



City of Arts & Innovation

# COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

## Planning Division

### CULTURAL HERITAGE BOARD LANDMARK DESIGNATION STAFF REPORT

AGENDA ITEM NO.: 3

WARD: 3

CULTURAL HERITAGE BOARD HEARING DATE: SEPTEMBER 16, 2015

I. CASE NUMBER: P15-0530

II. PROJECT SUMMARY:

- 1) **Proposal:** Historic Designation request to designate the Frank and Katherine Wells-Patsy O'Toole House as a City Landmark
- 2) **Location:** 1945 Arroyo Drive
- 3) **Applicant:** Lana Hapeman
- 4) **Case Planner:** Teri Delcamp, Historic Preservation Senior Planner  
(951) 826-2117  
tdelcamp@riversideca.gov

III. RECOMMENDATION:

**That the Cultural Heritage Board recommend that the City Council:**

1. **DETERMINE** that P15-0530, City Landmark Designation, is categorically exempt from the California Environmental Quality Act (CEQA) per Sections 15061(b)(3) and 15308 of the CEQA Guidelines; and,
2. **APPROVE** Planning Case P15-0530 based on the facts for findings outlined below and thereby the designation of the Frank and Katherine Wells-Patsy O'Toole House as a City Landmark.

**FACTS FOR FINDINGS:** (From Sections 20.20.030 and 20.50.010(U) of the Riverside Municipal Code)

**FINDINGS:** Criterion 1: Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

**FACTS:** The Frank and Katherine Wells-Patsy O'Toole House meets Criterion 1 because it is an original 1926 home on a 2.36 acre site located to take advantage of views and prominent hillside setting above the arroyo and Victoria Club golf course and is associated with artist Patsy O'Toole who was instrumental in Mission Inn preservation activism in the 1960s.

**FINDINGS:** 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 Frank and Katherine Wells-Patsy O'Toole House meets Criterion 3 because the home exemplifies Spanish Colonial Revival style architecture with minor alterations that do not affect its architectural integrity.

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

**FACTS:** The Frank and Katherine Wells-Patsy O'Toole House meets Criterion 4 because the home was designed in 1926 and built by noted architect and contractor Robert H. Spurgeon, Jr.

**FINDINGS:** Criterion 5: Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation.

**FACTS:** The Frank and Katherine Wells-Patsy O'Toole House meets Criterion 5 because the home exhibits significant character-defining features of the Spanish Colonial Revival architectural style. Design elements include an L-shaped plan with cross-gables, a hipped roof round entry tower, white stucco walls, true-divided light wood sash windows, second story, cantilevered balcony with heavy wood beams, posts and turned wood railing, single barrel clay tile roof, stained glass and large picture windows, and wrought iron grilles and balconettes. The design elements and siting of the home take full advantage of the setting and views from the hillside above the arroyo and golf course.

#### **IV. BACKGROUND/HISTORY:**

The property owner is requesting the designation of the Frank and Katherine Wells-Patsy O'Toole House at 1945 Arroyo Drive as a City Landmark. The period of significance is 1926 through 1971, the date of construction through the O'Toole's ownership of the home. The single-family residence is an excellent example of Spanish Colonial Revival residential architecture in Riverside. It was designed and built by noted local architect and contractor Robert H. Spurgeon. It was built for the first owners, Frank and Katherine Wells, who were prominent local residents until a divorce and subsequent legal issues affected Frank while Katherine continued to reside in the home with their children. From 1931 through 1948, the property went through a number of owners until Dr. John O'Toole and his wife, artist Patsy O'Toole, purchased the home. Patsy O'Toole was a gifted "artist, businesswoman, and community activist." She was one of the founders of the Riverside Art Association and managed the Mission Inn Art Gallery in the early 1960s. Her activism from 1964 through 1969 led to the establishment of the Friends of the

Mission Inn, whose efforts resulted in the City's purchase of the Mission Inn in 1977 and helped to ensure its preservation and future restoration.

