

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections



*Final*

**1. Name**

historic Phillipshurst/Riverwood

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and/or common Blake Hammond Manor

CHP

**2. Location**

street & number ~~10580 Highway 9~~ C 09 N/A not for publication

city, town Ben Lomond vicinity of congressional district 16th

state California code 06 county Santa Cruz code 087

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name ROGER AND PATRICIA WILDER

street & number 10580 Highway 9

city, town Ben Lomond vicinity of state California 95005

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Santa Cruz County Courthouse

street & number 701 Ocean Street

city, town Santa Cruz state California

**6. Representation in Existing Surveys**

title Santa Cruz County Historic Bld. has this property been determined eligible?  yes  no  
Inventory

date 1980  federal  state  county  local

depository for survey records Santa Cruz County Planning Dept.

city, town Santa Cruz state Calif.

## 7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	N/A
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date	

### Describe the present and original (if known) physical appearance

RIVERWOOD has evolved in three distinct stages of construction. The original house (1913), known as Phillipshurst, was a 1½ story vernacular bungalow which consisted of two rectangular sections totalling some 3,000 Sq.ft. The house was constructed of redwood throughout, and featured two telescoping sections, shiplap siding, pitched roofs covered in wood shingles, a pair of low dormers on each slope of the main roof, 3 fireplaces and many double hung windows. In many respects, it was typical of the large country homes that dotted the San Lorenzo Valley during this period. In 1923 the original house was completely remodelled and incorporated into a much larger house known as Riverwood, which was designed by San Francisco architect, Albert Farr. This newer home represents some of Farr's finest workmanship, particularly in its interior. It contains some 10,000 sq. ft., and can be characterized as an eclectic American Tudor Manor House. It features an irregular, angular floorplan, a complex Cotswold roof plan, pitched roofs, varigated wall treatment, Tudor arches, angled bays and wrought iron balconies. The final configuration was achieved in the late 1930's with the addition of four upstairs bedrooms at the rear.

(1) THE NORTH WING, or the "Great Hall", has a pitched Cotswold roof, casement windows, French doors, and varigated wall treatments. The west wall is stuccoed, the others are shingled. The interior is a single huge room with half timbering and soaring Tudor arches rising 28 feet above the hardwood floor. A carved stone fireplace dominates the west wall (Dimensions: 22'X30').

(2) THE PHILLIPSHURST WING, or the central section, is a 2 story section which is stuccoed on the west wall and shingled on the east. It features a Cotswold roof, with steel casement windows on the first floor, wrought iron balcony and a pair of small, angled Tudor bays on the second floor. The first floor interior contains the spacious living room, which features floor-to-ceiling Tudor raised bracket panelling, Tudor arches, over French doors, triple-molding ceiling timbers, carved square half-columns with carved, corbelled pediments, and a carved stone fireplace. A large terracotta rosette festoons the central cross-timbers of the ceiling. The second floor interior contains the master's suite and maid's suite. To the rear of the living room are the dining room, with its Tudor panels and half-columns, and another fireplace, and the flower room, with its shingled walls and tiled floor, surrounded by casement windows. The flower room opens on to the Great Hall. Above the flower room and dining room are four bedrooms added in the late 1930's. These are reached by an ornate Tudor panelled stairway in the Phillipshurst Wing ( the original house was sited in this area- only its foundations and wall structure remain). (Dimensions: Living room-20'4"X24'; Flower room-16'X40'4"; Dining room- 18'6"X25'5").

(3) THE TOWER HOUSE is a 2½ story rectangular gate tower with a stucco facade and crenelated battlements on the turret. The first floor facade features a central, recessed entry under a crenelated Tudor arch. The second floor facade features a set of casement windows with an overhead eyebrow projection. The first floor interior is occupied by a large foyer

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with fireplace, Tudor wall panelling and an ornate panelled staircase. The second floor interior contains a bedroom, bath and landing. A 19th century English stained glass window (not part of original house) has replaced the original window. To the rear of the Tower House on the first floor is a large kitchen with two walls of casement windows. (Dimensions: Tower House- 12X21'; Kitchen- 21'X20').

