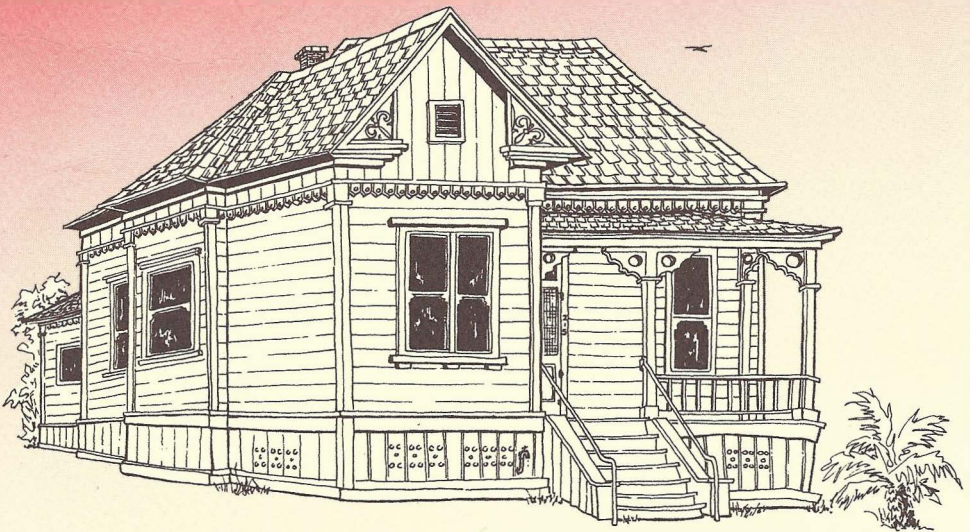


# MONROVIA'S HERITAGE

VOLUME 2



MARJORE BREWER

Monrovia Historical Society

**MONROVIA'S HERITAGE**  
**Volume II 1900-1920**

**A Survey of Early Homes  
in the  
City of Monrovia  
California**

**by  
T.M. Hotchkiss**

**Monrovia Historical Society  
1982**

## INTRODUCTION

The time span covered in this survey follows that of volume I, namely, 1900-1920. At the beginning of this period in 1900 Monrovia had a population of about 1500. By 1910 it had increased to 3500 and in 1920 it amounted to 5480 according to census records for that year. Prior to 1900 Monrovia was recovering from the effects of the collapse of the "boom of the eighties" in southern California and the severe economic depression that ensued. It was a time for surviving and consolidation. After the turn of the century conditions gradually began to improve.

Electric service came to Monrovia shortly before the turn of the century with the formation of the Monrovia Electric Light and Power Company by J.H. Bartle and others. This company was absorbed by the Union Electric and Gas Power Company in 1900 and it in turn by the Edison Electric Company of Los Angeles in 1903. In 1900 a franchise for a telephone system was granted by the city council and in August 1905 that body granted a franchise for a gas distribution system.

Up until this time the town's water supply was derived from the natural stream flow of Sawpit and Monrovia canyons and in 1902 this supply was augmented by another from the Chapman Wells which the city purchased from A.B. Chapman. In 1903 the growth of Monrovia was given further impetus with the opening by the Pacific Electric Railway of regular service to Los Angeles and intervening communities. Also, in the same year the Pottenger Sanatorium was founded by Dr. F.M. Pottenger which attracted attention to Monrovia as a health center.

In 1905 the city park was established and a site for the Carnegie Public Library secured. At the same time the Granite Bank building on the corner of Palm and Myrtle avenues was purchased for a city hall. In 1909 the W.H. Evans building, the first three-story business structure on Myrtle avenue, was opened and the First National Bank of Monrovia erected its new building on the northeast corner of Myrtle and Colorado. In the same year, W.J. Bailey organized the Solar Water Heater Company for the manufacture of solar water heaters.

In 1904 the Saturday Afternoon Club which had been organized in 1891, became a state federated club and later was named the Woman's Club. In 1905 its new club house on the northeast corner of Myrtle and Palm avenues was completed. Also in 1905 the Ivy Avenue school was opened followed in 1907 by the Charlotte Avenue school. In 1908 the first sessions at the Linwood school were held and in 1912 the Monrovia High School on the northeast corner of Ivy and Palm avenues was opened. In 1911 the American National Bank of Monrovia erected its new building on the northwest corner of Myrtle and Colorado which still stands. Also in 1911 the Leven Oaks Hotel was opened and in 1912 both the Baptist and Methodist churches were erected.

At first, wood and coal were used for fuel although some manufactured gas was available locally. The arrival of an abundant supply of natural gas in 1917 greatly altered the fuel situation and the use of coal and wood declined. It was also responsible for the demise of the solar water heater which caused Mr. Bailey to commence manufacturing gas water heaters which later developed into Monrovia's principal industry.

Along with these signs of growth many residential dwellings were constructed in Monrovia and a sampling of them is presented in this survey. Almost all were built of wood and color schemes were conservative with white predominant. By contrast, the current fad for blue and white on some of the older houses appears in many cases incongruous. The supply of native granite stone was abundant and it was widely used in the construction of foundations, chimneys, fireplaces and walls. Cobblestones of various sizes were used together with cut and dressed stone. There are many examples shown in this collection.

This was a period of the single family dwelling and relatively few apartment houses were built. Sizes and styles varied widely and many display good architectural design. There were plenty of skilled craftsmen available and workmanship was generally good as were also the materials of construction. They compare very favorably with what is to be found today.

Many of the houses and buildings constructed during this period are "showing their age" today. Some have acquired owners who have upgraded and restored them to almost new condition. Others, especially in the central portion of the city, have been replaced with modern apartments and condominiums and it is likely under present day conditions that many more will be replaced in the future.

The photographs show the houses selected for this survey as they appear today. These have been given arbitrary numbers which have been spotted on the accompanying map for the convenience of those wanting to make a tour of the city and to view the houses themselves. There is also included a view of Myrtle avenue as it appeared about 1905. It is from the collection of the Monrovia Historical Society.

This introduction would not be complete without acknowledging, with many thanks, the valued help I have received from another "old timer" and fellow member of the Monrovia Historical Society, Mr. Ralph D. Slosson, who has graciously opened his files and searched his memory for many of the details incorporated herein.

T.M. Hotchkiss

The Monrovia Historical Society and the author assume no legal responsibility for appreciation or depreciation of the value of any premises listed or not listed herein by reason of their inclusion or omission in this publication.

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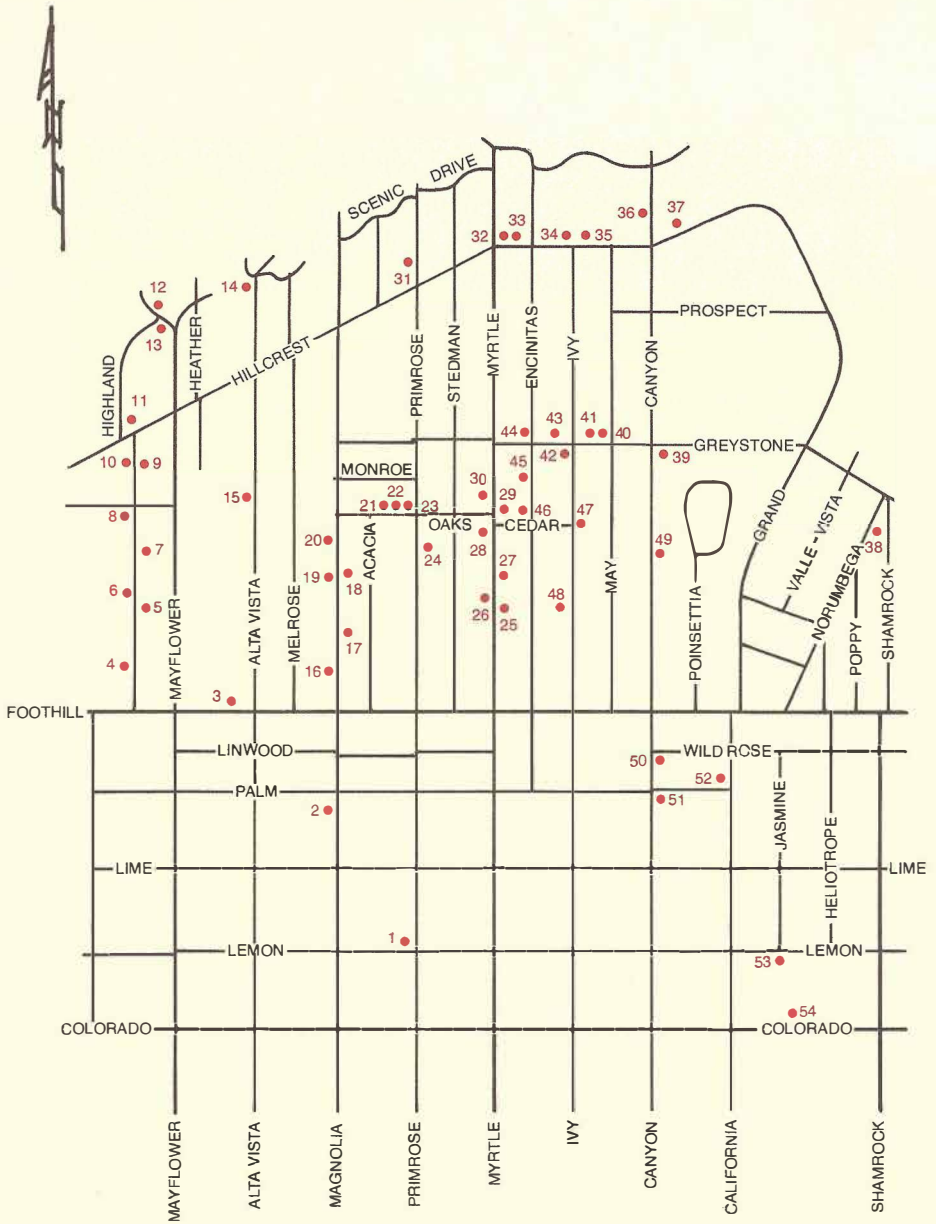
1903

