two tile-floored bath-rooms and a large balcony. The upstairs rooms are to be in enameled white cedar. Above the second story will be a billiard room 13x25 feet in size.

The landscape work, amounting to over \$12,000, is by Howard & Smith. The house was designed by Ye Planry Building Company, which also has the contract for building it, at a cost of approximately \$18,000. Ground has already been broken.

## *Swiss Chalet Has a Rugged Setting on Spur of Hollywood Hill.*



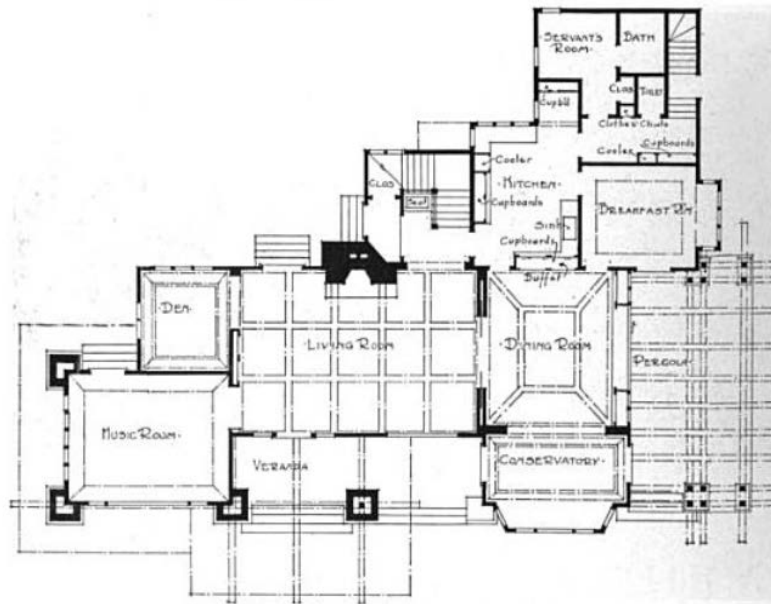
House under way for L. A. McCray in Morgan Foothill Tract. Plans are by Ye Planry Company.

Figure 7: Louis McCray builds new home in Hollywood Hills. *Los Angeles Times*, May 7, 1911.





A RESIDENCE AT LOS ANGELES, CAL.  
E. B. Rust, Architect.



FIRST FLOOR PLAN—A RESIDENCE AT LOS ANGELES.  
E. B. Rust, Architect.

Figures 8 & 9: Photo and First Floor Plan of McCray residence. *Architectural Record*, October 1914.

## Early History: Hollyridge Park

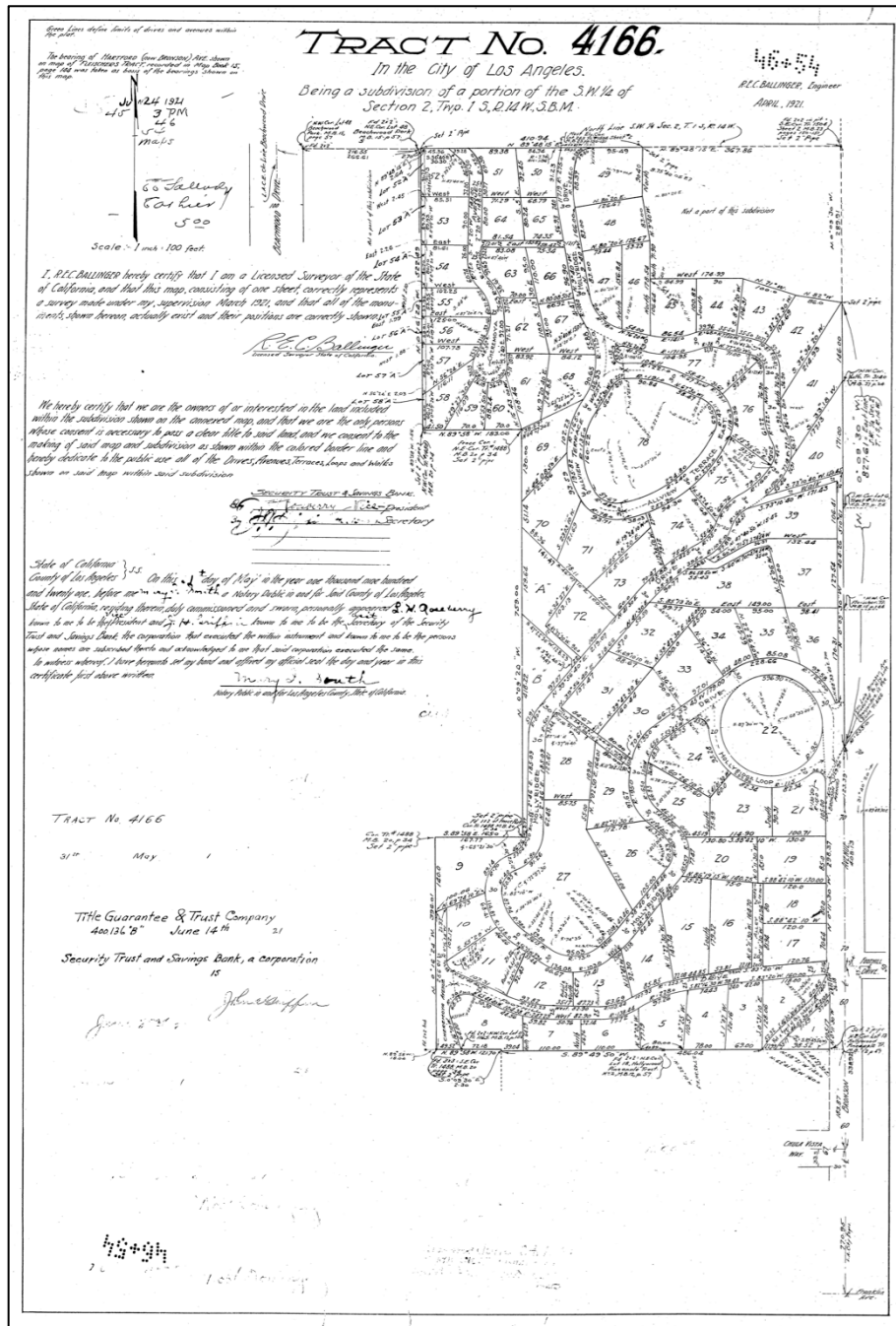


Figure 10: Original survey plat of Hollyridge Park as recorded for owner Security Trust & Savings Bank, May 21, 1921.

Source: Los Angeles County Department of Public Works.

## **OPEN NEW TRACT IN FOOTHILLS.**

***Hollyridge Park, at Head of  
Bronson Avenue, is Placed  
on Market.***

An attractive new Hollywood foothill residence subdivision, one of the few remaining tracts of this kind in Hollywood, is being placed on the market by John R. Heflin, local realty broker. This property was recently secured by the McCray Allen Land Company, which developed Roseland Acres, directly opposite the new subdivision, which is to be marketed under the name of Hollyridge Park.

The new tract, comprising about twenty-six acres, has been subdivided into seventy-eight lots, all of which are located on high ground, overlooking Hollywood and Los Angeles. Foothill Drive is now being extended through the tract, which overlooks Beachwood Drive on the west and Bronson avenue on the east.

The tract was planned and subdivided under the direction of R. E. C. Ballinger, civil engineer, under whose supervision winding streets and driveways through the subdivision are being built. All modern improvements, including street work, water, sewer, gas and electricity, are to be installed by the owners of the property. About a mile of streets have been surveyed, and the public utilities will be installed as soon as the streets have been graded.

Figure 11: Announcement of Hollyridge Park. *Los Angeles Times*, May 1, 1921.

**Beautiful Residence Park Opened**  
**Hollyridge Park**

*A beautiful residence Tract in the High Class Residential section of North Hollywood, is being put on the market this week, by JOHN R. HEFLIN, the exclusive agent, at 2015 NORTH BRONSON AVE.*

This tract lies about one block North of Franklin Avenue on the west side of Bronson Avenue and lies directly opposite ROSELAND ACRES, that beautiful residential Park developed by Mr. L. A. McCRAY of 2140 CANYON DRIVE where there are only eight Home Sites in about thirty (30) acres.

**HOLLYRIDGE PARK** is easy of access, only three blocks north of **HOLLYWOOD BLVD.**, at the center of activity in High-Priced **Hollywood** property, yet far enough away for comfort. It lies high above Hollywood, yet the approach is so gradually uniform that it is almost unnoticed until one steps upon the tract, where one may get a wonderful view of all the surrounding territory lying south of the **Hollywood Foothills**, including Los Angeles, the Beach Cities, the Ocean and Catalina Island.

The greatest feature of **HOLLYRIDGE PARK** is, that one may find any kind of lot they wish, as the lots are level, sloping, hillsides, hilltops, ridges, canyons, and level elevated lots, and all lots are easy of access from the streets and drives.

A unique feature of **HOLLYRIDGE PARK** is, that the engineer, R. E. C. Balinger, has laid out every single lot so that a Driveway may be had with an easy grade. This feature alone required a great deal of study and labor and gives all lots a **large street frontage** making the lots very desirable and gives everyone who builds in the Tract the privacy of a home where the neighbors are not too close by.

There is about one mile of streets and drives in the tract which will be improved at once (grading has been started) and water, gas, electricity and sewer will be installed as soon as the streets have been graded.

The grading will be far enough along that one may drive their car over the tract in a very few days.

**HOLLYRIDGE PARK** prices were given the JOHN R. HEFLIN salesforce, exclusive agents, last week, and fourteen (14) lots were reserved for Homesites immediately, so if you are interested, go up and look the tract over at once, as these lots will not last long at list prices.

**HOLLYRIDGE PARK** has the two best HILL TOP Home Sites in Southern California—go up and see, and judge for yourself.

The prices of **HOLLYRIDGE PARK** lots are very reasonable, considering the class of property.

**HOME SITES** with as much as 110 feet of street frontage, as low as \$3000.00. Others with 97 and 98 feet of frontage as low as \$2000.00. A view lot with Double Frontage \$3000.00.

Two beautiful Hill Top Home Sites with wonderful view, \$22,500 and \$25,000.

A good level lot, with 118 feet of frontage, \$2750.00; view lot 81x80, \$1500.00.

A view Home Site, with 203 feet of street frontage, \$4500.00.

A fine sloping Home Site, with wonderful view and double street frontage containing about 1.3 of an acre, \$4750.00. 80-foot view lot facing Bronson Ave., \$3750.