(4) THE SOUTH WING is a complex assembly which includes a Tudor Manor House facade (adjacent to the Tower House). This section is two stories in height, with a pitched roof, stucco facade, double casement windows on the first floor (which replaced the original entry) and an angled, corbelled Tudor bay with arched windows and diamond-shaped panes on the second floor. A turned finial caps the gable. On the first floor of the "Manor House" section is a panelled hallway and, to the rear, servant's quarters and a large pantry. On the second floor there are a bedroom and bath (Dimensions: 14'X18'). The main section of the South Wing is a 2½ story rectangular projection which angles outward from the Manor House section. It features a huge (16' wide) two-story angled bay with casement windows, and a small dormer with a pitched roof centered above the bay on the west slope of the main roof. The exterior is stuccoed on the west wall, shingled on the south and east. The first floor interior contains a large, Tudor panelled library with floor-to-ceiling book shelves, timbered ceilings, half columns and an ornate redwood mantled fireplace. The second floor is occupied by two large bedrooms with bay windows (Dimensions: 24'X23'). The easterly walls of the house are uniformly covered with shingles, in the eclectic vernacular shingle style of the "Bay area tradition". The long, rambling shingled facade is broken only by the large banks of casement windows and the angular massing created by the irregular floor plan. Several small additions dating from the late 1930's have filled in some spaces (between the Tower House and the rear of the "Manor House" section), and have marred the roofline (above the Flower room). With these exceptions, the later additions essentially conform to the massing and exterior surface treatment of Albert Farr's design.

The original 150 acre grounds have been reduced to 7.5. The naturalistic landscaping by John McLaren has become overgrown and has largely disappeared, although the stone terraces stepping down to the river still exist. Several small cottages, probably dating from the 1930's, were removed when the property was used as a school after 1936. The only other structure on the property is a gatehouse at the entrance. Although contemporary with the main house, it has been altered substantially over the years.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) Medicine

**Specific dates** 1913, 1923

**Builder/Architect** Albert Farr

**Statement of Significance (in one paragraph)** Riverwood is significant for its English Period Revival Styling, its exemplification of the work of the noted San Francisco Bay Area architect Albert Farr, and for its association with the prominent physicians, Dr. William Alfred Phillips and Dr. William Everett Musgrave, noted physicist, scientist and editor.

(1) Albert Farr (1871-1945) was born in Omaha, Nebraska, and spent most of his childhood with his parents in Japan. In his late teens he returned to the United States and worked as a draftsman for Clinton Day and the Reid Brothers in San Francisco. In the early 1900's he established his own office in San Francisco. During the 1920's he was associated with J. Francis Ward, and the firm became widely known for its period houses, most of which were Tudor. Although Farr has been generally recognized as an early practitioner of the "Bay area tradition", following closely the "first generation innovators" Coxhead, Polk, and Maybeck, he is more closely associated with such essentially eclectic designers as William Knowles and Edgar Mathews. All of these designers were interested in a specific vernacular: Anonymous English residential work from the Medieval period through the Jacobean. In the case of Coxhead, Maybeck and Polk, this English work was one component of a design repertoire; in the case of Mathews, Knowles and Farr, it was almost the only component. Farr was perhaps the most versatile and accomplished of the local eclectic practitioners. His work included rather ponderous Georgian Revival Townhomes at one end of the scale and Jack London's rustic but luxurious country house in Sonoma County, "Wolfhouse". Farr's most characteristic work, however, consists of a large number of wooden houses erected from the 1890's through the mid-teens. These homes almost always have redwood shingle exteriors and are artfully devoid of detail. If ornament is at all present, it is restrained and of Georgian derivation. Carefully massed and proportioned, his buildings often have at least a superficial resemblance to the work of Coxhead. The clean-cut window openings with no obvious external mouldings and the large area of unbroken shingled wall seen in both Coxhead's and Farr's designs would appear to derive from vernacular sources. The Farr houses share with each other such devices as projecting upper floors and small windows glazed with diamond-shaped panes, both of which are present in Riverwood. Coxhead influences, in which the vernacular element becomes a back drop against which various elements (Georgian details manipulated in unorthodox ways: giant windows for light and views; unexpected contrast of scale) are also evident, and create a complex series of cultural cross-references. Riverwood is the only known example of Farr's in Santa Cruz County, and the most impressive example of the "Bay area tradition" movement in this area (exerpts from "Bay Area Houses", Woodbridge, 1976).

