



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.

Cultural Resources Nomination Application

☒ City Landmark

☐ Structure of Merit

Please check the Designation for which you are applying

IDENTIFICATION

1. Common name: _____
2. Historic Name: The Harbor
3. Street address: 3014 Pine St.
City Riverside State CA Zip 92501
4. Assessor Parcel number: APN 207104001
5. Present Legal Owner: Cliff Cooper and Lori Stephenson
City Riverside State CA Zip 92501
6. Present Use: Private Residence
7. Original Use: Private Residence


Date form prepared: September 2018

Preparer: Lori Stephenson

Sponsoring Organization (if any): _____

Address: 3014 Pine St.

City, State and Zip: Riverside, CA 92501

Phone: 

DESCRIPTION

8. Legal property description: Por Lots 14, 15, 16 Blk 8a MB001/046 Fairmount Heights 4

- Include approximate property size (in feet): Street Frontage 137 ft. Depth 50 ft.
9. Architectural Style: French Normandy Revival
10. Construction Date: Estimated _____ Factual 1931
Source of Information: Assessor's Records ☒ Building Permit Sanborn Map
☒ Publications Oral Interviews
11. Architect's Name: Henry L.A. Jekel Builder's Name: J.V. Philbrick
12. Condition: ☒ Excellent ☐ Good ☐ Fair ☐ Deteriorated
☐ No longer in existence
13. Alterations: The kitchen was remodeled by the previous owner in the late 60's and both the master bath and guest bath were remodeled within the last year. Other than those renovations the house has been kept in original pristine condition.

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: There is a wood pavilion situated on the west side of the property in the garden.

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)

19. Architectural Description

Located in the North Hill Historic District, the property sits on a nearly half acre (0.48) corner lot at Pine St. and Houghton Ave. with a frontage of 137 feet on Pine St. and 153 feet along Houghton Ave. The French Normandy-style home was designed by renowned architect Henry LA Jekel and built by contractor J.V. Philbrick. It is a two story, "U" shaped, wood framed stucco structure with high cross gable roof lines and a two story mock silo round tower with a spire atop a conical shaped roof situated at the front entrance. The arch shaped solid wood front entry door is equipped with a 10 inch glass porthole that can be opened to greet visitors while the 2 vertical black wrought iron bars adorned with a black wrought iron letter "H" keep residents safe. The second story bedroom has french doors that open up to a Juliette balcony on the front of the house. The building surrounds a center courtyard accessible from each room of the house that faces the courtyard through double French doors. The north wing houses the original servants quarters and an attached two car garage. In keeping with the French Normandy rustic barn house theme there is a faux hayloft complete with a hay bail rope pulley system in the small gable over the garage.

The home, known as "The Harbor", was built in 1931 for the Parker family, of Cape Cod Massachusetts, who's love of the sea inspired them to incorporate several nautical features throughout the home. It has several small porthole shaped windows, elaborate sailing ship motif shutters and a weathervane in the shape of a ship atop the north wing roof over the garage. A replica of Mr. Parkers father's sailing ship was made into art glass and set into a porthole window in the living room in such a way that sunshine strikes it by day and an electric light shines upon it from the outside by night. The original signature Jekel leaded glass windows, solid wood doors with black iron hammered knobs, and decorative over-sized hinges, hardwood floors and copper gutters have all been historically maintained. The detail of the nautical theme was even incorporated into the solid iron flag pole that sits on the south side of the property, which is an actual ships mast.

The grand living room has a massive floor to ceiling stone fireplace that encompasses the entire south-westerly great room wall, large hewn timber ceiling trusses, original electric iron chandelier and a two story high ceiling. The formal dining room is covered in hand carved Oregon pine wood paneling and has a built-in buffet & dry bar. There are three en suite bedrooms. The private master suite with separate parlor sitting room located on the first floor occupies the south wing of the home. Up the grand wooden staircase is a landing overlooking the great room. There is a small room situated inside the turret at the front of the house with a leaded glass window overlooking the front yard. There is also a guest bedroom, bathroom & large cedar lined closet with a small porthole inside. There is an additional 450 SF (approx.) finished basement that is accessed from the outside down a flight of concrete steps at the end of the south wing of the home through a full sized solid wood door. The property has beautiful mature landscaping, flagstone patio courtyard and a rock waterfall that once flowed into what was originally a built in swimming pool and jacuzzi but sometime later filled in and covered with additional flagstone, grass and concrete. There is a large wooden gazebo on the south lawn, a groundskeeper's 1/2 bathroom attached to the garbage and a small mature citrus orchard in the back of the property. Designated as City Structure of Merit #206.

