

**SUBMITTAL TO THE BOARD OF SUPERVISORS
PARKS DEPARTMENT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
13.3
(ID # 3055)

MEETING DATE:

Tuesday, December 6, 2016

FROM : PARKS DEPARTMENT:

SUBJECT: PARKS DEPARTMENT: County Historic Landmark Designation: Dilworth House; District 3; [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve and authorize the designation of The Dilworth House as a Riverside County Historic Landmark.

ACTION: Policy

Scott Bangle, Director General Manager / Park Director

11/22/2016

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$0	\$0	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS:			Budget Adjustment:	
			For Fiscal Year:	

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione Washington and Ashley
Nays: None
Absent: Benoit
Date: December 6, 2016
xc: Parks

Kecia Harper-Ihem
Clerk of the Board

By:
Deputy

13.3 C

**SUBMITTAL TO THE BOARD OF SUPERVISORS PARKS DEPARTMENT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

BACKGROUND:

Summary

The Dilworth House is located at 40969 Crest Drive in Hemet, California. The building is owned by David and Emily McDonough and currently serves as a private residence.

It was the home of Senator Nelson S. Dilworth (1890-1965), Dilworth was many things to his San Jacinto Valley neighbors—rancher, postmaster, state assemblyman and senator. He authored SB512 which funded UCR and became known as the “Father of UCR”.

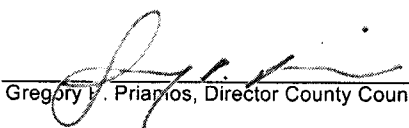
The Riverside County Historic Commission reviewed the Historic Landmark Nomination Form submitted by the Robert Lindquist and recommends approval by this Board. The nomination form and supporting documents are attached as Exhibit A.

Impact on Citizens and Businesses

None


Attachments

Exhibit A - Historic Landmark Nomination Form


Gregory P. Priamos, Director County Counsel

11/21/2016

Alex Gann


11/29/2016



RIVERSIDE COUNTY HISTORICAL COMMISSION
HISTORIC LANDMARK NOMINATION FORM

08/18/16
Item: 9.4

For Historical Commission Use Only

Date Reviewed: 8/18/16

Commission Recommendation:

☒ Recommend Approval ☐ Eligible but Not Listed ☐ Disapproved

This form must be used to nominate any pre-historic or historic site in Riverside County for designation as a County Historic Landmark. Information provided will serve as the basis for Historical Commission evaluation and recommendation to the Board of Supervisors. All nominations for this designation must be approved by the Board.

Please fill out and send to:

Riverside County Historical Commission
c/o County Historic Preservation Officer
Riverside County Parks District
4600 Crestmore Road, Riverside, CA 92509-6858.

*Please type your answers. An e-mail version of this form is available upon request.
(951) 955-4310.*

1. SITE NAME:

Historic Dilworth House

Common Dilworth House

2. LOCATION: 40969 Crest Drive, Hemet

(a) Address _____ City _____ Town _____

(b) Vicinity of Ramona Bowl Amphitheatre

3. LEGAL OWNER:

(a) Name David & Emily McDonough

(b) Address same City _____ Town _____ Zip 92544

(c) Contact Number(s) if known: 951/453-1657

(d) Letter of Consent Enclosed: ☒ Yes ☐ No

4. PRESENT USE: Private residence

5. ORIGINAL USE: Private residence

6. OTHER PAST USES: N/A

7. YEAR OF CONSTRUCTION: 1940

(a) Builder: Jim Freeman

(b) Architect: Unknown

8. CLASSIFICATION (Check appropriate spaces):

Category: ☒ Site (Historic) ☐ Site (Archaeological) ☒ Building(s)
☒ Structure(s) ☐ Object(s)
Ownership: ☐ Public ☒ Private ☐ Both
Status: ☒ Occupied ☐ Unoccupied
Accessibility: ☒ Yes: Restricted ☐ Yes: Unrestricted ☐ No
Condition: ☒ Good ☐ Fair ☐ Deteriorated ☐ Unexposed
☐ Demolished (just for site applications)

9. ARCHITECTURAL STYLE (for buildings & structures) Minimal Traditional

10. IF ALTERED, PLEASE DESCRIBE: N/A

11. LEGAL PROPERTY DESCRIPTION: Attached

Include approximate property size in feet:

(a) Frontage _____ (b) Depth _____ or Approximate Acreage 2 acres

12. PHYSICAL APPEARANCE OF SITE/STRUCTURE:

☐ Excellent ☒ Good ☐ Fair ☐ Deteriorated

13. PRIMARY STRUCTURAL MATERIALS:

☐ Stone ☐ Adobe ☒ Wood ☒ Stucco ☐ Brick ☒ Other: Lathe & plaster

14. RELATED FEATURES OR OUTBUILDINGS (list here, describe in No. 15):

1880-1890 reefer train car

15. STATEMENT OF SIGNIFICANCE (please attach a 1-2 page statement):

Click ***here*** for assistance on "***How to Write a Statement of Significance***"

16. ARCHITECTURAL DESCRIPTION (for buildings and structures):

Please attach your description on a separate page.

17. REFERENCES/BIBLIOGRAPHY:

Please attach separate page.

18. THREATS TO THE SITE (if any; use separate page if needed): _____

19. PHOTOGRAGHS ENCLOSED: ☒ Yes ☐ NO

20. FORM PREPARED BY:

Name Emily McDonough

Address ~~same~~ City _____ Zip _____

Telephone(s) 951/453-1657

21. Organization: _____

Signature of Authorizing Official (s):

June 17, 2016

TO:

Riverside County Historical Commission
Attn: Keith Herron, County Chief - Resources Bureau, HPO
4600 Crestmore Road
Riverside, CA 92509-6858

FROM:

Robert V. Lindquist, Historical Commission Member
43135 E. Acacia Ave.
Hemet, California 92544

Dear Keith:

Please accept my Letter of Support for the designation of the former Hemet residence and property of longtime California State Senator Nelson Dilworth. I met last year with Emily Quast McDonough to once again visit Nelson and Lillian's charming rural home and little ranch sited on the south side of the San Jacinto Valley along Pepper Creek and was glad of the chance to return there.

For me, the Dilworth home is an inseparable part of the Santa Rosa Hills behind it, where the famous Ramona Bowl is nestled. Between these two historic sites there lived, for thousands of years, successions of Native Americans in what we today refer as the Pochea village area. When I was young, more particularly, when I lived as a teen in that neighborhood, I became intensely aware and deeply fond of the aura of antiquity and the agelessness of the great granite rock formations that characterize the hilly terrain. Nelson Dilworth, a rock of conservatism and the "Father of UCR" was perfectly at home in this solidly founded setting.

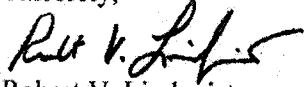
Mrs. Dilworth (Lillian) assisted young Nelson when he was our local postmaster in the old "Downtown Hemet" office on Harvard Street. Forever after, Nelson acted like he owned Harvard Street itself, especially when it came time for re-election to the State Legislature. That is when we'd turn onto Harvard and find the Senator's car with a slatted trailer attached to it and a calf inside the trailer. That was Nelson's way of letting everybody know that, besides being a politician, he was definitely a farmer, first and foremost.

Mrs. Dilworth (Lillian) was a favorite friend of my mother. Along with Mrs. Moyer, Mrs. Ott, Nellie Lolmaugh and a number of wives living above the creek and along Crest Drive, Lillian hosted sporadic gatherings of what had started out years before as the "Edgemont Club".

You will find, Keith, that Emily has done a superb job of putting her submittal together for the Commission's consideration. I can't tell you how pleased I am to endorse this request for her wonderfully preserved and lovingly restored home. She, like I, had in her time the chance to grow up in one of the Valley's heritage homes, for her, the Young house in San Jacinto. She knows what that feels like; how the quaint charm of our turn-of-century homes affects us. She fell in love with one of my favorites a real honest to goodness landmark worthy of being so designated.

I thank you as our Historical Preservation Officer and appreciate, along with Emily, this opportunity to enlist the Commission's support and concurrence of the Dilworth Home being a suitable, meaningful, candidate for Riverside County Landmark status.