## 9. Major Bibliographical References

- (a) Santa Cruz, County of, 1980; Santa Cruz County General Plan Historic Building Inventory
- (b) "Santa Cruz News", July 7, 1936 (article)
- (c) Santa Cruz Sentinel, Feb.13, 1980 and Aug. 17, 1980 (article)

## 10. Geographical Data

Acreage of nominated property 7.5 acres

Quadrangle name Felton

Quadrangle scale 1:24,000

### UMT References

A 

1	0	5	8	0	0	3	0	4	1	0	6	2	0	0
Zone			Easting					Northing						

B 

Zone			Easting					Northing						

C 

Zone			Easting					Northing						

D 

Zone			Easting					Northing						

E 

Zone			Easting					Northing						

F 

Zone			Easting					Northing						

G 

Zone			Easting					Northing						

H 

Zone			Easting					Northing						

### Verbal boundary description and justification

SITUATE in the County of Santa Cruz, State of California.

(see continuation sheets)

### List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code

state	code	county	code

## 11. Form Prepared By

name/title Roger D. Owen, President

organization H.A.R.P. ASSOCIATES

date 12-1-82

street & number P.O. Box 677

telephone 475-6007

city or town Soquel

state Calif., 95073

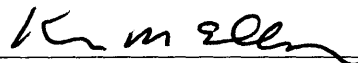
## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature



title State Historic Preservation Officer

date 6/20/83

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I hereby certify that this property is eligible for the National Register of Historic Places.

Keeper of the National Register

Attest:

Chief of

8/4/83

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(2) Dr. William A. Phillips (1860-1936) was born in Huron County, Ohio, and graduated with an M.D. from the medical department of the Western Reserve University in Cleveland at age 28. He immediately settled in Reno, Nevada (1888) where he practised for 12 years and became President of the Nevada State Medical Society, and was appointed by the Governor to the Nevada State Board of Health. He moved to Santa Cruz in 1901, and retired due to ill health in 1913. In the same year he bought the site of the Young and Hall Shingle Mill, which had closed in 1908, and built Phillipshurst. Phillips remained active after retirement. He continued to practise medicine whenever he was needed, co-founded Hanley Hospital, the first modern hospital in Santa Cruz County, and founded the San Lorenzo Valley Chamber of Commerce (1926). He was known as the "Father of the San Lorenzo Valley" (exerpts from: Obituaries in "Santa Cruz News", 7/2/36; article in "San Jose Mercury", 5/22/79; article in "Valley Press", 8/29/79; articles in "The Santa Cruz Sentinel", 2/13/80 and 3/17/80). Phillipshurst was sold to Dr. Musgrave in 1923.

