



# The Grapevine

Published by the San Marino Historical Society  
Fall 2026

**SAN MARINO HISTORICAL SOCIETY  
PROUDLY PRESENTS:**

***Hudson and Munsell: The Forgotten  
Architects Who Helped Shape Los  
Angeles and San Marino***

by

**ROBERT PETERSEN**

## **PRESIDENT'S MESSAGE**

Dear Members and Friends,

It has been a busy year for the San Marino Historical Society, and I am pleased to share a few updates on our recent activities.

This summer members joined us for a tour of Mountain View Cemetery in Altadena. We are very grateful to Pasadena Heritage and Brian Allen Baker for offering this special tour to our members. During the tour, we located the resting place of William and Marguerite Hertrich in the Pasadena Mausoleum. William Hertrich was hired by Henry Huntington in 1904 to oversee the San Marino Ranch and played an instrumental role in developing its gardens. He later helped with the incorporation of San Marino and served for many years on the City Council. In recognition of the Hertriches' contributions to San Marino, the Society made a donation in their memory toward the restoration of the historic Mountain View Mausoleum, which suffered extensive damage in the Eaton Fire, including damage to its beautiful Judson Studios stained glass.

There is much to look forward to this fall. Our Book Club will meet on Sunday, September 20 to discuss "Inventing Paradise" by Paul Haddad. On October 26, Robert Petersen will present a program on the architects Hudson & Munsell and their work in Los Angeles and San Marino. We are also continuing our Centennial Home Project as more San Marino homes reach their 100th birthdays.

Your support makes it possible for us to maintain our archives, offer programs and tours, support our scholarship program and continue preserving San Marino's history. We are truly grateful for your continued support of the San Marino Historical Society and hope you will renew your membership for another year.

Christa Lakon, President



Robert Petersen is the host and producer of [the Hidden History of Los Angeles](#) podcast. He received his BA from UC Berkeley and law degree from UCLA. He works as an attorney for the California Department of Justice. He is a San Marino resident and member of the San Marino Historical Society.

Architects William J. Hudson and William A. Munsell left an important mark on the architectural landscape of Los Angeles and San Marino. Learn about their work, the buildings they designed, and the lasting legacy of these often-overlooked architects.

**Please join us on  
MONDAY, OCTOBER 26, 2026  
7:00 - 8:00 P.M. (doors open 6:30)  
Barth Community Room, Crowell Library  
1890 HUNTINGTON DR.  
Kindly RSVP to  
[info@sanmarinohistoricalsociety.org](mailto:info@sanmarinohistoricalsociety.org)  
Public is welcome, admission is free**

## 2026 BOARD AND COMMITTEES

### Executive Officers

President - Christa Lakon

Vice President - Ed Tom

Treasurer - Isaac Hung

Secretary - Pat Salvaty

Immediate Past President - Isaac Hung

### Board Members

Joyce Batnij, Judy Carter, Wayne Carter,  
Michael Mancini, Michael Moran, John Morris,  
Gretchen Shepherd Romey, John Ryan,  
Katie Manning, Hector Gutierrez

### Volunteer Archivists

Judy Carter, Katie Manning, Sylvia Uriarte

### Hospitality Committee

Nicole Basseri, Shelley Boyle, John Dustin,  
Madeline Gutierrez, Katie Manning, Sylvia Uriarte

## In Memoriam: Bill Ferry

We remember longtime San Marino Historical Society member Bill Ferry, who served for many years as Vice President of Membership and later as Membership Chairman. Bill and his wife, Emilie, were dedicated supporters of the Society and helped preserve its history for future generations.

## CENTENNIAL HOME PROJECT

We want to celebrate your  
100-year-old house.

Was your home built in 1927 or earlier?  
Historical Society invites San Marino residents to  
request a yard sign by sending an email with your  
address, year built and a house photo to our project  
chair and board member, Hector Gutierrez,

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

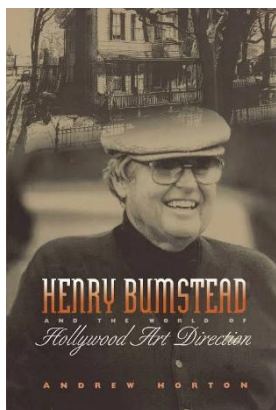


If you aren't sure when your house was built, email  
the Historical Society at  
[info@sanmarinohistoricalsociety.org](mailto:info@sanmarinohistoricalsociety.org)

## JOIN OUR BOOK CLUB

We will be meeting on Sunday, September 20 to discuss our Fall book club pick, *Inventing Paradise: The Power Brokers Who Created the Dream of Los Angeles* by Paul Haddad. He was our speaker at our Spring talk and gave a wonderful overview of the book. We would love you to join us!

Our Winter selection is *Henry Bumstead and the World of Hollywood Art Direction* by Andrew Horton. Henry Bumstead was a longtime resident of San Marino. We invite members to join us for a book club discussion on Sunday, April 19, from 2:00 to 4:00 p.m., at the historic Thurnher House in Lacy Park. Light refreshments will be served. We hope you'll read along with us and take part in this new Historical Society offering.