Pacific Electric Railway service between Monrovia and  
Los Angeles is inaugurated.  
(Courtesy Dick Baker)

## LIST OF PICTURES

- |    |                    |    |                  |
|----|--------------------|----|------------------|
| 1  | 209 W. Lemon       | 28 | 175 N. Myrtle    |
| 2  | 207 S. Magnolia    | 29 | 222 N. Myrtle    |
| 3  | 419 W. Foothill    | 30 | 231 N. Myrtle    |
| 4  | 129 Highland Place | 31 | 415 N. Primrose  |
| 5  | 158 Highland Place | 32 | 101 E. Hillcrest |
| 6  | 161 Highland Place | 33 | 115 E. Hillcrest |
| 7  | 168 Highland Place | 34 | 141 E. Hillcrest |
| 8  | 173 Highland Place | 35 | 205 E. Hillcrest |
| 9  | 208 Highland Place | 36 | 425 N. Canyon    |
| 10 | 225 Highland Place | 37 | 321 E. Hillcrest |
| 11 | 547 W. Hillcrest   | 38 | 270 Norumbega    |
| 12 | 410 Highland Place | 39 | 270 N. Canyon    |
| 13 | 357 N. Mayflower   | 40 | 221 E. Greystone |
| 14 | 371 N. Alta Vista  | 41 | 217 E. Greystone |
| 15 | 217 N. Alta Vista  | 42 | 269 N. Ivy       |
| 16 | 141 N. Magnolia    | 43 | 139 E. Greystone |
| 17 | 166 N. Magnolia    | 44 | 123 E. Greystone |
| 18 | 210 N. Magnolia    | 45 | 243 N. Encinitas |
| 19 | 211 N. Magnolia    | 46 | 201 N. Encinitas |
| 20 | 247 N. Magnolia    | 47 | 184 N. Ivy       |
| 21 | 223 Oaks           | 48 | 139 N. Ivy       |
| 22 | 217 Oaks           | 49 | 234 N. Canyon    |
| 23 | 231 N. Primrose    | 50 | 302 Wild Rose    |
| 24 | 172 N. Primrose    | 51 | 302 S. Canyon    |
| 25 | 130 N. Myrtle      | 52 | 225 California   |
| 26 | 133 N. Myrtle      | 53 | 432 E. Lemon     |
| 27 | 166 N. Myrtle      | 54 | 433 E. Colorado  |

# MAP OF MONROVIA SHOWING LOCATION OF HISTORIC HOMES





### **No. 1 209 West Lemon**

It is possible that this modest dwelling might have been built at about the time Monrovia was getting its "second breath" in the early years of the twentieth century as it is shown in the 1908-1909 Monrovia City Directory as belonging to J.G. Cochrane, manager of the Monrovia Feed & Fuel Store. It has passed through many owners since then and the present one has displayed pride in his home by a nice job of painting and restoration worthy of emulation elsewhere in the neighborhood.





## **No. 2 207 South Magnolia**

The family of Robert L. Long lived here in 1911 according to the Monrovia City Directory for that year. Evidently Mr. Long must have died shortly thereafter because the Directory for 1913-1914 shows his widow Mrs. Belle M. Long and her son, J. Frank Long, and daughter Miss Ella R. Long, living here at that time.

In 1920 the family of J.K. Morris lived here. He was a partner of C.E. Deatherage in the firm of Morris & Deatherage, agents for Cadillac and Oldsmobile automobiles. As is the case in some of the larger older homes, this has been made into apartments.



### **No. 3 419 West Foothill**

The first owner of this house was James P. Daniel, a builder and contractor, and it is first listed in the Monrovia City Directory for 1911. Mr. Daniel was a busy man during the two decades under review here but he found time for civic duties and other activities. He was a member of the Monrovia City Council for 1916, 1918, 1920, 1922, 1924, and in 1926 he was president (mayor) of that body. He died here at the age of 75 years, leaving a daughter, Iverna.

Although Mr. Daniel was a builder and contractor here for several years, it is believed that this house and its neighbor, No. 415, West Foothill, were built by David Dryden who was also in the building business just prior to Mr. Daniel's arrival. Sometime between 1914 and 1920 Mr. Daniel left No. 419 and directories subsequent to 1914 show him at No. 415 up to 1935 and possibly later.

Mr. Daniel had a fine reputation as a builder of good houses and other structures. He knew where to get the best materials and who were the best workmen in the various trades and employed them.

Another noteworthy resident in this house was Miss Laura C. Barnes who lived here for a few years. She taught school here for 32 years and had an exacting assignment — the first grade. She began her career at the old Orange avenue school. For a short time afterward her first grade pupils attended the old Ivy avenue school. In 1908 sessions began at the Linwood avenue school for the first and second primary grades and she continued to teach the first grade until she retired. She died in Missouri August 28, 1925 at the age of 67 years and is buried with her sister Annie and her mother in Live Oak cemetery.

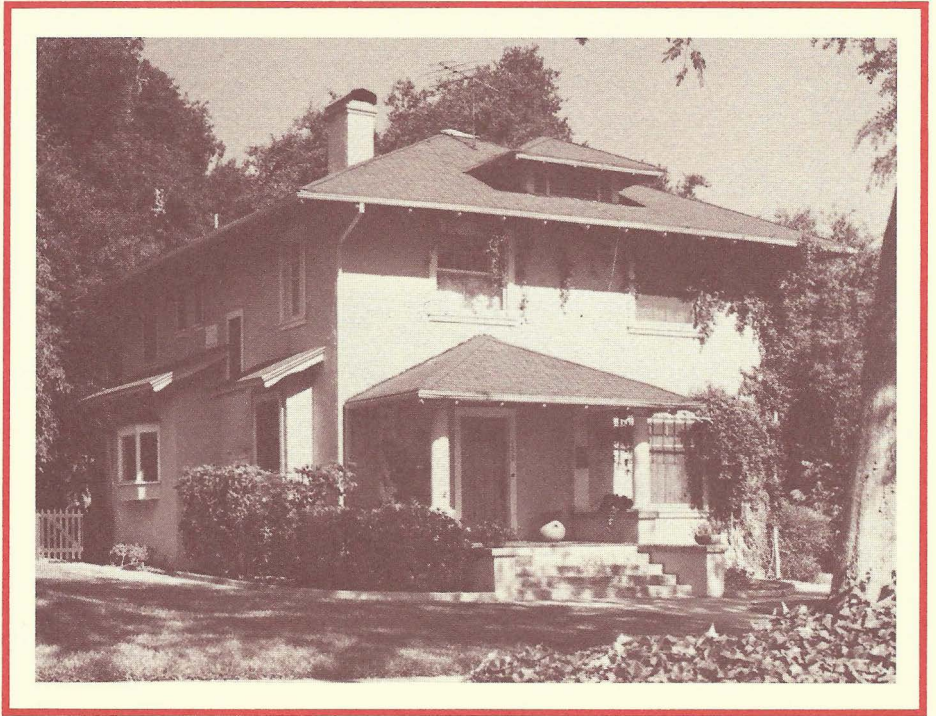
She laid the educational foundation for almost two generations of young Monroviaans for whom she imparted the rudiments of language and discipline year after year.



#### **No. 4 129 Highland Place**

This house was among the earliest built on Highland Place. The Monrovia City Directory for 1908-09 lists it as belonging to Myrick G. Doolittle. He lived here until about 1920 when he built the house next door (No. 137) and made it his home for many years. He was in the real estate business and was active in promoting property in the new town of Temple City.

After 1920 the house passed to Frank L. Bortells. He came to Monrovia at about the turn of the century and was manager of the only lumber yard here at that time. He left Monrovia shortly after to continue in the same business elsewhere but was a co-partner with S.L. Boyd who managed the business in the meantime. He returned to Monrovia about 1913 and purchased his partner's interest and continued in the lumber business here for several years.



### **No. 5 158 Highland Place**

This house is also one of the earliest to be built on Highland Place as the Monrovia City Directory for 1908-09 lists only three others. At that time Mrs. Harriet L. Snow, (widow of J.F. Snow) is shown as the owner of this place. She lived here quietly for many years until her death in 1935. The house has been well cared for over the years and today retains a bright, clean appearance.



### **No. 6 161 Highland Place**

Mr. Benjamin S. Davies, president of the Monrovia Hardware Co. is shown in the 1913-14 Monrovia City Directory as the owner of this house. After retirement from active direction of his business he continued to live here until his death.

Mrs. Davies died on May 14, 1917. She was the mother of Mrs. C. L. Daniels and Mrs. F. N. Hawes whose husbands built fine homes across the street. (Nos. 174 and 168 respectively)



## **No. 7 168 Highland Place**

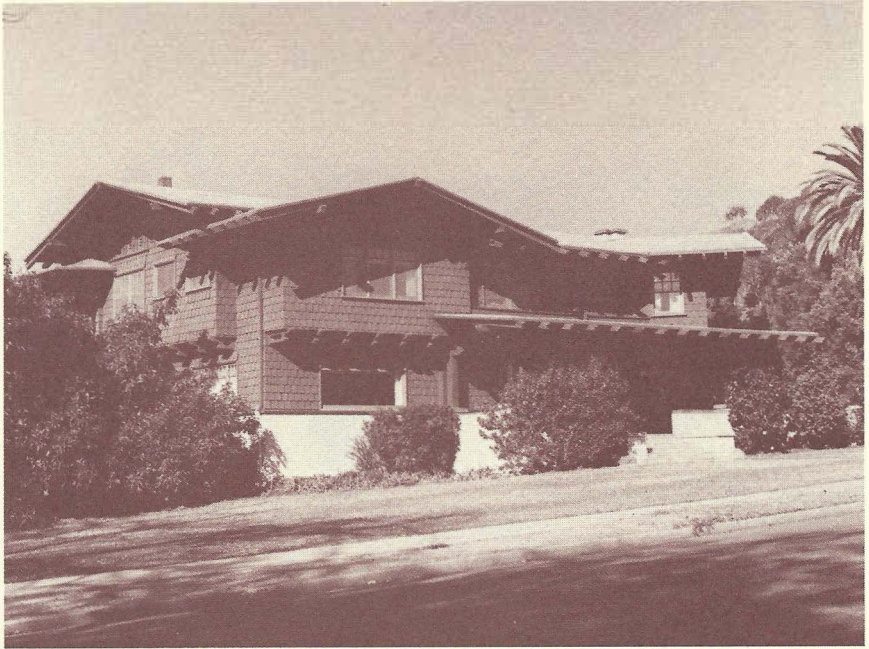
This fine shingled house in the "Craftsman" style, is shown in the 1911 Monrovia City Directory as belonging to F.N. Hawes, who at that time was Cashier of the American National Bank of Monrovia.