Staff inspected the site and the attached landmark application includes a DPR survey form summarizing information from Joan Hall and Esther Klotz's book, *Adobe, Mansions and Bungalows* as well as staff's research. The evaluation finds the property eligible for listing in the California Register of Historical Resources as an individual property, and eligible for City Landmark designation.

## **V. ARCHITECTURAL DESCRIPTION:**

This approximately 4,000 square foot Spanish Colonial Revival style, two-story home with finished basement was designed and built in 1926 by architect and contractor Robert H. Spurgeon, Jr. The home is located on a sprawling two-parcel site that comprises 2.36 acres with substantial gardens that overlook the arroyo and Victoria Club golf course. The home is set at the end of a long circular entry drive, accented by a tiled and arched stucco entry monument embedded with the street address. The home's L-shaped plan with cross-gables, a hipped roof round entry tower, white stucco walls, true-divided light wood sash windows, second story, cantilevered balcony with heavy wood beams, posts and turned wood railing, single barrel clay tile roof, stained glass and large picture windows, and wrought iron grilles and balconettes are exemplary character-defining features of Spanish Colonial Revival architecture. Extensive grounds with numerous species of mature succulents, plants and trees, along with decomposed granite pathways, garden sculptures, mosaic water features, ponds and a water fall under a bridge, add to the home's historic setting. A separate parcel formerly contained orange groves but is currently fallow. A detached, three car garage is original and matches the architecture of the home although the garage doors appear to have been replaced with complementary carriage type doors. A large canvas patio cover has been added over a portion of the rear side terrace, with small matching awnings over additional windows on the easterly façade. A compatible wrought iron railing and gates have been added around the rear terrace, and miscellaneous garden features including a seating pergola, tiled ornamental features and sculptures all enhance the property.

## **VI. STATEMENT OF SIGNIFICANCE:**

The Frank and Katherine Wells-Patsy O'Toole House is one of approximately thirty structures in Riverside designed by architect Robert Spurgeon. The home has been described by Esther Klotz as "one of the most beautiful" homes designed by Spurgeon, and followed Spurgeon's penchant for siting "many of his homes on hills or near arroyos, perhaps for the view." This home is no exception, situated on a hill with gardens terracing down to the arroyo and golf course. The home was originally on a five acre site but later subdivided. The Frank and Katherine Wells-Patsy O'Toole House exhibits significant character-defining features of the Spanish Colonial Revival style, including an L-shaped plan with cross-gables, a hipped roof round entry tower, white stucco walls, true-divided light wood sash windows, second story, cantilevered balcony with heavy wood beams, posts and turned wood railing, single barrel clay tile roof, stained glass and large picture windows, and wrought iron grilles and balconettes.

The Frank and Katherine Wells-Patsy O'Toole House is intact and retains its architectural integrity to convey its historic significance. The status codes that represent the house's eligibility for designation have been assigned in the DPR evaluation form: **3CS, appears eligible for listing in the California Register as an individual property**, which also encompasses eligibility for local Landmark designation. The property is not eligible for listing in the National Register because the quality of significance in American history, architecture, archeology, engineering, and culture at a national level is not present.

