

Windsor Estate

A History



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Introduction

This Property History, prepared for property owners [REDACTED], documents the history of the Windsor Estate, which is located at 454 S. Windsor Boulevard in Los Angeles, California. The story of the Windsor Estate, as it is commonly known, begins as part of an unrealized compound for the prominent Janss family and continues through a series of equally notable owners. Purchased in 1917 from the Janss family as unimproved land, the Windsor Estate was built in 1918 for retired Iowan capitalist James P. Martin and his wife Emma. The Martins commissioned then notable designer and builder Frank L. Meline to create their residence blending Mediterranean Revival and Italian Renaissance Revival. Nearly 100 years later the home survives with many character-defining features that make it a contributor to the designated Windsor Square Historic Preservation Overlay Zone.

The report begins with a description of the property and a summary of the property's history in local context. It then discusses the architectural style and architect. The report concludes with an evaluation of the property's historic integrity. In order to document the property's history the author conducted an intensive-level survey of the building including a records search, historical research, and a site inspection. The author, who meets the *Secretary of the Interior's Professional Qualifications Standards* in architectural history, conducted all documentation.

Property and Architectural Description

The Windsor Estate is located on the northeast corner of S. Windsor Boulevard and West 5th Street on Lot 81 and the southern 50 feet of Lot 82 of Tract #1390 (APN 5501-003-001). According to the Los Angeles County Assessor's map, the property measures approximately 150 feet wide along the west side (S. Windsor, on which the house fronts), 180 feet along the south side (W. 5th), 150 feet along the east property line, and 180 feet along the north property line, encompassing approximately .619 acres. The house's primary (west) facade, which is set well back from the street, faces onto S. Windsor Boulevard. In addition to the main house, the property contains a one and a half-story garage with living accommodations on the second floor; a swimming pool and separate hot tub (1953); and fully landscaped grounds including lawns, mature trees, terraces, fountains and walkways. The property is located within a fully developed residential neighborhood featuring primarily rectilinear streets, mature trees, and large lots dating to the initial subdivision of Windsor Square. The majority of houses in the area are large homes and mansions dating from the 1910s to the 1930s.



The house is a U-shaped, 30-foot high, two-story, single-family residence, with partial basement, built in 1918 in the Mediterranean Revival and Italian Renaissance Revival styles. Framed with wood and set on a concrete foundation, the exterior walls have a smooth stucco finish and are topped by hipped roofs clad with Spanish tiles. The primary façade is situated at the bottom of the “U” along S. Windsor Boulevard and is believed to be original. A half circle stairway projects off the back between the north and south wings. On the east elevation of the north wing the original sleeping porch was enclosed (1927) and a one-story addition (1928) projects off the north elevation. On the south wing an original chimney projects off the south elevation and a porch was enclosed (1927) over the porte cochère.

The primary façade features a balanced three-bay asymmetry with a projected middle bay. Within the northern bay there are two symmetrically placed pairs of French doors, with two lights divided with the smaller light roughly in the top fifth of the door. The doors are void of any decorative surround. Two horizontally oriented, rectangular panels of low-relief sculpture are located just above the doors. Upstairs, two double-hung, six-over-six, wood sash windows are bookmarked by faux shutters in the form of vertically oriented low-relief sculpted panels. The central bay is dominated by the entryway featuring a rounded eight-panel wood door accented by a stone surround, dominated by two unfluted masonry columns. Ionic capitals are topped by an entablature with a cornice featuring egg and dart ornamentation. A balcony with balustrade sits above. Behind the balustrade a pair of ten-light French doors feature a masonry surround containing botanical mid-relief sculpture. The southern bay features an asymmetrical arrangement of windows and doors. On the ground floor four Tuscan pilasters, with unadorned entablature, surround two doors identical to those of the northern bay. A wide center window continues the same two-light design. Simple unadorned iron railings complete the trio of doors and window. On the second floor two double-hung, six-over-six, wood sash windows of different widths are closely paired to the left of the bay. Low-relief faux shutters adorn both windows. Another pair of ten-light French doors is situated towards the right end of the bay. A cantilevered balcony with simple iron railing finishes the French doors.

On the interior, the Windsor Estate is laid out on the ground floor with two reception rooms on either side of the foyer. These rooms reflect a variety of period classical details likely original to the house. Beginning with the foyer, Mahogany paneling and cased openings feature botanical appliqué. Opposite the front door a curved staircase showcases three leaded glass windows with stained glass medallions featuring impressions of classical women. To the south of the foyer the large rectangular living room exhibits a marble fireplace mantle, cornice boards, and a restored paint scheme of celadon green and gilding. Off the southeast corner of the living room is another Mahogany paneled sitting room. A large chamfered bay projects from the southern end of the room. To the north of the foyer the dining room features more



Mahogany paneling with the upper quarter of the walls finished in pressed paper. A half octagonal breakfast room projects to the north of the dining room. Direct access to the rear yard is available through the foyer, kitchen, living room, and rear sitting room. Upstairs there are five bedrooms, two accessed from the stair landing, and three off a corridor running the length of the north wing.

Early History and Historical Context: Windsor Square

The story of Windsor Square begins with the Mexican land grants of the nineteenth century. As part of the public lands, the original Windsor Square (Tract #1390) was not previously part of a rancho land grant. It was, however, located immediately east of the former *Rancho La Brea*. (See Figure 1, Page 28) In 1828 José Antonio Carrillo, the *Alcalde* of Los Angeles (a municipal magistrate), gave *Rancho La Brea* (4,439 acres) to Antonio Jose Rocha and Nemisio Dominguez. Portions of the *Rancho's* eastern boundary abutted the western edge of the original Windsor Square (comprised of eleven tracts today). In 1868, long before there was a Windsor Square, Canadian-born mariner Capt. John Cornelius Plummer acquired 640 acres of this public land to use for farming. (See Figure 2, Page 29) Tradition tells that in 1885, amidst Los Angeles' first large land boom, Capt. Plummer sold 200 of these acres, at \$400 per acre, to real estate syndicate Windsor Square Land Company (W.S. Land Co.).¹ However, newspaper reports from 1892 announced that the W.S. Land Co. was incorporated on March 17, 1892 and that three months later on June 12th it acquired the unimproved 200 acres that would become Tract #1390.² (See Figures 3-4, Page 30) The present day boundaries of those 200 acres are reportedly Beverly Boulevard on the north, Wilshire Boulevard on the south, Plymouth Boulevard/Larchmont Boulevard on the west, and Bronson Avenue on the east. While numerous streets within the community had their names changed between 1912 and 1920, for the reader's convenience this report uses only their present day names. Seventeen years after W.S. Land Co. purchased the acreage fate began to change for its owners. On October 21, 1909 Windsor Square was annexed as part of the 5,579-acre Colegrove Addition. This annexation pushed the northwest corner boundary of Los Angeles from Wilshire

¹ A 1911 *Los Angeles Times* article reporting the 1885 sale date and price has been widely relied upon in retelling the early history of Windsor Square. That article was: "To Make New Chester Place in Western Part of City," *Los Angeles Times*, June 3, 1911.

² In June 1892 W.S.L.C. acquired the East ½ of Southwest ¼ and East ½ of Northwest ¼ of Lots 1, 2, 3, 4 of Section 23, Township 1, Southwest Range 14, which appears to be all or part of the original Windsor Square Tract No.1390. That tract was surveyed in 1911 as comprising a "subdivision of portions of Lots 1, 2, 3, 4 and the East ½ of West ½ of Section 23, Township 1, Southern Range 14, West of the San Bernardino Meridian. "Real Estate Transaction," *Los Angeles Herald*, June 12, 1892. and "Tract No. 1390" Plat Map. Los Angeles County Department of Public Works, September 21, 1911.



Windsor Square looking north, circa 1920. The Windsor Estate can be seen at center of photograph and in the inset. Wilshire Boulevard is to the south with 3rd Street to the north.

Source: USC Digital Library, California Historical Society Collection, #CHS-10047. Charles C. Pierce, photographer.

Boulevard and Bronson to a north-south line between Hudson Avenue and June Street. Only two years later the Windsor Square property began to make headlines within the broad trend of the City's westward expansion.

Tract #1390, the largest within the community, was surveyed in July 1911 and officially recorded on September 21, 1911. Windsor Square Land Company and Windsor Square Investment Company were listed as co-owners. That same year W.S. Investment Co., led by Robert A. Rowan, paid \$1,000,000 (\$5,000 per acre) to W.S. Land Co. *Windsor Square* become Tract #1390's official name when Mr. Rowan, of R.A. Rowan and Company, began marketing the property for high end, single family, residential development. The initial marketing entailed only the portion of the Tract south of 3rd Street, north of Wilshire Boulevard, just west of S. Plymouth Boulevard and east to S. Bronson Avenue. (See Figures 5- 7, Pages 31-32) There were 413 lots in the initial subdivision. Rowan employed typical tactics of the period by encouraging prominent citizens to settle in his new development. The Hellman family as members of both the selling and buying syndicates were the logical choice. Known across Los Angeles for their banking success, family member Irving Hellman agreed to buy several lots in exchange for having Irving Boulevard named in his honor. Rowan subsequently maximized the promotional value of the Hellman name. Half a million dollars worth of improvements, such as buried utilities and decorative lampposts (with perpetual maintenance), and building restrictions, such as minimum setbacks and building cost guidelines, were employed to further ensure strong sales and lasting aesthetic quality. (See Figures 8-10, Pages 33-34)

Development of Windsor Square began in about 1907 along the east and southern boundaries of the community. The earliest extant houses are those at 605, and 627 S. Plymouth Boulevard, both from 1906, and 546 S. Norton Avenue, from 1907. The earliest homes were designed predominantly in the Craftsman, Italian Renaissance Revival, and Beaux Arts styles. The vast majority of homes were built in the next wave during the 1910s and 1920s. They featured a wider variety of then prominent period revival styles such as Tudor Revival, English Revival, Colonial Revival, Spanish Colonial Revival, and Mediterranean Revival. Reflective of its quality architecture and craftsmanship on a grand scale, the City's Bureau of Street Lighting prepared distinctive lighting for the tracts within Windsor Square.³ On the north-south streets of Tract #1390 R.A. Rowan utilized an elaborate fluted column lamp post with cross bar and three lanterns. The bases featured "WS" emblazoned on a shield (extant in a simpler form). Its original appearance was featured in a 1914 advertisement. (See Figure 10, Page 34) Numerous additional lamp styles were employed throughout the larger Windsor Square.

³ On November 22, 1988 the Los Angeles City Council adopted Ordinance 164008-164208, which established the Windsor Square Historic Street Light Preservation District. The first of its kind in Los Angeles, the District includes 112 lamps.

Comprised of eleven tracts, all of Windsor Square was surveyed and subdivided by June 1921. The second biggest tract, #3743, distinguished by its curvilinear streets, was acquired by Tracy E. Shoults Company, in 1920, from R.A. Rowan, and initially marketed as Windsor Heights. The 1920s were an especially significant time for Windsor Square and the neighboring communities. In 1921 Larchmont Boulevard, between 1st Street and Beverly Boulevard, was developed into some thirty stores by capitalist Julius J. La Bonte. A *Los Angeles Times* announcement boasted it would soon rival Western Avenue as a shopping center. Reflective of the burgeoning residential community, the 1920s saw numerous significant civic and ecclesiastical buildings constructed within Windsor Square. Among these were Wilshire Congregational Church (709 S. Plymouth Boulevard, in 1924, by Allison & Allison), St. Brendan's Roman Catholic Church (300 S. Van Ness Avenue, in 1926, by Emmet G. Martin), and the B'nai Brith Synagogue (3605 Wilshire Boulevard, in 1928, by Edelman, Allison & Allison). In tandem with the community's religious needs, a new library soon met its cultural and intellectual needs. In 1926 the Los Angeles Library Association (Founded in 1874) built the John C. Fremont Library at 2621 Melrose Avenue (Merl L. Barker, Historic Cultural Monument #303). Even before Larchmont Boulevard and the growth of churches to serve a burgeoning residential population, the film industry had discovered the open swaths of land. In 1915 Cline Studios (now Raleigh Studios) moved to Melrose and Bronson Avenues. A decade later in 1926 Paramount Studios acquired its location at 5500 Melrose Avenue from United Studios. Windsor Square's architectural beauty from the early twentieth century fared quite well through the following decades. It was this rich history that prompted actions to come.

