Finding Aid for the Henry Workman Keller Papers, 1907-1950

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Finding Aid for the Henry Workman Keller Papers, 1907-1950

Collection number: 782

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Descriptive Summary
Title: Henry Workman Keller Papers,
Date (inclusive): 1907-1950
Collection number: 782
Creator: Keller, Henry Workman, 1869-1958
Extent: 135 boxes (67.5 linear ft.)
Repository: University of California, Los Angeles. Library. Department of Special Collections.
Los Angeles, California 90095-1575

Abstract: Henry Workman Keller (1869-1958) was a land developer in Southern California. He was a part owner of the South Coast Land Company, president of Bolsa Chica Land Company, vice-president and general manager of the Riverside-Portland Cement Company, manager of the I.W. Hellman estate in San Francisco, chairman of the roads and highways committee of the Automobile Club of Southern California, and a member of the California Fish and Game Commission. The collection consists of Keller's correspondence, legal documents, photographs, maps, ephemera, ledgers, survey books, check registers, and day books. Topics in the collection include land development and management, the Automobile Club of Southern California, and the California Fish and Game Commission.

Physical location: Stored off-site at SRLF. Advance notice is required for access to the collection. Please contact the UCLA Library, Department of Special Collections Reference Desk for paging information.

Language: English.

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Biography
Keller was born in 1869 in Los Angeles, California; at 18 he entered the cattle business on his father’s Rancho Malibu; in 1892 he sold the ranch and entered the real estate business; became part owner of South Coast Land Company, president of Bolsa Chica Land Company, and vice-president and general manager of Riverside-Portland Cement Company; he was also manager of the I.W. Hellman estate in San Francisco, chairman of the roads and highways committee of the Automobile Club of Southern California, and a member of the California Fish and Game Commission; he helped to bring the first zoo and golf course to Griffith Park in Los Angeles.

Scope and Content
Collection consists of correspondence, legal documents, photographs, maps, ephemera, ledgers, survey books, check registers, and day books of Henry Workman Keller, pioneer land developer in Southern California. Topics in the collection include land development and management, the Automobile Club of Southern California, and the California Fish and Game Commission.

Organization and Arrangement
Arranged in the following series:
1. Keller trusteeship for grant deeds and title transfers (Boxes 1-4).
2. Correspondence (Boxes 5-19, 65-67, 75-79).
3. Receipts and invoices (Boxes 19-20).
4. Rancho Los Alamitos (Box 21).
5. Alphabetical files (Boxes 22-63).
6. Miscellaneous material (Boxes 64, 104-05).
7. Datebooks (Boxes 68-69).
8. Notebooks (Box 70).
9. Books (Box 71).
10. Ledgers and journals (Boxes 72-74).
11. Business papers and correspondence (Boxes 80-93).
12. Cashbooks (Boxes 94-102).
13. Trial balance (Boxes 99, 103).

**Indexing Terms**
The following terms have been used to index the description of this collection in the library's online public access catalog. Keller, Henry Workman, 1869-1958--Archives. South Coast Land Company. Automobile Club of Southern California. California--Fish and Game Commission. Real estate developers--California, Southern--Archives.

**Papers**

<table>
<thead>
<tr>
<th>Box</th>
<th>Material Relating to H.W. Keller as a Trustee - Grant Deeds and Title Transfers</th>
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</thead>
<tbody>
<tr>
<td>Box 1</td>
<td>A - E.</td>
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<tr>
<td>Box 2</td>
<td>F - K.</td>
</tr>
<tr>
<td>Box 3</td>
<td>L - P.</td>
</tr>
<tr>
<td>Box 4</td>
<td>Q - Z.</td>
</tr>
<tr>
<td>Boxes 5-16</td>
<td>Correspondence - (March 15, 1907-August 15, 1914).</td>
</tr>
<tr>
<td>Boxes 17-18</td>
<td>Correspondence - Riverside, Portland Cement Company (April 14, 1910-February 28, 1912).</td>
</tr>
<tr>
<td>Box 19</td>
<td>Correspondence from Ed Fletcher, re Del Mar Property (May 19, 1910-January 26, 1912).</td>
</tr>
</tbody>
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**Abstract:**