One of the musical organizations formed in 1906 was the Aeolian Orchestra under the leadership of Mr. Hawes. It consisted of eighteen members many of whom were socially prominent.

In the latter part of 1917 Mr. Hawes disposed of the property to John H. Bartle, president of the First National Bank of Monrovia. He lived in this house for a short time and in 1919 sold it to Alfred I. Mellinthin.

Mr. Mellinthin was a native of Sleepy Eye, Minnesota and was engaged in the banking business there. Later he became bank examiner for the state of Minnesota. In 1919 he came to Monrovia and assumed the presidency of the National Bank of Monrovia. In 1926 he sold the bank to the Bank of Italy and became an officer of that bank in Los Angeles. It is now known as the Monrovia Branch of the Bank of America. Thus, in its earliest days this house was owned by three men prominent in Monrovia banking circles.

The house, designed by Frank O. Eager of Monrovia, has retained its handsome appearance. It is included in Charles F. Davis' "Picturesque Monrovia" and also in Gebhart & Winter's "Guide to Architecture in Los Angeles and Southern California."



## **No. 8 173 Highland Place**

This was for many years the home of the Arthur J. Everest family. Mr. Everest came to Riverside with his parents from Rochester, New York in 1881. He resided in that city for a number of years, later moving to South Pasadena. In 1909 he came to Monrovia and built this beautiful home. The architect was Arthur Kelly, and it is an excellent example of the "Craftsman" style of architecture prevalent at that time.

During his long residence here in Monrovia Mr. Everest always took an interested part in community and church affairs and at various time held important official positions. For several years he was a member of the Monrovia City Council and for two years served as mayor. He served on the Elementary School Board for seven years and during World War I he was chairman of the local Red Cross unit. He was a director of the Monrovia Mutual Building and Loan Association and treasurer of the Monrovia Savings Bank. In 1917 he built the small office building at 112 S. Myrtle avenue just south of the Leven Oaks Hotel. The architect and builder was Charles Cramlet and the appearance corresponded with that of the hotel and was set back from the sidewalk the same distance as the hotel.

Mr. Everest married Miss Grace Dyer and they had two daughters, Frances Esther and Eleanor J. Everest both of whom graduated from the Monrovia High School, Miss Eleanor taking the top scholarship honors in the Class of 1920.

The house is included in Gebhart & Winter's "Guide to Architecture in Los Angeles & Southern California" and in Charles F. Davis' "Picturesque Monrovia."

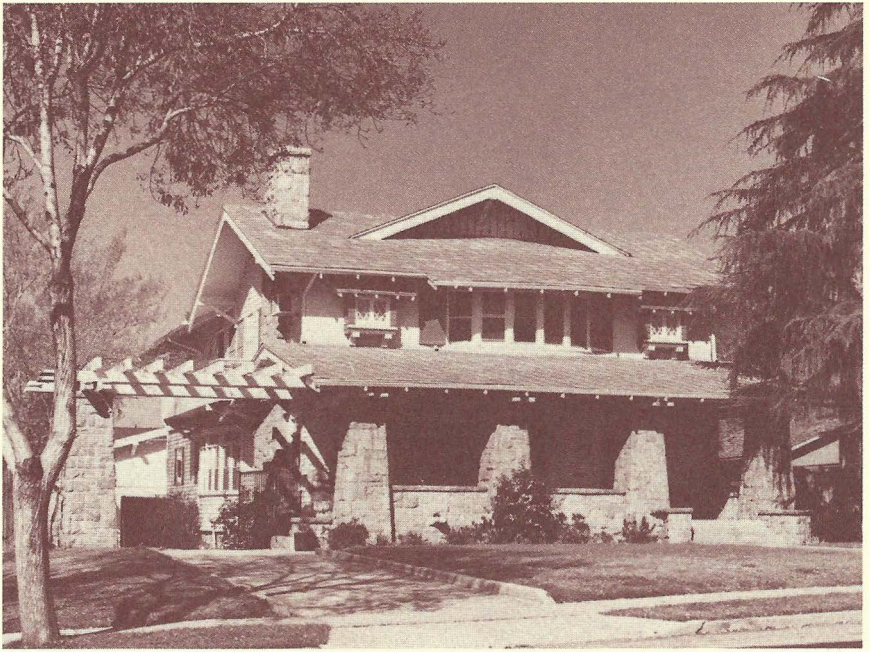


### **No. 9 208 Highland Place**

Edward E. Taylor and his family are shown in the 1911 and 1913-14 Monrovia City Directories as living at this address at that time although it is probable that the house may have been built shortly before. Mr. Taylor was at one time (1905-06) superintendent of Monrovia schools but his tenure was brief and ended in a stormy dismissal on March 2, 1907. In 1920 the house was owned by James H. Clark.

The house is typical of those constructed in the early years of the twentieth century for large families which appreciated a comfortable and spacious home.





## **No. 10 225 Highland Place**

This substantial house was built, presumably about 1909, shortly after Highland Place was opened. Its owner was Harrison Arms, a well known capitalist and philanthropist.

Mr. Arms was president of the Arms Palace Horse Car Co. and was also a director in both the First National Bank of Monrovia and the Southern Counties Gas Co. He also had capital invested in other enterprises in Southern California and was interested in local charitable and philanthropic organizations. He died in July, 1917 at his farm in Michigan survived by his widow, who continued to live here afterward for a short time.

A picture of this house is included in Charles F. Davis' book, "Picturesque Monrovia," 1929. At that time it was owned by J.S. Badger. The house is also mentioned in Gebhart & Winter's, "A Guide to Architecture in Los Angeles & Southern California" attributing Arthur Kelly as the architect. The lavish use of cut and dressed granite stone is self evident.



### **No. 11 547 West Hillcrest**

Construction of this house began late in 1906 and by April 13, 1907 The family of "Judge" William H. Evans took up their residence here, according to notes in the Monrovia News.

W. H. Evans was born in Philadelphia, Pa. in 1849. After completing his education he selected the trade of merchant tailor and went to Ohio where, in 1872 he married Miss Ruhamah Herbert. They had two children Annetta and Harry. Ill health made a change of climate advisable and on December 20, 1887 the family left for California. By February 1888 they were settled in Monrovia. Here, Mr. Evans established his "Emporium of Fashion" and became the arbiter of correct styles in dress and was a notable local leader in fashions.

Later he became interested in real estate and in June 1909 the W. H. Evans Block on Myrtle avenue was finished. It was the first three story business block erected on Myrtle avenue. At various times he held public office as city clerk, treasurer, city recorder, when he acquired the courtesy title of "Judge." In April 1924 he resigned the office of treasurer and his daughter, Annetta, who had married George O. Monroe, was appointed in his place. Declining health brought a stroke and after a lingering illness death came on July 21, 1925. His wife preceded him on March 27, 1904.

Judge Evans was one of Monrovia's pioneers and a unique character. In his later years, dressed in immaculate white he was a familiar figure upon the streets of the city. With his genial disposition he stopped every stranger he met, shook hands with him and welcomed him to the city without waiting for a formal introduction.

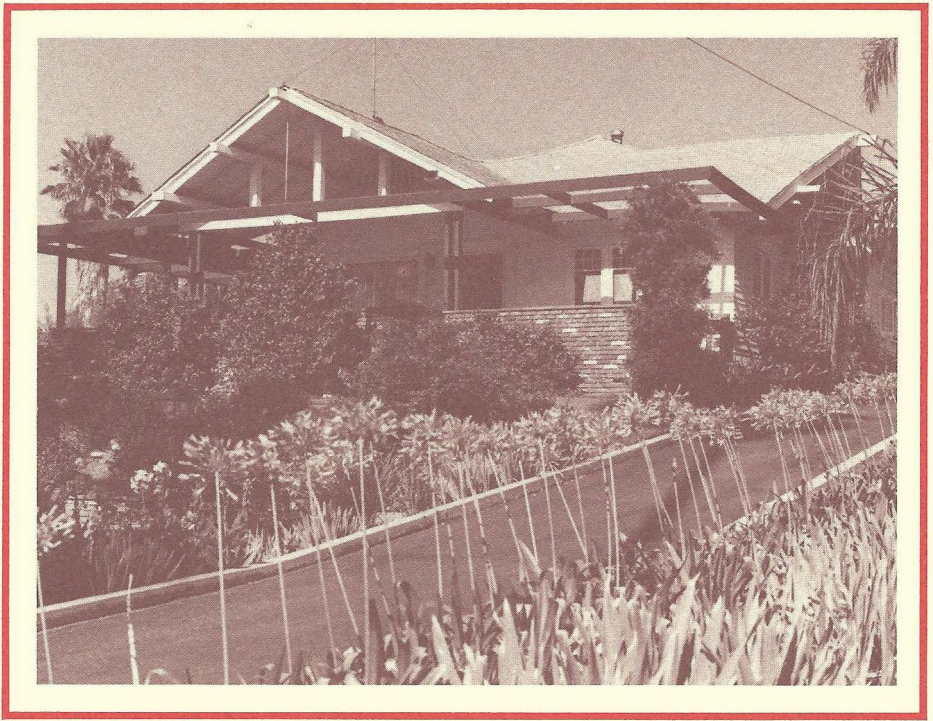


## **No. 12 410 Highland Place**

David E. Juvinal is believed to be the original owner of this place which has had various street addresses in the early years but has always been at this location. It was shown as 521 Violet in the 1913-14 Monrovia City Directory but later editions 1920-1927 show it as 521 Highland Place. The advent of Scenic Drive placed it at 410 Highland Place, the present street address.