20. Statement of Significance

The residence at 3014 Pine St. is significant as the home of Mr. and Mrs. NBH Parker, of Cape Cod, Massachusetts, who lived there from its construction in 1931 until 1938. It is significant for its contribution to the history, development and architectural diversity of the historic North Hill Area of Fairmount Heights. The residence is eligible for designation as a City Landmark in accordance with the Cultural Resources Ordinance (except) Title 20 of the Riverside Municipal Code, as it meets the following criteria:

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.
2. 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;
3. Represents the work of a notable builder, designer, or architect, or important creative individual;

Nathaniel Boone Hall Parker was born in 1866 in Hyannis Cape Cod, Massachusetts. He spent much of his youth on his father's sailing vessels. In 1850 Mr. Parkers father sailed a packet that carried passengers between New York and Boston, approximately 880 miles. That was before the Cape Cod Canal was built and could take anywhere from 2 days to 2 weeks depending on the weather. NBH Parker married Phoebe Cromwell, also of Hyannis Cape Cod. Mrs. Parkers father also owned a ship, a square rigger, and Mrs. Parker's childhood was spent 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, Ca. They lived at the Mission Inn Hotel for several years while they drew up the plans for the home they had dreamt about for many years. During NBH Parkers time in Riverside he was president of the Chamber of Commerce and also sat on several city boards.

According to an article printed in the Riverside Daily Press May 6, 1931 the construction contract for the home, to be erected on a lot at the corner of Pine St. and Houghton Ave., was awarded to contractor J.V. Philbrick of Riverside. Henry L.A. Jekel was chosen as the structural architect that drew up the plans for the house and would also be overseeing the construction as well as landscaping of the grounds.

On the morning of May 7, 1931 the first spade full of dirt was turned on the project by Mrs. Parker in a ceremony attended by Riverside's high society. The residence, which calls for a frontage of 137 feet on Pine St. and 153 feet on Houghton Ave., would emphasize many outstanding architectural features of the French Normandy style. The half acre lot was nestled into the North Hill neighborhood of Fairmount Heights overlooking Lake Evans in Fairmount Park. This area is home to several other residences built by Henry L.A. Jekel.

The French Normandy architecture is reminiscent of a true French Chateau and is named for architecture found in the Normandy province of France. At the time, people in Normandy and the Loire Valley of France attached their farm silos to the main living quarters instead of to a separate barn. During the 20' and 30's, an American revivalist movement romanticized the traditional French farmhouse, constructing buildings that take their cues from ancient French rural residences. Many plans include a small round tower topped by a cone-shaped roof, resembling the grain silos of the ancient Normandy style. After World War I, Americans romanticized the traditional French farmhouse, creating a revival style known as French Normandy. With a growing middle class population in America, French chateaus became a model of inspiration in building their homes on a smaller scale, thereby creating a more affordable French styled home that came to be known as French Normandy.

The Parker's home was be two stories high, with high pitched cross gable roofs and a mock silo round tower topped with a spire atop a conical shaped roof at the front entrance of the home. Mr and Mrs. 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 as well as a ship weathervane on the roof. "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 our home" the Parkers exclaimed. Large hewn timber beams cross the two story high ceiling in the great room, where the massive floor to ceiling stone fireplace spans the entire southwesterly wall of the room. In a 1932 New Years day story that ran in the Riverside Daily Press Mr. and Mrs. Parker remarked "The fireplace is just as Norman as a fireplace can be unless you choose to hang the hams and bacons near its flame to catch the full flavor of the smoke." Temptations to add this final touch was resisted, the builders contenting themselves with duplicating old Norman implements and devices instead.

When the bids were open for work on "The Harbor" at the Jekel studio, located at 5063 Magnolia ave., the electric work was awarded to the Electric Supply Company; plumbing, Lee Bush; interior tile, H.J. Meenahan; fireplace, chimney and stone work, W.G. Ehlert; lath and plastering, W. A. Hancock; painting, H.W. Pricer; art glass, Deluxe Art Glass Company, Los Angeles; oak floors and linoleum, Smith-Grubbs Company; copper, lead and sheet metal, R.A. Klamt; roll screens, chamberlain metal, Weatherstrip company; wire fence, American Fence and Construction company; interior carved paneling, Fred B. Martin Company, Los Angeles; roofing, Fisk & Mason, Pasadena; sand and gravel, Service Gravel Company.

On January 1, 1932 the Riverside Daily Press newspaper ran an article titled "Riversiders faithful to Norman styles in construction of homes; Style of architecture adds distinct touch to new Parker home." The article featured Mr and Mrs. Parker explaining the simple Norman style as well as the nautical themes incorporated into the home. A photograph of the newly completed residence accompanied the article.