A Beautiful Ridge Lot with 114 feet of frontage, \$3500.00. Almost level corner with 98-foot front, \$3200.00. View lot 72x80, \$1800.00.

Canyon Lots, large sizes, from \$600.00 to \$1750.00, at northwest corner of tract.

The terms of the sale are very easy. A deposit of 5% will hold any lot fifteen (15) days and a deposit of 10% of purchase price, will hold a lot 30 days for you. One-fourth cash when contract of sale is executed, and one-fourth 6 months after date. The balance 18 months after date. Interest 7%, payable quarterly.

**5% discount for cash. Come up and see something worth while.**

**JOHN R. HEFLIN**  
(exclusive agent)

Phone 59595      5135 Hollywood Boulevard      Phone 59595  
Tract Office at 2015 North Bronson Avenue  
SALESMAN ON TRACT SUNDAY

Figure 12: Display Advertisement for Hollyridge Park. Los Angeles Times, May 1, 1921.

# HOLLYRIDGE - PARK

Is in the heart of Hollywood and has an unsurpassed view of the entire city, the mountains and the ocean.

Why live hedged in or go miles out when you can have the best that is offered and be within five minutes' walk of Hollywood Blvd., schools, churches and business center and still obtain the elevation, the exclusiveness and quiet so sought after?

While over half of the lots are sold we have a number of the more choice sites left that will appeal to the most discriminating and at prices that will surprise you.

Motor over the easy grades — get an inspiration — make your selection before it is too late, for such worthwhile sites will not long be available.

This will be one of Hollywood's scenic drives when completed, and you will envy the fortunate owners.

Water and gas already in, sewers and electricity now being installed, cement streets and ornamental lights will follow immediately. All being installed at our expense.

To reach Hollyridge Park take Hollywood Blvd. or Franklin Ave. to Bronson, north on Bronson to tract office.

Paved boulevard all of the way:

**McCRA Y-ALLEN LAND CO.**

Owners and Subdividers

Tract Office, 2015 N. Bronson

Figure 13: Display Advertisement for Hollyridge Park. *Los Angeles Times*, March 26, 1922.





Figure 14: Aerial view of Hollywood Park and McCray estate, August 1922.

Source: Los Feliz Improvement Association.





Figure 15: View of Edward I. McCray residence looking south down Bronson Avenue, c.1925.  
Source: Ancestry.com.

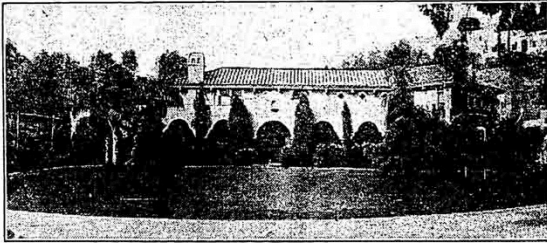


## The Home of E. I. McCray

*Beautifully situated in one of Hollywood's Finest residence sections*

# 2151 HOLLYRIDGE DRIVE

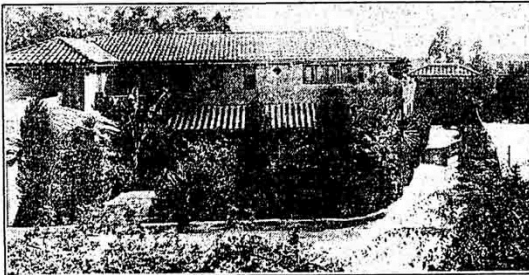
Just at the foot of Hollyridge Drive, near the new home of Esther Ralston and the Lou Tellegen Estate and many other fine homes. Please note the Moorish design of this house, which even a glance will establish at far above the average.



# AUCTION

WEDNESDAY  
FEB. 8th at 2:30 P. M.

House  
Contains  
Eleven  
Principal  
Rooms—  
Four  
Bedrooms  
3 Baths  
Hardwood  
Floors  
Handmade  
Lighting  
Fixtures



Swimming  
Pool  
16x32  
Regulation  
Tennis  
Court—  
Large  
Garage  
for  
4 cars  
and  
Chauffeur's  
Quarters

REAR VIEW OF HOUSE—showing tennis court to the right of driveway, and the clever concealment of swimming pool by the artistic arrangement of ornamental shrubs and trees.

**Stately and Conservative this House is Built for Permanence and Comfort**

**THE RESIDENCE**—beautiful in every way is an exceptionally fine example of that classical simplicity embodied in the sturdy construction, reflecting the true Moorish adaptation. The living room inspires a welcome because of its spaciousness; the dining room with its French windows is exceptional. Large billiard and study room just left of living room. Right wing contains servants' quarters with bath, butler's pantry and kitchen. The unit heating system and water heating apparatus is located in the basement. The four large, sunny bedrooms are located on the second floor, also two baths. No effort has been spared to create an environment expressive of individuality. More than \$8,000.00 was spent for millwork in this home. Door and window casings are of mahogany, finish is hand-rubbed. This house was built under the personal supervision of the owner on cost plus basis, which is your assurance of substantial construction for endurance.

**THE GROUNDS**—The lot is circular in shape, being 190 feet in diameter, completely detached from all adjoining property by cement driveway surrounding entire grounds. There is a regulation tennis court of reinforced concrete base construction. The swimming pool at rear of this home, attractively secluded by ornamental trees; the pool is 16 by 32 feet, depth 4 to 6 feet. The landscaping has been perfected in a magnificent manner with small shrubbery, ornamental trees and flowers in a pleasing setting. Another important feature of this home is the veranda, which extends the entire length of the house; it is 12 feet wide and 76 feet in length. The loggia adjoins the swimming pool. Due to the owner's imperative necessity for taking up his residence elsewhere, the Auctioneer has been instructed to sell, consequently anticipating a sacrifice in liquidating this valuable property. Needless to say, the discriminating prospective home owners will find this an opportunity extremely unusual.

**Property open now for inspection. Owner on the premises.**

**EXCEPTIONALLY ATTRACTIVE TERMS MAY BE ARRANGED**—Property is entirely clear of any encumbrance. Owner's desire to sell will induce him to make very favorable terms. Full information from owner on premises or auctioneer. Private Buyers, Realtors, Brokers, Speculators, Architects, please notice.

**DIRECTIONS TO PROPERTY:** Out Hollywood Blvd. or Franklin Ave. to Bronson Ave., and North on Bronson Ave. to property. Property faces on Bronson just a couple of blocks above Franklin. Sign on property. Bronson Ave. is the fourth street west of Western Ave.

## A. H. WEIL, AUCTIONEER

Suite 304-305 Bartlett Bldg. Telephone VAndike 5517

Figure 16: Auction of Edward I. McCray estate. *Los Angeles Times*, February 5, 1928.

## Owner History: Hollywoodland

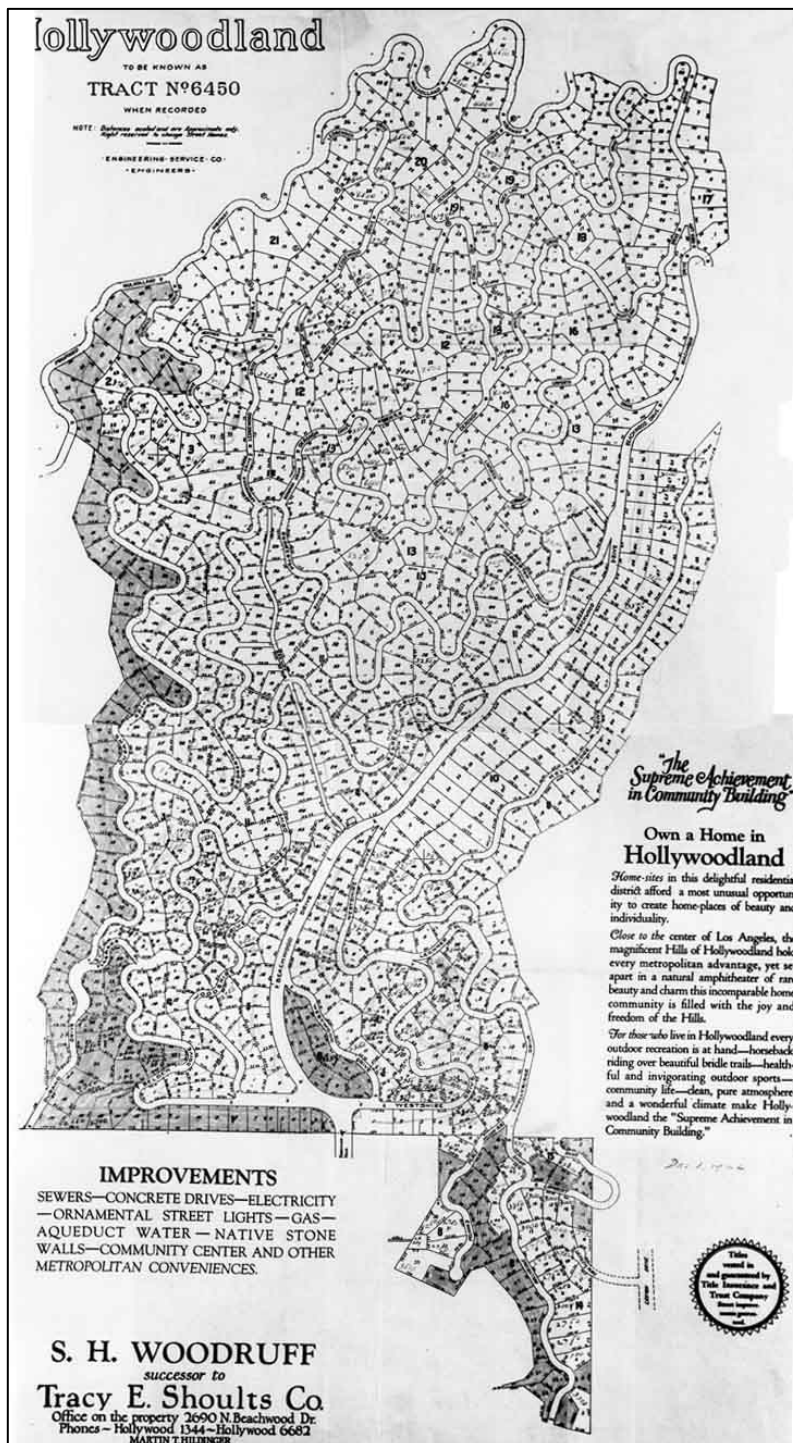


Figure 17: Hollywoodland subdivision marketing piece, c.1923.

