

# Chatsworth Hills Homesteaders - Part 2

# Chatsworth Hills Homesteaders Part 2

- This is Part 2 of a three part presentation, as we share the history of some of the 45 Chatsworth Homesteading Families. Topics we will cover tonight:
  - Homesteading Overview
    - Research Tools supporting this presentation
    - Homesteading History in California
    - Homesteading Requirements
  - Overview of Chatsworth Hills Homesteaders
  - Part 2 - Homesteader Families in the Simi Hills, south of Chatsworth Street, north of Plummer, and west of Andora. Includes Hill, Bannon and Miranda.

# Online Research Tools used in this Presentation

- Online **Census Data**, and supplemental Genealogical Websites, i.e. Ancestry.com
- Online **Township Master Title Plats** from California Bureau of Land Management (BLM)
- Online **US Dept. of Interior BLM**, listing **Names and Doc numbers of Homesteaders**, and any other transfer/sale of public lands to private lands
- **Google Earth**, allowing us to plot Homesteader parcels as an overlay
- **Earth Point**, allowing an overlay of the Federal townships and sections on Google Earth.
- As a background, a **township** is 36 square miles (6 miles to each side). A township is divided into 36 **sections** of one square mile each (1 mile to each side). Each **section** is 640 acres, a quarter section is 160 acres.
- A special thanks to Rich Krugel and Ken Ditto, who helped us compile the Homestead Data

# Research Tools and Homesteader Overlay

For those of you who are interested in the sources we used for this presentation, email us at

[chatsworthhistory@gmail.com](mailto:chatsworthhistory@gmail.com)

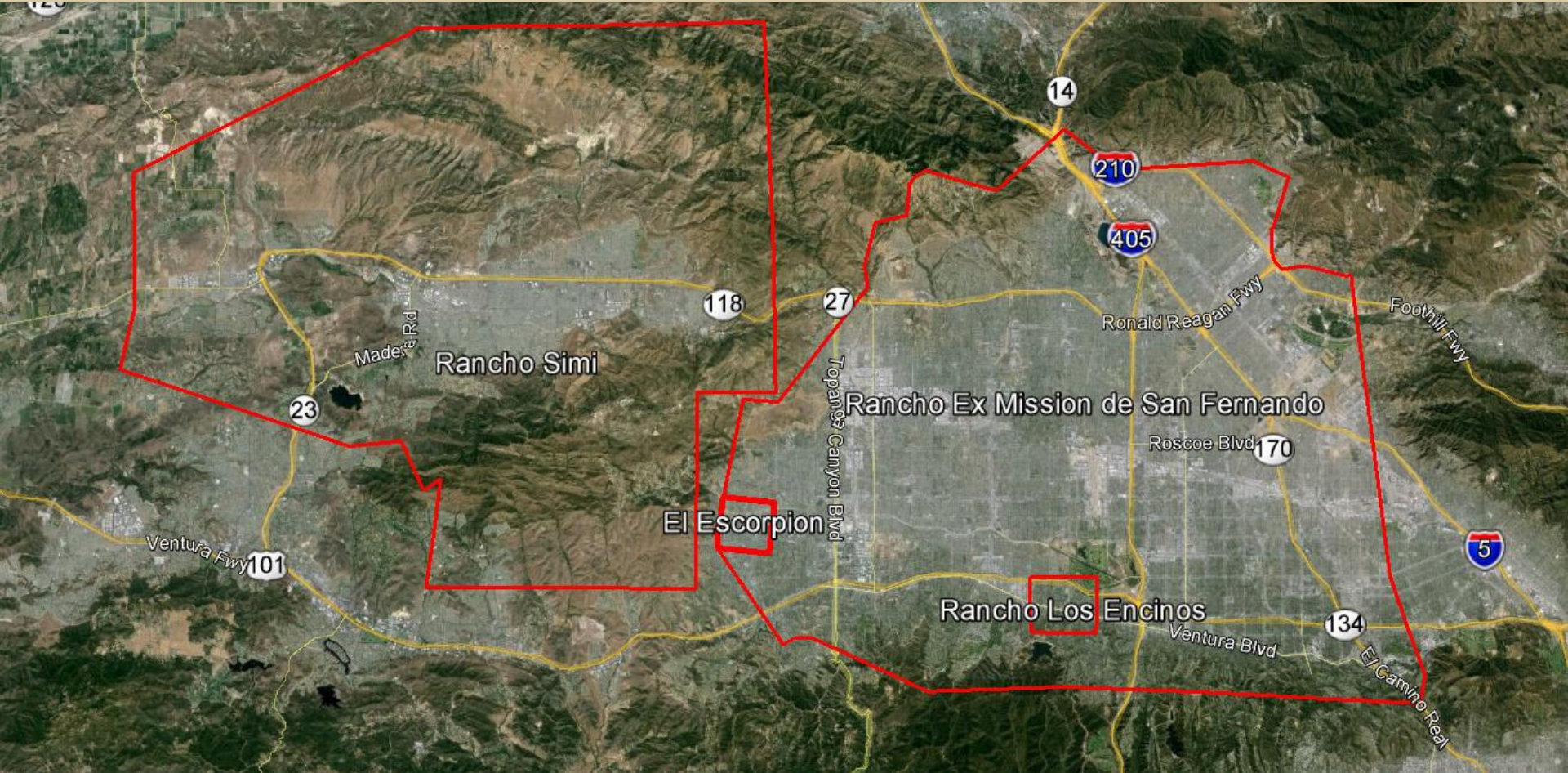
We will email you the online links, plus a Chatsworth Hills Homesteader file that you can open up as an overlay on Google Earth.



# Homesteading History in California

- Spanish Rule 1542-1821
  - 1542 - Cabrillo anchors his ships off the shore of Santa Monica.
  - 1769 - Spanish Colonization and the Mission Period begins.
  - 1781 – Pueblo de Los Angeles is founded. **Spanish pioneer colonists are given land grants after five years.**
  - 1795 – Rancho Simi and Rancho Encino established. In 1797, the San Fernando Mission is established, and Rancho Encino gives up much of its land for the use of the Mission.
- Mexican Rule 1821 – 1848
  - 1834 – The Mexican government dissolves the Missions, allowing Mission lands to be granted to individuals.
  - 1845 - Rancho Encino is regranted to three Tongva Native Americans, and El Escorpion is granted to three Chumash Native Americans. In 1846, Rancho Ex-Mission de San Fernando established.
  - 1848 – the Treaty ending the Mexican-American war **provides that land grants will be honored.**
- American Rule 1848 –
  - 1862 – The Homestead Act gave an applicant ownership of government land of up to 160 acres. Requirements were that the homesteader needed to live on the land for five years, and improve it by building a 12' x 14' dwelling and growing crops.

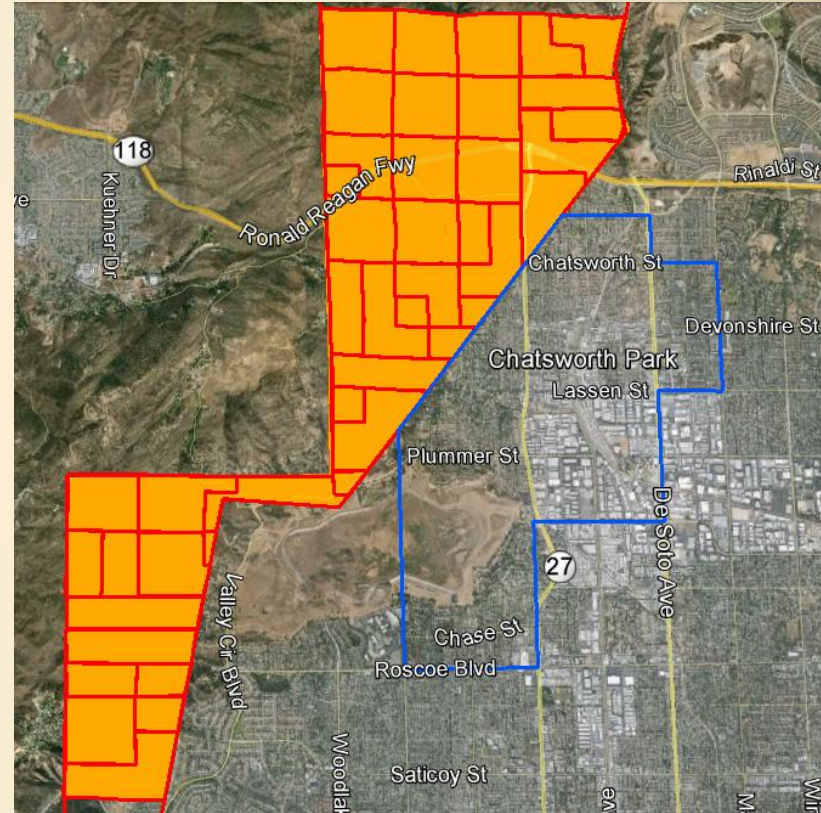
# Homesteaders Overview – Spanish Land Grants in 1848





