



Community & Economic Development Department
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Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: NOVEMBER 19, 2025
AGENDA ITEM NO.: 4

PROPOSED PROJECT

Case Numbers	DP-2023-01895 (Historic Designation)	
Request	To consider a Historic Designation request to designate Hays-Pattee Residence as a City Landmark	
Applicant	Geoffrey Starns	
Project Location	3611 Mount Rubidoux Drive, situated on the north side of Mount Rubidoux Drive, between Ladera Lane and Sixth Street	
APN	207-023-010; 207-033-035	
Ward	1	
Neighborhood	Downtown	
Historic District	Not Applicable	
Historic Designation	Not Applicable	
Staff Planner	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 DP-2023-01895 (Historic Designation) for the designation of the Hays-Pattee 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 DP-2023-01895 (Historic Designation), based on the facts of findings, and designate the Hays-Pattee as a City Landmark.

BACKGROUND

Hays-Pattee Residence

The Hays-Pattee Residence is located at 3611 Mount Rubidoux Drive, within the historic Rubidoux Heights subdivision, often referred to as Banker's Hill. The property consists of a two-story Mission Revival residence with Art & Craft era influences, designed in 1903 by architect Franklin P. Burnham and constructed by builder A.W. Boggs. A detached garage, designed in 1909, complements the main residence and reflects the Mission Revival style (altered at an unknown date). In 1912, a second-story addition was completed under the direction of architect Garrett Van Pelt, Jr., transforming the original Art & Crafts era residence into a more formal Mission Revival-style home. Despite the significant addition, the residence retains high integrity and continues to illustrate its evolution over time.

Howard Thomas Hays

Howard Thomas "Tom" Hays arrived in Riverside from Lancaster, Pennsylvania, in 1890. Hays began his career as a bookkeeper for the Riverside Banking Company and later became cashier of the newly established Orange Growers Bank. Through his professional success, Hays quickly rose in Riverside society. He was active in numerous civic and social organizations, including the Loring Opera House, where he performed in several productions, and the Victoria Club, where he was a founding member. He also served as president of the Riverside Lawn Tennis Club and the Rubidoux Club, and chaired the County Republican Central Committee.

In 1902, Hays and several associates, including Robert L. Bettner and Charles Loring, purchased and re-subdivided a portion of the failed Rubidoux Hotel property into what became known as Banker's Hill. In August 1903, construction began on his new residence, described by the Riverside Morning Enterprise as an "artistic bungalow" and the first home on Little Mount Rubidoux. However, the home became infamous shortly thereafter when Hays was accused of embezzling \$95,000 from the Orange Growers National Bank—an event that led to the bank's failure and what local papers dubbed the "Trial of the Century." Although acquitted in that case, Hays was later convicted of embezzlement from the San Pedro, Los Angeles, and Salt Lake Railroad. He left Riverside and died in 1907 at the age of 39. The residence thereafter became known locally as "the house that broke the bank."

Harry and Lila Pattee

Following the failure of the Orange Growers National Bank, the property was acquired by William P. Lett, a partner in the prominent Riverside hardware and citrus packing firms Stewart & Lett and Pattee & Lett. Lett gifted the home to his daughter, Lila Rose Lett, upon her marriage to Harry Gordon Pattee, the son of his partner, in 1906. The couple took ownership of the residence shortly thereafter and made significant improvements to the home and landscape. By 1909, they added a detached Mission Revival-style garage, and in 1912, commissioned architect Garrett Van Pelt, Jr. to design a substantial second-story addition at a cost of \$5,000.

Captain Harry G. Pattee was a well-known businessman and civic leader. He served as president of the Riverside Country Club and Riverside Polo Club and was active in numerous community organizations, including the Victoria Club, Casa Blanca Tennis

Club, Present Day Club, and the American Legion. A 1906 Riverside Press article noted that the Pattee wedding was a major social event, highlighting the couple's prominence within Riverside's elite circles. Lila Pattee was equally active in civic life, contributing to the Red Cross, the Women's Preparedness League, and numerous charitable causes.

Beyond their social standing, the Pattees played an important role in Riverside's civic development. In 1917, when Riverside's National Guard unit (Company M of the 160th Infantry) was at risk of disbandment due to low enlistment, Harry Pattee personally led the effort to recruit and reorganize the company. Commissioned as Captain, Pattee commanded the unit through training at Camp Kearny and into service in France during World War I. Upon his return, he resumed his business ventures, serving as a director of several prominent local companies, including the Royal Steam Laundry and the Indiana Avenue Orange Packing Company.

The Pattee family resided at 3611 Mount Rubidoux Drive from 1908 until 1969, during which time the home served as a venue for civic gatherings, social events, and philanthropic activities. Their long-term stewardship ensured the preservation of the residence's architectural character and its standing as a local landmark within Banker's Hill.