## BECOME A MEMBER



Single – \$25.00

Family – \$30.00

Sponsor – \$50.00

Patron – \$100.00

Be a Benefactor with your donations of \$250 or more!

**Please support your local Historical Society!**

Scan the QR code with your camera, which will take you to our website, then click on membership to join.

**Your contributions keep the memories of  
San Marino alive!**

## A Remarkable Story from an Unremarkable Building Permit

By Ralph Basilio, PhD

"Which houses are we going to see today?", I asked my Eleanor. It seemed like almost every weekend for nearly two years my wife and I spent time with our real estate agents looking for a house to live in that was closer to work in Pasadena. We looked at houses in the Linda Vista neighborhood of Pasadena overlooking the Rose Bowl Stadium and the Brookside Golf Club, stately houses in La Cañada Flintridge with mature trees, and newer homes in Arcadia close to retail and entertainment venues. However, it seemed like every house we saw caused us to ask questions like, "How much money will it take to remodel?" or "Don't you think the driveway is way too steep?" or "Where would our guests park?" or even "Uh, I don't see one. Is there a kitchen in this house?"

Not finding anything to our liking we started to look at houses in San Marino. It didn't take us long to be captivated by the diverse architecture styles of the houses. No two houses looked the same. One day I was doing an online search and came across onto a two-story Spanish Colonial Revival house for sale. Our real estate agents then made an appointment with the listing agent for the following day. The house was built in the 1920s and we instantly fell in love with the charm and character. We turned to the listing agent who immediately, but unfortunately, informed us that there was already an offer on the house. We then left the house, obviously disappointed. When we reached the end of the walkway, I somehow felt compelled to speak to the listing agent again. I turned around, walked back to the house, and rang the doorbell. The agent answered, and I asked him, "Do you think the owners would entertain a back-up offer?" He said, "Well, yeah, I think they might." To make a long story short, our back-up offer was accepted! My wife was ecstatic. All I could think of at the time was 'Happy wife. Happy life'. 😊

We went through the house purchasing and escrow process. This included an inspection of the property. The inspector recommended an earthquake retrofit. Not too long after the close of escrow I applied for a permit with the city. I'm now eternally grateful that the city clerk asked if I also wanted an electronic copy of the prior permits and other records since I was the new homeowner. I said, "Sure, that would be great". I scrolled through the permits. I found a few from the 1960s. A permit was granted for a kitchen remodel that cost \$1,000. A bathroom was added for \$4,500. "Well, you can't do that work at those prices today!", I said to myself. Then I found a letter from the 1920s addressed to a C. W. Carver informing him that his plans and specifications for a two-story residence in Tract 6300 was approved.

"Cool, maybe he was the original owner of the house", I thought to myself. Aha! I found the original permit. It was signed by **Chesney W. Carver**, of the Carver Investment Company, and listed Carleton M. Winslow [Sr.], the architect of our home on Saint Albans Road. "That's really cool", I said to myself. I proceeded to search online for the name Chesney W. Carver.

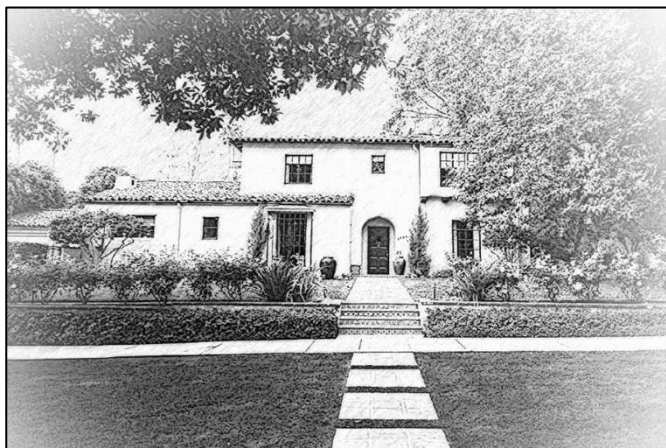
It turns out he was the brother of **Kaufman L. Carver**, president of the San Marino School Board for 13 years in the early years of San Marino. Carver Elementary School is named in his honor. A few searches led me to some newspaper articles stating that Chesney W. Carver was also an early pioneer and started the Carver Creamery with William Wrigley and his son, P. K. Wrigley. Closer to home he was the president of the San Marino Historical Society in 1932. It's well-known that his brother lived on Saint Albans Road. However, it doesn't look like Chesney W. Carver ever lived in our house. Records show that he and his family lived 2 blocks away on Oak Knoll Avenue. Our house was likely just one of the many investments of the Carver investment Company.