# 45 Homesteaders pioneer the Santa Susana and Simi Hills

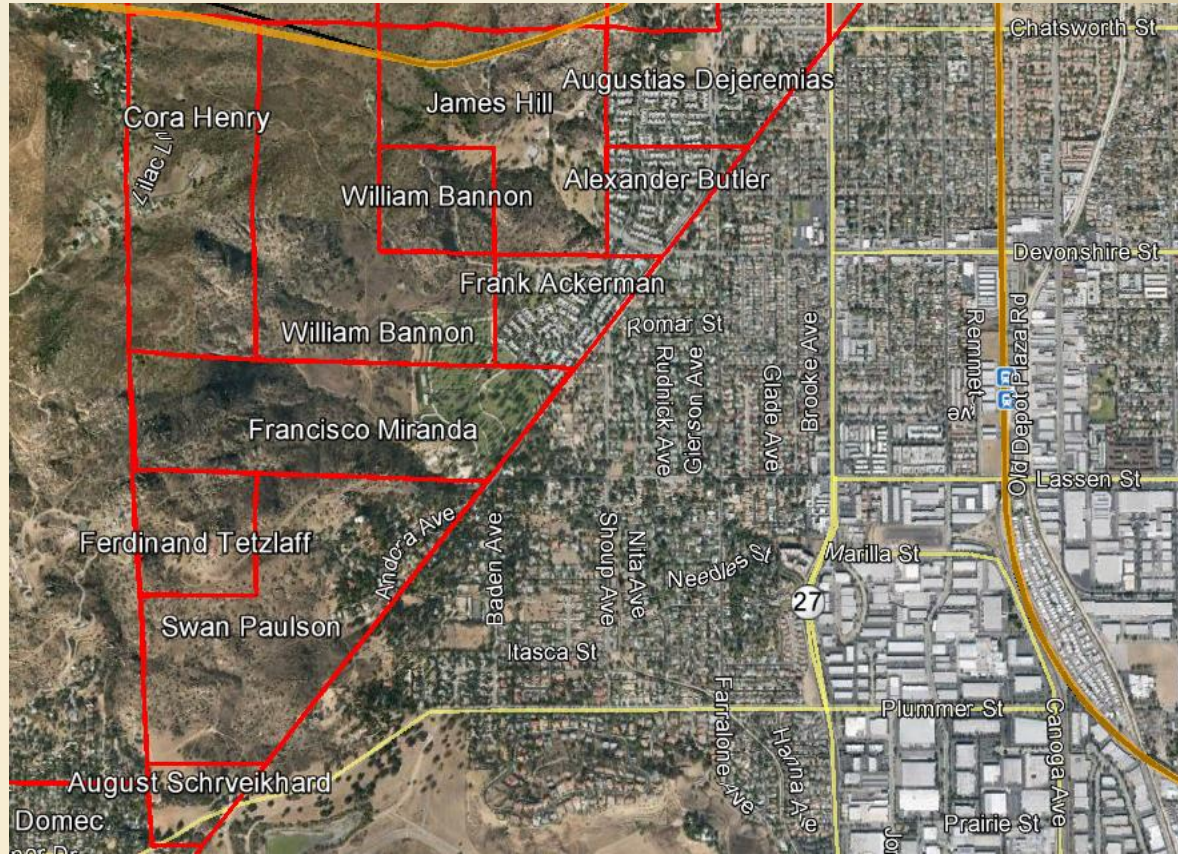
- The orange section is the area between Rancho Simi and Rancho Ex-Mission de San Fernando, that became federal land after the Mexican American war in 1848.
- Some Homesteaders arrived as early as the 1860's and 1870's, although most did not file for their homesteads until the mid 1890's
- Chatsworth Park (in blue) was originally a part of Rancho Ex-Mission de San Fernando. It was founded in 1888, about the same time as many homesteaders settled in the area. The railroad came in 1893.
- Notice that Chatsworth Park was bordered by Andora, the Mission Road (Rinaldi), Mason and DeSoto, Roscoe, and Fallbrook.



# Homesteaders South of Chatsworth Street and North of Plummer

## Names and dates of arrival:

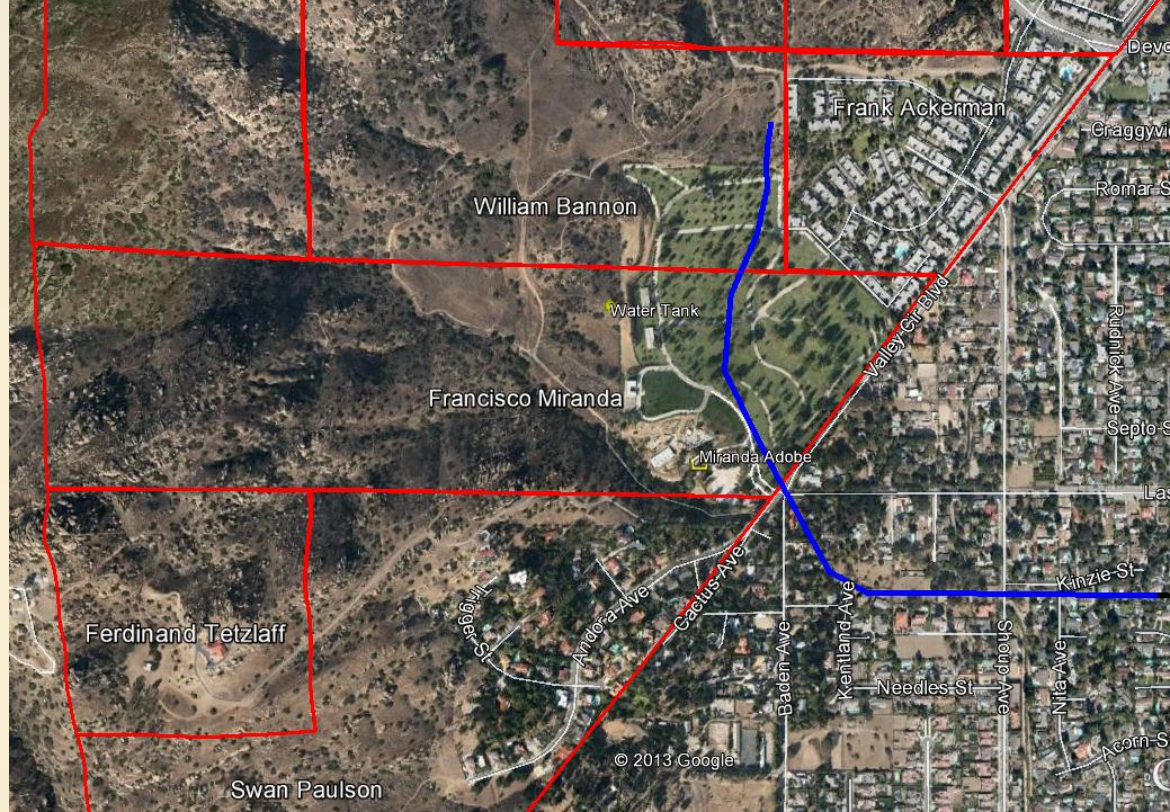
- Francisco Miranda (1880)
- James Hill (1886)
- Frank Ackerman (1888)
- William Bannon (1891)
- Ferdinand Tetzlaff (1893)
- Swan Paulson (1895)
- Alexander Butler (1896)
- Cora Henry (1914)





# Francisco Miranda

- Arrived 1880 or earlier. In the 1880 census, he is 29 years old and married to Maria Antonia Salas, 23. They would have 14 children.
- Their neighbors in 1880 were Rita de la Ossa to the north (Stagecoach Swing Station), and Pierre Domec to the south (Chatsworth Lake Manor).
- Their homestead was 133 acres, issued in 1903.



The Miranda Adobe, in yellow just east of a creekbed, still stands today in the parking lot of Oakwood Cemetery. The blue line is the 1898 railroad spur to the Bannon Quarry.

# Francisco Miranda

- Francisco was born in 1846 in Sonora, Mexico. His father Francesco was born in 1788 in Spain.
- His wife Maria Antonia Salas was born in 1856 in San Juan Batista, Monterey California, as was her mother. The San Juan Batista Mission (1797) is next to the Monterey Presidio (1770 Spanish fort).
- Maria Antonia Miranda was descended from one of the families that came with the second Anza Expedition in 1775. Her ancestor gave birth along the trail on Dec. 24th, 1775.



William H. Miranda and wife Irene Lyon. This photo was taken about 1918-1919 in Chatsworth. He worked on the Iverson Ranch about this time. He served in WWII and died in the Sylmar VA hospital collapse in the 1971 earthquake.





Miranda Family in 1953. Maria Antonia Miranda is 97 years old in this picture.



- In 1974, Joseph Bannon gave an oral history to Jan Hinkston. One of his remembrances was the 1917 filming of Jack and the Beanstalk. Joe Bannon was 15 years old at the time....

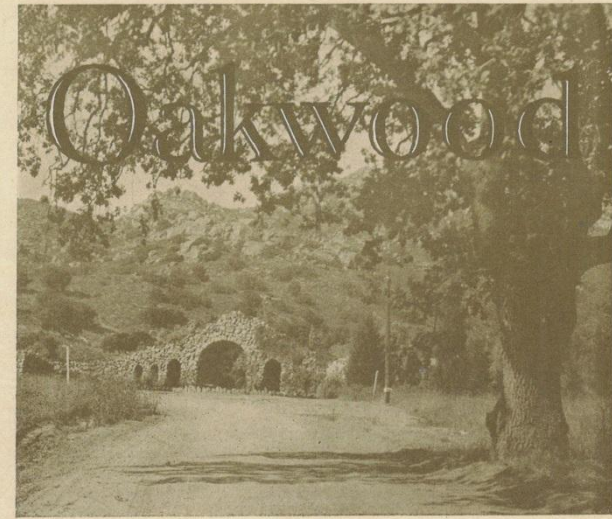
*“Interesting sidelight to that Miranda place. The first filming of Jack and the Beanstalk was done there and the little canyon back of their home was where the pygmy village was and the false fronted castle was up on the hill on the left side of the entrance of the cemetery there. I know because at the time they were filming it, all the kids in the area worked there. Some of them as pygmies.*

*My job was to drive a team pulling what they called a stone-boat - it's just a slab that they haul stone on. I would haul the giant up that hill whenever they were going to film in the morning. He was huge - he was 8 foot 4. Jim Tarver. And weighed about 350 lbs.”*



VIRGINIA LEE CORBIN, JIM TARVER  
FRANCIS CARPENTER IN "JACK  
AND THE BEANSTALK"

- In 1923, Oakwood Memorial Park Cemetery purchased the eastern portion of the Miranda homestead.
- In 1979, the western portion became a part of the Santa Susana Pass State Historic Park.



### A NATURAL MEMORIAL PARK

Never to Be Disturbed by City's Encroachment

**O**AKWOOD CEMETERY lies in a great, natural amphitheatre, surrounded on three sides by the picturesque sandstone cliffs of Chatsworth. Here in quiet grandeur, sequestered from the noise and confusion of commerce, and removed from the city's encroachment is Nature's own burial park—a protected resting place.