Many decades later in 1999 the architecturally rich and well-preserved community began to consider designation as a Historic Preservation Overlay Zone (HPOZ). Initiated by the Windsor Square Association (WSA) during its November 1999 annual meeting, the road to designation spanned the next six years. As a result, preservation policy in Los Angeles would never be the same. Concerned about the broad powers provided to the Design Review Boards under the now former HPOZ ordinance, the WSA sought a mechanism "to limit the jurisdiction . . . so that only the types of remodels that affected the character of the neighborhood would be subject to HPOZ review, while issues that did not create broad concern in the neighborhood were exempt from any extra City review."⁴ They, along with other HPOZ's and additional interested parties, lobbied the City to make the amendments to the HPOZ ordinance that ultimately resulted in the 2004 version. In summarizing the community's significance, the Historic Resources Survey (a precursor to any historical designation) stated ". . . the majority of the individual buildings and the neighborhood as a whole

⁴ Welborne, John, ed., "The History of Windsor Square and the Windsor Square Association," Windsor Square Association.



retain their association with the historic development of this part of Los Angeles.⁵ With remarkably high historic integrity, exemplified by nearly 90% of the 1,239 homes determined to be ‘contributing,’ the City Council adopted the Windsor Square HPOZ on September 29, 2004.⁶ The boundaries of the district are Beverly Boulevard on the north, Wilshire Boulevard on the south, Arden Boulevard on the west, and Van Ness Avenue on the east. The subject property is located in the center of Tract #1390 and the southwest corner of the HPOZ.

Owner History

The Windsor Estate is the result of grand plans unrealized. On September 8, 1911, soon after the tract was subdivided, the Janss Investment Company acquired six lots for \$67,000. Company founder and family patriarch Dr. Peter Janss (1859-1926) emigrated from Denmark in 1870. Trained at Northwestern University, Janss came to Los Angeles in 1893 to establish a medical practice. In 1901 Dr. Janss formed the Janss Investment Company and a few years later his sons Dr. Edwin (1882-1959) and Harold (1889-1972) came into the business. Spanning three generations the family business developed an estimated 90,000 acres of Southern California. Perhaps most notable though is their 1922 donation of 385 acres that became UCLA’s campus. The Janss Investment Company subsequently developed Westwood Village, Westwood Hills, Holmby Hills, and Holmby Hills Estates.⁷

The Company’s purchase of the southern half of block three initiated what was intended to become the private Janss family compound.⁸ In 1913 title to the six lots transferred to the individual Janss family members. Dr. Peter Janss took lots 103 and 104, with his youngest child Harold taking lot 102. All three lots were located along Lorraine Boulevard. Middle child Dr. Edwin Janss obtained lot 83 and the northern half of lot 82. Harold H. Braly (1879-1931), husband to eldest child Henrietta (1880-1935), took title to the southern half of lot 82 and all of lot 81 (subject property). Facing S. Windsor Boulevard, these three lots abutted the backs of Peter and Harold Janss’ three lots.

⁵ Myra Frank & Associates, *Windsor Square Historic Resources Survey*, (September 2000), quoted in Windsor Square HPOZ Preservation Plan sec. 5.0.

⁶ Press Release. Councilmember Tom LaBonge 4th District. September 29, 2004.

⁷ In 1929 the Janss Investment Company built their headquarters at 1045-1099 Westwood Blvd. It was designated a Los Angeles Historic-Cultural Monument in 1988 (#364).

⁸ Block three is bounded on the north by 4th Street, on the south by 5th Street, on the west by S. Windsor Boulevard and on the east by Lorraine Boulevard.



Dr. Peter Janss (1859-1926), undated.
Source: Ancestry.com.



Henrietta Janss Braly (1880-1935), undated.
Source: Ancestry.com.



Dr. Edwin Janss (1882-1959), undated.
Source: Los Angeles Public Library, #00056826.



Harold Janss (1889-1972), 1929.
Source: Los Angeles Public Library, #00060160.

Titles may have changed hands in 1913 but news was already out about the future compound. The *Los Angeles Times* began chronicling progress of the Janss family plans as early as September 9, 1911. Likened to the contemporary compound of John D. Rockefeller, the Janss compound was to entail four houses situated in the four outer corners with a shared family park centered between them. A tennis court was to be constructed for use by son-in-law tennis champion Harold H. Braly. In late 1912 the family reportedly added a seventh lot across S. Windsor Boulevard for use as a shared garage and greenhouse. (See Figures 11-17, Pages 35-37)

German-born architect J. Martyn Haenke (1877-1964) was to design all four residences in a harmony of Italian Renaissance style.⁹ Edwin Janss was first to break ground for his twelve-room residence at 434 S. Windsor (lots 83 and northern half of 82). A *Los Angeles Times* article published on January 5, 1913 announced completion of the home and featured a rendering showing a sizable formal garden immediately south of the home, on what was the northern part of lot 82. Peter Janss broke ground at 455 Lorraine Boulevard (lots 103 and 104) in the fall of 1912. The dream of a family compound was short lived as both Harold Janss (lot 102) and Henrietta (lots 81 and southern half of 82) decided to sell their unimproved lots in 1917. It seems probable that their decisions contributed to Peter Janss opting to sell his home in March 1917 to New York capitalist William H. Russell. Sole holdout Edwin Janss decamped in 1919 after selling his residence at 434 S. Windsor Boulevard to Ora D. Funk, wife of oil producer Frederick O. Funk.

Harold and Henrietta (Janss) Braly sold their unimproved property, lot 81 and the southern fifty feet of lot 82, in early 1917 to James P. and Emma (Gusloss) Martin. While little is known about the Martins, it is clear they intended to reside on their new land. (See Figures 18-22, Page 38) As reported by the *Los Angeles Times* in April 1917, James Patrick Martin (1858-1940) was a retired capitalist from Sioux City, Iowa. On August 3, 1918 James was issued two City of Los Angeles building permits (#4008 and #4009) for the dwelling and detached garage to cost an estimated combined \$26,250. Perhaps waiting for construction to finish, the Martins and their daughter Frances left from San Francisco on February 7, 1919 for a trip to Japan, China, Hong Kong, and the Philippines.

The Martins were likely a very private family. James was born in Galena, Illinois on August 22, 1858 but little is known about his life in Sioux City. The 1900 U.S. Federal Census (herein after Census) indicated the Martins were married in 1882 and that Frances (who, according to her 1919 U.S. passport application, was adopted) was born

⁹ Johannus Martyn Haenke (1877-1964) was born in Germany and began his architecture career in Australia. He moved to Los Angeles in 1905. He is perhaps best known for his collaboration with Julia Morgan and W.J. Dodd designing the Los Angeles Herald-Examiner Building.

in New York in 1896. Sioux City directories recorded the Martins in 1917. James was listed as the vice president of Continental Bank and treasurer of Sioux City Telephone Company. Upon their move to Los Angeles the Martins appear to have largely avoided listing in the local directories and mentions in the press. Some sources indicate Mr. Martin was the president of the Windsor Square Development Company. Efforts to verify this have yielded no such affiliation or even such an organization. The 1920 Census indicated the Martins resided in their Windsor Square home with two female servants of French and Swedish birth. Frances married Englishman John H. Cubbon some time between her trips abroad in 1919 and 1923. In the spring of 1922 Mr. and Mrs. Martin sold their house to Henry and Cassie Boos for a reported \$110,000. While it is unknown to where the Martins moved, the Los Angeles County Assessor's records indicated that in 1927 Emma Martin purchased the Tudor-style house at 304 S. Windsor (commissioned by a previous owner). Both the 1930 and 1940 U.S. Federal Censuses recorded James and Emma at the 304 S. Windsor home. James died on October 26, 1940 and was followed by Emma on September 16, 1941. They are buried at Hollywood Forever Cemetery.

In selling their home to Henry and Cassie Boos, the Martin residence became part of yet another prominent Windsor Square family. Henry Boos (1878-1957) and his older brothers Horace, O.J., and Cyrus all came to Los Angeles in 1906 from their native Ohio. Together the four brothers created a sizable cafeteria chain. Their first gamble was a restaurant downtown on 2nd Street, at which Orlando John "O.J." was chef, Cyrus was both butcher and baker, and Horace and Henry washed dishes, swept the floor and took in the money. From this humble beginning they built up a chain of eight cafeterias spread across downtown, Catalina Island, and San Francisco. In 1915 Henry commissioned a home in Lafayette Square at 1651 Wellington Road. Several years later in 1922 he purchased the Martin's residence. Eldest brother Horace already resided in Windsor Square at a house he commissioned in 1917 at 535 S. Plymouth Boulevard. Cyrus joined his brothers sometime in the 1920s by moving to 555 S. Irving Boulevard. At this time it is unclear if Cyrus commissioned the home. Henry and Cassie Boos resided at 454 S. Windsor for about as long as the Martins. In 1926 the Boos sold the property to candy confectioner Walter M. Petitfils for \$150,000. In an interesting turn of events, that same year Henry and Cassie purchased Petitfils' house at 545 S. Plymouth.¹⁰ (See Figures 23-26, Page 39)

After selling his own five-year-old home, Walter Marvin Petitfils (1880-1955) moved into 454 S. Windsor for apparently just a little over a year. In 1914 Petitfils was

¹⁰ A discrepancy exists in the year of purchase. The Los Angeles County Assessor's records indicated Henry Boos purchased Walter Petitfils' house in 1926 while the 2005 Los Angeles Historic-Cultural Monument application for the property states 1927. It is also worth noting that Henry Boos, Horace Boos, and William Petitfils all commissioned architect Charles F. Plummer to design their houses. Plummer had designed a candy store for Petitfils and a cafeteria for Boos Brothers.



part owner of the Chocolate Shop Corporation responsible for commissioning the now famous downtown Chocolate Shop completely finished in a Dutch theme of Batchelder tiles. Nine years later in July 1923 Petitfils Confectionery merged with Brown Candy Company and in July 1925 the combined Petitfils Confiserie was sold to Glover E. Stith for a reported \$500,000. (See Figures 27-28, Page 40)

Outside of the confection business, Petitfils was reportedly quite an auto enthusiast and rancher. In 1915 the *Los Angeles Times* reported him driving his Packard 'forty-eight' through the recently opened Newhall tunnel and again in 1923 taking delivery of his new "De Lux Rolls Royce Coach Sedan." As a rancher Petitfils was heavily invested. He had a personal home on 300 acres in the San Jacinto hills, the 6,000-acre *Wagon Wheel Ranch* in Santa Ana Canyon, and a 309,000-acre cattle ranch in New Mexico.

Mr. Petitfils time at 454 S. Windsor was indeed quite short. On July 31, 1927 the *Los Angeles Times* reported Mr. and Mrs. Petitfils had just sold the property and were to take up residence elsewhere.¹¹ An auction was to be held August 2nd to dispose of everything from furniture, consisting of among other things oriental rugs and a baby grand piano, to silverware and glassware. The Los Angeles County Assessor recorded the Petitfils sold the property in 1928 to Anne Treadway Marston. Some sources indicate the Petitfils moved a few doors north to 415 S. Windsor.

When Anne (Treadway) Marston purchased the property for herself and husband Edgar J. Marston they would soon become relations of a famous singer. Edgar Jean Marston (1888-1962) was born in Missouri and followed his father as a successful businessman. When he died in La Jolla in 1962 his estate of \$7.6 million was reported to be the second largest in the history of San Diego County. In 1932 Edgar's sister Jennie F. Marston married famed operatic baritone Lawrence Tibbett (1896-1960). The reportedly "quiet" wedding was held in the New York City home of their brother Hunter S. Marston. While no evidence has been found to verify claims that the newlyweds lived with Edgar and Anne, it seems likely they would have at least visited. The 1940 Census recorded the Tibbetts resided in Wilton, CT as of at least 1935. Regardless of the Tibbetts place of residence, the Marston's made their mark on the home.