# Facts about Hollywoodland

Hollywoodland has been opened for only ten weeks.  
Approximately \$250,000 has already been spent for permanent improvements.  
Approximately 300,000 cubic yards of dirt has been moved.  
About 200 men are continually employed.  
About 120 lot buyers have already expressed their intentions of building immediately.  
Approximately 7 miles of roads have already been cut by the steam shovels.  
Electric wiring, gas and water installations for the tract are now under way and proceeding very rapidly.  
Paving of the boulevards is to start very shortly.  
Approximately \$825,000 worth of lots have been sold since the opening of the tract.  
Lots are priced at \$2000 and up.

**Tracy E. Shoults Co.**  
(Woodruff and Shoults)  
Office on the property ~ 2690 North Beachwood Drive  
Phones ~ Hollywood 1344 Hollywood 6682

Figure 18: Display advertisement for Hollywoodland. *Los Angeles Times*, June 10, 1923.

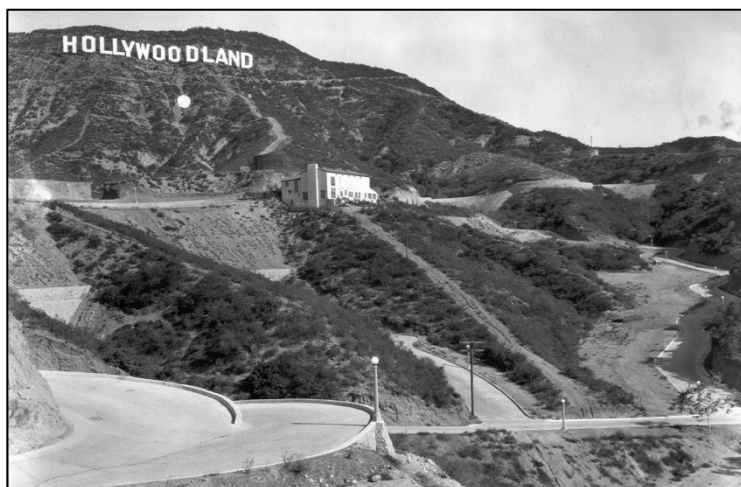


Figure 19: Hollywoodland Sign on Mt. Lee, January 1923.  
Source: Los Feliz Improvement Association.

## Owner History: Lillie Woods O'Donnell

**RESIDENCE**—S. M. Cooper, Merritt Bldg., has the contract for a 2-sto., 7-rm. res. on Hollyridge Dr. near Franklin Ave. for Lillie O'Donnell, 1626 N. Kingsley Dr. Frame and plas. constr., shingle rf., pine and hardwd. inter. trim and fls., tiled baths, tile mantel, furnace, water htr; \$12,000.

Figure 20: Building Announcement for O'Donnell property on Hollyridge Drive. *Southwest Builder & Contractor*, February 10, 1922.

### Wife of Rich Oil Man Wins Divorce Suit

Lillian O'Donnell was granted a divorce yesterday from her millionaire husband, Thomas A. O'Donnell, president of the American Petroleum Institute, in Judge Summerfield's department of the Superior Court. She charged desertion.

A property agreement in which O'Donnell settled \$750,000 in cash and securities on his wife was approved by the court. The property given to the wife, it was stated, brings a \$50,000 income annually.

The suit was not contested. In her complaint Mrs. O'Donnell stated that she married her husband in this city in 1897. They lived together until 1916, when he left her without advancing any reason, she said.

"He has always taken care of me," she said on the witness stand yesterday, "and has provided adequately for all my needs. But apparently he just grew tired of me and left."

Attorney A. W. Sorenson represented Mrs. O'Donnell. O'Donnell is one of the best-known oil men in the country.

Figure 21: Lillie O'Donnell divorces her husband Thomas O'Donnell. *Los Angeles Times*, November 26, 1924.

## THOMAS A. O'DONNELL, OIL PIONEER, PASSES

Thomas A. O'Donnell, 74, one of the "big four" in the early days of California's oil industry and later president of the California Petroleum Corp. and the American Petroleum Institute, died yesterday in Wilshire Hospital.

He succumbed shortly after arriving from his winter home in Palm Springs. A heart ailment from which he had suffered for several years led to his death.

Born June 26, 1870, in Erie County, Pennsylvania, he was a newsboy in Pennsylvania before he was 12 and worked as a grocery clerk in Colorado before coming to Southern California at 18 years.

### 'Big Four' Combination

Mr. O'Donnell became a field superintendent for Charles A. Canfield, E. L. Doheny and Max H. Whittier, and these pioneers became known as the "big four" in petroleum circles.

With Canfield and Doheny he drilled the first oil wells in Los Angeles and later developed the Coalinga district. The trio formed the American Petroleum Co. in 1907 and the American Oil Fields Co. in 1912, with Mr. O'Donnell as vice-president and field manager of both.

### Formed Calpet Group

The companies were merged as the California Petroleum Corp., familiarly known as Calpet. When Doheny became more interested in Mexican holdings, Mr. O'Donnell took over management of his California interests. He became president and board chairman of Calpet, which subsequently was sold to the Texas Co.

During World War I Mr. O'Donnell served with the Fuel Conservation Board and was named national director of oil production. He helped organize the American Petroleum Institute, largest national trade association representing the industry, in 1919, and was its president through 1924. He also was one of the organizers of the Independent Oil Producers Association.



Copyright Curtis Studios

**SUCCUMBS** — Thomas A. O'Donnell, 74, one of petroleum "Big Four," dies here.

### Palm Springs Residents

Two decades ago the O'Donnells, whose residence is at 414 S. Rossmore Ave., established a winter home overlooking Palm Springs. Mr. O'Donnell built the first golf course at the desert resort and recently deeded it to the city of Palm Springs.

He leaves his widow, two daughters, Mrs. Ruth Davis of Los Angeles and Mrs. Robert Connolly of Berkeley; a sister, Mrs. Mamie Leister, and a stepson, Dr. William W. Jenney, both of Los Angeles. The Forest Lawn Mortuary is making funeral arrangements.

Funeral services will be conducted at 12:30 p.m. tomorrow in the Church of the Reformation, Forest Lawn Memorial Park.

Figure 22: Obituary of Thomas A. O'Donnell. *Los Angeles Times*, February 22, 1945.



## Owner History: Ernest R. Smith & Family



Figure 23: Ernest and Edith Smith with their son George at Hollyridge home, c.1927.

© Vickie Cheesman.

### SMITH CONFIRMED ON PLANNING BOARD

Ernest R. Smith, real estate broker of 6331 Hollywood Boulevard, was confirmed as a member of the City Planning Commission yesterday by the City Council. Smith, nominated last week by Mayor Shaw, succeeds M. J. Bicknell, term expired.

Figure 24: Ernest Smith is voted to Los Angeles Planning Commission. *Los Angeles Times*, September 13, 1933.

**SMITH, Mrs. Ernest R., beloved wife of Ernest R. Smith, mother of George C. Smith, sister of Edmond Cheesman, Emma Lou Campbell and Theodore Cheesman also survived by 2 grandchildren.**  
Services 10 a.m. Friday, Little Church of the Flowers, Forest Lawn Memorial-Park, Glendale.  
Forest Lawn Mortuary in charge.

Figure 25: Death Notice of Edith Cheesman Smith. *Los Angeles Times*, March 1, 1961.

### Ernest R. Smith

Funeral services for Ernest R. Smith, 77, retired zoning consultant and a former president of the Los Angeles City Planning Commission, will be conducted by Forest Lawn Mortuary at 3 p.m. Friday in the Little Church of the Flowers. Born in St. John, Kan., he lived here 43 years. He resided at 2338 Hollyridge Dr., and died Wednesday at High Valley Lodge, Sunland. He leaves a son, George C., Hollywood; a sister, Mrs. Georgie Curtis, St. John, Kan.; a granddaughter and a grandson.

Figure 26: Obituary of Ernest Smith. *Los Angeles Times*, August 31, 1961.

Owner History: Louis & Cynthia Zamperini



Figure 27: Zamperini Family, 1924. From left to right are Silvia, Anthony, Louis, Louise with Virginia, and Pete.

Source: All Zamperini images courtesy of Luke Zamperini and Cynthia Garris. All rights reserved.





Figure 28: Louis sets a new interscholastic mile record, 1934.



Figure 29: Louis and Don Lash training in New York before the 1936 summer Olympics.

