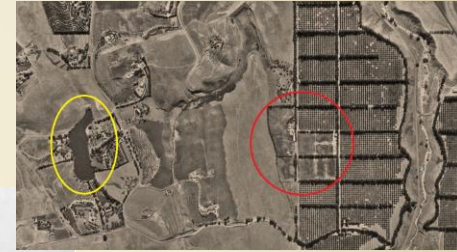


Chatsworth Celebrities - Fred Astaire

1953ca (looking west)
Fred Astaire and his daughter Ava at the Blue Valley
Thoroughbred Horse Ranch in Chatsworth
10901 Melvin Ave., Chatsworth



1954 ucsb aerial of
the 20-acre
Blue Valley Ranch
thoroughbred horse
breeding farm
(circled in red)

Just east of today's
Monterea/Winnetka Estates

(Lake Monterea is circled in
yellow)



Presentation Overview

This presentation will cover the following topics:

The History of Blue Valley Ranch - In 1950, Fred and Phyllis Astaire purchased a 20-acre ranch from character actor Howard Petrie on Melvin Ave. in Chatsworth. Phyllis died of cancer at the age of 46 in 1954; she is buried in Oakwood Cemetery. Fred sold the ranch for subdivision before 1972. The Astaire family would visit the ranch on weekends.

The Fred Astaire Story - Born in Omaha in 1899, Fred and his older sister Adele were dancers in vaudeville, and became stars on Broadway and West London in the 1920's. Adele retired in 1932, Fred transitioned to Hollywood, and his film career took off. He partnered with Ginger Rogers in ten films which are considered classics of the Golden Age of Hollywood. Fred died in 1987.

His connection to horse racing - Fred met Phyllis in 1933, and learned that she was raised by her uncle Henry Bull and his wife Maud. Henry Bull was the president of the Belmont Turf Club in New York. Fred had always shown an interest in horse racing, and by the 40's and 50's he became an avid horse racing enthusiast and owner. In 1946 his horse Triplicate won the Hollywood Gold cup.

Chatsworth Connections - Fred's and Phyllis' family are buried at Oakwood Memorial Park and Cemetery. Fred's older sister Adele married Lord Charles Arthur Francis Cavendish in 1932. Charles was the second son of Victor Cavendish, the 9th Duke of Devonshire. The marriage took place in England at Chatsworth House, the Devonshire family estate.

This presentation will be posted at our website, chatsworthhistory.com, Digital Archives, Presentations.

Blue Valley Ranch Overview



A 1954 aerial overlay on Google Earth, bordered by Mason on the west, Devonshire on the south, and Melvin on the east.
The 20-acre Blue Valley Ranch is overlaid in yellow.
Just east of Monteria/Winnetka Estates.
The address was 10901 Melvin Ave.



Google Earth today.
The 20-acre Blue Valley Ranch is overlaid in yellow.
Just east of Monteria/Winnetka Estates.
The address was 10901 Melvin Ave, today it corresponds to
19654 Los Alimos St.

Before Blue Valley Ranch

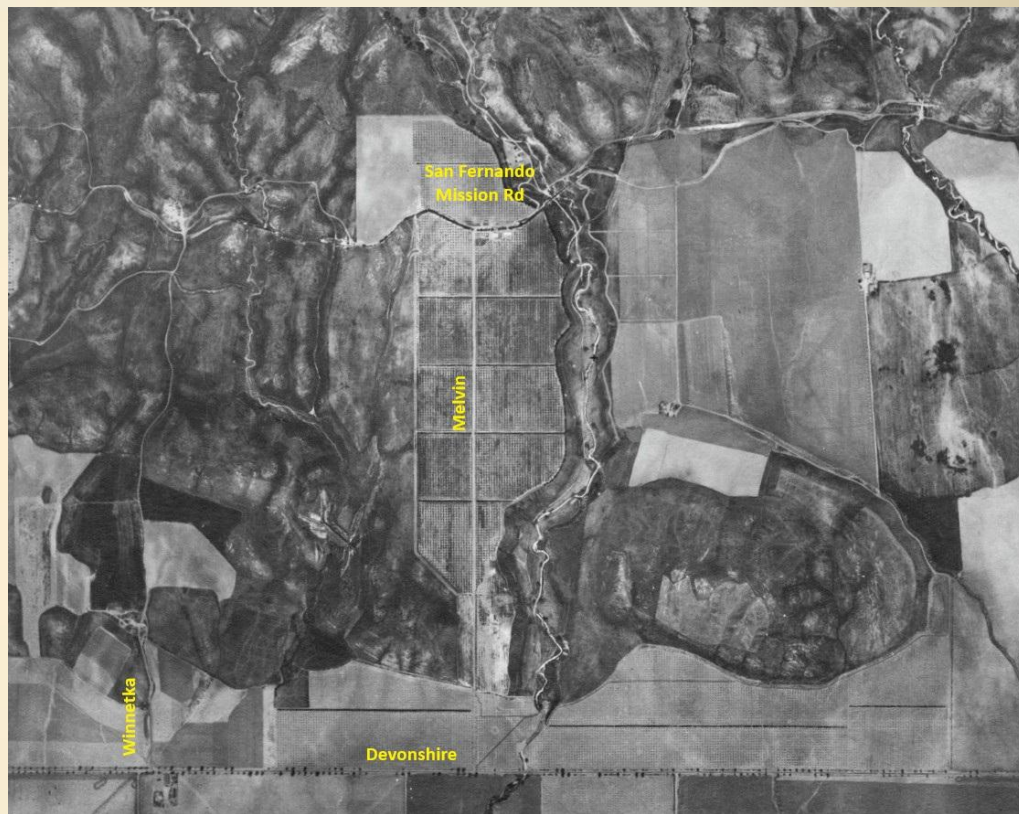
This is the earliest aerial photograph of the area, 1928.

Melvin Ave was a straight north-south road from San Fernando Mission Rd south to Devonshire. Before Tampa, and Corbin.

In 1916, the "Chatsworth Hi-Line" was an aqueduct constructed to deliver water from the San Fernando Reservoir to the Chatsworth Reservoir, which was built in 1918 and placed in service in 1919.

By 1916, the conduit was already in place, providing irrigation for farming in the north valley, and was extended three miles to feed the Chatsworth Reservoir.

Citrus groves (surrounded by eucalyptus trees for protection from wind) were planted along Melvin to take advantage of this irrigation. Notice the two white buildings just east of Melvin below San Fernando Mission Rd, no doubt managing the acreage.

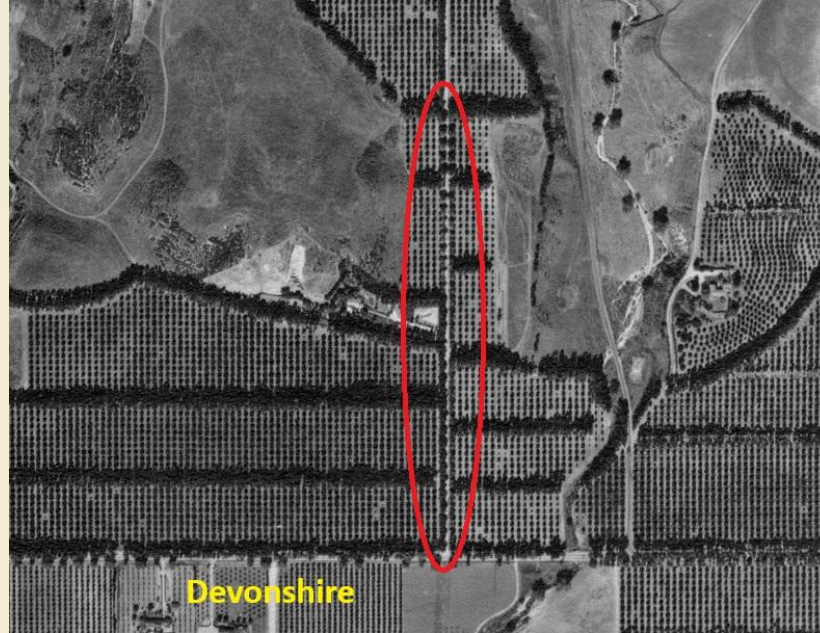


1928 ucsb aerial c-300_e-188

Before Blue Valley Ranch

If you drive north on Melvin Ave.. from Devonshire, you will notice palm trees that line the street up to Germain St.

