

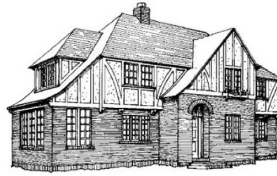


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# HISTORIC

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## **CELEBRATING THE MANY ARCHITECTURES OF MONROVIA**

As real estate professionals, we are proud to be a part of Monrovia's celebration of historic homes and their preservation. Our continued participation in the annual historic home tour provides us unique opportunities to become familiar with the amazing homes featured and make long-lasting connections within the community.

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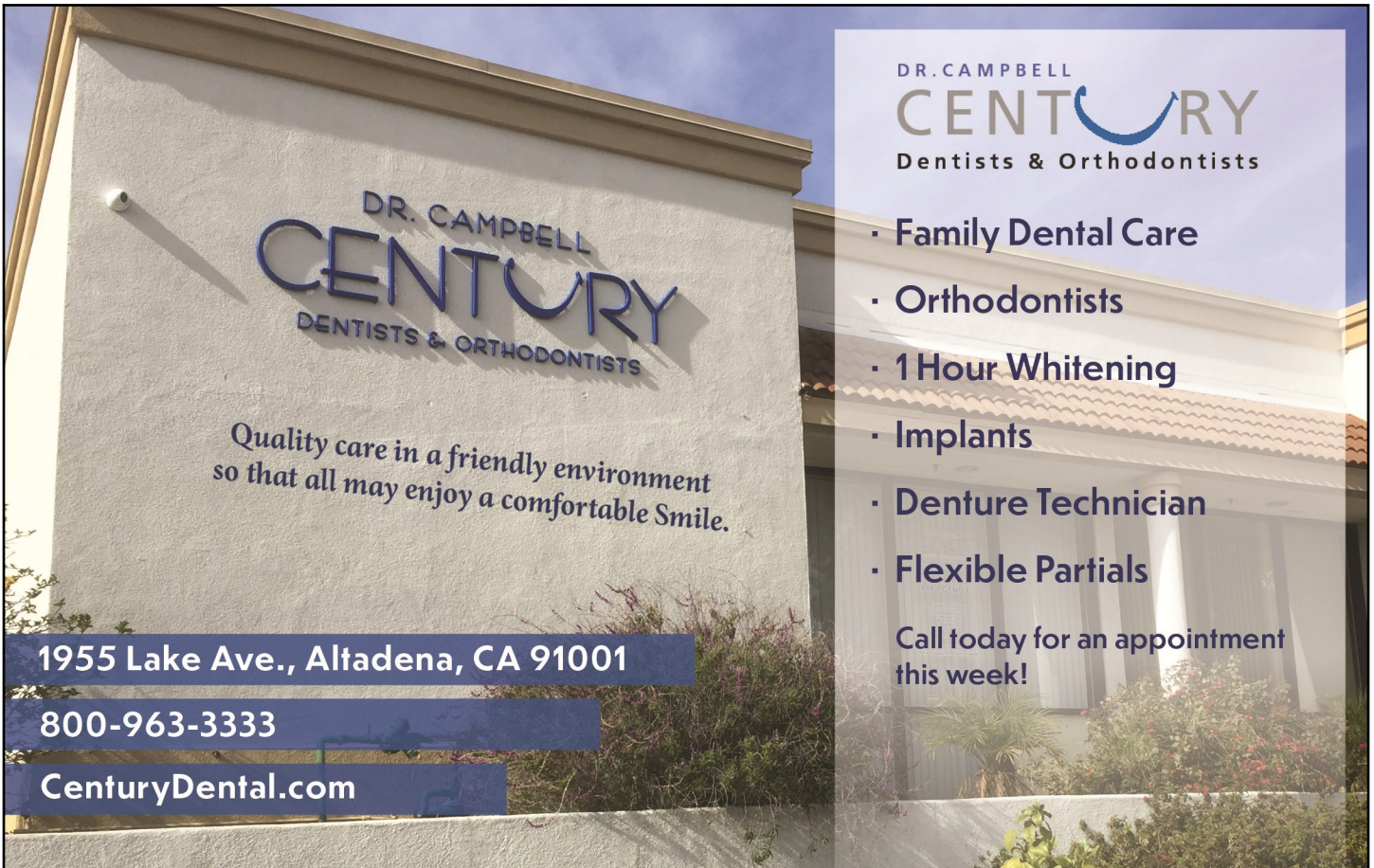