While living at the Windsor Estate the Marstons undertook several small renovations. In 1927 they enlarged the opening and window of a now vanished breakfast nook. On the second floor they remodeled the master bath and enclosed a porch (likely over the porte cochère). On the east end of the 2nd floor of the north wing, the long sleeping porch was enclosed and a new screen porch was added to the ground

¹¹ Historical records suggest Walter Petitfils had two wives: Anna Erickson and Norma. It is currently unknown as to whom Walter was married while in residence at 454 S. Windsor.

floor along the north elevation. The following year a one-story addition was built on to the north elevation, likely as an expansion and enclosure of the recently added porch. While the Marston's left a physical mark on the home, the next owner left an unfading celebrity association.

On November 13, 1936 the recently divorced Dolores Costello Barrymore (1903-1979) acquired the home. (See Figures 29-31, Page 41) Dolores was the daughter of actors Maurice and Mae Costello. Her start, and greatest success, came early as a child actress in silent films. As early as 1909 she was credited as playing the role of a fairy in an adaptation of Shakespeare's *A Midsummer Night's Dream*. Many movies later in 1926 she starred opposite John Barrymore in *The Sea Beast*. That same year the Western Association of Motion Picture Advertisers (WAMPAS) honored Dolores as one of their annual thirteen young actresses on the threshold of stardom, calling her "The Goddess of the Silver Screen." Costello and Barrymore developed a romance and in 1928 they married. In 1930 Dolores gave birth to daughter Dolores and in 1932 to her son John Drew. By early 1935 the press reported marital issues and in April it was announced Dolores had moved out. The following month she filed for divorce. John remarried on November 8, 1936 to actress Elaine Barrie.

Dolores' first few years in the home were spent as a divorcée with her two young children. Title changed to her maiden name in 1938 and in December 1939 Dolores married her obstetrician Dr. John Vruwink (1890-1957). In April 1940 the Census recorded the family of four with a live-in maid, cook, and gardener. Title again changed in 1941 to Dolores C. Vruwink. In 1950 the couple divorced and on November 20, 1951 Dolores sold the residence to Odell McConnell for \$37,500. According to oral history passed down from McConnell, Dolores took all but one original chandelier.

Odell Seay McConnell (1897-1992) was a noted Los Angeles lawyer of some six decades. (See Figures 32-35, Pages 42-44) Born in Montana to a long line of lawyers and judges he graduated from Harvard Law School in 1923 and moved to Los Angeles the same year. He began practicing in 1924 and in 1932 he established an independent practice. McConnell's was a frequent name in the society columns and he was often referred to as one of the City's most eligible bachelors. He was repeatedly associated with society club The Bachelors. Later in life McConnell's financial support enabled Pepperdine University to relocate its law school from Orange County to Malibu. On November 17, 1979 Pepperdine dedicated the Odell McConnell Law Center. McConnell also served on the law school board and helped establish the Hathaway Home for Children.

Under McConnell's ownership one of the most dramatic changes was made to the residence. Oral history has it that McConnell replaced many of the lost original chandeliers with antiques acquired on European trips. In 1953 he constructed the



swimming pool within the preexisting parterre. After some forty years in the home, McConnell suffered a series of strokes and died on May 7, 1992. That same date the residence transferred to the treasurer's office of Pepperdine University. Pepperdine retained the property until June 18, 1993 when it sold the dwelling to Frederick L. McKnight.

Frederick McKnight, a prominent Los Angeles attorney, resided in the home for twelve years. Two years into Frederick and Linda's residency they remodeled the kitchen and family room. The following summer they performed structural stabilization work to the basement and carport. In 2000 they remodeled the master bathroom. Five years later on July 25, 2005 Mr. and Mrs. McKnight sold the residence to Wesley C. Walraven.

Over the course of Mr. Walraven's eight years in the home he and partner Brian Moore undertook numerous restoration and renovation projects. Among these were restoring the mahogany paneling in the foyer, dining room, and back parlor. In the living room they restored the paint scheme to the believed original celadon green with gold leaf trim. In the foyer stairway the velvet banister railing and leaded glass windows were restored. The curved velvet-covered curtain rods are preserved. In September 2009 Walraven and Moore added a second floor bathroom above the breakfast room and remodeled the adjacent two bedrooms and bathroom. Wesley Walraven sold the home on July 1, 2013 to [REDACTED].

[REDACTED] have undertaken several projects in their short time in the home. Among these are seismic upgrading and remodeling portions of the detached garage building into office and guest room space.

Public Record

1918: Original Construction

On August 3, 1918 the City of Los Angeles issued James P. Martin two building permits, one for the residence (#4008) and one for the detached garage (#4009). The dwelling would be two stories with a tile roof, measure 60 feet by 40 feet, and have a maximum height of 30 feet. There would be twelve rooms. The permit also indicated the residence would meet the State Dwelling House Act of 1917. Total cost to build would be \$25,000. The one and a half-story garage was to have four rooms, a chimney and measure 23 feet, 8 inches by 35 feet, 4 inches. A total of \$1,250 was estimated to build the one and a half story garage. Both permits list Frank L. Meline as architect and contractor (license numbers not given). (See Figures 37-38, Pages 46-47)

1919: Records of the Los Angeles County Assessor indicated 1919 was the first year in which the property was taxed with an improvement (Map Book 217, 1912-1922). The assessed value for 1919 was \$3,380 for the land and \$13,380 for the improvement.

Early appraiser's notes from the Assessor's West District Office appear to have been lost and were only available from 1995 onward.

1927: On August 10, 1927 the third owner Edgar J. Marston was issued building permit #22792 for several small renovations. On the first floor he planned to a) enlarge the breakfast nook and window in the kitchen and b) to remodel and enlarge the closets in the hall and convert into a lavatory. The location was not specified. Item c): on the second floor of the southeast wing Marston would enclose a porch and remodel the master bathroom. The porch was probably located above the porte cochère. Referring to the porch enclosure, the permit specified that the north part was to be removed and the existing porch was to be used to enlarge the bedroom. An opening in the north wall of the existing porch would be closed and a window on the back wall was to be relocated to the east wall. The existing bathroom was to be converted into two 8 foot by 8 foot bathrooms by using the existing closet in the same location. Lastly, item d) in the northwest bedroom one closet was to be removed to enlarge the other closet. Total estimated cost of the work was \$3,000. Barker Brothers Studio (license number not given) was listed as the architect and West Brothers (license number not given) as the contractor.

Porch Enclosure

A year later on September 3rd Marston received building permit #25492. Work would entail a) on the second floor, northeast corner, building a new enclosure of the 7-foot by 23-foot porch and b) on the first floor, building a new screen porch on north elevation. Barker Brothers Studio and West Brothers were again hired as the architect and contractor respectively. The work was estimated to cost \$800.

1928: On October 23rd Marston was issued permit #29628 for the addition of one room to cost \$1,750. The one-story room was to measure 11 feet by 17 feet. Los Angeles County Assessor's records indicate the addition, situated along the north elevation, was built in place of the earlier screen porch. United Pacific Securities Corporation was listed as the architect and B. Tanner as the contractor (license numbers not given).

1932: Edgar Marston was issued permit #18579 on November 16, 1932 to recover, with canvas, seventeen rope pull-up awnings on the first and second floors. William H.



Hoegee Company (lic. #24710) was listed as the contractor. Total cost was estimated at \$170.

1953: Swimming Pool

Fifth owner Odell McConnell received permit #66188 on August 3, 1953 for the construction of a swimming pool. The pool was to cost \$2,300 and measure 35 feet by 15 feet. Peter Whitehill (lic. #449) was the listed engineer and Paddock Engineering Co. (lic. #39044) as the contractor.

1995: Kitchen & Family Room Remodel

On July 31, 1995 Frederick and Linda McKnight were issued permit #39868 to “remodel the kitchen and family room.” The work was estimated to cost \$50,000. Mary Pickhardt (lic. #C25772) was listed as the architect.¹² Michael Ishler (lic. #SE3684) was the engineer and Jose Bunge of Alisal Construction (lic. #40517-44 and B-615864) was the contractor.

1996: July 15, 1996 the McKnights were issued permit #38467 to “replace [a] portion of [the] basement wall, add frame at carport [and] repair [the] porch.” Total valuation of the work was \$20,000. Jose Bunge (lic. #719758), now of Bunge Construction, was listed as the contractor.¹³ Rob Rodgers (lic. #41079) served as the engineer.

2000: Master Bedroom & Bathroom

The McKnights were issued permit #00016-10000-24029 on December 14, 2000 to remodel the “master bedroom toilet and bathroom.” Work was to cost \$15,000. Mr. McKnight was listed as the owner-builder.

2009: 2nd Floor Guest Bedroom & Bath Remodel

September 15, 2009 ninth owner Wesley C. Walraven was issued permit #09014-10000-02249 to remodel several bathrooms and bedrooms. First among these was to add a second floor addition of 150 square feet to be located over the existing breakfast room. The space was to be used as a new bathroom. The Second permitted project was to entail remodeling the adjacent 825 square feet (northeast corner) consisting of two bedrooms and bathrooms. Mr. Walraven signed a declaration verifying he was the owner-builder. Anthony P. Zubick filed the permit application.

¹² At the time of the permit Mary Pickhardt had received her California architects license only the month before on June 28. She remains in private practice concentrating on historically sensitive residential renovation.

¹³ Like Pickhardt, Jose Bunge’s California contractor’s license was issued only a few months before on March 6, 1996. As of this report his license remains expired since March 31, 2012.

2013: On November 5, 2013 new owner [REDACTED] was issued permit #13016-10000-22905 to perform seismic upgrading. The work would entail adding “sill plate anchor bolts and cripple wall plywood per LA City Standard Plan #1: no foundation replacement.” Seismic Safety Inc. (lic. #B662926) was the cited contractor.

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.

Architectural Style

The Windsor Estate reflects two of the most popular styles of the period: Mediterranean Revival and Italian Renaissance Revival. The former was popular from 1910 to the early 1930s and drew inspiration not only from Spain and Mexico but also from Italy and from the Islamic world of North Africa.¹⁴ Mediterranean Revival utilized specific historical examples and borrowed decorative details from a range of historical Spanish architecture including Renaissance, Byzantine, Moorish, and Gothic. Italian Renaissance Revival, popular between 1890 and 1935, largely drew inspiration from the Italian palazzos of the fifteenth and sixteenth centuries. Usually employed in grand houses, Italian Renaissance Revival was primarily a style exemplified by urban buildings designed by architects. Early examples of the style were often finished with wood cladding and were based on pattern book drawings. In later years architects and clients with first hand knowledge of Italian buildings enhanced the style. Stucco and masonry walls became the norm. The two styles were particularly popular in southern California because of how easily they could be integrated.

The Windsor Estate is characterized first and foremost by the stucco walls and tile roofs indicative of both Italian Renaissance Revival and Mediterranean Revival. While not unique to either style, other details of the home speak to specific influences. The relatively narrow boxed eave overhangs are characteristic of Mediterranean Revival rather than the broad overhangs and brackets indicative of the Italian influence. Other details of the home largely reflect Italian Renaissance Revival. Beginning with its symmetrical massing punctuated by a projecting central bay and hipped roof. The Windsor Estate’s classical front entry is quintessential Italian Renaissance Revival with

¹⁴ Bertram Goodhue and Carleton Winslow, Sr. as architects of the 1915 Panama-California Exposition in San Diego popularized the Mediterranean Revival style. Unlike the Windsor Estate, the architecture of the Expo drew largely on ornate and urban Spanish Baroque examples of the eighteenth century. The Expo did for Mediterranean Revival in Southern California what the 1893 Chicago World’s Fair did for Beaux Arts architecture across America.



its Tuscan columns, Ionic capitals, and entablature with egg and dart cornice. Mediterranean Revival doorways are often more intricately ornamented with *Churrigueresque*¹⁵ detail. The four Tuscan pilasters on the front façade further reflect Italian inspiration.

Frank Louis Meline
(1875-1944)

Designer & Builder

Frank Louis Meline is widely known as one of the most influential real estate operators in Los Angeles history. While he is perhaps best known for developing vast residential tracts, Meline was also a prolific designer/builder of grand estates and a pioneer of house-to-house laundry services. Meline's prominence in both civic and club affairs added to his mark on Los Angeles. (See Figures 39-46, Pages 48-51)



Frank L. Meline,
undated.

Source:
*National Cyclopaedia
of American
Biography*, 1947.