(3) Dr. William E. Musgrave (1869-1927) was born in Farmington, Tennessee, and graduated with an M.D. from George Washington University, Washington, D.C. He enlisted as a medical corpsman in the Spanish-American War, before he completed his medical studies, and was assigned to the Phillipine Islands. Later he returned to the United States and completed his medical training. The U.S. Government was so impressed with Dr. Musgrave's work in the Phillipines that he was sent back (Ca.1901) and placed in charge of the Phillipine Pathological Laboratories. He was later appointed Dean of the Medical School at the University of the Phillipines, and Director of the Phillipine General Hospital. Dr. Musgrave also travelled and worked in China and India during this period. After some 20 years in the southwest Pacific, Dr. Musgrave returned to the United States and was appointed Director of both the San Francisco Children's Hospital and the University of San Francisco Hospital. He became the Secretary of the California Medical Association and was appointed editor of "California and Western Medicine", a position which he held until his death. In San Francisco during the early 1920's Dr. Musgrave met and married Florence Blythe Hinkley Moore (1873-1941). Florence has been married twice before, inherited \$4,000,000 and became one of San Francisco's leading hostesses. She had already built several mansions, including Oakland's Dollar Mansion, before she and Dr. Musgrave moved to Santa Cruz and bought Phillipshurst in 1923 (the town of Blythe, Calif. is named after her gold-baron father). Dr. and Mrs. Musgrave hired San Francisco architect Albert Farr to renovate the original house and add to it extensively, and retained John McLaren, designer of Golden Gate Park, to lay out their eight gardens and landscape the 150 acre grounds\*of Riverwood. Mrs. Musgrave, widowed for the third time, buried Dr. Musgrave on the property

\*Note: The original grounds have been reduced to the present 7.5 acres.

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in 1927 and remained at Riverwood until she sold it to Theodore Smith in 1936.

(4) Theodore Smith(ca. 1900-1969) converted Riverwood to a home and school for handicapped and mentally retarded persons, adding several bedrooms to the rear of the house, and partitioning some of the original rooms for use as dormitories and offices. He renamed the estate Blake Hammond Manor in honor of his mother, Mrs. Elizabeth Ellen Blake Smith. Theodore Smith operated the school for some thirty years, adding several cottages to the grounds\*, and finally closing the school just before his death in 1969. His family remained on the property until 1977, when it was sold to its present owners. Mr. Roger Wilder and Ms. Patricia Sambuck Wilder have restored all of the Riverwood sections to their original condition and design.

\* Note: These later additions have been removed from the grounds.

FHR-8-300A  
(11/78)

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continued from MAJOR BIBLIOGRAPHICAL REFERENCES

- (d) San Jose Mercury, May 22, 1979 (article)
- (e) The Valley Press, August 29, 1979 (article)
- (f) Woodbridge, Sally, 1976 "BAY AREA HOUSES"



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PARCEL ONE:

BEING a part of the Southeast quarter of the Southeast quarter of Section 32, Township 9 South, Range 2 West, Mount Diablo Base and Meridian and which said part of said section is bounded and more particularly described as follows:

BEGINNING on the one-sixteenth section line extending Northerly and Southerly through the said Southeast quarter of Section 32, in the middle of the San Lorenzo River at the Northwesterly corner of the lands of Florence B. Musgrave, the same being the Southeasterly corner of the lands of Pearl H. Dalton; thence along said one-sixteenth section line being the Easterly boundary of said last mentioned lands North 0° 15' West 347.29 feet to the Southwesterly side of the right of way of the Southern Pacific Railroad; thence along said last mentioned line Southeasterly 1,000 feet to a station; thence Southwesterly at right angles to said last mentioned line 50 feet, more or less, to a station in the middle of the San Lorenzo River on the Northeasterly boundary of the lands of Charles A. Hall; thence along said last mentioned boundary in the middle of the San Lorenzo River Northwesterly 100 feet, more or less, to the most Easterly corner of the said lands of Florence B. Musgrave, from which an alder tree 6 inches in diameter and marked "S" bears South 41 3/4° West 45.3 feet distant and from which alder tree a redwood stump 2 1/2 feet in diameter and marked "W. T." bears South 63 1/2° West 23.6 feet distant; thence along the Northeasterly boundary of said last mentioned lands in the middle of the San Lorenzo River, Northwesterly 725 feet, more or less, to the place of beginning.

