

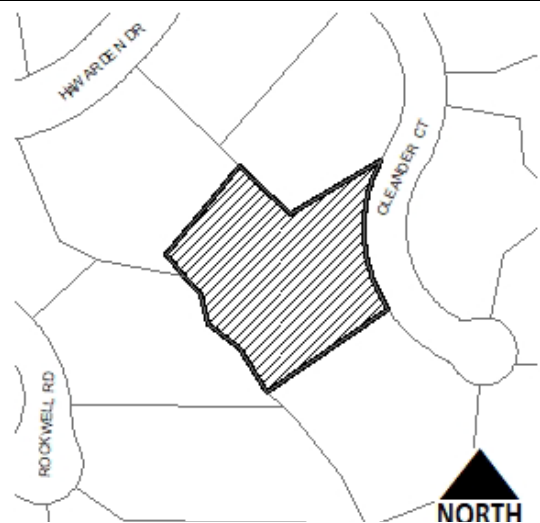


Community & Economic Development Department
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: JULY 20, 2022
AGENDA ITEM NO.: 5

PROPOSED PROJECT

Case Numbers	DP-2022-00836 (Historic Designation)	
Request	To consider a Historic Designation request to designate the Neblett Residence as a City Landmark	
Applicant	Sallie Griffin and Nicholas Jacobs	
Project Location	6744 Oleander Court, on the west side of the Oleander Court cul-de-sac	
APN	241-190-014	
Ward	3	
Neighborhood	Hawarden Hills	
Historic District	Not Applicable	
Historic Designation	Not Applicable	
Staff Planner	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board recommend that the City Council:

1. **DETERMINE** that Planning Case DP-2022-00836 (Historic Designation) for the designation of the Neblett Residence as a City Landmark, is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) (Common Sense Rule) and 15308 (Actions by Regulatory Agencies for Protection of the Environment), as the proposal will have no significant effect on the environment, identifies the structure as a cultural resource, and preserves the historic character of a cultural resource; and
2. **APPROVE** Planning Case DP-2022-00836 (Historic Designation), based on the facts of findings, and designate the Neblett Residence as a City Landmark.

BACKGROUND

Neblett Residence

The Dr. Edward and Mrs. Neblett Residence is located at 6744 Oleander Court (Exhibit 1). The Mid-Century Modern residence was designed by local architect Clinton Marr and constructed in 1966. No major exterior alterations have occurred since the residence was constructed.

Mid-Century Modern Style

Mid-century Modern is a term used to describe the postwar iteration of the International Style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Mid-century Modern represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiently built, moderately-priced homes. In Southern California, this often meant the use of wood post-and-beam construction. Mid-century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plan.

Character-defining Features of Mid-Century Modern:

- Simple geometric forms
- Post-and-beam construction
- Flat or low-pitched gabled roofs
- Flush mounted steel framed windows or large single-paned wood-framed windows
- Exterior staircases, decks, patios, and balconies
- Brick or stone often used as primary or accent material

Clinton Marr

Born in September of 1925 in Ontario, California, Clinton Marr grew up in Riverside. He joined the Navy Air Corps during World War II. He chose to go into architecture because of its freedom of expression. From 1947 to 1953, he attended University of Southern California School of Architecture on the G.I. Bill. A. Quincy Jones was one of his instructors and Pierre Koenig was a classmate. He was influenced most by the post-and-beam structural framing method, which he later used in the design of his own home (1954). While in school, he worked part-time for Albert C. Martin and Associates in downtown Los Angeles. After graduation he worked for Clara Henry Day in Redlands and Herman Ruhnau in Riverside before opening his own office in Riverside in 1956. Marr designed an impressive number of commercial, industrial, institutional, educational, and residential buildings in Riverside. He was president of the Inland Chapter of the AIA in 1964. His building for the Lily Tulip Corporation (1958) at 800 Iowa Avenue established his reputation, because it was such a large and prestigious commission. Some highlights of his work are the Wesley United Methodist Church (1956) and Provident Federal Savings and Loan Building (1962).

The applicant is requesting approval of a Historic Designation to designate the Neblett Residence as a City Landmark.

ANALYSIS

The applicant has provided an architectural description, statement of significance, photographs documenting the architecture and building setting, and copies of primary and secondary sources as summarized below (Exhibits 2 and 3).

Architectural Description

The Neblett Residence is situated on west side of Oleander Court within the Hawarden Hills neighborhood of the city. The residence is below the street level at the end of a long driveway and is surrounded by mature trees. The single-story residence is post-and-beam, wood framed

construction featuring a rectangular ground plan and exposed wood vertical full board and baton siding, with large expanse of glass walls and clerestory windows. The residence is capped with an asphalt shingle topped low-pitched gable roof with wide open eaves and exposed beams with decorative ends. A rectangular rubble stoned chimney rises from the gable peak. A recessed patio is situated on northwest corner of the residence and is surround by floor to ceiling glass walls on two sides, leading into the main living space. Two other recessed patios with glass walls are located on the west elevation. The main entry within a recessed porch on the east elevation. The front door is a decorative solid wood multi-panel, double door. Windows and doors throughout the residence include wood framed fixed and sliding glass windows and wood framed sliding glass doors. A recessed two-car carport is located within the southeast corner of the residence.

