INVENTORY OF THE DOMINGUEZ LAND CORPORATION, 1911-1950, bulk 1912-1927

Finding aid prepared by Erin Kurinsky
California State University, Dominguez Hills
Archives & Special Collections
University Library, Room G-145
1000 E. Victoria Street
Carson, California 90747
Phone: (310) 243-3895
URL: http://www.csudh.edu/archives/csudh/index.html
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Descriptive Summary
Title: Dominguez Land Corporation Collection,
Dates: 1911-1950,
Collection Number: Consult repository.
Creator: Dominguez Land Corporation
Extent: 35 boxes [17.5 linear ft]
Repository: California State University, Dominguez Hills Archives and Special Collections
Archives & Special Collection
University Library, Room G-145
1000 E. Victoria Street
Carson, California 90747
Phone: (310) 243-3013
URL: http://www.csudh.edu/archives/csudh/index.html
Abstract: Records of the Dominguez Land Company (1911-1941). Included in the collection are contracts and grant deeds detailing the sale of land throughout the city of Torrance, CA, as well as related correspondence and legal documentation. Also includes documentation of the history of the Dominguez Land Corporation, and details of its sale to Remco-Real Estate Management Company in 1941.
Language: Collection material is in English
Access
There are no access restrictions on this collection.
Publication Rights
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Preferred Citation
[Title of item], Dominguez Land Corporation Collection, Courtesy of the Department of Archives and Special Collections. University Library. California State University, Dominguez Hills
Acquisition Information
The collection was donated by Remco-Real Estate Management Company in 2009.
Processing Information
The collection was processed by Erin Kurinsky and Kim Cameron, 2010.
History
The Dominguez Land Company was originally formed in 1911 under the leadership of Jared Sidney Torrance, who was company president. Original stockholders included Merris Hellman, Joseph F. Sartori, John S. Cravens, Dr. W. Jarvis Barlow, and Torrance. In 1911, they purchased 2,792 acres of land (at $350 per acre) from the Dominguez Estate Company and 730 acres from the Del Amo Estate Company (each owned by the daughters of Manuel Dominguez). That land was broken up into lots and sold off, eventually forming the city of Torrance, CA. In 1912, the Dominguez Land Company incorporated and became known as the Dominguez Land Corporation.
Torrance was originally envisioned as a town where residence, business, and industrial lands coexisted. Workers in the town's factories and businesses could find a home close to their place of employment. Jared Torrance believed that a man who enjoyed his work and owned his own home would remain in the community and contribute to the community. This philosophy of mixed development is evident in the variety of land contracts sold by The Dominguez Land Company, which included contracts for business, industrial, and residential property.
In 1921, oil was discovered in Torrance, and the Dominguez Land Company soon began offering oil land for sale. In 1922, the Dominguez Land Corporation formed a lease agreement with the Standard Oil Company, allowing the Standard Oil Company sole rights to drill for oil in the city of Torrance. In 1926, the Dominguez Land Company also sold a large portion of oil land to the Chanslor-Canfield Midway Oil Company.
By 1941, the Dominguez Land Corporation had liquidated much of its assets. The remains of the company, including office furniture, records, and any future assets which may be found, were purchased by Remco-Real Estate Management Company, a company founded in 1927 by former Dominguez Land Corporation president, Donald Findley.
Scope and Content
This collection documents the sale of individual plots of land in the city of Torrance, CA. The collection is organized according to contract numbers assigned to each sale by the Dominguez Land Corporation, which they have termed "agreements". Each agreement contains either a contract for the sale of land (residential, business, industrial, oil, or undeveloped land, though later documents are simply noted as "sales contracts" without delineating the type of land being sold) or a grant deed for land, though usually both documents are found in each agreement. The sales contracts include details on mortgage arrangements and restrictions on building (for unimproved properties), as well as ledgers detailing payments made on the property. Each agreement may also contain correspondence relating to the agreement (both hand-written and typed), as well as company memos (generally orders to draw up grant deeds). Finally, additional legal documents, such as quitclaim deeds and affidavits, may be included in the agreements.

Within the second series, there are four subseries included. The first subseries includes other land agreements, including the lease agreement between the Dominguez Land Corporation and the Standard Oil Company and the sales agreement between the Dominguez Land Corporation and the Chanslor-Canfield Midway Oil Company, as well as a sales contract with the Pacific Electric Railway Company. Another subseries includes the By-Laws and Articles of Incorporation for both the Dominguez Land Company and the Dominguez Land Corporation. A third subseries details the dissolution and sale of the Dominguez Land Corporation to Remco-Real Estate Management Co., and a fourth subseries includes stockholder and bond holder information on the Dominguez Land Corporation.

