

Cultural Resources Nomination Application

 X City Landmark Structure of Merit
Please check the Designation of which you are applying

IDENTIFICATION

1. Common Name: The El Hijo Estate
2. Historic Name: Powell-Wheeler House
3. Street Address: 3860 El Hijo St
City: Riverside State: CA Zip: 92504
4. Assessor Parcel Number: 227-281-009-5
5. Present Legal Owner: Robert P Vega & Michelle K Arasim
6. Present Use: Single Residential
7. Original Use: Single Residential

Date form prepared:

Preparer:

Sponsoring Organization (if any)

Address:

City, State and Zip:

Phone:

DESCRIPTION

8. Legal Property Description:

That portion of Lot 10 of Resubdivision of a portion of the El Padro Rancho, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 9, Page 72 of Maps, Riverside County Records, Described as Follows:

Beginning at a point of the southwesterly line of said lot, 424.77 feet northerly from the most southerly corner thereof;

Thence North 34 degrees 0' west on said southwesterly line, 102 feet;

Thence North 56 degrees 0' East, 192 feet to the SouthWesterly line of that certain parcel conveyed to the City of Riverside by deed recorded April 20, 1929, in book 722, page 355 of Deeds, Riverside County Records;

Thence South 34 degrees 0' East on the Southwesterly line of said parcel 72.30 feet; Thence continuing southerly on the southwesterly line of said parcel on a curve to the left with a radius of 72.42 feet and a central angle of 45 degrees 0', a distance of 30.63 feet to a point on said curve (The radial line at the point of beginning of said curve bears north 56 degrees 0' East);

Thence South 56 degrees 0' West, 198.43 feet to the point of the beginning

Assessor's Parcel Number: 227-281-009

Include approximate property size (in feet): Street Frontage: 102 ft Depth: 190 ft

9. Architectural Style: Spanish Monterey

10. Construction Date: Factual: March 15, 1930

Source of Information: Building Permit

11. Architect's Name: Henry LA Jekel Builder's Name: J.V. Philbrick

12. Condition: Good

13. Alterations:

1946: 2 bedroom 1 bath addition

1947: additional storage room for detached garage

1950: Swimming Pool

14. Surroundings: Densely Built-Up

15. Use Type: Residential

16. Is the structure on its original site? Yes

17. Related features and/or outbuildings: Detached Garage only

SIGNIFICANCE

18. Historical Attributes: Single Family

19. Architectural Description:

The Spanish Monterey Style 2 story house was built on a raised foundation with wood frame construction. The original shake roof has been replaced by a period/style correct composite tile roof. The house was originally built rectangular but is now more of an L shape due to the additional bedrooms added by Dr Wheeler in 1946 that is hidden behind the original house. The addition was planned and built by Dr Wheeler himself along with the assistance of a good friend & neighbor. The outside finish and inside walls are varying styles of a skip trowel finish and stucco. The original windows are steel casement and wood framed. The house sits on almost a half acre of gardens, an inground pool and detached garage towards the middle of the property.

The single story portion of the original house is a great room that spans 18' by 24' with original finish, open beam, hand hewn ceiling and original Brazilian cherrywood floors. There is a fireplace at the end of the room.

The first floor of the 2 story portion contains a dining room, kitchen, butlers pantry and maids quarters with the remnants of a servant's panel with working buttons and lights. The upper floor contains two bedrooms and two bathrooms. One of the bathrooms has the original tilework.

20. Statement of Significance:

The Monterey Revival style, named for Monterey, CA is one of the few styles born in America and was prominently used for design between 1925 and 1955. In the early 18th century, Californians blended Spanish colonial and New England colonial styles, and French Creole. These buildings were two stories, built of adobe, (timber frame construction has replaced the adobe precedents of the original style) and featured prominent second-story balconies or two-story front porches. This became the Monterey style. The Monterey Revival style is uniquely geographical in nature. In the western United States, however, Monterey Revival buildings feature fewer New England details and usually have stucco walls. Features include: Symmetrical facade, Two-story verandas, Wooden framing, Adobe walls, Covered entry door, An equal number of windows on each side, low-sloped roof of tiles or shingles. The residence is eligible for designation as a City Landmark in accordance with the following Criteria:

- Exemplifies or reflects special elements of the City's cultural, social, economic, political aesthetic, engineering, architectural, or natural history.
- Is identified with persons or events significant in local, state or national history.
- 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.
- Represents the work of notable builders, designers, or architects

Jekel designed 85 residences in Riverside between 1919 and 1950. The El Hijo Estate is one of only two that were designed in the Monterey style.

The two-story, Monterey style home was built in 1930 by John V. Philbrick for Percy Powell and his wife Margaret. The building permit was issued on March 15, 1930 for \$8,000. The El Hijo house was identified as a Jekel House in H. Vincent Moses' book "Henry LA Jekel Architect of Eastern Skyscrapers and the California Style 1895-1950"

Henry L.A. Jekel was a prominent architect and civil engineer who contributed many great buildings & homes to not only Riverside, but from coast to coast spanning a 56 year career. He took up residence here in Riverside in 1921 and built his Studio on Magnolia Ave.

Jekel worked with Percy Powell on the Riverside Beautification project. The El Hijo Estate is also within the Known Jekel Commissions area of the "Old Magnolia Avenue NCA" listed with the Riverside Planning Department Historic Preservation Division.

The house has a prominent south facing front on the corner of El Padro and El Hijo on a very short street captured between Magnolia and Arlington. The neighborhood resides in a triangle lead by the parent navel orange tree.

The El Hijo Estate was also built during the height of the depression. A time when money and resources were scarce. It was a significant accomplishment to build such a grand house in such dark times.

