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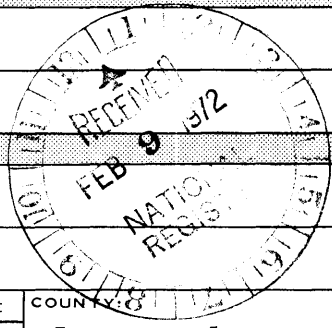
Form 10-300  
(July 1969)

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 NUMBER	DATE
	MAR 16 1972



**1. NAME**

COMMON:  
San Dimas Hotel

AND/OR HISTORIC:  
San Dimas Hotel

**2. LOCATION**

STREET AND NUMBER:  
121 North San Dimas Avenue

CITY OR TOWN:  
San Dimas

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

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input checked="" type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____

**4. OWNER OF PROPERTY**

OWNER'S NAME:  
Estate of Rowena P. Carruthers; J. L. Carruthers, Exec.

STREET AND NUMBER:  
101 West Bonita Avenue

CITY OR TOWN: San Dimas      STATE: California      CODE: 06

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
Los Angeles County Recorder, Hall of Records

STREET AND NUMBER:  
227 North Broadway

CITY OR TOWN: Los Angeles      STATE: California      CODE: 06

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:  
California Historical Point of Interest

DATE OF SURVEY: 1/26/68       Federal       State       County       Local

DEPOSITORY FOR SURVEY RECORDS:  
State of California Department of Parks and Recreation

STREET AND NUMBER:  
1416 Ninth Street

CITY OR TOWN: Sacramento      STATE: California      CODE: 95814      DATE: MAR 16 1972

SEE INSTRUCTIONS

STATE: California

COUNTY: Los Angeles

ENTRY NUMBER: MAR 16 1972

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DATE

7. DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

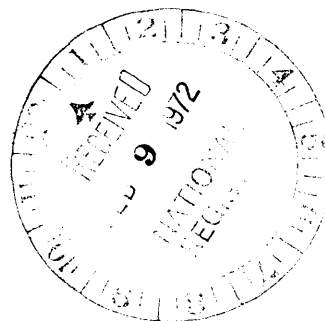
The San Dimas Hotel is a 2½-story building, designed in the Eastlake or Shingle style, a variant of the Late Victorian-Queen Anne architectural style. The exterior, as well as the interior, is virtually unchanged from the original construction of 1887.

The building has 30 rooms and about 13,200 square feet in floor space. The height of the building from ground to the eaves is about 40 feet and to the top of the tower is approximately 65 feet. An 80-foot veranda extends the entire length of the front of the building to the east, joined by a 60-foot veranda on the north side of the building. The pitched roofs are punctuated by the fanciful turrets and dormers, and the gabled pediments are decorated with shingled patterns and cast plaster ornament, typical of its time. The clapboard siding is redwood.

The living room dimensions are 35 feet length, 23 feet width. The downstairs hall is 75 feet long, and the upper halls are 65 feet and 40 feet in length. All of the ceilings are 12 feet high. Most of the building's 19 fireplaces have never been used and are unaltered from the original construction, as are most of the hardware, fixtures and ornamental detailing. The original lighting of kerosene lamps was followed by electricity in 1902.

Much of the site's landscaping is from the original plantings and is among the tallest and oldest of their species in the State. They include an East India cedar, a Deodar and various pine trees.

SEE INSTRUCTIONS



**3. 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)

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"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Science	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Sculpture	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Conservation			_____

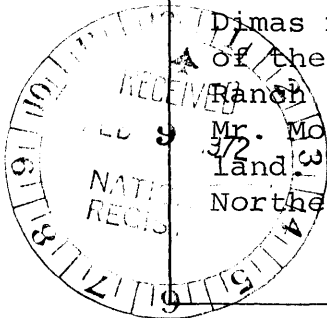
STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

The historical significance of the San Dimas Hotel is focused in two major areas: its intended use as a small, late 19th century hotel typical in Southern California in the 1880's and architecturally as an example of the Eastlake style, designed by an internationally known architect.

