

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,  
CALIFORNIA, APPROVING THE APPLICATION UNDER PLANNING CASE  
NUMBER DP-2023-01895 DESIGNATING THE HAYS-PATTEE RESIDENCE  
LOCATED AT 3611 MOUNT RUBIDOUX DRIVE, AS CITY HISTORIC  
LANDMARK #153.

WHEREAS, in Planning Case No. DP-2023-01895, an application to designate the Hays-Pattee Residence, located at 3611 Mount Rubidoux Drive, situated on the north side of Mount Rubidoux Drive, between Ladera Lane and Sixth Street, in the City of Riverside, California, identified as Assessor's Parcel Numbers 207-023-010 and 207-033-035, as more particularly described and depicted in Exhibit "A" attached hereto incorporated herein by reference, was found to be eligible for listing as a City Landmark; and

WHEREAS, on November 19, 2025, the Cultural Heritage Board of the City of Riverside conducted a duly noticed public hearing on said application and recommended the approval of the designation of a City of Riverside City Historic Landmark for the Hays-Pattee Residence described above; and

WHEREAS, this process is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15308 of the CEQA Guidelines as set forth in Title 14 of the California Code of Regulations; and

WHEREAS, all legal prerequisites for the adoption of this application have been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside, California, that based on substantial evidence presented to the Cultural Heritage Board during the above-referenced public hearing and thereafter to the City Council, including written and oral staff reports, together with public testimony pursuant to the provisions of Title 20 of the Riverside Municipal Code pertaining to the designation of a Historic Landmark, the City Council hereby finds that the Hays-Pattee Residence, located at 3611 Mount Rubidoux Drive, situated on the north side of Mount Rubidoux Drive, between Ladera Lane and Sixth Street, in the City of Riverside, California, identified as Assessor's Parcel Numbers 207-023-010 and 207-033-035, as more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, a Historic Landmark eligible for designation under criteria set forth in the Riverside Municipal Code Section 20.50.010(U) and based on the following facts and findings:

1           **FINDING:** Criterion 2: Is identified with persons or events significant in local, state or national  
2            history;

3           **FACTS:** The Hays-Pattee Residence is closely associated with two individuals significant to the  
4            civic and social development of early Riverside—Howard Thomas “Tom” Hays and  
5            Captain Harry Gordon Pattee.

6           Howard Thomas Hays was a prominent early banker and civic leader who played a  
7           formative role in the establishment of Riverside’s financial institutions during the late  
8           nineteenth and early twentieth centuries. As cashier of the Orange Growers Bank, Hays  
9           was among the city’s influential young professionals whose success reflected  
10           Riverside’s growing prosperity during the citrus boom. Beyond his banking career,  
11           Hays contributed to the community’s cultural and social life as president of the  
12           Rubidoux Club, founding president of the Riverside Lawn Tennis Club, and an active  
13           participant in the Loring Opera House. His involvement in real estate speculation,  
14           including the subdivision of Rubidoux Heights—later known as Bunker’s Hill—  
15           demonstrated his role in shaping the city’s early residential growth. Although later  
16           embroiled in a well-publicized embezzlement scandal that became one of Riverside’s  
17           most notable early twentieth-century events, Hays’ influence on the city’s civic and  
18           social development remains historically significant.

19           Captain Harry G. Pattee and his wife, Lila Rose Lett Pattee, owned and resided in the  
20           home for more than six decades, a period that reflected both their social prominence  
21           and community leadership. Captain Pattee was a respected businessman, serving as  
22           president of the Riverside Country Club and Riverside Polo Club, and held  
23           directorships in several local companies, including the Royal Steam Laundry and the  
24           Indiana Avenue Orange Packing Company. His military service was equally  
25           distinguished—he was instrumental in reorganizing and commanding Riverside’s  
26           National Guard unit (Company M, 160th Infantry) during World War I, for which he  
27           received the City’s ceremonial key from Mayor Porter upon the unit’s return from  
28           training.