Sincerely,



Robert V. Lindquist

Riverside County Historical Preservation Commissioner, 3rd District

Cc: Emily Q. McDonough

Commissioners

Annie Luciano, Executive Assistant

June 14, 2016

Riverside County Historical Commission
c/o County Historic Preservation Officer
Riverside County Parks District
4600 Crestmore Road
Riverside, CA 92509-6858

To whom it may concern:

Mr. Robert Lindquist has our permission to sponsor the Dilworth House, located at 40969 Crest Drive in Hemet, for landmark consideration.

Thank you,

A handwritten signature in black ink, appearing to read "Emily Q. McDonough". The signature is stylized with a large, looped "E" and a cursive "McDonough".

Emily Q. McDonough
Owner

11. LEGAL DESCRIPTION OF PROPERTY:

That portion of Lot 4 in Block 227 of the lands of the Hemet Land Company, in the City of Hemet, County of Riverside, State of California, as per Map recorded in Book 1, Page 14 of Maps in the Office of the County Recorder of said County, described as follows:

Beginning at the intersection of the center line of Thornton Avenue with the center line of Columbia Street, and running thence North 208.45 feet by the center of Columbia Street.

Thence North 57 degrees 34' West, 117.35 feet;

Thence North 80 degrees 31' West, 189.75 feet;

Thence South 76 degrees 55' West, 177.60 feet;

Thence South 78 degrees 24' West, 205 feet to the West line of said Lot 4;

Thence South 220.50 feet along the West line of Lot 4, to the center line of Thornton Ave;

Thence south 89 degrees 56' East, 660 feet along the center line of Thornton Avenue to the point of beginning.

Except the West 330.00 feet.

Also except that portion lying North of the South Line of the land described in deed from the Hemet Land Company to Vava Ort Smith, et Al recorded March 23, 1910 in Book 297 Page 169 of the Deeds.

Assessor's Parcel Number(s): 451-290-036-6

15. STATEMENT OF SIGNIFICANCE

Nelson S. Dilworth (1890-1965) was many important things to the San Jacinto Valley, region and State of California. This down to earth Hemet rancherⁱ was a WWII veteran, Postmaster, organizer and first Commander of the Harold W Hyland Post of the American Legionⁱⁱ, State Assemblyman (1936-1944), and finally, State Senator (1944-1960). From an accomplished family, his father a pastor, and his brother Robert a mathematician (Dilworth theorem) and Yale professorⁱⁱⁱ. Perhaps it was his upbringing in faith that helped earn Senator Dilworth a state-wide reputation for being an honest politician, able to unite colleagues of both parties for common goal.

Senator Dilworth was known as a friend to California education. Senator Dilworth felt patriotism and education were inextricable. His ambition to protect and nurture patriotism in young children, while rooting out of the seeds of communism in America, led him to author SB 1367, which Governor Warren signed into law in September of 1953^{iv}. This bill was designed to disallow educators in public grade schools and community colleges from invoking the 5th Amendment right against self-incrimination when questioned about Communist party sympathies. He was a 12 year Chairman of the Senate Investigating Committee on Education, and as well as a 12 year member of the Senate Fact Finding Committee on Un-American Activities. Senator Dilworth considered teaching to be a high calling to preserve freedom, likewise police, military and elected officials^v. In his view, children were entrusted to educators without parental check, an educator's patriotic ideals must be without reproach.

With the influx of WWII veterans, Senator Dilworth recognized the need for adequate educational facilities throughout California. He authored legislations giving state aid to needy school districts faced with large construction expenses.

So strong was his passion to maintain freedom and patriotism, he designed AB4x1 in 1940, which removed the Communist Party from California election ballots^{vi}.

Known as the "Father of UCR", then Assemblyman Dilworth authored SB512, which funded the University of California at Riverside^{vii}. Along with former Assemblyman Boyd and sitting Assemblyman Babbage, he worked to shepherd the legislation for the establishment of the University of California at Riverside^{viii}. Senator Dilworth's unassuming nature made him the right person to usher the effort^{ix}. Though some feel Senator Dilworth hasn't been given adequate credit for his vital role in the establishment of the University of California at Riverside^x, the importance of its establishment cannot be challenged.

