T.O. McCoye Papers MS.134

Sonja Carlson
William H. Hannon Library, Archives & Special Collections, Manuscripts
2018
Loyola Marymount University
William H. Hannon Library, Archives and Special Collections
1 LMU Dr.
Los Angeles, CA 90045
special.collections@lmu.edu
URL: http://library.lmu.edu/archivesandspecialcollections/
Abstract: This collection consists of photographs, negatives, maps, brochures, notary books, newspapers, and miscellaneous office materials related to T.O. McCoye Co., Dickinson & Gillespie Real Estate, and the overall development of the Playa Del Rey area in the 1920s-30s.

Scope and Contents
The materials in this collection were kept by T.O. McCoye throughout his career and reflect the steady development of the Playa del Rey area of Los Angeles in the 1920s and 1930s. In addition to personal office papers, this collection includes maps of Los Angeles and brochures that could have been used to entice buyers to the rapidly expanding cityscape. Included in these brochures are materials from the Los Angeles Chamber of Commerce and various entertainment events that took place in the area, including programs from Santa Anita Park, the Del Rey Palisades Amphitheater, Camp Loyola, and the 1932 Olympics games.

Ranging from 1925 to 1964, the newspapers included in this collection primarily focus on politics and events relating to the development of the Playa del Rey area. Occasionally there are mentions of historically significant people or Los Angeles events. Many of the clippings are advertisements for T.O. McCoye Co.

The large collection of photos and negatives are largely unidentified but depict infrastructural development of the Playa del Rey area, homeowners, and daily activities in the area. Many of the homes depicted in the photos were demolished with the creation and expansion of Los Angeles International Airport.

Biography
Thurlow Orrin (T.O.) McCoye was born in Los Angeles in 1893 and began working as a real estate salesman for the developer Dickinson & Gillespie Corporation in 1921. When Dickinson & Gillespie closed in 1929 due to the economic struggles of the Great Depression, T.O. decided to open his own real estate sales and building contractors company. With the help of his mother-in-law, T.O. McCoye opened T.O. McCoye Co. in 1930. In addition to running this company, McCoye also owned the Arden Farms Market on Culver Boulevard and was a volunteer firefighter.

In 1960 McCoye retired, moved to Malibu, and built the Escodido Canyon Retreat, a large botanical garden with accompanying redwood and fruit tree groves that are now a part of the Santa Monica Conservancy. T.O. McCoye died in 1981 and his ashes were scattered throughout Escodido Canyon Retreat.

Arrangement
The collection is arranged by item type in folders. See the box and folder list for the contents.

Access
Collection is open to research under the terms of use of the Department of Archives and Special Collections, Loyola Marymount University.

Publication Rights
Materials in the Department of Archives and Special Collections may be subject to copyright. Unless explicitly stated otherwise, Loyola Marymount University does not claim ownership of the copyright of any materials in its collections. The user or publisher must secure permission to publish from the copyright owner. Loyola Marymount University does not assume any responsibility for infringement of copyright or of publication rights held by the original author or artists or his/her heirs, assigns, or executors.

Preferred Citation
[Identification of item], Box and Folder number, Loyola Marymount University T.O. McCoye Papers, MS134, Department of Archives and Special Collections, William H. Hannon Library, Loyola Marymount University.

Separated Materials
1 hard drive 1 notary notebook (poor condition. facsimile may be available)

Custodial History
Many of the materials in this collections were found by Brad Fowler in a trailer at T.O. McCoye's Escondido Canyon Retreat. These materials were later given by Mr. Fowler to Mr. Tom McMahon to oversee the donation to Loyola Marymount University.
Related Materials
The materials in this collection pertaining to T.O. McCoye's time with Dickinson & Gillespie may overlap with the Fritz Burns papers, also located within the Loyola Marymount University Special Collections and Archives. Fritz Burns was vice-president of Dickenson & Gillespie real estate firm in the 1920s, and oversaw the development of Palisades Del Rey (now Playa Del Rey).