As mentioned elsewhere herein, Mr. Juvinal had a large family and needed a house of this size to accommodate it. He came to California and settled in Monrovia in 1899. He had a house at the northeast corner of Foothill and Alta Vista and another at 425 north Canyon before acquiring this one.

In January 1900 Mr. Juvinal requested a special permit from the Monrovia City Council to install a telephone system in Monrovia which was granted. Later in the same year he offered the city seventy-five dollars for a telephone franchise and likewise it was awarded to him.



### **No. 13 357 North Mayflower**

This attractive place has been the home of the Sturgeon family since 1913. It was built for Thomas Dickson Sturgeon who, with his wife, Helen, a daughter Florence and two sons, James Leonard and John A. H. came to Monrovia in January 1912 from Melita, Manitoba, Canada. He owned wheat farms in southern Manitoba.

The younger son, John, was born September 28, 1897 and attended school in Canada until the family came to Monrovia when he entered the Monrovia schools. He graduated from Monrovia High School in 1916 and then studied law at Stanford and the University of Southern California. In 1922 he was admitted to the bar by examination and went with the Associated Oil Company as an attorney. In 1924 he joined Walter F. Dunn, a Monrovia attorney, as a partner with the firm name of Dunn & Sturgeon. He began a long career on the bench as Monrovia City judge in 1925 and shortly after he was named Justice of the Peace for Monrovia Township, a position he held until 1952. At that time the Santa Anita Municipal Court was established and he was elected its first judge. He was re-elected in 1958 and again in 1964. In August 1966 he requested retirement not later than December 31 of that year.

During his long career in the law Judge Sturgeon found time for outstanding service in civic and public affairs. He was a member and Past Exalted Ruler of the Monrovia Elks Lodge, a member and Past President of the Rotary Club, a member and Past Commander of Monrovia Post No. 44 American Legion, President of the Monrovia Day Association, a director of the Monrovia Chamber of Commerce and a member and trustee of the Presbyterian church. Upon his retirement from the bench he was honored for his distinguished service by a testimonial dinner of the Foothill Bar Association attended by over 200 persons.

Judge Sturgeon married Miss Mary McEniry on July 22, 1935 and occupied the family home at 357 North Mayflower avenue. They had three children, John, Suzanne and Rosemary.



### **No. 14 371 North Alta Vista**

The June 1, 1907 issue of the Monrovia News carried this brief note: "Henry Kirchenschlager is building a fine new residence on North J.I.C. avenue (now Alta Vista)." This was augmented in the issue of June 15, 1907 by the following excerpt: "The fine new residence of Henry Kirchenschlager being built on north J.I.C. avenue is now nearing completion. The house is unique in construction, the upper story being open to the weather on all four sides of the building. However, provision has been made against this creating a draft in the room downstairs, the head of the stairway being boxed in with a good sized room. The upstairs is to be finished in a very artistic style, the rafters having been surfaced and left uncovered and a fine ceiling of Oregon pine having been put in. The house was designed by Mr. Kirchenschlager who anticipates much comfort for his family during the summer months by having sleeping rooms open to the weather."

Charles S. Cramlet was the builder and contractor.

In 1940 Peter Ostrye bought the house and modified the interior. He and Mrs. Ostrye occupied the house for 35 years and raised their family there. In addition to being a wife and mother Mrs. Ostrye found time to be the first woman member of the city council and its first woman mayor.

In 1975 the Ostryes sold the house to the present owner, Peter Zwerver, who has modernized and modified the interior and greatly improved the exterior appearance.



### **No. 15 217 North Alta Vista**

This house is shown in the 1920 Monrovia City Directory as the home of the Wyman Ellis family. The architect was Frank O. Eager of Monrovia. The house was included in Charles F. Davis' "Picturesque Monrovia."

Mr. Ellis spent several winters in Monrovia before he moved here permanently. He was born in Ontario, Canada, in 1886. He lived in Montana for several years and was the general agent for the Equitable Life Insurance Co. there. In Monrovia he was the agent for the Graham Paige automobile. He died here in 1957 and his wife Myra in 1970.



### **No. 16 141 North Magnolia**

In the 1920 Monrovia City Directory this address is shown as the home of Reuben Parsons who lived here until some time after 1935. It is another example of the use of cobblestones for home construction and decoration.

It is also an example of the current (1981) fad for the use of the blue and white color scheme for older houses.



### **No. 17 166 North Magnolia**

Monrovia City Directories for the period 1908-1914 show this house as the property of J. H. Wilkins who, presumably, built it. It has had numerous owners since then. The family of C. A. Archer, orange grower, was here from 1927 to 1935 and for twenty years Donald H. Forbes and his family owned the house. A noted author of books pertaining to the Western United States, John Upton Terrell, also lived here for a short time.





### **No. 18 210 North Magnolia**

Mr. Arthur Parmalee is shown as the owner of this house in the 1913-14 Monrovia City Directory. He was later engaged in the real estate, loans and insurance business with C.H. Clark under the firm name of Parmalee & Clark. The partners were among those who organized the Monrovia Realty Board in 1920.



### **No. 19 211 North Magnolia**

This beautiful place was the home of George Ira Adams, a retired capitalist, although he lived here for only a short time.

Mr. Adams was for many years in the hardware business in Sabatha, Kansas. From there he moved to Denver, Colorado, where he directed the Crystal Theater Vaudeville circuit. During his stay in Colorado he invested heavily in real estate and was a strong believer in the future of that state. In 1911 he came to Los Angeles where he remained until the fall of 1913 when he bought the tract of land on north Magnolia avenue and built thereon one of the handsomest homes in the Foothill district at a reputed cost of \$40,000. Today it remains one of Monrovia's fine homes.

Because of the state of his health, Mr. Adams was able to move about but little during his stay in Monrovia, the greater part of his time being spent in his beautiful home. He died here in February 1917 at the age of 56 years survived only by his widow, Mrs. Addie Adams. A photograph of the house as it was at that time was shown in the Monrovia Messenger March 2, 1917.

In July 1917 the property was purchased by J.F. Pitt, a wealthy oil producer of Tulsa, Oklahoma. Mr. and Mrs. Pitt had two daughters, Misses Clara and Mildred. The latter was a member of the Monrovia High School class of 1921. Both girls became school teachers.

This house is among those included in Charles F. Davis' book, "Picturesque Monrovia" published in 1929. At that time the owner of the house was shown as Anthony Bonfilio. The architect was Frank O. Eager of Monrovia.



## **No. 20 247 North Magnolia**

This house was built in 1912 by Charles S. Simpson, a native of Maine who came to California in 1911. He was a civil and mining engineer. The Simpsons had two sons, Charles F. and Millard H. Simpson. The latter died in Hawaii on November 17, 1970. Charles Fillmore Simpson and his wife Esther are now (1981) living in the house. He was for many years a chemist for the Richfield Oil Co. until his retirement several years ago.



## **No. 21 223 Oaks**

This house was built about 1912 as it is first listed in the 1913-14 Monrovia City Directory as belonging to Mrs. Hattie F. Richardson, the widow of Dr. H. James Richardson. She and her two sons, Frank and Douglas lived here until shortly after 1920 when they went elsewhere. Both sons attended local schools, Frank graduating with the Class of 1919 of Monrovia High School.

It is a well preserved example of the "Craftsman" style much admired in the early years of the twentieth century.



## No. 22 217 Oaks

This house was formerly the home of C.O. Banks, the owner of the Banks Fruit Company, packers and shippers. Probably it was built in 1912.

Mr. Banks was born in Ottawa county, Ohio, the son of William L. and Laura A. Banks. After completing his schooling, he worked in a wholesale fruit house in Cleveland until he reached the age of twenty when he entered the fruit business for himself. He continued in this business at Cleveland until 1902 when he came to Monrovia and, in association with his brother, L.M. Banks, entered the fruit brokerage and shipping business here. He continued with his brother for about twelve years and then took over the business for himself, his brother having moved to Orange county.

The Banks Fruit Company became one of the largest businesses of its kind in the San Gabriel valley, packing and shipping many thousands of boxes of fruit each year to all parts of the United States and to Canada and Europe.

Mr. Banks took a prominent part in the life of Monrovia. For twelve years he served as a member of the City Council. He was always ready and willing to give his time and means toward worthy causes and came to be regarded as one of Monrovia's outstanding citizens.

He and his wife, Sarah Elizabeth Banks, were the parents of four daughters, Elizabeth, Virginia, Carol and Myrtle.



### **No. 23 231 North Primrose**

Issac R. Colborn and his wife Estelle (Foe) Colborn were natives of Michigan but soon after their marriage they moved to Indiana and he engaged in the lumber business. He became one of the pioneers in the movement which resulted in the chain yard system. In this connection he owned lumber yards in Indiana and Michigan. For many years he conducted an extensive and profitable business until his retirement. After retiring he came to Monrovia and at first resided at 193 East Hillcrest (now 141). Probably about 1915 he built this beautiful residence and continued to live here for several years. Frank O. Eager of Monrovia was the architect.

The Colborns had one son, Kenneth L. Colborn, who attended the public schools here. After completing his education in the east he engaged in the building and contracting business in Pasadena under the firm name of Kenneth L. Colborn Co. Inc.



### **No. 24 172 North Primrose**

The family of William A. Baxter is listed in the Monrovia City Directories for 1908-09 and 1911 as living at this address. Mr. Baxter was a rancher. The Charles H. Ainley family lived here according to the Monrovia City Directory for 1913-14. At that time Mr. Ainley was president of the American National Bank of Monrovia.

The house has passed through many owners since then and is now (1981) a retirement home for elderly people.



## No. 25 130 North Myrtle

This fine ten-room house was built for Frank J. Cornes in 1907. Two items in the *Monrovia News*, one, for January 12, 1907 notes that Mr. Cornes has an architect working on plans and another, for July 13, 1907 notes that the family will occupy the new home "in a few days." The house is shown in Charles F. Davis' "Picturesque Monrovia."

