Kerckhoff-Cuzner Mill & Lumber Company Records: Finding Aid

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Manuscripts Department
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San Marino, California 91108
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Overview of the Collection
Title: Kerckhoff-Cuzner Mill & Lumber Company Records  
Dates (inclusive): 1883-1933  
Bulk dates: 1883-1908  
Collection Number: mssKerckhoff-Cuzner  
Creator: Kerckhoff-Cuzner Mill & Lumber Company.  
Extent: 113 pieces in 1 box + 14 oversize folders and 1 volume  
Repository: The Huntington Library, Art Collections, and Botanical Gardens. Manuscripts Department  
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Abstract: This collection consists of correspondence, business records, and maps of the Kerckhoff-Cuzner Mill & Lumber Company of Los Angeles, California, with the bulk dating from 1883-1908. The majority deals with the purchase of Boschke’s Island in the Port of Los Angeles harbor.  
Language: English.  
Access
Open to qualified researchers by prior application through the Reader Services Department. For more information, contact Reader Services.  
Publication Rights
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Preferred Citation
Provenance
Historical Note
The Kerckhoff-Cuzner Mill & Lumber Company was originally the Los Angeles, California, branch of the J. G. Jackson Lumber Company. James Cuzner was managing it when in 1879 William George Kerckhoff (1856-1929) approached him about purchasing a partner stake in the company. Cuzner and Kerckhoff each purchased a quarter stake in the company and it then became the Jackson, Kerckhoff & Cuzner Lumber Company. In 1883 the company incorporated, and Kerckhoff became president and Cuzner became vice-president of the renamed Kerckhoff-Cuzner Mill & Lumber Company.  
As business grew they acquired branch yards in Pasadena, Pomona, Lamanda Park, San Fernando, Hollywood, Brawley, Calexico, Imperial, and also purchased Boschke’s Island (or Smith’s Island, as it was also known) in San Pedro and established a wholesale mill and lumber yard there.  
Bibliography
Scope and Content
This collection consists of correspondence, business records, and maps; the majority of which deal with the purchase of Boschke’s Island (or Smith’s Island) by the Kerckhoff-Cuzner Mill & Lumber Company from Albert and Martha Ellen Boschke. There were subsequent legal complications regarding this purchase with the Southern Pacific Railroad Company and the Banning Company, primarily Joseph Brent Banning and William Banning (1858-1946). The dispute between the various parties dealt with the purchase of the island and of how much of it belonged to the respective parties. A small part of the collection deals with a bridge the Kerckhoff-Cuzner Mill & Lumber Company wanted to build from Boschke’s Island (or Smith’s Island) across the Wilmington slough or inner bay of San Pedro to the mainland.  
Arrangement
The collection is organized in the following manner:  
1. Correspondence and business records – Arranged chronologically – Box 1
2. Oversize folders – 15 folders
3. Ledger (account book) – 1 volume

Indexing Terms
The following terms have been used to index the description of this collection in the [Huntington Library's Online Catalog](https://www.huntington.org/research/collections/online-catalog).

Subjects
Banning, Joseph Brent, 1861-1920.
Banning, William, 1858-1946.
Boschke, Albert.
Kerckhoff, William George, 1856-1929.
Banning Company.
Kerckhoff-Cuzner Mill & Lumber Company.
Southern Pacific Railroad Company.
Harbors -- California -- Los Angeles.
Land tenure -- Law and legislation -- California.
Land titles -- California -- Los Angeles County.
Land titles -- Registration and transfer -- California -- Los Angeles County.
San Pedro (Los Angeles, Calif.) -- Description and travel.
San Pedro (Los Angeles, Calif.) -- History -- Sources.
San Pedro (Los Angeles, Calif.) -- Maps.

Forms/Genres
Articles of incorporation -- California -- Los Angeles County.
Business records -- California, Southern.
Contracts -- California -- Los Angeles County.
Deeds -- California, Southern.
Ledgers (account books) -- California, Southern.
Letters (correspondence) -- California -- Los Angeles County.
Maps -- California -- Los Angeles County.

Additional Contributors
Banning, Joseph Brent, 1861-1920.
Banning, William, 1858-1946.
Boschke, A.
Kerckhoff, William George, 1856-1929.
Banning Company.
Southern Pacific Railroad Company.

<table>
<thead>
<tr>
<th>Box 1</th>
<th>Correspondence and business records</th>
</tr>
</thead>
</table>
| Folder 1 | **1883. Kerckhoff-Cuzner Mill & Lumber Company. Articles of Incorporation.**  
Physical Description: 1 piece |
| Folder 2 | **1884. Pacific Coast Company. To Kerckhoff-Cuzner Mill & Lumber Company.**  
Physical Description: 1 piece |
| Folder 3 | **1885. Los Angeles County (Calif.). Board of Supervisors. To William George Kerckhoff, 1856-1929.**  
Physical Description: 1 piece |
<table>
<thead>
<tr>
<th>Folder</th>
<th>Date Range</th>
<th>Description</th>
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<tbody>
<tr>
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<td>5</td>
<td>1885.</td>
<td>Wilmington Transportation Company. To Kerckhoff-Cuzner Mill &amp; Lumber Company.</td>
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<tr>
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<td></td>
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</tr>
<tr>
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<td>8</td>
<td>1888.</td>
<td>William George Kerckhoff, 1856-1929. To Albert Boschke and Martha Ellen Boschke.</td>
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<td></td>
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<td>1891.</td>
<td>Boschke, Albert. To James Cuzner.</td>
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<tr>
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<td></td>
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<tr>
<td>15</td>
<td>1891-1894.</td>
<td>Hyde, F. A. To Albert Boschke.</td>
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<td>16</td>
<td>1892.</td>
<td>Southern Pacific Company. To Albert Boschke.</td>
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<td></td>
<td></td>
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<td>Physical Description: 1 piece</td>
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<td></td>
<td>Physical Description: 2 pieces</td>
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Folder 20
Physical Description: 1 piece