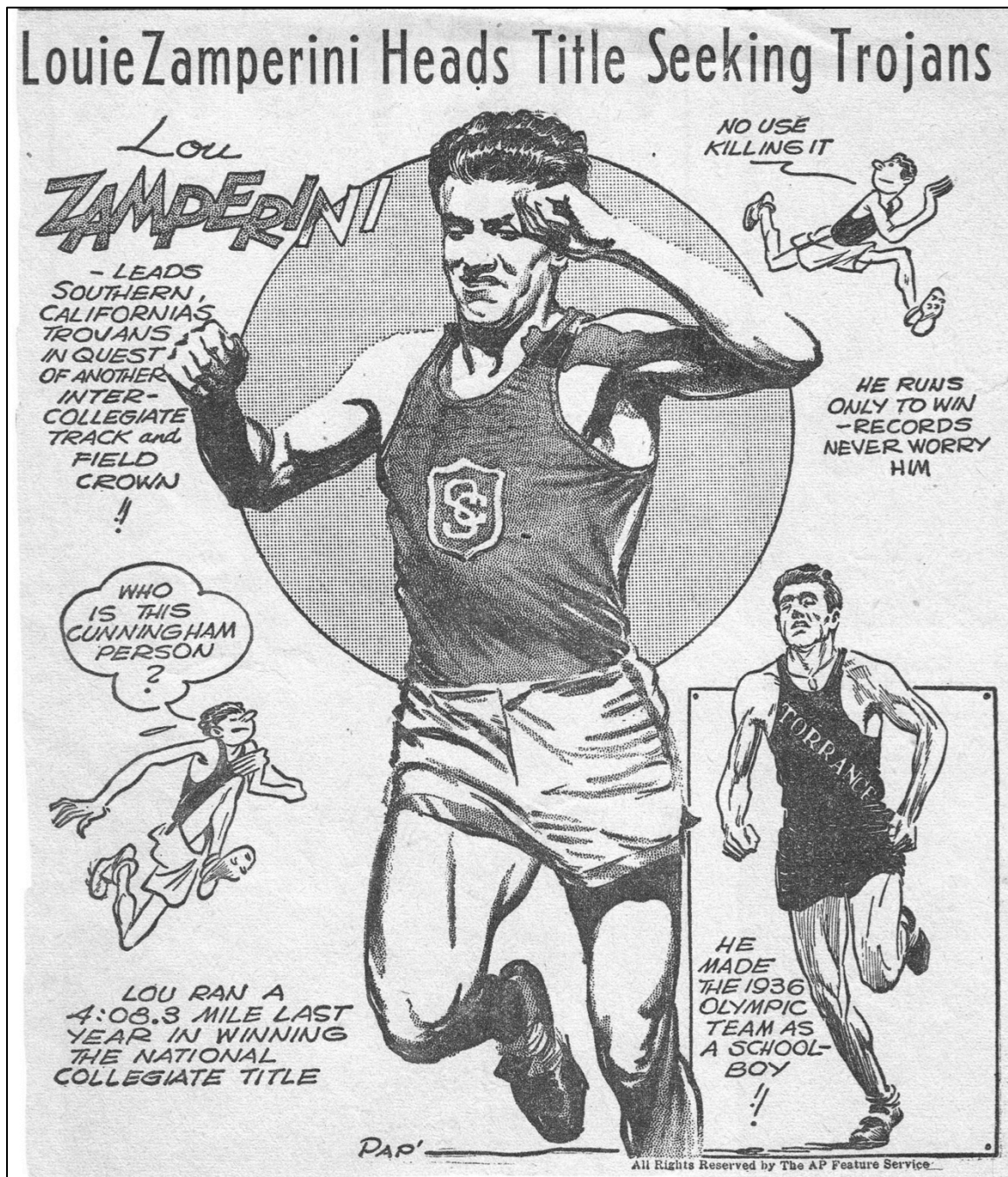


Figure 30: Illustration boasting of Louis' running prowess, fall 1938.



**Zamperini Wins--** Louis Zamperini's closing rush dethroned Chuck Fenske as N.C.A.A. mile champion Saturday, breaking the meet record by running the distance in 4 minutes, 8.3 seconds. Fenske is shown coming in several yards behind the winner. The man at the right striding along is not in the race. He's just another Trojan, cheering Zamperini home.

Figure 31: Louis sets the N.C.A.A. mile record with a time of 4:08.3, 1938. Publication unknown.

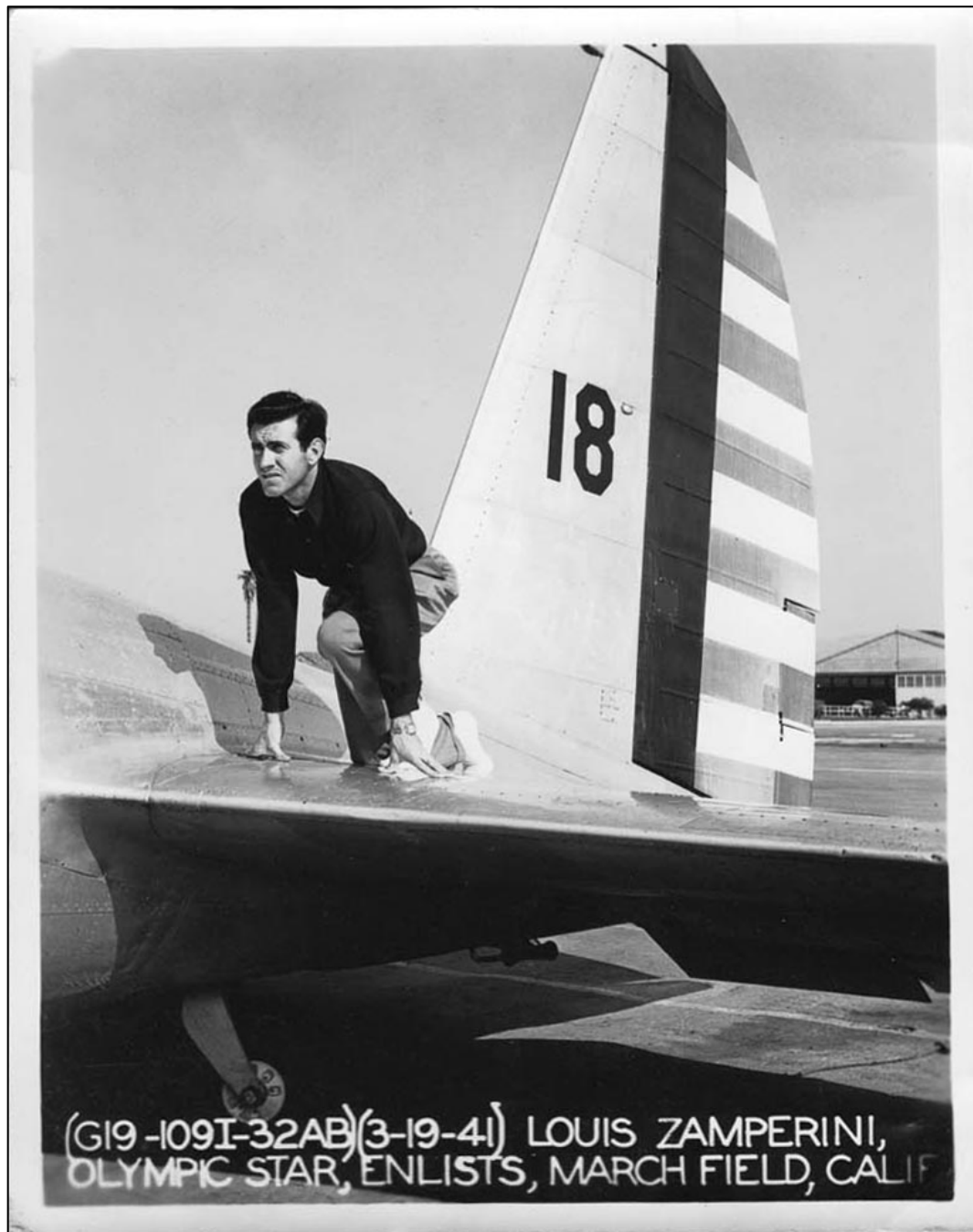


Figure 32: Recruitment promotional photo of Louis after his official enlistment, March, 19, 1941.





23763 A.C. - Theatre #23 - Plane piloted by Lt. Russell A. Phillips was attacked by 4 or 5 Zeros during the Nauru mission. Five 20 mm. Jap explosive shells struck this plane. Visible above are the results of this attack; one hole just in front of # 3 motor; one in the fuselage under wing flap; one under waist-gun window; one in the right rudder; and one entered the nose turret and lodged in the left tire. The radio operator was hit and died later. Rudder control cables were severed but were spliced together with bomb arming wire by Bombardier Lt. Louis S. Zamperini. The hydrolic system was damaged requiring the flaps and wheels being lowered by hand by the Bombardier. The B-24 Liberator landed with one flat tire. Six crew members were seriously injured by the attack. There were 600 fragment and machine gun holes in this plane.

Figure 33: Damage to *Super Man* (B-24 Liberator) after bombing mission to Nauru Island, April 1943.





Figure 34: Louis and crew load the *Green Hornet* (B-24) before their last search mission north of Palmyra Atoll, May 27, 1943. Kualoa Airfield, Oahu, Hawaii.

## ***Zamperini, Olympic Miler, Is Safe After Epic Survival***

**By ROBERT TRUMBULL**

*By Wireless to The New York Times.*

YOKOHAMA, Japan, Sept. 6 (Delayed)— Lieut. Louis Zamperini, mile runner in the 1936 Olympics who was given up for dead when he failed to return from a search mission in an Army plane almost twenty-eight months ago, is on the way home today after an incredible survival of forty-seven days in a raft, followed by equally incredible cruelties in Japanese prison camps from the Marshall Islands to Honshu.

Lieut. Russell A. Phillips of Princeton, Ind., pilot of the Army B-24 in which Lieutenant Zamperini was bombardier, also survived the unprecedented ordeal in the raft and shared his prison hardships until he was sent to another camp recently. A third man in the raft, whom Lieutenant Zamperini could identify only as MacIntyre, the tail gunner, died on the thirty-third day at sea. The other seven of the B-24's crew were lost with the plane.

Lieutenant Zamperini's survival was held so unlikely by the Army that the day after he broadcast to the United States over the Japanese radio, American networks carried an Army announcement—which was relayed to Lieutenant Zamperini by the Japanese—say-

Continued on Page 4, Column 1

Figure 35: Robert Trumbull Interview published one day after Zamperini family was notified of Louis' release. *New York Times*, September 6, 1945.

## ZAMPERINI SAVED; EPIC SURVIVAL TOLD

Continued From Page 1

ing he definitely had been killed. That was a year ago.

But his family in Torrance, Calif., nevertheless kept up hope and wrote to him as if he still were alive. He received their letters three weeks ago.

[His family said at that time—Nov. 21, 1944—that he had broadcast information known only to them.]

At this moment he is in a plane bound for Okinawa, none the worse for his starvation, exposure and thirst and the Japanese torture except that his weight is down from a normal 160 pounds to 143. But when Japanese fishermen captured him and Lieutenant Phillips in the Marshalls, he weighed only 87 pounds.

With another plane a half-hour ahead and out of sight, Lieutenant Phillips took off from Kaula Airport on Oahu Island, Hawaii, on May 27, 1943, to search for a B-25 reported down 200 miles northwest of Palmyra. They took a jinx plane that no one liked to fly. The eager co-pilot asked Lieutenant Phillips to exchange seats with him, and the latter did. For that reason, the co-pilot is dead and Lieutenant Phillips lived.

At 2 o'clock that sunny day, the plane reached the area where the B-25 had gone down. Lieutenant Zamperini warned the crew to be on the lookout and was about to report to the pilot when the two port engines died, one after the other. The plane turned to the left and slanted into the sea, nose down. There was a terrific explosion and Lieutenant Zamperini found his neck pinned beneath a machine gun mount and coils of wire wrapped around his waist and legs holding him down.

### Ring Helps Save His Life

He already had grabbed a life raft at the waist window. This and the University of Southern California ring on his finger saved his life. The plane dipped beneath the waves as it exploded. The part where Lieutenant Zamperini was shot back to the surface and as light again streamed through the window he saw two bodies float past, mangled beyond recognition. Then the plane dove again. Lieutenant Zamperini estimated he was forty feet beneath the surface. He yanked the cord inflating his Mae West life belt. This and the buoyancy of the raft pulled him upward, badly wrenching his neck and tearing flesh from his legs and body as the gun and wires reluctantly let him go. His ring caught on the window casing, badly gashing his finger, but now he knew in the subterranean darkness that he had one hand on the window. He wrenched it open and shot to the surface.