Box 19 Receipts and invoices, re Southern California Cement Company.
Box 20 Receipts and Invoices (1906-1908).
Box 21 Rancho Los Alamitos, January 1, 1942.
Box 22 Alamitos Rancho - Miscellaneous.
Box 23 Appraisements by HWK (various).
Box 23 Auto Club - International Pacific Highway, Current File.
Box 23 Auto Club of Southern California, Smog abatement, 1945.
Box 23 Automobile Club - Roads & Highways (1947-1948).
Box 24 Automobile Club of Southern California, January 1, 1942 to.....(1959).
Boxes 25-27 Babbitt lands: papers relating to trustor and beneficial reserved oil interests (1945-1948), land purchase, sale of Keck interest in Montebello Syndicate; H.W. Keller acting as trustee.
Box 28 Bank statements, 1932-1942.
Box 29 Bryant, Mrs. Susanna Bixby.
Box 29 California, State Chamber of Commerce.
Box 29 California Home Developers, Incorporated, San Fernando Valley Lands.
Box 29 Carter, Charles W. Company.
Box 29 Cass & Johansing (Pico and West Blvd., Merced County Ranch, San Fernando Valley Property, Miscellaneous.

**Physical Description:** [4 folders].

Box 30 El Cazadero Ranch: Applications for jobs, etc. 1948-49; correspondence re sale; miscellaneous correspondence, 1947; maps, photographs; Minta Martindale (Beginning June 1947).
Box 31 El Casadero Ranch: New road, 1948-49; re purchase from F & M Bank in 1947; re/sale of lumber or timber, 1941-47.
Box 32 El Cazadero Ranch: re sale of timber, 1948-50; Cazadero sales; U.S. Department of Agriculture, Mendocino National Forest.
Box 32 Central valleys water project.
Box 33 Chavez ravine, Boshop's road.
## Leadgers and Journals

| Box 33 | Eli P. Clark Company - Hill street property. |
| Box 33 | Colusa county bank. |
| Box 33 | Community Chest, Los Angeles. |
| Box 33 | Conejo: Leases expired, Fukushima lease-suit. |
| Box 34 | S.M. Ehrman - Golden Ave. property. |
| Box 34 | Ehrman-Smith proposed parking lot lease (825 and 831 Golden Ave.) February 1954 |
| Box 34 | Del Mar residence and lots. |
| Box 34 | Diamond T. Truck Company (Chapman - Tilt). |
| Box 35 | Doane Valley property. |
| Box 35 | Downtown corners. |
| Box 35 | Eighth Street tract and vicinity -- Sales. |
| Box 36 | David R. Faries. |
| Box 37 | Farmers & Merchants National Bank. |

**Physical Description:** (2 folders).

| Box 38 | Figueroa lot, purchase, etc. |
| Box 38 | O. Nicholas Gabriel. |
| Box 38 | Golden Avenue Lots, S.M. Ehrman. |
| Box 39 | Golden State Citrus Products, Incorporated |
| Box 39 | Accounting papers. |
| Box 39 | Tax records. |
| Box 39 | Dissolution of Golden State Citrus Products, Incorporated (Year 1957). |

**Scope and Content Note**

[With the papers relating to the dissolution of Sunset Packing Corporation].

| Box 39 | Stock Certificates. |
| Box 39 | Minutes of Directors' meeting. |
| Box 40 | Hancock's Survey. |
| Box 40 | Harbor. 1942, 1943. |
| Box 41 | Harden -- Palos Verdes property. |
| Box 41 | Clara H. Heller -- Values and descriptions, June 1939. |
| Box 41 | Hellman Papers: (1937 Appraisal Work Sheets and Maps) |
| Box 41 | Repetto ranch. |
| Box 41 | San Pedro ranch. |
| Box 41 | Olympia tract. |
| Box 41 | Washington and Figueroa. |
| Box 41 | Miscellaneous lots. |
| Box 41 | Whittier lands. |
| Box 41 | Los Alamitos ranch. |
| Box 41 | Second and Broadway. |
| Box 41 | I.W. Hellman Building. |
| Box 41 | Union Oil Building (Figures collected, no report). |
| Box 41 | Nacimiento ranch. |
| Box 41 | Miscellaneous Work Sheets. |
| Box 41 | Repetto Work Sheets. |

**Hellman Estate - Properties:**

- Appraisal and proposed division of properties.
- Appraisal maps.
- Appraisal data.