**Arrangement**

Arranged in two series:

- Series I. Agreements, 1912-1927
- Series II. Corporate Documents, 1911-1950

**Subjects**

- Commercial real estate--California--Torrance.
- Contracts for deeds--California--Torrance.
- Deeds--California--Torrance.
- Industrial real estate--California--Torrance.
- Land grants--California--Torrance.
- Oil and gas leases--California--Torrance.
- Real estate business--California--Torrance--History.
- Real estate development--California--Torrance--History.
- Real estate transactions.
- Residential real estate--California--Torrance.

**Corporate Names**

- Chanslor-Canfield Midway Oil Company
- Dominguez Land Company
- Dominguez Land Corporation
- Remco-Real Estate Management Co.
- Standard Oil Company (Library of Congress)
- Title Insurance and Trust Company (1893-1968)(Library of Congress)

**Geographic Areas**

- Torrance (Calif.)
Series 1. **Agreements, 1912-1927**

Physical Description: 34 boxes [17 linear feet]

Scope and Content Note

This series includes contracts for the sale of improved and unimproved residential properties, unimproved business properties, unimproved industrial properties, land, and oil land in the city of Torrance, CA. It includes sales contracts, grant deeds, account ledgers, related correspondence, internal memos, applications for the purchase of property, county tax receipts, legal documents such as quitclaim deeds and affidavits, and other documents related to the sales contracts, as well as the original folders with annotations which stored the agreement documents. The series is arranged in order of contract number, which was assigned to each agreement by the Dominguez Land Corporation.