Immediate Source of Acquisition

Subjects and Indexing Terms
Rancho La Ballona
Los Angeles (Calif.) -- History
Ballona Creek (Calif.)
Ballona Wetlands (Calif.)
Boards of trade
Olympics--History
Olympics programs
California - Maps
Real estate development
Real estate developers -- California, Southern -- Biography -- Sources
Real estate development -- California, Southern -- History -- Sources
McMahon, Tom

Photographs
Scope and Contents
Photographic prints of varying sizes depicting houses, people, and places in T.O. McCoye's business and life. Photos were taken or otherwise collected by T.O. McCoye.

Physical Characteristics and Technical Requirements
Photos are in various physical states with some yellowing.

Arrangement
A few photos have identifying information on the back, but the photographs are generally organized by pictorial content.

box 3, folder 1
2 large photos - Dickinson & Gillespie Annual Picnic
box 3, folder 2
5 large photos - men at beach and cycling
box 3, folder 3
5 large photos - miscellaneous
box 3, folder 4
10 photos - miscellaneous buildings 1 of 2
box 3, folder 5
13 photos - miscellaneous buildings 2 of 2
box 3, folder 6
8 photos - "McCoye" houses
box 3, folder 7
10 photos - construction
box 3, folder 8
10 photos - near ocean
box 3, folder 9
15 photos - miscellaneous
box 4, folder 1
1 large photo - signed male headshot
box 4, folder 2
1 large photo - signed Dorothy Gordon headshot
Negatives

Scope and Contents
Photographic negatives taken or accumulated by T.O. McCoye for personal or business purposes.

Physical Characteristics and Technical Requirements
Some negatives show signs of silver mirroring, which may affect quality of scans.

Arrangement
The negatives are organized according to the separated groups created by Tom MacMahon during his digitization process.

box 1, Folder 1  
12 negatives - "Sharon 1... Speedway"

box 1, folder 2  
6 negatives - "dredging & misc"

box 1, folder 3  
13 negatives - "unknown areas"

box 1, folder 4  
3 negatives - "TLM scanned"

box 1, folder 5  
8 negatives - "TLM scanned"

box 1, folder 6  
12 negatives - "people houses"

box 1, folder 7  
6 negatives - "houses - surf/pali"

box 1, folder 8  
11 negatives - "houses - not scanned"

box 1, folder 9  
9 negatives - "houses - not scanned"

box 1, folder 10  
10 negatives - "scanned" 1 of 2

box 1, folder 11  
11 negatives - "scanned" 2 of 2

box 1, folder 12  
12 negatives - "houses - not scanned" 1 of 3

box 1, folder 13  
11 negatives - "houses - not scanned" 2 of 3

box 1, folder 14  
11 negatives - "houses - not scanned" 3 of 3

box 1, folder 15  
11 negatives - "houses del rey" 1 of 3

box 1, folder 16  
10 negatives - "houses del rey" 2 of 3

box 1, folder 17  
10 negatives - "houses del rey" 3 of 3

box 1, folder 18  
8 negatives - "houses PDR" 1 of 3

box 1, folder 19  
10 negatives - "houses PDR" 2 of 3

box 1, folder 20  
10 negatives - "houses PDR" 3 of 3

box 1, folder 21  
15 negatives - "scanned 2x3s" 1 of 4

box 1, folder 22  
15 negatives - "scanned 2x3s" 2 of 4

box 1, folder 23  
15 negatives - "scanned 2x3s" 3 of 4

box 1, folder 24  
18 negatives - "scanned 2x3s" 4 of 4

box 1, folder 25  
11 negatives - "houses - not scanned" 1 of 3

box 1, folder 26  
11 negatives - "houses - not scanned" 2 of 3

box 1, folder 27  
11 negatives - "houses - not scanned" 3 of 3

box 1, folder 28  
12 negatives - "houses - not scanned" 1 of 3

box 1, folder 29  
12 negatives - "houses - not scanned" 3 of 3

box 1, folder 30  
11 negatives - "houses - not scanned" 3 of 3

box 1, folder 31  
10 negatives - "T.O. McCoye shots"

box 1, folder 32  
10 negatives - "1920-1930s PDR people?" 1 of 2

box 1, folder 33  
10 negatives - "1920-1930s PDR people?" 2 of 2

box 1, folder 34  
11 negatives - "PDR early houses or businesses"