Born on August 5, 1875 in Jacksonville, IL, Meline was the son of a Portuguese farmer. Meline's father Joseph was born on the island of Madeira and likely met his bride Mary Fortado after immigrating in 1845, and eventually settling in Illinois. Mary and Joseph married on January 12, 1860. Little is known about Meline's family other than that he had an older sister Mary who remained in Illinois.

Meline's early years were spent in Illinois but he soon made his way west. He was educated at the Springfield Business College before leaving and working as a bookkeeper and salesman for local firms. In 1902, at the age of 27, Meline came to Los Angeles. He first settled in as a window dresser for A. Hamburger and Sons, an early department store.¹⁶ Over the next ten years he worked his way up to merchandise display manager before leaving in 1912 to enter the building trade. Commissions came quickly with at least one Mediterranean/Classical Revival residence in 1913. Though

¹⁵ *Churrigueresque* originates from the highly decorative style of Late Baroque Spanish architecture and derives its name from architect Jose Benito de Churriguera (1665-1725) and his two architect brothers Joaquin (1674-1724) and Alberto (1676-1750). The brothers came from a family of noted sculptors who specialized in elaborately carved *retables* (carved or painted superstructures at the rear of an altar or on their own pedestals).

¹⁶ Asher Hamburger founded A. Hamburger and Sons in Sacramento before moving the business to Los Angeles in 1881. Known as "The People's Store," Hamburgers was bought out by May Company in the 1920's.

Meline was not a licensed architect (publicity credited him as “designer and builder” or similarly) he was clearly gifted in his design ability. He was a master of revival styles such as Mediterranean, Spanish, Colonial, Tudor, French/Norman, English Cottage, and even Moorish. Among his prominent clients were Hulda R. Braden, R.M. Dyer, Kirk B. Johnson, W.B. Joyce, A.C. Mankowski, and King C. Gillette. Among the residences he designed in Windsor Square are 403 and 505 S. Windsor Boulevard and 425 S. Lorraine Boulevard. Meline continued designing and building through the early 1920s before shifting his professional focus.

While still designing and building, in 1919 Meline entered the real estate business establishing the Frank Meline Company. Success came swiftly. During 1919-1921 Meline Co. sold more than fifty percent of the real estate in Beverly Hills. In 1921 Frank incorporated Frank Meline Company with an authorized capitalization of \$1,000,000. This marked a period of significant expansion as his company opened a central office downtown with branch offices located in Hollywood, the Wilshire district, Beverly Hills, Pasadena, and Burbank. Meline was the exclusive developer of California Riviera, Castellamarre, and Brentwood Green, as well as being one of the original developers of Bel-Air. Meline was also affiliated with the subdivisions of Oak Knoll, Larchmont Heights, Los Feliz Park, and Woodland Heights.

Failing health in 1941 led Meline to sell the business to J.Y. Blaikie, his general manager since 1923. Retirement was not in the cards however and Meline turned his attention to his laundry and cleaning business he established in 1913. That year he founded Hollywood Laundry and with it pioneered regular laundry service to residences using horse drawn wagons. From there he acquired both California Laundry and Beverly Hills Laundry. In 1933 he purchased City Dye Works, Los Angeles’ oldest cleaning and dyeing operation. Meline developed the business into the largest on the west coast. Meline’s civic role originated when Mayor George E. Cryer (1921-1929) appointed him to the Board of Harbor Commissioners. Meline served as vice president until 1927. He was reportedly a member of numerous clubs including Los Angeles Athletic, Hollywood Athletic, Long Beach, Bel-Air Country Club, and the Brentwood Country Club.

Before coming to California Frank Meline married his bride, Alma Henrietta Wellman. Frank and Alma likely met in Springfield where she lived with her family and he attended Springfield Business College. The two married in Springfield on November 28, 1901. They had one son, Frank Wellman Meline who died as an infant in 1907. By the late 1920s Frank and Alma moved to 626 N. Bedford Drive in Beverly Hills. While documentation is lacking to determine if he designed and built the residence, it seems likely. They remained at the residence until at least 1940. Frank died on August 17, 1944. His *Los Angeles Times* obituary stated the Melines resided at 331 N. Rockingham Avenue in Brentwood, though this is unverified. Alma survived him for another 24 years before passing on July 5, 1968. They are buried in Hollywood Forever Cemetery.



Design/Build Commissions

George B. Dickinson Residence (1913) – 331 Palisades Avenue, Santa Monica (Santa Monica Landmark #65)
C. Reed Waterman Mausoleum (1914) project – Inglewood
5th Church of Christ, Scientist, Hollywood (MOSAIC Church) (1915)
 -- 7107 Hollywood Boulevard
Garden Court Apartment Hotel (1916) – 7021 Hollywood Boulevard
Graham Residence (1917) – 5137 Franklin Avenue
Julius A. Brown Residence (1918) – 305 Georgina Avenue, Santa Monica
Fox Theater (1918) – 6508 Hollywood Boulevard
William J. Toomey Residence (1918) – 425 S. Plymouth Boulevard
C. Samuels Residence (1918) – 425 Lorraine Avenue
P.G. Winnett Residence (1918) – San Vicente Boulevard, Santa Monica
J.B. Okie Residence (1918) – Orange Grove Avenue, Pasadena
James P. Martin Residence (1918) – 454 S. Windsor Boulevard
Jefferson L. Byrne Residence (1919) – 403 S. Windsor Boulevard
Otto Sweet Residence (1919) – 505 S. Windsor Boulevard
H.H. Yanow Building (1920) – 6533 Hollywood Boulevard
Norman A. Pabst Residence (1920) – Beverly Hills
E.M. Brandt Residence (1921) – Windsor Square
R.M. Dyar Residence (1921) – Beverly Hills
Ruskin Art Club (1922) – 800 S. Plymouth Boulevard (LA Landmark #639)
Hulda R Braden Residence (1924) – 708 Foothill Drive, Beverly Hills
William M. McGee Residence (1925) – Los Angeles

Conclusion

The Windsor Estate's story is not simply a legacy of renowned designer/builder Frank Meline or of numerous illustrious and important owners. Its story has evolved to that of a nearly century-old dwelling retaining many of its character-defining features and thus a high degree of historical integrity.¹⁷ Character-defining features are those tangible visible elements, which distinguish a building's architectural and historical character and contribute to historical significance. The Windsor Estate retains its original setting of a large corner lot and continues to possess its architectural blend of Italian Renaissance Revival and Mediterranean Revival throughout its exterior with elements as simple as its red tile roof, to the balanced façade with central entry bay, to the elaborate columns and entablature surrounding the entry. These elements were

¹⁷ As defined by the *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 2002*, "Integrity is the ability of a property to convey its Significance."

designed and built by Frank Meline for the original owners James and Emma Martin in 1918. Just as the property's size and architecture conveyed a sense of elegant grandeur and status for the Martins, within a community of grand homes, it continues to do so today. In doing so, it survives as a contributor to the designated Windsor Square Historic Preservation Overlay Zone.



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Appendix



CAPT. J. C. PLUMMER LAID TO REST TODAY

BURIAL OF PIONEER WILL BE AT HOLLYWOOD

Aged Mariner Who Died Saturday Had
Adventurous History in Early
Days on the West
Coast

Capt. John C. Plummer, octogenarian sea captain and pioneer, who died at the home of his son, E. R. Plummer, 1202 Harvard boulevard, Saturday afternoon, will be buried from the home where he died. Services will be held at 9 o'clock this morning. From there the funeral party will go to the Roman Catholic church at Hollywood, where the service for the dead will be read. The burial will be in Hollywood cemetery.

Capt. Plummer had an adventurous career since coming to the west coast of America from his home in England sixty years ago. He crossed both the Atlantic and Pacific oceans scores of times and for years was captain of a coastwise vessel trading between San Francisco and the west coast. At the time that Maximilian was executed, the French driven out of Mexico and Juarez placed in control of the new republic Capt. Plummer's family, including his wife and two sons, Eugene R. and John L. Plummer, both now residents of this city, were living in Guaymas.

The city was threatened with bombardment, but Mrs. Plummer raised the British flag over the domicile of herself and her boys and finally managed to make a daring escape, reaching Yuma only after a shipwreck and many hardships. There, as soon as possible, after making a precarious livelihood by the sale of sweetmeats, she was rescued by her sea captain husband, who had just learned of her whereabouts.

It is understood that Capt. Plummer leaves an estate valued at about \$15,000, the disposition of which is still unknown.

Figure 2: Obituary of Capt. John C. Plummer, early land owner of present day Windsor Square. In June 1892 Capt. Plummer sold 200 acres, of his 640, to the Windsor Square Land Company. *Los Angeles Herald*, August 24, 1909.

NEW LAND COMPANY.

The Windsor Square Concern Incorporated Yesterday.

The articles of incorporation for the Windsor Square Land company were placed on file in the county clerk's office yesterday. The company is incorporated to buy and sell land and dig for oil and gas and deal in these commodities.

The capital stock of the concern is placed at \$72,000, divided into 7200 shares of \$10 each. A payment of \$700 on the capital stock has been made. The board of directors is composed of Maurice S. Hellman, Joseph Kurtz, H. Boettcher, A. W. Eames and M. D. Johnston.

Figure 3: Windsor Square Land Company incorporates on March 17, 1892. *Los Angeles Herald*, March 18, 1892.

J G Ogilvie and O A Stassforth et al to Windsor Square Land company—E $\frac{1}{4}$ of S W $\frac{1}{4}$ and E $\frac{1}{4}$ of NW $\frac{1}{4}$, lots 1, 2, 3 and 4 Sec 23, Tp 1 S, R 14 W, except 10 $\frac{1}{2}$ acres subject to mortg of \$10,000; \$1.

Figure 4: Windsor Square Land Company acquires present day Windsor Square, June 1892. *Los Angeles Herald*, June 12, 1892.

The Seaward Trend.

TO MAKE NEW CHESTER PLACE IN WESTERN PART OF CITY.

Syndicate Buys a Slightly Tract Between Wilshire Boulevard and First Street for One Million Dollars. Building Restriction May Be Thirty Thousand Dollars—Largest Inside Acreage Deal in Los Angeles.

THE largest deal in inside acreage in the history of Los Angeles was concluded yesterday through the agency of R. A. Rowan & Co., when the beautiful Windsor Square tract of 200 acres at the extreme western end of the Wilshire district, was purchased by a syndicate of local capitalists for \$1,000,000. This huge consideration was paid over to the Windsor Square Land Company, composed of T. L. Stassforth, Maurice S. Hellman, Herman Boettcher, John McArthur and Dr. Joseph Kurtz, owners of the property since 1885.

The buyers have incorporated as the Windsor Square Investment Company and among those interested are the heirs of the late H. W. Hellman, Louis M. Coel, Freeman A. Ford of Pasadena, O. H. Churchill, Walter F. Story, R. A. Rowan and several others well known in financial and investment circles. The plans of these men for the development of the holdings constitute quite the most significant city real estate movement of the year.

Not less than \$200,000 will be set aside for the improvement of the tract, which is designed to become a second Chester place on a much more magnificent scale. Paved streets will be constructed and a great park laid out. The lots will in no instance be less than 100 feet frontage and many villa sites will be 300 feet and over in width. There will be twenty-foot parkings between the lot lines and the curbs.

It is understood that the building restrictions will be such as to insure that the tract will become the most exclusive in all Southern California. One of the members of the purchasing company stated yesterday that this restriction may be

made to exclude all houses costing less than \$30,000. It will be by far the largest high-class sub-division ever placed on the market in Los Angeles.

The holding is entirely within the city limits, fronting 1800 feet on Wilshire boulevard west of Bronson avenue and being situated directly opposite the Crenshaw boulevard tract. Its northern boundary is First street. The Melrose avenue car line runs through the property from east to west on Fourth street, and it is expected that the Temple street line will be extended through the district.

The former owners bought the tract during an early boom period, paying \$400 an acre for it. For many years they grieved over the possibility that they had been "stung" in the deal, and it is understood that J. G. Ogilvy, the agent in the original transaction, tried long and in vain to resell the piece at a slight advance. When the full meaning of the destiny of Los Angeles began to dawn on the worried owners they resolved to hold the property just to see what would happen. Not an acre of it has ever been sold or improved and for years the owners have been holding out for the \$5000 an acre consideration which they have just received.