The City of San Marino Citywide Historical Context Statement (Draft dated April 1, 2019) had an interesting entry about our neighborhood. It was marketed by the Frank Meline Realty Company in the 1920s as the Oak Knoll Marino, touted as a graceful neighborhood of wide curving streets, large lots, and expansive views. As the Los Angeles Times reported in 1926, the development boasted "the very finest improvements...including sewers, cement curbs, cement sidewalks..." Can you imagine that! I then proceeded to search the architect's name. It turns out that **Carleton Monroe Winslow, Sr. (1876-1946)** [Figure 1.], along with his colleague, Bertram G. Goodhue, was credited for the symbolic rebirth of the Spanish Colonial Revival style of architecture. Bertram G. Goodhue designed the original 22-acre Caltech campus. He was hired as the principal architect for the 1915 California-Panama Exposition, Balboa Park, San Diego with renowned San Diego architect, Irving Gill selected to assist. It was not long afterwards, however, that Gill resigned. Carleton M. Winslow, who worked with Goodhue at his New York office, then moved to California to replace Gill and supervise the work.

He designed many of the structures in Balboa Park; the Casa del Prado Theater and the Botanical Building just to name two. Winslow stayed in Southern California and developed an extensive portfolio. His creativity can be seen today from Mary, Star of the Sea Catholic Church, La Jolla, to the H. Stanley Bent House on Old Mill Road in San Marino, to the Santa Barbara Museum of Natural History.



*Figure 1. Carleton Monroe Winslow, Sr., American Institute of Architects (AIA)*



*Figure 2. Our home on Saint Albans Road designed by Carleton Monroe Winslow, Sr.*

Our house [Figure 2] will soon be 100 years old, so we plan on submitting a request for recognition by the San Marino Historical Society's **CENTENNIAL HOME PROJECT** with a yard sign. Our family has called the house our home now for nearly 15 years and we feel blessed to know some of the early history of the house.

I've also learned more about San Marino. For example, the Spanish Colonial Revival-styled commercial building on the SW corner of Huntington Drive and Chelsea Drive was designed by Carleton M. Winslow and built by Kaufman K. Carver in 1926.

If you are curious about your home, I encourage you to look at the prior city permits, check the attic or basement for the original blueprints [note: one of our neighbors has the original set of blueprints of their home], do online searches, speak with neighbors, and contact the **San Marino Historical Society** as they have a wealth of archived information. Who knows, maybe you will uncover some fun and interesting stories about the house you call home. Maybe you too will discover that your house was designed by a known architect of the time like Wallace Neff, Roland E. Coate, or Paul R. Williams. Enjoy the search!

*Special thanks to our member, **Dr. Ralph Basilio**, for contributing this well-researched article for our Fall 2026 edition.*

## CENTENNIAL HOME PROJECT



**Dan and Fran Biles**, of Monterey Road, are recent recipients of their Centennial Home sign. The Mission Revival home they have resided in since 1976 celebrates its 100<sup>th</sup> year.

## FROM THE ARCHIVES

Our summer intern, **Emil Ravelo**, from the PCC Archive and Digital Collections Certificate program, started digitizing our collection of San Marino Tribune photos from the 1970s and 80s and completed a finding aid for the collection.

A special thank you to the **San Marino Garden Club** for designing and planting the beautiful landscaping project at the Thurnher House. We especially thank Sandy Dimkich, Mary Swanton, Dina McCall, and Alison McCrary for their leadership on the project.

**Judy Walker** donated various photos from a 1945 Parade with General Patton and Boy Scout memorabilia also from 1945.

**Cindy Wenzlau** donated many collectible books about California History dating back as far as 1901.

## SCHOLARSHIP WINNERS

Every year San Marino Historical Society gives a scholarship to one San Marino High School student and one Southwestern Academy student. This year's recipients are:

Adelynn Yang, the San Marino High School recipient, also received the National Merit Scholarship and is going to Union College.

Allison Kajikawa, the Southwestern student scholarship recipient, is a junior but has managed to excel in both AP European History and US History this school year.

## HISTORICAL SOCIETY CALENDAR 2026

**September 6, 2026 (Sunday, 12-3 PM)** Thurnher House docent-led tours with John Morris and John Ryan

**September 20, 2026 (Sunday, 12-3 PM)** Thurnher House docent-led tours & **(2-4 PM) Book Club** at Thurnher House

**October 16, 2026 (Friday, 10 AM)** Judson Studios Tour for members only, FULL

**October 26, 2026 (Monday, 7-8 PM)** San Marino Historical Society presents **Robert Petersen** at the Barth Community Room at Crowell Public Library, see page 1 for details

**October 4 and 18, 2026 (Sunday, 12-3 PM)** Thurnher House docent-led tours with John Morris and John Ryan

**November 1, 2026 (Sunday, 12-3 PM)** San Marino Alumni Association Fall Picnic at Lacy Park

**November 1 and 15, 2026 (Sunday, 12-3 PM)** Thurnher House docent-led tours with John Morris and John Ryan

**December 6, 2026 (Sunday, 12-3 PM)** Thurnher House docent-led tours with John Morris and John Ryan

**January 24, 2027 (Sunday, 2-4 PM) Book Club** at Thurnher House

**February 22, 2027 (Monday, 7-8 PM)** San Marino Historical Society presents **David Zierler**, director of the Caltech Heritage Project, at the San Marino Community Center

**May 24, 2027 (Monday, 7-8 PM)** San Marino Historical Society presents **Randy Shulman**, from the Huntington Library, at the San Marino Community Center