

PH 0036790

Form 10-300
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	California
COUNTY:	Los Angeles
FOR NPS USE ONLY	
ENTRY DATE	NOV 6 1974

1. NAME

COMMON:
PHILLIPS MANSION

AND/OR HISTORIC:
LOUIS PHILLIPS MANSION

2. LOCATION

STREET AND NUMBER:
2640 W Pomona Boulevard

CITY OR TOWN:
Pomona

CONGRESSIONAL DISTRICT:
33rd Congressional District

STATE: **California 91768** CODE: **06** COUNTY: **Los Angeles** CODE: **037**

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input checked="" type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME:
City of Pomona

STREET AND NUMBER:
505 South Garey Avenue

CITY OR TOWN:
Pomona

STATE: **California 91766** CODE: **06**

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Los Angeles County Tax Assessor's Record, Pomona City Hall

STREET AND NUMBER:
505 South Garey Avenue

CITY OR TOWN:
Pomona

STATE: **California 91766** CODE: **06**

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
State Point of Historical Interest, LAn-009

DATE OF SURVEY: **July 22, 1970** Federal State County Local

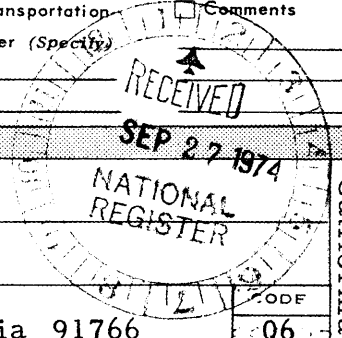
DEPOSITORY FOR SURVEY RECORDS:
California Department of Parks & Recreation

STREET AND NUMBER:
P.O. Box 2390

CITY OR TOWN:
Sacramento

STATE: **California 95811** CODE: **06**

SEE INSTRUCTIONS



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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Phillips Mansion is the first brick house built in Pomona Valley, the bricks being made on the spot by a pioneer brick maker from Los Angeles, Joseph Mullally. Completed in 1875, this Victorian style house, with twelve rooms, is the oldest in the valley, other than the four existing Adobes which were built in the days of the Dons on the Rancho San Jose (Pomona Valley). It was built at a cost of \$20,000 for Louis Phillips who had purchased one half of the Rancho property in 1866. It was lighted throughout with gas which was manufactured on the premises. The brick walls are the facade for the rear and two sides on the mansion, the front has a facade of rectangular cement blocks which give a graceful appearance. Window box ledges adorned two of the front second story windows, and a balcony was in front of the center window. The structure has a shingled mansard type roof in which dormer windows were inserted to give light and air to the third floor which was used as a ball room. The main structure still exists as originally built. A front porch was added at the turn of the century extending across the entire front of the house. This will be removed so as to restore the original graceful front during the restoration work the Historical Society of Pomona Valley is undertaking.

Elephant Hill forms a backdrop for the Phillips Mansion property. It has never been developed. Proposed plans for the area include bicycle and bridle trails, a bird sanctuary, and the possibility of moving other historical buildings to the site. About a mile away, on property owned by the Historical Society of Pomona Valley is the Spadra Cemetery. It is the first Protestant Cemetery of Pomona Valley. The site was donated by Louis Phillips and the first burial took place there in 1868.

The original railroad right of way, given by Louis Phillips in 1874 still runs across the property. Pedregosa Creek is being used as a flood control chanel on the rear of the Phillips property. The County of Los Angeles will re-route the creek, landscaping it to resemble the original course as nearly as possible.

On the west side of the property is an avocado grove which provides shade for an annual barbeque and when restoration is complete may be used as a public picnic grounds. It is hoped that farm buildings of the mansion era may someday house a stage coach, farm wagons and surreys.