Statement of Significance

The Neblett Residence is historically significant because it is an excellent example of Mid-Century Modern style residential architecture in the City. The residence is also significant as it represents the work of a notable local architect, Clinton Marr.

The Neblett Residence retains a high degree of integrity required for Landmark designation.

TITLE 20 EVALUATION

Under Title 20 (Cultural Resources), "Landmark" means: "Any improvement or natural feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, that retains a high degree of integrity". Pursuant to the applicable Landmark criteria in Chapter 20.50, the Neblett Residence is eligible for designation under Criterion 1 and 3 based on the following facts:

FINDING: Criterion 3: Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

FACTS: The Neblett Residence embodies the character-defining features of the Mid-Century Modern Style of architecture, including: simple rectangular massing; post-and-beam construction; a low-pitched, asphalt shingle topped gabled roof with wide open eaves; floor to ceiling glass walls; wood framed sliding glass doors and wood framed fix and sliding glass windows; recessed patios surrounded by glass, providing a visual connection between interior and exterior; a rubble stone chimney as an accent.

FINDING: Criterion 4: Represents the work of a notable builder, designer, or architect, or important creative individual.

FACTS: The Neblett Residence was designed by prominent local architect Clinton Marr, who was identified in the 2009 Modernism Context Statement as being a significant architect in Riverside during the Modern Era. Marr's work includes: Wesley United Methodist Church (1956), 5770 Arlington Avenue; Lily Tulip Cup Corporation Building (1958), 800 Iowa Avenue; Standard Insurance Company Building (1961), 3380 14th Street; Provident Federal Savings and Loan Building (1962), 3656 Central Avenue; Grace United Methodist Church (1966), 1085 Linden Street; and Riverside Municipal Airport Building (1968), 6951 Flight Road. The Clinton and Geraldine Marr Residence (1954) at 6816 Hawarden Drive, adjacent to the Neblett residence to the west, was designated as a City Landmark in 2013. With no major exterior alterations since construction, the Neblett residence serves as an excellent example of Marr's residential work, exemplifying his post-and-beam construction and his design philosophy of the visual integration of the interior and exterior.

STRATEGIC PLAN

This item contributes to the Envision Riverside 2025 City Council Strategic Priority 2 – Community Well Being (Goal 2.3 – Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: This Landmark Designation request is being reviewed during a Public Hearing before the Cultural Heritage Board and the public is able to provide comments.
2. Equity: Landmark plaques are required to be placed so that they are visible from the public right-of-way, providing information about the historic property to all residents.
3. Fiscal Responsibility: No City General Funds are being allocated as part of this Landmark Designation.
4. Innovation: This Landmark Designation request includes a historic property from the recent past, which relates to new clarifications of historic properties.
5. Sustainability and Resiliency: This Landmark Designation will help to preserve the City's collective history for future generations.

PUBLIC NOTICE AND COMMENTS

A public hearing notice was mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by Staff regarding this proposal.

APPEAL INFORMATION

Actions by the Cultural Heritage Board, including any environmental finding, may be appealed to the Land Use, Sustainability and Resilience Committee within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division by calling 951-826-5371.

EXHIBITS LIST

1. Aerial/Location Map
2. Historic Designation Application
3. Historic Photos
4. Current Photos

Prepared by: Scott Watson, Historic Preservation Officer
Reviewed by: David Murray, Principal Planner
Approved by: Mary Kopaskie-Brown, City Planner



Cultural Resources Nomination Application

X City Landmark _____ Structure of Merit

Please check the Designation for which you are applying

IDENTIFICATION

1. Common name: _____
2. Historic name: Dr. Edward and Mrs. Neblett Residence
3. Street address: 6744 Oleander Court
City Riverside State CA Zip 92506
4. Assessor Parcel number: 241190014
5. Present Legal Owner: Sallie Griffin and Nicholas Jacobs
City Riverside State CA Zip 92506
6. Present Use: Residential
7. Original Use: Residential

Date form prepared: May 2022

Preparer: Nicholas Jacobs

Sponsoring Organization (if any): n/a

Address: 6744 Oleander Ct

City, State and Zip: Riverside, Ca 92506

Phone: _____

DESCRIPTION

8. Legal property description: POR LOT 3 AND LOT 4 MB 035/036 OLEANDER HILLS

- Include approximate property size (in feet): Street Frontage 200 ft Depth 210 ft
9. Architectural Style: Mid Century Modern
10. Construction Date: Estimated _____ Factual 1966
Source of Information: ☒ Assessor's Records _____ Building Permit _____ Sanborn Map _____
_____ Publications _____ Oral Interviews _____
11. Architect's Name: Clinton Marr, A.I.A. Builder's Name: G. A. O'Rourke
12. Condition: ☒ Excellent _____ Good _____ Fair _____ Deteriorated _____
_____ No longer in existence
13. Alterations: n/a