19           The Pattees were deeply engaged in Riverside’s civic and philanthropic life, supporting  
20           organizations such as the Victoria Club, Casa Blanca Tennis Club, the Red Cross, and  
21           local charitable associations. Their residence frequently served as a venue for civic  
22           meetings, philanthropic gatherings, and social events that brought together many of  
23           Riverside’s early business and community leaders. Through its direct association with  
24           both Hays and Pattee, the property embodies significant aspects of Riverside’s early  
25           financial, social, and civic history.

26           **FINDINGS:** Criterion 3: Embodies distinctive characteristics of a style, type, period or method of  
27           construction, or is a valuable example of the use of indigenous materials or  
28           craftsmanship;

26           **FACTS:** The Hays-Pattee Residence embodies distinctive characteristics of the Arts and Crafts  
27           movement combined with elements of the Mission Revival style, representing a rare  
28           and well-integrated blend of two influential design traditions from the early twentieth

1 century. Originally constructed in 1903, the first story reflects the principles of the Arts  
2 and Crafts movement through its horizontal wood clapboard siding, exposed rafter tails,  
3 low-pitched hipped and gabled rooflines, and the use of natural materials such as wood  
4 and stone. These elements express the movement's emphasis on craftsmanship,  
5 simplicity, and harmony with the surrounding landscape.

6 In 1912, the addition of a second story transformed the appearance of the residence  
7 through the introduction of Mission Revival design features, including smooth stucco  
8 walls, red clay tile roofing, and arched window forms. The remodel unified the  
9 handcrafted qualities of the original Arts and Crafts design with the regionally popular  
10 Mission Revival aesthetic promoted throughout Riverside during the early 1900s, most  
11 notably by Frank Miller's Mission Inn. The resulting composition reflects the transition  
12 in Southern California residential architecture from handcrafted naturalism to the  
13 refined romanticism of the Mission Revival style.

14 Character-defining features of the Hays-Pattee Residence include its broad hipped roof  
15 with intersecting front gable, full-width front porch supported by substantial stone  
16 columns, red clay tile roofing, stucco upper walls, wood clapboard lower walls, and  
17 symmetrical façade anchored by the original wood and glass entry door. The property's  
18 stone retaining walls, stairway, and period lighting fixtures further contribute to its  
19 architectural integrity. The residence stands as one of Riverside's most distinctive  
20 examples of early twentieth-century residential design, illustrating the City's  
21 architectural evolution during the Arts and Crafts era and its adaptation of Mission  
22 Revival forms.

23 **FINDINGS:** Criterion 4: Represents the work of a notable builder, designer, or architect, or  
24 important creative individual.

25 **FACTS:** The Hays-Pattee Residence represents the work of two notable architects—Franklin P.  
26 Burnham and Garrett Van Pelt, Jr.—both of whom contributed significantly to the  
27 architectural development of Southern California.

28 Franklin P. Burnham was a nationally recognized architect best known for designing  
the Riverside County Courthouse, completed in 1903, as well as the Georgia State  
Capitol and numerous Carnegie Libraries across the country. The Hays-Pattee  
Residence, designed the same year as the courthouse, is one of only a few residences  
commissioned by Burnham in Riverside. The home reflects his ability to blend classical  
balance with the handcrafted detailing of the Arts & Crafts movement.

29 The 1912 second-story addition was designed by Garrett Van Pelt, Jr., an emerging  
30 architect who later became a partner in the prominent Pasadena firms of Marston &  
31 Van Pelt and Marston, Van Pelt & Maybury. Van Pelt went on to design several  
32 significant civic and residential buildings throughout Southern California. The Hays-  
33 Pattee Residence is among his earliest known projects and demonstrates his developing  
34 mastery of the Mission Revival style.

35 Together, the work of Burnham and Van Pelt illustrates a unique collaboration between

1 two accomplished architects and reflects Riverside's early twentieth-century  
2 architectural evolution. The residence retains a high level of integrity and stands as a  
3 distinguished example of their combined influence.