Although the property is zoned for industrial use, the area or site is large enough that the neighboring development will not detract from the rural aspect of the landmark and its grounds.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known) **1875 Construction**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input checked="" type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input checked="" type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input checked="" type="checkbox"/> Conservation | | | _____ |

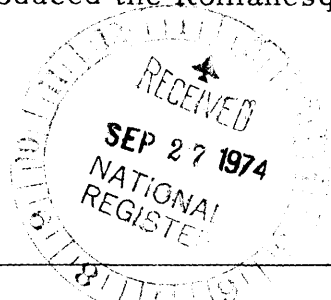
STATEMENT OF SIGNIFICANCE

Located in the Spadra section of Pomona, the site was selected by Louis Phillips, as this rancho village was the social and trade center of that time. In addition to being at the crossroads of the horse drawn stage coach and freighter lines, the Southern Pacific Railroad completed its line from Los Angeles to Spadra on January 21, 1874 making Spadra the eastern terminal for over a year. Louis Phillips, a leader in developing Pomona Valley, was a leader also in getting Southern Pacific to bring the rails to Spadra. He donated land for the right of way and depot purposes. The ownership of the property has passed from the Phillips family and has survived many subsequent ownerships -- even becoming an apartment house. Later, an industrialist purchased the property and planned to tear down the house to build a factory. The Historical Society of Pomona Valley was able to intervene, buying the house and grounds in 1966 to save and restore the Mansion to its original beauty. It is a landmark heralding the beginning of the Yankee period in our valley.

Although admission to the Mansion is now restricted to special events held by the Historical Society, when restoration is completed a resident caretaker will keep it open to the public at regular hours designated by the Society.

Statement of Architectural Significance from Amos W. Randall, A.I.A.

PHILLIPS MANSION: An unusually beautiful two story example in brick construction of Napoleon III Second Empire French Renaissance mansard roof design. Brick construction of this type is extremely rare in Southern California. The Phillips Mansion, built in 1875, is one of the last examples of this style, which disappeared soon after Henry Hobson Richardson, an east coast architect, introduced the Romanesque Revival style in 1876.



SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheets.

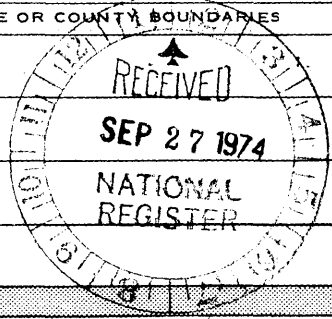
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		34° 03' 22"	117° 47' 43"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **2.84 Acres**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: **Clemett L. Neibel, President**

ORGANIZATION: **Historical Society of Pomona Valley, Inc.** DATE: **1/4/74**

STREET AND NUMBER: **367 South Garey Avenue (P.O. Box 2473)**

CITY OR TOWN: **Pomona** STATE: **California 91766** CODE: **'06**

12. STATE LIAISON OFFICER CERTIFICATION **NATIONAL REGISTER VERIFICATION**

As the designated State Liaison 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 National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: *[Signature]*
 Title: **State Historic Preservation Officer**

Date: **September 23, 1974**

I hereby certify that this property is included in the National Register.

[Signature]
 Director, Office of Archeology and Historic Preservation

Date: *11/6/74*

ATTEST:

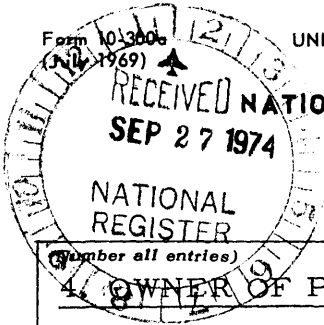
[Signature]
 Keeper of The National Register

Date: *11.5.74*

Form 10-300a
(Rev. 1-19-69)

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(Continuation Sheet)

4. OWNER OF PROPERTY

Isaac Schlesinger
and

Heiman Tischler

TO

Louis Phillips

I. R. S. \$

DEED

<50¢ Revenue Stamp 50¢>

Dated 6th day of April 1866

Recorded 6th day of April 1866

At 3:30 P.M. Request of Louis Phillips.

Book 7 Deeds, Page 619

Consideration \$ 1.00

Words of Grant: }

Remise release and quit-claim.

Estate Granted: }

All.

that real property herinafter described.