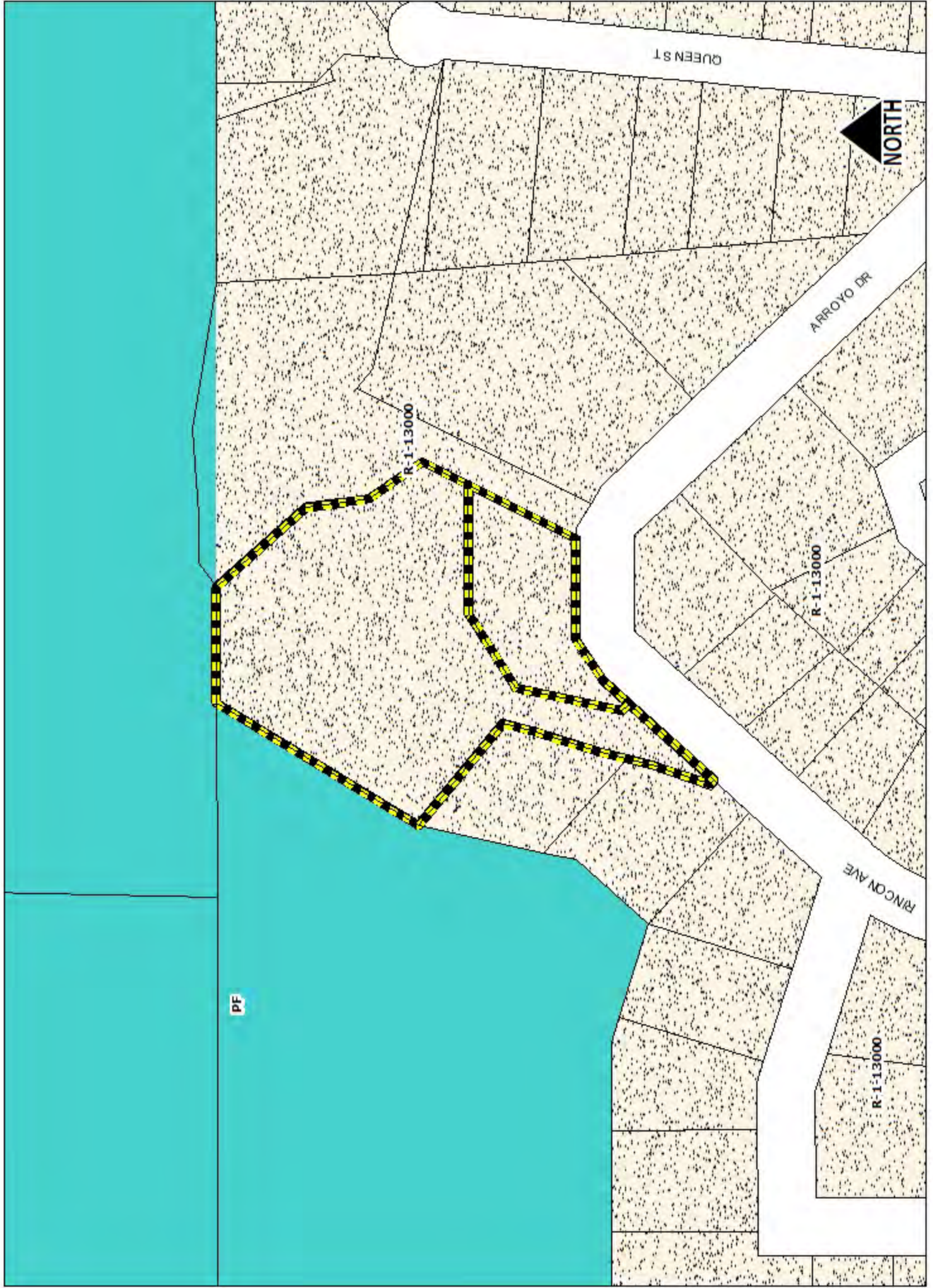
Based on the evaluations, the Frank and Katherine Wells-Patsy O'Toole House appears to be eligible for local listing as a City Landmark under four designation criteria in Section 20.50.010(U) of the Municipal Code as described in the facts for findings above. A detailed statement of significance and additional information are provided in the attached Designation Application and DPR evaluation form (Exhibits 3 and 4).

## **VII. PUBLIC NOTICE AND COMMENTS:**

Public notices were published in one newspaper of general circulation within the City, and mailed to property owners and occupants within 300 feet of the site, at least ten (10) days prior to the scheduled September 16 hearing. No responses were received to date.

