




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

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: DECEMBER 16, 2020
AGENDA ITEM NO.: 5

PROPOSED PROJECT

<i>Case Numbers</i>	P20-0119 (Historic Designation)	
<i>Request</i>	To consider a Historic Designation request to designate the David S. Bell House as a City Landmark	
<i>Applicant</i>	Marilyn Odello and Chani Beeman	
<i>Project Location</i>	4428 Houghton Avenue, near the southwest corner of Houghton Avenue and Pine Street	
<i>APN</i>	207-102-005	
<i>Ward</i>	1	
<i>Neighborhood</i>	Downtown	
<i>Historic District</i>	North Hill Historic District	
<i>Historic Designation</i>	District Contributor	
<i>Staff Planner</i>	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

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

1. **DETERMINE** that Planning Case P20-0119 (Historic Designation) for the designation of the David S. Bell House as a City Landmark, is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) (Common Sense Rule) and 15308 (Actions by Regulatory Agencies for Protection of the Environment), as the proposal will have no significant effect on the environment, identifies the structure as a cultural resource, and preserves the historic character of a cultural resource; and
2. **APPROVE** Planning Case P20-0119 (Historic Designation), based on the facts of findings, and designate the David S. Bell House as a City Landmark.

BACKGROUND

David S. Bell House

The David S. Bell House is located at 4428 Houghton Avenue (Exhibit 1). The original single-story Spanish Colonial Revival residence was designed by local architect Henry L.A. Jekel and constructed in 1924. In 1933, Bell commissioned local architect G. Stanley Wilson to design a second-story addition to the residence. The addition restyled the residence to the Monterey Revival style. No major exterior alterations have occurred since 1933.

Monterey Revival Style

The Monterey Revival style, named for Monterey, CA, is a sub-style of Spanish Colonial Revival style and is one of California's few indigenous architectural styles. The style first emerged in the early 18th century as Californians blended the Spanish and New England colonial styles. The style regained popularity in the first half of the 20th Century, during the Eclectic Revival Period.

Character-defining features of the Monterey Revival Style includes:

- Two story rectilinear massing
- Stucco cladding
- Low pitched gable roofs covered with shingles or tiles
- Projecting cantilevered second floor balconies with wood railings and covered by the primary roof of the residence
- Double-hung or double casement windows with divided lights
- Covered entry
- Louvered shutters

The applicant is requesting approval of a Historic Designation to designate the David S. Bell House as a City Landmark.

ANALYSIS

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

Architectural Description

The David S. Bell House is situated on southside of Houghton Avenue and over looks Lake Evans and Fairmount Park. The two-story residence is wood framed construction featuring a T-shaped ground plan and smooth stucco cladding. The residence is capped with a low-pitched crossed gable roof with open eaves and topped red clay tile. The façade (north elevation) is asymmetrical with a two-story volume on the western side of the façade. A projecting balcony with wood balustrade extends the length of the facade eastward from the two-story volume. The main entry is recessed under the second-story balcony. The front door is a decorative solid wood door with wrought iron metal straps, speakeasy door with iron grille, and sidelights. A stucco clad half-wall encloses a courtyard in front of the residence.

Other elevations of the residence are similar in design to the façade. The west elevation features an additional second-story balcony and a stucco clad chimney with a decorative red brick and iron hood. The rear off the residence features a patio with a wood trellis. Windows throughout the residence are paired wood double-paired or double casement windows, both with divided lights.

A gated driveway on the west side of the house provides access to a semi-subterranean two-car garage. The property is well landscaped with shrubs, flowers, mature trees and several water features.

Statement of Significance

The David S. Bell House is historically significant because it is an excellent example of the Monterey Revival Style of architecture. Although common elsewhere in California, the Monterey Revival Style is not common in Riverside with only a few known examples in the City. The residence is also significant as it represents the work of a notable local architect, G. Stanley Wilson.

The David S. Bell House retains a high degree of integrity required for Landmark designation.

TITLE 20 EVALUATION

Under Title 20 (Cultural Resources), "Landmark" means: "Any improvement or natural feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, that retains a high degree of integrity". Pursuant to the applicable Landmark criteria in Chapter 20.50, the E.T. Wall Packing House #2 is eligible for designation under Criterion 1 and 3 based on the following facts:

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

FACTS: The David S. Bell House embodies the character-defining features of the Monterey Revival Style of architecture, including: two-story rectangular massing; low-pitched roof topped with red clay tile; stucco cladding; projecting two-story balcony with wood balustrade; wood, double-hung or double casement windows with divided lights; and a covered entry. As the Monterey Revival Style is not common in Riverside, the Bell House serves a rare example of the style in the City.