The transfer is one of the most important of the recent steps in the advance of Los Angeles toward the sea, revealing as it does also the trend northwestward toward Hollywood and the foothills. Of the 34,218 feet of lot frontage which will be created in the tract 17,691 feet is north of Fourth street and 18,527 feet south of Fourth. The same class of development will be carried out near First street as on Wilshire boulevard. The entire area is high and slightly commanding an unsurpassed view of the mountains, the ocean front, and the rest of the city.

Figure 5: Windsor Square Investment Company purchases tract for \$1,000,000. *Los Angeles Times*, June 3, 1911.

MILLION FOR TRACT

Windsor Square in Western Wilshire Boulevard Section to Become Most Aristocratic Residence Subdivision.

That the subdivision to be laid out at Windsor Square by the syndicate which purchased that beautiful tract for \$1,000,000 on Friday is to be the most aristocratic in Southern California was the statement of R. A. Rowan of R. A. Rowan & Co., agents in this record-breaking transaction, yesterday afternoon. "The tract will be a second Chester Place on a much more magnificent scale," said Rowan.

The purchasers of the property, the transfer of which was reported in yesterday's Times, are all men well known in local financial and investment circles. Although the identity of all could not be ascertained, it is known that the heirs of the late H. W. Hellman, Louis M. Cole, Freeman A. Ford, O. H. Churchill, Walter P. Story and R. A. Rowan & Co. are among those interested financially. The sellers, T. L. Stassforth, Maurice S. Hellman, Herman Boettcher, John McArthur and Dr. Joseph Kuntz, bought the property in 1885 for \$400 an acre. It is said that the original owner paid \$1.25 an acre for it.

The tract is at the western end of the Wilshire section and embraces 200 acres. It fronts 1800 feet on Wilshire and extends north to Temple street. The holding will be laid out in lots of from 100 to 300 feet frontage each and the building restrictions will be such as to forbid the erection in the tract of anything less than a mansion.

NEW PLAN SUGGESTED.

Windsor Square Owners Will Exchange Ideas as to House Construction—Taste Before Cost.

A tentative "Committee of Harmony" is the suggestion that has been made for the beautifying of the new Windsor Square, the exclusive Wilshire tract, about to be opened to buyers by R. A. Rowan & Company. The plan is aimed to accomplish what has never been satisfactorily achieved by the building restriction rule, a harmonious tone and an architectural blend in the development of the residential park. By this scheme, if adopted, the property owners will, to a certain extent, become each other's advisers when a new house is constructed. In this way it is hoped to obviate any building defects that might jar on the senses. Through the property owners themselves a unified scheme of beauty is to be worked out.

The developers of Windsor Square are working in close touch with the Wilshire Boulevard Improvement Committee, and where Wilshire passes Windsor Square it will be built according to the changes now contemplated on that thoroughfare by residents along the eastern stretch. The street is to be narrowed and twenty-five-foot parkings added at each side. The boulevard throughout will be paved with bitulithic and this same material will be used at Windsor Square. The street will be eighty feet wide. At its terminus it merges with the county good roads that run beachward.

The street lights to be adopted are of a French design, light in pole and cluster, rather than heavy, ponderous affairs.

Figure 6: Windsor Square to "Become Most Aristocratic Residence Subdivision." *Los Angeles Times*, June 4, 1911.

Figure 7: New building plan for Windsor Square. *Los Angeles Times*, July 23, 1911.



Windsor Square

"The Residential Masterpiece"

Conceived and created with the one idea in mind—of giving to Los Angeles a principality that shall stand alone.

—Windsor Square will never have a counterpart in all Southern California. When the transformation which is now begun has been completed, Windsor Square will be one magnificent park of 200 acres—a vast community of palatial homes—the consummation of the combined ideals of men whose inspirations have come from contact with the most exclusive residence communities of the greatest cities of America and Europe.

—Building restrictions adequate, but not excessive, and so drawn that they can never be violated.

—Eight miles of beautiful spacious boulevards paved as smooth as a floor—traced on either side by 25-foot parkings made brilliant at night by a thousand Parisian lights and adorned with rare trees and shrubbery.

—Sewers, gas and water mains, and a conduit system for electric light and telephone wires all laid in advance of paving so that the streets will never need to be torn up.

—No unsightly alleys—and no poles to mar the beauty of the landscape. Superbly situated in the fashionable Wilshire district, within the city limits, between Los Angeles and the ocean, on the direct road to the Country Club—and only 15 minutes' delightful ride to the heart of the business center.

Reservations May Be Made Now

More detailed descriptions and information will be gladly supplied by

R. A. Rowan & Co.
200 H. W. Hellman Building
Fourth and Spring Streets



Figure 8: Display ad emphasizing the masterful design of Windsor Square (Tract No. 1390). *Los Angeles Times*, September 22, 1911.

Windsor Square

On WILSHIRE BOULEVARD
A Few Blocks West of Western

A Perfected Park for the Homes of People of Moderate Means

¶ Fifty years from now, the sound, conservative, sensible, restrictions of Windsor Square will remain the same.

¶ Fifty years from now, your home, if it is placed here, will be enjoying the same benefits of perpetually-cared-for streets and sidewalks and curbs and parkways that it enjoyed on the day that you built it.

¶ Windsor Square restrictions, while moderate, will not end until 1965.

¶ Be sure, when you build your home, even though it be a modest one, for \$10,000 or \$15,000, that it is protected by restrictions that really protect.

¶ In Windsor Square there is a half million dollars' worth of improvements above and under ground,—conduits for lighting systems, telephones, etc. There are no unsightly poles.

Fast Car Service, Via W. 6th St.

Terms to suit your convenience.
The property restricted to \$10,000 homes.

Tract Office Always Open. Phone 56666.

R. A. ROWAN & CO.
2nd Floor Title Insurance Bldg.
N. E. Cor. Fifth and Spring

Phones 10444 Main 7096

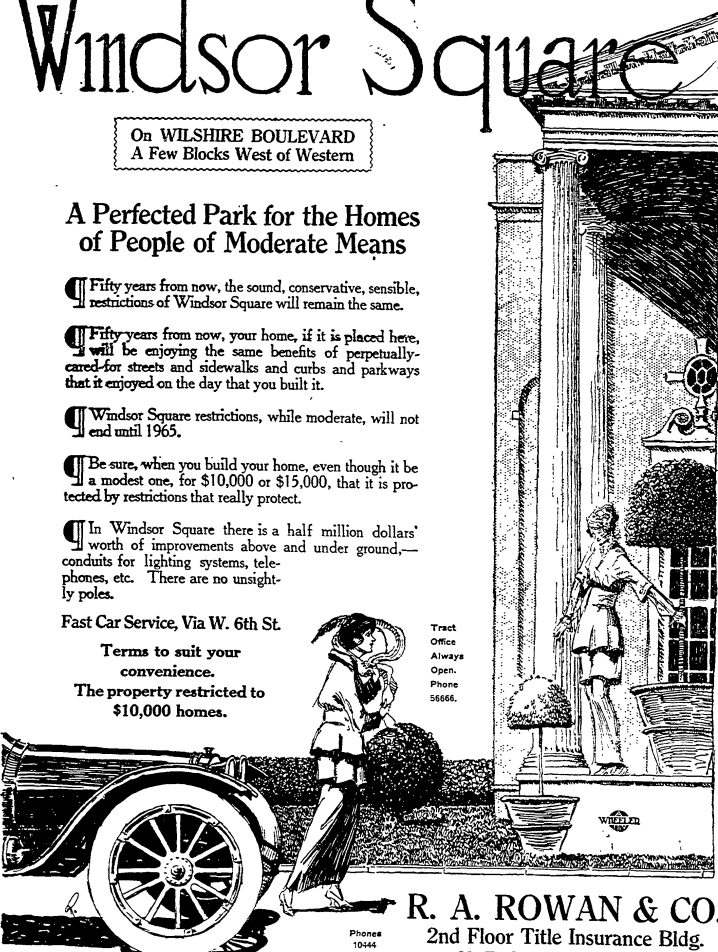


Figure 9: Display ad highlighting the generous setbacks and 50 year building restrictions of Windsor Square (Tract No. 1390). *Los Angeles Times*, March 22, 1914.

Windsor Square

\$500,000 Spent on Improvements With Upkeep Guaranteed

This means that every dollar spent in making Windsor Square the finest residence home site in Los Angeles will be a permanent asset. A definite sum is set aside for the purpose of caring for the streets and parkings. The carefully drawn restrictions require 25 feet air space between residences and a 40 feet building line.

Soon to Be Withdrawn

A Cash Discount To those who are prepared to pay cash.	A Building Discount If you start your foundation in 90 days.
--	--

¶ The building restrictions, which run for 50 years, do not require a residence costing over \$10,000.

¶ Windsor Square is situated on Wilshire Boulevard only a few blocks west of Western. It is fifteen minutes via automobile, twenty-five minutes via West Sixth street car line.

Lots 180 Feet Deep as Low as \$7500

R. A. Rowan & Co.
2nd Floor Title Ins. Bldg.
N. E. Cor. Fifth and Spring Sts.
Phones: Home 10444; Main 7096.

The tract office is always open.
The telephone there is 56666.

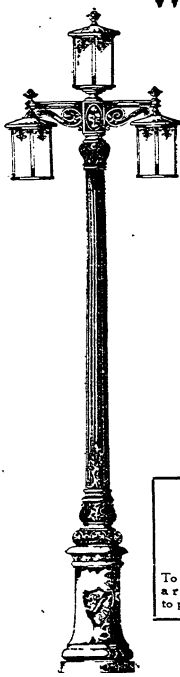


Figure 10: Display ad for Windsor Square emphasizes its costly beauty would be maintained in perpetuity. *Los Angeles Times*, July 26, 1914.

Owner History: The Janss Family

Getting Together.

WHOLE FAMILY ON THE SQUARE.

*Old John D. Has Nothing on
This Happy Family.*

*Janss Household Is Settled
for Next Century.*

*Wonderful Homes Planned in
Wilshire District.*

One of the finest mansions in Los Angeles to be built is expected on the corner of a four-acre tract of land in Windsor Square in the fashionable Wilshire district, the enclosed ground to constitute a family park, is the project of the Janss family, which yesterday purchased the site for \$65,000 and plans are being completed for houses to cost approximately \$55,000 each.

The scheme when carried out, will make the property the most unique combination of home, on the Coast and one of the most valuable in Los Angeles. It is similar to that of John D. Rockefeller, who recently purchased six acres on Fifth avenue and adjacent New York streets at right angles and arranged for the construction of three fine homes with a park on intervening ground for himself and members of his family.

The Los Angeles homes will surpass those of the Rockefellers in position and beauty, if not in richness, for in the Rockefeller property a segment of the rectangle is cut out by a neighbor's home which was unobtainable by the old king, and the ground dimensions are smaller.

HAPPY HOME-COMING

To add charm to the ensemble two of the Janss homes are to house two of the season's loveliest brides. Mrs. Harold Janss, formerly Miss Gladys, daughter of Mr. and Mrs. Arthur Letts, and Mrs. Dr. Edwin Janss-to-be, now Mrs. Florence Cluff of San Francisco, whose wedding is to take place next Wednesday.

The owners of the other two houses will be Dr. Peter Janss and Harold H. Braly.

Plans of the houses are to harmonize, but each is to be distinctive and contain the ideas and pet comforts of their respective owners. The whole property is to be laid out by a landscape gardener of national reputation and architects are to consult in arranging the building plans to fit in with the landscape scheme.

Tennis courts and formal gardens will be the features of the park. Hal Braly has been for years one of the foremost tennis players in California and other members of the family love the game for its sake and for its own merits.

HOW THE LAND LAYS

The property has a frontage of 200 feet on Windsor boulevard, 250 feet on Fifth street and 300 feet on Lorraine avenue, all in the fashionable new Windsor Square Tract recently opened by R. A. Rowan and Company at the western edge of the Wilshire boulevard district.

Dr. Peter Janss is to begin the construction of his home at Fifth and Windsor immediately, while Braly will erect a fine house on the adjacent corner at Fifth and Lorraine.