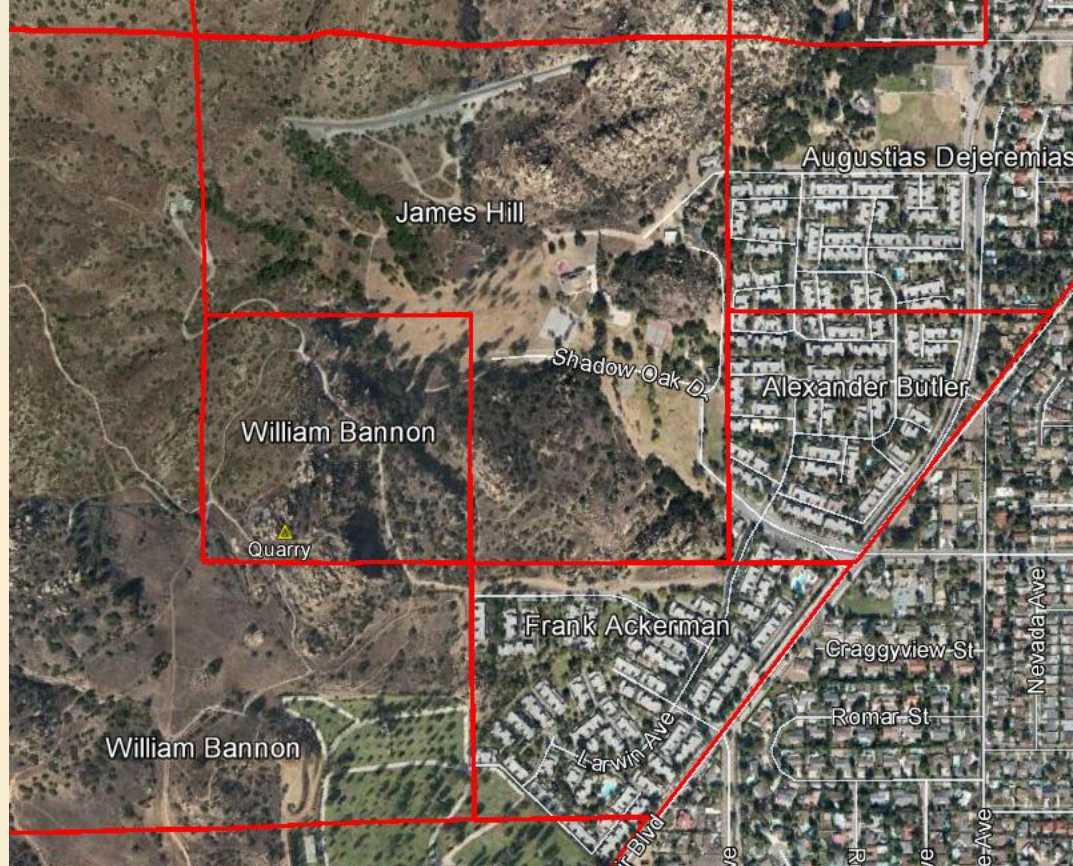
By reason of its remote location, those who own family lots here need never concern themselves that residential or business development will endanger their holdings. Oakwood is on the western slope of San Fernando Valley, at the end of Lassen avenue, and just beyond the town of Chatsworth.

SAFE FOREVER FROM THE MARCH OF THE LIVING



# James Hill

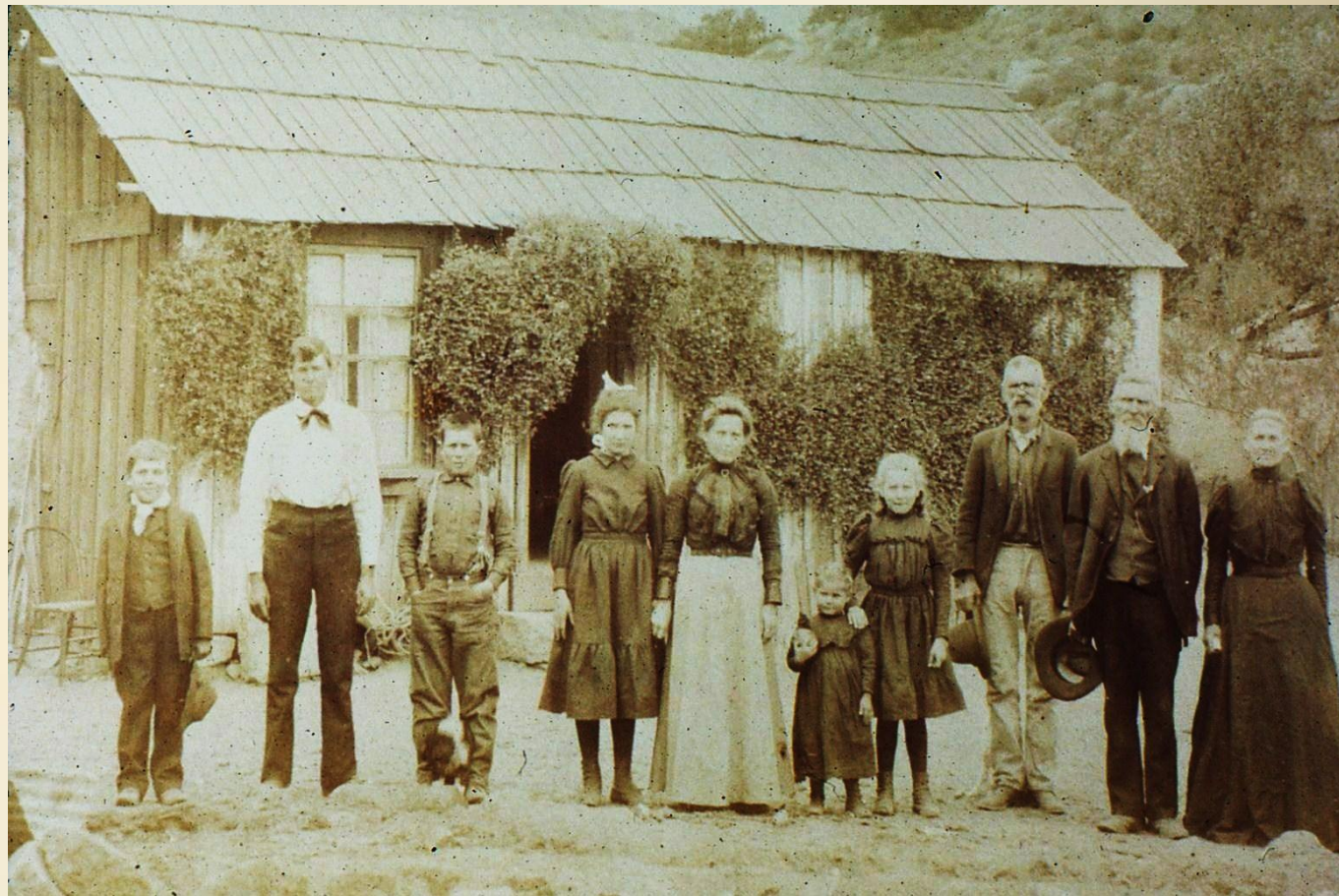
- 1886 - James and Rhoda Hill moved to Chatsworth with their 4 children Ruth (18), Lovell (10), Mary (4) and Minnie (born), and two grandchildren, and take up squatter's rights on their homestead.
- They build a wood-frame house, an adjacent barn, well and fencing, and cultivate 10-12 acres.
- 1888 – Daughter Ruth marries Frank Ackerman, who homesteads an adjacent 42 acres.
- 1901 – Homestead documents on 120 acres recorded.





# James Hill

- The original Homestead House, circa 1900.
- Minnie is in the center with black stockings.
- James and Rhoda Hill are to the right



# James Hill

- The Graves & Hill General Store was operating on Topanga at Lassen from 1906 to 1915.
- Fred Graves and Lovell Hill bought the store after the death of Mr. and Mrs. Jackson, the previous owners.
- Lovell Hill was the postmaster from 1912 to 1915.





# James Hill

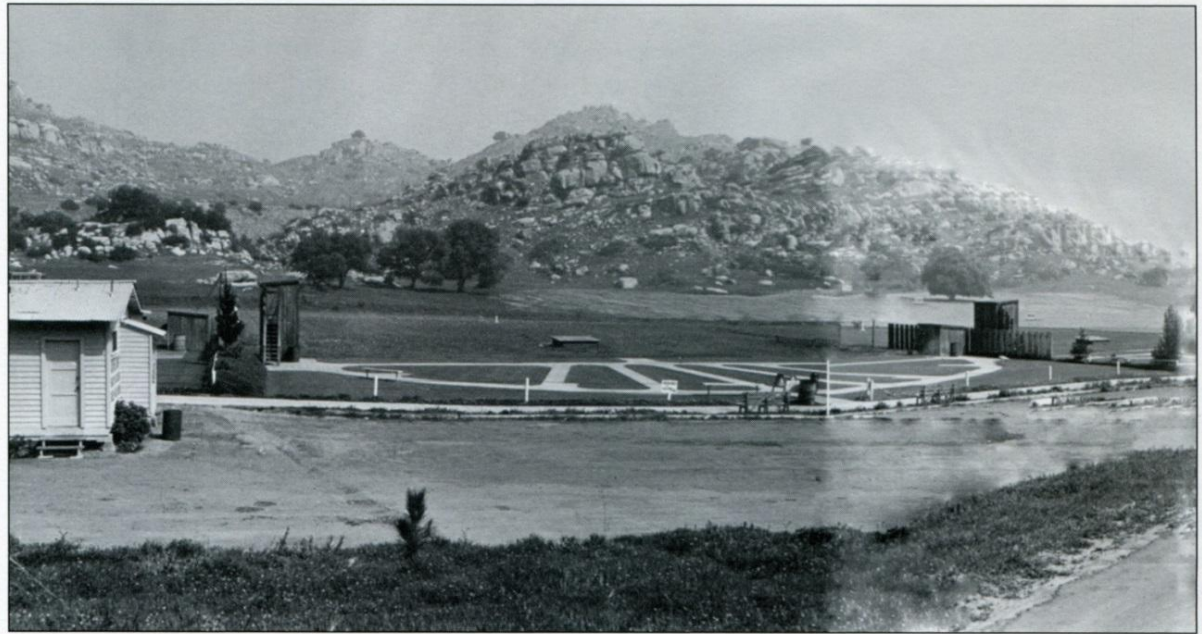
- The Hill family cottage, circa 1911, built by son Lovell Hill.
- In 1920, daughter Minnie and husband Alfred Palmer move back to the cottage to care for Rhoda Hill, who is now 74.
- Minnie remained living at the cottage until 1976.





# James Hill

- 1955 - Minnie sells off the homestead to the Aqua Sierra Sportsman's Club, keeping a life tenancy on the house on 1.3 acres.
- 1957-58 - Aqua Sierra Sportsman's Club opens with a gun club, a fishing lake and a nine-hole golf course ('white').
- In 1961 the group leased the 33 acre Butler homestead parcel, and 15 acres of the Dejeremias parcel, and added the 'red', 'yellow' and 'orange' courses.



CHATSWORTH, 1964. This photograph shows the Palmer Lake recreational and fishing lake, which was located at the end of Devonshire Avenue. It was also the location of the Chatsworth Trap Shooting Club and the Aqua Sierra Country Club. In 1957, the Western Mid-Winter Trap Shooting Competition was held at the Chatsworth Trap Shooting Club. It was also the location of the Roy Rogers Handicap, an annual event.