Over the years the house has been through a series of abandonments and 'upgrades' before we purchased the abandoned/bank repo property in 2009. We've replaced many of the 'upgrades' back to period-correct lighting and decor to reflect the original style of the house and plan to continue to protect and preserve its original design.

We have also earned an award from the Old Riverside Foundation in 2020 for our restoration efforts: <https://www.youtube.com/watch?v=IUWcWieqqLY&t=5s>

Attachment: Researcher Nancy Cox's Report on El Hijo.

Nancy deemed the house "Powell-Wheeler" to reflect the two most significant occupants of the house.

Percy and Margaret Powell - Powell was the district representative of Equitable Assurance Association, recognized as a top professional contributing greatly to Riverside's history by building several of the original/still standing houses designed by Jekel.

The house was also known for its rose gardens that Mrs Powell opened to the public for tours and boasted of over 400 roses surrounding the house. None exist today, but it's an inspiration to re-create in her honor.

"Percy and Margaret had been married 20 years when their home on El Hijo was built. They were both 45 and their daughter Jane was 10. While their home was being built, they rented a house at 4367 Central and they had a maid named Edith Hammond. Previously they had lived in the "Percy Powell House" built in 1924 by C.D. Coon at 4409 Houghton Ave. It was designed by Henry L. A. Jekel and was also known as the Iris Cottage at Quarry Hill. Read about it on pp. 96-97 in "Cottages, Colonials and Community Places" by Joan Hall, 2003.

Throughout the years, Percy was a salesman and then an agent for insurance and assurance bonds, becoming quite successful. In 1936 he was District Manager of Equitable Life Assurance Society of NY, and his office was at 3849 7th St."

Dr Omer Wheeler was the President elect of the California Medical Board while residing in the El Hijo Estate with his family.

"In 1947, Dr. Omer W. Wheeler and his wife Maureen C. were listed as owners of the property. The Wheelers had 3 daughters and a son-Billie Ann, Barbara, Susan and William. Wheeler was a physician and surgeon and his practice was at 3760 Twelfth St. By 1953, his practice was in the Medical Arts Building at 6876 Magnolia. The Wheelers remained in the house until 1960. During those years, Wheeler was issued permits for, a 2-bedroom and bath addition in 1946, alterations to the garage to add storage in 1947, a swimming pool in 1950-53 for \$3,600, a sewer in 1951, and 2 dressing rooms in 1952."

21. Bibliography

Attachment: Researcher Nancy Cox's Report on El Hijo.

23. Letter from Property Owner (if other than applicant) N/A

24. Permits

BUILDING PERMITS RIVERSIDE	
Address	3860 EL HINO
Former Address	3860 EL PADRO ST. (SAC # 56639)
Date	3-15-1939 Permit ID# 56639
Owner	10 FOLLE Type APPLICATION FOR BUILDING
Contractor	J.V. Philbrick
Value	\$8,000 Architect
Description	
Date	12-26-40 Permit ID# 56636
Owner	Thad Freeman Type CESSPOOL
Contractor	A.L. Newman, Plumber
Value	Architect
Description	1 CESSPOOL - 46" - 0" deep very good SAND
Date	4-2-46 Permit ID# 56638
Owner	DMR W. Wheeler Type ALTERATIONS
Contractor	OWNER
Value	\$3,000 Architect
Description	2 bedroom 15'x35' 11'3" 1 bath LOT SIZE 150'x150' 8-30-46 FINAL INSPECTION

BUILDING PERMITS RIVERSIDE	
Address	3860 EL HINO
Former Address	
Date	6-25-49 Permit ID# 479430
Owner	DMR Wheeler Type AP for BUILDING (ALTERATIONS)
Contractor	Geo. R. Taylor
Value	\$200 Architect
Description	Add storage onto garage @ rear 10-27-47 FINAL INSPECTION 6'x12'
Date	8-25-50 Permit ID# 56637
Owner	Dr. O. Wheeler Type SWIM POOL
Contractor	PATRICK ENGINEERING - STAMONICA
Value	\$3,600 Architect
Description	24'x40' PAT. A Granite 2-19-1953 FINAL INSPECTION
Date	5-2-51 Permit ID# 56641
Owner	DMR Wheeler Type SEWER
Contractor	Wm F. Sneider
Value	Architect
Description	Ap. Air SOWER

BUILDING PERMITS RIVERSIDE

Address 3860 EL HJO
 Former Address _____

Date: 2-27-52 Permit ID# 56642

Owner Dr. Wheeler Type BUILDING ALTERATIONS

Contractor Keithly & Sons

Value \$2500 Architect _____

Description 2 GROSSING ROOMS for SWIM POOL
3-24-52 FINAL

Date: _____ Permit ID# _____

Owner _____ Type _____

Contractor _____

Value _____ Architect _____

Description _____

Date: _____ Permit ID# _____

Owner _____ Type _____

Contractor _____

Value _____ Architect _____

Description _____

Attachment:

The Powell-Wheeler House * 3860 El Hijo *name given by researcher Nancy L. Cox -2009

The two-story, Monterey style home was built in 1930 by John V. Philbrick for Percy Powell and his wife Margaret. The building permit was issued on March 15, 1930 for \$8,000. No information was found for the architect's name. El Hijo was a new street at that time, and only El Padro was listed in the 1930 City Directory. The 1931 City Directory listed the Powells at 3860 El Hijo.

Percy Aubrey Powell was born in the San Joaquin Valley of California on March 12, 1885. His father George was from Oregon and his mother, Mary Hartwell Powell, was from Michigan. In 1900, Percy's father was a spinner at a flour mill in Stockton. Percy's wife Margaret S. Powell, was from Nevada or Colorado. Her maiden name was unavailable. By the 1910 Census, Percy was single and working in Riverside. He lived on Orange St.