Folder 21
Physical Description: 2 pieces

Folder 22
Physical Description: 1 piece

Folder 23
Physical Description: 1 piece

Folder 24
Physical Description: 1 piece

Folder 25
Physical Description: 1 piece

Folder 26
Physical Description: 1 piece

Folder 27
Physical Description: 1 piece

Folder 28
Physical Description: 2 pieces

Folder 29
Physical Description: 2 pieces

Folder 30
Physical Description: 1 piece

Folder 31
Physical Description: 1 piece

Folder 32
1898. Armes, C. H. To “Messrs Graves, O’Melveny & Shawkland”.
Physical Description: 1 piece

Folder 33
Physical Description: 1 piece

Folder 34
1898. Kerckhoff-Cuzner Mill & Lumber Company. To Los Angeles County (Calif.).
Physical Description: 3 pieces

Folder 35
Physical Description: 1 piece

Folder 36
Physical Description: 1 piece
<table>
<thead>
<tr>
<th>Folder</th>
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<tbody>
<tr>
<td>37</td>
<td>1902</td>
<td>Banning Company. To Kerckhoff-Cuzner Mill &amp; Lumber Company.</td>
<td>1 piece</td>
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<tr>
<td>38</td>
<td>1902</td>
<td>Kerckhoff-Cuzner Mill &amp; Lumber Company. To Banning Company.</td>
<td>3 pieces</td>
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<tr>
<td>39</td>
<td>1903</td>
<td>Bicknell, Gibson &amp; Trask. To James Cuzner.</td>
<td>1 piece</td>
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<tr>
<td>40</td>
<td>1908</td>
<td>California. Superior Court (Los Angeles County). To Banning Company, Kerckhoff-Cuzner Mill &amp; Lumber Company, and Pacific Electric Railway Company.</td>
<td>2 pieces</td>
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<tr>
<td>41</td>
<td>1920</td>
<td>Los Angeles County (Calif.). To Joseph Brent Banning.</td>
<td>1 piece</td>
</tr>
<tr>
<td>42</td>
<td>1933</td>
<td>Kerckhoff-Cuzner Mill &amp; Lumber Company. To Certificate of Amendment of Articles of Incorporation.</td>
<td>1 piece</td>
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<tr>
<td>43</td>
<td>Undated</td>
<td>[Kerckhoff, William George, 1856-1929]. To Pasadena (Calif.). City Engineer.</td>
<td>1 piece</td>
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<td>44</td>
<td>1883-1900, undated.</td>
<td>Manuscript notes.</td>
<td>14 pieces</td>
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<tr>
<td>45</td>
<td>1894-1895, undated.</td>
<td>Maps, cadastral maps, engineering maps, and manuscript maps.</td>
<td>8 pieces</td>
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<td>46</td>
<td>1921</td>
<td>Photographs.</td>
<td>2 pieces</td>
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<td>47</td>
<td>1889-1897, undated.</td>
<td>Receipts and bills.</td>
<td>6 pieces</td>
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</table>

**Oversize folders**

<table>
<thead>
<tr>
<th>Folder</th>
<th>Date</th>
<th>Description</th>
<th>Physical Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1883</td>
<td>Certificate of official filing of articles of incorporation of the Kerckhoff-Cuzner Mill &amp; Lumber Company.</td>
<td>1 piece</td>
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<tr>
<td>2</td>
<td>1892</td>
<td>Map to accompany application of C. &amp; F. J. Ganahl for Wharf Franchise.</td>
<td>1 piece</td>
</tr>
<tr>
<td>3</td>
<td>1893</td>
<td>Channel in Front of Smith’s Island Wilmington Harbor, Cal. 1893.</td>
<td>2 pieces</td>
</tr>
<tr>
<td>4</td>
<td>1893-1894</td>
<td>O.A.P. of Wilmington Harbor California Showing Proposed Harbor Lines.</td>
<td>1 piece</td>
</tr>
<tr>
<td>5</td>
<td>1894</td>
<td>Certificate, acreage of land held by Albert Boschke.</td>
<td>1 piece</td>
</tr>
</tbody>
</table>

Kerckhoff-Cuzner Mill & Lumber Company Records: Finding Aid
Folder 6 1897. Blueprint of proposed San Pedro Bridge, with attached certificate from the *United States, War Department*.
   Physical Description: 1 piece

Folder 7 1903. *Map of the City of San Pedro Compiled from Official Records and Personal Surveys 1903*.
   Physical Description: 1 piece

Folder 8 1903. Drawing to illustrate a correction in the deed for Smith’s Island, with attached letter from Kerckhoff-Cuzner Mill & Lumber Company to the Banning Company.
   Physical Description: 1 piece

Folder 9 Undated. *Copy of Map in U.S. Land Office San Francisco Cal., shows parts of Rancho Palos Verdes, Rancho San Pedro, Dean Man’s island, Smith’s Island, and Mormon Island*.
   Physical Description: 1 piece

Folder 10 Undated. *Drawing showing the wharf of the Kerckhoff-Cuzner Mill & Lumber Company*.
   Physical Description: 1 piece

Folder 11 Undated. *Map of Smith’s Island (1)*.
   Physical Description: 1 piece

Folder 12 Undated. *Map of Smith’s Island (2)*.
   Physical Description: 1 piece

Folder 13 Undated. *Map of Smith’s Island (3)*.
   Physical Description: 1 piece

Folder 14 Undated. *“Vicinage Sales and Leases,” map of San Pedro and Wilmington Districts*.
   Physical Description: 1 piece

Ledger