



Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

CULTURAL HERITAGE BOARD MEETING DATE: NOVEMBER 21, 2018

AGENDA ITEM NO.: 5

LANDMARK DESIGNATION

I. CASE NUMBER(S): P18-0673

II. PROJECT SUMMARY:

- 1) **Proposal:** Proposed historic designation of "The Harbor" as a City Landmark
- 2) **Location:** 3014 Pine Street
- 3) **Ward:** 1
- 4) **Applicant:** Lori Stephenson
- 5) **Case Planner:** Scott Watson, Associate Planner

III. RECOMMENDATION:

That the Cultural Heritage Board recommend that the City Council:

1. **DETERMINE** that Planning Case P18-0673, City Landmark Designation, is categorically exempt from the California Environmental Quality Act (CEQA) per Sections 15061(b)(3) and 15308 of the CEQA Guidelines as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment, said action is intended to preserve the historic character of the building and site, and to provide notice of the historic status; and,
2. **APPROVE** Planning Case P18-0673, based on the attached facts for findings (Exhibit 1) and thereby designate "The Harbor" as a City Landmark.

IV. BACKGROUND:

Previous Designations:

This residence, 3014 Pine Street, was designated as a City Structure of Merit #206 on November 15, 1989 and was also designated as contributor to the North Hill Historic District on December 1, 2009. On September 10, 2018, the property owner submitted an application for the designation as a City Landmark (Exhibit 2).

Designer - Henry L.A. Jekel:

Henry Jekel, born in Buffalo, NY in 1876, was trained as a civil engineer in New York City. There, he worked with the Thompson Starrett Construction company, which, at the time, was the world's largest construction company. In 1902, he designed the famous Pennsylvania Building, costing over two million dollars to build and Philadelphia's first structural steel building. He also designed the Westory Building in Washington D.C. where he also worked in the Government Architectural Department.

Jekel first came to Riverside 1911 to help architect Myron Hunt with the tower of the First Congregational Church, which was under construction at the time. In 1915, he went to San Diego to assist architect Bertram Goodhue to address engineering issues related to buildings being constructed for the Panama California Exposition commemorating the opening of the Panama Canal that same year. Although he returned to Buffalo shortly thereafter, he returned to Riverside and built his own home at 5063 Magnolia in 1921.

Jekel's homes are noted for their attention to detail, practice of the period revival styles and a certain amount of whimsy. The nature of his design can likely be attributed to his time spent with Bertram Goodhue at the Panama California Exposition. Goodhue is credited with not only changing the style of residential architecture significantly, but also credited with beginning California's interest in the Spanish revival styles that led to an interest in European revival styles, such as the Tudor Revival and French Normandy style.

V. ARCHITECTURAL DESCRIPTION:

The two-story French Normandy style residence, located at 3014 Pine Street (Exhibit 3 and 4), features an irregular "U" shaped ground plan and a cross gable roof topped with composite shingles. A main feature is a round, two-story tower in the front "L" which contains the main entry. The turret is capped with a conical roof. The front door sits in a recessed segmented arched opening, and is made of wood planks with a small view window and large, ornamental, iron hinges. The front facing gable section on the left is a short two story and has exposed half-timber in the gable. On the first floor tripartite window with a center wood-framed, double casement window flanked by a single casement windows. The sashes are wood, three-pane. Between the center set and the sidelights in the plaster mullion.

On the second floor of the tower is a wood-framed casement window with lead muntins. The second floor French doors open onto a small balcony that has scrolled wood balustrade and supported by wood braces.

To the south side of the entry turret is a long, cross gable section featuring a large tripartite window with fixed window in the center flanked by wood-framed casements with lead

multis. The north elevation has one four-part casement with shutters, one small double casement, and two hipped roof wall dormers with casement windows. A hipped roof caps the attached garage with a matching dormer and two wood panel vehicular doors. On south elevation is a gable-wall chimney with corbeled brick top, stucco shaft, and rock base.