4 **FINDINGS:** Criterion 6: Reflects significant geographical patterns, including those associated with  
5 different eras of settlement and growth, particular transportation modes, or distinctive  
6 examples of park or community planning, or cultural landscape.

7 **FACTS:** The Hays-Pattee Residence reflects significant geographical patterns associated with  
8 the early residential development of the Mount Rubidoux area, historically known as  
9 Banker's Hill. Subdivided in 1902 from the failed Rubidoux Hotel property, Banker's  
10 Hill represented one of Riverside's earliest hillside residential enclaves and attracted  
11 members of the city's professional and civic elite.

12 Constructed in 1903, the Hays-Pattee Residence was among the first homes built in the  
13 subdivision and served as a model for subsequent development. Its prominent siting  
14 along the ridge of Little Mount Rubidoux and its formal, palm-lined driveway  
15 exemplify the elevated, estate-like character envisioned for the area. The later  
16 association with Captain Harry G. Pattee—who owned multiple parcels within  
17 Banker's Hill—further underscores the family's role in shaping the neighborhood's  
18 growth and identity.

19 Through its early construction date, hillside location, and association with the  
20 individuals who helped establish the subdivision, the Hays-Pattee Residence reflects  
21 the City's westward expansion during the early twentieth century and the creation of  
22 one of Riverside's most distinctive residential neighborhoods.

23 **BE IT FURTHER RESOLVED THAT** pursuant to Title 20 of the Riverside Municipal Code,  
24 the City Council hereby approves the above-referenced application and designates the Hays-Pattee  
25 Residence, located at 3611 Mount Rubidoux Drive, situated on the north side of Mount Rubidoux  
26 Drive, between Ladera Lane and Sixth Street, in the City of Riverside, California, identified as  
27 Assessor's Parcel Numbers 207-023-010 and 207-033-035, as City Historic Landmark #153.

28 **BE IT FURTHER RESOLVED THAT** the proposed historic landmark designation is exempt  
29 from the provisions of the California Environmental Quality Act pursuant to Sections 15061(b)(3) and  
30 15308 of the Guidelines for Implementation of the California Environmental Quality Act (Title 14,  
31 California Code of Regulations, commencing with Section 15000 as it can be seen with certainty that  
32 there is no possibility that the activity will have a significant effect on the environment, and said action  
33 is intended to preserve the historic character of the building.

1                   BE IT FURTHER RESOLVED THAT the City Clerk of the City of Riverside shall cause a  
2 certified copy of this resolution to be recorded in the Office of the County Recorder of Riverside  
3 County, California.

4                   ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

5  
6                   

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7                   PATRICIA LOCK DAWSON  
8                   Mayor of the City of Riverside

9  
10                  Attest:

11                  

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12                  DONESIA GAUSE  
13                  City Clerk of the City of Riverside

14                  I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the  
15 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at  
16 its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote, to wit:

17                  Ayes:

18                  Noes:

19                  Absent:

20                  Abstain:

21                  IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
22 City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

23                  

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24                  DONESIA GAUSE  
25                  City Clerk of the City of Riverside

26                  312657 SW 11/13/25

**EXHIBIT "A"**  
**Legal Description**

Project: Historic Properties  
APN: 207-023-010 & 207-033-035  
Address: 3611 Mt Rubidoux

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

**Parcel 1**

Lot 8 in Block 22 of Rubidoux Heights, as shown by map on file in Book 4 Page 80 of Maps, Records of Riverside County California;

**TOGETHER WITH** that portion of Lot 17 in said Block 22, of said Rubidoux Heights, described as follows:

**BEGINNING** on the Easterly line of Rubidoux Drive, at the common corner of Lots 9 and 17, in said Block 22 of said Rubidoux Heights;

THENCE North 46°36' East, 103.45 feet;