## **VIII. EXHIBITS:**

1. Location / Zoning Map
2. Aerial Photograph
3. Designation Application with Photographs
4. Cultural Resources DPR Evaluation Form









**Landmark & Structure of Merit  
Cultural Resources Nomination Application**

<input checked="" type="checkbox"/> City Landmark	<input type="checkbox"/> Structure of Merit
<i>Please check the appropriate designation</i>	

**IDENTIFICATION**

1. Common name: CASA ARROYO
2. Historic Name: THE FRANK WELLS HOUSE
3. Street address: 1945 ARROYO DR.  
City RIVERSIDE State Ca. Zip 92504
4. Assessor Parcel number: 222-100-022-1 222-100-023-2
5. Legal Owner: Lana Hapeman  
City RIVERSIDE State Ca. Zip 92504
6. Present Use: single family
7. Original Use: single family

Date form prepared:

June 3, 2015

Preparer:

Lana Hapeman

Sponsoring Organization (if any):

N/A

Address:

1945 ARROYO DR.

City, State and Zip:

RIVERSIDE, Ca 92504

Phone:

(951) 315-6151

parcel 5 1 and 2 of parcel may 22981, in the city of  
Riverside, County of Riverside, State of California as shown  
on map on file in Book 150, pages 95 through 96, inclusive  
DESCRIPTION of parcel maps, Records of Riverside county

8. Legal property description: Attached - irregular

.47 lot #23 And 1.89 lot #22

Include approximate property size (in feet): Street Frontage \_\_\_\_\_ Depth \_\_\_\_\_

9. Architectural Style: mission revival

10. Construction Date: Estimated 1924 Factual \_\_\_\_\_  
Source of Information: \_\_\_\_\_ Assessor's Records ☒ Building Permit \_\_\_\_\_ Sanborn Map  
\_\_\_\_\_ Publications \_\_\_\_\_ Oral Interviews

11. Architect's Name: \_\_\_\_\_ Builder's Name: R.H. Spurgeon

12. Condition: \_\_\_\_\_ Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated  
\_\_\_\_\_ No longer in existence (for site of)

13. Alterations: don't know about any, other than  
what shows on permits

I purchased from Bank - Foreclosure

14. Use type: #1 1/2 Bath alteration 2-3-67 #2 remodel Kitchen 3-28-86 #3 Enclose Balcony 9/20/89  
#4 Sewage connect demo Septic 1/24/06

☒ Residential \_\_\_\_\_ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Civic  
\_\_\_\_\_ Other

15. Is the structure on its original site?  
☒ Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown  
If moved, approximate year \_\_\_\_\_