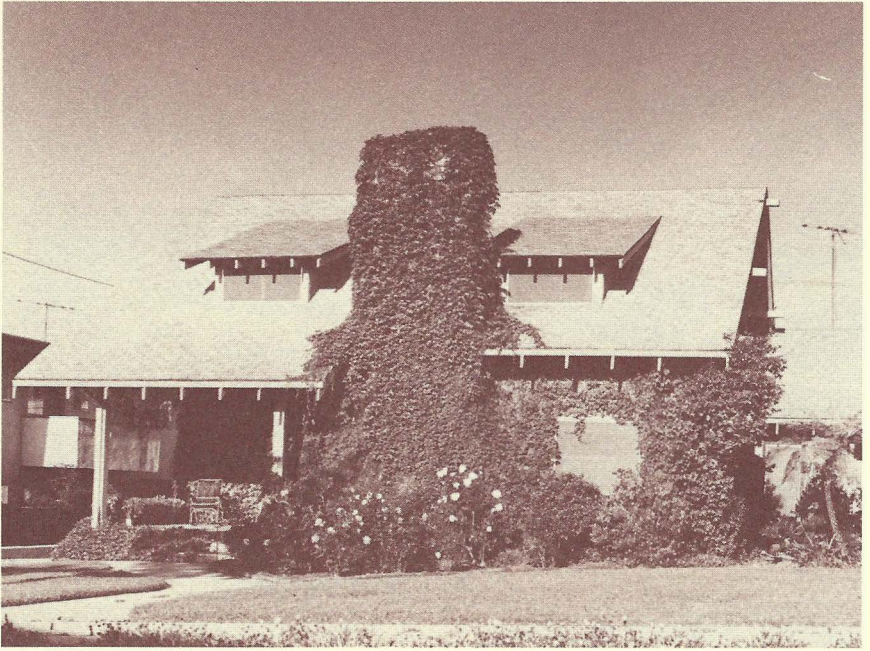
Mr. Cornes was one of Monrovia's outstanding businessmen and civic leaders for many years. He came to Monrovia in 1894 and entered the grocery business. With his managerial skill plus his fair and courteous treatment to customers the business prospered until by 1916 he had one of the largest business enterprises in town employing 12 persons. His store was at the southwest corner of Myrtle and Lemon avenues. He continued in business until his death.

In addition to his store he had several other interests in the city. He owned extensive property and was a director and treasurer of the Monrovia Savings Bank, director and treasurer of the Monrovia Telephone & Telegraph Co., director and treasurer of the San Fernando Home Valley Telephone & Telegraph Co. and was one of the owners of the Dean Drug Co. here and the Dickinson Drug Co. of Los Angeles. He was a stockholder in several other corporations and had as business associates William M. Baird and John H. Bartle.

He was born in Genesee County, New York July 26, 1859. He married Miss Emily May Joyner and in 1893 they came to California for her health. They had two sons, W. Joyner Cornes and George Cornes. Both Mr. and Mrs. Cornes died here in 1917.

At the time of his death his long-time friend and associate, J.H. Bartle, paid the following tribute to him, "Frank Cornes was a man of sterling qualities and was honored, loved and revered by all."





## No. 26 133 North Myrtle

In its issue of January 26, 1907 the Monrovia News noted that contractor David Dryden would begin immediately construction of this house for Hal M. Slemmons. The Slemmons family moved into their new home June 1, 1907.

Mr. Slemmons and his parents were in Monrovia from the very early days. As a youth he attended the old Orange Avenue school. In 1889 he went to Helena, Montana, where his father was located, to attend the Presbyterian College at that place.

He became a civil engineer and among his early projects were the street railway in Honolulu and the Oak Knoll line of the Pacific Electric railway in Pasadena. He was the supervising engineer for the 1907 extension of the Pacific Electric railway from Monrovia to Duarte, Azusa and Glendora.

He was active in local civic affairs, being a member of the Board of Trade and the Board of Health. He also served as water superintendent for the city of Monrovia for a short time. He married Miss Lura Burdick and they had one son, James B. Slemmons.

In the picture a well-proportioned granite chimney is concealed by a rather extensive vine.



## **No. 27 166 North Myrtle**

The earliest reference to this address in the Monrovia City Directory occurs in 1911 which shows C.H. Clark as the owner. He was born November 6, 1862 in Wyoming Valley, Pennsylvania. After completing his education he was with the firm of Jones Brothers, engaged in the mercantile business. Later he went to New Mexico, Illinois, Minnesota and the Dakotas engaged in stock raising and farming. In 1904 he came to California and began to build a real estate business. By 1908 he was in Monrovia engaged in the same enterprise. He was one of the founders of the Monrovia Realty Board in December 1920. Later he entered into partnership with Arthur Parmalee under the firm name of Parmalee & Clark. He married Miss Theresa Chatfield and they had three children, William, Annabella and Cassius.

In the 1913-14 Monrovia City Directory, Mr. Elton S. Bogle, president of the Empire Tire and Rubber Co. of Los Angeles is shown as the owner of this house.

The house has passed through many other owners and among those who might be mentioned is Mr. Frederick P. Alvord who lived here ca 1920 with his mother and sister. They came here from Massachusetts and he was engaged in the insurance business in Los Angeles. He is remembered for his \$50,000 bequest to the Monrovia Public Library which greatly helped in the building of our present library.

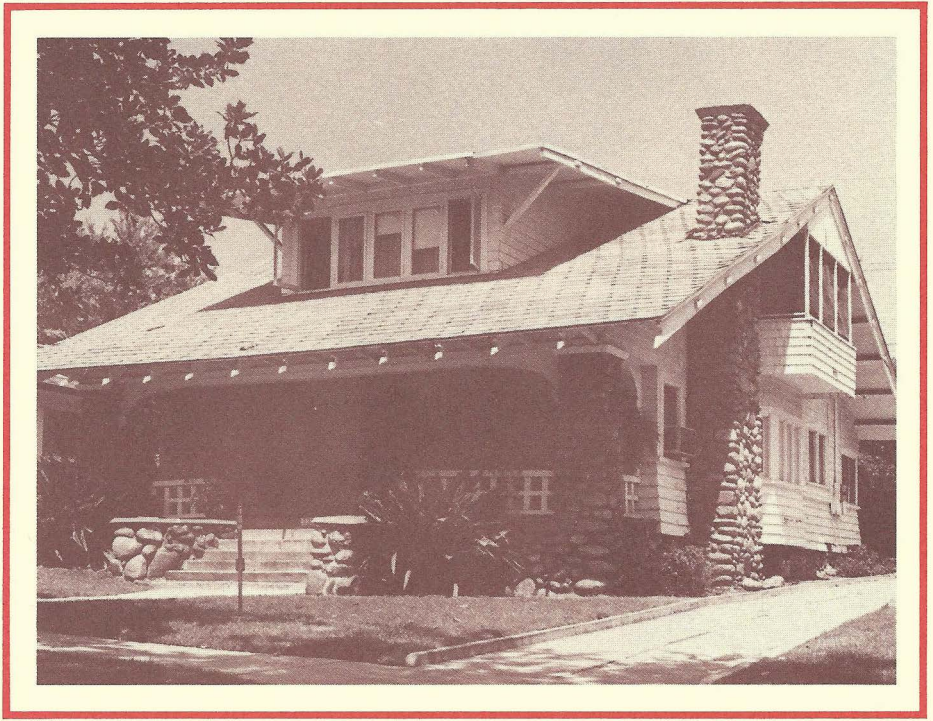


## **No. 28 175 North Myrtle**

According to a note in the April 27, 1907 issue of the Monrovia News, this house was purchased by W.G. Davison from Professor Nathan F. Smith for a consideration of \$6500. W.H. (Judge) Evans, a local realtor, arranged the sale.

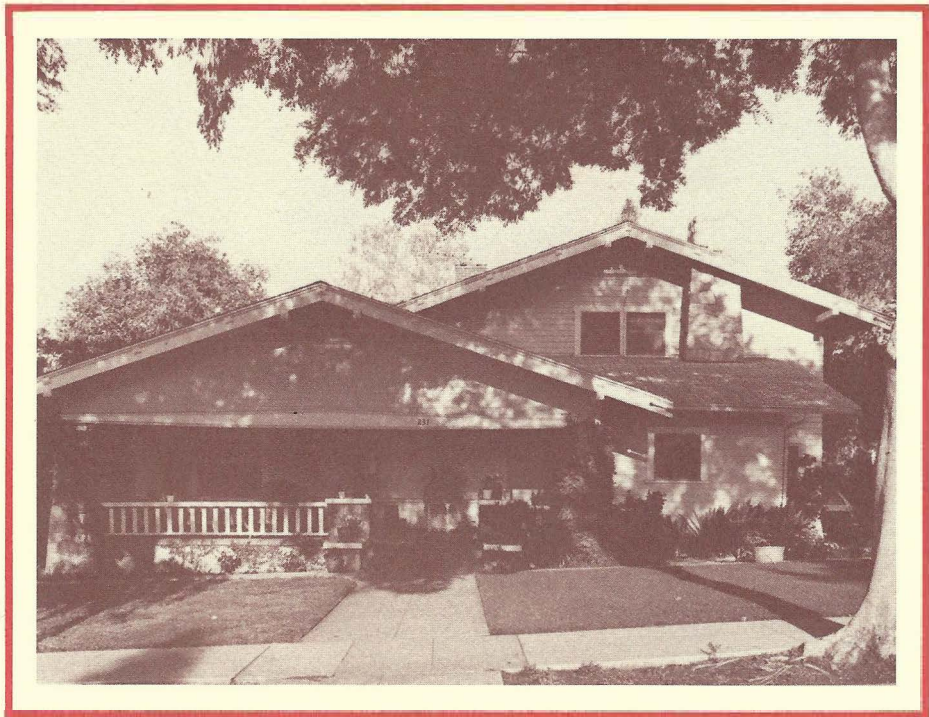
Mr. Davison was a retired business man who made Monrovia his home until he died in 1912. His widow, Mrs. Cora Davison, continued to live here until her death in 1925. Her daughter, Dorothy, married Ralph T. Cremer of San Diego and lived there until her death in 1974. Mr. Cremer died in 1912.