14. Surroundings:
_____ Open Land _____ Scattered Buildings ☒ Densely Built-Up
15. Use type:
☒ Residential _____ Industrial _____ Commercial _____ Civic _____
_____ Other
16. Is the structure on its original site?
☒ Yes _____ No _____ Unknown
If moved, approximate year _____
17. Related features and/or out-buildings: n/a

SIGNIFICANCE

18. Historical Attributes:
- | | | |
|---|--|--|
| <input type="checkbox"/> Unknown | <input type="checkbox"/> Government Building | <input type="checkbox"/> Folk Art |
| <input checked="" type="checkbox"/> Single Family | <input type="checkbox"/> Educational Building | <input type="checkbox"/> Street Furniture |
| <input type="checkbox"/> Multiple Family | <input type="checkbox"/> Religious Building | <input type="checkbox"/> Landscape Architecture |
| <input type="checkbox"/> Ancillary Building | <input type="checkbox"/> Railroad Depot | <input type="checkbox"/> Trees/Vegetation |
| <input type="checkbox"/> Hotel/Motel | <input type="checkbox"/> Train | <input type="checkbox"/> Urban Open Space |
| <input type="checkbox"/> Bridge | <input type="checkbox"/> Rural Open Space | <input type="checkbox"/> Canal/Aqueduct |
| <input type="checkbox"/> Farm/Ranch | <input type="checkbox"/> Industrial Building | <input type="checkbox"/> Dam |
| <input type="checkbox"/> Military Property | <input type="checkbox"/> Public Utility Building | <input type="checkbox"/> Lake/River/Reservoir |
| <input type="checkbox"/> CCC/WPA Structure | <input type="checkbox"/> Theater | <input type="checkbox"/> Ethnic Minority Prop. |
| <input type="checkbox"/> Engineering Structure | <input type="checkbox"/> Highway/Trail | <input type="checkbox"/> Civic Auditorium |
| <input type="checkbox"/> Amusement Park | <input type="checkbox"/> Woman's Property | <input type="checkbox"/> Monument/Mural/Gravestone |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> Hospital | <input type="checkbox"/> Stadium |
| <input type="checkbox"/> Mine | <input type="checkbox"/> Community Center/Social Hall | |
| <input type="checkbox"/> Commercial Building, 1-3 stories | <input type="checkbox"/> Commercial Building, over 3 stories | |
| <input type="checkbox"/> Other: | | |
19. Architectural Description
20. Statement of Significance
21. Bibliography
22. Photographs
23. Letter from property owner (if other than applicant)

Statement of Significance

The residence at 6744 Oleander Ct. is an excellent example of Mid-Century Modern residential architecture in Riverside. It was designed by, revered local architect, Clinton Marr (b. 1925) in 1965, and designed for Dr. and Mrs. Edward Neblett, who lived there from its construction in 1966 until 2021. Mid-Century Modern is a term used to describe the evolution of the International Style after World War II. Mid-Century Modern architecture is more organic and less doctrinaire than the International Style, and it is characterized by more solid wall surfaces. The Neblett Residence at 6744 Oleander Ct. exhibits significant features of the style, including simple geometric forms, post-and-beam construction, wide-overhanging eaves, and floor-to-ceiling windows.

Clinton Marr was born in September 1925, in Ontario, California, but he grew up in Riverside. Marr joined the Navy Air Corps during World War II. From 1947 to 1953, he attended University of Southern California School of Architecture on the G. I. Bill. A. Quincy Jones was one of his instructors and Pierre Koenig was a classmate. He was influenced most by the post-and-beam structural framing method, which he later used in the design of his first home (1954). While in school, he worked part-time for Albert C. Martin and Associates in downtown Los Angeles. After graduation, Marr worked for Clara Henry Day in Redlands and Herman Ruhnau in Riverside before opening his own office in Riverside in 1956. Marr designed an impressive number of commercial, industrial, institutional, educational, and residential buildings in Riverside. His building for the Lily Tulip Corporation (1958) at 800 Iowa Avenue established his reputation, because it was such a large and prestigious commission. Other highlights of his work include the Wesley United Methodist Church (1956) and Provident Federal Savings and Loan Building (1962). Until 2012, Marr continued to live in Riverside in the second house he designed for his family (1960); the house is set on an acre and expresses his design philosophy that a building should fit its environment. Marr was president of the Inland Chapter of the AIA in 1964¹.

6744 Oleander Ct. is located in the Oleander District of Hawarden Hills, which was originally used as citrus groves as a portion of the Arlington Heights section of Riverside. The Oleander Hills tract (encompassing parts of Hawarden and all of Oleander) was subdivided in 1958 by Fred and Helen Clark. What makes this district significant is its collection of unique Mid-Century Modern, Modern Ranch, and California Ranch homes. These homes are each individually designed and do not follow a standard design plan. The Mid-Century Modern, Modern Ranch, and California Ranch styles represent the distinct architectural trends of post-war Riverside, California, and, more broadly, the nation.²

The residence at 6744 Oleander Ct. was built by Dr. Edward Neblett and his wife Audrey. The Nebletts, who had a love of the outdoors, worked with Marr to envision a home that sought to converge the line between indoor and outdoor spaces. Marr skillfully united wood and glass to create a home that is hidden from the road on a hillside shelf, surrounded by large granite boulders and natural plants. “We’ve found that natural colors are restful to live with,” Mrs. Neblett once said³. The residence is a hallmark of the modernist principal of regionalism, in which “modern architects desired to develop an architecture that belonged to, and was suited for, the areas in which it was built⁴,” thus establishing the design and use of this home as uniquely Riverside.