Originally designed to be a top-tier, small liberal arts college so as not to compete with the nearby Citrus Experiment Station, UCR has grown to become a powerhouse in education, research, athletics and medical training. It's added much to the cultural conditions of Riverside and the region. Its impact on our region's economy and workforce were immediate, lasting, and growing.

Senator Dilworth was renowned for his patriotic writings, five times winning the George Washington Honor Medal from the Freedom Foundation of Valley Forge "for outstanding achievement in bringing about a better understanding of the American way of life." He's been honored with the naming of Dilworth Elementary School in the Cupertino School District, Cupertino, CA. A plaque honoring Senator Dilworth's contribution to the foundation of UCR hangs in the Rivera Library. In 1955, Senate Resolution 98 recognized Senator Dilworth's National Good Citizenship Medal from the Sons of the American Revolution and printed A Freedom Manifesto in the appendix of the Senate Journal^{xi}.

16. ARCHITECTURAL DESCRIPTION:

At the base of the Santa Rosa Hills housing the Ramona Bowl Amphitheatre sits a quaint, single story Minimal Traditional home built in 1940 for Senator Nelson S. Dilworth. The Dilworth House is flanked by the paved road of Columbia Street and the dirt road of Crest Drive^{xii}. The house faces east to Columbia Street, and sits back approximately 185 feet from the road on a well-treed two acre lot. The home's L shaped plaster exterior has weathered well in its 76 year history. It's recessed porch conceals the front door, but gives a glimpse to eight of the homes 31 double-hung 1:1 windows, hinting that the home was designed and positioned to maximize views of the San Jacinto, San Geronio, Santa Ana, Santa Rosa and San Gabriel Mountain ranges, and take advantage of the afternoon breeze.

The rural setting is conducive to the ranch-like, unassuming grounds. The grounds of the Dilworth House are graced by a variety of fruit trees, Deodora cedar, Pine, Chinese Pistache, European Sycamore, Palo Verde, Mesquite, Olive, and native Elderberry trees. Further shielding the home from traffic noise and adding privacy are several California Holly, Pyracantha, Oleander, and native sage bushes. The fallow crop acreage surrounding three sides of the property add to the rural environment. Though suburbia is near, the atmosphere of the Dilworth House feels is as it was originally.

The Minimal Traditional home incorporates Colonial and Tudor forms with the Modern and International preference for as little ornamentation as possible^{xiii}. Minimal Traditional homes are characterized by a 'less is more' philosophy. That being said, they often had, as the Dilworth House does, a traditional paneled front door with multi-pane window on the upper half, and scalloped detail on the porch posts^{xiv}. The Dilworth House features a basic Cape Cod form, reveals restrained architectural details such as an open gabled roof, no eaves, a forward facing gable over the southern front facing windows and a brick façade beneath the northern front facing windows. Also visible from the front view is the chimney of the centrally located fireplace. The Dilworth House remains today as in 1940.

The Northern facing side of the house reveals six windows and a pre-1946 brick path leading from the front of the house to the west facing back door. Along this path is the 70 year old Camelia bush, as well as the remains of the same aged ivy vine. A shed roof, which extends from the northern exterior wall, houses a bank of three windows, giving a lovely view to the remaining heirloom Ragged Robin rose bush^{xv} and mountain ranges from the kitchen.

The west side of the Dilworth House shows eight windows and a back door. It's shaded from the late sun by a carport constructed by the Dilworth's after 1946 and two citrus trees.

Finally, moving to the southern exterior view of the house, the observer sees two substantial European Sycamore trees, planted between 1940 and 1945. The two stall subterranean garage and a pedestrian door into the basement are visible from this vantage. These three doors are flanked by curved river rock retaining walls. The southern side of the home has seven windows.

Also visible and accessible from the southern side of the property is a late 1800-early 1900 wood refrigerated "reefer" boxcar. This boxcar is 34' long, and 8 ½' wide. The original purpose of the train car was storage.

Attic ventilation beneath the open gable roof peaks on the southern and northern side of the exterior helps the Dilworth House cool, and is just one of the features of the thoughtful design and positioning of this home originally constructed without forced heat or air conditioning^{xvi}.