The house has been modified considerably since the Davisons had it. The front porch has been enclosed and the second floor converted to an apartment.



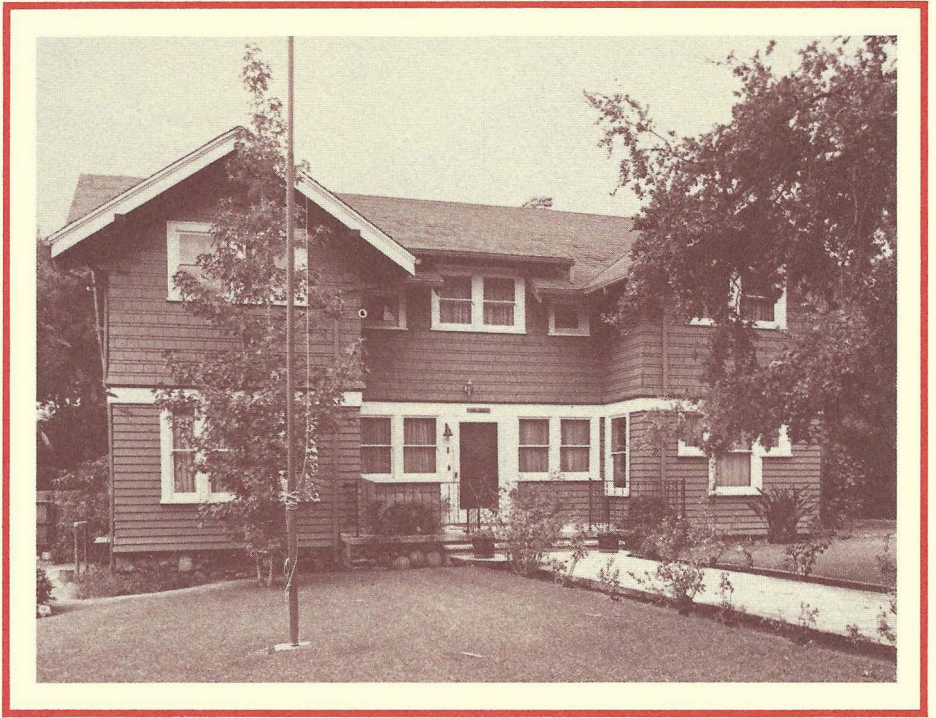
### **No. 29** 222 North Myrtle

The earliest reference to this house occurs in the Monrovia City Directory for 1911 and the owner at that time is shown as Clarence H. Post. In 1917 Mr. Post sold his home to the Beatty-Pier Construction Company. The home was re-arranged into two apartments and eleven new bungalows were grouped around it. They were designed by J.W. Beatty who, with E.K. Pier, was the head of the company.



**No. 30 231 North Myrtle**

The Monrovia City Directory for 1920 shows J.S. Wathey as the owner of this home. His son, Ralph L. Wathey, was at that time assistant city engineer and later, water superintendent for the city of Monrovia. The house is another good example of the "Craftsman" style of architecture and has been well preserved.



### **No. 31 415 North Primrose**

Mr. Morris R. Conable came to California for his health about 1908 or 1909 with his wife, son, Morris E. Conable and daughter. His health did not improve and he died not long after his arrival. His widow, Florence, built this house about 1910 and continued to live here until her death in 1949. She was active in the Monrovia Woman's Club and a member for several years. She also served on the Monrovia Library Board for two terms and was secretary in the local Red Cross unit in 1920.

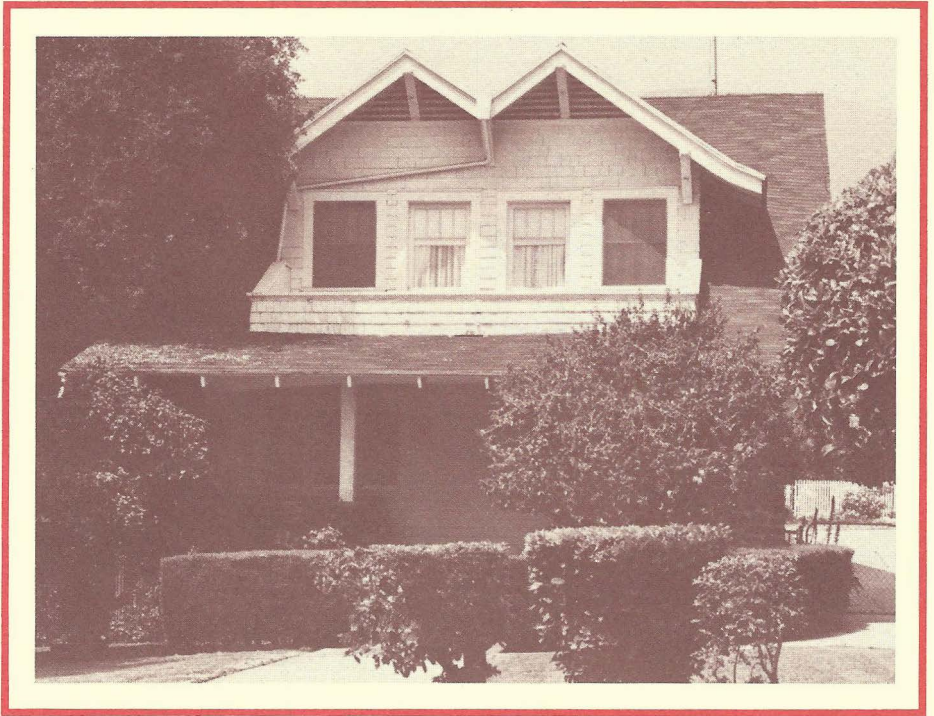
The Conable's son, Morris E. ("Jack") Conable was with the Monrovia Electric Co. for a short time and later was a teller in the American National Bank. With the coming of World War I he was active in the formation of the 24th Coast Artillery Company in Monrovia and spent a short career in the Army. Later he became an accountant and retired in 1968.



### **No. 32 101 East Hillcrest**

This house was built in 1907 and was the home of the Thomas Bynum family. The firm of Stewart & Walls was the contractor. This builder was unusual in that it carried a planing mill to the job site and cut and dressed all the lumber as needed. Electric power was used and the outfit was housed in a tent.

Thomas Bynum was a native Californian and a descendent of an "argonaut" family which came to California in 1843. He was born in Yolo county, August 10, 1869, the son of Joseph and Elizabeth Bynum. His father was a physician. After completing his education at Christian College in Santa Rosa he was employed by the Bank of Lake as assistant cashier. Two years later he was appointed county clerk of Lake county. On June 10, 1883 he married Miss Mary Olive McGee of Lakeport. They came to Los Angeles about the time that "the boom of the eighties" collapsed and was employed by W.P. Fuller & Co. After 35 years with this company he retired and in 1906 moved to Monrovia where he entered the real estate business. The Bynums had three children: Paul, who died at the age of four years, Estelle and Lindley.



### **No. 33 115 East Hillcrest**

Constructed in 1907, this house was the home of the Louis B. Vollmer family. Mr. Vollmer came to Monrovia in 1906 from Minneapolis, Minnesota, with his family. He was born in Lake Elmo, Minnesota, the son of Rudolph and Katherine Vollmer, on April 16, 1872.

He was educated in St. Paul and in 1893 he entered the business of ornamental iron and bronze manufacturing. In the following year he became a partner and secretary-treasurer of the Flour City Ornamental Iron Company of Minneapolis. It became one of the largest establishments of its kind in the United States. In 1906 he disposed of his interests for health reasons and came to Monrovia.

Here, he entered business and became active in civic affairs, holding the office of secretary of the Monrovia Board of Trade and serving twice on the Monrovia city council. He became Monrovia's first Buick dealer which he sold later to Claude Chess.

He owned forty-eight lots in a tract north of Colorado and west of Mayflower known as the Loftus-Vollmer addition to the city of Monrovia. In February 1911 he offered to sell these lots for an amount sufficient to raise \$32,000 with the understanding that with the proceeds he would build a modern hotel in Monrovia. After about a month's effort the lots were sold and construction of the hotel, known as the Leven Oaks, was commenced and it is still flourishing today as a retirement hotel.

Mr. and Mrs. Vollmer had two children, Alvin and Viola who grew to maturity in Monrovia. Mrs. Vollmer died on March 14, 1938 and Mr. Vollmer followed her on December 23, 1948. Viola, Mrs. Wilbur Garber, died on April 16, 1972. Alvin, who married Miss Ivy Anderson, now lives in Arcadia.





### **No. 34 141 East Hillcrest**

The first mention of this house in the Monrovia City Directories available to this writer is that for 1920 and the owner at that time was listed as Henry Karrer. It has passed through many owners since then. The one having the longest term of residence seems to be A.T. Stuebner who lived here from 1948 to 1970 and possibly longer. It is an attractive larger home and stands on one of the finest view lots in town.



### **No. 35 205 East Hillcrest**

This house is believed to have been built by A.P. Seymour, a wealthy easterner, about 1907. He came to Monrovia and in 1906 he, as president, established the Monrovia Publishing Co., buying from A.E. Cronenwett the Monrovia News, a weekly newspaper, which Mr. Cronenwett established in 1903. He refurbished the printing plant and office in 1907 which was located on Olive avenue just east of Myrtle avenue. As a weekly it did well and about five years later became the Monrovia Daily News, the fore-runner of the Monrovia Daily News-Post.

Mr. Seymour had extensive real estate holdings here and in June 1907 he subdivided some of his property and deeded a 50 foot street called Seymour Place to the city. Some time later, after her husband's death, Mrs. Seymour married C.T. Renaker, a prominent early-day Monrovia, and they lived here until about 1925 when they acquired a place on Norumbega Heights.