16. Related features and/or outbuildings: 3 car detached garage

17. Architectural Description

## SIGNIFICANCE

18. Statement of Significance



















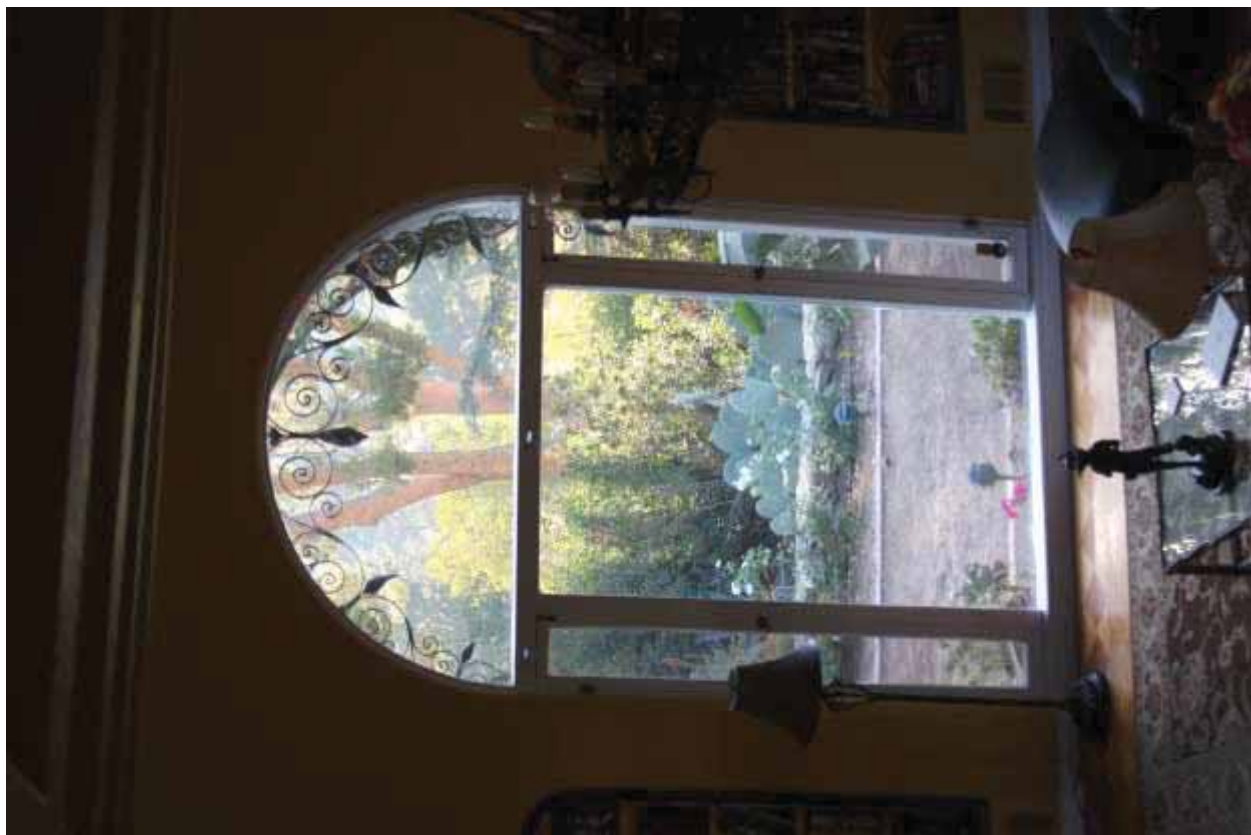














PRIMARY RECORD

Other Listings

Review Code

Reviewer

Primary #

HRI #

Trinomial

NRHP Status Code 3CS

Date

Page 1 of 3

\*Resource Name or #: (Assigned by Recorder) 1945 ARROYO DR

P1. Other Identifier:

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County Riverside

and (P2b and P2c or P2d. Attach a location map as necessary.)

\*b. USGS 7.5' Quad Date T ; R : 1/4 of 1/4 of Sec : B.M.

c. Address 1945 ARROYO DR

City Riverside Zip

d. UTM: (Give more than one if large and/or linear resources)

Zone : mE/ mN

e. Other Locational Data: APN: 222100022, 145 Norton Place

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This approximately 4,000 square foot Spanish Colonial Revival style, two-story home with finished basement was designed and built in 1926 by architect and contractor Robert H. Spurgeon, Jr. The home is located on a sprawling two-parcel site that comprises 2.36 acres with substantial gardens that overlook the Arroyo and Victoria Club golf course. The home is set at the end of a long circular entry drive, accented by a tiled and arched stucco entry monument embedded with the street address. The home's L-shaped plan with cross-gables, a hipped roof round entry tower, white stucco walls, true-divided light wood sash windows, second story, cantilevered balcony with heavy wood beams, posts and turned wood railing, single barrel clay tile roof, stained glass and large picture windows, and wrought iron grilles and balconettes are exemplary character-defining features of Spanish Colonial Revival architecture. Extensive grounds with numerous species of mature succulents, plants and trees, along with decomposed granite pathways, garden sculptures, mosaic water features, ponds and a water fall under a bridge, add to the home's historic setting. A separate parcel formerly contained orange groves but is currently fallow. A detached, three car garage is original and matches the architecture of the home although the garage doors appear to have been replaced with complementary carriage type doors. A large canvas patio cover has been added over a portion of the rear side terrace, with small matching awnings over additional windows on the easterly façade. A compatible wrought iron railing and gates have been added around the rear terrace, and miscellaneous garden features including a seating pergola, tiled ornamental features and sculptures all enhance the property.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5b. Description of Photo:

(View, date, accession #)

View of front, 2015

\*P6. Date Constructed: 1926

Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

\*P7. Owner and Address:

Lana Hapeman

1945 Arroyo Drive

Riverside CA

\*P8. Recorded by: Teri Delcamp

Teri Delcamp

City of Riverside Community Development

3900 Main St.

Riverside, CA 92522

\*P9. Date Recorded: 08/31/2015

\*P10. Survey Type: (Describe)