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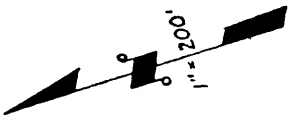
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PARCEL TWO:

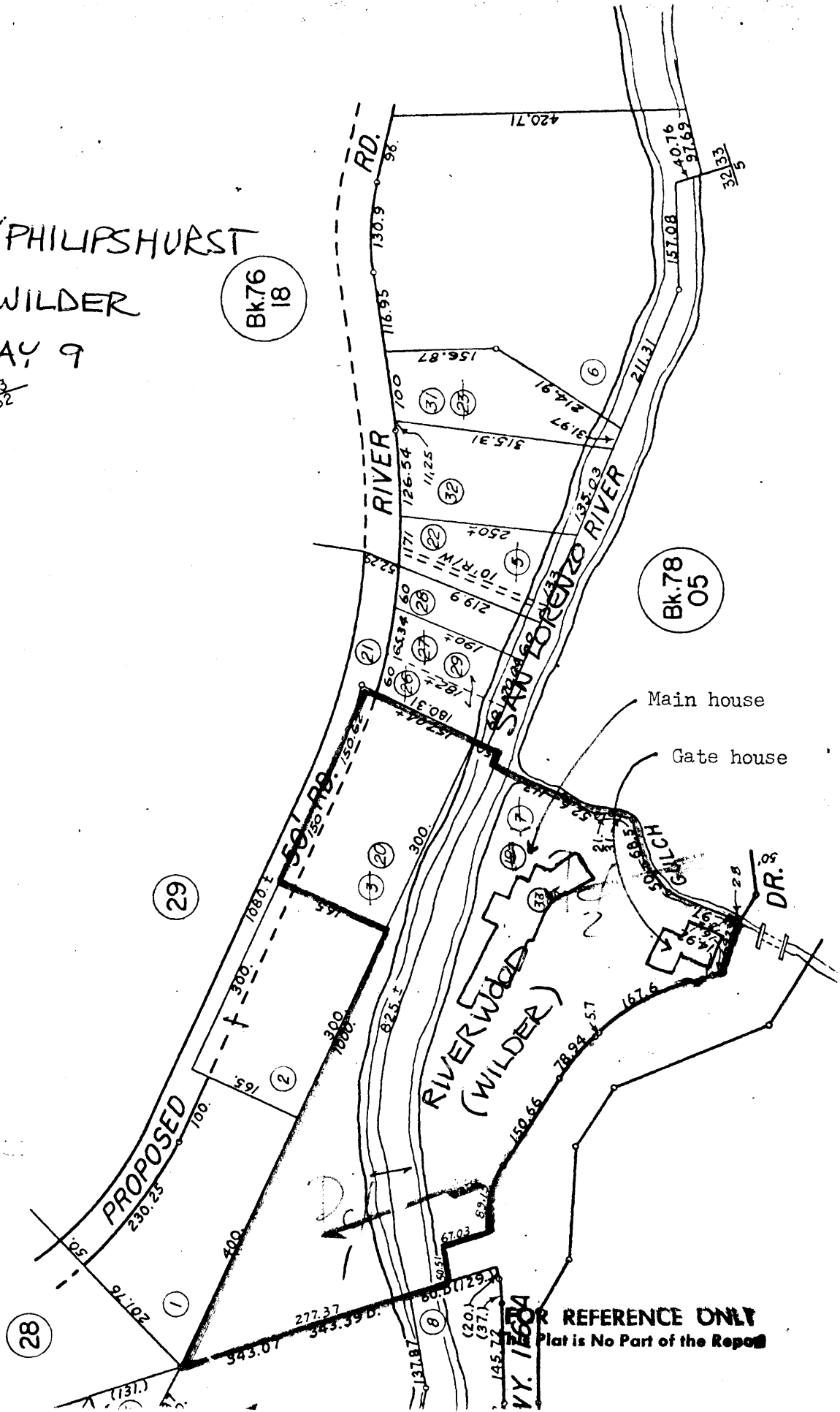
BEGINNING on the one-sixteenth Section line running North and South through the middle of the Southeast quarter of Section 32, in Township 9 South, Range 2 West, Mount Diablo Base and Meridian, at its intersection with the middle of the County Road leading from Felton to Boulder Creek and known as the San Lorenzo River Road, from which point a witness post bears North  $0^{\circ} 15'$  West 12.6 feet distant; thence along the middle of said County Road South  $84\frac{1}{2}^{\circ}$  East 93 feet to a station from which a madrone tree 8 inches in diameter and marked "W. T." bears North  $10^{\circ}$  West 17.45 feet distant; thence continuing along the middle of said County Road South  $35\frac{1}{2}^{\circ}$  East 116.2 feet to a station, South  $48^{\circ}$  East 74.6 feet to a station, South  $31^{\circ}$  East 83.2 feet to a station, South  $22\frac{1}{2}^{\circ}$  East 83.8 feet to a station on the Northeast boundary of lands of Henrietta E. Sweet; thence continuing along the middle of said County Road, the same being said boundary, South  $6\frac{1}{2}^{\circ}$  West 95.7 feet to a station, South  $12\frac{3}{4}^{\circ}$  East 64.7 feet, South  $52\frac{3}{4}^{\circ}$  East 46.5 feet to the Southeast corner of said lands; thence leaving said lands and said road and along the middle of a ravine North  $46^{\circ}$  East 69.4 feet to a stake marked "S" from which a redwood stump  $2\frac{1}{2}$  feet in diameter and marked "W. T." bears South  $82\frac{1}{2}^{\circ}$  West 12.7 feet distant; thence continuing