*Preserving  
Monrovia's Architectural Heritage*

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*The MOHPG Board of Directors would like to thank of all you for participating in this virtual home tour, featuring seven of Monrovia's vintage homes. It is our fervent hope that in 2022 circumstances will allow us to return to the tradition of in-person touring and that you will be able to join us.*

*We value your continued support of our efforts to protect and preserve the architectural heritage of this community, and we are appreciative of having the opportunity to showcase how rich that heritage is with this virtual tour Thank you!*



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# PRESIDENT'S MESSAGE



**W**hat . . . A . . . Year!

I hope I can be forgiven for stating the obvious, but in the months since February 2020 when the coronavirus first raised the specter of a new kind of normal, we have seen our lives impacted in so many different ways. And that includes how MOHPG operates. Gone were the 2020 Historic Homes Tour, our monthly meetings which were so diverse and informative, board meetings (after all, with nothing happening, what was there to talk about?), walking tours of our historic downtown - we literally and figuratively ground to a halt. Only now, with spring well under way and the rates of vaccination increasing can we dare to hope to once again engage in our daily activities with minimal apprehension of the consequences.

Our decision to hold a virtual home tour in 2021 was driven in part by one of the reasons we hold a tour in the first place - to celebrate the wealth and diversity of our architectural heritage. Skipping a tour for the second consecutive year seemed too drastic an action to contemplate, hence our decision to offer a virtual tour instead.

Understanding that a virtual tour could never replace in the in-person experience many of you have enjoyed over the past 39 years, we hope you will enjoy this version of touring in anticipation of joining us in 2022 to resume our traditional event.

Jim Wigton  
MOHPG President



*Face masks on familiar artworks around the downtown Monrovia area appeared from time to time in early 2020 and provided comic relief for passersby while at the same time reminding us that life was not as it normally was and probably wouldn't be for some time yet to come. A lesson many have learned in the year since this disruption began is not to take things for granted but to enjoy life whenever we have the chance.*



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## 201 S. SHAMROCK AVENUE



**A**mong the early residents of the Pacific View Tract in Monrovia were the Rev. William Uhl and his wife, Lucinda. A note in the *Monrovia Messenger* of August 22, 1889 mentions that Mr. Uhl, previously a resident of Los Angeles and Dixon, Illinois, had purchased the Perkins House, located where Wild Rose Elementary School is today. Six years later the senior Uhls were joined in Monrovia by their son, Emanuel, his wife Anna, and their six-month old daughter, Gretchen. They took up residence in the Perkins House as William and Lucinda had pur-

volunteered for service during World War I. When his military service was completed, he returned to Monrovia and married Gretchen Uhl on November 10, 1919 in the Campbell House.

For their first home, the Booths selected several of the lots directly east of Gretchen's second family home. A number of the orange trees were removed for a home site, but forty trees south of the house survived for many years as one of Monrovia's last orange groves. Harry Booth's father, a contractor and builder, constructed the house to his son and daughter-in-

law's specifications. The house, built in the English Stucco style, was completed in the spring of 1921. The only exterior alteration to the house since then is the bay window in the kitchen, added to display Mrs. Booth's collection of pattern glass.

Both Harry and Gretchen Booth were prominent in their community. Harry Booth maintained an accounting office in Monrovia for many years, and served for nine years as a trustee of the Monrovia Presbyterian Church. Gretchen Booth

was a member of the D.A.R., the P.E.O. sisterhood, and the Monrovia Woman's Club, which she served as treasurer for many years. She also served on the Monrovia Planning Commission.