Historic Building Evaluation

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

None

\*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List)



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code: 3CS

\*Resource Name or #: (Assigned by Recorder) 1945 ARROYO DR

B1. Historic Name Frank and Katherine Wells-Patsy O-Toole House

B2. Common Name

B3. Original Use: Single Family residence

B4. Present Use: Single-family Residence

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (construction date, alterations, and date of alterations)  
1926 Original Permit

Construction Date: 1926

\*B7. Moved? ☐ Date Moved: Original Location:

\*B8. Related Features: Detached garage; mature trees, plants and succulents; terraced gardens, paths, pools

\*B9a. Architect: Spurgeon, Robert H., Jr.

b. Builder: Spurgeon, Robert H., Jr.

\*B10. Significance: Theme: Residential Development

Area Victoria Park

Period of Significance 1926-1971

Property Type Single Family Residence

## Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet

B11. Additional Resource Attributes: (List attributes and codes) HP38

## \*B12. References:

City of Riverside Building Permits; Riverside Daily Press;  
Stewart Galleries website, "Patsy O'Toole"; Walter Parks,  
"Appreciating our Friends," The INNsider 106/107 May-August  
2009; GG-Art.com website, "Art owes a debt to Patsy and  
John O'Toole," 1/4/10.

B13. Remarks:

\*B14. Evaluator: Teri Delcamp

City of Riverside Community Development Department  
3900 Main St.  
Riverside, CA 92522

\*Date of Evaluation 08/31/2015

(This space reserved for official comments.)





**B10. Significance (continued):**

This is one of approximately thirty structures in Riverside designed by architect Robert Spurgeon Jr. In this case, as with some of his other designs, Spurgeon was also the contractor. The home has been described by Esther Klotz as "one of the most beautiful" homes designed by Spurgeon, and followed Spurgeon's penchant for siting "many of his homes on hills or near arroyos, perhaps for the view." This home is no exception, situated on a hill with gardens terracing down to the arroyo and golf course. The home was originally set within a five acre site that was later subdivided. Frank Wells obtained building permit in January 1926. The exterior of the home is arranged as two wings off the central two-story entry tower. The home exhibits significant character-defining features of the Spanish Colonial Revival style, including an L-shaped plan with cross-gables, a hipped roof round entry tower, white stucco walls, true-divided light wood sash windows, second story, cantilevered balcony with heavy wood beams, posts and turned wood railing, single barrel clay tile roof, stained glass and large picture windows, and wrought iron grilles and balconettes. The interior of the first floor features an attractive entrance hall with a winding, wrought iron staircase, a living room with an 18-foot high domed ceiling and an elaborate cast-cement fireplace, a dining room, a kitchen, two bedrooms and bathrooms. The second floor has three bedrooms, each with its own tiled bathroom. The floors throughout the house are oak or walnut, and significant attention to detail throughout the home's interior adds to its historic character.

The original owner, Frank Wells, was born in Kansas in 1890. He was educated at Ohio State University, and moved to Riverside in 1908 where he worked for various title (abstract) companies. He married Katherine (Katie) Hansen in 1912 and they had three children. Katherine Hansen had been employed with the Riverside Title and Trust Company and then the Union Title and Trust Company in San Diego before marrying Frank Wells. She was later employed at the Riverside County Courthouse. At the time the home was completed, Frank Wells was president of both the Riverside County Title Guaranty Company and the Citrus Belt Building and Loan Association. He was a member of the Chamber of Commerce, the Elks Club, and the Kiwanis Club, attended the Methodist Church and was a Mason. Wells also served on the city fuel commission during WW I. Katherine Wells was involved with Girl Scouts, J.P.O.E. and other youth activities including the Kiddie Kamp at the Golden Crest Ranch near Perris. The home was permitted in January 1926 and by October of that year the home had been completed and the Wells' were hosting dinner parties. By 1928, however, the Wells' were divorced and Katherine continued residing in the home with their children. By 1931, Frank Wells' had been arrested and convicted for forgery and grand theft from his employer and imprisoned at San Quentin.