A view east of the  
Aqua Sierra Gun  
Club.

Trap, skeet and high  
tower clay pigeon  
shooting were offered  
on 5 shooting ranges.

Clark Gable, Roy  
Rogers, Bing Crosby,  
John Wayne and  
other Hollywood  
celebrities used the  
center.





# James Hill

- 1972 - the City of Los Angeles acquires the eastern 55 acres, which included the Homestead Acre and Chatsworth Park South.
- 1976 - Minnie moves out of the cottage.
- 1978 - the Chatsworth Historical Society is named as conservator of the Homestead Acre.
- 1979 – The State of California purchases the western portion of the Hill Homestead and it becomes the Santa Susana Pass State Historic Park.



In 2007, the Historical Society museum was renamed  
"The Virginia Watson Chatsworth Museum"



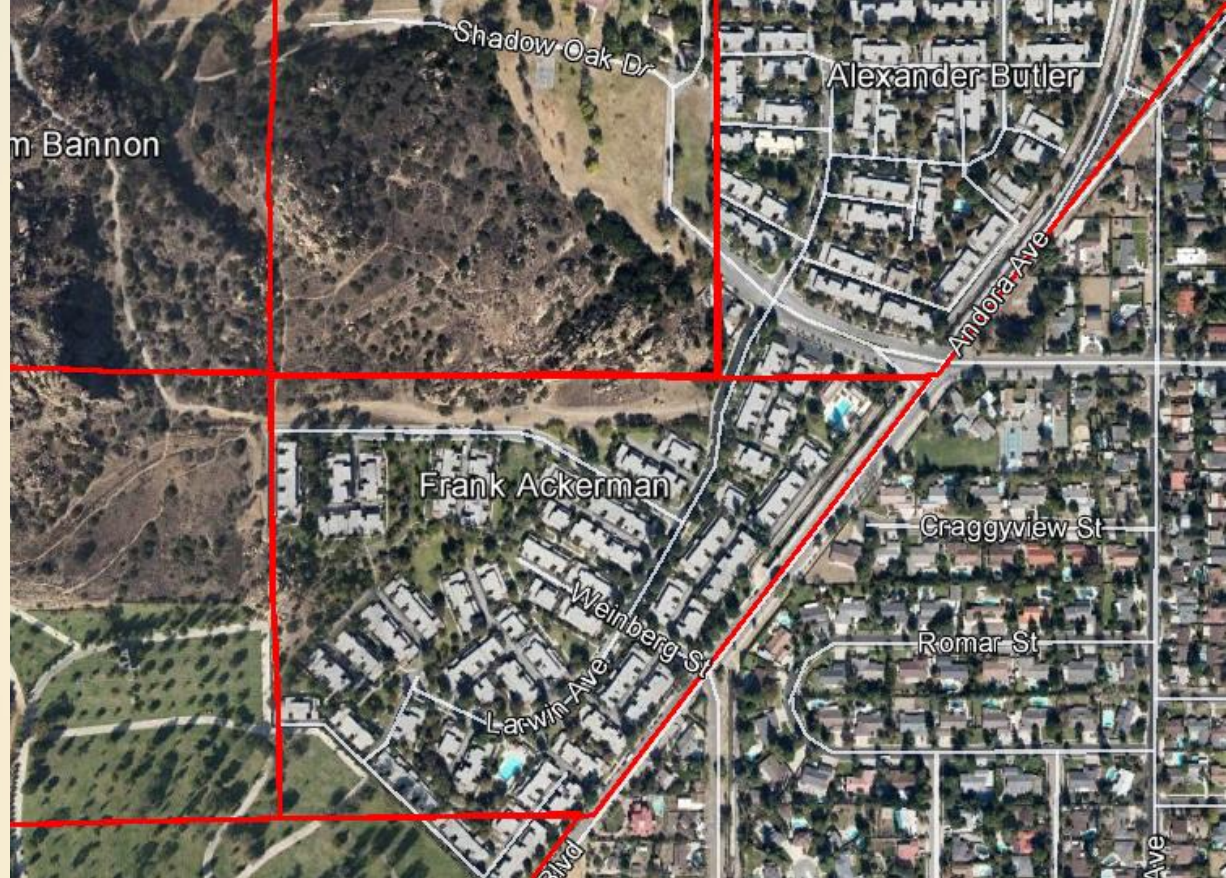
# Frank Ackerman

- Frank Ackerman was from Germany, and immigrated to the U.S. in 1868.
- In 1888, Frank marries Ruth Hill, daughter of Rhoda and James Hill, and homesteads an adjacent 42 acres.
- The Homestead was recorded in 1900, and the family sold the property and moved to Santa Paula by the 1900 census.
- Frank Ackerman later had a livery stable in Los Angeles; he died in the flu epidemic of 1917 in the Boyle heights area.



# Frank Ackerman

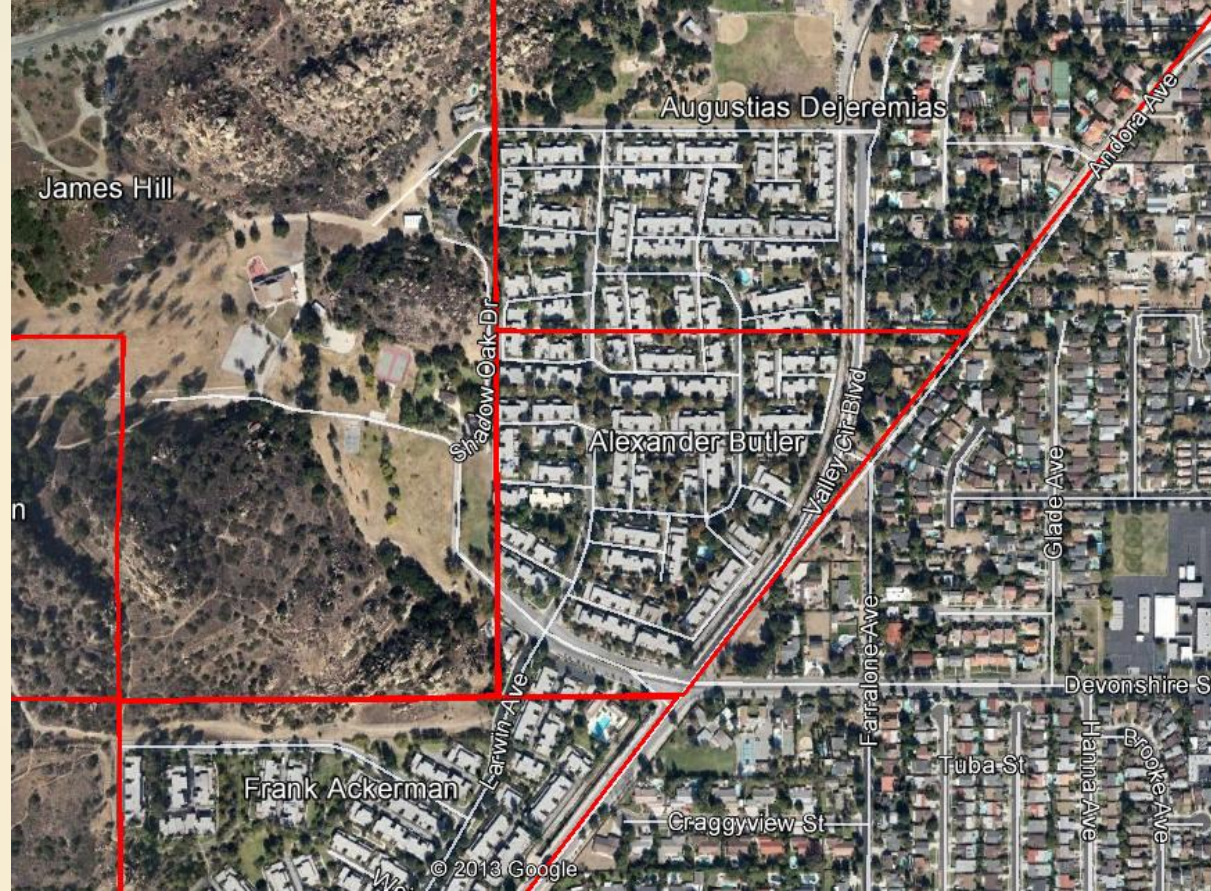
- In the 1920s, a 32 acre modern poultry ranch was established by the Long family, appropriately called Longview Ranch.
- Later the property was known as the Rim Rock Ranch, which ran cattle.
- In 1965 the property was sold to the Rockpointe Townhome project.
- The Larwin St. entrance to the Santa Susana Pass State Historic Park is on this parcel.





# Alexander Butler

- Alexander was born in California in 1873; in the 1880 census he was living in Santa Ana.
- His 1892 voter registration has him living in Downey as a farmer, age 19.
- In 1896 or earlier he is in Chatsworth homesteading his 33 acres. He is listed as a farmer, and is single.
- His homestead is recorded in 1901.
- By 1910 he has returned to his mother's farm in Downey.



# Alexander Butler

- In 1958, The Devonshire Golf club opened with a nine hole golf course on the Hill property.
- By 1961, they had added 3 nine-hole golf courses (red, yellow and orange), a pro shop, and restaurant on the 33 acre Butler homestead (plus 19 acres of the Dejeremias homestead)
- In 1965, the land that the golf course was leasing is sold to the Rockpointe Townhome project. Townhomes are being sold by 1969.
- In 1970, the Clubhouse/Pro Shop is moved and later becomes the Chatsworth Museum.

## Devonshire Golf Club

At the extreme west end of Devonshire Street lies one of Chatsworth's finest recreational facilities, the Devonshire Golf Club. Under the supervision of Douglas C. Palmer, this verdant hilly acreage is the site of three nine-hole par 3 courses; the first course having been opened for play in 1958. Golfing equipment and supplies may be purchased at the pro shop maintained on the premises.

A restaurant is also available for your convenience. Gun club facilities, first initiated by Clarence A. Palmer in 1950 are offered at the Aqua Sierra Gun Club tucked back among the Santa Susana Mountains. Trap, skeet and high tower shooting are available at this beautiful setting.

You are invited to chuck your problems for a day and visit this multi-purpose recreational center.