Gretchen Booth died January 14, 1964, having lived in the same block of the Pacific View Tract for over sixty years. Harry Booth died November 23, 1980, and the family home was sold several years later.

The current owner purchased the house in 1999. By an interesting coincidence, he had been good friends previously with the family of Harry and Gretchen Booth's son through a business connection in Pasadena. The house has been carefully updated over the last 22 years to meet the needs of contemporary living.



1921 ENGLISH COTTAGE

chased the Campbell House in the same tract. After William and Lucinda passed away, the Emanuel Uhl family moved into the Campbell House, where Gretchen grew to maturity. The Uhl family owned many of the lots adjoining their homes, and these lots were planted to orange trees.

Gretchen Uhl attended Monrovia schools, graduating from Monrovia High School in 1913. She then attended Stanford University, graduating Phi Beta Kappa, and taught school in El Monte for several years before marrying Harry F. Booth, a classmate at Monrovia High School. Harry Booth came to Monrovia with his parents, Frederick and Louisa Booth, in 1907. After graduation from Monrovia High School, Booth worked in Los Angeles and Colton until he

# 317 HEATHER HEIGHTS COURT



**A**lbert W. “Bud” Miller was a native son, born November 4, 1904 on the Bradbury Ranch, where his father was a ranch foreman. He was the son of Albert and Eliza Wishart Miller. Bud Miller attended the Duarte School, now the Old Spaghetti Factory on Buena Vista near the 210 Freeway, and graduated from Monrovia-Arcadia-Duarte High School. As a young man, he worked for the Nelson & Mosher Ford Agency in Monrovia. Later he established his own automobile repair shop specializing in Ford automobiles. He married the former Florence Hooey, and they were the parents of two children, Beverly Jean Miller and Bruce Wayne Miller. By 1940, with two young children, Bud and Florence Miller were ready to build their first home. For their contractor, they selected Earl H. Eno, a local builder.

Earl Hilliard Eno was born June 7, 1889 in Cass County, Michigan, the son of John Wesley Eno and Elizabeth Christina Brown Eno. He moved to California and was living in Compton when the 1927-1928 Compton City Directory was compiled. Long Beach was his home when the 1930 United States Federal Census was enumerated. Four years later, still unmarried, he moved to Monrovia and took up residence at “The Oaks”, the historic Monroe Home at 250 N. Primrose Avenue, where he rented a room. Early Monrovia City Directories list his occupation as a carpenter; later directories list him as a builder. Earl Eno continued to live at “The Oaks” for the next fifteen years while he constructed a number of homes in the minimal traditional style. His first permit was issued in 1936, and he was also the builder for 337, 343, 351, and 358 Heather Heights Court.

During the war years, Bud Miller was a pilot for William Randolph Hearst, flying guests to and from

Hearst’s San Simeon Ranch. After the war was over, he was able to purchase the local Ford Agency, which had become inactive during the war years. He conducted the agency very successfully until his death in 1963.

Late in life Earl Eno married Thelma Child Henderson, a divorcee, who was born October 11, 1896 in Riverdale, Utah. They moved into a new home at 202 Mauna Loa Drive in Monrovia, presumably built by



1941 MINIMAL TRADITIONAL

Earl Eno. Earl H. Eno died July 3, 1950 in Los Angeles County, probably in Monrovia. He is buried with his parents in Westminster Memorial Park, Westminster, California. Thelma Eno survived Earl by many years, and died October 21, 1989 in San Marcos, California.

Bud and Florence Miller built a new home in 1953 and sold 317 Heather Heights to Douglas V. and Joan T. Flint. Douglas Flint was a chemical engineer with the Fluor Corporation in Los Angeles. Douglas and Joan divorced, and the house was sold to Donald D. and Dorothy A. Ball, who still owned the house when the last Monrovia City Directory was compiled in 1971. The present owners purchased the house in 2002.