The water was covered with gasoline. The half-drowned Zamperini saw two rafts and Lieutenant Phillips and McIntyre struggling weakly in the sea. Lieutenant Zamperini clambered into the raft and pulled them in with him. Then he took the aluminum paddles and rowed forty feet to the other raft, where he placed McIntyre after lashing the two frail rubber boats together.

Lieutenant Phillips had a great triangular cut in his head and other gashes. The raft was half full of mixed sea water and blood. Lieutenant Zamperini worked the pressure points on Lieutenant Phillips' body for six hours until the bleeding stopped. Then he applied a compress to his head.

All the rations in rafts consisted solely of six pounds of chocolate. The emergency water cans gave each man a few swallows for two days, then that was gone.

### OUTRACES DEATH



Lieut. Louis Zamperini

After that the adventure followed the usual raft story pattern, except that it eclipsed them all in endurance. Lieutenant Phillips appointed Lieutenant Zamperini as captain of the rafts. Then they were hungry, thirsty and suffered from sun and salt water until their upper lips pressed against their noses and their lower lips were raw welts hanging slack like the under lip of an African savage, Lieutenant Zamperini said.

They caught two tiny fish, and once Lieutenant Zamperini grabbed a two and a half foot shark by the tail and ripped out its liver with a pair of pliers—their only implement of any kind. Three small birds and four albatross lit on the raft to rest, they caught these by the hands—and ate them. That was the sum of their sustenance for forty-seven days.

### Imaginary Meals Prepared

"You would think people wouldn't want to talk about food at a time like that," Lieutenant Zamperini said, "but we enjoyed discussing meals. I had done a little cooking, so every day I had to prepare a menu for each imaginary meal—breakfast, dinner, supper—describing the preparations for each dish, even to the exact quantity of each ingredient. I was expected to spend two hours telling about each meal; and they listened to every word—they wouldn't have it otherwise."

"They would ask me, 'Well, what are we going to have for lunch today?' and I'd go on with the little play as if it were real. Strangely enough, this kept us cheerful." Lieutenant Phillips' head compress began to smell. Lieutenant Zamperini knew this indicated maggots, which was the best medicine he could have prescribed for the wounds, so he let the bandage alone until the caked blood fell out in chunks about the third week. Then he removed the dressing. "There I found the most beautiful straight white thin scars you ever saw," he said.

On the twenty-seventh day they saw their third plane. All planes brought tragedy to the raft. On the second day, a B-25 flew by at 8,000 feet and two miles off, failing to notice the flares and dye markers on the water. On the third day, a plane passed directly overhead at 5,000 feet, despite the dye marks and the flares that Lieutenant Zamperini fired in front of and behind it.

On the twenty-seventh day the rafts were under Japanese airplanes and the third plane was a "Betty," a two-motored bomber that dived to 300 feet and mercilessly raked the rafts with its machine guns.

"The bullets missed us all by hairbreadths," Lieutenant Zamperini declared, "and it was a miracle that none of us was scratched."

He slipped into the sea to hide while his comrades, both too weak now to move, sprawled with their arms flung out as if dead. On each pass Lieutenant Zamperini ducked under the water and each time fought off sharks, which closed in on him from both sides.

The young red-haired MacIntyre was by now a bearded skeleton, nothing but skin and bone. He had periods of mental derangement that Lieutenant Zamperini always cured by "threatening to report him," whereupon Army discipline reasserted itself and he then would be normal for a day or two more.

On the thirty-third day the starving young knew he was going to die.

"How long will I last?" he asked, whispering with greatest earnestness in his ghost of a voice.

Lieutenant Zamperini felt it was as well to be honest with the boy who knew his death was near. It would have been unkind to promise the lad further agony. "I think," said Lieutenant Zamperini softly, "you'll die during the night."

"Yes, sir," the boy whispered. "I think you're right, Lieutenant Zamperini."

At 3 A. M. Lieutenant Zamperini heard a slight moan; young MacIntyre lay with his eyes closed, motionless. The lieutenant felt his pulse; there was none. He put his ear to the skeleton chest and heard no beat. The brave young heart was still forever.

As the sun broke above the rim of their lonely world Lieutenant Zamperini said the Lord's Prayer, then eulogized the boy for half an hour, telling of the lad's frequent kindnesses and good deeds. Then, to make the pathetic funeral near, he made the service of the Catholic Church, which was the boy's faith and Lieutenant Zamperini's too, he extemporized a prayer. Finally, with one hand pushing and the other merely guiding, Lieutenant Zamperini gently slid the shrunken body into the sun-dappled morning sea.

Burned by the sun by day and drenched and frozen by night in the choppy waves, suffering as few men have, Lieutenants Zamperini and Phillips drifted on and on. They saw Japanese planes about every other day now, and from the time of the planes' arrival—a little earlier each day—and their course and speed they knew they were drifting directly into the Japanese-held Marshall Islands.

Heartened beyond measure, they bet a meal on who could guess the day they would make land. Lieutenant Zamperini picked the forty-seventh day and won.

The raft bobbed sickeningly to the storm. Once when it rose to the top of a mountainous wave Lieutenant Zamperini saw a patch of green.

"I had thought we'd go nuts if this happened," he asserted, "but actually I just turned around and remarked in a conversational tone, 'Say, Phillips, there's an island over there.'"

All that day and night they paddled when they were able. By morning they could hear the surf breaking on the coral reef. Then it stormed.

After the storm, they found themselves inside a lagoon, encircled by a dozen islets. When they were about 300 yards from the beach of the nearest island, a ship spotted the raft, straightened her course and overhauled it swiftly.

None of the fifteen Japanese understood English. Cautiously, they tied the fliers' hands behind their backs and sat them against a mast. The boat's captain made the crew stop some menacing horseplay and gave the captives a piece of their tack and a cup of water—their first food and drink in eight days.

### Gentle Treatment at First

"It was delicious," said Lieutenant Zamperini simply.

After traveling thirty miles, the Japanese transferred the prisoners and the raft to another boat and then went to Wotje, when the first order the fliers heard was an officer saying in English as well as Japanese, so his captives could understand, "These are American fliers. Treat them gently."

For three days on Wotje they were fed and cared for by a kindly Japanese doctor, slept on heavenly mattresses, and received a ration of strength-giving cognac.

And then they were transferred to Kwajalein. To them, Kwajalein became another name for hell. The fliers lived in this hellhole forty-three days, with little air or light and with their food consisting of a gob of rice "about midway between the size of a golf ball and a tennis ball" which the guards hurled at them three times a day, making them scramble like animals for the grains on the filthy floor.

On this and four tablespoons of soup with each "meal" they kept life in their bodies, wasted by forty-seven days' starvation. Every humiliation, every pain the Japanese could imagine in their sadistic minds was visited upon the American fliers.

They were made to sing and dance and whistle for the coarse amusement of the Japanese. Guards poked long, sharp sticks into their cells and goaded and teased them like the unfortunate beasts in Caligula's Coliseum.

Yet their trials had not begun. At Truk, the military searched the Lieutenant Zamperini had in his wallet a prized clipping, one of the United States Treasury Department's War Bond "Believe it or not" cartoons which showed him in running trunks and flying garb. In 1936, said the legend, Lou Zamperini ran on the United States team in the last Olympic Games in Berlin. On Christmas Eve, 1942, he was a bombardier in the historic raid on Wake Island.

Half the transport's crew had been on Wake that Christmas Eve.

"They'd seen the bloody mess we left," Lieutenant Zamperini said with still a touch of pride. The crew learned who Lieutenant Zamperini was and what he had done to Wake and to them. Fired by alcohol, they rushed aboard the ship that night and crowded into the room shared by the two fliers. One burly fellow spoke to Lieutenant Phillips: "Do you think Japan will win the war?"

Lieutenant Phillips answered, "No."

The Japanese punched him twice in the face. Then he asked the same question of Lieutenant Zamperini, who made the same reply. Now wildly infuriated, the Japanese balled his fist and swung with all his might at Lieutenant Zamperini's nose. He hit Lieutenant Zamperini four more times while the others cheered and waited for their turn to beat the fliers.

### Set Nose Himself

A guard heard the beating and put a stop to it. Lieutenant Zamperini's nose was badly broken, but he set it himself by holding it in place with his fingers all day and much of the night for weeks.

He still has his clipping, blackened now from years in a secret compartment of his billfold which the Japanese never suspected.

Lieutenant Zamperini learned how the Japanese in Japan treat a gallant captive foe when he arrived in Yokohama—Sept. 15, 1943. They put him in the jump seat of a Chevrolet sedan; his long runner's legs would not cramp into the space. A Japanese officer, irritated, struck him across his broken nose with a flashlight—six times.

"My nose bled," Lieutenant Zamperini said, "but did not break again."

At Amomori, Lieutenant Zamperini met "The Bird." This was Sergeant Watanabe, the husky frogheaded scion of a wealthy and prominent importing and exporting family. Watanabe was not a low-class Japanese by birth; however, he was by the testimony of Lieutenant Zamperini and many others a sadistic maniac.

The prisoners called Watanabe "The Bird," because they did not dare speak his name aloud. He was the genius of evil who made Lieutenant Zamperini and others do "push-ups" across the unspeakable troughs that served as toilets—made them do push-ups on their poor, wasted arms until they collapsed of exhaustion with their faces in the germ-laden human excrement, which was what "The Bird" intended.

"The Bird" filled a tub with water and told Lieutenant Zamperini he was going to drown him in it. When he thought he had reached the peak of exquisite torture with his threats and taunts, he said abruptly, "I've changed my mind. I'll drown you tomorrow, instead."

Once he beat Lieutenant Zamperini on the head until his ears bled. He gave the flier tiny bits of paper to staunch the flow; when the blood ceased to run, Watanabe remarked sardoniously, "Oh, it stop, eh?" and beat Lieutenant Zamperini some more. Lieutenant Zamperini was deaf in that ear for weeks.

"The Bird" followed Lieutenant Zamperini to Naosetsu, the hidden pesthole 250 miles northwest of Tokyo on the western side of Honshu. Here the lavatories were indescribably filthy, with maggots crawling in the corruption on the floor. Many American officers stumbled from this glutted sewer, sickened. Japanese guards inspected their shoes, found the bottoms befouled and as punishment forced them to lick the soles with their tongues. Soon every man had diarrhea so severe that the pains of it made them scream.