During subdivision in the 1970's, the road in that section was purposefully widened to create a center section to preserve the palm trees that still lined the street.



1945 aerial, palm trees on Melvin Ave. circled in red.
ucsb aerial c-9800_1-30



Melvin Ave. viewing north from Devonshire

Blue Valley Ranch History

A 1945 aerial overlay.
Conrad Lewbel's new home circled
in yellow
The address was 10901 Melvin



A 1954 aerial of the 20-acre ranch
The address was 10901 Melvin

Building Permit History - 10901 Melvin Ave.

- 1943 Dec - Conrad Lewbel - a new single family dwelling
- 1946 May - Howard Petrie - building addition 1946 - new barn and garage addition
- 1949 July - swimming pool, addition to porch
- 1950 May - Phyllis Astaire - add bedroom and bath, and a new dwelling 4 rooms (the trainer/caretaker building at the front lower entrance)
- 1950 Nov - New livestock shelter (barn in center of 4-acre pasture)

1901 Melvin was first owned by Conrad Lewbel, then Howard and Alice Petrie, then Fred and Phyllis Astaire

In 1943 the first building permit identifies the owner as **Conrad Lewbel** (1899-1971), who built his home on the property (per [City of LA bulding permits](#)). Conrad was a real estate appraiser, and may have purchased the home for investment or a weekend retreat with his wife of 22 years, Barbara. They lived in downtown LA, and were living in Beverly Hills in 1950. In 1968 Conrad was awarded a certificate of appreciation by the Friends of the Beverly Hills Public Library.

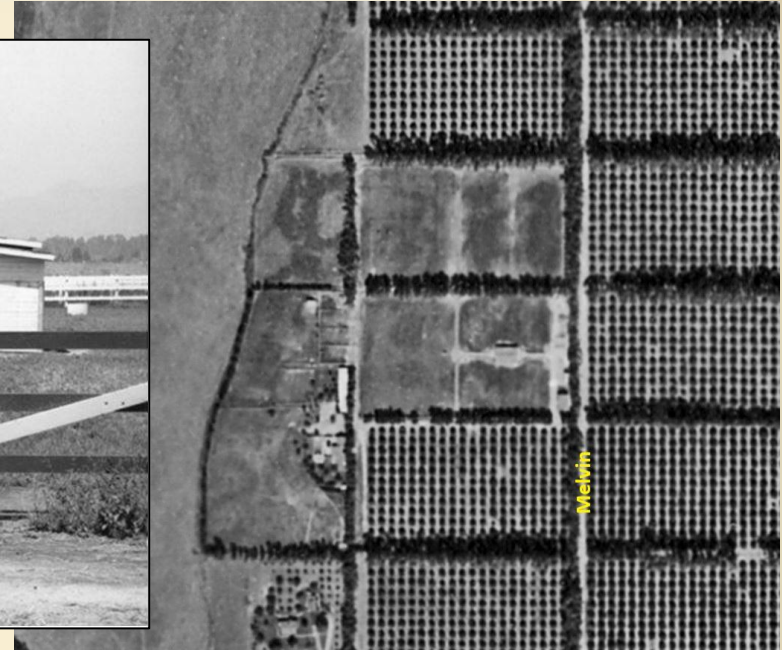
In 1946 **Howard Petrie** (1906-1968) and his wife Alice were the owners, and added a prefab house to the existing building, plus a barn and garage. In 1949 they added a swimming pool and a screened porch. Howard began his career as a radio performer lending his voice to such programs as "The Ray Bolger Show" and "The Jimmy Durante Show". In 1936, he settled in California and worked as a radio announcer for KFWB. Beginning in 1947, he was a character actor in over 75 features, plus television appearances on "Bonanza", "Wanted: Dead or Alive", and "Gunsmoke". In 1965 he retired from acting and settled on a 100-acre farm in New Hampshire.

In 1950 **Fred and Phyllis Astaire** purchased the ranch, mentioned on page 6 of Fred's 1979 autobiography, "Steps in Time". Phyllis filed all of the building permits for the ranch in 1950, transforming the center section into the Blue Valley Ranch thoroughbred horse breeding farm.

Blue Valley Ranch History



1953ca (looking west)
Fred Astaire and his daughter Ava at the Blue Valley
Thoroughbred Horse Ranch in Chatsworth



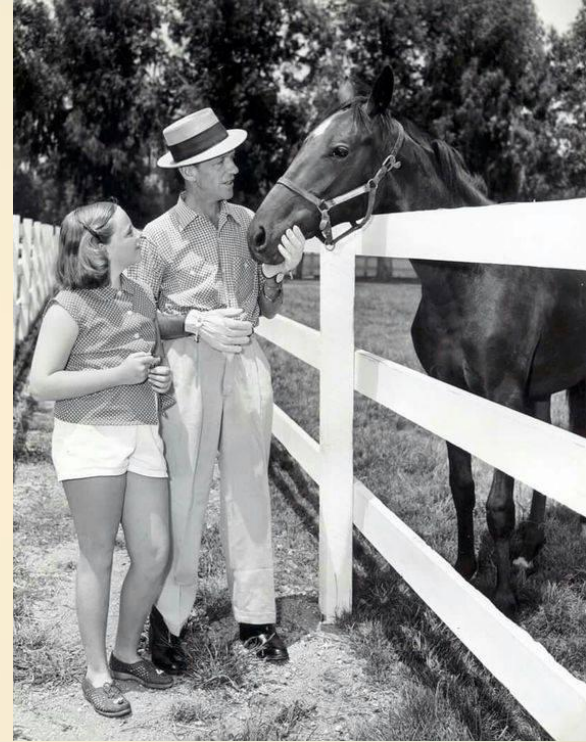
A 1954 aerial of the 20-acre ranch
The address was 10901 Melvin Ave.

The horse stables and barn were in the center in of a cleared 4-acre parcel that once was full of citrus trees, surrounded by eucalyptus trees.

Blue Valley Ranch History



1952 The Astaire family on the ranch
Fred, Ava, Fred Jr., Phyllis - SFVTN



1953 Fred and daughter Ava at the ranch - SFVTN

Blue Valley Ranch History

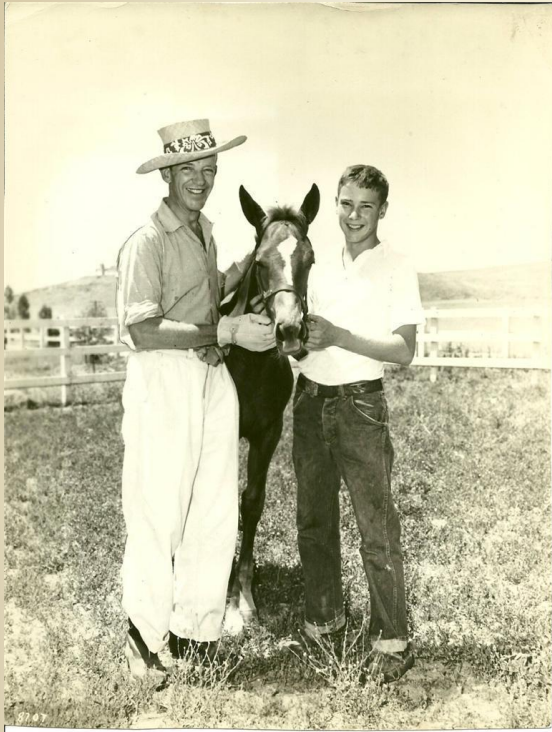


Fred Astaire at the Blue Valley Ranch

Fred Astaire (2R)
petting his horse with
his son Fred Jr. (aged
23) and daughter Ava
(aged 17) in November
1959
Getty Images



Blue Valley Ranch History from the Jerry England Collection



1953 Fred Astaire with son Fred Jr



Fred Astaire at Chatsworth Ranch

Blue Valley Ranch History from the Jerry England Collection



1952 Fred Astaire at Ranch in Chatsworth



1953 Fred Astaire with horse in Chatsworth

Blue Valley Ranch History - Phyllis passes away

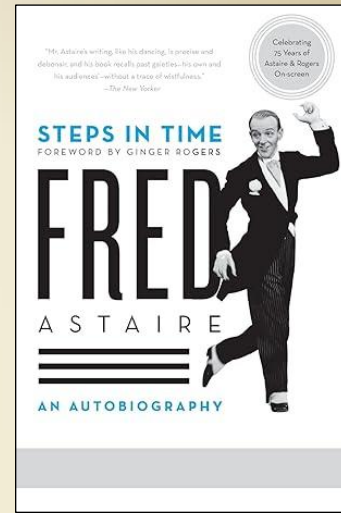
From Fred's 1959 autobiography Page 5, **Forethoughts**:

"My private life was No. 1 with me from the time of my marriage on. Before that, I suppose my career did come first. Everything changed when I married Phyllis in 1933. That was the point where I first made my step into the movies. The work was tough. The success was unmistakable. It was so perfect, the whole life. I often woke up in the morning saying to myself, "I must be the happiest fellow in the world."