Percy and Margaret had been married 20 years when their home on El Hijo was built. They were both 45 and their daughter Jane was 10. While their home was being built, they rented a house at 4367 Central and they had a maid named Edith Hammond. Previously they had lived in the "Percy Powell House" built in 1924 by C.D. Coon at 4409 Houghton Ave. It was designed by Henry L. A. Jekel and was also known as the Iris Cottage at Quarry Hill. Read about it on pp. 96-97 in "Cottages, Colonials and Community Places" by Joan Hall, 2003.

Throughout the years, Percy was a salesman and then an agent for insurance and assurance bonds, becoming quite successful. In 1936 he was District Manager of Equitable Life Assurance Society of NY, and his office was at 3849 7th St. The Powells moved from El Hijo after 1939 and lived at 3868 Bandini per the 1942 City Directory. Percy Powell died at age 84, in Riverside on November 27, 1969. His obituary listed his wife's name as, Ethyl Powell, and a stepson Edward M. Miller as well as daughter Jane Powell of San Francisco. Percy's last residence was 3673 Yosemite.

The 1941 and 1942 City Directories listed Thad and Elizabeth M. Vreeland at 3860 El Hijo. Mr. Vreeland obtained a permit in 1940 for a cesspool. The 1943 and 1945 directories listed Lee H. and Alice Wood at the address. Lee was an insurance agent in 1941 and then worked with bonds in 1945 at 3828 Orange Street. It is unknown if he was an associate of Percy Powell. The Vreelands and the Woods each lived at El Hijo only 3 years, respectively. However, these were the years of World War II.

In 1947, Dr. Omer W. Wheeler and his wife Maureen C. were listed as owners of the property. The Wheelers had 3 daughters and a son-Billie Ann, Barbara, Susan and William. Wheeler was a physician and surgeon and his practice was at 3760 Twelfth St. By 1953, his practice was in the Medical Arts Building at 6876 Magnolia. The Wheelers remained in the house until 1960. During those years, Wheeler was issued permits for, a 2-bedroom and bath addition in 1946, alterations to the garage to add storage in 1947, a swimming pool in 1950-53 for \$3,600, a sewer in 1951, and 2 dressing rooms in 1952.

The City Directories from 1963 to 1968 show the house was vacant. The Criss-Cross Directories continue to show no occupancy from 1971 through 1976. This is a total of 13 years without occupancy. Dr. Wheeler died on May 17, 1973 in San Diego. The Wheelers lived in Rancho Bernardo at the time of his death, and the date that the title changed hands on the El Hijo property was not researched.

Gerald C. Morse occupied the residence from 1977 through 1999 per the Criss Cross Directory. In 2000, Guy Bourbonais was also listed at the El Hijo residence with Morse. From 2001 through 2004, Bourbonais was the only name listed at El Hijo. His occupation is unknown, but he had 3 phone numbers, suggesting he worked at his home. The 2004-05 Criss Cross Directory listed Ramona Corona. She was also listed in 2005-06 with Noe C. Lopez. In 2006-07 Noe Lopez and Wilmer Galindo were listed, and Noe Lopez was the only name listed in the 2008-09 Criss Cross.

The builder of the Powell-Wheeler home, John V. Philbrick, was a significant building contractor in the Riverside area from 1921 forward. The City has records of 28 properties built by Philbrick through 1945. The most noted home is the Piddington House at 4385 Houghton. It was built in 1927 and the architect was Henry L. A. Jekel. A Spanish Colonial Revival style, it is City Landmark #110 and a City Structure of Merit # 219. Philbrick also built 2 homes for the Piddingtons in Laguna Beach, per the current owner John E. Brown. Across the street from the Piddington house, Philbrick built the Parker-Washburn House, in 1931, at 3014 Pine Street. It is also a Jekel design. Read about it in "Adobes, Bungalows and Mansions, by Esther Klotz and Joan Hall, Revised 2005" pp. 330-331. Both these homes are in the vicinity of the "Percy Powell" home on Houghton.

Another Philbrick-built house located in the above-neighborhood is the William C. Evans House at 3074 Pine Street. Built in 1928 for Mayor Bill Evans, it was also designed by Jekel and is Tudor Revival style. It is discussed in Joan Hall's book "Cottages, Colonials, and Community Places", pp, 108-110. Two other Philbrick houses of note are at 2510 Prince Albert Drive, pp. 130-133 and 2800 Ivy street, pp. 149-151, both written about in "Cottages.....".

The house at 3588 Ramona Dr. is City Structure of Merit #654. It was one of the first homes Philbrick built circa 1921 and is in the vernacular cottage style.

Philbrick built several houses in the Arlington area on Van Buren and Farnham. Over the years Philbrick or his son Robert lived at some of the Van Buren addresses. A list is attached of Philbrick-built homes in Riverside. His last residence before his death on February 6, 1971, was at 3627 Farnham Pl. It was a California Ranch style and was built in 1957.

**** A special note of interest to Evergreen supporters: Philbrick and his wife Mabel had 3 children: Elizabeth, Robert and Paul. Dr. Robert Philbrick was a veterinarian in Riverside and was very involved in the restoration of Evergreen Cemetery. He and his wife Doris lived on Glenwood Drive near the cemetery. Dr. Robert Philbrick died March 29, 2006 at the age of 90. When his wife died December 29, 2008 their estate left considerable**

funds in care of the Friends of Evergreen. Robert and Doris Philbrick were cremated at Evergreen but their remains are located in a columbarium wall at Riverside National Cemetery.