The house of Harold Janss will front on Lorraine. Dr. Edwin Janss will build on Windsor boulevard.

The real estate transaction yesterday was on a cash basis and the deal has had the careful consideration of the whole family.

Figure 11: "Whole Family on the Square." *LA Times*, September 9, 1911.

ALL IN THE FAMILY.

Two of Four Costly Homes to Be Built by Realty Men in Windsor Square Under Way.

Work is actively under way in Windsor Square, in the Wilshire boulevard district, on the costly home of Dr. Edwin Janss, and ground was broken within the last few days for the home of Dr. Peter Janss. Four houses are to be built on six large lots, the other two being those of Harold Janss and Harold H. Braly, son-in-law of Dr. Peter Janss, and a member, with the others, of the Janss Investment Company.

The home of Dr. Edwin Janss, the first of the four to be started, is of French Renaissance architecture. It is a twelve-room house, of cement exterior, with French windows, small balconies, porte cochere, sleeping porches and green Ludowick tile roof. The house was designed by J. Martyn Haencke, as is that for Dr. Peter Janss.

White enamel will be used throughout the interior. Living-room, reception hall and den extend across the front of the place. Dining-room, breakfast-room and other rooms are at the side, with kitchen and servants' quarters at the rear. Five large bedrooms, dressing-rooms and baths are on the upper floor. Dr. Peter Janss's house is also of French Renaissance type, but of another period than that of his son's home.

Figure 12: "All in the Family." *LA Times*, October 6, 1912.

Palatial.

WEST END HOUSE ITALIAN IN TYPE.

HOME OF REALTY MAN WILL BE
SHOW PLACE.

Both Architecture and Fixtures of New Windsor Square Mansion Follow Renaissance Ideals—Place One of Four Projected by Janss Family in One Tract.

One of the handsomest of the dwellings now nearing completion in the Wilshire district is that of Dr. Edwin Janss in Windsor Square. The house, designed by Architect J. Martyn Haencke, is of pure Italian Renaissance architecture, not only in exterior design, but in the arrangement of the rooms and the pattern of the interior fixtures.

The exterior is of white Medusa-silica finish, with the loggia in red quarry tile. Large French windows prevail, with iron balconies at the upper windows. The interior is all in antique ivory finish, excepting in the Pompeian palmroom, where there is a lattice-work effect, with verde antique finish.

On the first floor are the living-room, palmroom, dining-room, breakfast-room, kitchen, servants' quarters and bath. The upper floor has three bedrooms, sitting-room and nursery, sunroom, two sleeping porches, three baths and dressing-rooms. The roof is of green tile. All of the fixtures are of special design.

Last spring four members of the Janss family—Dr. Peter Janss, Dr. Edwin Janss, Harold Janss and Harold H. Braly—purchased six large lots in the heart of Windsor Square—four homes will be placed on the four corners of these lots, with a private park in the center of the large plot. The home for Dr. Peter Janss, the second to be built, is now in an advanced state of construction.

The Janss family has just purchased from R. A. Rowan & Co a seventh lot, across Windsor boulevard from their homes, and on this \$9000 plot will build a handsome garage and a large and costly greenhouse, removing these buildings from their private grounds.

Figure 13: "West End House Italian in Type." *LA Times*, December 29, 1912.



Figure 14: Dr. Edwin Janss Residence. *Los Angeles Times*, January 5, 1913.



Figure 15: Sale of Dr. Peter Janss Residence, March 1917. *Los Angeles Times*, March 9, 1917.

DEATH TAKES MRS. BRALY

Sudden Illness Fatal

*Member of Janss Family
Was Leader in Social
and Civic Affairs*

Life Closes

Mrs. Harold Hyde Braly, civic and social leader, died yesterday at 5 a.m. in St. Vincent's Hospital following a major operation.

Mrs. Braly became suddenly ill several days ago at her home, 10224 Charing Cross Road, Holmby Hills, where she lived with her mother, Mrs. Emma Janss, widow of Dr. Peter Janss, founder of the Janss Investment Corporation in 1901.

Her brother, Dr. Edwin Janss, is president of the Janss Corporation and another brother, Harold Janss, is executive vice-president.

CIVIC LEADER

Mrs. Braly had long been prominent here in philanthropic, club, social and charitable endeavors and was a member of several groups continually active in civic affairs.

She was born in Grand Island, Neb., in 1880. Her maiden name was Henrietta Janss. Her husband, Harold Braly, successful local business man, died several years ago.

Her social and welfare work in Los Angeles and in neighboring cities began in 1893 as a girl when she came here from her birthplace. She was one of the founders of the Junior League.

Among activities to which she gave freely of her time and fortune was her work for years as a member of the board of directors of the Children's Hospital and as a member of the executive board of the Community Chest.

OLYMPIC GAMES HOSTESS

In 1932 she was one of five local social leaders who were decorated with the Olympic gold pin of the German Olympic Committee for her work as one of the hostesses during the Olympic Games.

The garden of her Holmby Hills estate was one of the showplaces of the western part of the city. Working in it was one of her hobbies.

Funeral services will be conducted in her home at 3 p.m. today. Arrangements are under direction of the Forest Lawn Memorial Park.



Mrs. Harold Hyde Braly, who died yesterday.

Rev. John Bryant, pastor of St. Alban's Episcopal Church in Westwood, will officiate at the services to be followed by cremation at Forest Lawn Memorial Park and interment will be in the Janss family mausoleum in the Hollywood Cemetery.

Hundreds of honorary pallbearers have been named. Active pallbearers will be Antonio Moreno, Sheppard Mitchell, Gurney Newlin, Howard Schoder, C. L. Peck and Lyman McFie.

Besides her mother and brothers, she leaves three children, Mrs. Felton S. Hollister, Harold Hyde Braly and Robert James Braly, her grandson, Harold Hyde Hollister, and granddaughter, Holly Hollister.

Figure 16: Obituary of Mrs. Henrietta Braly. *Los Angeles Times*, October 5, 1935.

Dr. Edwin Janss, Land Developer, Dies at 77

Member of Prominent Southland Family Active in Promoting Westwood Village

Dr. Edwin Janss, a member of the family that developed Westwood and was active in the subdivision of many other Southland areas, died last night at St. Johns Hospital, Santa Monica. He was 77.

Cause of death was given as complications resulting from pneumonia.

Dr. Janss, who lived at 10060 Sunset Blvd., West Los Angeles, was a native of Grand Island, Neb., who moved to Southern California as a youth.

Graduate of SC

He graduated from SC, received his medical degree from Northwestern University and served his internship in Vienna. During World War II he served in the U.S. Navy as a surgeon.

At the close of the war he returned to Los Angeles, where he joined his father, the late Dr. Peter Janss, in the land development business. Dr. Peter Janss was the founder of the Janss Investment Co., now the Janss Investment Corp.

The firm, founded in 1910, developed more than 87,000 acres of real estate in the San Fernando Valley, Yorba Linda, South San Gabriel, Los Feliz and West Los Angeles, in addition to Westwood Village.

The Westwood Village development was begun in 1925. Dr. Janss' brother Harold was also an executive in the investment firm.

In 1934 Dr. Janss, chairman of the board of the corporation, and Harold Janss retired from active management, and the doctor's sons, Edwin Jr. and William, assumed active control.

The Janss Investment Corp. sold its West Los Angeles holdings and went out of the subdivision and land development business at that time. Since then the firm has operated as a diversified investment company, with emphasis on oil and real estate securities.

It also conducts the largest cattle-feeding operation in the world in the Coachella Valley. Its headquarters is now on Conejo Ranch near Thousand Oaks, where the Janss family has conducted thoroughbred horse breeding and extensive farming operations since 1911.

Dr. Janss also was a member of the Los Angeles Country Club and an active Southland society figure.

In addition to his brother and his sons, he leaves his widow, Mrs. Florence Cluff Janss, and eight grandchildren.

Funeral services will be conducted at 11 a.m. tomorrow in the Church of the Resurrection at Forest Lawn Memorial Park. Entombment will also be at Forest Lawn.

Pallbearers at the services will include business and social leaders who were associated with Dr. Janss during his career.

Figure 17: Obituary of Dr. Edwin Janss. *Los Angeles Times*, August 20, 1959.

Owner History: James P. and Emma G. Martin



Figure 18: James P. & Emma G. Martin, 1924. Source: ancestry.com

Windsore.

FINE HOMES PLANNED.

Several Recent Purchasers in Windsor Square Tract Preparing to Build Attractive Places—Three Eastern Capitalists Listed Among Intending Builders.

Several fine homes are to be started during the present summer in Windsor Square by recent purchasers in this Wilshire boulevard subdivision. James Martin, a retired capitalist from Sioux City, Iowa, is now having plans drawn for a large residence to be built on a site 200 feet square at the northeast corner of Fifth street and Windsor boulevard. The former Iowa man acquired the property from the Janss family, the deal having been handled, through the firm of Giles and Laack.

Activity.

NEW RESIDENCES.

Fine Places Now Being Planned for Windsor Square—Many Large Homes for Other Sections of West Side. Many Bungalows.

A number of fine homes are to be started within the next few weeks in Windsor Square by recent purchasers of building sites in the Wilshire district subdivision. Plans for several of these places are now being drawn and other owners have announced their intention of perfecting building arrangements in the near future. One firm, the Milwaukee Building Company, is now preparing designs for three of the new Windsor Square residences, a twelve-room house for H. L. Deering, an eleven-room house for Irwin J. Munn and a large dwelling for James Martin. Henry C. Lee and Horace Boon are among the other intending builders who are now having plans drawn.

Figure 19 & 20: Press Announcing James P. Martin's Property acquisition and Intention to Build. *Los Angeles Times*, April 22 & 29, 1917.

Records a Kick

LOS ANGELES, July 17.—[To the Editor of The Times:] I read newspapers every day and for years have been a consistent supporter of them as one of the greatest institutions in the world, so I feel that I have some right to register a kick especially as this is the first time that I have ever been moved to "write a piece for the paper."

My complaint is that in recent years some one who thought he knew what the readers wanted started the habit of carrying over a story from one page to another and putting it under a different headline on the second page. What's the idea?

It is surely the same story after it has been continued to another page, so why give it another name? When a fellow is greatly interested in a yarn it is bad enough to be forced to turn over several great big, chunky pages, but when the effort has been made to be forced to guess what the new caption may be, and start in on several articles before you find the right one is nothing short of maddening. Just as you have found the sequel to what you have been reading you forget where you left off and have to again turn the great big pages for a fresh start, remembering all the time the new name of the story on the other page.

It seems that the duty of editors would be to make their pages as easy to read as possible and when you start a story called "Big Railroad Strike" on page one, and carry it over to page six for heaven's sake call the story on page six "Big Railroad Strike."

Of course if there is a reason for a rechristening every time a yarn is continued to another page that is another matter, but to us who know nothing about a newspaper except that they are to try and to read, such a thing as a reason for so silly a method seems impossible.

JAMES P. MARTIN.

Figure 21: Editorial by James P. Martin. *Los Angeles Times*, July 24, 1922.

MARTIN. James P. Martin, beloved husband of Emma M. Martin, loving father of Mrs. John H. Cubbon, now in Surrey, England.

Rosary this evening 8 o'clock at the residence, 304 South Windsor Boulevard. Requiem mass Monday 11 a.m. at St. Brendan's Church, Thirtieth and Van Ness avenue. Cunningham & O'Connor, directors.

Figure 22: Death Notice of James P. Martin. *Los Angeles Times*, October 27, 1940.

Owner History: Henry & Cassie Boos



Figure 23: Henry Boos, undated.
Source: *Glancing Back Along* . . , 1926.



Figure 24: Henry & Cassie Boos Acquire Martin Residence for \$110,000. *Los Angeles Times*, April 2, 1922.

High-Class Residential Homes in Demand

The market in high-class residential income and business properties is showing a decided increase in activity, according to Arthur H. Laack of the firm of Laack & Williams, which reports the sale during the last few weeks of more than \$1,150,000 worth of property.

Fine homes sales aggregated \$700,000 of the total. The William M. Pettifils property at 545 South Plymouth Boulevard was sold for \$250,000; that located at 464 South Windsor Boulevard, formerly owned by Henry Boos, was sold for \$150,000; the home of Mrs. Clara R. Shatto, at 555 South Irving Boulevard was sold for \$62,500.