Golf Club Phone: 341-1460

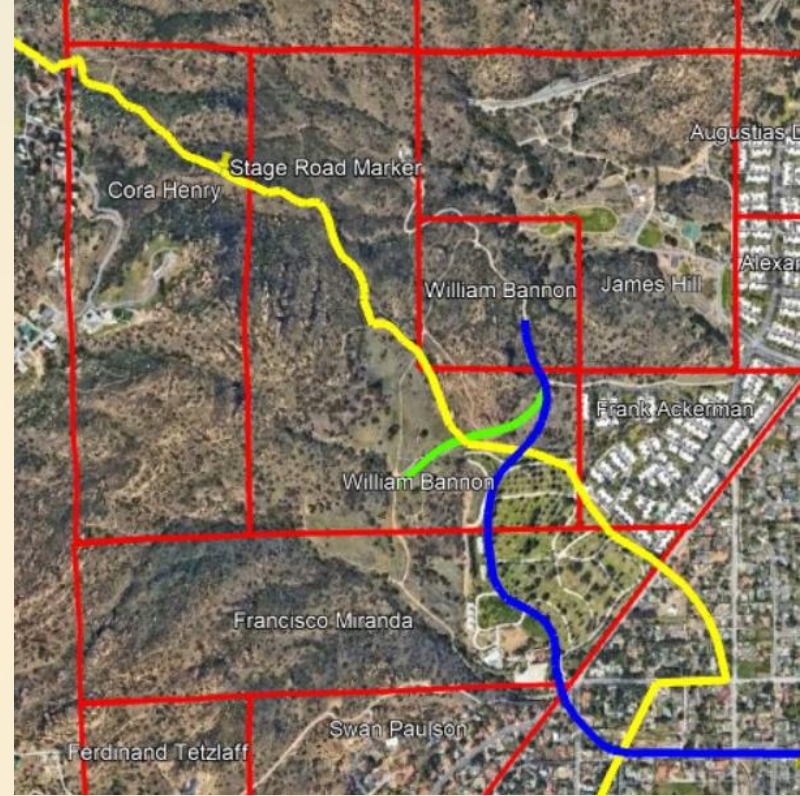
Gun Club Phone: 341-9052





# William Bannon

- **William Bannon** homesteaded 160 acres in 1901, and purchased an additional 40 acres that same year.
- These 200 acres have three stories to tell:
  - The **1861 Stagecoach Trail Swing Station, La Cuesta**, run by the De la Ossas from Encino (before Bannon)
  - William Bannon's contributions to Chatsworth and Southern California via **Chatsworth Park Quarry dimension stone** and **road building projects**
  - The Chatsworth Park Quarry supplying millions of tons of rip rap sandstone to form the core of the **San Pedro Breakwater** (after Bannon sells his ranch and quarry in 1901 to the California Construction Company)



The Yellow Line is the 1861 Stagecoach Trail. The Blue Line is the 1901 Breakwater SPRR line extension into the Chatsworth Park Quarry, the Green Line is the 1901 Empties Track

# De la Ossa Stagecoach Swing Station

- Vicente and Rita De la Ossa are prominent citizens in Alta California, owning Rancho Providencia (Burbank) in 1839, then Rancho Los Encinos in 1849.
- In 1851, Manuela, their oldest daughter, marries James Thompson.
- In 1852, Thompson obtains a 5 year lease to half of Rancho La Brea. In 1857, Thompson captures the bandit Juan Flores in Santa Susana Pass. He serves as the LA County Sheriff in 1858-59.
- In 1858, Fabricio, son of the Vicente and Rita, owns land near the base of the Santa Susana Pass called *La Cuesta (the slope)*.
- In 1859, the state provided \$15,000 to fix up the Santa Susana Pass Wagon Road, under the supervision of James P. Thompson. He had also been awarded the contract to use the pass for carrying mail.



Jim and Manuela  
Thompson



# De la Ossa Stagecoach Swing Station

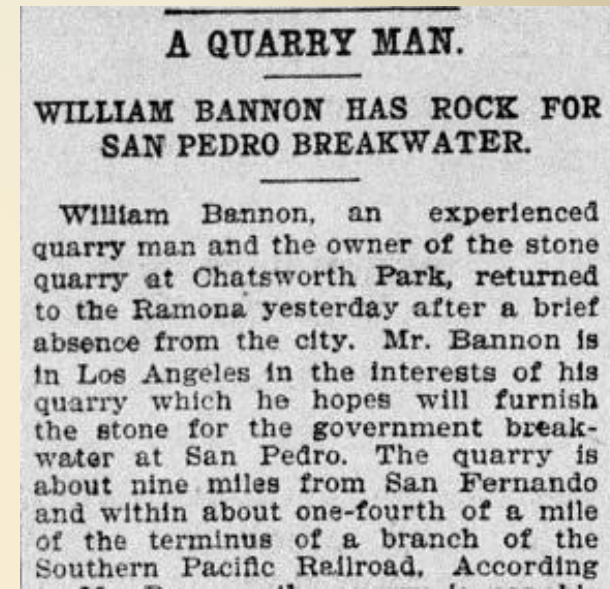
- In 1861, The first overland stagecoach to use the pass made its run between San Francisco and Los Angeles on April 6. It was the Butterfield Stage line and the trip took 72 hours (3 days).
- 1861-1877, Fabricio runs the Stagecoach Swing Station at La Cuesta, and builds the De la Ossa adobe on the site. In 1868, the widowed Rita De la Ossa and her seven children under the age of 17 move into the adobe at La Cuesta with Fabricio.
- The 1876 completion of the Southern Pacific Railroad (SP) tunnel through San Fernando ended the need to provide long-distance stagecoach service in California.
- In the 1880 census, Rita De la Ossa, 63, is living in Chatsworth with son Fabricio, 40, and four other children at the De la Ossa adobe. Her neighbor to the south was Francisco Miranda.
- William Bannon acquires the De la Ossa adobe in 1891.



Rita De la Ossa

# William Bannon Homestead

- William Bannon was an experienced quarryman. Before arriving in California, he had worked for over 10 years in Texas, in charge of the quarries used for the Galveston Harbor jetties, and the stone used in the Austin State Capital Building.
- In 1887 he came to California and was in charge of the Grayrock quarries that produced the rock for the buildings at Stanford University.
- In 1891 he acquired the De la Ossa adobe which was held as a stone (mining) claim by Gabriel Allen, who had served on the LA County Board of Supervisors.
- In 1892, 50-year-old William Bannon homesteaded 160 acres with his wife and eight children. He restored and expanded the existing two stone reservoirs, added fencing, and cultivated 50 to 90 acres of “rolling farmland” to raise seasonal crops and grow fruit trees.
- In August 1901, he earned the 160 homestead acres, and purchased an additional 40 acres.



Crop of 1900-05-24 LA Times article  
introducing William Bannon



# William Bannon dispute with James Hill over 40 acres

- James Hill arrived in Chatsworth in 1886, William Bannon arrived five years later in 1891. Yet James Hill only ended up with 120 acres, not the normal 160 acres.
- An 1896 LA Times newspaper article accounts that, according to JD Hill, the 40 acres missing from the lower left section of the Hill homestead was “forcibly taken” by Bannon in 1892. Bannon claims to have purchased the property (Gabriel Allen stone claim) and asserts legal right to it.

The article records a dispute where Bannon is Fined Ten Dollars for Disturbing the Peace:

*“Bannon says he was out driving in his cart and took a few glasses of wine at a neighbor’s; in driving by the Hill place, he met two of the Hill boys, and having heard that one of them had threatened to whip him, told him now was the opportunity of his life. Young Hill refused to fight. The Hills testified that he swore fearfully and threatened to go and get two six-shooters and do up the whole ----- family..... Bannon pleaded guilty to disturbing the peace under the advice of his attorney, and was fined \$10 or ten days in jail.”*

THEY WERE NOT AFRAID: Bannon is Fined Ten Dollars for Disturbing the Peace.  
Los Angeles Times (1886-1922); Jun 16, 1896;  
ProQuest Historical Newspapers: Los Angeles Times (1881-1989)  
pg. 8

## THEY WERE NOT AFRAID.

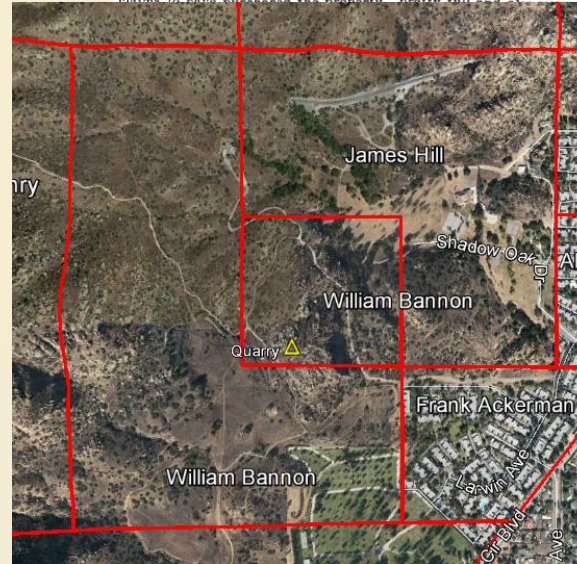
### Bannon is Fined Ten Dollars for Disturbing the Peace.

Chatsworth Park was well represented in Justice Young's court yesterday, in the action of the people against William Bannon, charged with threatening to murder the members of J. D. Hill's family.

There has been trouble between the two families for nearly four years. J. D. Hill, Sr., claiming that Bannon had taken forcible possession of a forty-acre tract of land claimed by the former for a number of years. Bannon

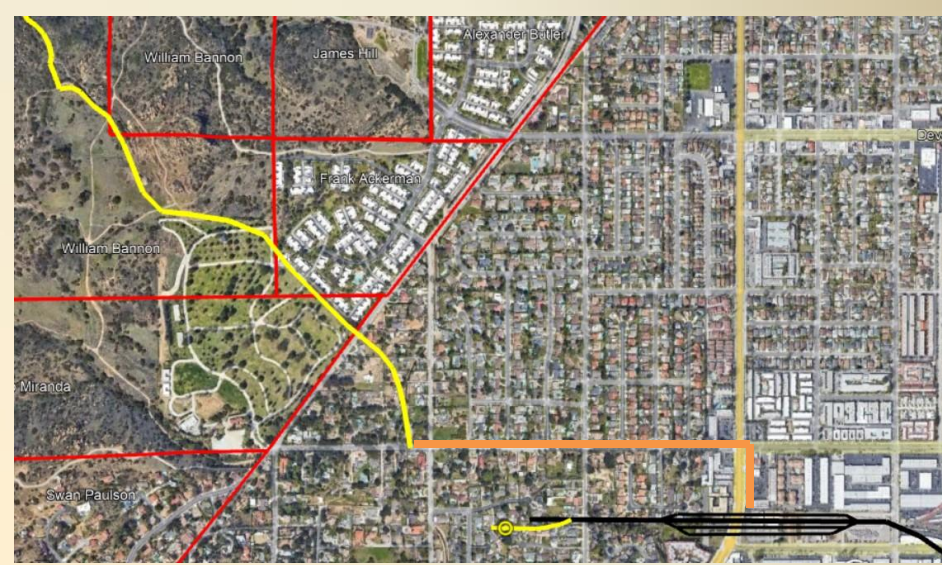
and, grasping him by the body, leaving him naked to the horror of his wife. He did not lay violent hands on a woman.