In a letter to Henry L.A. Jekel, famed Riverside architect, who designed and supervised construction of his home, Mr. Parker penned this tribute on Tuesday December 23, 1931:

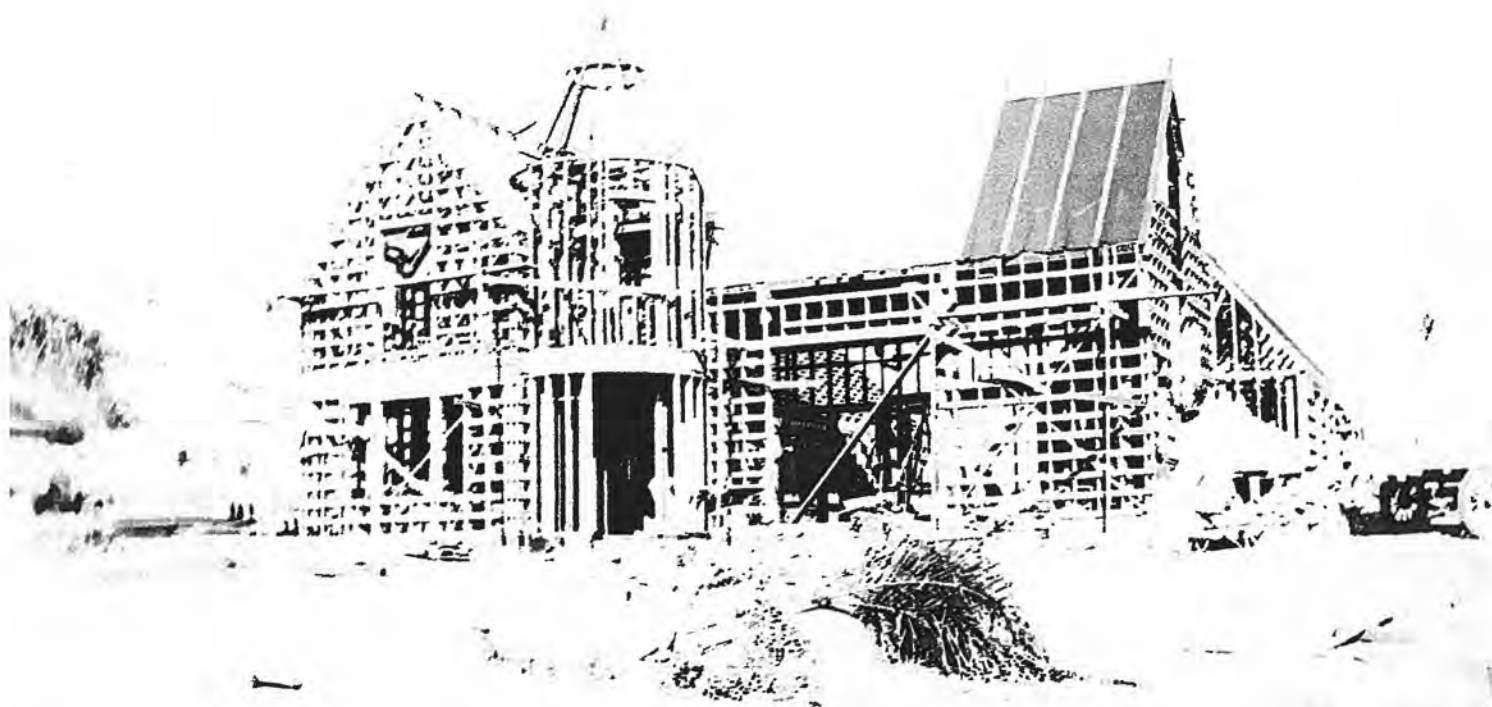
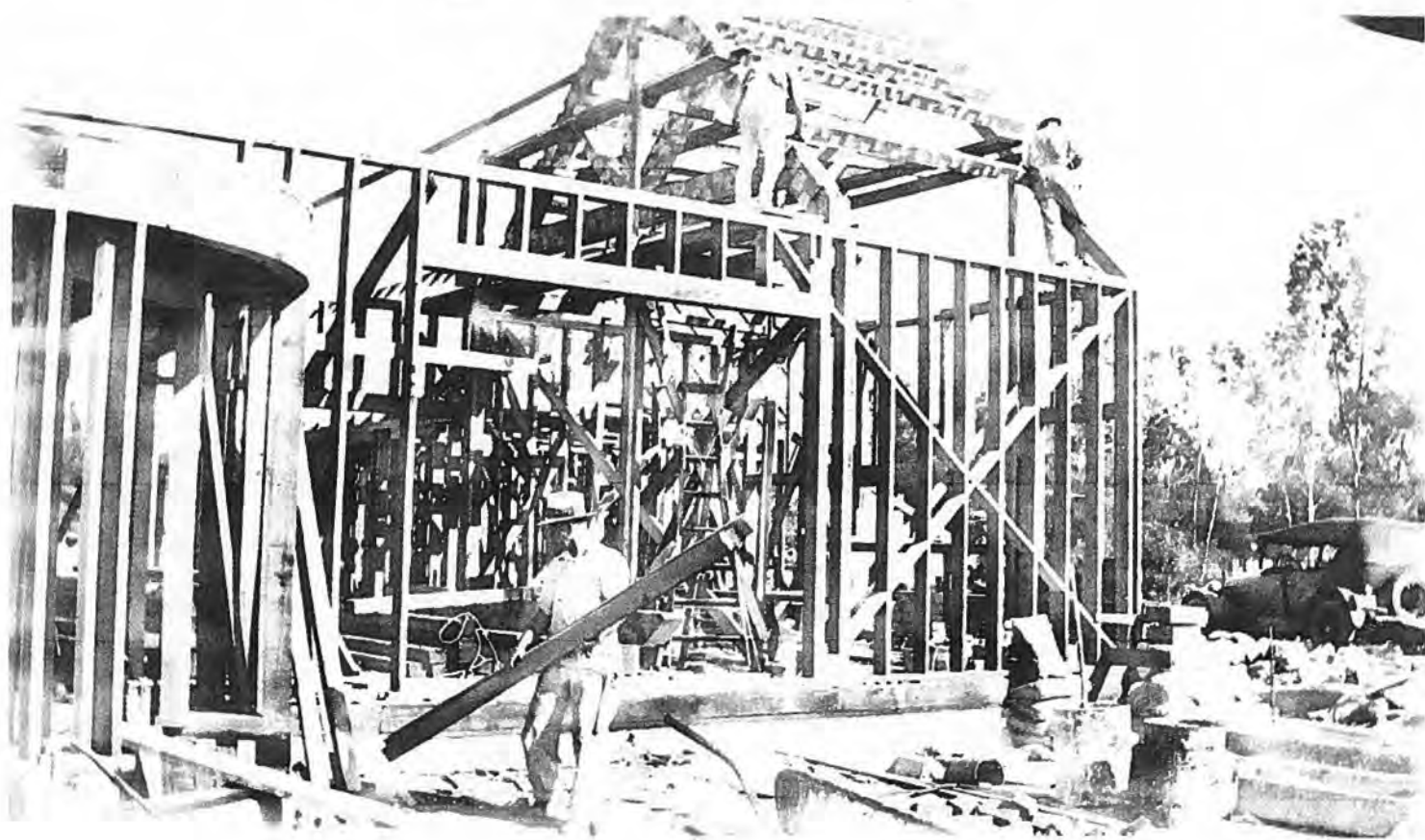
"The Harbor, for all intents and purposes, is technically finished. It represents to Mrs. Parker and to me a lot of things. We are proud to call it our home and thankful beyond measure to the Great Ruler over the destinies of the universe that with both anchors ahead we may ride safely and securely within it's calm shelter."