Entering the home from the front door located on the recessed front porch, one immediately notices the natural climate control provided by the lathe and plaster walls, typical of the era. The eye immediately takes note of the original white oak wood floors gracing the entire house, with exception to the kitchen, utility and bathrooms. Conveniently, Senator Dilworth's office, located directly across from the front door on the south end of the home, allowed him to receive visitor's and conduct the People's business without disruption to his private residence. The large coat closet to the left of the front door houses ample shelving, a hanging rod, and a small window for light and ventilation. The many closet windows found throughout the house is another example of the thoughtful design, allowing this home to survive seven decades with nothing more than basic cosmetic changes.

To the right of the front door is the living room, with four east facing front windows. Its white oak floors feature a mahogany inlay in front of the diagonally positioned original brick fireplace in the northwest corner. Original wall sconces provide ample light for reading and entertaining. On the north end of the living room, a set of French doors leading into the dining room.

The charming dining room features five windows, an east facing window seat with ample under seat storage and a diagonally positioned, glass doored hutch in the northwest corner. This dining room can easily accommodate eight to ten people, allowing comfortable entertaining. On the west dining room wall is a swinging butler's door leading to the kitchen.

The kitchen of the Dilworth House is quite large. It features the original Beacon style Kalamazoo Stove Company wood burning cook stove and built in, glass doored hutch on the southern interior wall. This southern wall also has doors to the basement and a bedroom. The converted housing of the wall ironing board, pantry, door to the utility room and bathroom, and refrigerator are found on the western wall. Ample counter space with original tile wraps from the western wall, extends the entire northern wall and concludes on the eastern wall.

Original wood upper and lower cabinetry also follow the path of the counter. The north wall houses a modern stove and oven, as well as the butler's door into the dining room.

Through the door of the western wall sits a half bathroom and laundry room. This space is well lit and ventilated by the back door and western and northern facing windows.

Through the southerly door is a simple bedroom. This room contains three west facing windows, two closets and a door to the hallway.

The door into the hallway is flanked by twin linen cabinets and chests and is opposed by a built-in telephone shelf. To the right of the hall doorway is a southwesterly situated bedroom, and a bathroom. To the slight left is the south facing bedroom, and to immediate left is a doorway into the living room. The hallway also houses a large closet.

The southwesterly bedroom features five windows, three west facing and two south facing. One west facing window is in a closet. This bedroom features two small walk in closets, complete with built in shoe racks and deep shelving.

The largest bathroom features one south facing window, original cabinetry and tile.

The south bedroom with three windows, one of which is located above the built in chest of drawers in the shared Jack and Jill closet, offers expansive views of the Santa Rosa Hills.

The Senator's office features a built in book shelves, a coved ceiling, and three east and south facing windows.