In 1931 Katherine Wells exchanged homes with A. Heber Winder, whose home at that time was on Rubidoux Drive. Winder was a well-known Riverside lawyer and notary who had served as city attorney and judge. Heber Winder died in 1940, and in 1942, his widow, Helen, exchanged homes with J. Buchner Porter, whose smaller home with a swimming pool was located on Palm Avenue. Porter was a part owner of the Porter Pharmacy and he and his wife lived in the Wells house for only three years. The property was sold in 1945 to Dr. Iner S. Ritchie, a local physician, who in turn sold the home in 1947 to G.M. Curtis and his wife, Christina. Curtis operated an amusement place on Market Street near the bus depot. He died unexpectedly following an operation, and in 1948, Christina Curtis sold the property to Dr. John O'Toole and his wife Patsy O'Toole.

Dr. O'Toole was an allergist with a medical practice in Riverside. Patsy O'Toole was an accomplished artist who was known nationally and internationally. She had her studio in the home's large basement. Born Gladys Vera Evans in 1910 in New York City, she received her undergraduate degree from Syracuse University and a Master of Arts degree from Columbia University. After moving to California, she studied with Millard Sheets, earning an Master of Fine Arts degree at Claremont College. She married Dr. John O'Toole in 1938 and moved to Riverside. She was one of the founders of the Riverside Art Museum, and involved in other Riverside cultural groups. From 1964 through 1969, when Patsy O'Toole managed the Mission Inn Art Gallery, she was instrumental in engaging interest in preserving the artifacts and the physical fabric of the Mission Inn. In 1969, she founded the "Friends of the Mission Inn" and used her home on Arroyo Drive as its headquarters. The O'Tooles and their two children lived in the home for 23 years until 1971, when they sold it to Dr. Donald Eddy and his wife Judith.

Born in 1894, Robert Spurgeon Jr. graduated from Columbia University with a degree in architecture. He then studied at the Institute de Beaux Arts in Paris as well as studying architecture all over Europe, especially in Italy. After serving in the Navy during World War I, Spurgeon came to Riverside, following his parents who had moved here for the healthy climate. Spurgeon was an active architect in Riverside from 1919 until 1929 when he moved to Santa Barbara. Spurgeon designed three more houses in Santa Barbara before his death in 1931. This fine example of Spurgeon's work emphasizes his adaptation of European architectural ideas to the Southern California lifestyle and climate as well as the site's topography, with the terrace, basement and garden ponds and paths traversing the properties slope down toward the arroyo and the golf course.

The Frank and Katherine Wells-Patsy O'Toole House is intact and retains its architectural integrity to convey its historic significance. The property is assigned a status code of 3CS, appears eligible for listing in the California Register as an individual property, which also encompasses eligibility for local Landmark designation. The property is not eligible for listing in the National Register of Historic Places because the quality of significance in American history, architecture, archeology, engineering, and culture at a national level is not present.

Based on the evaluations, the Frank and Katherine Wells-Patsy O'Toole House appears to be eligible for local listing as a City Landmark under four designation criteria in Section 20.50.010(U) of the Municipal Code: Criterion 1: Exemplifies or reflects special elements of the City's cultural, social,



Page 3 of 3

\*Resource Name or #: (Assigned by Recorder) 1945 ARROYO DR

\*Recorded By: Teri Delcamp

\*Date 08/31/2015

☒ Continuation ☐ Update

economic, political, aesthetic, engineering, architectural, or natural history because it is an original 1926 home on a 2.36 acre site located to take advantage of views and prominent hillside setting above the arroyo and Victoria Club golf course and is associated with artist Patsy O'Toole who was instrumental in Mission Inn preservation activism; 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 because the home exemplifies Spanish Colonial Revival style architecture with minor alterations that do not affect its architectural integrity; Criterion 4: Represents the work of a notable builder, designer, or architect, or important creative individual because the home was designed in 1926 and built by noted architect and contractor Robert H. Spurgeon, Jr.; and Criterion 5: Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation because the home exhibits significant character-defining features of the Spanish Colonial Revival architectural style.