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

FACTS: The David S. Bell House was designed by prominent local architect G. Stanley Wilson, who is most known for this work on the Mission Inn Hotel. Wilson worked with architect Myron Hunt on the design of the Spanish Wing and later served as the architect of the St. Francis Chapel and the rotunda at the Mission Inn Hotel. Several of Wilson's buildings are listed in the National Register of Historic Places, including Soldier's Memorial Auditorium (Riverside Municipal Auditorium – 3485 Mission Inn Ave), Riverside-Arlington Heights Fruit Exchange (Heroes Restaurant - 3397 Mission Inn Ave), and M. H. Simon's Mortuary (3410 11th St).

The residence exhibits Wilson's ability to modify an existing building in a manner that is sensitive and complementary to the original structure. With no major exterior alterations since completion in 1933, the Bell House is a good representation of Wilson's work.

PUBLIC NOTICE AND COMMENTS

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

APPEAL INFORMATION

Actions by the Cultural Heritage Board, including any environmental finding, may be appealed to the Land Use, Sustainability and Resilience Committee (formerly the Land Use Committee)

within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division by calling 951-826-5371.

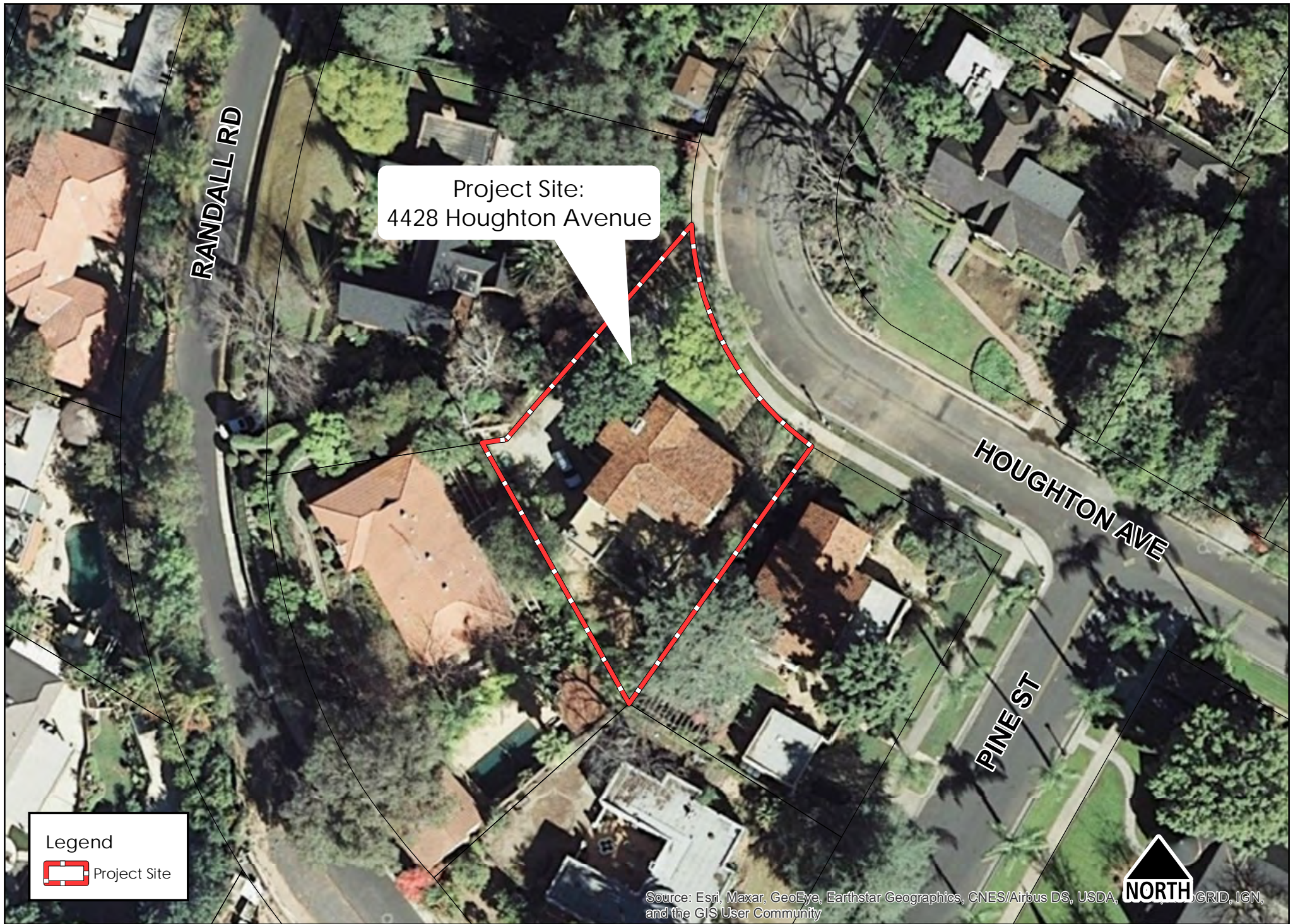
EXHIBITS LIST

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

Prepared by: Scott Watson, Historic Preservation Officer

Reviewed by: David Murray, Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner



Cultural Resources Nomination Application

☒ City Landmark

☐ Structure of Merit

Please check the Designation for which you are applying

IDENTIFICATION

1. Common name: _____
2. Historic Name: The David S. Bell House
3. Street address: 4428 Houghton Ave.
City Riverside State CA Zip 92501
4. Assessor Parcel number: 207102005
5. Present Legal Owner: Marilyn Odello and Chani Beeman
City Riverside State CA Zip 92501
6. Present Use: Residential
7. Original Use: Residential

Date form prepared: February 2020

Preparer: Vincent Erviti on behalf of Marilyn Odello & Chani Beeman

Sponsoring Organization (if any): _____

Address: _____

City, State and Zip: _____

Phone: _____

DESCRIPTION

8. Legal property description: POR LOTS 6 & 8 MB 011/077 REDWOOD TR

- Include approximate property size (in feet): Street Frontage 92 ft. Depth 113 ft.
9. Architectural Style: Spanish Revival in the Monterey Colonial Style