On May 24, Bannon was driving in his cart and glasses of wine at a place driving by the Hill place. The Hill boys, and, having one of them had threatened him, told him now was the time of his life. Young Hill refused to fight. He did not have said to the family

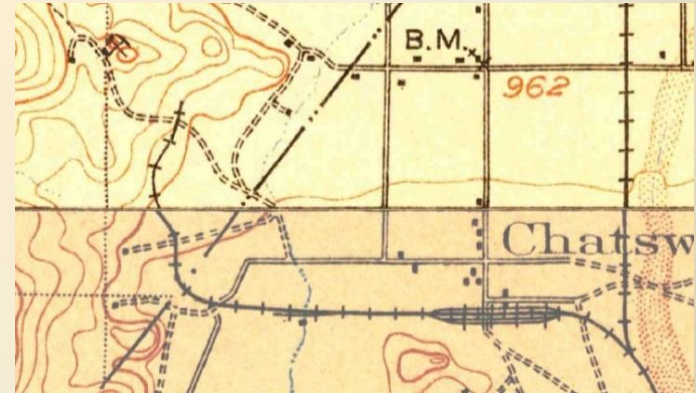


# Bannon/Chatsworth Park Quarry

- In 1892 Chatsworth Park Stone Quarry operations began.
- In 1893, the Southern Pacific Railroad completes Burbank Branch to Chatsworth.
- For a period of 9 years, 1892-1901, the Chatsworth Park Quarry produced dimensional stone for use as building foundations or ornamental stonework.



1893-1901 trip from the Quarry to the Railroad via wagon:  
The yellow line shows the route from the quarry to Lassen near Shoup, extrapolated from the 1903 topo map to the right. The orange line would take the dimensional stone east on Lassen and then south on Topanga to the rail yard.





# Bannon/Chatsworth Park Quarry

- In 1895 Los Angeles County built a new road to the north of the Stagecoach Trail.
- This dirt road was cut into the pass and featured turnouts and retaining walls built of dimensional sandstone from the Bannon quarry.
- Initially named the “New Santa Susanna Pass Road (through William’s Cañon)” per the 1893 map to the right, it was later referred to as the Chatsworth Grade Road. In the SSPSHP, it is named “El Camino Nuevo”.



The 1895 Chatsworth Grade Road was replaced in 1917 with the asphalt Santa Susana Pass Road.

# Bannon/Chatsworth Park Quarry

- Larger blocks were sent to the Bly Brothers Stone Cutting yard in Los Angeles, where workers used mechanical drills, saws, planers, and surfacing machines to cut and shape the stone.
- Several downtown landmark buildings used the stone, including the California Club, Southern California Edison, the Police Station and Jail.

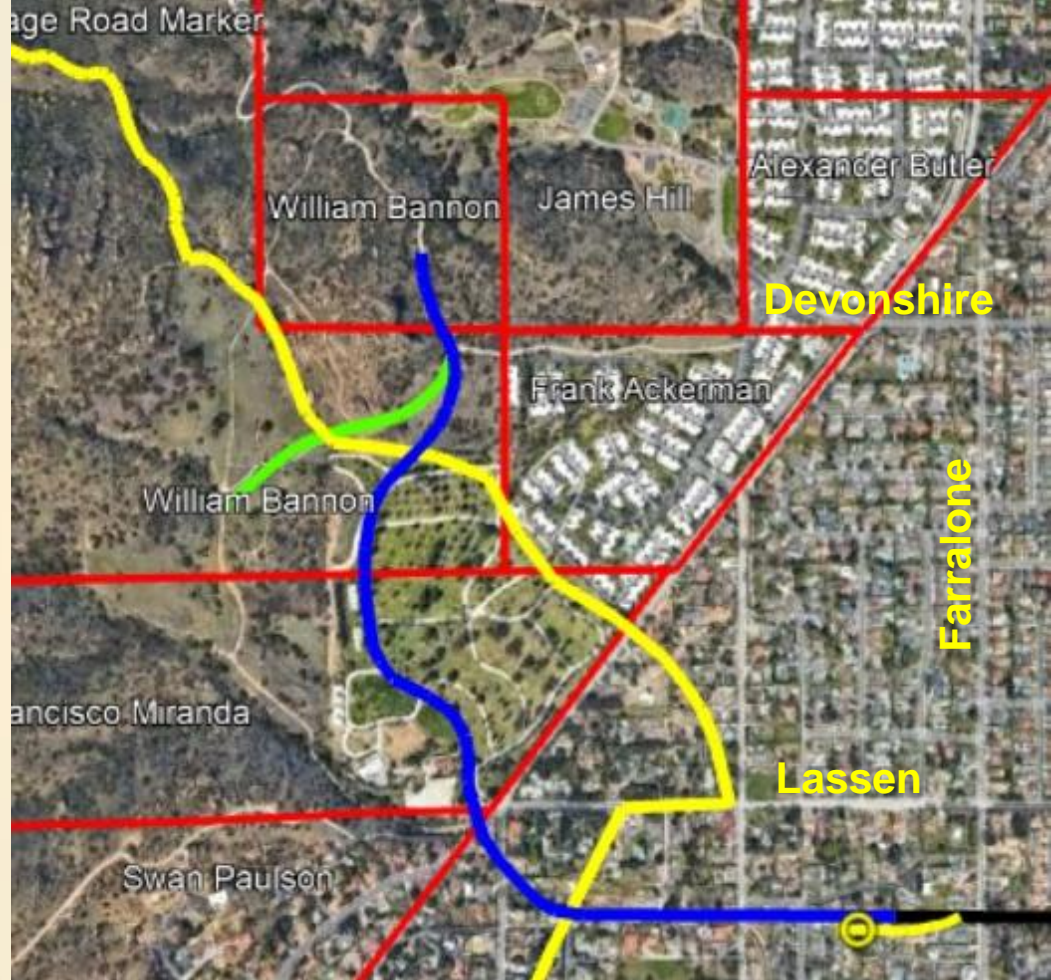
One building still in existence is the Church of the Angels, Pasadena, at right.





# Bannon/Chatsworth Park Quarry

- The Yellow Line is the 1861 Stagecoach Trail. Using a 1903 topo at the Cemetery and south for reference.
- In 1901, Southern Pacific laid another mile of track into the quarry, as a result of the San Pedro Breakwater contract.
- The Blue Line is the main spur and the Green Line is the Empties Track, based on a 1928 ucsb aerial. See [The Chatsworth Park Quarry](#) Presentation for more information.
- The yellow line at the bottom is the turntable at the 1893 Chatsworth Station.



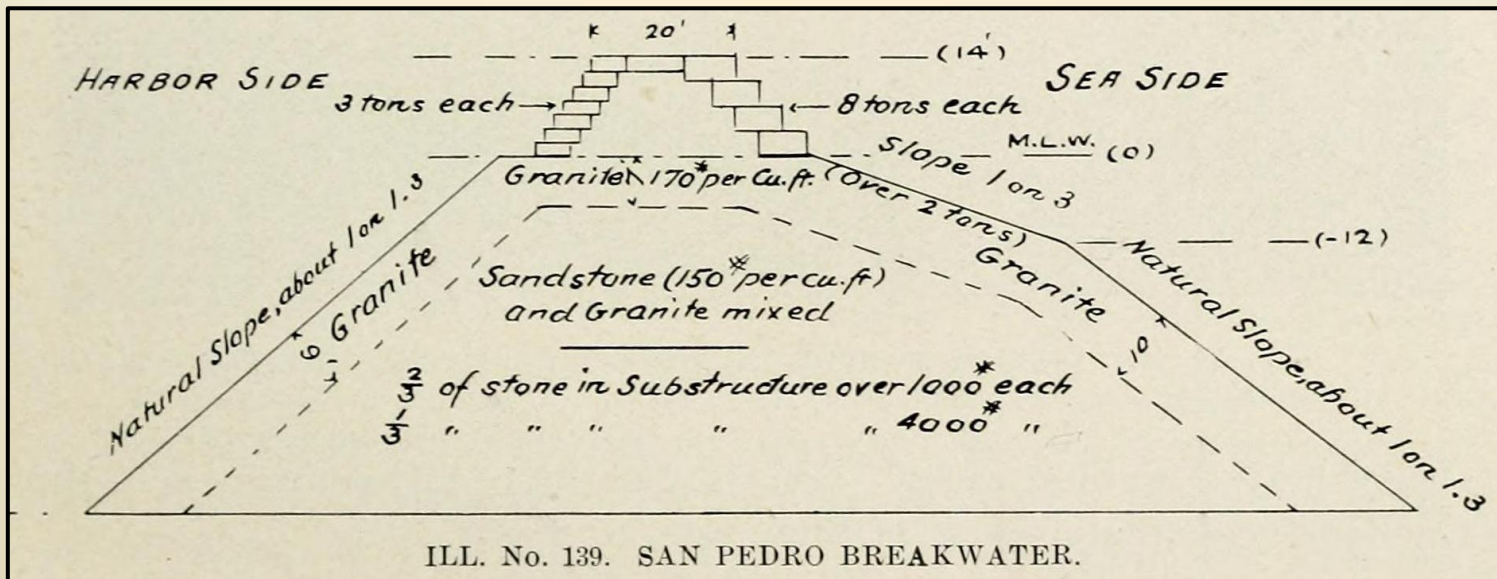
# 1901-1907 Supplying the San Pedro Breakwater

- There is a nine month wait from Bannon's introduction to delivering the first load of rock.
  - May 1900 (LA Times) – Bannon expresses confidence his quarry will be selected by the California Construction Company to supply rock for the breakwater.
  - Oct. 1900 (LA Times) – Hauling is to commence at Chatsworth Park quarry in two or three days.
  - Feb 1901 (LA Times) – The first trainload of 23 carloads is dumped in the breakwater.
    - the second trainload is held up pending inspection. The subheadline reads: "When broken into fragments the size of a hen's egg, it crumbles to dust in one's hands".
    - Additional articles claim that some rock is rotten, and "is about as suitable for breakwater work as snowballs would be."