THENCE North 46°53' East, 90 feet;

THENCE South 19° East, 89 feet to the common corner of Lots 7, 8, 10, and 17 in said Block 22;

THENCE Northerly, along the common line between Lots 8 and 17, of said Block 22, a distance of 260 feet;

THENCE North 74°11' West, 239.3 feet to the Easterly line of Rubidoux Drive;

THENCE Southerly, along the Easterly line of Rubidoux Drive, 326.5 feet to the **POINT OF BEGINNING**;

**ALSO TOGETHER WITH** that portion of Lot 7 in said Block 22 of said Rubidoux Heights, lying Northerly of the following line:

**BEGINNING** at the common corner of Lots 6, 7, and 7 in said Block 22;

THENCE Westerly in a straight line to the common corner of Lots 7, 8, and 10 in said Block 22, and the end of this line description;

**EXCEPTING THEREFROM** Parcel 1 as shown by Parcel Map on file in Book 7, Page 48 of Parcel Maps, records of Riverside County, California.

## **Parcel 2**

Lots 5 and 6, of Block 22 of Rubidoux Heights, as shown by map on file in Book 4, Page 80 of Maps, records of Riverside County, California:

**EXCEPTING THEREFROM** from said Lot 5, that portion described as follows:

**BEGINNING** at the Southeasterly corner of said Lot 5, on the Northerly line of Rubidoux Drive, as shown by said Map;

THENCE Northwesterly along the Easterly line of said Lot 5, 298 feet;

THENCE, at right angles, to said easterly line of said Lot 5, to the Westerly line of said Lot 5;

THENCE Southeasterly on the Westerly line of said Lot 5, to the Northerly line of said Rubidoux Drive;

THENCE Easterly, along said Northerly line of said Rubidoux Drive to the **POINT OF BEGINNING**;

**ALSO EXCEPTING THEREFROM** from said Lot 6, that portion described as follows:

**BEGINNING** at the Southeast corner of said Lot 6 in said Block 22, said Southeast corner lying on the Northerly line of Rubidoux Drive;

THENCE Northerly, along the Easterly line of said Lot 6, 204.78 feet;

THENCE Westerly, and parallel with the Northerly line of said Rubidoux Drive, 55.75 feet to a point on the Easterly line of a private driveway;

THENCE Southerly, along the Easterly line of said private driveway, 205.05 feet to a point on the Northerly line of said Rubidoux Drive, 71.55 feet Westerly from the most Easterly corner of said Lot 6;

THENCE Easterly, along the Northerly line of said Rubidoux Drive, 71.55 feet to the **POINT OF BEGINNING**.

**ALSO EXCEPTING THEREFROM** from said Lot 6 that portion described as follows:

**BEGINNING** at the most Southerly corner of said Lot 6;

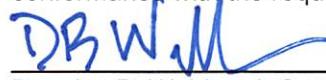
THENCE Northeasterly on the Southeasterly line of said Lot 6, on a non-tangent curve, having a radius of 685.58 feet, through an angle of  $00^{\circ} 14' 08''$ , an arc length of 2.82 feet (the initial radial line bears North  $17^{\circ} 20' 30''$  West);

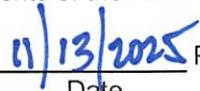
THENCE North  $14^{\circ} 18' 18''$  West, a distance of 286.22 feet;

THENCE North  $41^{\circ} 34' 16''$  West, a distance of 52.42 feet to the most Westerly corner of said Lot 6;

THENCE South  $17^{\circ} 56'53''$  East, along the Southwesterly line of said Lot 6, a distance of 333.63 feet to the **POINT OF BEGINNING**.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