**APPLICATION FOR
BUILDING PERMIT**

DATE 3/15/30 City of Riverside
449 CALIFORNIA
 JOB ADDRESS 3860 El Pedro St

LEGAL DESCRIPTION

DESCRIPTION OF WORK:

- ☒ NEW BLDG. ☐ TERMITE
☐ ALTERATION ☐ DEMOLISH
☐ ROOFING ☐ SWIM POOL
☐ OTHER _____

USE OF BUILDING

Res

OWNER	NAME	<u>P. Powell</u>		
	ADDRESS			
	CITY		PHONE	
ARCH.	NAME			
	ADDRESS		LIC. NO.	
	CITY		PHONE	
ENGR.	NAME			
	ADDRESS		LIC. NO.	
	CITY		PHONE	
CONTRACTOR	NAME	<u>J. V. Philbrick</u>		
	ADDRESS			
	CITY		PHONE	
	STATE LIC.		CITY LIC.	

VALUATION OF JOB: \$ 9000.00

The applicant agrees that if this permit is granted, all City Ordinances and State Laws regulating building construction will be complied with. All workmen on the job will be covered by workmen's compensation insurance in accordance with State Laws.

Signature of

Applicant

This application does not include Electric, Heating, Plumbing, or other necessary permits.

Permits expire in 60 days if work is not started.

PLANS CRD BY		CORR. NS APPRD BY		APPLIC. APPRD BY	
NO. BLDGS. NOW ON LOT	USE OF BLDGS. NOW ON LOT	PLAN CHG. 01-9-441	\$	PERMIT FEE 01-9-222	\$
NO. FAM.	SIZE BLDG. - SQ. FT.	USE ZONE		STORM DRAIN 03-9-481	\$
STORIES	OCCUPANCY	TYPE CONST.	FIRE ZONE	AC. FEE 03-9-482	\$
FRONT S.B.	RIGHT S.B.	LEFT S.B.	REAR S.B.	TOTAL	\$

UTILITIES WILL NOT BE PROVIDED UNTIL AFTER FINAL INSPECTION.

Form No. 302-13R1

B-12483

PERMIT No. 14873	DATE ISSUED Dec. 26, 1940	AMT.
ADDRESS 3860 El Hijo	BUILDING PER. NO.	
OWNER Thad Freeman	PLUMBER A. L. Newman	

TOILETS	DATE OF INSPECTION	1	CESSPOOL 12/19/40
BATHS	WALL HEATERS		SEPTIC TANK
LAVATORIES	DRINKING FOUNTAIN		SEWER
SINKS	FLOOR DRAINS		SEWER TAP
LAUNDRY TRAYS	URINALS		DEVELOPING TRAY
SHOWERS	GREASE TRAPS		AIR CONDITIONING
WATER SYSTEMS	DISH WASHER		SPRINKLER SYSTEM
GAS OUTLETS	STEAM TABLE		YARD SPRINKLING
WATER HEATERS	REFRIGERATOR DRAIN		SAND BOX
FLOOR FURNACES	DENTAL UNIT		MISC.
	COLONIC TABLE		

ROUGH PLUMBING	FINISH PLUMBING
REMARKS: 46'-0" deep very good Sand	

El Hija 34

#3860

22'-6"

Cesspool
46' deep - Good Sand



ORIGINAL
LOCATION OF JOB
APPLICATION FOR
2 BUILDING ALTERATIONS 2
Department of Building and Plumbing
City of Riverside

3860 El Nijo
NUMBER STREET
Permit No. 4294 Final Inspection 8/30/46.

LEGAL DESCRIPTION
DO NOT FILL IN

Lot No. Map No.
Block
Tract

Use Res

Size of Lot 150' x 150'	Size Bldg.	Fire District #3	
Height, Feet	Stories 1	Type	Zone E
Left Side 5'	Set Back Front	Right Side 5'	

Owner Name James H. Wheeler
Address 1939 La Cadena

Arch. Name
Address

Contractor Name Owen
Address
License No.: City State

Special Permit No.

State Clearly All Alterations To Be Made

2 bedrooms 15' x 35'
1 bath

Date Permit Granted 4/2/46

Total Value 3,000.00
Including labor, material, wiring,
heating, plumbing, etc.
Fee 6.00

For Office Records Only (Do Not Fill In)

Approved: {	Exterior	Wire	ok	
		Scratch	ok	
		Brown	ok	
		Finish	ok	
		Final	8/30/46	
	Interior Plaster	Lath	ok	
		Scratch	ok	
		Brown	ok	
		Finish	ok	
			Final	8/30/46

DATE OF INSPECTION

Excavation	4/16/46	Frame	7/16/46
Forms	4/16/46	Strong Back	
Concrete		Room Ventilation	ok
Foundation Vents		Range Vent	
Access Hole Metal		Bath Room Vent	
Bolts		Garage Vent	
Service Hole		Garage Fireproofing	
Reinforcing Steel		Shower Stall	
Roofing Tile		Water Heater Location	
Composition		Fireplace	
Shingles		Chimney Lining	
Galv. Iron		Occupancy Cert. \$	

Corrections

ORIGINAL
LOCATION OF JOB
APPLICATION FOR

BUILDING

1 Department of Building, Riverside, California **1**

3860 - El. Hijo St

NUMBER

Permit No. 6441

STREET

Final Insp. 10-27-47

LEGAL DESCRIPTION—(DO NOT FILL IN)

Lot No. Map No.

Block Tract

Building used for Storage auto Garage

Size of Lot	Size Bldg.	Sq. Ft.	Fire District
	9x16		#3

No. of Rooms	Stories	Group	Type	Zone
1	1	1	E	E

L. S. Prop. Line Set Back	House	Garage	Front Prop. Line Set Back	House	Garage	R. S. Prop. Line Set Back	House	Garage

Rear of Garage

Owner Name Omer Wheeler

Address Same

Arch Name Alterations

Address

Contractor Name George P. Jayne

Address 6140 Stevens

License No.: City Ok State CA

Special Permit No.