# 1901-1905 Supplying the San Pedro Breakwater

- Apr 1901 (LA Times) –A special committee and an exhaustive report published in the LA Times determines that the quality of the Chatsworth Rock used is pronounced “satisfactory”.
- The conclusion is that a bad trainload of rock was refused, and procedures are in place to ensure quality rock by inspections on site at the quarry. In addition, **the sandstone will form the core of the breakwater**, and be covered by granite and protected from direct action of the seas.



# 1901-1905 Supplying the San Pedro Breakwater

- Apr 1901 (LA Times) –17 carloads of Chatsworth Park rock are added to the breakwater.
- Jun 1901 (LA Times) – The California Construction Company is shipping 16 carloads of sandstone daily, and the amount will soon be doubled. William Bannon has sold his quarry and ranch to the California Construction Company and will move to Texas.
- Operations continue at the Chatsworth Park Quarry supplying rip rap to the Breakwater
  - In Jan 1902, work is delayed as derricks and railroad tracks are moved to a more advantageous point in the quarry.
  - In 1904, 300,000 tons of rock were delivered to the breakwater.
  - In Jan 1905, operations are improved by a guy line derrick with a horizontal sweep of 100 feet, an 87 foot mast, and a 78 foot boom. A single “shot” or blast made recently loosened 7,500 tons of rock. The quarry employs fifty men in winter and 75 men in summer months.







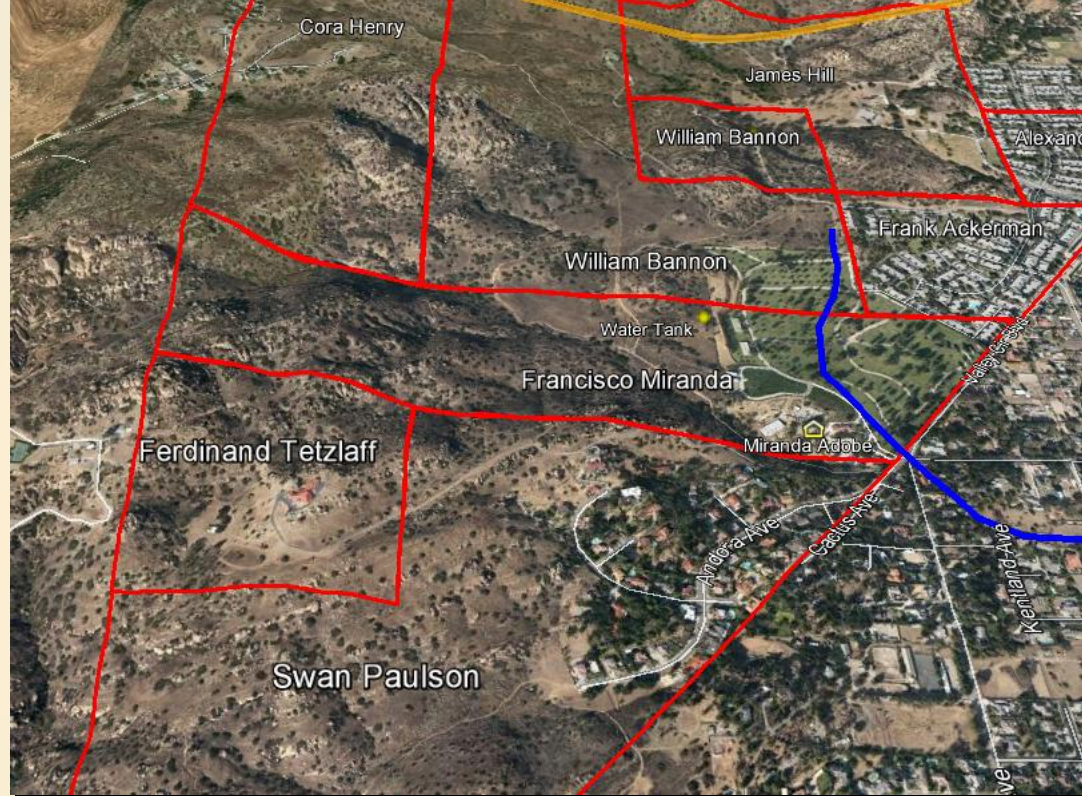
# A final Bannon chapter

- In 1906, Bannon was called down to where the Colorado River had broken through into the Salton Sea. Southern Pacific hired him to blast rock that went into the levee used to redirect the runaway Colorado River back into it's channel.
- William Bannon returned from Texas in 1906 to direct quarrying operations for Oliver Charlton near Stoney Point. Oliver was the son of George Charlton, who homesteaded the 137 acres that include Stoney Point.
- William Bannon died in 1910, and his wife Marie remarried in 1912 to William Morris, a road builder per the 1920 census.
- Marie and William Morris are living at the De la Ossa adobe in 1912-1919. During this time, her son Joseph Bannon experiences the filming of Jack and the Beanstalk at the Miranda's.
- In the 1920 census, they are in Long Beach. In the 1940 census, Marie is living with her daughter Minnie in Alhambra.



# Ferdinand Tetzlaff

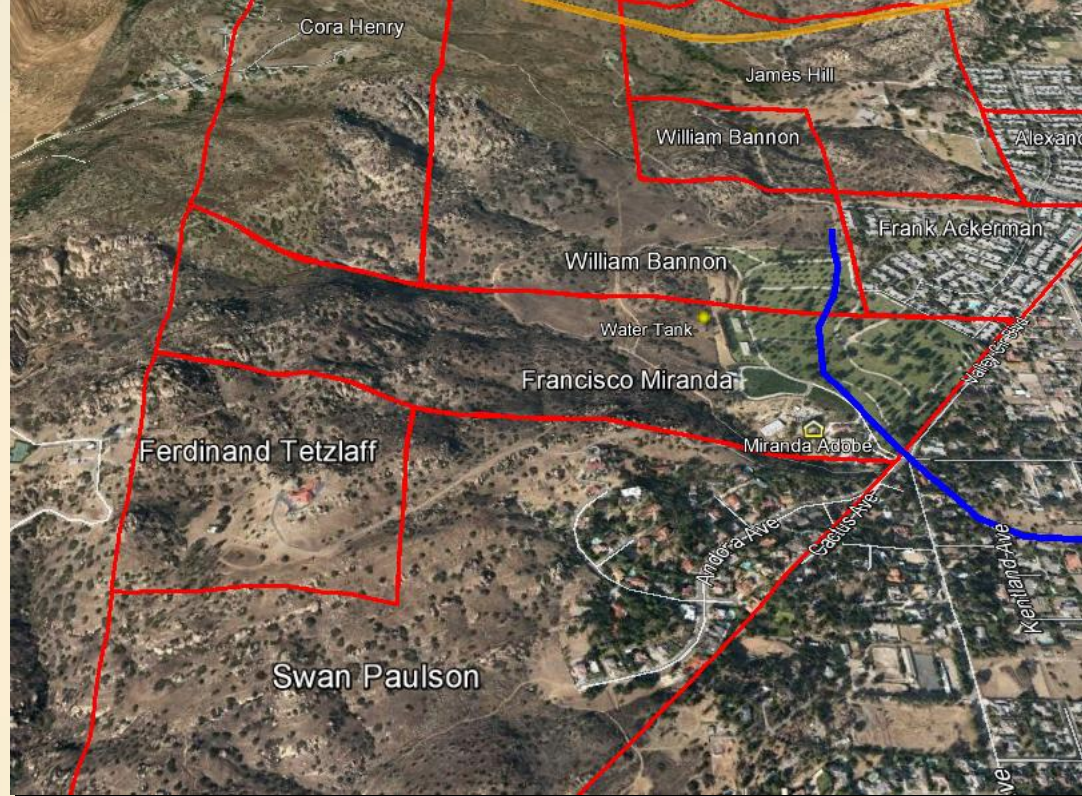
- Born in 1855 in Germany, immigrated to the US in 1868.
- In 1880 Ferdinand, 25 and Ida, 23 are living in Watertown, Wisconsin with their two young children Oscar, 3 and Helena, 1.
- In 1889 Ferdinand is the Postmaster of Palmdale and listed as a Merchant.
- In 1893 the family is in Chatsworth when Edwin is born.



Ferdinand Tetzlaff homesteaded 42 acres, issued in 1906. Today, a 7,000 sq.ft. home known as Eagles Nest, built in 1975, is on the remaining 38 acre parcel. It sold in August 2013.

# Ferdinand Tetzlaff

- In 1900, Ferdinand, Ida and their 8 children are living on the homestead, Ferdinand is listed as a farmer.
- In the 1903 Directory Guide of Los Angeles, for the Chatsworth Township, Ferdinand is the Justice of the Peace, and Fred Graves is the Constable.
- The 1920 Census lists Ferdinand age 64 and Ida age 63 living on Devonshire.
- In 1926 they move to Pasadena.



Ferdinand Tetzlaff homesteaded 42 acres, issued in 1906. Today, a 7,000 sq.ft. home known as Eagles Nest, built in 1975, is on the remaining 38 acre parcel. It sold in August 2013.