### Men Forced to Hit Officers

"The Bird" put ninety-eight enlisted men and five officers to work unloading coal from ships. "You don't work, I'll kill you!" Watanabe hated officers; his favorite punishment—Lieutenant Zamperini underwent it many times—was to line up the officers and force each of the ninety-eight enlisted men to walk down the line, striking each officer on the same side of the face with their fists. If the strength of the blow did not suit "The Bird," he would hit the enlisted man with a club and make him punch the same officer again and again until his twisted little soul was satisfied.

"As each man struck an officer, 'The Bird' would say, 'Next!' and that got to be the horrid chant which was all we heard or knew of what was going on," Lieutenant Zamperini declared. "Next, next, next—like the tramp of feet."

Soon the officers learned to save themselves, additional blows by urging their enlisted men to strike with all their might the first time and get it over.

"After all," said Lieutenant Zamperini, "we'd rather be struck by our own enlisted men than by those dirty Jap hands. It was worse to watch a beating than to take one, for eventually you fell unconscious and knew nothing about the prolonged beating and kicking of your senseless body."

The catalogue of crimes could run on and on. There was no limit to the inventiveness of the sadists at Naosetsu. "The Bird" was gone from there when the surrender came and the guards suddenly became solicitous and kind. Lieut. Lou Zamperini is gone, too, but he and hundreds more will never forget Lieutenant Zamperini summed up his feelings today in a single sentence. He thought awhile before he said it, and then he said it very slowly and seriously:

"If I knew I had to go through these experiences again, I would kill myself."

Figure 36



Figure 37: Louis returns home at Long Beach Army Airport, October 6, 1945. Pictured here is Louis embraced by his mother Louise, father Anthony (hidden from view), his sisters Silvie and Virginia look on at left.



Figure 38: Wedding day, May 25, 1946.

One of California's greatest athletes and war heroes puts his life into the hands of God, and becomes a maker of men



Bob Grant photo

# The Thrill Gap

by LOUIS ZAMPERINI



Problem youths try on exciting new sport at Victory Boys' Camp

What is the thrill gap? I had to interview hundreds of boys before I discovered it. These were the roughest youngsters in California, 16 to 18 years of age, most of them from Youth Authority schools. They were committing the major crimes in the state. Four years of experience in dealing with youth had taught me the secret of gaining their confidence, so now I was able to get down to the basic questions: Why did you rob that gas station? Why did you start in on marijuana? Why did you beat up that old pensioner? Why? Why? What was your motivation? Week after week I listened to the answers, and it came to me that one element was common to them all. I did it for kicks. I did it for laughs, that's all. I did it for thrills, for excitement.

Almost unconsciously I began to pray, "Lord, if that's what they want, let's start a program that will give it to them." And that was the real beginning of our Victory Boys' Camp program.

I was an Olympic miler before the war, and I'm still a pretty fair athlete. In fact, it was my running in high school and at the University of Southern California that plugged my "thrill gap." I was so excited about track, and so tired at night when I got through, that I went straight home, studied and went to bed. I had no time left to fool around and get into trouble.

In 1955 I met an Olympic ski jumper, Keith Wageman. While ski-

ing with him, I found a lodge in the Mammoth Lakes area that offered free room and board if we would bring some Youth Authority boys up for a week. This was what I had prayed for. We decided to set up a program of mountaineering, glacier-climbing technique, skiing, survival, rescue, visiting ghost towns, and riding down the rivers in inner tubes.

THEY WERE DANGLING OVER CLIFFS

It worked like a charm. We had kids dangling over cliffs at the ends of ropes, and you should have seen some of those "tough guys" frozen with fright. But when they got down they said it was the greatest thrill of their lives. They said it was a far bigger kick than "rolling a drunk" or stealing a car. Some of

those boys are mountaineers today, and some are expert skiers. Many of them are Christians.

Today we have a program going all summer in the High Sierras. The boys arrive each week in trucks, in groups of 25 to 35. We find this number the best size for effective work. During the first part of the week the boys are on their guard, so we don't try to preach to them or rehabilitate them. Instead, we perform. We go off a ski jump or rappel 120 feet down a vertical cliff.

THE GREATEST THRILL OF ALL

After we have taken them skiing or on a pack trip or have crossed a glacier, we bring them back to the chalet at base camp. We have our dinner, a movie, and some songs,

and then they are waiting for the "pitch." Instead we dismiss them with prayer and they go to bed.

Usually some of them come around next day and ask, "Aren't we going to get religious instruction?" (The juvenile authorities had told them to bring their Bibles.) When we find their minds and hearts beginning to open, we tell them about the greatest thrill of all. We present the Gospel. About the third or fourth night we give the boys an opportunity to accept the Lord as their Savior.

Before you can really understand what happens to these boys, you will have to flash back with me to the year 1949, when I was a well-known habitué of the bars along Hollywood Boulevard. Three and a half years of uncanny bad luck had taken me through the \$10,000 in back Army pay and the insurance money I had collected for being officially declared dead. Coming on top of my war experiences, it left me completely discouraged. Then in August of that year my wife, Cynthia, was persuaded by a neighbor to go with her to hear a young evangelist who was preaching in a tent at Washington and Hill streets, Los Angeles.

I GOT MAD AND WENT HOME

Cynthia came home and reported that she had gone forward at the meeting. I didn't think much or care much about it. Then she began speaking to me about going with her to the tent to hear the man. I was suspicious and resentful, but finally agreed to go with her.

I heard the Gospel preached by Billy Graham that night, and I heard the invitation given and knew what I should do — make a decision for Christ. But I didn't want to. Instead I got mad and went home.

Cynthia continued to go to the meetings. The next time she persuaded me to accompany her, I made her promise that she would leave with me when I felt like leaving. That, of course, would be at the time when Billy Graham said, "Every eye closed and every head bowed." Cynthia agreed, but when the time came, I found myself half one way and half the other. I didn't know whether to make a decision or not. I really wanted to go forward, yet knew that I couldn't live a Christian life if I did. I felt the whole thing was hypocritical.

Then Billy said something else. He said that after a person accepts Christ as his Savior, Christ will help him to lead a Christian life. You turn to him and he will uphold you. Well, I thought, if I could have some help, I might have a chance. I had started toward the door, but I went back down the aisle to make my decision.

THE PENCIL IN GOD'S HAND

In the counseling tent I was talked to by a young American Indian. He gave me the Scriptures relating to the Christian life, and cautioned me that I could not stand alone. He balanced a pencil on his Bible, and showed that it could not stand by itself, but when he put his hand around it and held it, it remained upright. "The pencil," he said, "is you, Louis. Christ will uphold you with the right hand of his righteousness."

During the weeks that followed there were many times when I was overcome by guilt feelings. I remembered all the prayers and



Bob Meyer photo

WHILE THE PHOTOGRAPHER WAS TAKING THE PICTURE, LOUIS ZAMPERINI SEIZED THE OPPORTUNITY TO GIVE A CHRISTIAN TESTIMONY TO THIS YOUNG MAN

Figure 39: "The Thrill Gap," by Louis Zamperini, detailing his acceptance of God into his life and turning boys into men. *Los Angeles Times*, August 11, 1936.



promises that I had offered to God during the 47 days and nights that I had spent on a life raft in the South Pacific. I asked God to give me a leading as to what I should do with my life. Having been a juvenile delinquent myself and a pretty hard nut to crack, I got the feeling that if receiving Christ as Savior could change me, it could change anybody. So I felt called to work with delinquent boys.

I began to visit Christian boys' camps, learning from qualified men. I directed some of the early Lifeline camps for Youth for Christ. In 1952, after two years of accumulated knowledge and experience, I launched out in faith. A Japanese neighbor who had attended the University of Southern California with me offered the loan of his produce truck, and I leased a piece of property in Angeles National Forest, back of La Canada, from a Christian businessman. I opened a camp for city boys from 9 to 13 years of age. Where did I find them? On the playgrounds in East Los Angeles. I had no credentials except a deputy sheriff badge.

#### NOT ONE BOY HAS RUN AWAY

For two more years I worked with these younger boys, coming finally to the point where I felt I had enough patience to take on the older ones. To be able to handle these 16- to 18-year-olds, to discipline them according to Christian principles, is something that has taken a long time to master, but

Bob Meyer photo



JUST FOURTEEN YEARS AGO CYNTHIA ZAMPERINI GAVE HER HEART TO JESUS CHRIST. THIS STORY IS THE RESULT

there is a way and we have found it. Plugging the thrill gap has meant doing some exciting things, but so far no boys have been hurt, and none have run away.

A number of boys make decisions for Christ in each camp, and I interview each one personally to see whether it is a real commitment. I find that when the boy is with me alone, he will tell the truth. If it turns out that his action was based on some other motive, such as hero worship or a desire to imitate a buddy, I tell the boy, "You have the rest of the week. When you are really ready to receive the Lord, come and see me."

Meanwhile they hear a special talk from one of us counselors on "What is a man?" The counselors are husky, muscular men whose abilities cause the boys to think, "This is a man." But the counselors point out that physique and physical ability do not determine whether a person is a man or not. Out of my own experience, I tell

the boys of men I knew in Japanese prisons, some of them great flyers and fine athletes, who would inform on their mates for cigarettes or a bowl of rice. I ask the boys, "Were these men?" and they shout back, "No!"

#### THE MAN GOD WANTS ME TO BE

"What is a man, then?" I ask. And I drive home the point: *A man is one who has a righteous heart.* The boys come back with, "How do you get a righteous heart?" And I reply, "When we receive Christ as our Savior we become complete in God's sight, as he would have us to be. The Spirit of God comes into our hearts and saves us, and then we are made into the kind of men God wants us to be."

When a boy makes a genuine decision for Christ, this is the most important moment of his life. Even if he falls away, he will still always remember that moment of decision. This is very important. I have talked to men 40 years old who have come forward in some of my meetings (I do a lot of speaking). Some of them have said, "I will never forget when I was 9 years old (or 12, or 15) and I heard the Gospel and made a decision." That fact keeps cropping up later in life.

By keeping down the size of our camp program we are able to help the boys more. It also keeps them from forming gangs. We give them a selection of roommates, and we have found that white boys under these circumstances almost invariably pick Mexican and Negro boys for roommates. This phenomenon is what caused the Youth Authority to send a state psychiatrist to visit us, for they were having race riots in their institutions!