¹ *The house Clinton Marr designed for his family is a good example of post-and beam construction as well as the warmer quality of post-war as opposed to pre-war modern architecture. It is located at 6816 Hawarden Drive.* City of Riverside, Modernism Context Statement, 2009

² City of Riverside, Modernism Context Statement, 2009

³ *The Press*, October 11, 1971

⁴ *CLINTON MARR: BRINGING MODERNISM TO THE INLAND EMPIRE*, Scott Watson, 2015

Based on this information, we believe that the building is eligible for City Landmark designation under the following criteria:

- 3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- 4. Represents the work of a notable builder, designer, or architect, or important creative individual;

This will be discussed in greater detail in the Architectural Description of Modern Architecture and Mid-Century Modern style.

Architectural Description

Modern Architecture

Modern architecture is a broad term given to a number of building styles with similar characteristics, primarily the simplification of form and the elimination of ornament. Most historians trace the roots to three interrelated phenomenon that developed in Europe after World War I: the availability of new building materials such as iron, steel, concrete, and glass that led to the development of new building techniques; a desire to apply these new techniques and materials to create functional buildings for the masses; and a reaction against the stylistic excesses of earlier eras⁵.

Mid-Century Modern

In response to criticisms that modern architecture was too sterile, architects began experimenting with shapes, materials, and color. In residential buildings, the post-and-beam became the preferred method of construction for Mid-Century Modern architects.⁵ In addition to post-and-beam, some defining features of Mid-Century Modern include: Simple geometric forms, flat or low-pitched gabled roofs, flush mounted steel framed windows or large single-paned wood-framed windows, and exterior staircases, decks, patios, and balconies.

6744 Oleander Ct.

The Dr. and Mrs. Edward Neblett Residence at 6744 Oleander Ct. is an excellent example of the Mid-Century Modern style. Clinton Marr was commissioned by the Nebletts to design the home and G. A. O'Rourke the general contractor. The house was built on a hillside shelf, overlooking an arroyo, and sits slightly off a north-south axis [Figure 1]; the frontage is approximately 200ft wide and 210ft deep. The house is a wood post-and-beam single-level with a carport on the south side. The house is clad in original board and baton western red cedar siding, has a low-pitched roof, large overhanging eaves and a chimney clad in petrified driftwood.



Figure 1 Aerial view of site from North looking directly South

⁵ City of Riverside, Modernism Context Statement, 2009

The main entrance, centered at the east elevation of the house, features an inset porch, with double hand-carved front doors from Toledo, Spain, an antique doorbell from England and aqua-hued slate tile [Figures 2], which continues into the home and back outside to the rear California patio – creating a seamless transition from outside to inside. Upon entering, one faces a massive double fireplace of petrified Mexican driftwood and a cantilevered slate base. On clear days, Mt. Baldy and Mt. Whitney can be viewed from the living room. “On summer evenings the sunset turns the driftwood stone fireplace to a spectacular pink⁶ [Figure 3].” Off the living room, at the north elevation, Marr extended the beams and lines of the house to create a side porch.



Figure 2 Entry, facing West



Figure 3 Living room, facing North

⁶ Riverside City Panhellenic, Twentieth Annual Home Tour, 1971

Opposite the living room is the formal dining room where floor to ceiling windows frame views of massive granite boulders, bougainvillea, juniper, and pine. No draperies are needed in this completely private hideaway [Figure 4]. The vaulted tongue-in-groove wood ceilings and walls of glass stretch out to unite the indoors and outdoors in a panoramic view in both directions.



Figure 4 Formal Dining Room, facing East

The slate-covered California patio overlooks the preserved sanctuary-like garden path to a personal citrus grove and a small meandering stream that runs below. [Figure 5]



Figure 5 California Patio, facing East through formal dining room and master suite to the right.



Selection(s)

Parcels

s/11/2022 **A^N**

This map and the data contained herein is for demonstration purposes only. Thomson Reuters assumes no liability whatsoever associated with the use or misuse of such data, and disclaims any representation or warranty regarding the completeness or accuracy of the data. Note: Acreage and Square Footage data shown are approximate and may not be consistent with records maintained for appraisal purposes. ©2020 Aumentum Technologies

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The best public portal solution for valuation information!