This went on and on and suddenly in 1954 a stone wall loomed in front of me. I refused to believe that I, or rather Phyllis and I, could not break through. I was wrong. After five months of an indescribable ordeal, I lost her. It simply never occurred to me that she could ever be ill.

Phyllis was an extraordinary girl. We were always together other than in my working hours. She seldom came to the studio. At the completion of a film, we would travel abroad or go on shooting and fishing trips here. I usually managed three months off between pictures. **Weekends we spent at our Blue Valley Ranch, which she loved so much.** We established that in 1950. It is still difficult for me to realize what happened. Sometimes I feel that if she walked in that door right now, I wouldn't be too surprised."

Later in his book, in the Chapter titled **Stone Wall**, Fred discusses that Phyllis first complained of shortness of breath and dizziness at Belmont, then a few months later she asked to go home from Santa Anita with the same issues. They went to the doctors for X-rays, and surgery was scheduled for April 16th, 1954. She recovered, but then had another setback and more surgery was scheduled. She never regained her strength and slipped into a coma for two weeks and never returned.



1959 Autobiography
Fred Astaire



ASTAIRE THE RANCHER - Fred Astaire finds his Chatsworth Ranch a pleasant place for relaxation.

Fred was interviewed by Hedda Hopper nine months after Phyllis' death.

"I have three horses in training, that run at Santa Anita, bred at our Blue Valley Ranch. We had three winners this year and we bred all of them. How Phyllis loved the mother of one of those colts!"

"I've kept the Blue Valley Farm because I feel close to her when I'm there. She adored that place. It's very attractive—about 20 acres in Chatsworth—I go out once a week; it does things for me."

As he talks it becomes an interview for three because you are always conscious of the beloved presence in his heart; "Phyllis looked the same at 46 as she did the day I met her—and stayed 22 always. I'd look at myself getting older and older, but she was ever the same."

Blue Valley Ranch History

Astaire Still Has That Flair

BY HEDDA HOPPER

Fred Astaire has had innumerable titles bestowed on him through the years by reviewers who have acclaimed this best-known and highest-priced dance artist in the world. As an individual, no one either in or out of professional life has ever exceeded Fred Astaire as a person of quality.

Just now he is like a chess player who, weary of the game, sets up the board and prepares to play. For Astaire to do otherwise would discredit and work hardship on a great many people. But his heart isn't in it, although his latest picture, "Daddy Long Legs," made during the fatal illness and death of his beloved wife Phyllis, is one of his very best.

Sense of Ease
Fred had recently returned from a fortnight in Manhattan spent in personal appearances

Turn to Page 3, Column 1



ASTAIRE THE RANCHER—Fred Astaire finds his Chatsworth ranch a pleasant place for relaxation.

Popular Fred Astaire Still Boasts That Flair

Grief Fails to Dampen Brilliance

Continued From First Page
when I interviewed him. We talked but briefly about the half year of work and tragedy which lay behind.

We talked of Leslie Caron, his dancing partner in "Daddy Long Legs."

Leslie is a strange little girl," he said, "a charming partner and a wonderful actress. She won't settle for any half measure in order to appear quick or cooperative. It must be right and straight in her mind."

Started at 17
Fred started dancing when he was 17. He has had innumerable partners; the most successful, his sister Adele, with whom he started in Omaha, their birthplace. The Astaires, as they were known, became famous on Broadway while still in their teens. Then London opened its heart to them and then the whole world. He's been a motion picture star for 20 years, dancing with all types from Joan Crawford to Joan Fontaine.

"Moviemen used to think you could make a dancer out of any girl who could lift her feet," he said. "They felt if she so much as danced in the chorus she could become a star. It's not true."

"They're Real Dancers"
"These new kids—Vera Ellen, Cyd Charisse—they're wonderful because they're real dancers, but beyond that, they know how to sell it. Ginger Rogers is an excellent actress; she has personality and we could trick it together."

It takes the better part of a year to make an Astaire picture. He starts plotting the dances eight to nine months beforehand and returns on until every turn, flip and leg is perfect.

Throughout this time he fumes, unsmiling and vowing it takes me to make a picture. "I do one of my films in three weeks," he says, "what's wrong with you?"

He brings lunch in a paper

sack and eats in the solitude of his dressing room. But when the routines are ready, he emerges suave, smiling and relaxed, and the show is filmed without a hitch.

Doesn't Need to Dance
It has often been suggested that Fred Astaire could make a successful picture without dancing. "You could sing a few numbers if you wanted," I observed. "You've launched some great songs."

Astaire has an interesting collection of films of his solo numbers. Some of his favorites are "Top Hat," a galling number he did with Bing, the shoes number in "Barkleys of Broadway," and the drum in "Easter Parade."

Praise for Scott
We talked of his friends—of Randy Scott. "He's always kidding me about how long it takes me to make a picture."

"I do one of my films in three weeks," he says, "what's wrong with you?" It's one of the few who actually pulls people into the theater. I think he's a tremendous performer."

"This summer the Astaires are gathering at Lismore Castle in Ireland. Adele has it for one month a year and my mother loves it there—she lives with me, you know. And Fred Jr., he's in the Air Force and 17. He has no desire to follow in my footsteps—he likes to fly."

Returning to Saratoga
"Ava, who is 13, might want to. She's active in school and church plays and dances awfully well—she's a very cute little girl. And my stepson, Peter, who is now 23. But I won't stay more than a month in Ireland because I want to be at Saratoga for part of the meet."

I asked if he had any horses running at Saratoga. "No," he said, "but I have three in training that run at Santa Anita, bred at our Blue Valley Ranch. We had three winners this year and we bred all of them. How

Phyllis loved the mother of one of those colts."

"I've kept the Blue Valley Farm because I feel close to her when I'm there. She adored that place. It's very attractive—about 20 acres in Chatsworth—I go out once a week; it does things for me."

As he talks it becomes an interview for three because you are always conscious of the beloved presence in his heart; "Phyllis looked the same at 46 as she did the day I met her—and stayed 22 always. I'd look at myself getting older and older, but she was ever the same."

Released by Chicago Tribune-N.Y. News A

1955-07-10 LA Times

Blue Valley Ranch History

The last mention of the Blue Valley Ranch is in 1968.

"Today, Astaire lives in a gracious, art-filled Beverly Hills home. A widower, he keeps mostly to himself. His prime interest is breeding horses at his Blue Valley Ranch in California's San Fernando Valley.

Although he has owned horses for many years, it took him 25 years—with his busy schedule—to be present to see one of them win—"Triplicate," which cost him \$6000, and won him \$245,000.

Astaire's son, Fred Jr., helps run the Blue Valley ranch."

1968-07-07 Fred Astaire at 68
The Pittsburgh Press



Suave, elegant, smooth—Astaire at his bar. Behind the entertainer is a portrait of his prizewinning thoroughbred Triplicate. He paid \$6000 for horse. Won \$245,000.

Fred Astaire At 68

By Graham Williams
Written For Rite Magazine

IT'S that time again—Fred Astaire is back in the news.

Hard as it may be to believe, in 1945 Astaire went into a self-imposed retirement. It only lasted two years, but since then the performer has only graced a select and choice number—very few—of entertainments with his much-wanted presence.

Astaire is at that point in his life where he can afford to be choosy—and is. Sixty-eight years old, the dancer-singer-songwriter-actor has amassed a fortune, won innumerable awards, and has gained legendary status.

With such hard-to-come-by popularity, he is not in the least interested in publicity and has made his feelings on the subject all too clear. He also will only do a film or TV special if he feels the artistic standard meets his own—a hard test to win.

Another Hit

Recently, he did do a television show and, as usual, it was greeted with the highest praise. He has also completed his first film in many years and his first musical in more than 15 years, Warner Bros. Seven

Arts' adaptation of the famed Broadway hit "Finian's Rainbow."