Mr. and Mrs. Parker lived in The Harbor only 7 years before they sold their dream home and moved into a condominium at The Riviera tower, overlooking the ocean, in Long Beach, Ca. The move was made presumably due to the failing health of Mrs. Parker.

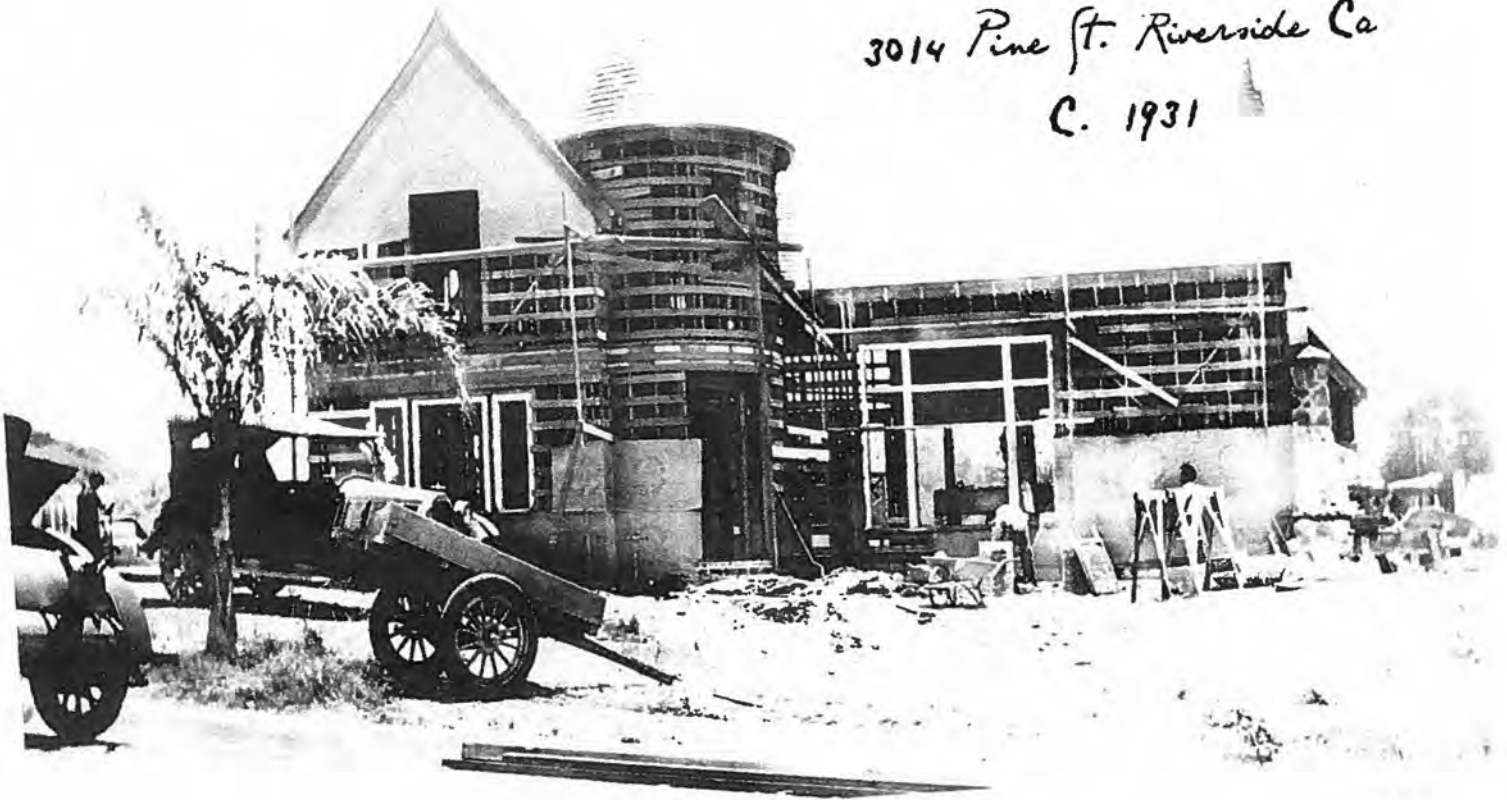
The Harbor House has only had 4 owners to date. The longest inhabitants, The Washburn family, resided there for over 50 years. That reign came to an end when the home was last sold in the summer of 2017.