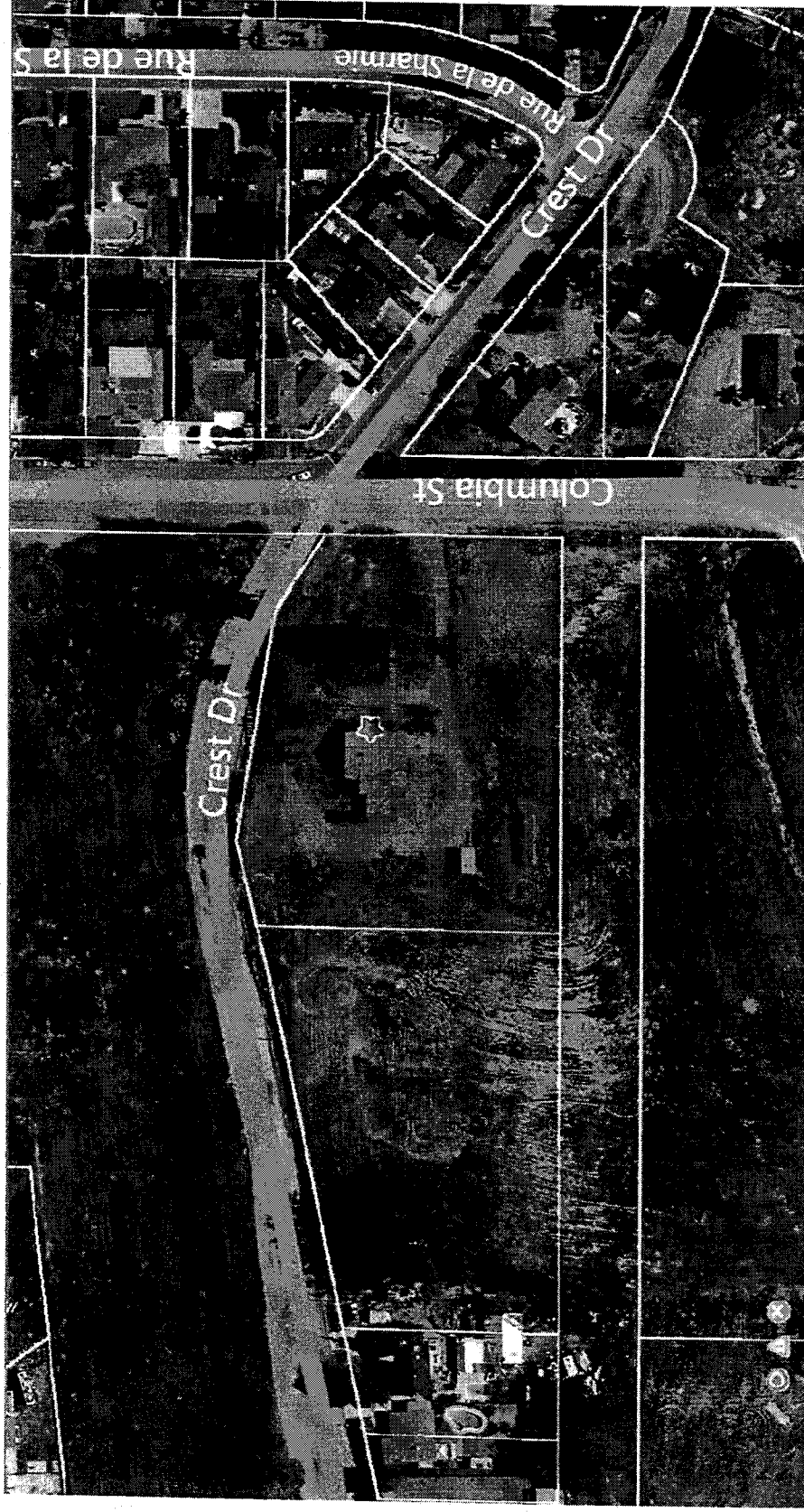
Finally, through the kitchen door leading to the basement, one finds a small landing. Accessed from this landing are stairs to the attic and basement. The concrete basement offers ample storage, a shower, and a pedestrian door into the garage.

The square footage of Minimal Traditional architecture's characteristic efficient floor plans are on display in the Dilworth House^{xvii}. The house is efficiently designed with ample storage and no wasted space. Its 21 original interior solid wood doors, complete with original hardware, allow for privacy, noise reduction, and climate controlling efficiency.

The condition of the Dilworth House is very good. The structural integrity is sound. The cosmetic condition of the interior is excellent. Currently, the exterior is being prepped for paint. The grounds are in fine condition, considering the rural environment. The health and vigor of the trees and plants are optimum.