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

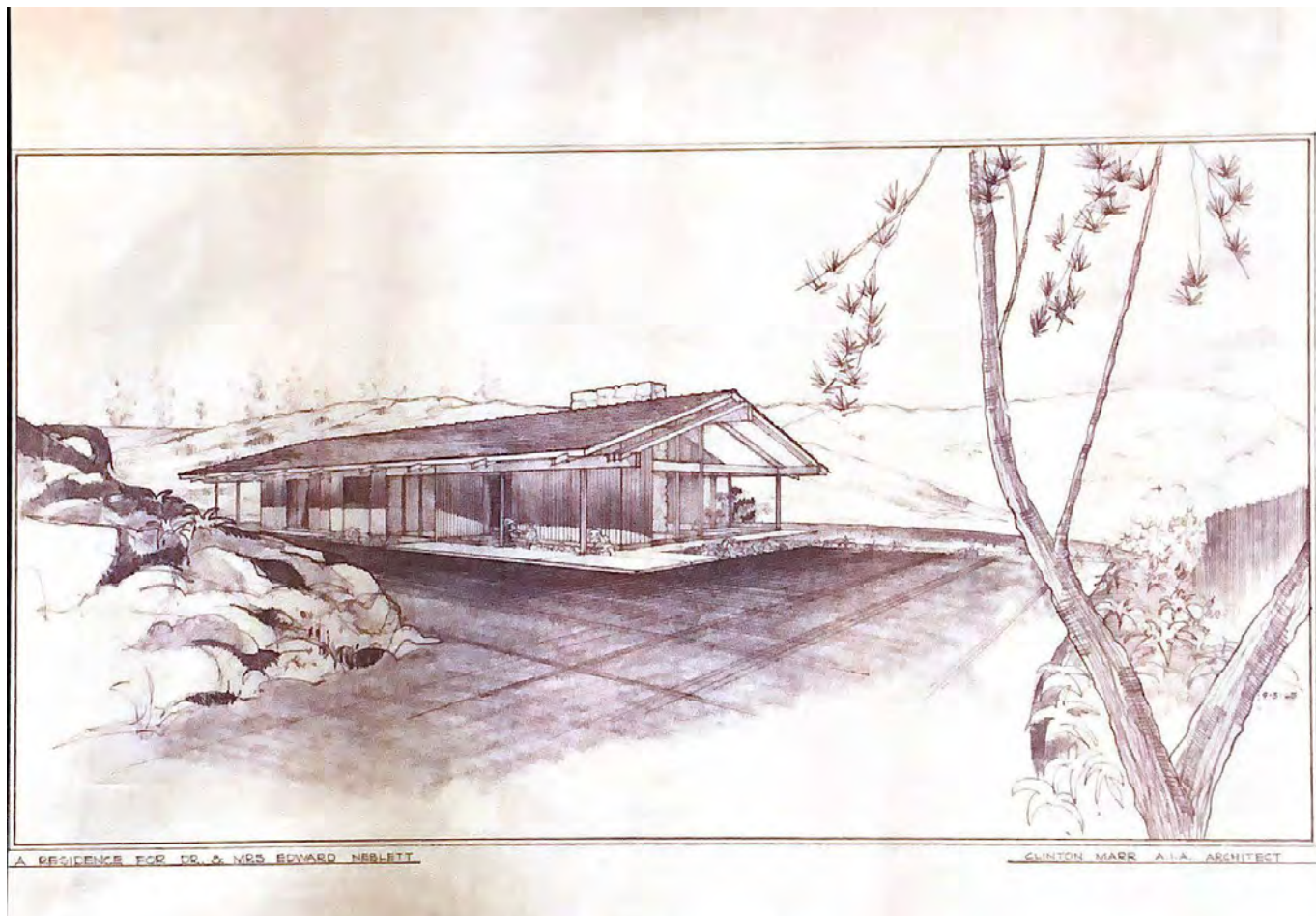


Figure 6 Original site drawing, 1965

RIVERSIDE MAIN OFFICE

OVERLAND 6-0100



SECURITY FIRST NATIONAL BANK

SAVINGS COMMERCIAL TRUST
3800 MAIN STREET P. O. BOX 712 RIVERSIDE, CALIFORNIA 92502

August 27, 1965

Re: Loan No. RE 14016

Dr. Edward Neblett
3705 Main Street
Riverside, California

Dear Edward,

In connection with your new construction real estate loan, we are enclosing the following items which we have prepared:

1. Building Loan Agreement and Assignment of Account to be executed on the back as indicated and returned to us. The third copy you may retain for your records.
2. Five progress payment authorizations to be retained by yourself and signed and delivered to the contractor as the various payments are due your contractor.
3. Copy of Policy of Title Insurance issued by the Title Insurance and Trust Company under their No. 256,270.

A return envelope is enclosed for your convenience in returning the Building Loan Agreement and Assignment of Account.

Yours very truly,

W. G. Mathews
Assistant Vice President

WGM:zs
encs.