# Ferdinand Tetzlaff

- There was a rumor for many years in Chatsworth that the “Eagles Nest” home was owned by the Captain and Tennille. In 2012 the Historical Society sent them an email asking if this rumor was true.
- The Captain’s (Daryl Dragon) response below:

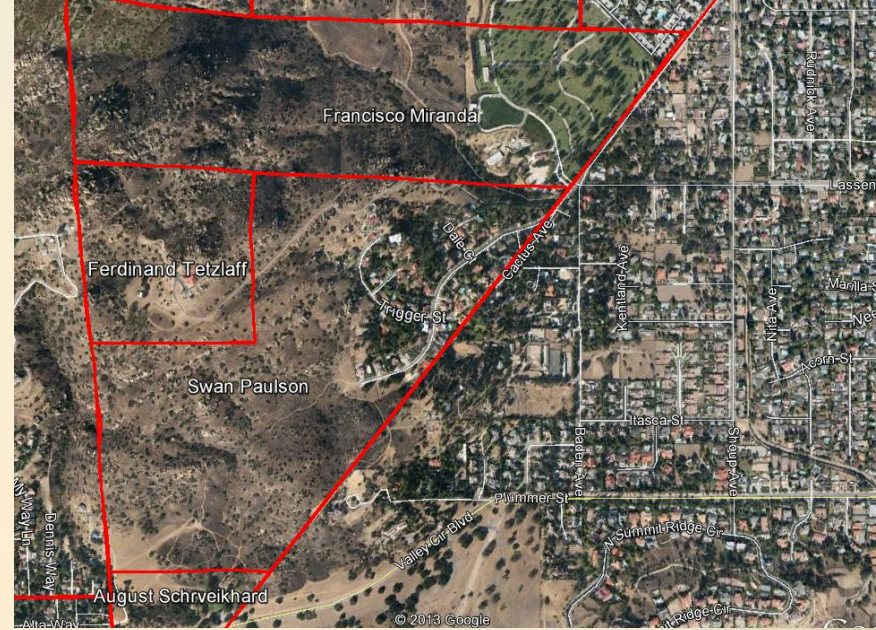
*We rented the historic, tiny home on CREE TRAIL ( **in Twin Lakes-editor’s note.**) for a few years (\$200.00 per month). Toni wrote a hit record called THE WAY I WANT TO TOUCH YOU, and I did the arrangement for LOVE WILL KEEP US TOGETHER in that home as well. We got our A&M Records recording contract at that time (1974) and when we received our first royalties check - we moved and bought a home in Pacific Palisades, CA.*

*PS; We 'heard' we lived in a big house in Chatsworth called EAGLES NEST - but that was, and still is a BIG RUMOR*



# Swan Paulson

- Swan was born in 1860 in Sweden and immigrated to the U.S. in 1880.
- In 1890 he filed for citizenship in Los Angeles.
- In 1895, 35 years old, he arrives in Chatsworth and homesteads 129 acres.
- In 1900 he is widowed and living alone as a farmer.
- In the 1910 census he is still widowed, 49 years old and his family of 4 girls join him. He has twins daughters born in 1895, so he probably left his young family with relatives for at least five years while he homesteaded the property. Also living with him in 1910 are a husband and wife Carl (32) and Anna (34) Paulson, and their two young children.
- In 1920, we do not find Swan, but Carl and Anna are living in Whittier.





# Swan Paulson

- In 1944, Lucy and her husband Max Schonfeld are living at the Paulson Homestead, the "L Bar M Ranch" in Chatsworth (article at right)
- In 1947 Max Schonfeld is the general manager of the San Fernando Valley Fair at Devonshire Downs. He poses with a picture of Montie Montana, honorary sheriff of the San Fernando Valley.
- The 1950 Census has Lucy and Max living at 9659 Cactus in Chatsworth. Max is the owner of a China Factory.
- In 1955 Roy Rogers purchases the Paulson Homestead ranch from Max. (far right)
- In 1959 Max is riding with the Sheriff's Posse in the Rose Bowl.

## DOG RESCUED FROM 'TRAP' AMONG ROCKS

**Humane Officers Used  
Crowbars to Release  
Animal From Boulders**

A sad-eyed male Irish Setter is waiting patiently for his master at Van Nuys branch of the Humane Department following his spectacular rescue late yesterday at L Bar M Ranch in Chatsworth.

M. P. Schonfeld, owner of the ranch, was attracted to the spot by the frantic yelping of his own dog which led him across fields to two sandstone boulders where he found the setter. The dog, evidently chasing a rabbit, had become wedged so that he could not touch his feet to the ground.

Schonfeld erected an improvised platform beneath the dog and then called the Humane Department. Officers R. P. Nolan and Anson Dameron used crow bars to chip away sufficient rock to release the trapped dog.

1944-11-30 Van Nuys  
News and Valley Green  
Sheet

## ROY ROGERS TO MOVE HIS HOME TO CHATSWORTH

ENCINO — Western film actor Roy Rogers plans to sell his home at 5330 Ames-toy Ave., Encino, and move to a Chatsworth ranch, Walter P. Lohman, Chatsworth realtor, announced today.

Rogers purchased a 130-acre ranch in the 22600 block of Lassen St., Chatsworth, and is scheduled to take possession of it on April 8, Lohman said. The realtor said the sales price was "over \$100,000."

The actor plans to make the ranch his home and also will use it for a picture-making location. The ranch was purchased from Max P. Schonfeld, manager of the 51st Agricultural District fair, Devonshire.

1955-03-01 LA Citizen\_News

# Swan Paulson

- In 1955, Roy Rogers purchased the 129 acres and renamed it the Double R Bar Ranch.
- The ranch had a small house on it built in 1938, that was expanded to 6,000 square feet and still exists today.
- In a 1987 quote Dusty Rogers said, "We moved from the Hollywood Hills to Encino, then to a ranch in Chatsworth. We always moved away from the encroaching population because Dad liked his privacy. He wanted his kids raised on a ranch, where they could have horses and pigs and chickens and cows."
- Episodes of The Roy Rogers Show on NBC TV featured the Double R Bar Ranch in Chatsworth.
- In 1964, they sold most of the ranch to a subdivider, and in 1965, Roy and Dale sold the remainder and moved to Apple Valley, Ca. near Victorville.





# Swan Paulson

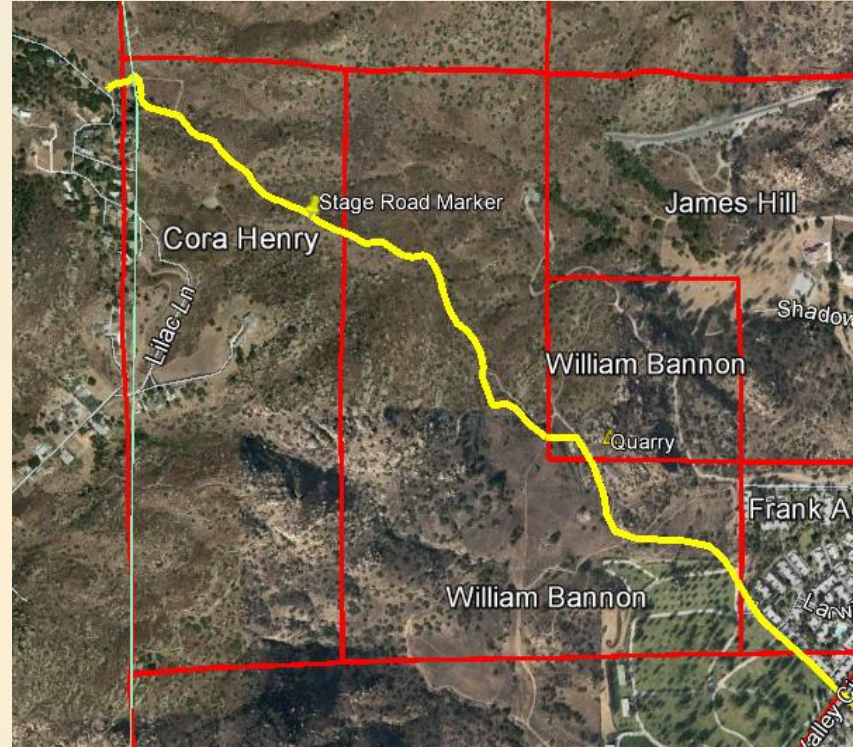
- In 1964, 55 units were approved on 33 acres. The first homes appeared in 1964, and new homes were built over the next 25 years.
- In 1969, Eugene Kilmer purchased the undeveloped 96 acres and moved into the Roy Rogers house on Trigger Street. His son Val Kilmer became a well known movie actor.
  - Val Kilmer was a drama student at Chatsworth High School with Kevin Spacey in the late 1970's.
  - Kevin Spacey's film production company is named "Trigger Street Productions"



- 87 acres of the original Paulson homestead is still undeveloped. It was sold in 2000 for \$2.3 million and is known locally as the "Tone Yee" parcel, named after the development company that owns the property.

# Cora Henry

- She was born in 1880 in White Pine, Nevada, an only child, and her father Jacob was a German immigrant.
- In 1900, she is in Santa Paula living with her mother's sister. In 1910 she is in Los Angeles, a single renter.
- In 1914, Cora Etta Henry, age 34, purchases 135 acres at the top of the Stagecoach Trail at Lilac Lane.
- In 1917, she marries Charles James, a 76 year old physician in San Diego County.
- In 1930 and 40, she manages an apartment building in Los Angeles. She dies in 1974 and is buried with her parents in Piru, CA.
- Today, the center section of her parcel includes two homes on Lilac Lane. The remainder is a part of the Santa Susana Pass State Historic Park.

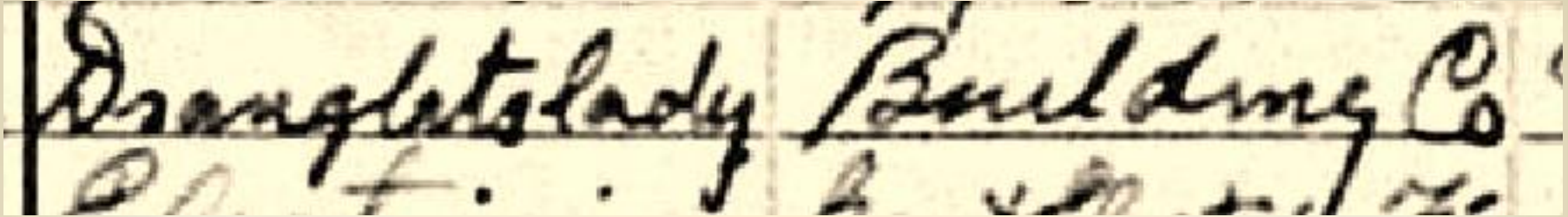


Today, the property includes a 7,000 sq.ft. home on 9 acres, and a 2,100 sq.ft. home on 21 acres. And yes, the 1939 Stagecoach Trail Monument is on her parcel.



# Cora Henry

- The sharing of research puzzle, behind the scene activities:
  - The 1910 census has Cora's Profession and General Nature of Industry listed below:



- Ken Ditto asked Ray his opinion on what the profession was (he already had formed his own conclusion, but wanted an independent response).
- By comparing similar cursive words written by the census taker, Ray concluded that the profession was “Draughts lady”. But that made no sense. So he searched “Draughts lady” on Google, it is a German term, still used today in South Africa, for a Receptionist.
- So our combined conclusion (Ken agreed) is that Cora was a **Receptionist in a Building Company** in 1910. We still don’t know where she worked, but WHAT FUN!

# Sources/Acknowledgements

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- Jerry England’s blogspot, <http://a-drifting-cowboy.blogspot.com>
- Prepared by Ann and Ray Vincent, Chatsworth Historical Society, November 2013 – revised 1/2016, 1/2021, 3/2022, 1/2025
- For our list of online resources, please send an email to:  
[chatsworthhistory@gmail.com](mailto:chatsworthhistory@gmail.com)