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Megan first fell in love with Victorian homes when her grandmother gave her a Victorian dollhouse. In 2005, Megan began her career as a Realtor and continued to develop her passion for Victorian and other historic home design. When she found one of the remaining first Victorian homes in Monrovia, she knew she had to have it. Megan and her husband John purchased the home in 2017 knowing it was in dire need of significant repairs. Megan and John have worked tirelessly to complete a restoration that was true to the home's history while incorporating modern enhancements.



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# 161 N. MAGNOLIA AVENUE



**G**o West, Young Man” was one of the most prominent phrases of the mid-nineteenth century, and that’s exactly what Augustus Pratt did. He was born in January of 1839 in Old Saybrook, Middlesex County, Connecticut and was still living in his native city in 1860, tilling the soil. As soon as he reached his majority, however, he pulled up stakes and headed west, arriving in Chicago several years

The Pratt family moved to Los Angeles from Riverside shortly after Mabel’s wedding, living at 320 S. Alvarado Street. In 1905 they, like the Rupp family, decided to move to the growing community of Monrovia, a town whose growth had been rejuvenated by the arrival of the Pacific Electric Railway in 1903. Purchasing a nearly one-acre lot on North Magnolia, Augustus had a comfortable home built for his wife and two sons. Mabel Pratt Ogden was widowed in 1904 and joined her family in Monrovia shortly afterwards.



Grace Watson Pratt died in her Monrovia home May 30, 1915, after many years of declining health. Mable continued to make her home with her father, looking after him until her own death on September 22, 1926. Charles and Louis also made their home with their father from time to time as their employment dictated.

Augustus Pratt died in his home on March 4, 1936 at the advanced age of 97 years. He had the sad fate of outliving his wife

before the Great Chicago Fire. On September 6, 1870 he married Grace Watson in Chicago. She was born in August of 1847 in England. Their first two children, Mable and Charles, were born in Chicago.

From Chicago, Augustus moved his family to Omaha, Nebraska, where two more children, Louis and George, joined the family. George died in Omaha on July 1, 1892, and shortly thereafter the family moved to California, settling initially in Riverside in a large house at the head of Magnolia Avenue. Mabel married a lawyer, Charles Ogden, at All Saints’ Episcopal Church in Riverside on September 20, 1894, and the newlyweds returned to Ogden’s home in Omaha. The priest who married them, the Reverend Milton Dotten, came to Riverside from the San Gabriel Valley, where he was the first priest for St. Luke’s Episcopal Church in Monrovia.

and three of his four children, since Charles Pratt had died at his Monrovia home the previous January. Charles Pratt is buried at Live Oak Cemetery, but the burial places of family members other than George are unknown.

After the long period of Pratt family residency, 161 N. Magnolia became the home of Howard C. and Lillian S. Taft, who came to Monrovia in 1938 from Vermont, accompanied by Lillian’s mother, Maedie L. Smith. They purchased the house from the Pratt heirs. Howard and Lillian divorced, but Lillian continued living in the house. Her mother, Maedie L. Smith, died in her Monrovia home in 1956, but Lillian was still living in the house in 1971, the last year a city directory was published. The current owners acquired the property in 2014.



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**CENTURY 21**  
Cristal Cellar

## 269 N. IVY AVENUE



**A**n article in the “Monrovia News” of January 26, 1907 states the following, “John H. Bartle has sold lots 1 and 8 of the Keefer tract, cornering on Ivy and Greystone avenues, to J.E.(sic) Rupp, of Los Angeles, for \$2250. Mr. Rupp says he will put a \$7000 residence on this fine site.” And that is exactly what Mr. Rupp did.