10. Construction Date: Estimated _____ Factual 1924
Source of Information: Assessor's Records ☒ Building Permit _____ Sanborn Map
_____ Publications _____ Oral Interviews
11. Architect's Name: Henry L.A. Jekel Builder's Name: G. Beeson
12. Condition: ☒ Excellent _____ Good _____ Fair _____ Deteriorated
_____ No longer in existence
13. Alterations: in 1933, David S. Bell commissioned famed Riverside architect G. Stanley Wilson
to add a second story to the home including two bedrooms and a balcony with
ornamental wood railings.

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: _____

SIGNIFICANCE

18. Historical Attributes:

- | | | |
|---|--|--|
| <input type="checkbox"/> Unknown | <input type="checkbox"/> Government Building | <input type="checkbox"/> Folk Art |
| <input checked="" type="checkbox"/> Single Family | <input type="checkbox"/> Educational Building | <input type="checkbox"/> Street Furniture |
| <input type="checkbox"/> Multiple Family | <input type="checkbox"/> Religious Building | <input type="checkbox"/> Landscape Architecture |
| <input type="checkbox"/> Ancillary Building | <input type="checkbox"/> Railroad Depot | <input type="checkbox"/> Trees/Vegetation |
| <input type="checkbox"/> Hotel/Motel | <input type="checkbox"/> Train | <input type="checkbox"/> Urban Open Space |
| <input type="checkbox"/> Bridge | <input type="checkbox"/> Rural Open Space | <input type="checkbox"/> Canal/Aqueduct |
| <input type="checkbox"/> Farm/Ranch | <input type="checkbox"/> Industrial Building | <input type="checkbox"/> Dam |
| <input type="checkbox"/> Military Property | <input type="checkbox"/> Public Utility Building | <input type="checkbox"/> Lake/River/Reservoir |
| <input type="checkbox"/> CCC/WPA Structure | <input type="checkbox"/> Theater | <input type="checkbox"/> Ethnic Minority Prop. |
| <input type="checkbox"/> Engineering Structure | <input type="checkbox"/> Highway/Trail | <input type="checkbox"/> Civic Auditorium |
| <input type="checkbox"/> Amusement Park | <input type="checkbox"/> Woman's Property | <input type="checkbox"/> Monument/Mural/Gravestone |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> Hospital | <input type="checkbox"/> Stadium |
| <input type="checkbox"/> Mine | <input type="checkbox"/> Community Center/Social Hall | |
| <input type="checkbox"/> Commercial Building, 1-3 stories | <input type="checkbox"/> Commercial Building, over 3 stories | |
| <input type="checkbox"/> Other: | | |