The Astaire story begins in Omaha, Neb., when young Fred and his sister Adele, 18 months his senior, began taking dancing lessons at a local school. Working as a child team, they scored success after success in church and school entertainments.

Convinced there was a future for her children in this field, Mrs. Astaire packed up her family and moved them to New York where the kids began training at Ned Wayburn's Dancing Academy. Mama supplied their elementary schooling and also served as their manager.

Hailed as child prodigies, the duo toured the Orpheum vaudeville circuit, and as soon as they reached legal working age, made their Manhattan bow at Proctor's Fifth Avenue Theater in "Fred and Adele Astaire in New Songs and Smart Dances."

The next step was a Broadway show—"Over the Top," starring Ed Wynn. Other shows followed, and they became full stars in "For Goodness Sake," which later took them to London, establishing them as international favorites.

Getting better as they grew older,

the Astaires danced their way through such other musicals as "Lady Be Good" and "Funny Face." Fred hit a peak in "The Bandwagon," gaining recognition as a gifted comic. This show also marked his last appearance with Adele, who married Lord Charles Cavendish and retired from the stage to live in Ireland.

Film Offer

Alone, Fred next went into "The Gay Divorcee," which netted him his first film offer—a featured role with Ginger Rogers in "Flying Down to Rio." Before this vehicle was ready for production, RKO lent him to MGM for one number in "Dancing Lady."

"Rio," he scored with the caroca—the first of a long and desirable line of dancing vagues to be popularized by the Astaire-Rogers team. The glamorous duo made nine films and became one of the biggest money-makers in screen history.

When they finally called it quits, Astaire helped sweep a succession of partners to new acclaim—such beauties as Eleanor Powell, Paulette Goddard and Rita Hayworth.

Then, in 1945, after making "Blue Skies," came the announcement of the retirement. But when Gene Kelly broke an ankle, Astaire was tempted back before the cameras to co-star with Judy Garland in the blockbuster "Easter Parade."

Until 1959, Astaire was famous primarily as a dancer, singer and light screen romantic. He solidly ended this image with a dramatic performance in "On the Beach," following it with other straight roles in "The Pleasure of His Company" and "The Notorious Landlady."

Today, Astaire lives in a gracious, art-filled Beverly Hills home. A widower, he keeps mostly to himself. His prime interest is breeding horses at his Blue Valley Ranch in California's San Fernando Valley.

Although he has owned horses for many years, it took him 25 years—what with his busy schedule—to be present to see one of them win—"Triplicate," which cost him \$6000 and won him \$245,000.

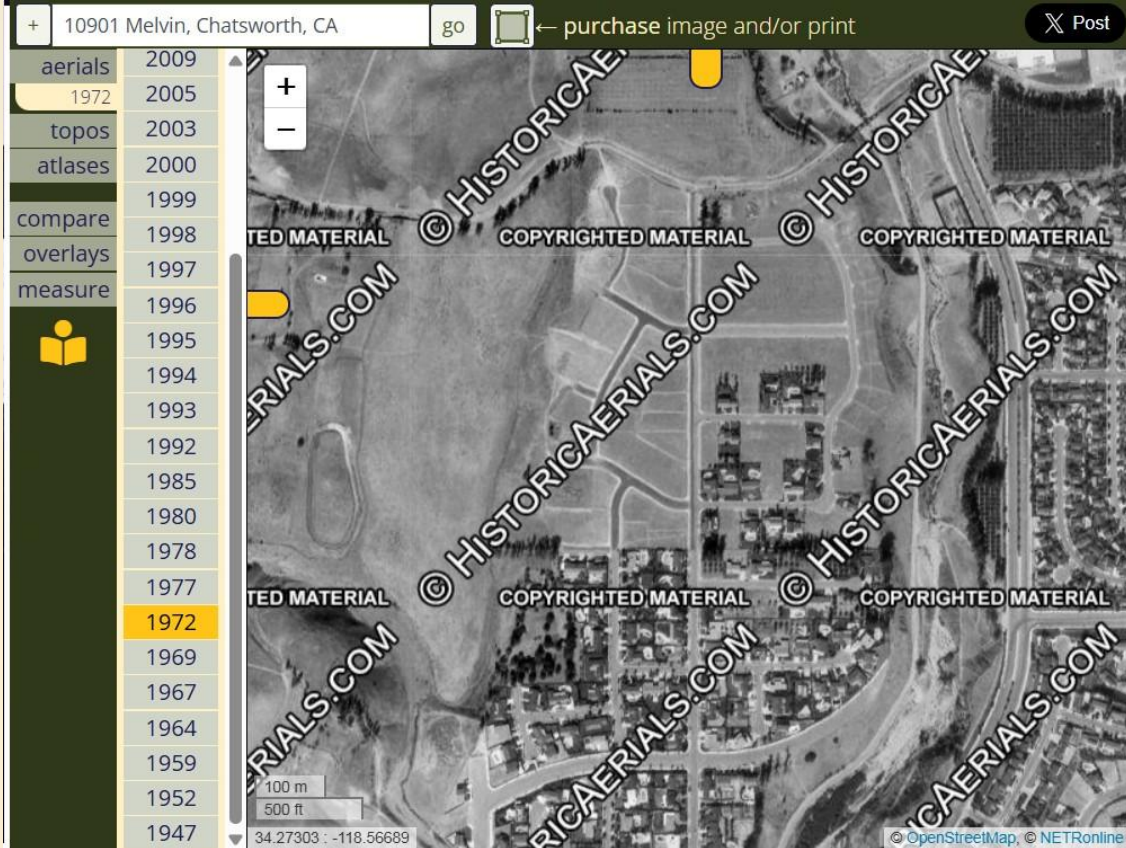
Astaire's son, Fred Jr., helps run the Blue Valley ranch. Recently, there was a new addition to the family—Frederick Henry—making Astaire, for the first time, a grandfather.

Blue Valley Ranch History

By 1972, the land west of Melvin had been cleared for a subdivision, per historicaerials.com

In February 1973, a 38-home development is approved west of Melvin, which includes the 20-acre Blue Valley Ranch. Tract 25560.

The ranch address was 10901 Melvin Ave. Today the location of their home corresponds to 19654 Los Alimos St.



Historicaerial.com --
1972 aerial centered on 10901 Melvin Ave, Chatsworth

The Fred Astaire Story

Fred Astaire (1899-1987) was an American dancer, singer, actor, and choreographer, widely regarded as one of the greatest entertainers in the history of musical films.

Born Frederick Austerlitz in Omaha, Nebraska, His mother, a driving force in his career, recognized his potential and that of his older sister, Adele, born in 1896. The family moved to New York City in 1905 to pursue opportunities in show business, and Fred and Adele began training in dance and performance.

Fred was just five years old when he first stepped onto the stage, debuting alongside Adele in a vaudeville act billed as "Juvenile Artists Presenting an Electric Musical Toe-Dancing Novelty."

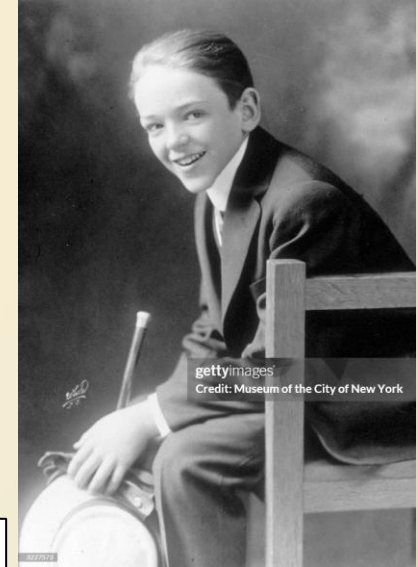
Their mother changed their surname to "Astaire" to give it a more theatrical ring, setting the stage for their future.



1904 Fred Astaire wearing ballet costume



1906 Fred and Adele on stage



1911 Fred Astaire

The Fred Astaire Story - Vaudeville to Broadway

By their teens, they were touring the vaudeville circuit, performing intricate dance routines that showcased their chemistry and skill. Their big break came in 1917 when they landed roles in the Broadway revue "Over the Top".

Over the next few years, they appeared in a string of productions. Their first major success came with "The Love Letter" (1921), followed by "For Goodness Sake" (1922), which featured songs by George and Ira Gershwin—composers who would later play a significant role in Fred's career.