Figure 25: Henry Boos & Walter M. Pettifils Sell. *Los Angeles Times*, May 16, 1926.

Death Calls Henry Boos, Cafeteria Pioneer, 78

Henry Boos, 78, credited with opening the city's first cafeteria, died Monday night at his home at 545 S Plymouth Blvd. He had retired in 1946.

Mr. Boos was associated with his three brothers, Cyrus, who survives him, and John and Horace when the first self-service eating place was opened on 2nd St. between Broadway and Spring St.

With success, the operation expanded until at one time the four brothers operated five establishments in Los Angeles and two in San Francisco, besides one cafeteria on Santa Catalina Island.

Innovations for which they were responsible attracted notice all over the country and numerous other persons opened cafeterias modeled after the Los Angeles places.

Mr. Boos was born in Moscow, O., and came to Los Angeles in 1906, opening the 2nd St. cafeteria shortly after his arrival.

The restaurateur was a leader in the formation of the California Restaurant Men's Association and also of the national organization of restaurant men.

He leaves his widow Cassie. He also leaves his brother Cyrus, who lives in Beverly Hills; four sisters, Mrs. Fannie Shell, Cincinnati; Mrs. Bertha Bourell, Van Nuys; Mrs. Freda Burns, North Hollywood, and Mrs. Lillie Correll, Los Angeles.

Funeral services will be conducted in Grace Chapel, Inglewood Park Cemetery, at 2 p.m. tomorrow under the direction of the Isbell Mortuary. Interment will take place in the mausoleum.

Figure 26: Obituary of Henry Boos. *Los Angeles Times*, April 10, 1957.

Owner History: Walter M. Petitfils

**ANY DAY
AT LUNCH TIME**



DROP into a Petitfils store any day at lunch—or dinner—or after the theatre. Observe the full counters and tables, and the people waiting for a seat.

Good food, properly served, means success in a confectionery business. Experienced management translates this success into profits.

Net Earnings for 1922 of the W. M. Petitfils Store at 613-615 South Broadway were \$179,952.95. Based on five years of operation of this store, net profits of the four stores now owned and operated by PETITFILS CONFISERIE and managed by W. M. Petitfils are estimated at over \$564,995.

PETITFILS CONFISERIE Common Stock, priced at \$100 per share offers you an unusual opportunity to share in the earnings of this successful business. Based on the above figures annual net profits of the entire capitalization will be not less than 28%.

Let us send you full information today. There is no obligation.

Petitfils Confiserie
(INCORPORATED)

Fiscal Office
Suite 610 Mortgage
Guarantee Building
626 South Spring Street
Telephone
Metropolitan 5479

WITHOUT obligation, please send me your booklet "PROFITS IN SWEETS—THE STORY OF PETITFILS."

Name _____

Address _____

Figure 27: Petitfils Confiserie Advertisement.
Los Angeles Times, August 9, 1923.

**Windsor Square
Auction DeLuxe**
The Exquisite and Costly Furnishings
of
Mr. and Mrs. W.M. Petitfils
454 South Windsor Blvd.
To Be Sold by the Piece

Tuesday, August 2nd.
Commencing 10:00 A. M.

The Elaborate and Lavish Furnishings of this Palatial Home—the former residence of Mr. Henry Boos, prominently known in California, must be disposed of quickly, as this beautiful show place has just been sold, and Mr. and Mrs. Petitfils are taking up residence elsewhere.

Accordingly, we have been commissioned to sell all of the elegant appointments piece by piece to the highest bidder. Here will be found exquisite articles of the highest order—

ORIENTAL RUGS AND PERIOD FURNISHINGS
EXPRESSING THE DELICATE DEFTNESS OF MASTER CRAFTSMEN, a quality which we are certain will appeal to the most critical. Don't fail to take advantage of this great event.

Included in the Many Gorgeous Rugs—are a magnificent SARUK, 12x18, with unusually handsome design and coloring: ROYAL KASHAN, 15'3"x10'; 14'x17' KERMANSHAH; 9'x12' Rose Chenilles; ANTIQUE SARUK, 12'2"x8'6"; Lillihans, Ferghans, Kashan Saruks; Seraband and other ORIENTALS: Wrought-iron Onyx Marble Standard Table and Mirror; Carved Massive Roman Corner Chair; 10-pc. Reed Sun Room Set, with glass top table and all spring upholstered chaise longue; BEAUTIFUL CHASE BABY GRAND PIANO in mahogany case; hand-carved Library Table; heavily carved 2-pc. over-stuffed Old Rose Living Room suite; Exquisite Tapestry upholstered Occasional chair; Vernis-Martin cabinet and table; Mirrors; Handsome Bedroom suite, including an exceptionally lovely 9-piece suite in solid-mahogany, latest hand painted and decorated hardwood; Cretonne drapes, imported curtains, valances and portieres; massive 12-piece Dining Room suite; Teakwood and end tables; Reed Porch Set; Linens; Bed Covers; Electric Washer; Flatware; Silverware; Glassware; Utensils and everything that goes to make up a home of such splendor. Many other beautiful pieces too numerous to mention.

OPEN FOR INSPECTION
Sunday, July 31, and Monday, Aug. 1, 1 to 5 p.m.

By Auto or Bus, Wilshire Blvd. to Windsor Blvd. and North Two Blocks.

Figure 28: Petitfils Auction
Announcement. *Los Angeles Times*,
July 31, 1927.

Owner History: Dolores Costello Barrymore



Figure 29: Dolores Costello Barrymore, circa early 1930s.

Spanish Program to Be Played at Vruwink Home

A program of Spanish music by Paco Avellan will attract those interested in inter-American cultural relations to the home of Dolores Costello Vruwink, 454 S. Windsor Blvd., this afternoon at 3 o'clock.

Sonatas for piano by the classical Soler, Mateo, Albeniz and Ferrer, and characteristic numbers by the modern Vives, Enrique Granados, Isaac Albeniz and Manuel de Falla, will precede arrangements of songs and regional dances by Avellan.

Paco Avellan of Valencia has been in Mexico City 12 years and his works have been produced at the Beaux Arts Theatre there. He has taught and conducted for Escudero, Raquel Heller, Argentina and Argentina and was a student of Granados at the Barcelona University.

Figure 31: Vruwink's Host Spanish Musical Program. *LA Times*, March 23, 1941.

Dolores Costello Barrymore Weds Hollywood Physician

Couple Motor to Prescott, Ariz., for Ceremony
and Continue on Trip to Grand Canyon

BY JIMMIE FIDLER

Dolores Costello Barrymore, divorced wife of Actor John Barrymore, was married to Dr. John Vruwink, Hollywood and Beverly Hills physician, last Wednesday, friends here learned yesterday.

The couple quietly left Los Angeles last Friday or Saturday separately and each told friends they were just taking a trip.

WED IN PRESCOTT

The couple motored to Prescott, Ariz. They were married there, or in the near vicinity.

Yesterday they were on an automobile trip near the Grand Canyon, from which they expect to return to Hollywood soon.

Friends of the couple here were astonished to hear the news. Miss Costello repeatedly has denied that she and Dr. Vruwink intended to wed. They carried out their plans with the utmost secrecy.

DIVORCED IN 1935

Miss Costello was granted an interlocutory divorce decree in 1935 after seven years of marital life with Barrymore. She received her final decree Oct. 26, 1936.

Shortly thereafter she was seen in the company of Dr. Vruwink frequently, but insisted that they were merely good friends.

Two weeks after the divorce Barrymore married Elaine Barrie. Early this year Elaine filed suit for divorce against John, who countered by filing a suit for separation and an accounting of \$300,000 of his funds in New York.

Figure 30: Dolores Costello Barrymore Weds Dr. John Vruwink. *Los Angeles Times*, December 2, 1939.

Owner History: Odell S. McConnell



Figure 32: Odell S. McConnell, undated.

Purchase of Home Plus Improvements Totals \$85,000

The two-story Mediterranean home at 709 N Walden Drive, Beverly Hills, has been sold by Jules Goldstone to E. A. Parkford, it was reported by the Lawrence Block Co.

The purchase together with contemplated improvements will represent total investment of approximately \$85,000, it was disclosed.

Also announced was that a home at 454 S Windsor Blvd., Los Angeles, has been purchased by Odell McConnell from Dr. John Vruwink for \$37,500. Frank D. Tatum Co. acted as co-operating broker.

Another deal was the sale of a California bungalow at 915 S Genesee Ave., Los Angeles, by Amos Friedman to Meyer E. Hersch for \$20,000.

Figure 33: McConnell Buys for \$37,500. *Los Angeles Times*, December 23, 1951.

Ropers Entertained at McConnell Party

BY MARGARET McKNIGHT

There was a warm and friendly aura at Odell McConnell's party Sunday night. This charming and well-loved bachelor has a large home in Windsor Square, a frequent focal point of delightful hospitality. For this evening torches flamed from the high walls encircling the formal gardens and pool.

The house was filled with shaggy chrysanthemums and Odell's prize orchids blooming from exquisite urns. Outside, brilliant umbrellas stood tilted, New Orleans style, over wrought-iron tables and chairs and the large garage was transformed to a garden nook of ferns and Japanese lanterns.

There were easily 300 there to greet Odell's house guests, Adm. John W. Roper,

USN, and Mrs. Roper of Coronado . . . the Henry Batemans, Robert Brants, Robert Bundys, Edward Carters, Walt Disneys, William Sessions Jr., Lowell Wilsons, Neil Petrees, Dr. and Mrs. Francis Griffin (Irene Dunne), the Frank Kranzes and Charles O. Matchams.

Mmes. Kerry Robinson and Edward Mann were enjoying the inside buffet talking with

Turn to Page 2, Column 3



A GLORIOUS WELCOME TO TOWN was given Adm. John Roper, USN, right, and Mrs. Roper by Odell McConnell, standing, at cocktail-buffet Sunday evening for 300.
Times photo by Edward Gerner

Figure 34a: McConnell Party. *Los Angeles Times*, August 21, 1956.

Odell McConnell, Law Center Founder

A Los Angeles lawyer for more than six decades, McConnell died Thursday at his home in Hancock Park after a series of strokes.

Pepperdine President David Davenport said. "Through his friendship and wise counsel, he has made an impact on the lives of lawyers for generations to come."

"It stands as a magnificent tribute to the man who made it possible," Runnels said.

McConnell's financial support made possible the law school's move from Orange County to the Malibu campus in the late 1970s.

"Today's young people will control and determine the welfare of our nation tomorrow with its cherished democratic institutions," McConnell said at the 1976 groundbreaking. "I feel very humble and grateful to have been offered the opportunity to play a major part in creating a law building named in my honor, where students are taught the ideals of a free society based on laws that reflect honor and equal justice for all."

Born in Montana in a long family line of lawyers and judges, McConnell was educated at Yale University and Harvard Law School.

He served in the U.S. Navy during World War I and re-enlisted as a lieutenant commander during World War II.

In addition to his work at Pepperdine, which included serving as a member of the university and the law school boards, McConnell helped establish the Hathaway Home for Children. He also was a patron of the Los Angeles County Music Center and a former trustee of Immanuel Presbyterian Church.

He is survived by a nephew, Alexander Thomason, Lakeworth, Fla. The family has asked that any memorial contributions be made to the Odell S. McConnell Scholarship at Pepperdine School of Law.

Figure 35: Obituary of Odell S. McConnell, *Los Angeles Times*, May 9, 1992.