**Appraisal -- S.M. Ehrman (1941)**

- Los Alamitos ranch.
- Repetto ranch.
- Tract 9710.

| Box 42 | Azusa. |
| Box 43 | Watts. |
| Box 43 | Howard townsite. |
Finding Aid for the Henry Workman Keller Papers, 1907-1950

Papers
Ledgers and Journals

Box 43
Union Oil Building (January 1938 --).
Box 43
I.W. Hellman, Jr. Loan.

Hellman Heirs
Box 44
Miscellaneous (Beginning November 1933).
Box 44
Miscellaneous Correspondence since resignation.

Box 45
Heney Judgment.

Box 45
Huntington Library and Art Gallery.

Box 45
Insurance, Life, Accident (H.W. Keller).

Box 45
K & K Brick Company.

Box 45
Keller - Wattles Company.

Box 45
F.M. Keller (up to 1940).

Box 45
Keller Family (1936-1949).

Box 47
Lacy - Rancho Laguna.

Box 47
Los Angeles Chamber of Commerce, 1942.

Box 47
Los Angeles - City and County of.

Box 47
Los Angeles Permanent Trade Fair, Incorporated.

Box 48
M Correspondence, miscellaneous.

Box 48
Mexican Syndicate - papers and gen ledger.

Box 49

Box 49
Musick Elvon, law firm.

Box 50
Olympia Tract (Tract 12084).

Box 51
Oak Knoll Park (Tract 6661)

Box 51
Purchase and development.

Plaskett Lands:
Boxes 52-53
Purchase and exchange.

Boxes 52-53
Bank of Willows.

Boxes 52-53
Arthur Carpenter.

Boxes 52-53
Ellis J. Levy.

Boxes 52-53
Miscellaneous, from purchase to end of 1946.

Boxes 52-53
Plaskett meadows - Miscellaneous and C.G. Fitzgerald.

Polk Process Papers:
Box 54
I.H. Polk.

Box 54
General File.

Box 54
H.W.K's Personal File.

Box 54
New Process - Miscellaneous.

Box 55
Patents, Domestic and Foreign.

Box 55
Rail Rapid Transit (1948-1949).

Box 56
Repetto Rancho - Sales of acreage beginning 1945. Parcel no.4.

Box 57
San Marino Lot.

Box 57
San Pedro Ranch - Compton School Site.

Box 57
Security-First National Bank (1924-1946 inc.).

Box 58
Soston Canyon.

Box 58
South Bay Shooting Club.

Box 58
Southern California Telephone Company.

Box 58
State Department of Real Estate.

Sunset Packing Corporation
Box 59
Stockholders, Miscellaneous.

Box 59
Stock Certificate books (2).

Box 59
Bank Statements.

Box 59
Bound volume relating to papers of incorporation.

Box 59
Balance Sheet Examination.

Box 59
Other papers of Sunset Packing Corporation.

Taxes:
Box 60
Capital Stock Tax.

Box 60
Miscellaneous.

Box 60
Income Taxes Computed.

Box 60
Twenty-third & Main Street Property.

Union Oil Building (Washington & Figueroa)
Ledgers and Journals

Box 61  Maps and blueprints.
Box 61  Rental statements.
Box 61  University of California.
Waters, H.W.
Trade Fair & Miscellaneous Correspondence 1943-....
Yucaipa Ranch
Box 62  M.E. Bise.
Yucaipa Ranch
Box 63  Burns (Charles) property.
Box 63  Water development.
Box 63  Additional material.
Box 64  Miscellaneous material (including Miscellaneous open file).
Box 65  Correspondence, Old file. (A - N).
          Correspondence, Old file (O - Z)
Box 66  Miscellaneous Correspondence to be filed.
Box 67  Correspondence, Tissue copies, January 1, 1954-....
Box 68  Date books (1931-1940).
Box 69  Date books (1941-1951).
Notebooks on:
Box 70  Building leases.
Box 70  Ground leases.
Map and Index of:
Box 70  California by counties.
Box 70  Downtown Los Angeles.
Box 70  Wilshire Boulevard.
Books:
Box 71  Lake's monthly installment and interest tables.
Box 71  Long and Short Term Leaseholds.
Box 71  Los Angeles Blue Book of Land Values (1932 edition).