21. Bibliography

- A. "Adobes, Bungalows and Mansions of Riverside, California Revisited" By Esther Klotz & Joan H. Hall
- B. article, "Riversiders faithful to Norman style architecture"; Riverside Daily Press, January 1, 1932
- C. article, "Contractor named on Parker project"; Riverside Daily Press, May 6, 1931
- D. article, "NBH Parker called to death"; Riverside Daily Press, date unknown
- E. website; Riverside County Assessors Office
- F. Documents preserved by original owners and passed down to each successor; i.e. Original building plans, building permits, contracts, bills of sale, photographs, etc.
- G. Oral history; 50+ year resident of 3014 Pine St., Doris Washburn



3014 Pine St. Riverside Ca
C. 1931





opened yesterday

AWARD CONTRACT FOR N. B. H. PARKER HOME

General contract for the construction of a pretentious home for Mr. and Mrs. N. B. H. Parker at Houghton avenue and Pine street, has been awarded to J. V. Philbrick of Riverside, it was announced today.

Mrs. Parker will turn the first spadeful of dirt when actual construction on the project gets under way tomorrow morning. Henry L. A. Jekel, the structural engineer who drew the plans, will supervise the construction and landscaping.

The residence, which calls for a frontage of 137 feet on Pine street and 153 feet on Houghton avenue, will emphasize many outstanding architectural features. Of the Normandy type, the home will be two stories high. Completion of the residence has been specified for September 24.

When bids were opened at the Jekel studio, 5063 Magnolia avenue, the electric work was awarded to the Electric Supply company; plumbing, Lee Bush; interior tile, H. J. Meenahan; fireplace, chimney and stone work, W. G. Ehlert; lathing and plastering, W. A. Hancock; painting, H. W. Pricer; art glass, DeLuxe Art Glass company, Los Angeles; oak floors and linoleum, Smith-Grubbs company; copper, lead and sheet metal, R. A. Klamt; roll screens, Chamberlain Metal Weatherstrip company; wire fence, American Fence and Construction company; interior carved paneling, Fred B. Martin company, Los Angeles; roofing, Fisk & Mason, Pasadena; sand and gravel, Service Gravel company.

The heating and ornamental iron awards have not yet been let, Jekel reported. Plans are on file in the office of City Engineer R. E. Brown.

Freiburg Passion Players

tion and the road now a part of a broad highway extending from a valley to the sea, via Hemet, Elmore, Colorado.

county road crews on Riverside county's improvement of the road, which lies on the San Bernardino county of Tulare. The improvement of two miles of the road is jointly by Riverside Bernardino county under an agreement. Riverside county will amount to approximately \$100. The job includes culverts, grading and

on Pines-to-Palms the Pines-to-Palms Idyllwild to the Coast was begun during the fall of 1929. It will afford one of the most picturesque in the state cut-off between the San Diego.

of public roads superintending 10.3 miles of the county has already from the road near to the stretch which is building and will for miles from the Palm road to where it connects with the federal link. The stretch is to have

is now engaged in re-aligning the Sunkist road to Blythe. Many in this highway will and the distance between Blythe and the great be eliminated will be a way of Shaver to new road will start a part of Shaver's Wells almost on a bee line to

been going on for the building of the Orange from Elmore across the mountains to San Juan. Miles of the Elmore side of the have been "roughed out"

It is expected that the work will be completed by 1 and the road will be, although it will be before the entire

\$500,000 will be spent on which is one of the attempted in California county will pay its part of the work. \$100,000 and the \$10. In addition, Orange has already spent

will provide a junction at highway and inland between Riverside and When completed it of the most scenic state. Each of the 32 Elmore to San Juan of interest to the more are many engineers to meet before the shed.