Figure 7 Loan Docs, 1965

15

CLINTON MARR, A.I.A., ARCHITECT

3380 FOURTEENTH STREET SUITE 321
RIVERSIDE, CALIFORNIA 92501

SPECIFICATIONS

FOR CONSTRUCTION OF
A RESIDENCE FOR
DR. & MRS. EDWARD NEBLETT
6744 OLEANDER COURT
RIVERSIDE, CALIFORNIA

INDEX:

DIVISION	TITLE	PAGES
	INSTRUCTIONS TO BIDDERS	3
	FORM OF PROPOSAL	3
	GENERAL CONDITIONS OF THE CONTRACT	10
	SUPPLEMENTARY GENERAL CONDITIONS	4
1.	EXCAVATION, GRADING & BACKFILL	2
2.	CONCRETE & CEMENT WORK	2
3.	MASONRY WORK	4
4.	ROUGH CARPENTRY	2
5.	SHEET METAL	1
6.	ROOFING	1
7.	LATHING & PLASTERING	2
8.	FINISH CARPENTRY & MILLWORK	4
9.	GLASS & GLAZING, DOORS & WINDOWS	2
10.	CERAMIC TILE	2
11.	RESILIENT FLOORS	2
12.	PAINTING	4
13.	MISC. ARCHITECTURAL METALS & ACCESSORIES	2
14.	PLUMBING	4
15.	HEATING & AIR CONDITIONING	3
16.	ELECTRICAL WORK	4
17.	ASPHALTIC-CONCRETE PAVING	1

JULY 1965

6509

Figure 8 Buyout, 1965

CLINTON MARR, A.I.A. ARCHITECT

1180 Fourteenth Street, Suite 321
Riverside, California 92501

TO (OWNER):

DR. & MRS. EDWARD NEBLETT
3705 Main Street
RIVERSIDE, CALIFORNIA

CERTIFICATE FOR PAYMENT NO. 5
Architect's Job No. 6509

Owner
Lending Agency
Architect
Contractor

THIS IS TO CERTIFY THAT IN ACCORDANCE WITH YOUR CONTRACT DATED 8-18-65
G. A. O'ROURKE, 4928 Rodeo Road, Riverside, CONTRACTOR
FOR THE CONSTRUCTION OF RESIDENCE, 6744 Oleander Court, Riverside
IS ENTITLED TO THE FINAL PAYMENT (2-9-66 THROUGH 3-22-66) IN THE
AMOUNT OF FOUR THOUSAND ELEVEN AND 68/100-----
DOLLARS (\$ 4,011.68-----)

PRESENT STATUS OF ACCOUNT FOR THE ABOVE CONTRACT IS AS FOLLOWS:

CHANGE ORDERS APPROVED BY OWNER:		ORIGINAL CONTRACT SUM	\$45,470.00
Add	Deduct		
1		TOTAL ADDITIONS APPROVED	799.00
2		TOTAL DEDUCTIONS APPROVED	1,334.32
3			
4		TOTAL REVISED CONTRACT	\$44,934.68
5			
6		WORK UNFINISHED TO DATE	- ---
7		DUE CONTRACTOR TO DATE	\$44,934.68
8		LESS RETAINAGE (2)	- ---
9		TOTAL TO BE DRAWN TO DATE	\$44,934.68
10		LESS PREVIOUS PAYMENTS	40,923.00
		THIS CERTIFICATE	\$ 4,011.68

THIS IS TO CERTIFY THAT ALL BILLS ARE
PAID FOR WHICH PREVIOUS CERTIFICATES FOR
PAYMENT WERE ISSUED.

CONTRACTOR:

G. A. O'ROURKE

By _____
Date March 25, 1966

PAYMENTS:

1	20%	9,094.00
2	20%	9,094.00
3	20%	9,094.00
4	30%	13,641.00
5	10% (less credits)	4,547.00 (-535.32) = 4,011.68

This certificate (similar to AIA Form C-703)
is based on estimated amount of work com-
pleted in period covered and any retainage
shown is deducted therefrom. This certifi-
cate is not negotiable. It is payable only
to the Payee named herein and its issuance,
payment and acceptance are without prejudice
to any rights of Owner or Contractor under
their contract.

CLINTON MARR, A.I.A., ARCHITECT

By *Clinton Marr*
Date March 25, 1966

Figure 9 Budget, 1966

The house gives an air of solitude

By SALLY ANN HAYS

It shows a life of nature and natural things.

Like the breeze of wind and the daily north. The end grey is white. And the green is trees and shrubbery.

The contemporary home of Dr. and Mrs. Richard Neblett, 6318 Riverside Court, Riverside, almost says, "We enjoy the outdoors."

It's not only that large unadorned windows in the rooms demand a look-out at the rising hills around the house, it's also the colors that Neblett chose — those of nature at her most basic.

The five-year-old plant and wood house was designed by Charles Starr of Riverside. Hidden from the road, the house sits on a hillside shell, surrounded by large white boulders and natural plants.

"We've found that natural colors are most in line with the Neblett's," said Mrs. Neblett, who is a professional color scholar.

THE SHORT STAY coming in here, those walls are covered with wood paneling are mounted on all white, and the ceiling which peaks at the center of the house are most painted.

Mrs. Neblett described her home as a quiet house. There's no chimney, no fire, no fire from. The only source of contrasting color is given, her favorite color, which is quietly added sky here and there.

The house has the appearance of always being in perfect order. "There's only two of us here which kind of helps," explained Mrs. Neblett. Entry to the five room house is gained through screen window doors from Spain which have a rugged, shielded, weathered look.