It happened that our first psychiatrist visitor had a Jewish background, and he expressed opposition to our work at first because of its Christian application. Then he saw something happen to five of the toughest boys that had ever been referred to him. They had caused trouble at our camp, and he wanted to have them handcuffed to trees. Instead he saw what took place when we made a Christian approach to their trouble. He watched the boys stand up and apologize, with tears in their eyes, to the rest of the camp. After that this man became our biggest booster in the state capital.

Another state psychiatrist came to our camp, and when the Gospel invitation was given that night, he raised his hand and accepted the Lord!

#### FAR BACK IN THE LAKE COUNTRY

In recent years we have been invited to bring our boys to famous Squaw Valley, where the owner furnishes ski lift tickets and equipment, lets us skate in his expensive ice arena and puts us up in his beautiful lodge. We take the boys up the lifts and we hike back to fishing lakes high in the mountains.

I should add that the Youth Authority itself selects the boys who come to us during the summer, on the basis of self-improvement.

It's interesting what this program—and the all-year activities I carry on with youth—has done for me personally. When I was converted I felt like an old man. Today I go skiing with college boys, and they will quit by two o'clock. I stay up skiing until the lift closes, then climb the mountain for another hour or two and ski down. It is no

effort for me. I'm 45 years old, but I expect to be skiing when I'm 65 and 70. I keep in shape all year around.

During the past year we have adapted our program to include flying. All our counselors are aviators, and we have access to a number of planes owned by Christian businessmen. When these boys fly with a pilot, and they hear him talking to the tower over the intercom, and watch him work the controls, they become excited. The pilot becomes a hero; he commands complete respect. They listen to every word he has to say. And while he is instructing them in solo flying, he shares with them his Christian testimony. It has proved a wonderful way to reach air-minded youngsters for Christ.

One of the hardest parts of the program is working with parents of boys who are in trouble. Sometimes we have had to tell a boy, "You must rise above your parents. You must honor and love them, but

you will also have to rise above them." And of course the first step in rising above the parents and stepping into manhood is receiving Christ.

As I look back, I would say that the illustration of the hand and the pencil, given to me 14 years ago, still holds. God will hold a man up who turns to him and asks to be held up. Certainly what happened in that tent was the greatest moment of my life. I had no idea at the time that life could be or would be so enjoyable.

Of course there have been trying periods; but it's like running a mile. That is not pleasure, really—it can be torture; and yet the victory at the end is always worth it. It's the same way in climbing a mountain or crossing a glacier. You are sweaty and you suffer pains of exhaustion; but when you get to the top you say, "Man, the struggle was worth it!" And the greatest thing of all has been Jesus Christ with me all the way.

Bob Grant photo



THE MAN WHO TORE DOWN A NAZI FLAG DURING THE 1936 BERLIN OLYMPICS SHOWS HIS WIDE-EYED YOUNG CHARGES HOW TO RAPPEL DOWN A HIGH CLIFF IN CALIFORNIA'S SIERRAS. FROM HIS HOME AT 2338 HOLLYRIDGE DRIVE, HOLLYWOOD 28, LOU ZAMPERINI DIRECTS THE YEAR-ROUND ACTIVITIES OF HIS CAMP PROGRAM WHICH HELPS OVER 1,200 BOYS ANNUALLY

Figure 40: "The Thrill Gap." – Continued.

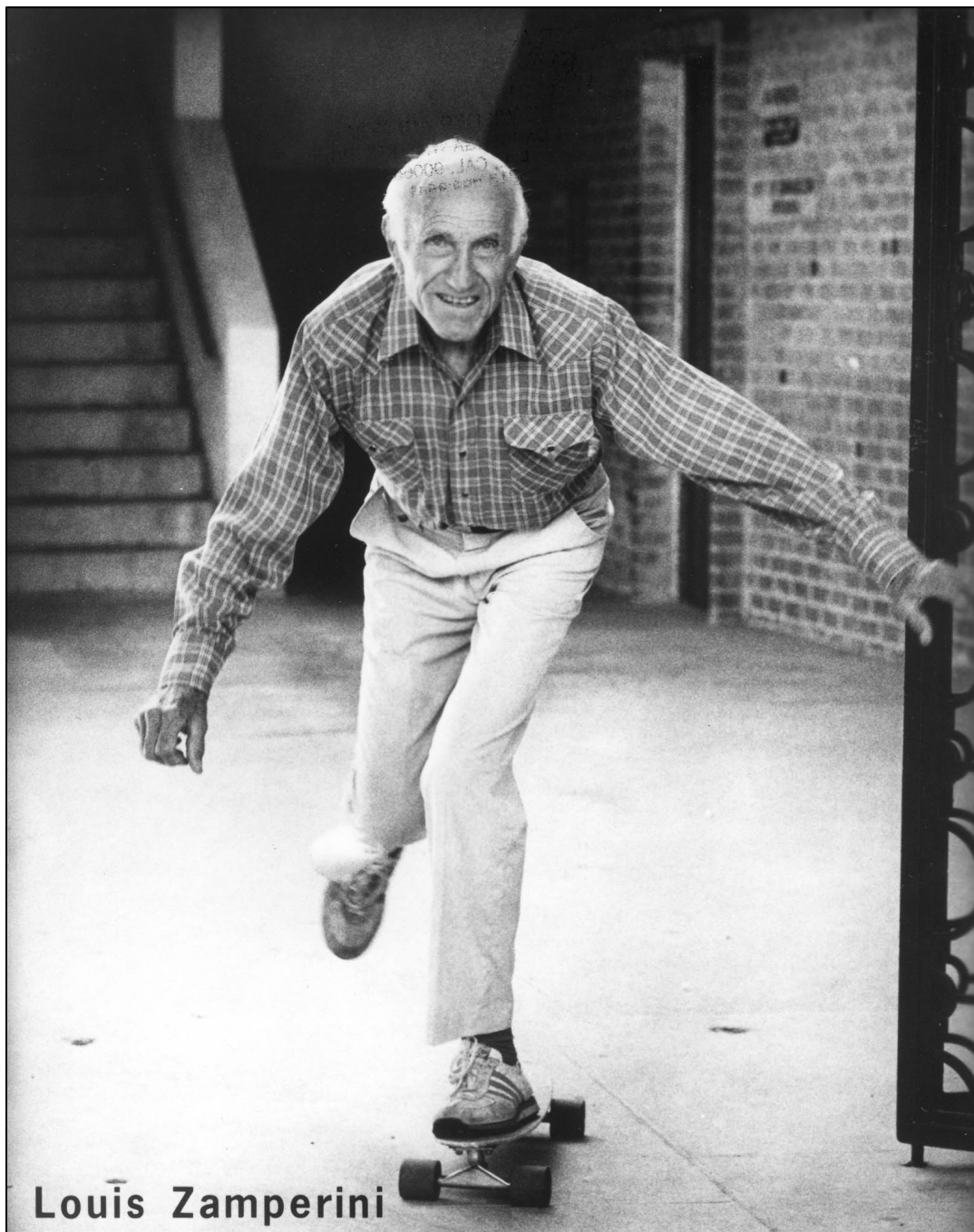


Figure 41: Louis rides his skateboard at First Presbyterian Church of Hollywood, 1980s. He skateboarded until the age of 81 and skied until age 91.



Figure 42: Louis holding the 1998 Olympic torch in Nagano, Japan, January 1998.



Figure 43: Zamperini family with Angelina Jolie, spring 2013. From left to right: Clay, Angelina, Mick Garris, Louis, Cynthia, Lisa Zamperini, and Luke.

## Public Record: Assessor's Parcel Map

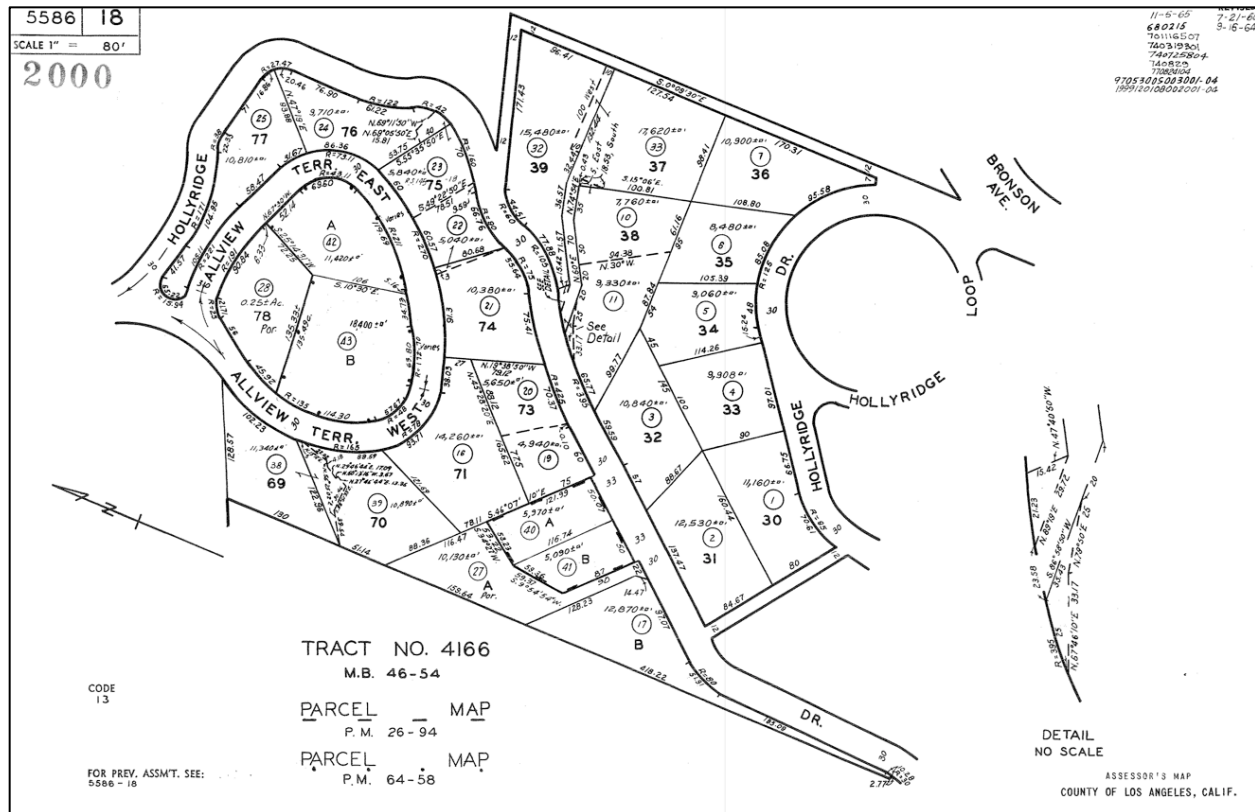


Figure 44: Contemporary Los Angeles County Assessor's map showing Lot 39, within Tract 4166.