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Correspondence, Tissue Copies, HWK to Various Persons

Box 75  
November 1, 1946-August 29, 1947.

Box 76  
September 1, 1947-June 30, 1948.

Box 77  

Box 78  
June 1, 1949-November 30, 1950.

Box 79  
December 1, 1950-December 31, 1953.

---

Business Papers and Correspondence:

Box 80  Clark, E. -- Hill Street property.
| Box 80 | The Crusaders. |
| Box 80 | Associated Investors of California, George Wigmore, Incorporated. |
| Box 80 | Crutcher, John P. |
| Box 80 | Catholic Cemetery property. |
| Box 80 | 1900.1 -- Air Terminal. |
| Box 80 | Pacific Clay Products -- Advertising matter, etc. |
| Box 81 | Brogdex Company. |
| Box 81 | Palms property. |
| Box 81 | Bixby, Fred H. |
| Box 81 | [Bicknell Syndicate]. |
| Box 81 | Bradbury Estate Company. |
| Box 81 | Conejo Ranch -- oil. |
| Box 82 | Lands. Mountain and recreational. |
| Box 82 | Pacific Clay Products. |
| Box 82 | Austin Securities Company. |
| Box 82 | Clark Properties. |
| Box 82 | First Industrial Loan Company [Board of Directors]. |
| Box 82 | Pacific Clay Products -- Sale to Justinian-Caire. |
| Box 82 | Palific Clay Products -- Sale to Ray F. Tissue. |
| Box 82 | Sunjuis -- Liquid Gold Transfer. |
| Box 82 | California Consolidated Water Company, January 22-September 30, 1934. |
| Box 83 | Graves, Banning and Company. |
| Box 83 | Hotchkis, Preston. |
| Box 83 | Automobile Club -- Land and buildings, F.M.K. File. |
| Box 83 | Pacific Molasses Company. |
| Box 83 | Miscellaneous -- International Business Machines Corporation -- Remington-Rand, Incorporated. |
| Box 83 | Koepfl, J. Blake. |
| Box 84 | Lands. Mexico. |
| Box 84 | Lands. Lower California. |
| Box 84 | Bowron, Fletcher (Mayor). |
| Box 84 | Koepfl, J. Blake -- appraisal. |
| Box 84 | Keller, F.M. -- open file. |
| Box 84 | Coldwell, Corawell and Baker. |
| Box 84 | Cass and Johansing -- leasing and rentals. |
| Box 85 | Sunjuis -- trademark file 1934, transfer. |
| Box 85 | Sunjuis File no.1 -- California -- Consumers. |
| Box 85 | Keller, Henry Workman - Trujuis, correspondence, 1934. |
| Box 85 | California Consumers Corporation -- royalties. |
| Box 85 | California Consumers Corporation -- correspondence, 1935-1936. |
| Box 85 | Consolidated Water Company. |
| Box 86 | Trujuis -- Miscellaneous. |
| Box 86 | Sunset Packing Corporation (H.W. Keller File). |
| Box 86 | Sunset Packing -- financial reports, 1933-1934, transfer. |
| Box 86 | California Consolidated Water Company. |
| Box 86 | California Consumers Corporation. |
| Box 86 | Brown Machinery -- equipment rental agreement. |
| Box 86 | Sunset Packing Corporation -- organization and formation. |
| Box 86 | Patent File -- Polk Process -- 1935. |
| Box 87 | Audits -- Oceanic Oil Company (Financial statements, 1947- ). |
| Box 87 | Atchison, Topeka and Santa Fe Railway Company. |
| Box 87 | Accounting analysis -- Haskins and Sells -- August 15, 1955. |
| Box 87 | Annual Meetings, Oceanic Oil Company -- shareholders, 1951. |
| Box 87 | Miscellaneous [Personal income tax from Frederick M. Keller]. |
| Box 87 | Los Angeles By-Product Company. |
| Box 87 | Haskell, Arnold. |
| Box 87 | Hervey, Edward -- Partition of Lot 30, E1 Carmel tract. |
| Box 87 | Harold W. Herlihy. |
Box 87  Huntington Syndicate.
Box 88  1 large envelope of Pease & Dolley, Attorneys at Law.
Box 88  1 map of Los Angeles, California.
Box 88  Property holdings, Improvements and Utilization Survey of the Metropolitan Area of Los Angeles, California.
Box 88  John L. Garner, Jr.
Box 88  D’Oyly Ranch Property.
Box 88  Bradbury File - (I.H. Polk).
Box 88  H.W. Keller Trust.
Box 88  Securities purchased Year 1958.
Box 88  Lands (city) 1940-.
Box 88  Birkbeck, Vincent.