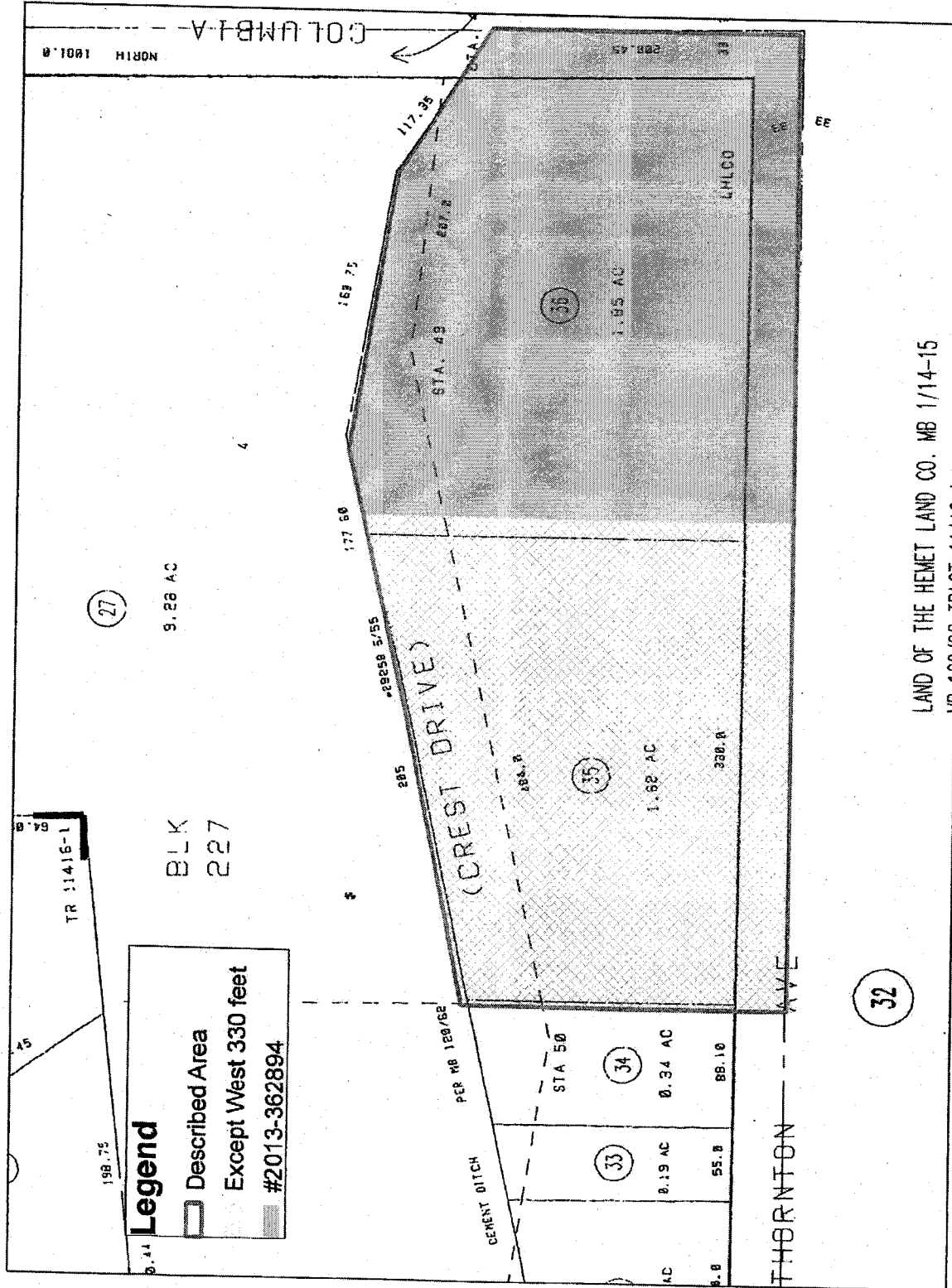
17. REFERENCES

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- ⁱ The Riverside Community Book, Paul, Arthur G., 1954, p 422-423
- ⁱⁱ The Friendliest Valley, Tapper, Violet & Lolmaugh, Nellie, 1979, p170-171
- ⁱⁱⁱ Wikipedia, Robert P. Dilworth; www.maa.org
- ^{iv} <https://www.sandiegohistory.org/journal/89fall/cold.htm>
- ^v Freedom, A Collection of Writings by Dilworth, Nelson S., 1965
- ^{vi} Election History for the State of California (www.joincalifornia.com)
- ^{vii} Election History for the State of California (www.joincalifornia.com)
- ^{viii} Wikipedia, University of California at Riverside
- ^{ix} <http://www.ucrhistory.ucr.edu/pdf/babcock.pdf>
- ^x <http://www.ucrhistory.ucr.edu/pdf/gabbert.pdf>
- ^{xi} Freedom, A Collection of Writings by Dilworth, Nelson S., 1965
- ^{xii} http://www.blm.gov/publish/content/ca/en/prog/nlcs/SantaRosa_SanJacintoMtns_NM.html
- ^{xiii} <http://www.antiquehome.org/Architectural-Style/minimal-traditional.htm>
- ^{xiv} A Field Guide to American Houses, McAlester, Virginia Savage, 1984, 2013, p586-595
- ^{xv} Rose identification by Robert Lindquist, Jr.
- ^{xvi} Conversation with Nelson S Dilworth, Jr.
- ^{xvii} A Field Guide to American Houses, McAlester, Virginia Savage, 1984, 2013, p586-595