19. Architectural Description

20. Statement of Significance

21. Bibliography

22. Photographs

23. Letter from property owner (if other than applicant)

Statement of Significance

The residence at 4428 Houghton Ave. is significant as the home of the David S. Bell family, who lived there from its construction until well into the 1950's. The house was designed as a single story Spanish Colonial by architect Henry L.A. Jekel in 1924 and has the unusual distinction of having another revered Riverside architect, G. Stanley Wilson, involved in the design and construction of the property when he was commissioned to add a second story to the home in 1933 . (Title 20 section 20.50.010 U. #4)

The home is located in the North Hill Historic Area of the city. The residence is eligible for designation as a City Landmark in accordance with the criteria above as well as the following:

- It contributes to the significance of a historic area or district, being a geographically definable area possessing a concentration of historic or thematically related groupings of properties which contribute to each other and are unified aesthetically by plan or physical development. (Title 20 section 20.50.010 U. #5)

The residence at 4428 Houghton Ave. was built by David Smith Bell (and his wife Miriam). They had two boys, David Jr. and Donald. Mr. Bell was born in North Dakota about 1886. At 9 years of age his family moved to Southern California, making a pioneer farm in Temecula their home. Being so sparsely populated it was not easy for David to receive a traditional childhood education. He attended several grammar schools as a child, most of them for Native Americans. He attended Riverside High School for one term, frequently making the trip home once a week on Friday afternoons on a bicycle, a 50 mile trip.¹

In 1913, David moved to Redlands "seeking a dryer climate for an invalid wife". Unable to find employment he offered to work in a packing house for nothing but

¹ A.D. Shamel, *The Esthetic Side of Orange Growing in the Southwest*, The California Citrograph Magazine, August 1931

was refused due to his inexperience. He finally found a job in a citrus packing house and worked gaining experience for several companies in the region. In 1916 a supplier from New York who was in town on business offered David the chance to accompany him to visit L.V.W. Brown, one of the biggest names in the citrus industry at that time. Impressed with his knowledge and experience, L.V.W. Brown hired David and he would go on to work in several of Browns' packing operations over the years, considered to be among the best operations in the citrus industry. Because of his expertise he was also hired to manage properties for local farmers as well as absentee owners.²

In 1922 L.V.W. Brown was killed in an automobile accident on the day he was inaugurated Mayor of Riverside. David was made manager of the entire L.V.W. Brown Estate which included The Sunny Mountain Orchard brand, more than 550 acres of citrus and other sizable holdings. It was during this time he was able to purchase 80 acres of citrus groves from the Brown Estate to begin a co-op with other growers in the area.³

In September of 1924, Architect Henry L.A. Jekel had two houses under construction simultaneously, facing one another on Houghton Ave. overlooking Lake Evans and Fairmount Park in what is known today as the North Hill Historic District. One was for the Bells and the other for a prominent businessman named Percy Powell.⁴ 4428 Houghton Ave. was built as a one story six room structure with a street frontage of 100ft. And a 120ft. deep lot, for \$6,000. It reflected Spanish Revival architectural features including a red tile roof, clad in stucco with wrought-iron accents.

As the Bell family grew, so did their home. In 1933 Mr. Bell commissioned Architect G. Stanley Wilson to add a second story. The addition added two upstairs bedrooms at a price tag of \$4100. It was during this renovation that the Monterey Colonial Revival architectural details were added to the structure, a style gaining popularity in Southern California around this time. The most prominent of the

² ibid

³ Joan H. Hall, *Cottages, Colonials and Community Places of Riverside, California*. Riverside: Riverside Museum Press, 1985.

⁴ H. Vincent Moses, *Henry L.A. Jekel: Architect of Eastern Skyscrapers and the California Style*. Inlandia Institue Publications.

details being the large second floor porch on the front of the house utilizing ornamental exposed wood timbers and a low sloped tile roof. The Bell family lived in the house at 4428 Houghton Ave. for over 30 years.

David Bell believed in service to his community. He was a Director in the Riverside Chamber of Commerce, the Tri-County Water Conservation Association, the Tri-County Reforestation Committee and the Riverside-Arlington Heights Fruit Exchange. He was also a member of the Kiwanis, Elks, Victoria Country Club and the Farm Bureau. David S. Bell Died February 5, 1965 and is buried in Olivewood Cemetery in Riverside.⁵

The David Bell House has seen many occupants in the years since the departure of the Bell Family, it even sat abandoned for a short time, until 2011 when it fell into the loving arms of its current curators, Marilyn Odello & Chani Beeman.