John Carl Rupp was born in Cincinnati, Ohio, on March 2, 1867, the son of John G. and Marie Fey Rupp, natives of Germany. Emma Frederica Fulmer was born July 23, 1873 in Ebensburg, Cambria County, Pennsylvania, the daughter of Thomas and Frederica Fulmer, also natives of Germany. John and Emma were married November 29, 1893 in Cincinnati, and they were still living in Cincinnati in 1900 when the United States Federal Census was enumerated. John and Emma had a child who died as an infant. John and Emma relocated to Los Angeles and were living there when the decision was made to move to the growing foothill community of Monrovia. John Rupp continued to work in Los Angeles as a stockbroker and later as director of the Inglewood Park Cemetery Association. He owned one of Monrovia’s earliest automobiles, a one cylinder Reo that “nearly expired every evening carrying him up the hill to his home.” Emma was a prominent member of the Seventh-Day Adventist Church and donated the funds for the Rupp Memorial Tabernacle in Lynwood. Both John and Emma are buried in the Inglewood Park Cemetery.

By 1911 John and Emma Rupp had forsaken life in the country and returned to Los Angeles, placing their Monrovia home on the market. It was purchased by Robert McAdams Renshaw and his wife, Anne Eliza Woodworth Renshaw. The Renshaw family came to Monrovia from Spokane, Washington.

Robert Renshaw was a retired capitalist with a fortune made in the Northwest, according to his obituary. With her parents came their daughter, Eunice Mabel Renshaw, a native of Butte, Montana. Both Robert and Anne Renshaw spent the remainder of their lives in the house. Robert died in 1917 and Anne in 1923. They, too, are buried in the Inglewood Park Cemetery.



Walter Hill Cole left his native San Francisco after 1910 and relocated to Southern California. He and Mabel Renshaw were married June 8, 1915, and began married life in her parent’s home in Monrovia. Walter spent the remainder of his life in the house, and Mabel lived in the house until shortly before her death in 1961. Walter had died four years previously.

Ownership of the house passed to Melvin L. and Helen F. Pinckard, who were already living in Monrovia at 620 W. Lemon Avenue. Melvin had lived in Pasadena prior to moving to Monrovia in the late 1940’s. Melvin and Helen were still living in the house when the last Monrovia City Directory was published in 1971. The current owners purchased the house in 1985. They rebuilt the original barn, which had burned leaving the house unscathed, and have completed an award-winning landscaping of their yard.

## 427 S. SHAMROCK AVENUE



**H**omer E. Demarest was born in June of 1861 in Monroe County, New York, the son of Henry E. and Julia Demarest. Sigourney Susan Fosdyck was born September 9, 1876 in Augusta, Hancock County, Illinois, the daughter of Thomas H. Fosdyck and Mary E. Kington.

They married on October 21, 1901 in St. Joseph, Buchanan County, Missouri. It was his second marriage, her first. Homer's first wife had died the previ-

ous April. There were no children from either marriage.

14 in the tract, immediately south of her parents. It is presumed that Thomas Fosdyck built 427 S. Shamrock for his daughter and son-in-law as well, as the two houses are very similar in appearance.

Prior to 1910, Homer and Gurney had a second house built on the north end of their lot. They were living in this smaller house when the 1910 United States Federal Census was taken. In 1911, the larger house was rented to J. A. Badger, an agent for the local gas company. Homer and Gurney were also listed as living at 421 S. Shamrock

when the 1913-14 Monrovia City Directory was published. Circa 1914 the lot and both houses were sold to Mrs. Stephanie L. Mac Cormac of Los Angeles, who then rented to Homer and Gurney Demarest.

Homer Demarest died June 6, 1918 in a Los Angeles hospital after being in ill health for more than a year. Gurney survived him for forty years, dying on February 4, 1959. Gurney purchased the property back prior to 1930, as the United States Federal Census for that year lists her as the owner, with \$6,500.00 as the value of the property. 1930 is also the last year that Gurney Demarest is listed as a resident of the property. The 1931-1932 city directory lists the house as vacant.