To the right of the side-flavored foyer is a den the couple uses "all the day long," according to Mrs. Neblett. The enormous fireplace made with dark wood shingles from Mexico gives a warm, without daring color, and her husband.

The fireplace also opens into the lounge, the formal living room, from where one can see Mr. Neblett on some-free days.

THE GREEN velvet chairs at the north end of the lounge are embellished with the Japanese symbols for Love, Life and Good Fortune. The symbols are also repeated in the glass-topped coffee table.

A long hallway, outside in the yard, at the house, the door opens to the patio, the master bedroom, and its bath.

Flanking the color side are the dining room, kitchen and guest bathroom. The hall leads with the guest bathroom.

A family bathroom, a large double bed (extra large), is a special feature of the guest room.

The cherry wood came from Dr.

Neblett's great-grandparents' home, situated in the South.

Covering the bed is a spread woven by his grandmother as a wedding shawl, which is housed in the Riverside Museum.

"It's an airy house in several ways. Windows comprise a great deal of wall space, in fact, one can look straight through the completely private laboratory."

And, disappear hang only in the guest bedroom. "Only because they're not there," explained Dr. Neblett. The room also seems to flow into the rest of the house, as the doors slide out of sight into the walls.

Large pots of plants and small trees are added to almost every room. "We like privacy inside and out," said Mrs. Neblett.

THE PATIO, which is used for informal entertaining, is decorated with pots of carnations, peonies, and anemones.

"We did our own landscaping," said the doctor. Gardening takes up much of their free time. Interestingly, over the house, before the house, African daisies run along one side of the driveway, and there's bougainvillea, geraniums and several tropical plants.

A small office, growed by a brook of a stream bed in a deep ravine at the bottom of the hill, is a deep ravine at the bottom of the hill.

The Nebletts have their own supply of lemons, limes, grapefruits, oranges and tangerines, avocados, figs and peaches.

"It's a lovely house," summarized Mrs. Neblett, who was born in England and moved to the United States in 1911. "We put in the house only what we had," she said. Like a 9 foot 4 inch shower stall which eliminates the need for shower curtains or doors, a feature copied from a French home in Mexico.

"These doors are made to keep clean," said Dr. Neblett.

The kitchen, paneled with ribbon-grain mahogany, is an easy room to work in, said Mrs. Neblett. It contains the laundry and a small sink, which is also used as a bar sink, a built-in desk, and there's plenty of counter space.

THE NEBLETTs have their happy because they say simultaneously "I like that" when choosing an addition for their house.

Among their favorites are a chest from China, Rome and several animal sculpture pots from Italy, and a terra-cotta figure from Greece, Belgium.

When asked many things, Dr. Neblett said, "I don't know." Dr. Neblett. Asked what they would change if they had a choice to do it over, the Nebletts couldn't think of a thing.

Entertaining usually means one to 12 people in "it's a nice size for us," said Mrs. Neblett. "We're very happy with the house."



THE NEBLETTs decorated their home in natural shades of beige.

House tour to benefit youth



THE 3 bedroom walls & ceiling.

Photo

Figure 10 The Press, 1971



THE DR. EDWARD NEBLETT RESIDENCE

6744 Oleander Court

In the home of Dr. and Mrs. Edward Neblett, which is almost completely hidden from the street, Architect Clinton Marr has skillfully united glass and wood with the surrounding huge boulders so typical of Riverside. The interior is a deft blending of western contemporary with the Oriental. A colorful sunburst locust tree and other beautiful plantings in the yard offset the double hand-carved front doors from Toledo, Spain. Beside the doors is an antique bell with a howling dog, which was brought over from England by the Nebletts on one of their frequent trips abroad.

Upon entering the HALL, one faces a massive double fireplace of Mexican driftwood stone. The unusual rug, which can be seen in the DEN to the right of the entry, magically picks up the aqua of the slate floor and the colors of the driftwood stone. This rug was given to the Nebletts by a Turkish friend who studied at the University of California, Riverside. Another rare gift from Turkey on the side table is an intriguing water pipe, still used by some of the Eastern peoples today.

On clear winter days the exquisite view from the LIVING ROOM encompasses snow-covered Mt. Baldy and perhaps even Mt. Wilson, where the towers are sometimes visible. The superb terra-cotta figurine of two joyful babies is a precious import from Bruges, Belgium. A silk Oriental screen graces the wall above the sofa. On summer evenings the sunset turns the driftwood stone fireplace to a spectacular pink.

The view toward the DINING ROOM is of a boulder hill through a glass wall. Interestingly enough, no draperies are used or needed in this completely private city hideaway. The vaulted tongue-in-groove wood ceilings and huge walls of glass stretch out to unite the indoors with the outdoors in a panoramic view in both directions. On the dining room buffet is a terra-cotta figurine which was sculpted by Dr. Neblett's talented sister, who lives in Hawaii.

27

The PATIO, opposite the dining room, fully protected on three sides by the glass walls of the living room, dining room, and master bedroom, is used for informal entertaining during most of the year. It overlooks the delightful formal back garden and is decorated with many pots of camellias, rhododendrons and azaleas, which are moved into the area as they bloom. Beyond the garden is a deep ravine with a small meandering stream which attracts many woodland creatures. This area also has been used for planting citrus trees and rhododendrons, which are magnificent as well as fragrant in the spring.