⁵ Shamel, Citrograph Magazine article

Architectural Description

The Monterey Colonial

The romantic Spanish Revival —or alternately Spanish Eclectic— refers to the architectural style that was built from about 1915 to about 1940. Like Mission Revival, Spanish Revival was influenced by Spanish Colonial architecture of earlier centuries. Unlike its immediate predecessor, Mission, Spanish Revival was more ornate with stylistic detail apparent in both large features and small, such as intricately patterned tile work and wrought iron hardware.¹

After the Panama-California Exposition in San Francisco in 1915, the Spanish Revival style caught hold. Though it is a prominent housing style in the Southwest US as well as Florida and Texas, it is less common in northern states.

The Birth of the Monterey

Architecture is often influenced by the styles that came before it. Nowhere is that truer than with the Monterey, or Monterey Colonial, home. This type of architecture combines French, Spanish and English styles. In fact, it is so unique that it's still sought after today. Another unique quality of the Monterey Colonial is that it is one of the only architectural styles that can be traced to a specific region or source. The origin of Monterey homes are the brainchild of architect and businessman Thomas O. Larkin. The style is inspired by the different places that he lived throughout his life.²

Larkin grew up in Lynn, Massachusetts, where he undoubtedly was familiar with classic Colonial homes. As a young man, he traveled south to Charleston, South Carolina, to establish himself as a businessman. While there, he recorded observations in journals about the architectural beauty of southern churches. After a career setback, Larkin moved west to California to live with family.³ Once there, he came into contact with the Spanish and Mexican architectural influences that dominated Californian culture at the time. All these influences come together in the Monterey home.

The first Monterey home came out of Larkin's need to establish himself in California. He built it as a family home and the style soon gained popularity locally. As a result, subsequent versions of Monterey homes include basic elements of Larkin's influence.⁴

They also contain their own unique details because the construction was left entirely up to each individual builder.

Cultural Influences on Monterey Homes

The thing that makes Monterey homes so unique is that the style clearly shows influences from a variety of cultures. Specifically, you can see elements of English, French and Spanish architecture.

English

The exteriors of Monterey houses contain surprisingly few English details. A nod to New England Colonial homes, though, can be seen in their symmetrical facades. The interior is a different story entirely.⁵ The layout of the Monterey home is nearly identical to that of a Colonial, which was revolutionary in California at the time. Homes there were typically laid out similarly to Mexican adobes.

French

The homes' French influence come from the time Larkin spent traveling down south as a businessman. Like the Creole homes that are native to Louisiana, Monterey homes have an upper and lower balcony. Both typically feature trims in wrought iron, as well. Monterey homes also tend to include French doors.

Spanish

Finally, the largest influence of the architectural styles comes from Spanish influences through the choice of construction materials. Long before Larkin's arrival in California, Father Junipero Serra can be duly credited for bringing the first permanent architectural influences to California. His missionary pursuits introduced Spanish influenced construction, in the form of the Franciscan missions, to the area.⁶ He enlisted the help of local natives to erect the adobe and tile edifices that are character defining features of the region today. They were built with a combination of Moorish and Roman aesthetics, and their designs were adapted to the environment and missionary needs in an altogether original style that came to be known as California Mission architecture.⁷

Characteristics of Monterey Colonial Homes

Though Monterey homes can be very different from one another, there are a few defining characteristics that tie them together. Monterey Colonial style buildings never pretended to be anything but what they were; there seems to be no effort to complicate their

construction, but merely a simple handing-on from generation to generation, from both the New England and Spanish settlers, of well worn and tried traditions worked with the materials of the locality. Because of this, the forms of the style are quite pure and easy to recognize. Due in part to the materials from which they were constructed, the forms of the Monterey Colonial style present an uncomplicated yet revolutionary shape.⁸

Here are some characteristics to give you a better idea of how these homes were constructed.

Exterior

- Asymmetrical facade
- Two-story verandas
- Wooden framing
- Adobe walls
- Covered entry door
- Equal number of windows on each side of the door
- Low-sloped roof of tiles or shingles

Interior

- Formal entry
- Central hall
- *Sala* (Combination parlor and ballroom)
- Kitchen in main building rather than outdoors
- Interior stairs
- Second-floor bedrooms

4428 Houghton Ave.

The David S. Bell House at 4428 Houghton Ave. is an exemplar Monterey Colonial Revival. Henry L.A. Jekel was commissioned by Bell to design the home and G. Breeson the contractor. Many Attribute the Monterey Colonial style to Jekel but when It was originally built in 1924 it was erected as a modest one story Spanish Colonial Revival.