During the 1930's and early 1940's the house was the residence of John O. and Lillian A. Johnson. There is no indication in the city directories that they were the owners, so perhaps Gurney Demarest retained ownership of the property as a rental.

By 1948 the house had become the property of Carl F. and Ophelia Hurley. Later owners were the Hoffman, Miller, and de Jong families. The current owners purchased the property in 2016, and the recent renovation has given amazing new life to the house.



1907 ARTS & CRAFTS CRAFTSMAN

Homer and Gurney came to Southern California circa 1903, and Homer found employment with the Pacific Electric Railway, whose northern line had reached Monrovia and began service to Los Angeles and beyond on March 1, 1903. Homer became the station agent in charge of the local depot at Myrtle and Olive circa 1904.

George Griffith, a Monrovia pioneer of 1886, owned thirteen lots in Block F of the Pacific View Tract. He sold Lot 1 to Thomas E. and Mary Kington Fosdyck, Gurney's parents, in 1906. Thomas Fosdyck, a building contractor, constructed a new home for he and his wife at 401 S. Shamrock. The following year, 1907, Homer and Gurney purchased Lot



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# 175 LINCOLN PLACE



In the early 1920's, what had been Lots 92 and 93 of Rancho Santa Anita were subdivided and three new streets, Lincoln, Garfield, and Mc Kinley, honoring assassinated American Presidents, were created. 175 N. Lincoln was among the first houses built in the new subdivision.

Harry R. Martin was born July 9, 1876 in Ontario, Canada, and his wife May Jessie Menish was born October 9, 1877 in Quebec, Canada. They became the parents of two daughters, Naomi and Elizabeth.

Martin, a builder by profession, brought his family to California in 1920 from Highland Park, Michigan. He built his personal residence at 143 Lincoln Place in 1924. Two years later he was issued a permit to build a residence for Milo B. and Alice Gertrude Phillips Kirby at 175 Lincoln Place. Those two houses appear to be Martin's only construction activity in Monrovia. Harry and his family left Monrovia in 1929 for Upland, California, where Harry became a citrus rancher. Harry died October 7, 1938 at his Upland home. May survived him by thirty years. She died May 14, 1969 in Claremont. Both are buried at Bellevue Memorial Park in Ontario.

Milo Bailey Kirby was born July 30, 1864 in Fenton, Michigan, and Alice Gertrude Phillips was born September 30, 1863 in Portage County, New York. They were married March 2, 1882 in Genesee County, Michigan and became the parents of two children, Frank and Harriet, who remained in Michigan when their parents moved to California. Milo was apparently retired when he and Alice came to Monrovia, as no occupation is listed for him in the 1930 United States Federal Census. Milo Bailey died June 12, 1937 and is buried in his hometown of Fenton, Michigan. After Milo's death, Alice Kirby returned to Michigan where she died December 23, 1939 at the home of her

son, Frank, in Detroit, with burial in Fenton next to Milo.

The next owners of 175 Lincoln Place were Ray B. and Helen J. Kurtz. Ray was born August 19, 1878 in Buffalo, New York. He and Helen, a native of Canada, were married in Buffalo and were living there in 1920. They succumbed to the lure of California and moved to San Diego prior to moving to Monrovia. After living at 175 Lincoln Place for five years, Ray and Helen built a new house next door and sold their former residence to a realtor, Harold R., Bissell, and



his wife, Florence in 1941. Ray and Helen left Monrovia and returned to San Diego, where Ray died April 24, 1964.

Harold and Florence Bissell lived in the house with their two sons, Harold R. Jr. and William H., for the next seven years and then moved to the Lamanda Park area of Pasadena.

They sold the house to George A. and Janetta La Grone who came to Monrovia from Orange County. George and Janetta were still living in the house in 1971, when the last Monrovia City Directory was published. George died in 1972 and Janetta in 1987. They are both buried at Live Oak Cemetery in Monrovia. The present owners acquired the house in November of 2013.