Box 1, Folder 1  Agreements, Contract no. 1-7, 1 Tr-7 Tr
Box 1, Folder 2  Agreements, Contract no. 8-10, 8 Tr-10 Tr
Box 1, Folder 3  Agreements, Contract no. 11-14, 11 Tr-14 Tr
Box 1, Folder 4  Agreements, Contract no. 15-18, 15 Tr-18 Tr
Box 2, Folder 5  Agreements, Contract no. 19-23, 19 Tr-23 Tr
Box 2, Folder 6  Agreements, Contract no. 24-40
Box 2, Folder 7  Agreements, Contract no. 41-57
Box 2, Folder 8  Agreements, Contract no. 58-75
Box 2, Folder 9  Agreements, Contract no. 76-86
Box 3, Folder 10  Agreements, Contract no. 87-99
Box 3, Folder 11  Agreements, Contract no. 100-119
Box 3, Folder 12  Agreements, Contract no. 120-139
Box 3, Folder 13  Agreements, Contract no. 140-158
Box 3, Folder 14  Agreements, Contract no. 160-180
Box 4, Folder 15  Agreements, Contract no. 181-189
Box 4, Folder 16  Agreements, Contract no. 190-209
Box 4, Folder 17  Agreements, Contract no. 210-229
Box 4, Folder 18  Agreements, Contract no. 230-249
Box 4, Folder 19  Agreements, Contract no. 250-269
Box 5, Folder 20  Agreements, Contract no. 270-288
Box 5, Folder 21  Agreements, Contract no. 290-309
Box 5, Folder 22  Agreements, Contract no. 310-328
Box 5, Folder 23  Agreements, Contract no. 335-349
Box 5, Folder 24  Agreements, Contract no. 351-367
Box 6, Folder 25  Agreements, Contract no. 58-75
Box 6, Folder 26  Agreements, Contract no. 371-389
Box 6, Folder 27  Agreements, Contract no. 390-408
Box 6, Folder 28  Agreements, Contract no. 410-429
Box 6, Folder 29  Agreements, Contract no. 430-449
Box 6, Folder 30  Agreements, Contract no. 450-466
Box 7, Folder 31  Agreements, Contract no. 467-489
Box 7, Folder 32  Agreements, Contract no. 490-506
Box 7, Folder 33  Agreements, Contract no. 507-527
Box 7, Folder 34  Agreements, Contract no. 532-549
Box 8, Folder 35  Agreements, Contract no. 550-559
Box 8, Folder 36  Agreements, Contract no. 560-569
Box 8, Folder 37  Agreements, Contract no. 570-582
Box 8, Folder 38  Agreements, Contract no. 583-591
Box 9, Folder 39  Agreements, Contract no. 592-601
Box 9, Folder 40  Agreements, Contract no. 602-609
Box 9, Folder 41  Agreements, Contract no. 612-624
Box 9, Folder 42  Agreements, Contract no. 625-632
Box 10, Folder 43  Agreements, Contract no. 633-645
Box 10, Folder 44  Agreements, Contract no. 646-657
Box 10, Folder 45  Agreements, Contract no. 669-674
Box 10, Folder 46  Agreements, Contract no. 675-684
Box 11, Folder 47  Agreements, Contract no. 686-694
Box 11, Folder 48  Agreements, Contract no. 695-704
Box 11, Folder 49  Agreements, Contract no. 705-714
Box 11, Folder 50  Agreements, Contract no. 715-724
Box 12, Folder 51  Agreements, Contract no. 725-734
Box 12, Folder 52  Agreements, Contract no. 735-745
Box 12, Folder 53  Agreements, Contract no. 746-755
Box 12, Folder 54  Agreements, Contract no. 756-767
Box 13, Folder 55  Agreements, Contract no. 768-779
Box 13, Folder 56  Agreements, Contract no. 780-789
Box 13, Folder 57  Agreements, Contract no. 790-799
Box 13, Folder 58  Agreements, Contract no. 1000-1009
Box 14, Folder 59  Agreements, Contract no. 1010-1019
Box 14, Folder 60  Agreements, Contract no. 1020-1029
Box 14, Folder 61  Agreements, Contract no. 1030-1039
Box 14, Folder 62  Agreements, Contract no. 1040-1049
Box 15, Folder 63  Agreements, Contract no. 1050-1059
Box 15, Folder 64  Agreements, Contract no. 1060-1069
Box 15, Folder 65  Agreements, Contract no. 1070-1089
Box 15, Folder 66  Agreements, Contract no. 1080-1089
Box 16, Folder 67  Agreements, Contract no. 1090-1099
Box 16, Folder 68  Agreements, Contract no. 1100-1109
Box 16, Folder 69  Agreements, Contract no. 1111-1122
Box 16, Folder 70  Agreements, Contract no. 1123-1134
Box 17, Folder 71  Agreements, Contract no. 1135-1145
Box 17, Folder 72  Agreements, Contract no. 1146-1156
Box 17, Folder 73  Agreements, Contract no. 1157-1168
Box 17, Folder 74  Agreements, Contract no. 1169-1183
Box 18, Folder 75  Agreements, Contract no. 1184-1192
Box 18, Folder 76  Agreements, Contract no. 1193-1199
Box 18, Folder 77  Agreements, Contract no. 1200-1209
Box 18, Folder 78  Agreements, Contract no. 1210-1219
Box 19, Folder 79  Agreements, Contract no. 1220-1229
Box 19, Folder 80  Agreements, Contract no. 1230-1239
Box 19, Folder 81  Agreements, Contract no. 1240-1248
Box 19, Folder 82  Agreements, Contract no. 1249-1257
Box 20, Folder 83  Agreements, Contract no. 1258-1268
Box 20, Folder 84  Agreements, Contract no. 1269-1277
Box 20, Folder 85  Agreements, Contract no. 1278-1286
Box 20, Folder 86  Agreements, Contract no. 1287-1297
Box 21, Folder 87  Agreements, Contract no. 1298-1309
Box 21, Folder 88  Agreements, Contract no. 1310-1319
Box 21, Folder 89  Agreements, Contract no. 1321-1336
Box 21, Folder 90  Agreements, Contract no. 1370-1379
Box 22, Folder 91  Agreements, Contract no. 1380-1388
Box 22, Folder 92  Agreements, Contract no. 1389-1399
Box 22, Folder 93  Agreements, Contract no. 1400-1409
Box 22, Folder 94  Agreements, Contract no. 1410-1419
Box 23, Folder 95  Agreements, Contract no. 1420-1424
Box 23, Folder 96  Agreements, Contract no. 2085-2096
Box 23, Folder 97  Agreements, Contract no. 2097-2102
Box 23, Folder 98  Agreements, Contract no. 2103-2109
Box 24, Folder 99  Agreements, Contract no. 2110-2119
Box 24, Folder 100  Agreements, Contract no. 2120-2129
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<thead>
<tr>
<th>Box/Folder</th>
<th>Description</th>
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<tr>
<td>24/101</td>
<td>Agreements, Contract no. 2130-2140</td>
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<td>24/102</td>
<td>Agreements, Contract no. 2141-2149</td>
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<td>25/103</td>
<td>Agreements, Contract no. 2150-2157</td>
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<td>25/104</td>
<td>Agreements, Contract no. 2158-2165</td>
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<td>Agreements, Contract no. 2166-2174</td>
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<td>26/106</td>
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<td>Agreements, Contract no. 2433-2439</td>
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INVENTORY OF THE DOMINGUEZ LAND CORPORATION, 1911-1950, bulk 1912-1927