In 1933 Bell commissioned another famed Riverside architect, G. Stanley Wilson, to add a second floor on the structure of a complementary style. It was at this time the house took on the details of a Monterey Colonial Revival style which was gaining popularity in this part of the country around that time. Though rare for Riverside even today, The Monterey

Colonial is indigenous to Southern California and a descendant of the Spanish Colonial Revival style.

The house was built overlooking Lake Evans and Fairmount Park in what is known today as the North Hill Historic District. It sits facing a North-Easterly direction on a lot with a frontage of approximately 100ft. And 120ft. deep. The house is two story constructed with wood timbers, clad in smooth stucco with a low sloped barrel red tile roof with gable coping, slight overhanging eaves, red tile gable tube vents and a small tower chimney clad in stucco with a decorative red brick and iron hood.

The front of the house features an inset porch enclosed with a curved parapet stucco walled entry and saltillo tile flooring. The front door is decorative solid wood, wrought iron metal straps, speakeasy door with iron grille and full length 10 lite windows on either side. The left side of the facade features 2 sets of double hung windows around the breakfast nook. The right side of the facade features an arched tripartite divided-light wooden casement window assemblage. The second floor prominently displays a partial width inset balcony over the main entrance door covered by the main roof constructed with thick timber balustrades and three separate 16 lite wooden doors leading to different rooms. The set of second floor casement windows on the right side of the facade features a small French ornamental wrought iron balcony. The lower wall has a curved parapet transition to the ground.

Through the main entrance is a reception hall that has coved ceiling and a large arched inset wall niche. There is a large formal sitting room to the right featuring a large picture window looking out on to the front of the property. The room has a barrel ceiling and a set of French doors leading to stairs descending to the driveway. There is a Spanish-style fireplace with a Batchelder Tile hearth and decorative niche above it. The south end of the room has an arched doorway leading to a hallway where the downstairs bedroom, full guest bathroom, laundry room and upstairs staircase are located.

To the left of the reception hall is a doorway that leads you into the kitchen. Going to the left will take you to a breakfast nook tucked in that corner of the house. The gourmet kitchen has a walk-in pantry. The kitchen has a door that opens on to a side yard with a wooden deck. Another arched doorway leads to a formal dining room appointed with a built in china hutch. It has a pair of French doors leading to a large veranda overlooking the backyard, constructed with thick wood timber balustrades matching the second story front porch.

The home has a switchback staircase with a midway landing featuring a stain glass window. It has wooden treads and wrought iron railings. The upstairs landing leads to both bedrooms, each with an ensuite bathroom, as well as a doorway out to a rooftop balcony facing south toward Fairmount Park and Mt. Rubidoux. The second story master bedroom includes Spanish-style fireplace and set of French doors leading to the front facing balcony as well as an entrance to a separate veranda.

The gated driveway on the right side of the house descends down to a two car garage. The grounds of the property are walled in and beautifully landscaped and with shrubs, flowers, mature trees and several water features.

¹ Kanner, Diane. "Wallace Neff and the Grand Houses of the Golden State". The Monachelli Press; First Edition. '05

² Larkin, Thomas O., "The Larkin papers; personal, business, and official correspondence of Thomas Oliver Larkin, merchant and United States consul in California," Edited by George P. Hammond. (Berkeley, Published for the Bancroft Library by the University of California Press, 1951-68), vol. II, 19-20.

³ Ibid.

⁴ Ibid. 98-99

⁵ McHenry, Paul Graham. Adobe and Rammed Earth Buildings: design and construction. (New York : John Wiley & Sons, c1984), 47.

⁶ Ibid.

⁷ Cook, 19, 44 Ibid

⁸ Hannaford, Donald R. and Revel Edwards, Spanish Colonial or Adobe Architecture of California, 1800 – 1850. (Stamford, CT: Architectural Book Publishing Company, Inc., 1931, 1990), ii.