In these early shows, Fred began choreographing routines, revealing his innovative approach to dance that blended tap, ballroom, and theatrical flair. Critics and audiences alike were captivated by the siblings' synergy: Adele's playful exuberance complemented Fred's elegance and rhythmic genius.

Their fame soared with "Lady, Be Good!" (1924), a Gershwin musical that ran for 330 performances and cemented their status as Broadway stars. They took the act to London's West End in 1926, where it was equally adored.

YouTube: Fred and Adele Astaire sing [Fascinating Rhythm](#) with George Gershwin at the piano.
Recorded in London in 1926.



1926 Fred & Adele Astaire Lady Be Good - West End Empire Theatre, London

The Fred Astaire Story - Broadway

Back in New York, they followed up with "Funny Face" (1927), another Gershwin hit.

By this point, Fred and Adele were among the brightest lights in musical theater, known for their sophistication and wit.

Behind the scenes, Fred was honing his craft. He was a perfectionist, often spending hours refining steps and experimenting with new ideas. While Adele was the bigger personality onstage, Fred's quiet determination and creative vision were the backbone of their act. Their partnership wasn't without challenges—vaudeville's grueling schedules and the pressure of constant performance tested their resilience—but their sibling bond kept them grounded.

The early 1930s brought more triumphs, including "The Band Wagon" (1931), a revue that critics hailed as their finest work together. The show was a sophisticated blend of music, dance, and comedy. By now, Fred was 32, and Adele was 35, and their act had evolved from youthful exuberance to polished artistry.

But change was on the horizon. Adele, who had always been the more outgoing of the pair, was growing tired of the spotlight. In 1932, after "The Band Wagon"'s successful run, she announced her retirement from the stage.

She had fallen in love with Lord Charles Cavendish, a British aristocrat, and chose to leave show business to marry him. Their final performance together was in London, marking the end of a 27-year partnership that had taken them from small-time vaudeville to international acclaim.

1931 Fred and Adele in "The Band Wagon"



1932 Adele Astaire marries the 2nd son of the 9th Duke of Devonshire At Chatsworth House, Derbyshire, England.



A side-story on Adele Cavendish at Lismore Castle

Adele married Lord Charles Cavendish in 1932 at Chatsworth House in England. Their paths crossed in 1927 in London, during the closing night of Adele's run in "Funny Face". Charles, then 22, was captivated by the 31-year-old American star.

The couple settled at Lismore Castle in County Waterford, Ireland, a wedding gift from Charles's father. The medieval fortress, softened by 19th-century renovations, became their retreat from the public eye. Fred Astaire was a frequent visitor, bringing a touch of Hollywood to the Irish countryside.

Tragedy, however, shadowed their marriage. They longed for children, but their attempts were marred by loss. In 1933, Adele gave birth to a daughter who survived only a few hours. In 1935, she delivered twin sons, who also died shortly after birth. These losses strained their relationship, and Charles, already prone to heavy drinking, descended into alcoholism.

On March 23, 1944, at the age of 38, Charles died at Lismore Castle from long-term alcohol poisoning. Adele's mother, who was living at Lismore permanently then, had been taking care of Charles the last year of his life (Steps in Time, pg. 265)



1932 Adele Astaire marries the 2nd son of the 9th Duke of Devonshire At Chatsworth House, Derbyshire, England.



Lismore Castle, Ireland
Adele spent the summers there after she remarried.



A side-story on Adele Cavendish at Lismore Castle

In 1947, she remarried Kingman Douglass, an American investment banker and former wartime acquaintance, who later briefly served as assistant director of the CIA

A clause in Charles's will stipulated that Lismore Castle would pass to his nephew, Andrew Cavendish (later the 11th Duke of Devonshire), if Adele remarried, which she did.

She retained the right to spend summers there, contributing to its upkeep, and divided her time between the U.S. and Ireland.

Adele lived a quieter life with Douglass, avoiding the limelight she once commanded. She outlived her second husband, who died in 1971, and passed away on January 25, 1981, in Tucson, Arizona, at 84, after a stroke.

Adele is buried at Oakwood Cemetery.

The obituary on Adele article at right captures Adele's spirit well. The photo is a picture of Adele, right, with her brother Fred and her husband, Lord Charles Cavendish, center in a photo taken in Hollywood in the mid-30's.

1981-02-01 LA Times

4/15/2025

Chatsworth Historical Society - Chatsworth Celebrities - Fred Astaire

CALENDAR

THE ELECTRIC, FABULOUS BUT SALTY ADELE

BY MAUREEN C. SOLOMON

Adele and I were riding in a black limousine on our way to Kennedy Airport the last time I saw her. "Dellie" asked me about my father. "Is he still alive?" she asked. When I nodded yes she then told me about her mother who was more than 90 years old and who got about with a steel walker. "I wouldn't want to live that long, if I had to live that way," she said.

She didn't, because last Sunday Adele Astaire died at the sprightly age of 83 and up until recently she could still do a great Charleston.

In 1932 the other half of her dance team, brother Fred, said, "Adele is exceedingly frank. She finds it hard to keep back anything she has to say, and out it comes." In his autobiography he tells of their trip to New York in 1904. Fred, who was almost 5 years old, announced that he didn't care if anyone else went to New York as long as he did. He was rebuked by 6-year-old Adele who replied, "Oh, shut up." She was as lively as she was outspoken and her speech was peppered with salty epithets.

She had a definite opinion about everything. Years later Fred and Adele became the darlings of critics, who pronounced their dancing marvellous. One critic said they were "distinctly attractive even when they are not in motion but once they begin to dance they are among the immortals."

Dellie once said to me, "I think it's so awful to be a celebrity and have everybody all over you, you can't do anything" to the 20s everything she said and did was reported.

She left show business when she was on top, retiring in 1932 to marry Lord Charles Cavendish, an Englishman several years younger than herself. And she had her thoughts on American men. "They talk loud and tell where they've been and who they know. Who cares? That's Americans. You never hear an Englishman doing that."

She had a mischievous sense of humor and I'm sure she was half serious when she told me, "All this sex stuff nowadays, it's so phony. I'd just love to see everyone get to be impotent. I think it would be great fun." But she added, "I'm old, talking for myself, but you're young. You should think about you."

She had worked steadily from her childhood in vaudeville until her marriage at age 23, but those early years of hard work and ambition kept her young. We shared a lot of the same views about the world and the arts and through her I learned about the "flaming youth" of many of today's prominent actors.

I loved old New York. She had lived it and she told me stories of what it was like as a 14-year-old to work down Broadway from 72nd Street to Times Square in the late evening completely unafraid.

We were both romantics and we'd talk about men, lamenting the lack of manners nowadays or the wondrous people such as George Gershwin who was in danger with us. At that time I was turning 30 and she was as she said, "a saucy 77." At that point in my life I needed some encouragement.

Adele Marie Astaire died in Phoenix last Sunday at age 83. She is remembered here by composer-conductor John Green, who made many films ("Batter Power," "Royal Wedding," etc.) and recordings with Fred Astaire, her brother, and by Maureen C. Solomon, an aspiring Hollywood TV and film writer who befriended her in recent years.



Adele Astaire, right, with her brother Fred and her husband, Lord Charles Cavendish, center, in a photo taken in Hollywood in the mid-1930s.

I had graduated from New York University's Film School and was working—but had no direction. My interest in musical comedy plus hours spent listening to my recordings of the Astaires led me to amass a beautiful collection of film and theater memorabilia. I was curious and wanted to meet the famous "retired and reclusive" Astaires known as Adele. She was listed in the phone book under her last husband's name. It all started when I sent her flowers. I rang up the hotel where she stayed and the switchboard put me through to her room. My heart pounded. "Who is that?" she said. I explained who I was, a fan, and that I had sent the flowers. For someone who was so private, so rich and so famous she was extremely open and inquisitive and we talked for almost an hour.

Several times a year she came to New York on route to Ireland or home to Arizona and each time we saw each other or spoke on the phone.

We talked about marriage. "Maybe I could marry Howard Hughes, he's got enough money," she said. She was angry because a noted congressman had his mistress on salary. Politicians are all tricky. Why should we as taxpayers have to pay salaries to their secretaries, those broods with the boots they hire to bare sex with?

When I got a better job and moved to California to write, she quipped me and said, "I love to know you're doing so well." We were two generations and she was a woman and especially as working women. "You will be a career girl," she said. We agreed women should be themselves and "not suck up to men."