Normandy Style of Architecture Adds Distinct Touch to New Parker Home



Riversiders Faithful to Norman Styles in Construction of Home

By BOB PATTON

Mr. and Mrs. N. B. H. Parker who have built a new home at Houghton Avenue and Pine streets, spent many days of their youth on their father's sailing vessels. They love the sea. 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 two Riversiders who have lived at the Mission Inn for the past several years are as pleasant as their home is comfortable. They prefer to talk about the new house to talking about themselves although they like to recall the times when sailing vessels were the transports of the seas.

In 1890 Mr. Parker's father mailed a packet that carried passengers and cargo between Boston and New York. Approximately 380 miles. The trip took from two days to two weeks, depending upon the weather. That was before the Cape Cod canal was built. A copy of an oil painting of his schooner, the Plymouth Rock, has been made in art glass and set into a porthole of the living room in such a way that sunshine strikes it by day and an outside electric light shines upon it by night.

Mrs. Parker's father owned the bark, Annie Reed, a square rigged on which, as a girl, Mrs. Parker sailed to Bombay and Calcutta. A painting of this ship and one of the schooner, Maggie G. Hart, are hung on the living room walls, one set into the stone above the fireplace.

The living room is large. The ceiling is high and peaked and supported by heavy timbers as strong as the beams that the Vikings cut for their ships. These heavy timbers are braced at the ends by "ship's knees" which, in ship building, support the deck carlings.

A deep rug, antique gold in color with a greenish cast, like ocean water in the dim sunlight, has the design of a Viking's ship in the center. The rug was hand made in Austria. Perhaps that is why it expresses a stalwart personality just as do the furniture and the great fireplace.

"The fireplace," as Mr. and Mrs. Parker remarked, "is just as Norman as a fireplace can be unless you choose to hang the horns and hocks near its flame to catch the full flavor of the smoke." Temptation to add this final touch was resisted, the builders contenting themselves with duplicating old Norman implements and devices.

The Normans, one gathers, after spending pleasant minutes in the Parker home, realized the beauty and strength of simplicity. They expressed this simplicity in their building of ships and building of homes. Mr. and Mrs. Parker truly appreciate this strength and have made it a part of their home.

The dining room is paneled with carved Oregon pine, the wood that has adventured on the seas bravely for centuries. Much of the furniture is made of this same wood giving it an appearance of being old and strong.

Mrs. Parker's room alone, departs from the Norman treatment. She has remembered the setting of her girlhood and has made the room attractive by introducing into it the charm and dignity of New England.

The strength and spicy zest of the elements were considered by the Parkers when they drew up their plans for the home of which they dreamed for many years. The house is so constructed that its owners may enter easily an inner court that joins the grounds to the rear.

The grounds are being landscaped with characteristic simplicity. A solid sheet of water flows from a fountain and at night this sheet of water has a silvery sheen that reminds you of treasure trove—makes you think of thrilling deeds and high adventure that the Normans knew; thrilling deeds and strength of the primitive that modern life has sacrificed.

AMAZED OVER TUNNEL

(Continued from Page 1)

springing into full-fledged in the brief time of a few

The principal interest aside people in the activities of the dam results from the its construction at the of speed is made possible of the fact that the power is being furnished by the Sierras Power company and Nevada-California Power from their hydro plants and the Mono basin, and principal place of business former company is in Riverside joining the Press office of street.

The story of the construction this line from San Bernardino the dam site has been told in recent months, at the time of its dedication, when power was turned on for the first time. new substation was dedicated prominent officials of the ed companies, the federal government, Nevada state officials of the state of Nevada a large number of California paper publishers. The line station cost approximately \$100,000 and a half dollars are referred to in an account of compliments of the power department of the power for 1931, appearing elsewhere in this issue.

AN EPOCHAL PROJECT

International attention focused on Riverside during the dedication of Buena Vista Drive with trees, during the time of International Relations session here. The construction of this westerly entrance during the year will make a memorable one in the municipal improvements

Striking Building in Penrod



than Sorry

1001 Time Test

RIVERSIDE DAILY PRESS 1/1/32

THE HARBOR
RIVERSIDE
CALIFORNIA

May 24, 1938

Dear Mrs Clark:

You were a very splendid young lady to write us so quickly upon your arrival at Ukiah. I might say your first arrival, for I suppose by this time you have followed your usual custom and have, like the proverbial butterfly, been flitting from place to place. This message from you should have been acknowledged by Mrs. Parker long, long ago; but she has not been feeling any too good; and so I have told her that I would send a message from "The Harbor" to you. That includes all of us.