Footing Size 6x12 Depth in Ground 8

Pier Size 4" slab Depth in Ground 4

Access Hole Metal Frame Within 5' of Corner, 24 x 18 inches

7 x 7 Metal Vent Over Range Continuous Through Roof

Exterior Walls Wood Siding

Size of Studs 2x4-16" oc

Joists 1st Floor 4" Board 24" oc

Joists 2nd Floor 2x4-24" oc

Rafters 2x4-24" oc

Material of Roof Comp.

Chimney or Fireplace

Flue Lining

Depth Footing in Ground

Date Permit Granted 6/25/47

Total Value 200.00 Fee 2.00

Including labor, material, wiring, heating, plumbing, etc. OVER

Ventilation 2 sq. ft. for each 25 li. ft. First vent within 5 ft. of corner

For Office Records Only (Do Not Fill In)

Approved:	Exterior	Wire.....
		Scratch.....
		Brown.....
		Finish.....
		Final.....
	Interior Plaster	Lath.....
		Scratch.....
		Brown.....
		Finish.....
		Final..... 10-27-47

DATE OF INSPECTION

Excavation..... 6-27-47	Frame..... 7-10-47
Forms.....	Strong Back.....
Concrete.....	Room Ventilation.....
Foundation Vents.....	Range Vent.....
Size of R. W. Sill.....	Bath Room Vent.....
Bolts.....	Garage Vent.....
Service Hole.....	Garage Fireproofing.....
Reinforcing Steel.....	Shower Stall.....
Roofing Tile.....	Water Heater Location.....
Composition.....	Fireplace.....
Shingles.....	Chimney Lining.....
Signs.....	Fences.....
Galv. Iron.....	Occupancy Cert. \$.....
Foundation Ventilation, 2 sq. ft. for every 25 lineal feet.	

Corrections

OFFICE
PHONE 6161

ORIGINAL

APPLICATION FOR

BUILDING
CITY HALL

SEWER

Department of Building, City of Riverside, California

LOCATION OF JOB

3860 El Hijo

NUMBER

STREET

Permit No. 13728 Final Insp.

Building used for

Dwelling

Date Permit Granted 5-28-51 Fee 1.50

Owner Name Omar Wheeler
Address 3860 El Hijo

Plumbing Contractor Name Wm. F. Snyder
Address 4042 7th
License No.: City State

Plumbing Contractor's Certificate No.

☒ Sewer on Property ☐ Sewer in Street ☐ Sewer Tap

Sewer Permit No. 8926 Book Page Lot

INFORMATION

Notice of Plumbing Inspection must be in Building Department Office by 9:00 A. M., of the day when such inspection is needed.

The Department of Building is always ready to cooperate with you in your work. By filing your inspection notices as required you will avoid unnecessary delay.

SECTION 1504 INSPECTIONS: The Plumbing Inspector shall make the following inspections and shall either approve that portion of the work as completed, or shall notify the permit holder wherein the same fails to comply with the ordinance.

SEWERS: All connections to sewers on public property shall be made by bonded Contractors. When securing sewer connection bring approx. distance from center of nearest manhole to point of insert.

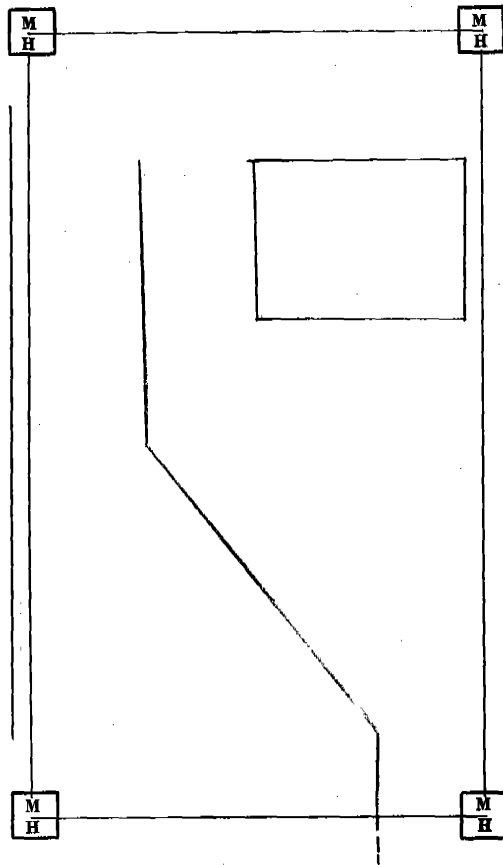
I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating Building and Roofing Construction.

Signature of Owner
Authorized Agent Wm. F. Snyder

FOR OFFICE RECORDS ONLY
(Do not fill in)

Approved { Sewer in Street.....
Sewer on Property.....
Sewer Tap.....

LOCATION OF SEWER



2 BUILDING ALTERATIONS 2

Department of Building, City of Riverside, California
LOCATION OF JOB

3860 El Nido
NUMBER STREET

Permit No. 14733 Final Insp. 3-24-52

LEGAL DESCRIPTION—(DO NOT FILL IN)

Lot No. Map No.

Block Tract

Building used for Dressing room

No. of Bldgs.
Now on Lot

No. of
Families

Use of Bldgs.
Now on Lot

Size of Lot

Describe Alterations

Zone

Fire Dist

Group

Type

Two dressing
rooms for room
Pool

Rooms

Sq. Ft.

L. S. Prop. Line Set Back
House Garage

Front Prop. Line Set Back
House Garage

R. S. Prop. Line Set Back
House Garage

Owner Name Dr. W. Healy

Owner Address 3860 El Nido

Arch Name

Arch Address

Contractor Name Keltley & Sons

Contractor Address 4340 Leavenworth St

Contractor License No.: City State

Special Permit No.

Footing Size 9 in. Depth in Ground

Pier Size Depth in Ground

Access Hole Metal Frame Within 5 ft. of Corner, 24 x 18 inches.