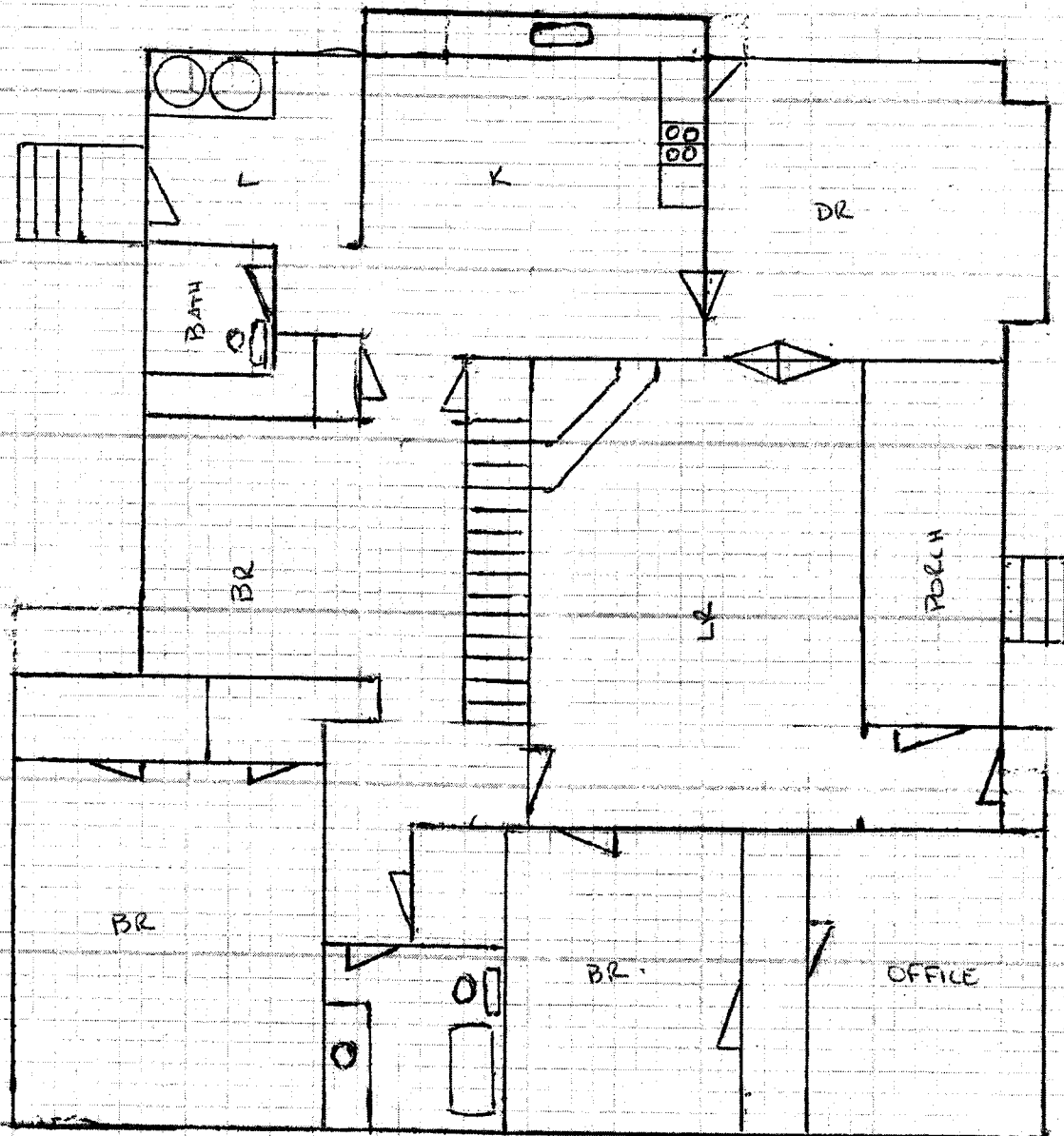


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J.C.



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