First, you want to know how everything is going at the house two doors down the street. Everything seems to be fine. The new maid is working very satisfactorily, up to yesterday at 3 P.M., when Martha came up for an hour or so and gave the latest bulletins on domestic help. It was the first time we had seen Martha for ten days, when we spent the day together, the four of us, as she has probably written you, at the Casa de Manana in La Jolla. Martha looks much better than she did awhile back, and even better than when you went away, I think. Archie is fine in every respect, as he always is.

I am dictating this in the Tea-house at about 2 P.M. The temperature yesterday was 95°. It is about the same today, but a nice breeze is blowing.

Have a good time, don't try to climb any of the High Sierras, and accept from all of us our love and best wishes.

As always,
Philip C. & Nat Parker

NBHP:HH

CHAPTER 107

THE HARBOR: THE PARKER-WASHBURN HOUSE

3014 PINE STREET

1931

Henry L.A. Jekel designed this one-and-a-half storied house in a bold Normandy-style of architecture. N.B.H. Parker, and his wife, Phoebe, built the eight-room home in 1931.

Mr. Parker owned a successful furniture manufacturing company in New England. The couple spent several winters at the Mission Inn before deciding to retire to Riverside and make it their permanent home. Their children were grown and the mild climate of Southern California appealed to them. The Parkers purchased a large corner lot at Pine Street and Houghton Avenue and commissioned Henry L.A. Jekel to plan their house.

Both of the Parkers came from nautical families and much of their youth had been spent aboard New England sailing ships.¹ They made many suggestions to Jekel about the design of their house, some of which related to methods of ship construction. In May, 1931, Phoebe Parker ceremoniously turned over the first shovelful of dirt to start construction of the \$20,000 house built by contractor J.V. Philbrick.² In the fall, when the house was completed, the Parkers named it "The Harbor" because to them it represented a place of comfort and security. Jekel received a gracious letter of appreciation from the Parkers for his excellent work.

The living room, with a ceiling two stories high, is supported by



The Harbor: The Parker-Washburn House
Riverside Municipal Museum Collection

1. *Riverside Daily Press*, January 1, 1932.

2. *Ibid.*, May 6, 1931.

heavy cross beams which gives the long, wide room a baronial appearance. A massive stone fireplace of Viking design dominates one wall and a dark, wooden staircase leading to an open balcony stretches across the opposite wall. Near the fireplace is an unusual stained-glass window in the shape of a port-hole depicting the sailing vessel "Plymouth Tower." In 1850, Parker's father was its skipper.³ A large dining room is handsomely paneled in dark Oregon pine handcarved by Italian craftsmen. The remainder of this wing has a remodeled kitchen, servant's rooms, and the garage. Above this section is the second story with an additional bedroom and extra storage. In the south wing is the master bedroom with its own adjoining sitting room. Most of the rooms in the Ushaped house open onto a landscaped central patio which at one end has an interesting rock fountain.

Whenever the Parkers were at home an American flag flew from a flagpole in the south lawn to announce company was welcomed. The Parkers often traveled accompanied by their own chauffeur and maid. Neighbors best remember Mr. Parker with a monocle and in knee breeches.

In 1939, the Parkers moved to Long Beach and sold their Riverside house for \$19,000 to Franklyn D. Hankins, M.D.⁴ The Hankins family lived there for several years, but after World War II sold the home to Archie A. Washburn.

Archie Washburn, his wife, Martha, and their children, Donna and Phillip, lived several houses from the Harbor and had admired it for some years. The Washburn family moved into the house and lived there for many years. In 1969, Archie Washburn moved to Hemet. His son, Phillip, took over the family citrus spraying business and purchased his father's Riverside home. Today Phillip, and his wife, Doris, enjoy the spacious home with its surrounding terraced gardens, stately flagpole, and new gazebo.

— J.H.

3. *Ibid.*, January 1, 1932.

4. *Ibid.*, July 26, 1939.



