



## Glendale Library, Arts & Culture

Glendale Central Library

222 E. Harvard Street

Glendale, California 91205

Phone: (818) 548-3749

Email: [libraryinfo@glendaleca.gov](mailto:libraryinfo@glendaleca.gov)

<https://www.glendaleca.gov/government/departments/library-arts-culture/glendale-history>

---

## Finding Aid for the Title Insurance and Trust Company Records, 1899-1946

### Collection Overview

**Title:** Title Insurance and Trust Company Records

**Dates:** 1899-1946

**ID:** TIC

**Primary Creator:** Title Insurance and Trust Company

**Extent:** 1.32 linear feet, 3 boxes, 3 flat file folders

**Arrangement:** This collection is arranged alphabetically by folder title.

**Forms of Material:** Paper Records

**Language of materials:** English

### Abstract

The Title Insurance and Trust Company Records document early landownership and infrastructure building in the City of Glendale and the greater Los Angeles area through correspondence and business records related to individual land claims and trusts.

### Administrative History

After statehood, California adopted the recording system for land titles, which led to the rise of industries that provided certificates of title and land title insurance. Certificates of title provided documentary evidence of the right of ownership and helped landowners guarantee their individual land claims. In 1886, the Abstract and Title Insurance Company incorporated in Los Angeles, and in 1893 it merged with the Los Angeles Abstract Company to become Title Insurance and Trust Company. The title business was fed by rapid population and real estate growth in the 1880s in California. The company was renamed TI Corporation in 1968 and later reorganized into Tigor, a general business corporation in 1977. Tigor was then acquired by Chicago Title & Trust in 1992, and they were subsequently acquired by Fidelity National Financial Incorporated in 2000.

### Scope and Contents

The Title Insurance and Trust Company Records contain legal and financial documents that cover real estate transactions for Glendale, Tropic, the City of Los Angeles, Burbank, and San Diego. Land tracts represented include Rancho Providencia and Scott, Jones and Valentine, Washington Villa, and Plymouth tracts. Many of the documents record

information for the Glendale area around Kenneth Road and Rossmoyne Village. These records document the subdivision and management of land for the rapidly growing populations in early 20<sup>th</sup> century Glendale and Los Angeles.

Records include attorney correspondence, loan appraisal reports, deeds, tax records, property involved in the trusts. Specific lots are often named, and some trusts include aerial view sketches of lot locations. The management of these lots are documented primarily through correspondence, with one Glendale bungalow court recorded through rental and maintenance records.

Documents also include correspondence related to easement and condemnation of land for the installation of electrical infrastructure in the City of Glendale and the widening and building of streets, sidewalks, and curbs. Several groups of documents also include correspondence related to restrictive racial covenants in new subdivisions.

Documents are grouped in folders by the primary trust account individual. Folders are arranged alphabetically by last name, with additional names noted on folders as needed.

## **Subjects/Access Terms**

**Corporate Name(s):** Title Insurance and Trust Company

**Topical Term(s):** Land grants--California--Los Angeles Co.

Urban development

Real estate

**Geographic Name(s):** Glendale (Calif.)

Los Angeles County (Calif.)

## **Administrative Information**

**Processing Information:** Mallory Furnier, 2019

Processing of collection and publication of finding aid made possible by generous donations from the [Community Foundation of the Verdugos](#) and the [Glendale Library Foundation](#).

**Conditions Governing Use:** Copyright for unpublished materials authored or otherwise produced by the creator(s) of this collection has not been transferred to Glendale Central Library. Transmission or reproduction of materials protected by U.S. Copyright Law beyond that allowed by fair use requires the written permission of the copyright owners. Works not in the public domain cannot be commercially exploited without permission of the copyright owners. Responsibility for any use rests exclusively with the user.

**Conditions Governing Access:** The collection is open for research use.

**Preferred Citation:** Title Insurance and Trust Company Records. Glendale Central Library History Room. Glendale Library, Arts & Culture.

**Acquisition:** Unknown

## **Collection Contents**

### **Box 1**

**Folder 1:** Biggar, Irene W. and Mary H. Richards, 1920

**Folder 2:** Borthick, S.L., W.O., and Marie Spiess, 1904-1915

**Folder 3:** Cameron, William M. and Katherine C., 1905

**Folder 4:** Carr, Louise and Hamlin and Hepburn Real Estate, 1922-1928

**Folder 5:** Dudley, Matilda Brooks, 1921-1946

**Folder 6:** Earle C. Anthony, Inc., 1924-1935

**Folder 7:** Eckman, Arthur W. Bungalow Court Rents, 1927-1931

**Folder 8:** Eckman, Arthur W., Edna M. Eckman, and Wilhelmine Joughlin, 1922-1933

**Folder 9:** Garland, William M. and Chardis Security Company

**Folder 10:** Graham, John and Hettie, 1913-1917

**Folder 11:** Hagins, Joseph N. and H.C. Hullinger, 1910

**Folder 12:** Hardman, Barbara Esther, 1932-1935

**Folder 13:** Maurry, Alfred and Elisa, 1926-1944

## **Box 2**

**Folder 1:** Low, George, 1921-1922

**Folder 2:** Merrill, Elmer T. and Edith V., 1923-1932

**Folder 3:** Obert, George and Bertha and Anna Lightner, 1921, 1944

**Folder 4:** O'Neill, James, Edwin D. Hamlin, and David W. Hepburn, 1922-1926

**Folder 5:** Pelanconi, Lorenzo, Petra Pelanconi, Isabel T. Hanifan, and Honorine P. Valla, 1922

**Folder 6:** Prince, Margaret, 1930-1935

**Folder 7:** Rigali, Albert J. and Florence and Stephen P. Veselich, 1921-1930

**Folder 8:** Rigali, Albert J. and Florence and Stephen P. Veselich, 1921-1936

**Folder 9:** Rossmoyne Village Inc., 1936-1940

**Folder 10:** Smith, Asa and Ida, 1921

**Folder 11:** South Los Angeles, 1916

## **Box 3**

**Folder 1:** Taylor, Robinson, and Nelson Trust, 1922-1935

**Folder 2:** Taylor, Robinson, and Nelson Trust, 1923-1928

**Folder 3:** Truitt, W.L. and Glendale Unity Metaphysical Center, 1932-1944

**Folder 4:** Watt's Subdivision, Rancho San Rafael, 1923-1935

**Folder 5:** Watt's Subdivision, Rancho San Rafael, 1919-1933

**Folder 6:** Wheeler, Elmer and Fred F., 1899-1931

**Folder 7:** Valentine, Mary Z., 1923-1925

**Folder 8:** Valentine, Mary Z., 1923-1925

## **Flat Files**

**Folder 1:** Eckman, Arthur W. and Edna M. Eckman, 1925-1932

**Folder 2:** Rossmoyne Village, Inc., 1937

**Folder 3:** Wheeler, Elmer and Fred F., 1923