APPLICATION FOR BUILDING PERMIT

DATE 9-29-24 City of Riverside
CALIFORNIA
JOB ADDRESS 4428 Houghton
LEGAL DESCRIPTION _____

- DESCRIPTION OF WORK:
- ☒ NEW BLDG. ☐ REMITE
☐ ALTERATION ☐ DEMOLISH
☐ ROOFING ☐ SWIM POOL
☐ OTHER _____

USE OF BUILDING Res

OWNER	NAME <u>J S Bell</u>	
	ADDRESS _____	
	CITY _____ PHONE _____	
ARCH.	NAME _____	
	ADDRESS _____ LIC. NO. _____	
	CITY _____ PHONE _____	
ENG'R.	NAME _____	
	ADDRESS _____ LIC. NO. _____	
	CITY _____ PHONE _____	
CONTRACTOR	NAME <u>G Breaon</u>	
	ADDRESS _____	
	CITY _____ PHONE _____	
	STATE LIC. _____ CITY LIC. _____	

VALUATION OF JOB: \$ 6,000.00

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 CHK BY _____		CORR'S APPRD BY _____		APPLIC APPRD BY _____	
NO. BLDGS NOW ON LOT	USE OF BLDGS. NOW ON LOT.			PLAN CHG 01-9-441	\$ _____
NO. FAM.	SIZE BLDG. - SQ. FT.	USE ZONE		PERMIT FEE 01-9-222	\$ _____
STORIES	OCCUPANCY	TYPE CONST.	FIRE ZONE	STORM DRAIN 08-9-481	\$ _____
FRONT S.S.	RIGHT S.S.	LEFT S.S.	REAR S.S.	AC. FEE 08-9-482	\$ _____
				TOTAL	\$ _____

UTILITIES WILL NOT BE PROVIDED UNTIL AFTER FINAL INSPECTION.

Form No. 302-13R1

B-7374

Industry

CONSTRUCTION IN RIVERSIDE BOOMS

Permits for \$13,800 in New Building Issued Here, Shown

Representing a valuation of \$13,800, new construction in Riverside today showed a decided spurt.

Two new homes, one for D. S. Allbright, 3850 El Hijo street, costing \$5100, and one for Miss Norton, 3064 Redwood Drive, estimated at \$4100, were included in the day's business at the office of City Engineer J. R. Elliott.

D. S. Bell was granted authority to make alterations and additions at his home at 4428 Houghton avenue, costing \$4100.

Other permits were issued to A. M. Mack, 5644 Fir avenue, addition, \$50; M. W. Carson, 2841 Lime street, garage, \$100; Mrs. Laura Chatham, 3969 Seventh street, alterations, \$50.

One of the largest construction projects in several weeks got under way today when D. S. Allbright, Riverside business man, started work on an eight-room residence to be erected at 3850 El Hijo street, in the Magnolia avenue district.

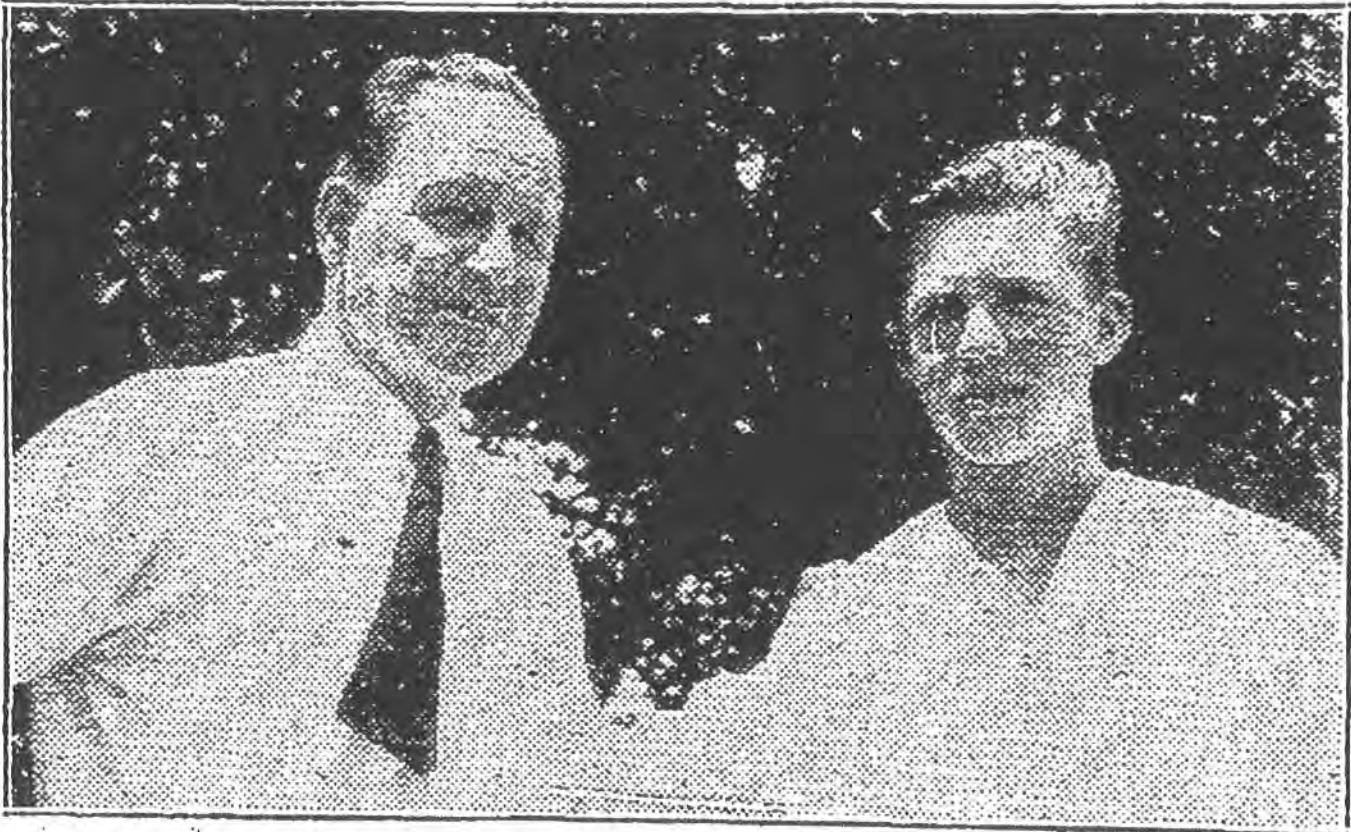
With the general contract representing an expenditure of \$5100, architectural plans call for a two-story Normandie type home, 36x54 feet in dimensions, of frame-stucco, with a wood shingle roof.