Scope and Content Note
(re H.W. Keller’s Sale of lots 120 & 229, Lawndale).

Box 89  F.M.K.. 1958.
Box 89  Harvard School.
Box 89  Graves, (J.A.) Property. 1240 South Figueroa.
Box 89  Ferguson Property. (Siskiyou County).
Box 89  Eckert Brewing Company (Stewart McKee).
Box 89  Eli P. Clark
Box 89  Hill Street Property.
Box 89  Proposed deal with Woolworth Company.
Box 89  Los Angeles Rock and Gravel Company.
Box 89  East Los Angeles Development Association.
Box 89  First Industrial Loan Company
Box 89  (William Workman).
Box 89  (New Location - Huntington Park).
Box 89  Fifth Street Property.
Box 89  Figueroa Street Properties.
Box 89  J. Blake Koepfli - International Business Machines -- Miscellaneous File.
Box 90  August Luer Property.
Box 90  Industrial Properties.
Box 90  Ranch Properties - (Koepfle, -- ).
Box 90  Kegeley - Property, Purchases, etc.
Box 90  Howard B. Lawson.
Box 90  [Bank statements, bank book, etc.]
Box 90  Duque, Henry.
Box 90  Brogdex Company of California - Pomona, California (F.M. Keller).
Box 90  Sunset Packing Corporation F.M.K.
Box 90  Correspondence, 1956 and 1957.
Box 90  Ctf. no.16 for 6 shares in folder. Ctf. is dated May 7, 1925.
Box 90  H.W. Keller, Trustee, vs. Gabriel, et al.
Box 90  H.W. Keller, Trustee - Richfield Oil Corporation. Lease September 1945.
Box 91  B.F. Porter Estate (Porter Sesnon).
Box 91  Pacific Clay Products
Box 91  Reports, Statements, maps, etc.
Box 91  Pold, I.H.
Box 91  University Club of Los Angeles.
Box 91  State of California -- Real Estate Department
Box 91  Insurance Commissioner.
Box 91  Taxes.
Box 91  Taxes - Refund Year, 1933-34.
Box 91  Pacific Clay Products.
Box 92  Appraisals -- Miscellaneous.
Box 92  Appraisal -- Hellman Estate, Seal Beach Property.
### Appraisals