### **No. 36 425 North Canyon**

According to a report in the Monrovia News for May 4, 1907 this house was built for David E. Juvinal and his large family. He came to California and settled in Monrovia in 1899 and built his first residence at the northeast corner of Foothill and Alta Vista which survives.

In January 1900 he requested a special permit from the city council to install a telephone system in Monrovia which was granted. Later in the same year he offered seventy-five dollars for a telephone system franchise and it was awarded to him.

The family of C.H. Clark, a prominent Monrovia realtor, lived here for about twelve years prior to 1925.



### **No. 37 321 East Hillcrest**

This house was first listed in the Monrovia City Directory for 1911. Its owner was H.C. Akin who was a rancher. Mr. and Mrs. Akin had two daughters, Leita and Elizabeth, and three sons, Henry, Raymond and John. John, the youngest son, apparently was the last of the family to occupy the home. Although not a Forest Service ranger, he did considerable work in the mountains above Monrovia for the forest department and was a mountain lion hunter. He met an untimely death in a tragic automobile accident on July 8, 1935 in Arcadia.

Both daughters married; one was Mrs. Arthur Verge, and the other Mrs. Raymond Sosnowski.



### **No. 38 270 Norumbega**

This unique French Norman cottage was the home of Frederick Melville DuMond, an artist. He was the son of Alonzo Monroe DuMond and Elizabeth A. DuMond, born in Rochester, New York, July 15, 1867. At an early age Melville evinced a marked talent for drawing and as a young man he was sent by his parents to Paris to study painting. While there he met and married another aspiring painter, Louise Adele Kerr, of Philadelphia. Their son, Jesse William Monroe DuMond, was born in Paris July 11, 1892. He achieved fame as a professor of physics at the California Institute of Technology in Pasadena.

Melville became famous as a painter both in this country and abroad. In Europe he won renown as an interpreter of the desert in the American southwest and many of his best known desert canvases were acquired by the Santa Fe railroad for exhibition.

Melville's home was built ca 1920 after his own design and much of it under his own hand. It is unique in artistic conception and execution and shows the influence of his extended residence in France. The living room, which was also his work room, has a high ceiling and a large window in the north wall gives the subdued north light desired by painters. The beams and supports are massive and were hewn by himself from native wood. He decorated the ceiling himself and the room was filled with his own paintings and those of other painters, including one by Corot.

Melville died suddenly in his home on May 25, 1927 not long after receiving word that his masterpiece, completed while he was in Florence, Italy, titled "Dawn" would be hung in the annual French Salon in Paris in the summer of that year.

"Pure Hansel and Gretel" is Gebhard & Winter's comment in their "Guide to Architecture in Los Angeles & Southern California."



### **No. 39 270 North Canyon**

Monrovia City Directories for 1908-1909 and 1911 show F.D. Howell, civil engineer, as the occupant of this house. About 1913 George L. Spence, orchardist, owned the house and the adjacent citrus grove which extended to the south and east. He and Mrs. Spence were elected to membership in the Farmer's Club in 1907. This was a small group for people interested in agricultural pursuits not only in Monrovia but in Duarte as well.

Mr. Spence died in 1923. His widow, Mrs. Lida E. Spence, continued to live here until about 1926. She was the daughter of Leonidas and Nancy Barnes, Monrovia's first merchant. Mr. and Mrs. Spence had a son, Paul Barnes Spence, born in 1896, who died in 1918 while in the Army and is believed to have been Monrovia's first casualty in World War I.



### **No. 40 221 East Greystone**

The original owner of this house was George M. Blake, a retired lawyer. It is listed in the 1908-1909 Monrovia City Directory. Mr. Blake continued to make Monrovia his home until his death in the middle thirties. One of the first automobiles owned in Monrovia was purchased by him. It was a one-cylinder Cadillac. He had to take delivery of it in Los Angeles and while there learn how to drive it before he could return. His twenty-mile journey home over rutted, unpaved roads took the better part of a day.



### **No. 41 217 East Greystone**

This house was for many years the home of the Charles H. Reed family. Mr. Reed's first listing in the Monrovia City Directory occurred in 1908-1909 when he was living at 247 West Foothill, but the first mention of him at this address was in the Directory for 1911. At that time Mr. Reed had retired from business.

Mr. Reed was a native of Stanstead, Lower Canada, born in 1884. Much of his business life was spent at Birmingham, Alabama, where he was a florist. He came to Monrovia in 1906 and a few years later built his home on Greystone which was described "As one of the handsomest homes in the city." He died in November 1918 at the age of 84 years, survived by his widow, a daughter, Miss Helen Reed, and two sons, Eugene and Charles H. Reed, Jr. His widow, Mrs. Margaret E. Reed continued to live in the house at least until 1928 according to Directory records.





## **No. 42 269 North Ivy**

In this issue of January 26, 1907 the Monrovia News carried this item: "John H. Bartle has sold Lots 1 and 2 of the Keefer Tract, cornering on Ivy and Greystone avenues, to J.E. Rupp, of Los Angeles for \$2250. Mr. Rupp says he will build a \$7000 residence on this fine site." And, as shown, it is still here.

In his "History of Monrovia and Duarte," Charles F. Davis, commenting on early automobile owners in Monrovia, stated, "John C. Rupp owned a single cylinder Reo that nearly expired every evening carrying him up the hill to his home on north Ivy."

Mr. Rupp was a stock broker but evidently did not live at this address very long as the 1911 Monrovia City Directory is the last in which his name appeared.

R.M. Renshaw owned the house after Mr. Rupp and later Walter H. Cole, a general insurance agent, owned the house. After his death his widow lived here until about 1960.



### **No. 43 139 East Greystone**

The Monrovia News under the date of July 20, 1907 noted that "The new home of Mr. and Mrs. L.M. Banks soon to be built on Greystone avenue will be occupied by the family upon its completion."

Mr. Banks was engaged as a partner with his brother, C.O. Banks, in the fruit brokerage business here in Monrovia for about twelve years. Later he moved to Orange county. Mr. and Mrs. Banks were the parents of four daughters: Helen, Mary, Laura and Gertrude and also a son, Albert, who was called Bert by his family.



### **No. 44 123 East Greystone**

It is believed this house was built for Dr. D.H. Henry and his family who were here in 1907 and the May 11, 1907 issue of the Monrovia News reported that Dr. and Mrs. Henry were the hosts for the Monrovia Whist Club on the evening of May 6, 1907. Their daughter, Gertrude, later married Mr. Thomas Neville, a prominent local druggist whose store at the northeast corner of Myrtle and Olive avenues did a thriving business.

By 1920 the house had passed to Mrs. Bertha Merry, whose daughters, Misses Frances and Louise Merry were prominent socially.

In 1923 G.F. Shepherd owned the house and after his death Mrs. Eleanor Shepherd lived here until about 1964.



### **No. 45 243 North Encinitas**

The Monrovia City Directory for 1908-1909 lists this house as belonging to F.N. Hawes, who was at that time Cashier for the American National Bank of Monrovia. By 1911 Mr. Hawes had moved to his new house at No. 168 Highland Place and afterward the family of J.N. Petrie occupied the house. They stayed here for only a short time and in 1913 the family of C.E. Plummer were living here and the 1920 Directory shows them still at this address.

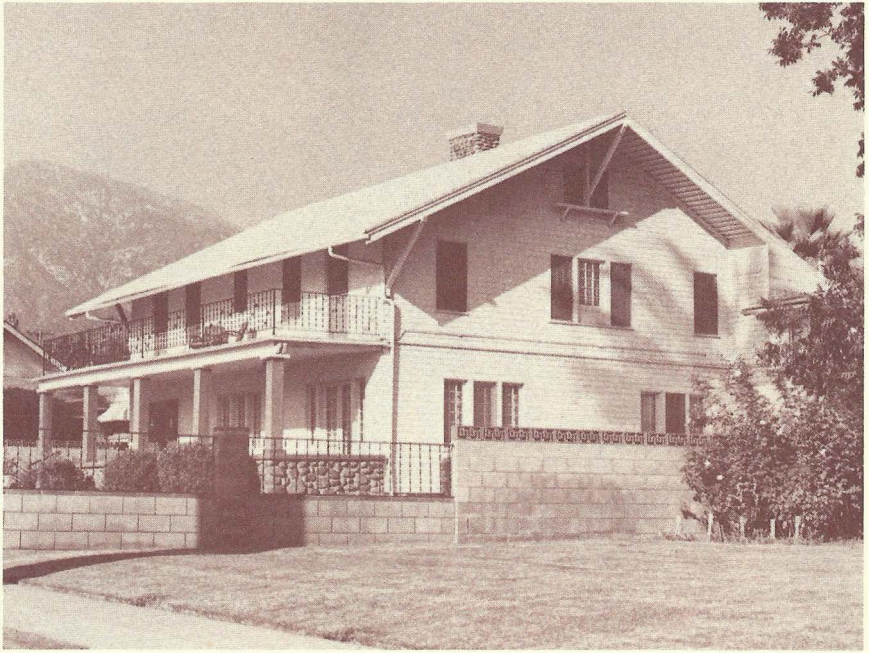


## **No. 46 201 N. Encinitas**

Howard S. Woodrow and his family came to California from Illinois at about the turn of the century and settled at Long Beach. While there he became interested in real estate in Monrovia. He purchased property at the north west corner of Encinitas and Cedar which became known as the Woodrow Tract. Lots in this tract faced Encinitas rather than Cedar as originally laid out.

He built this home for his family in 1903 and the family moved in on February 4, 1904. A few years later he built the house next door (No. 205) and the family moved into the new home by Christmas, 1911.

Mr. and Mrs. Woodrow had one daughter, Mary, born in 1889. She became the wife of Frank Plaskett. The Woodrows lived here until their deaths. Early in 1975 Frank Plaskett entered a retirement home where he died on October 21, 1976. Mrs. Plaskett lived here until June 1979 when she also entered a retirement home where she died on December 12, 1979.