Consult repository.
Series 1. Agreements, 1912-1927

| Box 31, Folder | Agreements, Contract no. 2440-2447 |
| Box 32, Folder | Agreements, Contract no. 2448-2456 |
| Box 32, Folder | Agreements, Contract no. 2457-2462 |
| Box 32, Folder | Agreements, Contract no. 2463-2469 |
| Box 32, Folder | Agreements, Contract no. 2470-2477 |
| Box 33, Folder | Agreements, Contract no. 2478-2484 |
| Box 33, Folder | Agreements, Contract no. 2485-2491 |
| Box 33, Folder | Agreements, Contract no. 2492-2498 |
| Box 33, Folder | Agreements, Contract no. 2499-2504 |
| Box 34, Folder | Agreements, Contract no. 2505-2513 |
| Box 34, Folder | Agreements, Contract no. 2514-2521 |
| Box 34, Folder | Agreements, Contract no. 2522-2528 |
| Box 33, Folder | Agreements, Contract no. 2529-2535 |
| Box 33, Folder | Agreements, Contract no. 2536-2542 |

Series 2. Corporate Documents, 1911-1950

Physical Description: 1 box [0.5 linear feet]
Scope and Content Note
This series includes corporate documents of the Dominguez Land Corporation, including contracts for the sale of land to corporations such as the Pacific Electric Railway Company and the Chanslor-Canfield Midway Oil Company, as well as oil lease contracts between Dominguez Land and the Standard Oil Company. Also includes corporate by-laws and articles of incorporation, as well as stockholder information, and legal documents relating to the dissolution of the Dominguez Land Corporation.
This series is arranged in four subseries: 2a. Corporate Land Agreements, 2b. By-Laws and Articles of Incorporation, 2c. Dissolution of Dominguez Trust, 2d. History of the Dominguez Land Corporation.

Subseries 2a. Corporate Land Agreements, 1912-1941
Physical Description: 4 folders
Scope and Content Note
Includes signed and unsigned contracts for the sale of land, including between Dominguez Land Company and the Pacific Electric Railway Company. Also includes correspondence, rights of way (water pipes and conduits), zoning maps, reconveyances, quitclaim deeds, an oil lease between the Dominguez Land Corporation and the Standard Oil Company, and the sale of oil land between the Dominguez Land Corporation and the Chanslor-Canfield Midway Oil Company.

<p>| Box 35, Folder | Signed Dominguez Land Docs. |
| Box 35, Folder | Unsigned Dominguez Land Docs. |</p>
<table>
<thead>
<tr>
<th>Box 35, Folder 145</th>
<th>Lease Standard Oil</th>
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<tr>
<td>Box 35, Folder 145</td>
<td>Chanslor-Canfield Midway Oil Co.</td>
</tr>
</tbody>
</table>

**Subseries 2b. By-Laws and Articles of Incorporation, 1911-1922, n.d.**
- **Physical Description:** 1 folder
- **Scope and Content Note:**
  - Includes the By-Laws and Articles of Incorporation for the Dominguez Land Company/Corporation.

<table>
<thead>
<tr>
<th>Box 35, Folder 148</th>
<th>By-Laws &amp; Articles of Incorporation 1911-1922, n.d.</th>
</tr>
</thead>
</table>

**Subseries 2c. Dissolution of Dominguez Trust, 1917, 1950**
- **Physical Description:** 1 folder
- **Scope and Content Note:**
  - Includes legal documents relating to the dissolution of the Dominguez Land Company, correspondence, tax forms, excerpts from Remco Board of Directors meetings, and description of assets of the Dominguez Land Corporation.

<table>
<thead>
<tr>
<th>Box 35, Folder 149</th>
<th>Dissolution of Dominguez Trust 1917, 1950</th>
</tr>
</thead>
</table>

**Subseries 2d. History of Dominguez Land Corporation, 1911-1916**
- **Physical Description:** 1 folder
- **Scope and Content Note:**
  - Includes notices of stockholder meetings, assignment of proxy for stockholder meetings, Certificate of Creation of Bonded Indebtedness, listing of bond holders, petition and permit authorizing the sale of notes of the corporation, certificate of increase of board of directors.

<table>
<thead>
<tr>
<th>Box 35, Folder 150</th>
<th>History of Dominguez Land Corp. 1911-1916</th>
</tr>
</thead>
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