# 354 N. MAGNOLIA AVENUE



**T**he land north of Hillcrest Boulevard and east of Magnolia Avenue was not part of E.J. “Lucky” Baldwin’s Rancho Santa Anita. It was purchased by William N. Monroe from the Southern Pacific Railroad in a transaction dated August 15, 1884. It had been granted to the railroad by the United States Government as an inducement to build railroads across the United States. If the information in the old deed is correct, Monroe paid slightly more than \$2.50 an acre

Alan Hunt and Virginia Minnigerode were married July 6, 1925 in Seminary Hill, Virginia, after Alan graduated from the United States Naval Academy and entered the United States Marine Corps. They apparently came to Monrovia from the east coast, as no listing appears for them in the local city directory prior to their purchase of the property. The Hunts arranged for William Brandt, an architect-builder who had attracted attention locally with his design for the J. F. and Mary Pitt house at 725 W. Hillcrest, to design a house for them.

While smaller in scale and different in design, the new Hunt house displayed the same attention to detail. According to Mildred Pitt, daughter of J. F. and Mary Pitt, William Brandt spent several years in Mexico studying the architecture of the Spanish Colonial period before he returned to the United States and began to apply what he had learned from his studies. He also studied the architecture of rural England, and this storybook cottage is the result. The permit for the new Hunt residence was issued August 13, 1929, with



\$3,600 being the value of the new construction.

The Hunts occupied 354 N. Magnolia for some eight years, and then sold the property to James G. and Beatrice E. Forrest. Alan and Virginia Hunt spent their last years in Santa Barbara County, where they died within a month of each other in 1972.

James and Beatrice Forrest occupied the house for over twenty years, and then sold it to Ronald F. and Patricia Johnson who, with a forty-six year residency, hold the longevity record. The current owners acquired the property in 2005. Encouraged by preservation-minded neighbors, they applied for Historic Landmark status. It was awarded by the City of Monrovia on November 20, 2007.

for this land—a decided improvement over what he had to pay “Lucky” Baldwin for the other land Monroe included in the Monroe Addition to the Monrovia Tract. In the early years of the 20th century, this area of Monrovia was almost entirely covered with citrus trees.

Several of the original large lots in Block N of the Monroe Addition were later subdivided to create Tract #4452. By 1929, lot 14 of the new tract had been acquired by Alan T. and Virginia M. Hunt. Virginia Minnigerode Hunt was the great granddaughter of Dr. Charles Frederick Ernest Minnigerode, rector of St. Paul’s Episcopal Church in Richmond, Virginia. Known as the Father Confessor of the Confederacy, he introduced the custom of decorated Christmas trees to the United States from his native Germany.

# ACKNOWLEDGMENTS



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Kristen Norton

*Tour Chair*

Janie Gallandat

*Program Chair*

Lee Schamadan

*Historian*

Steve Baker

*Members-At-Large*

Gloria Crudgington

Eddie Ramirez

Rich Andrews

Michael Kaplan

## Non-Board Positions

*Legal Adviser* Darrell Brooke

*Emails* John Zuk

## Homeowners

MOHPG wishes to gratefully acknowledge the following homeowners who consented to open their homes for the virtual tour:

Darrell Brooke

Bill & Judy Gabelman

Kip & Judy Gomez

Michael & Janie Kane

Monawar Sultana

Mark & Chace Tydell

Dan & Mary Wahl

## Additional Thank Yous

**Santa Anita A's Car Club**

Les & Lyla Eddington

Bob Harbicht

Randy Harper

Gary & Sheryl Hunter

Don Kennedy

Bob Moore

Bob Travis

Steve Voors

**Front Porch Docents**

Bill Deets

Hal Leavens

Eddie Ramirez

John Rogers

Lee Schamadan

Brenda Trainor

Carol Vesely

**Phonograph**

Jim Constantian