Words of Sep. Estate: }

Description:

Situate in the County of

Los Angeles, State of California, bounded and described as follows:

Called and described as the Rancho of "San Jose" for a more full particular and accurate description reference being had to the grant of the same by the Mexican Government. The confirmation thereof by the United States Land Commission, and the District Court of the United States for the Southern District of the State of California and the Survey of the same by the Government of the United States. Containing two leagues of land be the same more or less, being the same land conveyed by Ricardo Vejar to the said parties of the first part by Deed of Conveyance dated 13th day of April A.D. 1864 and Recorded 30th day of April A.D. 1864 by the Recorder of Los Angeles County.

Together, etc:

And also, all the estate, right, title, interest, actions, Homestead, property, possession, claim and demand, whatsoever, as well in law as in equity of the said parties of the first part of in or to the above described premises. And every part and parcel thereof with the appurtenances.

**NATIONAL REGISTER OF HISTORIC PLACES
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(Continuation Sheet)

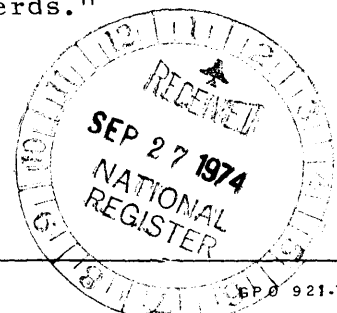
STATE California	
COUNTY Los Angeles	
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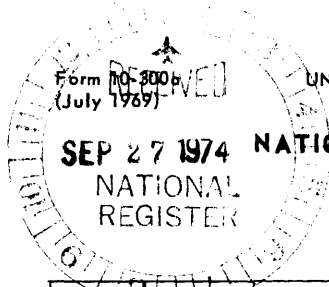
(Number all entries)

8. SIGNIFICANCE (Continued)

From Thompson and West's Los Angeles County -- Published 1880, Pacific Press Publishing Co., Oakland -- Chapter 36: The Star of April 24, 1872, says: -- Spadra is a stage station in the San Jose Valley, between San Bernardino and Los Angeles. It is better known as Rubottoms, from the name of the proprietor. This secluded hamlet is well sheltered by high hills rising on every side. That portion of the San Jose Valley in the immediate vicinity of the hamlet, and comprising several hundred acres, is under cultivation, and bearing wheat and barley. The most striking feature of this settlement is the handsome residence erected a few years ago by Mr. Louis Phillips, lighted throughout with gas (manufactured on the premises), and said to have cost, including furniture, twenty thousand dollars. Mr. Phillips has about two hundred head of cattle, and there are several large sheep-owners in the neighborhood.

From Brackett's History of Pomona Valley, published by Historic Record Co., Los Angeles, 1920, pp 215-216-217: "Well deserving to be held in long and pleasant remembrance as one of the sturdy pioneers who helped to fashion and build the great commonwealth of California, and who was especially a leader and controlling factor in Los Angeles and parts of the Southland, Louis Phillips, who came to the Golden State in 1850, passed away at his home at Spadra on March 16, 1900. He was born in Germany on April 22, 1829, and when only thirteen years of age crossed the ocean to America with an elder brother..... In 1863, he removed to Spadra, then in the San Jose, now in the Pomona Valley, and bought 12,000 acres of the San Jose Rancho. Three years later, on October 18, 1866, Mr. Phillips was married to Esther A. Blake, a native of Illinois and the daughter of William and Joyce A. Blake, who crossed the plains to California with her parents and settled in the San Jose Valley One of the early trails to California came over the Cajon Pass, through San Bernardino, Cucamonga, and passed the Phillips farm, and many a prairie-schooner party stopped there, sometimes overnight, often for a longer stay, and passengers by the stage route to Yuma also traveled that way..... What relation this neighborly and large-hearted rancher maintained to the rural life of this section may be gathered from the late Harris Newmark's "Sixty Years in Southern California"..... Pomona and other important places now mark the neighborhood where once roamed his herds."





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(Continuation Sheet)

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(Number all entries)

9. MAJOR BIBLIOGRAPHICAL REFERENCES

BIBLIOGRAPHY - - PHILLIPS MANSION

By Isabel Fages - - Compiled December 5, 1973

Story in Los Angeles Star, April 30, 1874 mentions construction of Louis Phillips house in Spadra. August 17, 1875 - - "building superb mansion". Los Angeles Express, November 12, 1875 - - "Phillips' brand new house". Los Angeles Times, September 18, 1892 - - "Louis Phillips, richest man in Los Angeles County".