The grounds are carefully landscaped and the drive on the north is incorporated into a design of sandstone retaining walls.

VI. STATEMENT OF SIGNIFICANCE:

Nathaniel Boone Hall Parker was born in Hyannis Cape Cod, Massachusetts, in 1866. Parker spent much of his youth on his father's sailing ships, which carried passengers between New York and Boston. Parker married Phoebe Cromwell, also of Hyannis Cape Cod. Phoebe's father owned a sailing ship and Phoebe spent much of her childhood sailing to places like Bombay and Calcutta.

The two remained on the east coast until Mr. Parker retired from the lumber and shipping business and moved west to Riverside. They lived at the Mission Inn Hotel for several years while they drew up the plans for their residence. Prominent local engineer, Henry L.A. Jekel was selected to design the residence and landscaping. Construction began on May 7, 1931 in a ground breaking ceremony attended by Riverside's high society.

The French Normandy style of architecture is a Period Revival style of architecture which draws influence from the architecture of the Normandy and Brittany region of France, where farm silos were often attached to the main living quarters instead of a separate barn. Following World War I, the style was popularized by returning soldiers and the publication of French architectural styles in the 1920s. The style is typically found in 1920s and 1930s suburbs, along with other period styles of the Eclectic Period. Sided with stone, stucco, or brick, these homes are quite similar to and often confused with the Tudor Revival style. However, the French Normandy style is distinguished from the Tudor Revival Style by a round stone or stucco tower capped with a cone-shaped roof. The tower is usually placed near the center and serves as the entry to the residence.

The Parker's love of the seas is evident in the nautical themes present throughout the home. The residence, christened "The Harbor", features several small porthole-shaped windows, elaborate sailing ship motif shutters, and a ship weathervane on the roof. As stated by Bob Patton in a Riverside Daily Press article dated January 1, 1932, "The primitive simplicity and strength of the seas and of the early Norman Vikings, whose crude ships were staunch and whose hearts and muscles were strong, are preserved in their home." The Parkers lived in "The Harbor" until 1939 when they sold the residence and moved into a condominium at The Riviera tower in Long Beach, CA. The move was made presumably due to Mrs. Parker's failing health. During his time in Riverside, Parker served as president of the Chamber of Commerce and was appointed to several city boards.

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 hearing. No responses were received to date.

VIII. EXHIBITS:

1. Staff Recommended Findings
2. Designation Application
3. Aerial/Location Map
4. Site & Historic Photos



EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

CASE NUMBER: P18-0673

MEETING DATE: November 21, 2018

FACTS FOR FINDINGS: (From Section 20.20.040 of the Riverside Municipal Code)

At a public hearing the Board shall make written a recommendation based upon the applicable criteria from Chapter 20.50. The Board shall forward its recommendation to the City Council.

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 Harbor” is an excellent example of the French Normandy style of architecture in Riverside. The Harbor exhibits many of the character-defining features of the style, including: a steeply pitched, gable and hipped roofs; stucco cladding with half-timbering; wood-framed casement windows; and a centrally located tower with conical roof. Additionally, the Harbor uniquely incorporates nautical elements favored by Mr. and Mrs. Parker.

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

FACTS: Beginning about 1920, Riverside experienced a great period of home construction which lasted until 1929. Three men were largely responsible for the fine homes built during these years, which included architect G. Stanley Wilson, designer and engineer Henry L.A. Jekel and architect Robert Spurgeon, Jr.” While many of Jekel’s homes remain, many of the businesses he designed have been demolished.

Jekel was a prominent engineer in Riverside and designed and/or engineered over 40 individual homes, 15 businesses, and countless remodels during the 41 years he worked as a designer and engineer. Among his nonresidential and commercial buildings, Jekel designed the Neighbors of Woodcraft Home on Magnolia Avenue, now constituting the original core of California Baptist University, the Mausoleum at Olivewood Cemetery, the Palm Springs Hotel, the Linden Street Keyes Reservoir, the Crematory at Evergreen Cemetery, and the Button Building on University Avenue.