The building was designed by Joseph C. Newsom, who, with his brother Samuel Newsom, constituted one of the most famous architectural firms in California in the late 1800's. They designed such well-known buildings as the Carson house (1884) at Eureka, a structure which represents the high point of the early Queen Anne in the United States; and the Bradbury house (1887) in Los Angeles. From the mid-1870's until the early 1900's the two brothers, either together or singularly, designed more than 670 buildings throughout California from Crescent City to San Diego. Of the numerous buildings which they designed in Southern California only four now remain, and of these the only one which still retains its original quality is the San Dimas Hotel (1885-87). It is an excellent example of the Newsoms' version of the Eastlake style, a variant of the Queen Anne style.

The San Dimas Hotel is one of the last remaining examples of the many community hotels built in Southern California during the land boom years of the mid-1800's. With the completion of the Santa Fe Railroad through the former Spanish Rancho San Jose in 1885 from San Bernardino to Los Angeles, San Dimas marked its birth as a citrus community. Construction of the San Dimas Hotel was begun in 1885 by the San Jose Ranch Company. It was built as part of a land promotion by Mr. Moses L. Wicks as an inducement for its guests to buy land. Lumber used in the hotel was floated down from Northern California on rafts to San Pedro. From there the



**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

J. Howard Hoover, Profile of San Dimas; San Dimas Press, November 1961, p. 23.  
Los Angeles Times, "Early San Dimas History Sketched"; June 7, 1956, Part VII.  
San Dimas Press, "Elegance of a By-gone Era"; March 17, 1965, p. 3.  
Historic American Buildings Survey Inventory, Date of Record, March 1965.  
California, State of; "Point of Historical Interest" Application, January 26, 1968.

**10. GEOGRAPHICAL DATA**

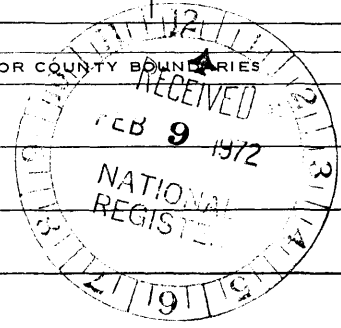
LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	° ' "	° ' "		°	'	"
NE	° ' "	° ' "		117	48	23
SE	° ' "	° ' "		34	06	27
SW	° ' "	° ' "				

11/4256  
3774 170  
CD

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: .602

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:  
**Barbara A. Henderson, Administrative Assistant**

ORGANIZATION: City of San Dimas      DATE: 12/30/71

STREET AND NUMBER:  
245 East Bonita Avenue

CITY OR TOWN: San Dimas      STATE: California      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 Liaison Officer  
 Date 11/27/72

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

Ernest A. Connelly  
 Chief, Office of Archeology and Historic Preservation

MAR 16 1972

Date \_\_\_\_\_  
 ATTEST:  
[Signature]  
 Keeper of The National Register  
 Date MAR 6 1972

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE California	
COUNTY Los Angeles	
FOR NPS USE ONLY	
ENTRY NUMBER MAR 16 1972	DATE

(Number all entries)

8. SIGNIFICANCE

logs were hauled by teams to a site adjacent to the proposed hotel site. Here a planing mill was built and the lumber was milled for the hotel, Santa Fe depot, and a number of smaller buildings in downtown San Dimas.

By the time the San Dimas Hotel was completed in 1887, the Southern California land boom had collapsed. As a result, only twelve lots were sold in downtown San Dimas. The only people who ever stayed in the hotel when it opened were the five men who owned it; in other words, it never had one paying guest.

Since 1889 the hotel has been a private residence, inhabited by a total of six generations of the Carruthers family. Members of the Carruthers family still own and live in the building. The first school in San Dimas was conducted in the hotel's basement; the first church services were held in its living room.