box 1, folder 35  
15 negatives - "TLM scanned"

box 1, folder 36  
8 negatives - "dredging Marina or Ballona creek"

box 1, folder 37  
10 negatives - "Sharon 1 speedway"

box 1, folder 38  
6 negatives - "TLM scanned"

box 1, folder 39  
10 negatives - "houses" 1 of 2

box 1, folder 40  
10 negatives - "houses" 2 of 2
Newspapers

Scope and Contents
The newspapers collected by T.O. McCoye chronicle the story of Playa del Rey’s land development and related infrastructural politics. Newspapers include the Los Angeles Evening Herald, Palisades Del Rey Press, and the LA Times.

Physical Characteristics and Technical Requirements
These old newspapers are delicate at best. Many show signs of brittle onion skinning and should be handled with care.

Separated Materials
Newspapers showing signs of severe water damage, rodent chewing, or mold were separated for preservation purposes.

Arrangement
Arranged chronologically by publication date when visible.

box 4, folder 3
- Palisades Del Rey Press Pictorial - n.d.
box 4, folder 4
- 19 miscellaneous newspaper clippings - 1930s
box 4, folder 5
- 39 miscellaneous newspaper clippings - n.d.
box 4, folder 6
- Newspapers 1925-1927
box 4, folder 7
- Newspapers 1928 1928
box 4, folder 8
- Newspapers 1934-1936 1934-1936
box 4, folder 9
- Newspapers 1937-1938 1937-1938
box 4, folder 10
- Newspapers 1952-1964 1952-1964

Brochures
Scope and Contents
The brochures in this collection are related to T.O. McCoye Co., Dickinson & Gillespie real estate, or Los Angeles in the 1920s and 1930s.

Physical Characteristics and Technical Requirements
Some are black and white and others in color. All are delicate with some deterioration of corners, and along bindings. Many have strong fold creases with some tearing along the crease. Some include rusted staples along the bindings that cannot be removed without risking the structural integrity of the booklet.

Arrangement
Generally arranged by creator (when apparent) or content.

box 2, folder 3
- 8 miscellaneous brochures - 1 of 2
box 2, folder 4
- 9 miscellaneous brochures - 2 of 2
box 2, folder 5
- 9 LA Chamber of Commerce papers and brochures
box 2, folder 6
- LA Chamber of Commerce Books - 1 of 2
box 2, folder 7
- LA Chamber of Commerce Books - 2 of 2

Maps
Scope and Contents
Includes maps of local roadways, attractions, and train routes. Includes the oldest element of the collection, a city map of Los Angeles dating back to 1893.

Physical Characteristics and Technical Requirements
Delicate, brittle paper with signs of yellowing. Many strong folds with minor tears.

box 2, folder 1
- 7 maps - 1 of 2
box 2, folder 2
- 5 maps - 2 of 2

Business papers and materials
Scope and Contents
Includes business cards, stationary, stamps, notarial records, address books, and miscellaneous invoices and receipts related to T.O. McCoye Co..

Arrangement
Larger items are foldered individually with other papers organized by content type.
box 2, folder 9  Dickinson & Gillespie maps and brochures
box 2, folder 10  T.O. McCoye Co. brochures and business cards
box 2, folder 11  2 T.O. McCoye Co. informational flyers
box 2, folder 12  5 sheets "McCoye-Gram" stationary
box 2, folder 13  15 miscellaneous receipts from McCoye family
box 2, folder 14  11 miscellaneous Palisades Del Rey Water Company invoices to T.O. McCoye
box 2, folder 15  T.O. McCoye's Address Book - n.d.
box 2, folder 16  T.O. McCoye's Notarial Record - December 1931 to March 1939 1931-12-1939-03
box 5  T.O. McCoye stamps and sponge
  Scope and Contents
  Includes 2 stamps - "McCoye-Grams" and a square map White sponge with printed McCoye logo and contact information

Miscellaneous papers
 Scope and Contents
Includes school and health records for members of the Holloway family, as well as NRA stickers and the front page of the July 1936 "The Grape Vine," the official organ of the LA Firemen's Relief Assn.

box 2, folder 8  11 miscellaneous papers