P18-0673, Exhibit **3** - Aerial/Location Map

Exhibit 4 – Photos



Façade, view looking northeast



North elevation, view looking southeast



Garage, view looking southeast



North wing and courtyard, view looking northwest



South elevation, view looking northeast



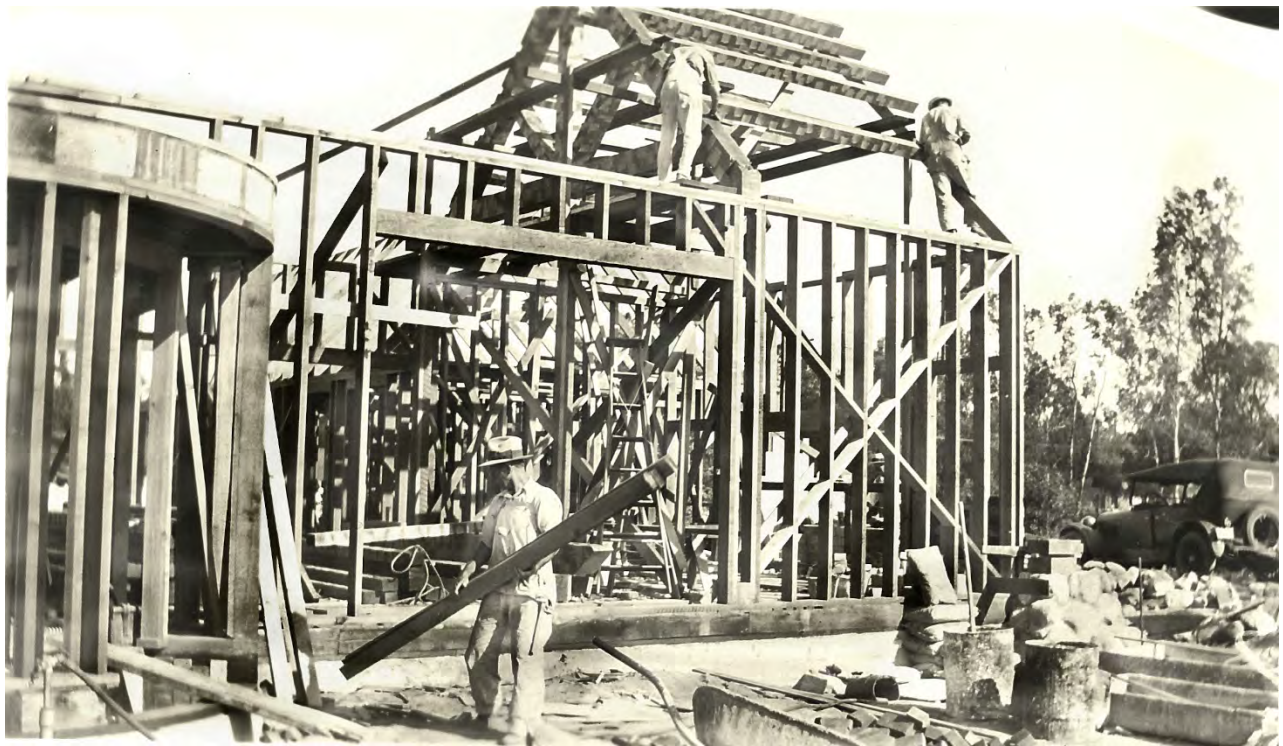
Porthole window on entry door



Nautical themes weather vane



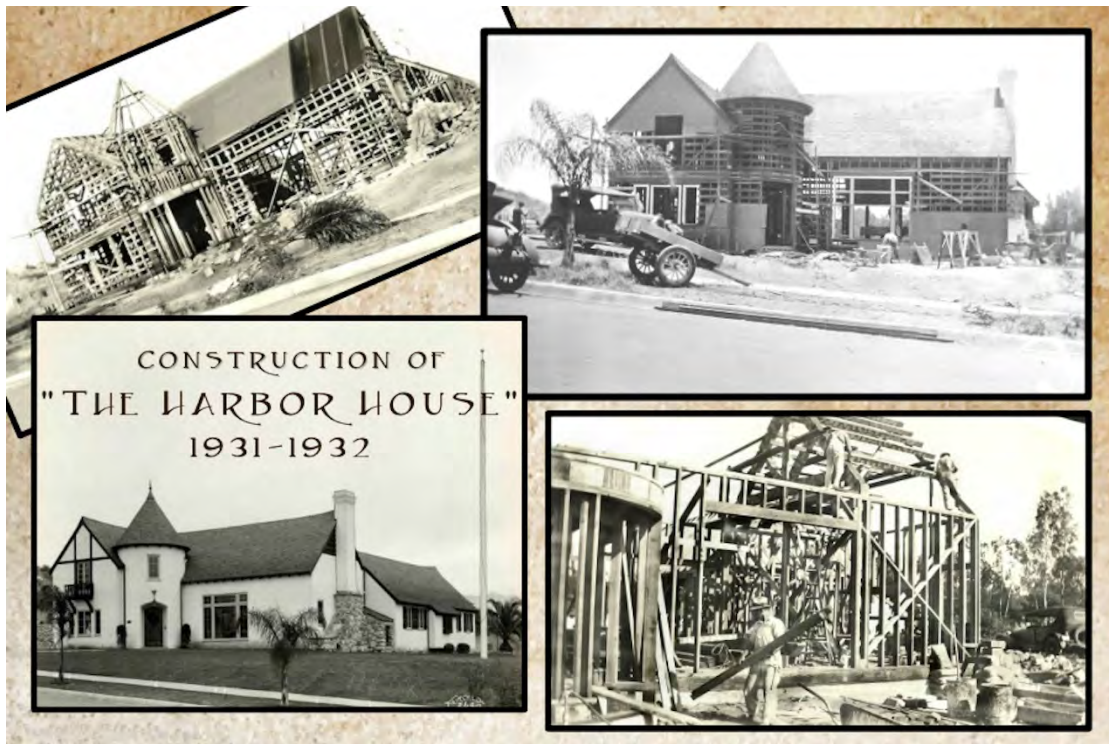
Faux hayloft over garage



Construction Photo



Construction Photo



Construction Photo



Completed residence, c. 1932