Public Record: Permit History

Permit #	Date	Description	Architect/Engineer	Builder/Contractor	Owner
4008	8/3/18	Construction: 2-story, 12 room residence. 60x40 ft, max height 30 ft, concrete foundation, redwood mudsills, tile roof, one brick chimney. \$26,250. (including garage, below)	(A) Frank L. Meline	Frank L. Meline	James P. Martin
4009	8/3/18	Construction: 1½-story, 4 room garage. 35-4x23-8, max height 20 ft, concrete foundation, redwood mudsills, tile roof, one brick chimney.	(A) Frank L. Meline	Frank L. Meline	James P. Martin
22792	8/10/27	Alteration: a) enlarge breakfast nook & kitchen window, b) remodel & enlarge hall closet, convert into a lavatory, c) enclose 2nd floor southeast porch and remodel master bathroom. \$3,000.	(A) Barker Bros. Studio	West Bros.	Edgar L. Marston
25492	9/3/27	Alteration: a) enclose 23x7 ft sleeping porch on 2nd floor, b) build a new screen porch off 1st floor of north elevation. \$800.	(A) Barker Bros. Studio	West Bros.	Edgar L. Marston
29628	10/23/28	Addition: one room to residence, \$1,750.	(A) United Pacific Security Corp.	B. Tanner	Edgar L. Marston
18579	11/16/32	Alteration: recover, with canvas, 17 rope pull up awnings on 1st and 2nd floors. \$170.		William H. Hoegee Co.	Edgar L. Marston
66188	8/3/53	Construction: swimming pool, 35x15 ft, \$2,300.	(E) Pete Whitehill	Paddock Engineering Co.	Odell S. McConnell
39868	7/31/95	Alteration: remodel kitchen & family room. \$50,000.	(A) Mary Pickhardt	Alisal Construction	Frederick McKnight
38467	7/15/96	Alteration: repair portion basement wall, "carport," & porch. \$20,000.	(E) Rob Rodgers	Bunge Construction	Frederick McKnight
00016-10000-24029	12/14/00	Alteration: remodel master bedroom & bath. \$15,000.	(E) Omer Bilge	Frederick McKnight	Frederick McKnight
09014-10000-02249	9/15/09	Alteration: a) add new bath above breakfast room (150 sqft), b) remodel two adjacent bedrooms & baths. \$40,000.	(A) Anthony Zubick	Wesley C. Walraven	Wesley C. Walraven
13016-10000-22905	11/5/13	Alteration: seismic upgrading. \$5,950.		Seismic Safety Co.	Eric Andersen

Figure 36: Comprehensive building permit list.



PLANS, SPEC. FORM 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

2

Application for the Erection of Frame Building 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 ASSESSOR PLEASE VERIFY

Lot No. 81 + 850 ft. 82 Block 1390
(Description of Property)
(N.E. corner of 5th and Union 150 on Union)
District No. 29 M. B. Page 29 F. B. Page 220

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

454 (Location of Job)
Windsor Blvd (Street)
(USE INK OR INDELEBIL PENCIL)

1. Purpose of Building Residence No. of Rooms 12 No. of Families one

2. Owner's name James Martin Phone 579216

3. Owner's address 422 Lucerne Blvd

4. Architect's name Frank & Melvin Phone Holly 1689

5. Contractor's name " Phone "

6. Contractor's address 1778 Hollywood Blvd Phone 25 000 00

7. ENTIRE COST OF PROPOSED WORK Including Plumbing, Gas Fitting, Sewers, Occupants, Elevators, Painting, Finishing, etc. \$25,000.00

8. Any other buildings on the lot? Yes How used? Garage (Plumber)

9. Size of proposed building 6 x 40 Height to highest point Thirty feet

10. Number of stories in height Two Character of ground gravel

11. Material of foundation Concrete Size footings 16" x 24" Size wall 14" Depth below ground 24" to 30"

12. Material of chimneys Brick Number of inlets to flues one Interior size of flues 8" x 12"

13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6

EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3

Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 8

Second floor joists 2 x 12 Third floor joists " Specify material of roof Tile

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.

PLN 7-30 7/29/18 (Sign here) Frank & Melvin (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 4008	Plans and specifications checked and found to conform to Ord. (Use Ink) <u>[Signature]</u> Plan Examiner.	Application checked and found O. K. (Use Rubber Stamp) AUG 3 1918 Clerk.	Stamp "Valid" when "Permit" is ALG 3 1918 BUILD
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\$40.00 5000 40.00

Figure 37: Original residence building permit, 1918.

(Orig. Form 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

2 Application for the Erection of Frame Building
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 execution 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.

Lot No. 81 Block 150 ft of 82
(Description of Property)
Tract # 1340
(N.E. Cor. of 5th and Windsor) 150' on Windsor
District No. 29 M. B. Page 29 F. B. Page 220

TAKE TO ROOM No. 6 FIRST FLOOR ASSESSOR PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 454 Windsor Blvd Street
(Location of Job)
(USE INK OR INDELIBILE PENCIL)

1. Purpose of Building Garage No. of Rooms 1 No. of Families 1
2. Owner's name James Martin Phone 579316
3. Owner's address 452 Lucerne
4. Architect's name Frank P. Melnick Phone 1687
5. Contractor's name " Phone "
6. Contractor's address 6778 Hollywood Blvd
7. ENTIRE COST OF PROPOSED BUILDING 1250.00 Including Plumbing, Gas Fitting, Sewer, Casework, Elevators, Painting, Finishing, etc. Residence
8. Any other buildings on the lot? Yes How used? Residence
9. Size of proposed building 28' x 35' 4" Height to highest point Twenty feet
10. Number of stories in height One and one half Character of ground Gravel
11. Material of foundation Concrete Size footing 16" Size wall 8" Depth below ground 18"
12. Material of chimneys Brick Number of inlets to flues one Interior size of flues 12" x 12"
13. Give sizes of following materials: REDWOOD MUDSILLS 2x6 Girders none
EXTERIOR studs 2x6 INTERIOR BEARING studs 2x4 Interior Non-Bearing studs 2x3 Ceiling joists 2x4 Roof rafters 2x6 FIRST FLOOR JOISTS None
Second floor joists 2x12 Third floor joists " Specify material of roof Tile

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.

(Sign here) Frank P. Melnick (Drawn or authorized agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 4009 Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink) James Martin Plan Examiner

Application checked and found O. K. (Use Rubber Stamp) AUG 3 1918 Clerk

RECEIVED
AUG 3 1918
TOWNSHIP

#360
5
Bullock

Figure 38: Original garage building permit, 1918.

FRANK LOUIS MELINE



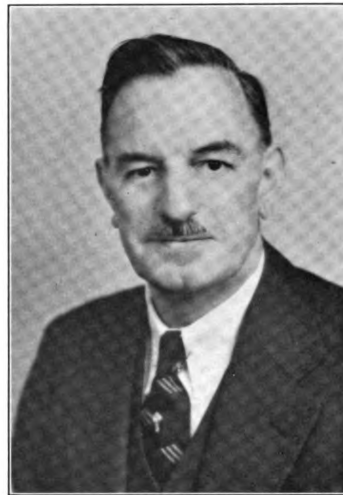
Figure 39: Frank L. Meline, undated. Source: *The National Cyclopaedia of American Biography*, 1947.

newspaper in the city. Upon the death of Smith in 1922 Warren Charles Fairbanks, an elder brother of Richard Fairbanks, became president of the Indianapolis News Publishing Co. and when he died in 1938 Frederick Cole Fairbanks (q.v.) assumed the office. Richard Fairbanks continued as vice president until the death of Frederick C. Fairbanks in 1940, when he became president and publisher. In the spring of 1944 the News acquired radio station WIBC and he was elected its president. From 1930 to 1940 he was president of the American Switch & Frog Co. He was a member of the Masonic order (32d degree, Shriner), I.O.O.F., Delta Kappa Epsilon and the Columbia, Woodstock, Dramatic and University clubs of Indianapolis. In religion he was a Methodist and in politics a Republican. His chief recreations were horse racing and bridge. He was married twice: (1) in Indianapolis, June 7, 1911, to Louise, daughter of Harold Hibben of that city, a merchant; she died in 1912; (2) in Indianapolis, Nov. 14, 1918, to Robertine, daughter of Robert Buchanan of that city, a merchant. By his first marriage he had a son, Richard Monroe, and by his second a son, Michael Buchanan Fairbanks. He died in Indianapolis, July 26, 1944.

MELINE, Frank Louis, builder and realtor, was born in Jacksonville, Ill., Aug. 5, 1875, son of Joseph and Mary (Fortado) Meline. His father, a farmer, was born on the island of Madeira and came to America in 1845. Frank L. Meline was educated at Jacksonville public schools and the Springfield (Ill.) Business College. After leaving school he worked for short periods as a bookkeeper and salesman with local business firms. In 1902 he moved to Los Angeles, where he was employed as a window dresser by the Hamburger Department Store. He had worked his way to the position of merchandise display manager when he left in 1912 to enter the building business. During the ensuing years he constructed some of the largest and finest homes in Hollywood, Beverly Hills, Pasadena and Los Angeles. Other buildings constructed by him include the Fifth Church of Christ, Scientist, and the Garden Court apartments in Hollywood. In 1919 he went into the real estate business, continuing his building activities until 1924. Operating as the Frank Meline Co., he placed on the market some of the finest residential districts in the environs of Los Angeles. He was the exclusive agent for properties on Lake Arrowhead and in Beverly Hills and during 1919-21 sold more than 50 per cent of the real estate in Beverly Hills. He was the original developer of California Riviera, Castellamarre and Brentwood Green and one of the original developers of Bel-Air, and was engaged in other real estate enterprises, including several recreational beach projects. In 1941 he sold his real estate business and thereafter devoted himself to the laundry and cleaning businesses that he had entered in 1913. His first venture in this field was the Hollywood Laundry, which was a pioneer in establishing a regular service to homes. Later he acquired the California Laundry and the Beverly Hills Laundry. In 1933 he bought the City Dye Works, the oldest cleaning and dyeing establishment in Los Angeles, which under his management became the largest on the Pacific coast. All these properties were operated by the Laundry Properties Co., Inc. During 1924-27 he was a member of the board of harbor commissioners of Los Angeles. He was a member of the Los Angeles Athletic, Hollywood Athletic, Long Beach, Bel-Air Country, Vermajo Hunting, Brentwood

Country and Santa Monica Swimming clubs. In religion he was a Christian Scientist and in politics a Republican. He was married in Springfield, Ill., Nov. 28, 1901, to Alma Henrietta, daughter of Frank Wallace Wellman, of that place, a tobaccoist, and they had a son, Frank Wellman Meline (died in infancy). Frank L. Meline died in Los Angeles, Calif., Aug. 17, 1944.

GILLIS, Alexander James, urologist, was born in Carbondale, Pa., Oct. 13, 1888, son of Alexander Francis Gillis, a physician, and Anna Amelia (Boyle) Gillis. He received his pre-medical education in his native town and at St. Thomas' College, Scranton, Pa., and then entered the College of Physicians and Surgeons, Baltimore, Md., where he was graduated M.D. in 1914. Later he took a graduate course in pediatrics. During 1915-17 he was assistant superintendent of Sydenham Hospital, in Baltimore, leaving that position when the United States entered the First



World War to join the medical corps of the U.S. army. Four months after his arrival in France he was gassed and later received a serious shrapnel wound. He served overseas with a British army unit and was decorated with the British Military Cross as well as the American Order of the Purple Heart. After his return to the United States and while convalescing, he studied urology at the Mercy and Johns Hopkins hospitals in Baltimore, serving as an intern at the former institution. Later he was appointed assistant urologist at the Colonial Hospital, Baltimore, and opened an office for the private practice of his specialty. In 1922 he became chief urologist at the Mercy Hospital, holding that position until 1937 when failing health forced him to retire. For a number of years he was also clinical professor of genito-urinary surgery at the University of Maryland Medical School. Much of his private practice was charitable. Gillis was a fellow of the American College of Surgeons and a mem-

Figure 40: Frank L. Meline (1875-1944), undated. Source: *The National Cyclopedica of American Biography*, Vol. 33, 1947.



Figure 41: Frank Meline Co. Offices at Beverly Boulevard and Western Avenue, 1924.

Source: California Historical Society Collection, USC Library, #DW-1924-49-62.



Figure 42: Garden Court Apartment Hotel (1918), Frank Meline. 7021 Hollywood Boulevard. 1924.

Source: Los Angeles Public Library, #00038220.

Frank Meline Design Build Commissions in Windsor Square



Figure 43: W.J. Toomey Residence (1918),
425 S. Plymouth Boulevard.



Figure 44: C. Samuels Residence (1918),
425 Lorraine Avenue.



Figure 45: J.L. Byrne Residence (1919),
403 S. Windsor Boulevard.



Figure 46: Otto Sweet Residence (1919),
505 S. Windsor Boulevard.

Source: GoogleEarth.com



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