6 x 8 Metal Vent Over Range 36 sq. in. Continuous Through Roof

Exterior Walls Min. Clg. Height

Size of Studs Clg. Joist

Joists 1st Floor Rafters

Joists 2nd Floor Material of Roof

Chimney or Fireplace Brick Lined with Terra Cotta or Firebrick

Depth Footing in Ground 2 ft. Size 6" Larger on all sides

Date Permit Granted 2-27-52

Total Value 250.00
Including labor, material, wiring, heating, plumbing, etc.

Fee 2.00
OVER

Ventilation 2 sq. ft. for each 25 li. ft. First vent within 5 ft. of corner

For Office Records Only (Do Not Fill In)

Approved:	Exterior	Wire.....	Con. Blk.....
		Scratch.....	Wood Sdg.....
		Brown.....	Bond Beam.....
		Finish.....	
		Final.....	
		Lath.....	Plaster Bd.....
	Interior Plaster	Scratch.....	
		Brown.....	
		Finish.....	
		Final.....	

DATE OF INSPECTION

Excavation.....	Frame.....
Forms.....	Strong Back.....
Concrete.....	Room Ventilation.....
Foundation Vents.....	Range Vent.....
Size of R. W. Sill.....	Bath Room Vent.....
Bolts.....	Garage Vent.....
Service Hole.....	Garage Fireproofing.....
Reinforcing Steel.....	Shower Stall.....
Roofing Tile.....	Water Heater Location.....
Composition.....	Base.....
Shingles.....	Chimney Lining.....
Signs.....	Fences.....
Galv. Iron.....	Occupancy Cert. No.....
Foundation Ventilation 2 square feet for every 25 lineal feet.	

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating Building Construction.

Signature of
Owner or
Authorized Agent..... *J. W. Keithley*

CORRECTIONS

ORIGINAL
APPLICATION FOR
1 BUILDING 1
Department of Building, City of Riverside, California
LOCATION OF JOB

3860 - El Hijo

NUMBER STREET
Permit No. 11742 Final Insp. 2-19-53

LEGAL DESCRIPTION (DO NOT FILL IN)

Lot No. Map No.

Block Access Tract

Building used for Swimming Pool -

No. of Bldgs. No. of Use of Bldgs.
Now on Lot Families Now on Lot

Size of Lot Size Bldg. Sq. Ft. Fire District

No. of Rooms Stories Group Type Zone

L. S. Prop. Line Set Back Front Prop. Line Set Back R. S. Prop. Line Set Back
House Garage House Garage House Garage

Owner Name Dr. O. Wheeler -
Address 3860 - El Hijo

Arch Name X
Address

Contractor Name Paddock Eng. Co. -
Address 8400 Santa Monica Blvd.
License No. City State 39044

Special Permit No. Day Summit -

Footing Size Depth in Ground

Pier Size Depth in Ground

Access Hole Metal Frame Within 5 ft. of Corner, 24 x 18 inches.

6 x 8 Metal Vent Over Range 36 sq. in. Continuous Through Roof

Exterior Walls Min. Clg. Height

Size of Studs Clg. Joist

Joists 1st Floor Rafters

Joists 2nd Floor Material of Roof

Chimney or Fireplace Brick Lined with Terra Cotta or Firebrick

Depth Footing in Ground 2 ft. Size 6" Larger on all sides.

Date Permit Granted 8-25-50

Total Value 3600.00 Fee 10.00

Including labor, material, wiring, heating, plumbing, etc. OVER

Ventilation 2 sq. ft. for each 25 li. ft. First 5 ft. within 5 ft. of corner

For Office Records Only (Do Not Fill In)

Approved: {	Exterior	Wipe.....	Con. Blk.....
		Scratch.....	Wood Sdg.....
		Brown.....	Bond Beam.....
		Finish.....	
		Final.....	
		Lath.....	Plaster Bd.....
	Interior Plaster	Scratch.....	
		Brown.....	
		Finish.....	
		Final.....	

DATE OF INSPECTION

Excavation.....	Frame.....
Forms.....	Strong Back.....
Concrete.....	Room Ventilation.....
Foundation Vents.....	Range Vent.....
Size of R. W. Sill.....	Bath Room Vent.....
Bolts.....	Garage Vent.....
Service Hole.....	Garage Fireproofing.....
Reinforcing Steel.....	Shower Stall.....
Roofing Tile.....	Water Heater Location.....
Composition.....	Fireplace.....
Shingles.....	Chimney Lining.....
Signs.....	Fences.....
Galv. Iron.....	Occupancy Cert. No.....
Foundation Ventilation 2 square feet for every 25 lineal feet.	

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating Building Construction.

Signature of

Owner _____
 Authorized Agent *A. J. Moore*

CORRECTIONS

HENRY L. A. JEKEL



ARCHITECT OF EASTERN SKYSCRAPERS AND THE CALIFORNIA STYLE, 1895-1950

H. VINCENT MOSES & CATHERINE WHITMORE

perfect background for the flowers and vines in the blossoming season, but adds to the seclusion obtainable in this garden spot. Stepping stones across the green grass lead to a pool and fountain combined, with an artificial waterfall cascading from the rock wall behind it, and jets of water falling into the pool where gold fish find a retreat. Even in the winter season there is color in this garden, for here are orange trees, laden with fruit; various late-blooming varieties of shrubs; and violets, pansies and other bedding plants, to provide a hint of the glory which comes with summer days.¹⁴⁹

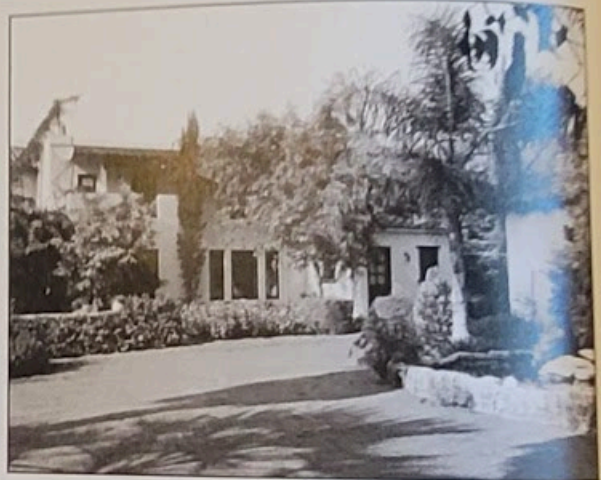
The Hammers' beautification of their Riverside home and landscape added to Riverside's fame as the Garden City.