Beyond the MASTER BEDROOM, with its many-closeted dressing room, is the polished tile bath and tremendous shower. This idea was copied from a shower seen in a hotel at the tip of Baja, California.

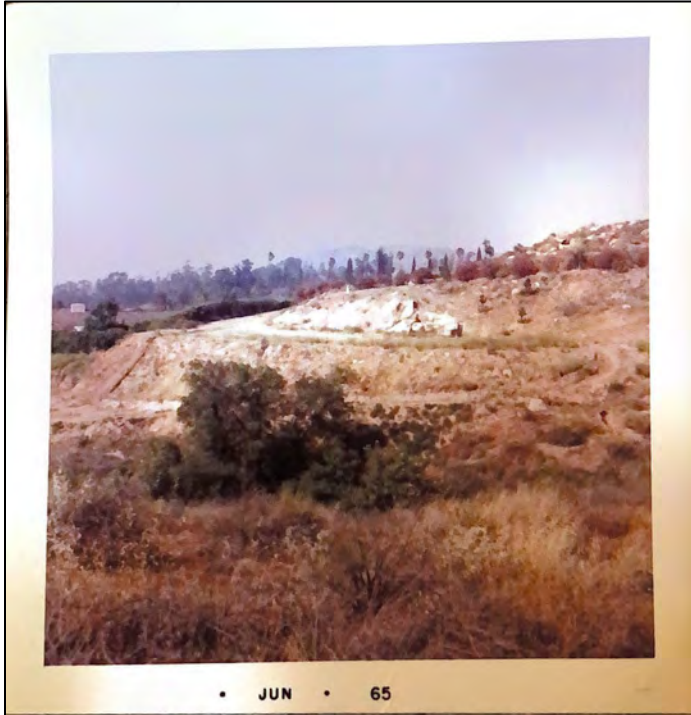
Across the hall in the GUEST ROOM the furniture is truly unusual. The large double bed, circa 1800, was handmade from cherry wood grown on Dr. Neblett's great-grandparents' homestead in the South. Originally, a trundle bed went under this bed. The trundle bed is now owned by Dr. Neblett's daughter. The original spread, woven on a spinning wheel by the host's grandmother, is on the bed. The spinning wheel is now in the Riverside Museum.

Down the hall in the KITCHEN is an astounding appliance. The built-in double Chambers oven is so heavy and so well equipped with insulation that when it is preheated to a very high temperature, a turkey can be put in to roast and the oven turned off after only forty minutes. Above the cupboards are some exceptional antique brass pots from Italy and Greece and a British measuring jug embossed with the seal of Queen Victoria.

In the passage from the kitchen to the outside door is a bar sink which may be utilized for laundry as well. The informal garden with a bird bath and barbecue has a stand of rosea eucalyptus trees that totally shields this artistic home from the outside world.

Figure 11 From Riverside City Panhellenic 20th Century Home Tour

Polaroids



Just above the large tree in the foreground and below the row of pink flowering bushes - oleanders - you can see a flattened area of ground this is where our house will be built.

Mount Rubidoux shows in the distance.

Below the green tree we have a spring.

Polaroid 1 (front/back) "Just above the large tree in the foreground and below the row of pink flowering bushes - oleanders - you can see a flattened area where our house will be built. Mount Rubidoux shows in the distance. Below the green tree we have a spring."



View from the street;
large concrete area
is the garage.

you can see some of
our planting.

Polaroid 2 (front/back) "View from the street; large concrete slab is the garage - You can see some of our planting"



To give you an idea
of post and beam
construction.

Beams are 4 inches by
14 inches and 16 feet
long to 20 feet long.

Polaroid 3 (front/back) To give you an idea of the post and beam construction. Beams are 4 inches by 14 inches and 16 feet long to 20 feet long.



Polaroid 4-5 Dr. Edward and Mrs. Audrey Neblett in front of the driftwood stone fireplace.



APR • 67 •



APR 69 •



Exhibit 1 - Current Photos



Figure 1 - View from driveway, view facing west



Figure 2 - North & East Elevations, view facing southwest

Exhibit 1 - Current Photos



Figure 3 - North Elevation, view facing south



Figure 4 - North & West Elevations, view facing southeast

Exhibit 1 - Current Photos



Figure 5 - West Elevation Patio, view facing southeast



Figure 6 - West Elevation Patio, view facing northeast

Exhibit 1 - Current Photos



Figure 7 - South & East Elevations (Carport), view facing northwest



Figure 8 - South Elevation (Carport), view facing north

Exhibit 1 - Current Photos



Figure 9 - Main Entry, view facing west



Figure 10 - Original Doorbell

Exhibit 1 - Current Photos



Figure 11 - Formal Living Room, view facing northwest



Figure 12 - Family Room, view facing north

Exhibit 1 - Current Photos



Figure 13 - Family Room & Fireplace, view facing east



Figure 14 - Formal Dining Room, view facing east