Terraces will be installed both at the front and rear, with the first floor setup including a large living room, dining room, kitchen, breakfast room and bath. On the second elevation will be found two bedrooms, a dressing room, library and a bath room. Oak floors will be featured throughout.

Brick veneer will be utilized on the exterior of the first floor and for trim around the windows, with redwood exposed siding for the exterior on the second floor.

One more story will be added to the Bell residence, according to plans drawn by Architect G. Stanley Wilson. The second elevation will include two bedrooms, together with a large porch which will have an ornamental railing. Exposed timbers will be utilized on the exterior of the porch.

Bells Return from England



David S. Bell, Riverside business man, accompanied by his son, David, Jr., returned this week from a trip which took them into many countries of Europe. Leaving here in April, they made the voyage to and from Europe on board slow combination passenger and freight steamers, as a leisurely trip had been planned. Bell, whose health shows marked improvement, reported that England is gripped by a tense fear of impending war, and is preparing her defenses against invasion.

Exhibit 3 -Historic Photos



helpful career by one of the growers in the Riverside of his accomplishments, his home will be briefly

on of this story is a very age for the writer on acquaintance with David time that he started to intimate friend, the late 1916. This association continuously joyous and

er, and e, to as ch as fe ng, ith ire ne is- of is- ta le ie is

e-ef id as e-ly se so ng ug ug It se we be l- y, l- tr s ie h ie is m r l e a f l l e i

By A. D. SHAMEL

There is a small lawn in front of the house and the house, lawn and driveway to the garage located under the house are bordered with shrubs and trees that are not only beautiful but also are hardy and adapted to the climatic conditions of the location. The plantings can practically all be irrigated while the lawn is being cut. Recently, Mr. Bell has purchased

eucalyptus citriodora and Oregon grape. The rose garden is planted with 30 or more varieties of beautiful rose bushes. The flowering plants effectively used include lantana, carissa grandiflora, red poinsettia, gladiolus and carnation.

In the recently acquired lot Mr. Bell intends to plant some of our striking native trees, the California live oak and the

Water Co. The locations of plants and packing widely separated and north of Riverside locations are visited as a rule, and some on certain days. From his Riverside morning and finish in time to reach his National bank building the afternoon he d



View of a portion of the Bell garden with Lake Evans in the foreground. Photographed through the sitting room window of the David S. Bell home in Riverside on April 2, 1931. All photographs accompanying this article taken exclusively for Citrus by Avery Edwin Field, Riverside.

ent views of hills and stance. From the window can look across the long Cucamonga mountain to the Cajon Pass on

an adjoining lot at the rear of the house with which he intends to have a great deal of pleasure in its planting, using for the most part rare tropical plants that can be successfully grown on this site.

like. There will also be avocado trees and other fruiting plants of the rarer and more tropical kinds.

At the present time David S. Bell is the

agriculture office also cooperated in the extension service, and conducting experit

SEP • 60



Exhibit 4 - Current Photos