Thompson and West "History of Los Angeles County" published in 1880 by Pacific Press Publishing and Printing House, Oakland, California - - Chapter 36, Story of San Jose Township.

Los Angeles Star, May 23, 1863 - - "Louis Phillips appointed Judge of the Plains by County Board of Supervisors".

Pomona Valley Community Book, edited by Roy Driscoll, published by Arthur H. Cawston, 1950 - - Phillips biography, pages 33-34. References to Brackets (see below).

Harris Newmark - - Sixty Years in California, 1853-1913. Edited by Newmark's sons, Maurice H. and Marco R., 1926 - - pp 89, 161, 329, 330-531, 421.

Historical Spots of California by Hoover and Rensch. Revised by Ruth Teiser in 1962 - - 4th printing by Stanford University Press, p 20.

Southern California Historical Society Quarterly by Roy Fryer, March, 1935 - - "The Butterfield Stage Route".

Southern California Historical Society Quarterly, December, 1941 - - "Americans Come to Pomona Valley" - - pp 161-162.

Brackett's History of Pomona Valley, published by Historic Record Co., Los Angeles, 1920 - - Biography of Louis Phillips - - pp 215-216-217.

Windows in an Old Adobe, by Bess Adams Garner, pp 110-111, published in 1939 by Pomona Progress Bulletin, reprinted by Bronson Press, 1970.

Recorded Documents re Louis Phillips and Rancho San Jose: Earliest reference, District Court Case No. 2523 - - Phillips vs. J. J. Mills - - January, 1774.

Official Map, Book of Patents, No. 2, map L. A. County, p 293.

Cattle Brand, Book 2, Brands and Counter-Brands, Los Angeles County, p 34 - - recorded March 22, 1853.

First page or Title of Deed, Isaac Schlesinger and Herman Tischler to Louis Phillips, 6th day of April, 1866 - - recorded Book 7, page 619, Deeds, L. A. County. (Attached).

Pomona Review - - Twenty-first Anniversary of Incorporation of City of Pomona, compiled by Arthur M. Dole - - Chronological Data of Our City. Published by Review Publishing Company, Henry G. Tinsley, editor and manager, 1909. References to Phillips - - pp 6 & 7.

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(Continuation Sheet)

STATE California	
COUNTY Los Angeles	
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(Number all entries)

9. MAJOR BIBLIOGRAPHICAL REFERENCES (Continued)

- Pomona -- A Calendar of Events in the Making of a City, W. W. Robinson. Published by Title Guarantee and Trust Company. One of a series on Southern California Cities, published in 1936. No page numbers. First Phillips mention, acquisition of rancho in 1866; grant of right of way for railroad, 1873; sale of land for city of Pomona, 1874.
- Sunset Magazine -- "Walk for History Adobe Days, tour of Mansion, March, 1973; Barbeque at Mansion, June, 1972".
- California Historian -- Publication of Conference of California Historical Societies, June, 1972 -- "Help Save Phillips Mansion" by Isabel Fages, p 46.
- J. M. Guinn -- Historical and Biographical Record of Los Angeles County, published by Chapman Publishing Company, Chicago, 1901 -- Chapter 38, "Other Cities and Towns" -- Phillips sells land for townsite, p 191.
- The Story of Our Pomona, published by Todd Memorial Chapel, John R. Todd, editor. Year of publication not given. Phillips mentioned in chronological history.
- Appreciation for references obtained in Los Angeles Public Library by Anthony Lehman, and assistance of staff in Special Collections Department, Pomona Public Library.
- Fages Library -- Guinn, L. A. County; Story of Our Pomona; Pomona, Events in Making of City; So. Calif. Hist. Soc. Quarterlies; Brackett's History of Pomona Valley; Windows in an Old Adobe; first page of Title Deed; Pomona Review - 21st Anniversary of Incorporation.