After all those years she was the same outspoken Adele. In 1974 I mentioned I might go to Europe for the summer and she invited me to visit her at her summer home, the castle in Ireland that she had occupied with her first husband.

When I arrived, I was greeted by what they used to call "the fabulous Adele," a diminutive woman who had the pizzazz of a fire engine. She was beautifully coiffed and even though she was 75 that year, her hair was still a chestnut color and her eyes sparkled. She was still fabulous. I spent the afternoon with her listening to "Porgy and Bess" looking at her family photographs and talking about everything under the sun. She talked as freely about the Astaires and their money as she did about her hairdresser coming to stay for a while. She lived in the upper strata of society but she was still the same Omaha gal who was a sensation on Broadway.

The past few years our correspondence trickled off but we spoke from time to time. I still have her letters and in one of the earlier ones she writes, "Thank you for the beautiful basket of pomegranates. You are a devoted girl, and I can't understand WHY I rate it." The answer can be found in my collection on the cover of a 1928 English theater program of "Lady Be Good." On that night, March 26, 1928, the patron had covered the program with his handwritten note.

And Adele Astaire's name appears in the cast he has written: "Eletre . . . can't explain." His sheer delight at her performance and vitality just about knocked him off his seat and he could not find the words to describe her. It's the same Adele I know. □

THE ASTAIRES: A TREASURE IN THE THEATER

BY JOHN GREEN

For as very long time it's been Fred Astaire. Before that it was Fred Astaire And . . . But earlier on there was a very special kind of magic, known as the Astaires.

They were Fred and Adele, brother and sister, and they danced together. There have been other extraordinary dance teams before, during and after the Astaires, but Fred and Adele Astaire were a genuine happening in the history of dancing couples.

They started dancing together as children and made their stage debut in vaudeville while still youngsters. I was 12 years old when I first saw them, 60 years ago, in what I believe was their earliest Broadway show, "Apple Blossoms." The beauty and grace of melodic line, the pulse of impeccable rhythm, music itself expressed in seemingly effortless motion, the dazzling precision of their total togetherness, their super elegance, yet somehow divinely simple unpretentiousness—all of these were of the essence of Fred and Adele Astaire's unique style.

What the Astaires meant to the early Greenwich Village, "Lady Be Good," "Punny Face" and later to the great Schwartz-Dietz revue ("The Bandwagon"), and to all the other shows in which they not only danced but sang and acted, is well documented in the annals of the musical theater.

Adele was much more than a complement to her brother's genius. Like Fred, she was the quintessential professional. In her own right a first-rate performer, she was able to be perfect without being perfect, calm but never coy, hokey, when appropriate, but never overly moving without being maudlin. She had an uncanny sense of the fine line between sentiment and sentimentality. She was sexy but never vulgar, and always utterly beguiling.

Fred has consistently been the favorite singer of more great songwriters than any other performer. Adele is not particularly remembered for her vocalism. But when she and Fred sang together, the name "they-were-meant-for-each-other" feeling came across as when they danced together.

Adele was bright, smart, show-wise, deeply intelligent and, like her brother, blessed with a sense of humor. She had a great nose for what was good, what was bad, what was tasteful, what was tasteless, what would work, what wouldn't. She also shared her brother's capacity for back-breaking hard work, his lust for personal perfection.

Then came the day, many years ago, when she left the stage, opted for marriage and private life, leaving the legacy of "The Astaires"—Fred and Adele—a forever treasure in the heritage of the musical theater.

Adele Astaire was more than a fine artist. I found her a great lady, a kind and gentle woman. She was one of those rare jewels that shine so brightly and forever warm the darkness with their afterglow. □

Calendar Movies, Page 24

The Fred Astaire Story - Hollywood

When Adele Astaire retired in 1932 to marry Charles Cavendish, Fred, then 33, faced a daunting crossroads. For 27 years, he had been half of a celebrated sibling act, and many doubted he could succeed alone.

Critics had often favored Adele's charisma, leaving Fred to prove his worth as a solo performer. Undeterred, he performed in "Gay Divorce" (1932) on Broadway, his first starring role without Adele. The show, with Cole Porter's music, featured the hit "Night and Day" and ran for 248 performances. It was a modest success, but Fred saw a bigger opportunity: Hollywood was calling, and the advent of sound in films offered a new stage for his talents.

In 1933, Fred arrived in Los Angeles, signing with RKO Pictures after a screen test that famously elicited the note,

"Can't act. Can't sing. Balding. Can dance a little."

In 1933 Fred made his first movie with Ginger Rogers, a rising star; "In Flying Down to Rio", their dance to "The Carioca" stole the show. The chemistry between them—his elegance and her vivacity—sparked a partnership that would define an era.

RKO quickly capitalized on their appeal, casting them as leads in "The Gay Divorcee" (1934), an adaptation of Fred's Broadway hit. The film's success, bolstered by "Night and Day" and "The Continental," launched the Astaire-Rogers phenomenon.

There were a total of 10 films, spanning 1933 to 1949, showcasing Astaire's choreography and Rogers' charisma, creating a golden age of Hollywood musicals that remain beloved for their elegance and joy.

1933 Fred and Ginger
The Carioca
in "Flying Down to Rio"



1937 Fred and Ginger
"Shall We Dance"



[The Roller Skate scene](#)
[YouTube](#)

"Let's Call the Whole Thing Off"

The Fred Astaire Story - Hollywood

Some links to some of his songs in movies.....

1933 Flying Down to Rio Fred & Ginger [The Carioca](#) (starts 3 minutes in)

1934 The Gay Divorcee Fred & Ginger [Night and Day](#)

1935 Roberta Fred & Ginger [Smoke Gets in Your Eyes](#) (start at 1:32)

1935 Top Hat Fred and Ginger [Isn't This a Lovely Day](#)

1935 Top Hat Fred and Ginger Dancing [Cheek to Cheek](#)

1935 Top Hat Fred Only [Top Hat, White Tie and Tails](#)

1936 Follow The Fleet [Let's Face the Music And Dance](#)

1936 Swing Time [The Way You Look Tonight](#) (no dancing but the song)

1936 Swing Time [The Way You Look Tonight](#) (music only, the last dance)

1936 Swing Time Fred & Ginger [Waltz](#)

1937 Shall We Dance [They Can't Take That Away From Me](#) (no dancing)

1937 Shall We Dance Fred and Ginger on Roller Skates [Let's Call the Whole Thing Off](#)

1938 Carefree [Change Partners](#) (first scene), both scenes [Change Partners](#) (colorized)

1938 Carefree [A Romantic Dream](#) lilypads

1939 The Story of Vernon and Irene Castle

1949 The Barkleys of Broadway [They Can't Take That Away from Me](#) in color (Fred and Ginger's last movie)

1944 Zeigfield Follies Fred and Gene Kelly "The Babbit and the Bromide"

1946 Blue Skies Fred and Bing Crosby "[Puttin on the Ritz](#)"

1946 Blue Skies Fred and Bing Crosby "A Couple of Song and Dance Men"

1948 Easter Parade Fred and Judy Garland

1951 Royal Wedding [The Ceiling Dance](#)

[Top 10 Fred Astaire & Ginger Rogers Dance Scenes](#)

The Fred Astaire Story - Hollywood - Marriage to Phyllis

In 1933, he married Phyllis Baker Potter, a New York socialite and widow with a young son, Peter. Per Fred's autobiography, he first met Phyllis at a golf luncheon on the Vanderbilt estate on Long Island in New York.

Phyllis's uncle was Henry Bull, who was the president of the Belmont Turf Club. Phyllis was brought up by Henry and his wife Maude. Maude and Henry are buried at Oakwood Cemetery near Phyllis.

Phyllis, elegant and supportive, grounded him. They had two children: Fred Jr. (born 1936) and Ava (born 1942). The family settled in Los Angeles, where Fred balanced stardom with a private life, often retreating to their home or indulging in hobbies like golf and horse racing.

In Los Angeles they lived at 1121 Summit Dr., Beverly Hills. Their neighbor in the 1940 census, living at 1085 Summit Dr., was Charles Chaplin and his wife Paulette.

Fred's house was rebuilt in 1987, today it is an 8,000 sq. ft. home on one acre. The tennis court and swimming pool are still there. Chaplain's house still exists, built in 1922, 11,363 sq. ft.