- **Box 92**: Appraisals -- Andrews & Andrews (George E. Cryer Property). (Condemnation Suit, County of Los Angeles vs. East Naples Land Company).
- **Box 92**: Appraisal -- Automobile Club of Southern California -- (Inter-Insurance Exchange).
- **Box 92**: Appraisal -- Lewis W. Andrews, Jr. (Edna May Fuller - San Gabriel Property).
- **Box 92**: Appraisal -- Bradbury Estate Company (32 1/2 lots Tract 7573 Mrs. Isabelle M. Bliss).
- **Box 92**: Appraisals - Cass & Johansing.
- **Box 92**: Appraisal -- Automotive Club of Southern California -- (Inter-Insurance Exchange).
- **Box 92**: Appraisal -- Eugene Clark. (Tract 7690, near Arcadia, Los Angeles County) & lots 1, 2, 5, & 6 - Tract 8598.
- **Box 92**: Appraisal -- Sidney M. Ehrman (127 No. Brand Blvd., Glendale).
- **Box 92**: Appraisal -- David R. Faries (Supervisor Underwriters, Incorporated - Various properties).
- **Box 92**: Appraisal -- Farmer & Merchants National Bank (Stowell Hotel & Bank premises).
- **Box 92**: Appraisal -- I.W. Hellman (NE corner Vine & Yucca).
- **Box 92**: Appraisal -- Hill & Morgan (Blk. 19, Range 5 Wilmington).
- **Box 92**: Appraisal -- Mortimer A. Kline (NW corner 6th & Rampart Blvd.).
- **Box 92**: Appraisal -- Lacy Estate (Welfare Investment Company Properties).
- **Box 92**: Appraisals - William Lacy Estate.
- **Box 92**: Appraisals - Frank C. Mortimer (Kern County Property).
- **Box 92**: Appraisal -- O'Melveny, Tuller & Myers (Beebe).
- **Box 92**: Appraisal -- City vs. Dominguez Heirs).
- **Box 92**: Appraisal -- Edgar Estate Property (243-47 South Broadway).
- **Box 93**: Appraisals - Pacific Indemnity Company (Martin Iron Works property).
- **Box 93**: Appraisal -- Pacific Clay Products - Plant no.5, Property Tract no.9063.
- **Box 93**: Appraisal -- Pacific Clay Products - Sale to Knute R. Sjogren.
- **Box 93**: Appraisal -- Pacific Clay Products - Sale to Foodcraft Products Company.
- **Box 93**: Appraisal -- Wells Fargo Bank & Union Trust Company.
- **Box 93**: Appraisal -- Union Oil Company (Lot 26, Arthur Tract).
- **Box 93**: Appraisal -- Thompson Corporation (Lot 8, Block D, Tract 8361).
- **Box 93**: Shell Oil Company - Appraisals - Various Properties.
- **Box 93**: Appraisal -- Albert Parker (Airport - Title Insurance & Tract Company vs. Fisher).
- **Box 93**: Appraisals - Palos Verdes Estates.
- **Box 93**: Lacy - Welfare Investment Company Properties, etc.
- **Box 93**: Burkhard, J.F.

### Ledgers & Journals

- **Box 94**: W.H. Keller. September 1, 1912-July 24, 1914.
- **Box 94**: W.H. Keller. February 1, 1918-July 31, 1921.
- **Box 95**: W.H. Keller. August 1, 1921-July 31, 1924.
- **Box 95**: W.H. Keller. August 1, 1924-April 12, 1926.
- **Box 96**: W.H. Keller. April 13, 1926-December 9, 1927.
- **Box 96**: W.H. Keller. December 10, 1927-March 31, 1929.
- **Box 96**: W.H. Keller. April 1, 1929-May 1, 1930.
- **Box 97**: W.H. Keller. April 1, 1930-July 31, 1931.
- **Box 97**: W.H. Keller. August 1, 1931-February 28, 1933.
- **Box 98**: W.H. Keller. March 1, 1933-July 31, 1934.
- **Box 98**: W.H. Keller. July 31, 1934-July 31, 1936.

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**Finding Aid for the Henry Workman Keller Papers, 1907-1950**
Ledgers & Journals
Cash Books

| Box 99   | W.H. Keller. August 1, 1936-June 15, 1939.         |
| Box 100  | W.H. Keller. June 15, 1939-February 1944.          |
| Box 100  | W.H. Keller, Trustee. August 1917-January 1920.    |
| Box 100  | W.H. Keller, Trustee. February 1920-October 1922.  |
| Box 101  | W.H. Keller, Trustee. November 1922-September 1925.|
| Box 101  | Keller Produce Company. May 1928-December 1928.     |
| Box 102  | Mexican Syndicate.                                 |
| Box 102  | Oak Knoll. December 1923-May 1928.                 |
| Box 102  | Oak Knoll. June 1928-August 1934.                  |
| Box 99   | Oak Knoll. September 1934-December 1940.           |

Trial Balance

| Box Box 99 | W.H. Keller. February 1917-December 1919.      |
| Box Box 99 | W.H. Keller. March 1920-February 1925.         |
| Box 103    | W.H. Keller. March 1925-December 1932.          |
| Box 103    | W.H. Keller. January 1933-December 1940.        |
| Box 103    | W.H. Keller, Trustee. April 1918-October 1925.  |
| Box 103    | Mexican Syndicate.                              |
| Box 103    | Oak Knoll. November 1923-December 1940.         |

Miscellaneous

| Box 104   | Gillette Contracts.                             |
| Box 105   | Property Book of Los Angeles City (carton).      |
| Box 104   | Topographical and Survey Maps of Southern California. |