Source: Los Angeles County Assessor.



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# Public Record: Building Permits

**2** All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

BOARD OF PUBLIC WORKS  
DEPARTMENT OF BUILDINGS  
Application for the Erection of Frame Buildings  
CLASS "D"

To the Board of Public Works of the City of Los Angeles:  
Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector 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 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.

TAKE TO ROOM No. 6 FIRST FLOOR CITY CLERK PLEASE VERIFY

Lot 37 Block 4166  
(Description of Property)

Dist. No. 32 M. B. Page 13 F. B. Page 13

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 2338 Hollyridge Drive  
(Location of Building)

Hollyridge Drive Street  
N. of Franklin & W. of Bronson St.

1. Purpose of Building Residence No. of Rooms 7 No. of Families 1  
2. Owner's name Martha O'Donnell Phone   
3. Owner's address 1829 N. Kingsley St.  
4. Architect's name R. J. Jones Phone Holly 7920  
5. Contractor's name E. M. Cooper Phone   
6. Contractor's address 4415 W. 2nd St.  
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Carpentry, Elevators, Painting, Finishing, all Labor, etc.) \$ 12 000  
8. Is there any existing (old) building on lot? Yes What for?   
9. Size of proposed building 45-2 x 77-10 Height to highest point 30 feet  
10. Number of Stories in height 1 Character of ground rock  
11. Material of foundation gravel Size of footings 12 Size of wall 6 Depth below ground 13  
12. Material of chimneys brick Number of inlets to flue 1 Interior size of flues 8 x 12  
13. Give sizes of following materials: REDWOOD MUDDSILLS 6 x 6 Girders 4 x 8  
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4  
Ceiling joist 2 x 6 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6  
Second floor joists 2 x 6 Specify material of roof cedar shingles  
14. Will all provisions of State Dwelling House Act be complied with? yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER 16/22 320 (Sign here) E. M. Cooper  
(Original) (Copy)

FOR DEPARTMENT USE ONLY

PERMIT NO. <b>5201</b>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. <u>V. S. Watson</u> Plan Examiner	Application checked and found O. K. <u>Y. C. Ross</u> Chief	Stamp here when permit is issued <b>ISSUED</b> FEB 16 1922 TO BUILD
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Figure 45: Original dwelling building permit, 1922.

8 All Applications must be filled out by Applicant

2

BOARD OF PUBLIC WORKS  
DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings  
CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector 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 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.

TAKE TO ROOM No. 6 FIRST FLOOR CITY CLERK PLEASE VERIFY

Lot 39 Block 4166  
(Description of Property)

Dist. No. 32 M. B. Page 1 F. B. Page 1

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 2338 Hollyridge Drive  
(Location of lot)

N. of Franklin St. W. of Harrison Street

1. Purpose of Building Garage No. of Rooms 1 No. of Families 1

2. Owner's name Mr. J. H. Johnson Phone 792.0

3. Owner's address 420 N. Hollywood Blvd.

4. Architect's name R. H. Johnson Phone 792.0

5. Contractor's name S. M. Johnson Phone 792.0

6. Contractor's address 4445 W. 2 St.

7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sowers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) \$ 1000

8. Is there any existing (old) building on lot? Yes What for? Garage

9. Size of proposed building 20 x 24 Height to highest point 12 feet

10. Number of Stories in height 1 Character of ground Rock

11. Material of foundation concrete Size of footings 12 Size of wall 6 Depth below ground 12

12. Material of chimneys brick Number of inlets to flue 1 Interior size of flues 12 x 12

13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 4 Girders slab  
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4  
Ceiling joist 2 x 4 Roof rafters 2 x 8 FIRST FLOOR JOISTS slab  
Second floor joists 2 x 4 Specify material of roof asph. flt.

14. Will all provisions of State Dwelling House Act be complied with? yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER (Sign here) S. M. Johnson

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>5202</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. <u>V. S. Johnson</u> Plan Examiner	Application checked and found O. K. <u>A. A. Johnson</u> Clerk	Stamp here when permit is issued <u>1000</u> FEB 16 1922
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Figure 46: Original garage building permit, 1922.

Robert D. Jones

Architect

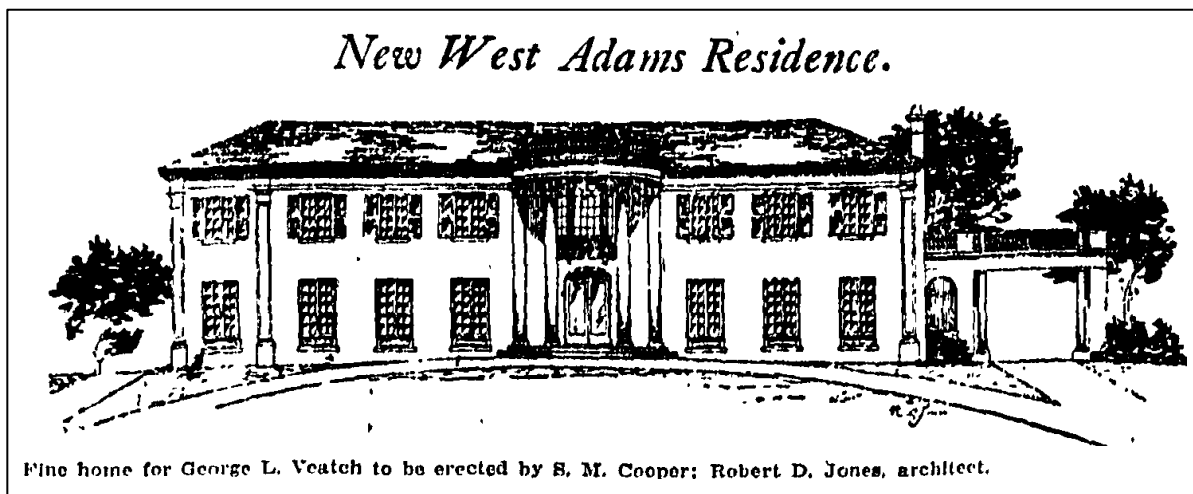


Figure 47: Commission of Sanson M. Cooper and Robert D. Jones. *Los Angeles Times*, January 2, 1921.



Figure 48: 624 N. Roxbury Drive, Beverly Hills, built 1923. Robert D. Jones, architect.



Figure 49: 809 N. Bedford Drive, Beverly Hills, built 1924. Robert D. Jones, architect.



Sanson M. Cooper

Builder

**FRAME AND PLASTER RESIDENCE** — S. M. Cooper, 510 Merritt Bldg., is preparing plans for a 2-story and basement frame and plaster residence to be erected in Windsor Square for himself. There will be 10 rooms and three bathrooms in the house; cement plastered exterior, composition and shingle roofing, stucco work, plate and leaded glass, hardwood and enameled pine interior finish, hardwood floors throughout, decorated walls, tile mantel, tiled bathrooms, furnace heating system, automatic water heater, double garage. Day work.

Figure 50: Building announcement for the Cooper residence, 1917. Publication unknown.



Figure 51: Cooper Residence. 435 S. Lorraine, Los Angeles, built 1917. Sanson M. Cooper, architect and builder.



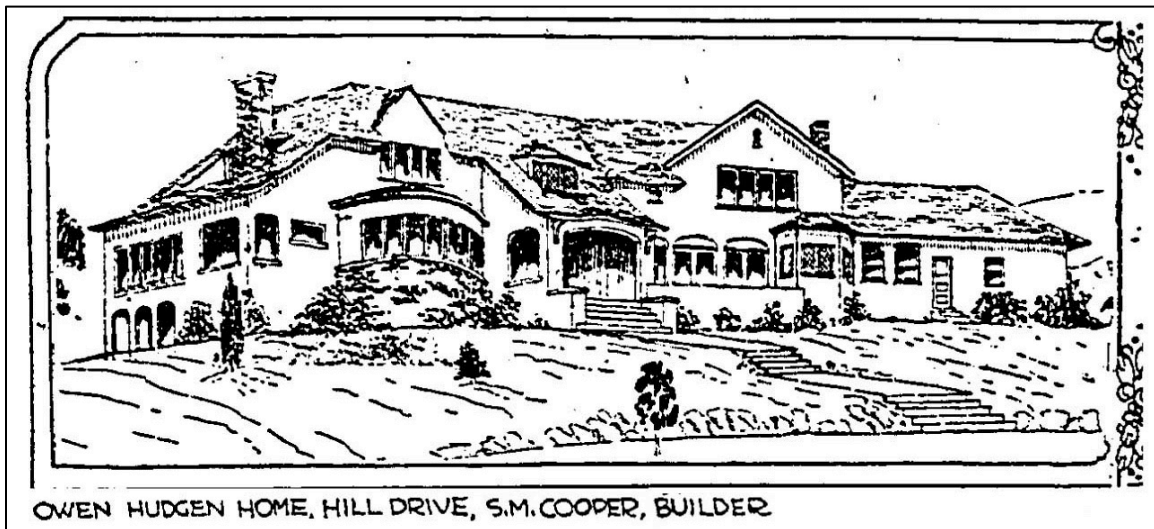


Figure 52: Owen Hudgen residence, built 1925. Sanson M. Cooper, builder. *Los Angeles Times*, March 29, 1925.



Figure 53: 712 Whittier Drive, Beverly Hills. Sanson M. Cooper, builder.

### **SANSON M. COOPER**

Final rites for Sanson M. Cooper, 77 years of age, pioneer builder, will be conducted at 10:30 a.m. tomorrow from the Wilshire Boulevard Christian Church. Entombment will be at Inglewood Park Cemetery. Educated as a minister he came in 1912 to Los Angeles and is credited with building hundreds of homes in Windsor Square, the Wilshire district, Beverly Hills and San Marino. The family residence is at 435 Lorraine Boulevard. He leaves his widow and two daughters, Miss Mildred E. Cooper and Mrs. Arthur Davis.

Figure 54: Obituary of Sanson M. Cooper. *Los Angeles Times*, May 21, 1935.