1937 Fred & Phyllis Astaire Estate
1121 Summit Drive, Beverly Hills

Fred Astaire, Famous Film Star, Buys Valley Center Tract; Writer Secures Ranch

Fred Astaire, famous dancing stage and motion picture actor, and his wife, the former Phyllis Potter, New York socialite, have purchased 125 acres of the Colinet James ranch at Valley Center and the couple plans to make his home at the attractive location.

Announcement of the real estate deal was made Thursday by Mrs. Lucy Hilkey, Valley Center manager of the Louis T. Bush company, of Santa Monica, Malibu and Valley Center.

Mrs. Hilkey also announced the purchase by Robert Flinn, M.G.M. writer, of 80 acres of the old Rancho Bivert, located adjacent to the Colinet James ranch.

Work on a foundation already has been started toward construction of a large white house for Mr. and Mrs. Astaire. Joseph Van Dorn, Hilkey would contractor who has built many of the houses for famous figures of the motion picture colony, has accepted the contract for the Valley Center structure.

Van Dorn will also build a large home for Mr. Flinn and the foundation for that house has been laid.

U.S.O. OFF TO A GOOD START
Fred Astaire is rated as one of the leading box office attractions in the world and his acquisition of Valley Center property should result in marking Valley Center as one of the select spots in the country for retired persons and famous figures. In the past two years the Louis T. Bush company has made deals in the Valley Center country aggregating about \$300,000 and the deals have resulted in establishment of a retirement community, retired and distinguished persons.

The Astaires are planning to retain the present James adobe house as a home for a caretaker and family. Their new home will be in a hillside about a mile from the Bivert road and will be of a rambling old California type. It will command an excellent view of Palomar mountains. Plans call for a swimming pool and recreational facilities. An additional water supply is being developed and the tract will be completely landscaped.

Mr. Astaire, who recently visited Escondido and Valley Center, commented that he had been all over Europe and this country and that Valley Center fitted into his idea of a home place.

Has Talent Bids
His talent, besides being the actor for M.G.M., studio has also been in motion picture roles. His track is known as the old Barker property and was formerly part of the James estate. Purchase was made from Arthur Rossett.

Palmyra Taken, French Admit
Mr. Flinn plans to reside permanently at Valley Center. His home place will include a swimming pool and recreational facilities.

The deals announced herewith are those of which a hint was given in the Times-Advocate about two weeks ago. Another deal of much importance to the Escondido country is reported pending and announcement is expected within a few days.

The official statement said that

1941-07-03 Valley Center Tract Daily Times Advocate Escondido

4/15/2025

The Fred Astaire Story - Horse Ranch era

In 1941, before the Blue Valley Ranch in Chatsworth, Fred purchased a 125-acre ranch in Valley Center, just northwest of Escondido.

In 1945 all three of Fred's race horses, including Triplicate, were sent to the Valley Center ranch at Escondido.

Pg 280 of Steps in Time quotes Phyllis, "We need another ranch. Valley Center is too far away, with this traffic. We can sell it. I have my eye on one in Chatsworth. Don't you think we should get some brood mares?" It all sounded fine to me.

They sold the Valley Center ranch in 1947.

Warning Issued About Fireworks

Warning is issued by officials of the best fire department and police department that a city ordinance makes it unlawful for persons to use fourth of July pyrotechnic displays in the city limits. There is also a county ordinance which prohibits use of fireworks except in certain back areas.

Fire Chief Karl Petersen points out that grass is becoming so crotchingly dry and that as a result the ordinance will be rigidly enforced.

Hopes Jap Stand Makes for Peace

By J. CLAUDE WILSON
A committee of busy women met at the chamber of commerce Thursday morning to organize a big community and party for funds for the United Service Organizations, Mrs. O. A. Pickens was unanimously chosen as general chairman and Mrs. Ed Burger as vice chairman. The other members of the executive committee are Mrs. J. W. McElhenny, Mrs. Billy Bevan and Mrs. J. A. Wall.

They have drafted the following names as chairmen: in charge of food, Mrs. Karl Petersen; refreshments, Mrs. Barker and Mrs. Fred Astaire; decorations, Mrs. Claude Wilson; tables and service, Mrs. Roy Rogers Jr.; tables and cards, Mrs. E. A. Wall; Mrs. Billy Bevan and Mrs. J. W. McElhenny to collect and return of the red labels; Homer Heller, Delmar Gray and Gus Greenough.

We may decide ourselves into individuals, all-out individuals, pacifists or pacifists in our discourse this is our privilege. But we are all united in the desire to make ourselves wholeheartedly and friendly for the boys who have been drafted to the work of this war for our democracy. Our duty is clear. The above-mentioned women expect you to do your part.

Headquarters have been opened at 1st and First Street, between the post shop and the post hall. Women are volunteered to be in long lines to receive your donations. "A mile of ribbon" is our goal. "A foot of ribbon" is a small contribution for every family. "Get your foot or 'or' in with your hand your heart." Time is short.

FDR Outlines Plans for Talk
By Ted L. Price
HYDE PARK, July 3.—President Roosevelt disclosed today that his Independence Day address Friday will deal with foreign affairs and the situation of America's freedom with its war raging across the sea. The president's speech will be at 1 p. m. (E.S.T.) tomorrow from the Franklin D. Roosevelt library here.

Before announcing plans for the speech Mr. Roosevelt signed the commission of Harlan Fiske Stone as chief justice of the United States supreme court, succeeding Charles E. Hughes retired July 1.

Stone is vacationing in Estes Park, Colo., and may take the oath of office there.

A. C. Ball Sells Lone Palm Ranch To E. A. Harper
By Ted L. Price
VICTRY, July 3.—A communique tonight reported that British forces occupied Palmyra, important airport station in western Syria, at 1 p. m. today.

The official statement said that

Darol Rice Plays For Fred Astaire

Darol Ashley Rice, son of Mr. and Mrs. C. H. Rice, of Escondido, can be seen now at the Ritz theatre in the picture "The Sky's The Limit." He plays a saxophone in Freddie Slack's band, which plays for dances by Fred Astaire.

Darol Rice was born and raised in Escondido, and he now resides in Hollywood. He is well acquainted with Fred Astaire, and says he is a wonderful man. They have something in common as they both own ranches near Escondido.

All three of Fred Astaire's race horses, including the money-winning Triplicate, will be sent to the star's ranch at Escondido.

Poor Lou Costello bought himself a race horse just in time for the sport to be banned.

1945-01-06 The Press Democrat Santa Rosa

Mr. Fred Astaire's property on Rincon Road has been sold. Will give more details in next issue.

1947-01-10 Weekly Times Advocate Escondido

FORMER ASTAIRE RANCH DUE FOR BIG EXPANSION

Fred Astaire's lavish 165-acre ranch in Valley Center, sold recently to Mr. and Mrs. Leslie E. Powell of Long Beach and Denver, Colorado, will undergo extensive development by the new owner, who owns the Green and White Cab Company of Denver, according to information received from Paul Herbold, Encino realtor who acted as agent for the purchaser and seller in the deal recently.

The famous dancing star of motion pictures sold the large, four-bedroom adobe ranch house built in 1941, separate servant's quarters, and guest house, all situated in a grove of large oak trees. Also included in the transaction was the manager's house, a second five-room house, two large barns, horse paddocks, complete farming equipment and a herd of Hereford cattle. Mr. Astaire had operated the ranch for the raising of livestock.

Mr. Powell has acquired additional property adjoining the former Astaire ranch and also plans to develop that land extensively with the Astaire development.

1947-03-07 Weekly Times Advocate Escondido

The Fred Astaire Story - Triplicate

Foaled in 1941, Triplicate was sired by Reigh Count, a 1928 Kentucky Derby winner, and out of the mare Fairday.

Excerpts from Fred's autobiography: In 1943, Astaire sent a telegram to his trainer friend, Clyde Phillips, asking him to purchase two young horses for up to \$10,000 each. Phillips eventually acquired Triplicate for \$6,000 (p. 283)

His most celebrated victory was the 1946 \$100,000 Hollywood Gold Cup, where he beat Louis B. Mayer's filly Honeymoon by a neck, equaling the track record and earning Astaire \$81,000 plus a \$6,000 betting win (p. 280, 287).

Later that year Triplicate won the \$75,000 Golden Gate Handicap (p. 287). Over his career, Triplicate won Fred \$245,000 (1968-07-07 The Pittsburgh Press)

Steps in Time, pgs 287-288: Triplicate continued racing in 1947 and 1948, winning more races but struggling with recurring ankle trouble. Astaire retired him to stud in Kentucky at age seven (1948). After a few years, Astaire sold him to a Japanese breeder.