  
Douglas B. Webber, L.S. 9477

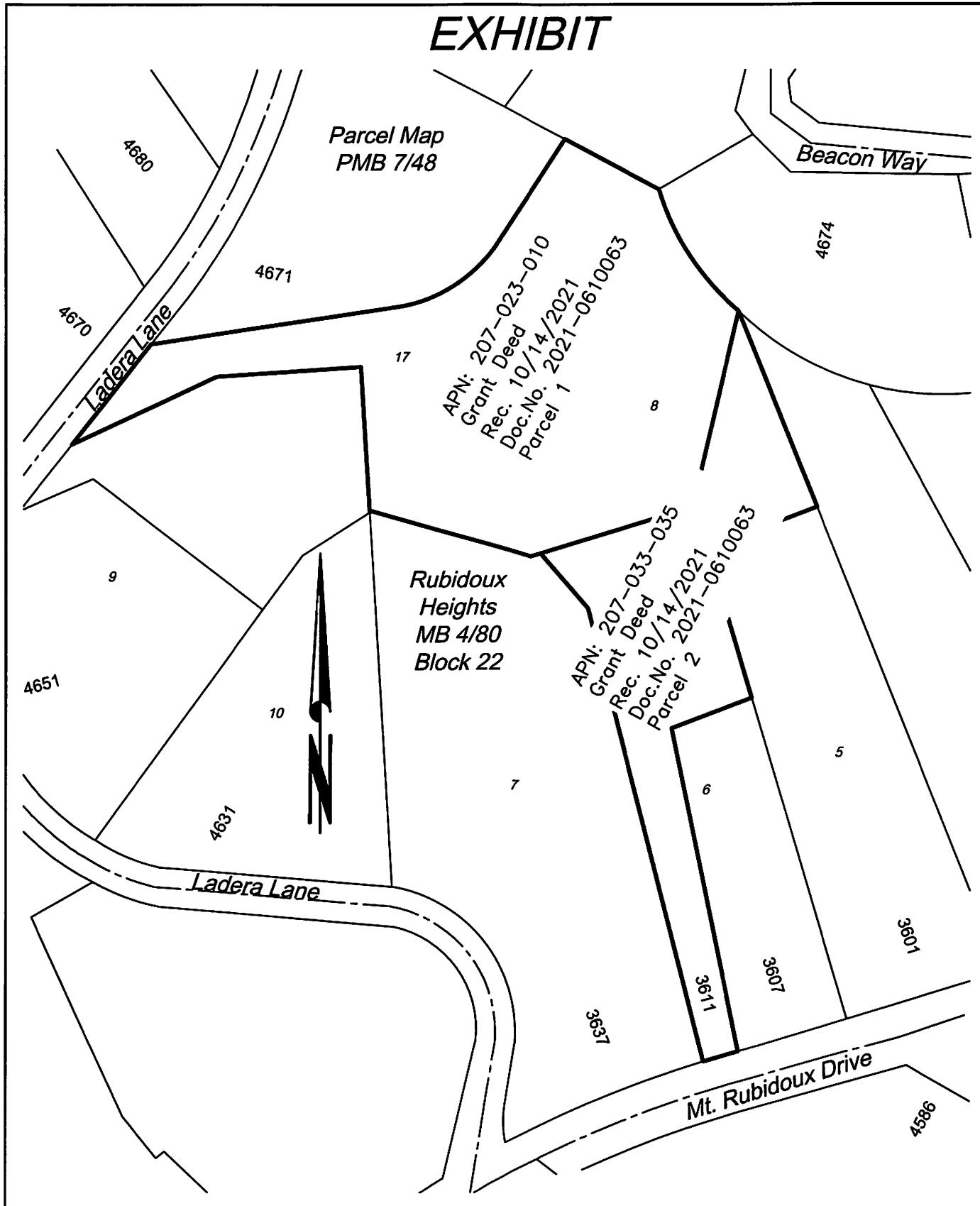
  
11/13/2025 Prep. dbw  
Date



2008/11

11/11/08

# EXHIBIT



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE  
ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1' = 80'

DRAWN BY: dbw DATE: 11/12/25

SUBJECT: 3611 Mount Rubidoux Drive