along said ravine North  $40^{\circ} 10'$  East 97 feet to an iron 3 feet long, North  $67^{\circ} 55'$  East 50 feet to a stake "S", South  $86^{\circ} 49'$  East 68.5 feet to a stake "S", North  $32\frac{1}{2}^{\circ}$  East 31 feet to a station, North  $15^{\circ}$  East 21 feet to a station, North  $45^{\circ} 50'$  East 52.6 feet to a station, North  $41\frac{3}{4}^{\circ}$  East 113 feet to the middle of the San Lorenzo River, from which an alder tree 6 inches in diameter and marked "S" bears South  $41\frac{3}{4}^{\circ}$  West 45.3 feet distant, and from which alder tree a redwood stump  $2\frac{1}{2}$  feet in diameter and marked "W.T." bears South  $63\frac{1}{2}^{\circ}$  West 23.6 feet distant; thence Northwesterly along the middle of said San Lorenzo River to its intersection with the aforesaid one-sixteenth section line and thence South  $1/4^{\circ}$  East about 156 feet to the place of beginning.

EXCEPTING therefrom that portion conveyed to the State of California by deed recorded May 15, 1956 in Volume 1074, page 511, Official Records of Santa Cruz County.

ALSO excepting therefrom that portion conveyed to the State of California by deed recorded January 13, 1971 in Volume 2065, page 467, Official Records of Santa Cruz County.



RIVERWOOD/PHILIPSHURST  
PAT + ROGER WILDER  
10580 HIGHWAY 9  
BEN LOMOND <sup>SEC. 33</sup><sub>SEC. 32</sub>  
CALIF. 95005



FOR REFERENCE ONLY  
This Plat is No Part of the Report

1:58,111 NW  
(BIG BASIN)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

122°07'30" 579000m E 580 81 5'  
37°07'30" 4108000m N

PHILLIPHURST/RIVERWOOD  
10580 Highway 9  
Ben Lomond, Santa Cruz County, CA

UTM: 10/580030/4106200

PHILLIPHURST/  
RIVERWOOD  
HAZAR  
AREA