1944 Fred Astaire and his three-year-old Triplicate
Fred Astaire an Illustrated Biography by Michael
Freedland

from the Jerry England Collection



Fred Astaire with Triplicate



1952 Fred Astaire & portrait of his race horse
'Triplicate'

Turn Left at the Black Cow

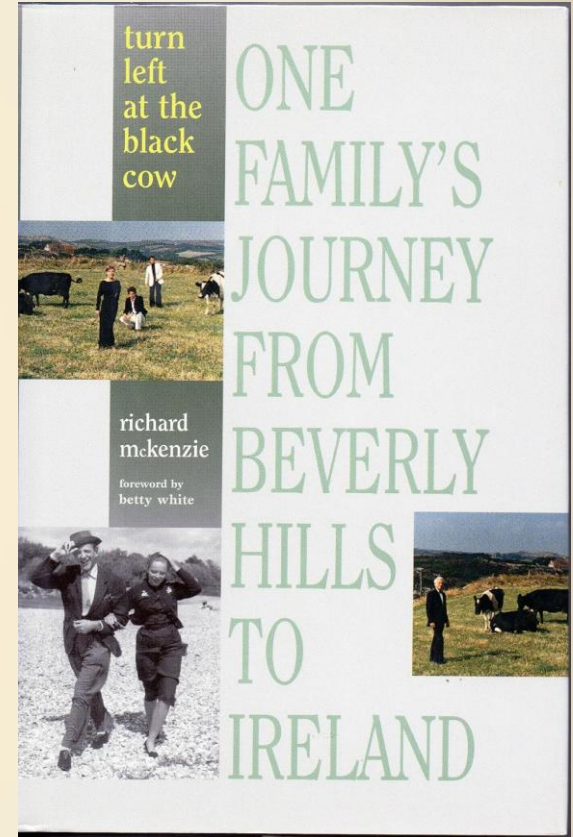
Turn Left at the Black Cow: One Family's Journey from Beverly Hills to Ireland Hardcover – January

by Richard McKenzie (Author)

In this memoir, Richard McKenzie weaves an account of life with his wife Ava and her close relationship with her father Fred Astaire, vignettes of their contrasting childhoods in California, and life in the far reaches of the Irish countryside - where they moved with sons Kevin and Tyler in 1975.

Richard's journal includes stories, never before published, about the entire Astaire family. With graceful humor and sentiment he renders a unique portrait of Fred Astaire - on movie sets in Ireland and at home in California - that gives rare insight into the private man behind the dancing legend.

At the center of the memoir are the day-to-day experiences of an American family making a new life in the midst of a rural Irish community, involving a colorful gallery of Irish characters and visiting Hollywood stars.



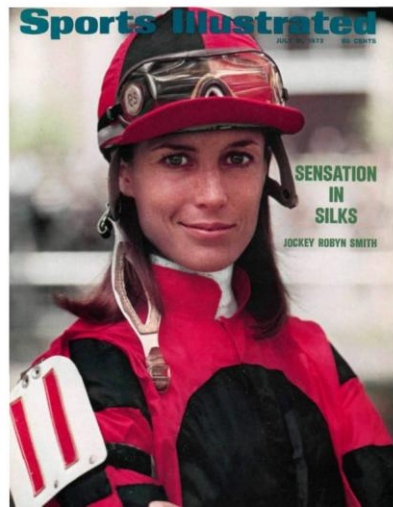
In 1980, Fred, who had been a widower since 1954, married Robyn Smith, one of the first successful woman jockeys.

Fred died in 1987, but they had seven years of bliss.

At the time of the marriage, news reports said that both Astaire's sister Adele, who has since died, and his daughter Ava were opposed. Robyn Astaire avoids comment on the subject and says only that Astaire's son, Fred Jr., is "my pal."

She has made herself the keeper of the flame, trying to sort out the exploitive uses of his name and work from the genuine honors that Astaire might, however reluctantly, have concurred in.

A law now exists that protects the name and image of the famous deceased. “Lawyers call it the 990 law, and thank heaven for it,” she says.



July 1972 Sports Illustrated

Fred and Robyn Astaire, the day before his 85th birthday in 1984

CRITIC AT LARGE
Astaire's Last Partner
Copes With Life After Fred

By CHARLES CHAMPLIN,
Times Arts Editor

In 1980, Fred Astaire, who had been a widower since 1954 and who had just turned 81, married Robyn Smith, who was 35 and one of the first and most successful woman jockeys in the country.

"We were married on June 24, 1980," Robyn Astaire said the other day, "and by a sad coincidence we buried him on June 24, 1987. But we'd had seven years of bliss. It was fate, absolutely; I know God put us together."

model train that sits on the cocktail table in the rather formal living room.

Astaire's widow says she wants to honor his wishes and prevent the trivialization and commercialization of his name and his life's work.

"Can you believe it?" she asks. "Someone sent me a life-sized cut-out of Fred in tails, with holes where the studs and the cuff-links would go. It was going to be a display to sell jewelry." She was able to forestall that usage, she says.

Astaire was an intensely private man who was a charmingly difficult interview because he hated talking about himself, the past, his work and his partners, in approxi-

Please see ASTAIRE, Page 6

ASTAIRE

Continued from Page

his life and his work because she was understandably interested.

"He said that when he was a boy he was always saying, 'Oh, I hate that, I hate that, I hate that, whatever it was. Then one day his father shook him and said, '*Nothing makes you hate!*' Fred said he

stopped saying it for years. In our time, once in a while he would say 'Oh, I hate that!' with a little accent.

'Fred left me in charge. He wanted me to protect him. He said he was tired of being used.'

Astaire died of pneumonia, rather swiftly and without a lingering decline. "I think his life just ran its course. It's devastating to see someone you love fade away, but

Robyn Astaire says she won't marry again. "It's wonderful when people do, but I won't. I've had my man."

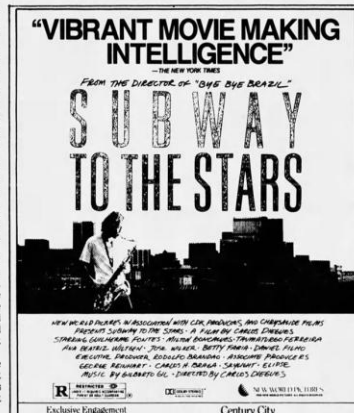
She has made herself the keeper of the flame, trying to sort out the exploitive uses of his name and

work from the genuine honors that Astaire might, however reluctantly, have concurred in. ("He fought the AFI Life Achievement Award for years, but I said 'You've got to give your friends a chance to say thank you for everything,' and he was glad he did.")

A law now exists that protects the name and image of the famous deceased. "Lawyers call it the 990 law, and thank heaven for it," she says. But there still exists a shadowy area between the legitimate plaudits the world will be wanting to pay Fred Astaire for decades to come and the commercialization of his work.

She was upset at the use of his work in connection with the recent AFI Preservation Ball in Washington, not least because she had not been consulted, and neither she nor the Astaire children were invited until she made inquiries. But the fund-raiser was successful and it was a cause—film preservation—that Astaire would probably have endorsed.

"I'm just trying to protect my husband," Robyn Astaire says. "What he wanted, what he didn't want. I'll do everything I can to carry out his wishes. I hope it doesn't make me look bad or seem like a power trip. But if it does, so be it."



1988-06-09 Los Angeles Times

The Astaire Family at Oakwood Memorial Park and Cemetery

Fred Astaire - Sequoia Section G, Lot 82 Space 4

Aunt Maud and Uncle
Henry Bull raised Phyllis in
New York

Phyllis Astaire, Fred's wife

Ann Astaire, Fred's mother

Adele Astaire, Fred's
sister



Top 10 Fred Astaire & Ginger Rogers Dance Scenes

Up next, a 14-minute video

Top 10 Fred Astaire and Ginger
Rogers Dance Scenes

Introduction and interpretation by
MsMojo YouTube Channel

Available on YouTube at

<https://youtu.be/T79LX22TBPI>



"The Barkleys of Broadway" (1949)

Sources and Acknowledgements

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- Newspapers.com
- Jerry England collection
- Prepared by Ann & Ray Vincent April 2025

**Comments,
Questions?**