By 1935, several Riverside gardens had taken awards in the national contest, including two first prizes and several second prizes and honorable mentions. Mr. and Mrs. Ed Doyle won first prize in 1933, and Mr. and Mrs. Fred Krinard the same in 1934. Riverside owed it almost entirely to Henry L. A. Jekel. In 1936, Mr. and Mrs. Harry Hammond on Victoria Hill won second prize in category two (professionally-designed and homeowner- or skilled-labor-maintained gardens). "Hammond Garden Wins High Honor: Hillside Home Declared Among Most Beautiful In 'Whole Nation,'" announced the *Riverside Daily Press* on February 11 1936. It was the fourth consecutive year Riverside gardens placed among the top national honors.¹⁴⁹

In 1938, Jekel's skills were rewarded again through the garden of Mr. and Mrs. Phil Banks on Redwood Drive. They won a special award for Mexican landscape architecture. The house and garden presented an air of early California Spanish living. The paper concluded that "here one could well dream that he was in the little town of Agua Mansa, the original settlement on the banks of the Rio Santa Ana not so far from the spot which later developed into Riverside." The Banks landscape "is not of dainty flowers which require much water or shade and

which cannot withstand the summer's sun." Southwest regional Nopal cacti formed the greater part of the plantings, including Nopalea dejecta, the dejected one, brought from Central Mexico by Banks himself. These were interspersed with yuccas, chollas, cereus, ocotillo, and olive trees, all aimed at lending a sense of early California propriety and age to Banks' "La Camarita," or the little cabin.

Three Jekel-designed houses on El Hijo Street won local garden prizes in 1938. These houses included the late Monterey Style Percy Powell house (his second Jekel house) and the Patterson house on El Hijo, which won first prize for new large-garden installations.¹⁵⁰ Jekel's success would have pleased Downing and Olmsted. One of their own had endowed California's City of the Orange with nationally-recognized status as a Garden City of America.



Rear elevation, Edward Doyle residence, sharing adjoining park-like backyard space with the Jekel-designed Arthur N. Sweet residence next door. A stone-clad lily pond stands prominently in the foreground, confirming Jekel's preference for water features in the landscapes of his houses.

Fairchild Photo, RMM

RIVERSIDE DAILY PRESS: RIVERSIDE, CALIFORNIA, THURSDAY EVENING, MARCH 22, 1923

FINANCE COMMITTEE OF CHAMBER ASKED DIRECTORS FOR SHOW DOWN

Percy A. Powell Wants to Know If Committee is a Finance Committee or Just an Auditing Committee—Hot Argument Follows

Is the finance committee of the chamber of commerce to be the "Watchdog of the Treasury," or is it to be just a plain auditing committee?

This is the question put up to the board of directors of the chamber last night by Percy A. Powell, a member of the finance committee.

Frank Shearer, of the Burrows company and R. L. Webster of the Hellman bank, are the two other members of the finance committee who were to have appeared last night for what Mr. Powell termed a "show down," but illness prevented their being at the meeting.

The chamber of commerce to me, Mr. Powell declared, "is a cold-blooded business proposition. It is on trial this year and we must make good. With me friendship ceases in the business management of the chamber and tonight the finance committee is going to be a finance committee in every sense of the word or it is going to be nothing."

Mr. Powell stated that many who had invested in the chamber had asked him questions concerning the finances of the organization and how the money was being spent; if new blood was being added to the membership ranks and if delinquent dues were being collected or an effort made to collect the same. "These questions I could not answer," Mr. Powell stated, "because I did not know. Tonight I want to know if the finance committee is a finance committee or an auditing committee."

There was a long debate in which President A. M. Lewis, Mayor S. C. Evans, George T. Bigelow and others took part. President Lewis told Mr. Powell that the members of the finance committee could not expect to keep in touch with the financial activities of the chamber unless they attended the meetings. Mayor Evans and George T. Bigelow, as well as Ben Schouboe, the latter the man who was at the head of the reorganization drive, were of the same opinion as Mr. Powell, each declaring that in their opinion the finance committee was a very im-

portant one and that it should be the watchdog of the treasury and not a committee for the auditing of the books.

The chamber, in debating the proposed third and fourth of July celebration, felt that the board of supervisors should take the initiative in the matter of the Rubidoux bridge dedication and that the chamber should co-operate with that board. It is not certain what date the bridge will be completed and for this reason it was believed best to wait and not feature the dedication as a part of the Independence day program scheduled for July 3 and 4.

Charles Rouse, chairman of the advertising committee reported that his committee had voted to recommend that the chamber appropriate \$1000 to be used in connection with the Independence day.

"Steve" Kennedy, J. C. Cooper and G. D. Armstead, representing the Southern California Fair committee of the Fourth celebration, presented the matter of a joint celebration, combining the bridge dedication with the big program being arranged. It was decided to allow the board of supervisors to take the initiative. Mr. Kennedy said he believed \$1000 was a lot of money. He stated that he was not asking the chamber for that sum, but if the chamber wanted to use it in furthering the program for the Fourth it would be very useful.