### **No. 47 184 North Ivy**

Dr. Blanche M. Weston, who was a practicing osteopathic physician in Monrovia for 50 years, was born in Greencastle, Missouri. In 1900 she graduated from the American School of Osteopathy in Kirksville, Missouri, and came to Long Beach, California in 1904. She practiced there until 1908 when she came to Monrovia and built this house. She had her professional office in her home which she shared with her daughter Mary and her son Albert M. Weston, also an osteopath. In her later years she retired from active practice and had a small private sanitarium here where she cared for a few selected patients. She died on January 3, 1958. Her daughter, Mrs. James G. Arthur, continued to live here until about 1962 when she moved elsewhere.



### **No. 48 139 North Ivy**

This was the home of George W. Black and his family. The date for its construction is uncertain but it probably was near the turn of the century as the Black family was living in it in 1907 according to the Monrovia City Directory for that year.

Mr. Black conducted a grocery business in Monrovia for many years, his store being located at 517 South Myrtle avenue. It can be seen as the large white building at the right of the view of Myrtle avenue in 1905 in this booklet. He died September 15, 1913.

Two of his sons held the office of city clerk in Monrovia; Ralph W. Black 1914-1917 and Lewis P. Black 1917-1928. A third son, Sherman L. was a member of the class of 1907 of Monrovia High School. He spent the major portion of his adult life in the New York City area.



### **No. 49 234 North Canyon**

Herbert J. Evans was the original owner of this fine house. He was born in London, England, November 8, 1869 and was educated in Vermont College, Lower Clayton, London and at the age of fifteen entered a law office and later joined the shipping firm of Hofcraft & Broadwater.

In 1891 he left England and came to Oklahoma where he stayed until 1900, moving subsequently to New Mexico and Colorado. In 1905 he came to Monrovia, arriving on April 15. Soon after his arrival here he purchased a ten-acre citrus grove on north Canyon Drive and built his home on the same property.

His business was real estate and insurance but he was also active in political, fraternal and civic affairs. He served on the Monrovia City Council twice by appointment. He was a member of the Republican County Central Committee from 1912 to 1924 and was elected in 1924 to the State Senate for a four year term and was re-elected in 1928 for another four year term. At the end of the second term he was elected to the State Assembly and served in two sessions of that body. He was an active member of the Masonic Lodge and held several high offices in that order.

While in Oklahoma in 1894 Senator Evans married Miss Jane Louise Berry and they had two children, Edward Arthur Evans and Caroline Margot Evans.





### **No. 50 302 Wild Rose**

This house is first listed in the 1911 Monrovia City Directory and the owner then was R.G. Harvey.

The Christmas 1916 issue of the Monrovia Daily News had this to say about Mr. Harvey:

“R.G. Harvey, after making a success of farming in Iowa, decided to seek a more congenial climate in which to enjoy the balance of his life.

Eleven years ago he came to our city to live, since which time he has helped with the up-building of Monrovia. He, with others, bought and subdivided into lots what is known as the Wild Rose Tract which contains today some of our best bungalows. Mr. Harvey has served the city for the past three years with credit as a trustee.”

Many of the fine bungalows between Canyon and California avenue on Wild Rose and also on the south side of Foothill were built at this time by the building firm of Tifal Brothers. Today virtually all are in good condition. Many of them had Day & Night Solar Heaters as original equipment but these were replaced with the advent of natural gas in Monrovia after 1917 and the subsequent manufacture of the Bailey Automatic water heater.

Mr. R.G. Harvey died in 1950 and his widow lived on here until her death in 1969. At the settlement of her estate, W.J. Harvey, the great nephew bought the place and now lives there. So the house has been “in the family” for over seventy years.



**No. 51 302 South Canyon**

Another attractive home in the "Craftsman" style is this, the property of Miss Mary H. Gard, according to the Monrovia City Directory for 1920.



### **No. 52 225 California**

This house was first listed in the Monrovia City Directory for 1911 and presumably was built by Eugene P. Rawson for his family. Mr. Rawson conducted a grocery business north of his residence at No. 215 California avenue. Mr. and Mrs. Rawson had a daughter, Emma, and three sons, Oliver, Clarence and Carroll. In 1924 Oliver and Clarence operated a garage and automobile repair business at 813 S. Myrtle avenue.



### **No. 53 432 East Lemon**

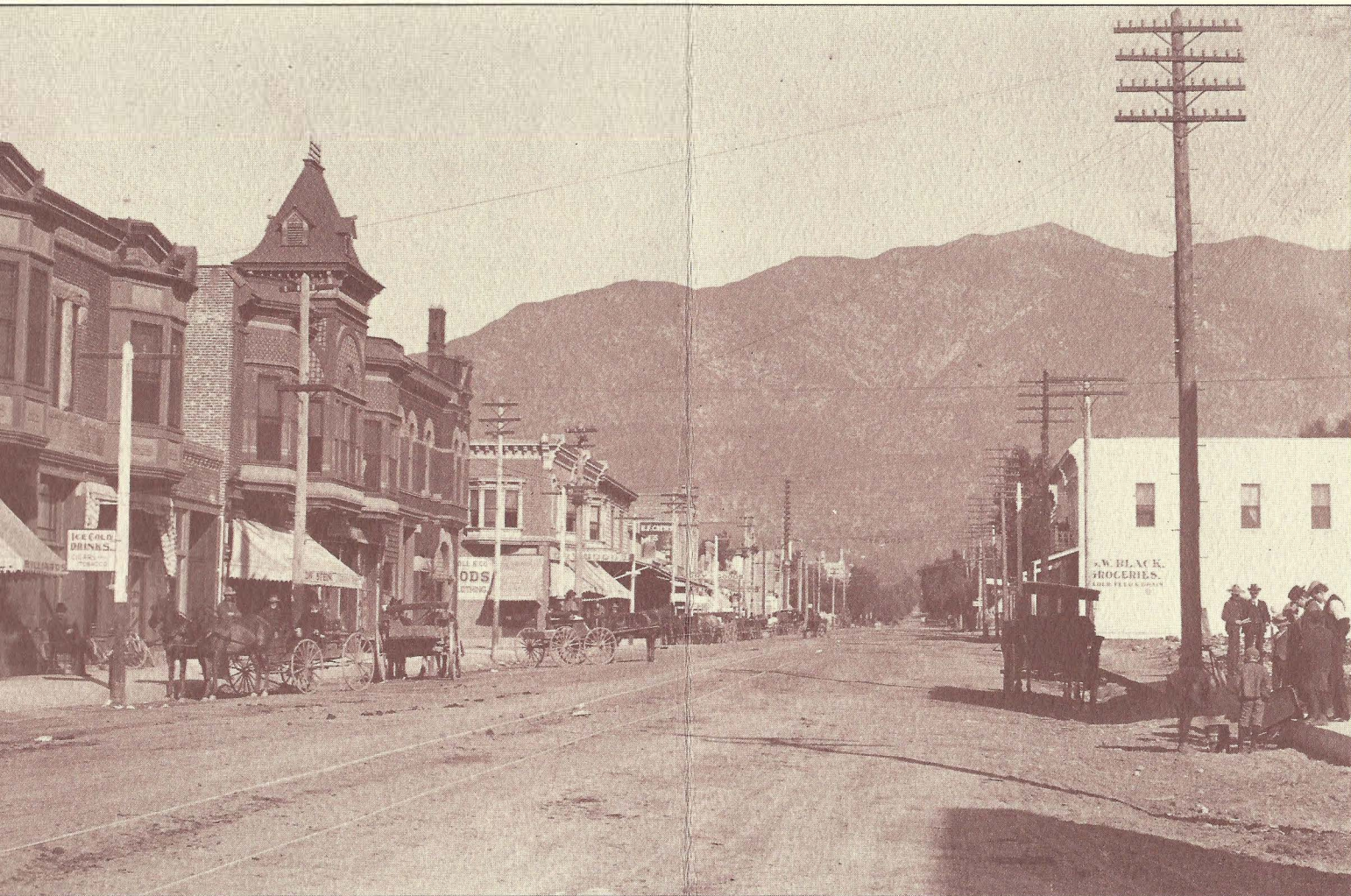
This house is an example of what was called an "aeroplane" design whereby the bedrooms were located in a smaller second story above the principal portion of the house on the ground floor. There are other examples in town of various sizes. Also notable is the use of granite cobbles for the chimney and piers in the front of the house. Monrovia was well supplied with this material and many of our older homes are supported on foundations of cobbles or cut granite.

The family of Harry Nelson is listed in the 1920 Monrovia City Directory as living here at that time. He, with his partner, Merle Mosher, owned the dealership for Ford automobiles with the firm name of Nelson & Mosher. It was located at 119 West Foothill. Among their employees was a young man named Albert Miller who began as a part-time helper in the garage. Later he owned a small garage and auto repair business of his own. Following the end of World War II he acquired the Ford dealership and built up one of the most active sales and service organizations in the San Gabriel valley. Everyone knew him as "Bud" Miller and the business continued to grow until his sudden and untimely death in 1963.



On the opposite page is a view looking north on Myrtle avenue from Olive avenue at about 1905. The large white building on the right is George W. Black's grocery (1). On the left is the New York Rooming House (2) with Edward Stein's grocery (3) on the ground floor. Just beyond it is a hardware store (4). Next is the First National Bank building (5) on the southwest corner of Myrtle and Colorado. Across the street (Colorado) at the northwest corner is the Wilde & Brossart building (6) housing the dry goods store of Henry Canoll. A little further is B.F. Crews' drug store (7) and J.W. McGraw's dry goods store (8). The tall pole with many crossarms (9) locates the telephone office and the Monrovia Messenger printing office (10). In the distance can be seen the top of the Granite Bank building at the corner of Palm and Myrtle avenues (11).

The banner across Myrtle avenue in the middle distance draws attention to the La Vista Grande hotel on east Lemon avenue. The tracks for the Myrtle Avenue Street Railway are still to be seen in the middle of the street. Although the street has been improved with a few sidewalks and curbs it has not as yet been paved. Not one automobile can be seen.



**VIEW OF MYRTLE AVENUE**

**CIRCA 1905**