While the chamber is to have the responsibility of putting over the Community hospital drive, it was decided last night that the expense of the drive should come from the hospital fund and not from the chamber treasury.

Mayor S. C. Evans and President A. M. Lewis reported that the state highway committee was not favorable to the completion of the Mecca-Blythe highway and a resolution was passed protesting against any other program.

R. D. Whitehead and Miss Mary Wabeka were new members admitted to the organization last night.

WATER CASE IS DECIDED

JUDGE CURTIS FILES OPINION FINDING AGAINST HEMET WATER COMPANY

Decision Will Effect About 200 Certificate Holders in Hemet Valley—Attorneys Declare Will Appeal to Supreme Court

An opinion handed down and filed yesterday by Judge J. W. Curtis in superior court here finds for the plaintiffs in two water suits brought against the Lake Hemet Water company by John G. Nelson, and Edgar E. McDowell and others. As these two cases are almost identical in nature to about 200 others against the Water company now on file in the local court, attorneys for the defendant have stated that the case will be taken to the United States supreme court if necessary.

The cases directly affected by the decision were introduced by Wm. G. Irving, attorney for the plaintiffs, merely as test cases, and concern but three or four plaintiffs. The 200 other cases were filed merely to ward off outlawry under the statute of limitations, Irving said, and no attempt will be made to bring them to trial until the test cases are definitely decided.

The actions were brought for the purpose of getting a mandatory injunction requiring the Hemet Water company to deliver to the plaintiffs water claimed by them by virtue of certificates issued to them by the water company.

The main question for the courts to decide, is whether the defendant, at the time it conveyed water covered by the certificates, had dedicated to public use all the waters owned by it, which it had appropriated and acquired from the San Jacinto river.

The defendant company maintained that it did and thereby became a public utility. In 1915 it appealed to the state railroad commission to fix proper rates for its water, and these rates were fixed in excess of the certificate price.

About 300 certificate holders became dissatisfied with the commission's decision and secured a writ of review before the supreme court. The supreme court held that the

EVENING
Adults 20c; Loges
25c, Children
Evening 7:30 a
Phone 92

held by others, which re present suit.

Judge Curtis, held that were very similar in testimony introduced to court case and found f tiffs. Hunsaker, Britt of Los Angeles, are a the defendant and have the case case will be once.

TO DRILL FOR OIL SAN TIMOTEO CANYON ON 400 ACRES

The Cheney Oil Lease controlling 400 acres Timoteo canyon, near tion on the Southern road, will put down a view of testing out th

The machinery is or is expected to arrive most any day. The s pects to start drilling Cripp, secretary of t) was in the city today this announcement.

CITY SCHOOLS

For month ending Ma
Total enrollment
Average daily attenda
including Junior Cole
Part Time school) ..
Distribution
Men
Junior college 101
Boys High school.. 536
Girls High school..
Elementary school.1908
Kindergartens 197

MRS. C. L. NYE HEADS TUESDAY MUSICAL

Election of Mrs. C. L. Nye as president of the Tuesday Musical club for the 1928-29 season, as well as the election of other officers and directors, occupied the attention of members of the Tuesday Musical club this morning at the annual meeting held at the parish house of All Saints' Episcopal church.

Mrs. Charles D. Test will serve as vice-president, Mrs. W. C. Gardenhire as corresponding secretary and Mrs. E. T. Wall as recording secretary. Members of the board of directors are Mrs. Stewart Malloch, retiring president; Mrs. Arthur Lovekin, Mrs. H. J. Quayle, Percy Powell and Harry Whipple.

The report of the nominating committee, submitted by Mrs. H. A. Atwood, chairman, was unanimously adopted. Other members of her committee are Mrs. A. H. Halsted and Mrs. Ivy Gaylord.

Upon motion by Percy Powell the members passed a resolution authorizing Mrs. Malloch, retiring president, and Miss Mary Bakewell, retiring treasurer, to handle matters in connection with the establishment of the club endowment fund.

Mr. Powell also moved that in recognition of the courtesies shown the club by W. G. Irving in preparing and handling legal matters that he be made an honorary member, and this motion also passed unanimously.

Mrs. Malloch, retiring president, expressed her thanks and appreciation to the board for the support given her, and following this expression Mrs. A. C. Lovekin moved that a standing vote of thanks be given to Mrs. Malloch, which was done.

Mrs. E. T. Wall, secretary, read her report.

The report of Miss Mary Bakewell, treasurer, was of great interest. An endowment fund of \$1,152.50 has been collected thus far, which assured the club of an annual income of \$69 for a period of years. Addition to the endowment will, of course, raise the income, which will be used to extend the work of the club.

Total receipts for the year, including the balance from last season, were \$6387.37, and total expenditures were \$6374.65, leaving a balance of \$12.72. These figures do not include the endowment. The 1927-28 season program cost \$400 more than any previous program presented by the club. Money advanced by guarantors at the opening of the club season to the total of \$379 was returned.

Upon motion of Mrs. Atwood the meeting adjourned to meet next Tuesday at 10:30 o'clock at the parish house, when the election of a treasurer and other matters of organization will be completed.

PERCY POWELL WINS EQUITABLE HONORS

Percy Powell, Riverside agent for the Equitable Life Insurance company, of the Van Winkle agency in Southern California, is once more the leader of the "Half Million club," and today left for New York city for a conference with the Equitable Life Insurance heads.

To be eligible to the Half Million club it is necessary that an individual sell \$500,000 worth of business or more during the fiscal year. Mr. Powell between January 1 and June 1, did a few thousand dollars worth of business over that mark and led the entire southland.

A break-down in health made it necessary for him to throw on the brakes, otherwise he would have doubtless topped all records in the district.

The half million of business does not include that done by Mr. Powell's agency, but personally written business. He will be in the east two weeks and when he returns he plans for a long rest.