Arts & Crafts Movement

The Arts and Crafts movement emerged in the late nineteenth century as a response to industrialization and the decline of traditional craftsmanship. Originating in England under figures such as William Morris and John Ruskin, the movement emphasized the beauty of natural materials, the integrity of handcraft, and the unity of art, architecture, and daily life. Its ideals spread internationally and profoundly influenced design in the United States during the early twentieth century, inspiring architecture, decorative arts, and landscape design that celebrated simplicity, honesty of construction, and harmony with nature.

In California, the movement found strong expression through architecture that blended regional materials with handcrafted detail, resulting in homes that appeared rooted in their environment. Builders and architects favored natural wood, stone, and brick, often left exposed to highlight the skill of their making. Interiors were designed as extensions of the surrounding landscape, emphasizing comfort, craftsmanship, and a seamless relationship between indoors and outdoors.

Character-defining principles and features of the Arts and Crafts movement include:

- Emphasis on simplicity, proportion, and functional design
- Honest expression of structure and materials
- Integration of architecture with the surrounding landscape
- Use of locally sourced, natural materials such as wood, stone, and brick
- Handcrafted ornamentation highlighting the artisan's skill
- Coordination of architecture, furnishings, and decorative arts to achieve a unified design aesthetic

Mission Revival Architecture

The Mission Revival style emerged in California in the late 19th and early 20th centuries, inspired by the state's early Spanish missions. By the 1910s, it had become a dominant residential style across Southern California and was widely promoted by Riverside's own Frank Miller through the Mission Inn. The style conveyed a sense of regional identity and

romanticism, favoring smooth stucco walls, red clay tile roofs, and restrained ornamentation reminiscent of Spanish Colonial architecture.

Character-defining features of the Mission Revival style include:

- Low-pitched red clay tile roofs, often with broad eaves or little to no overhang
- Smooth stucco exterior walls
- Arched openings for windows, doors, or arcades
- Curvilinear or shaped parapets and gable ends
- Exposed rafter tails or decorative vents in gable walls
- Wrought-iron grilles, light fixtures, and balconies
- Deeply recessed windows and doors with wood or metal accents

Franklin P. Burnham

Franklin P. Burnham was a nationally recognized architect known for his civic and institutional works across the United States at the turn of the twentieth century. Born in Rockford, Illinois, in 1853, Burnham began his career in Chicago, where he partnered with Willoughby Edbrooke to design several major public buildings, including the Georgia State Capitol and numerous Carnegie Libraries. Burnham relocated to Southern California around the turn of the century, bringing with him a reputation for refined Beaux-Arts and Classical Revival design.

In Riverside, Burnham's most prominent commission was the Riverside County Courthouse, completed in 1903 and modeled after the Petit Palais in Paris. That same year, he designed the original Hays Residence on Mount Rubidoux Drive—his only known residential work in the City. The home's Arts & Craftsman influences, combined with the use of stone, wood, and fine detailing, reflected Burnham's ability to blend architectural formality with California's emerging regional styles. His design established the foundation for the property's later evolution into the Mission Revival home seen today.

Garrett Van Pelt, Jr.

Garrett Van Pelt, Jr. was a prominent Southern California architect whose career spanned more than four decades. Born in Kansas in 1890, Van Pelt studied architecture at the University of Southern California before beginning his career as a draftsman for Pasadena architect Sylvanus Marston. In 1913, he became Marston's partner, forming the firm Marston & Van Pelt, later joined by Edgar Maybury to create Marston, Van Pelt & Maybury—one of Pasadena's most respected architectural firms of the early twentieth century.

The 1912 second-story addition to the Hays-Pattee Residence is among Van Pelt's earliest credited works, likely completed before his formal partnership with Marston. The addition transformed Burnham's original Arts & Crafts residence into a sophisticated Mission Revival-style home, consistent with the architectural trends of the era. Van Pelt went on to design numerous notable projects throughout Southern California, including Pasadena's American Legion Hall, Westminster Presbyterian Church, and Grace Nicholson Building. His later collaborations with architect George Lind extended his influence to the Coachella Valley, where the firm designed several early Palm Springs landmarks.

ANALYSIS

The applicant is requesting approval of a Historic Designation to designate the Boyd Residence as a City Landmark.

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 (Exhibit 3).

Architectural Description

The Hays-Pattee Residence is located at 3611 Mount Rubidoux Drive within the Mount Rubidoux Historic District and is a contributing resource to the district. The two-story residence is constructed of wood framing on a stone and brick foundation and is oriented to the southeast. The residence is sited on a natural terrace along the ridge of Little Mount Rubidoux, taking advantage of the hillside setting and expansive views. Approached by a long, palm-lined driveway, the residence is visually framed by mature landscaping and stone retaining walls that follow the natural contours of the hillside. The driveway terminates in front of a detached 1909 Mission Revival-style garage, from which a formal stairway ascends to the primary entrance of the residence.

The grand exterior stairway features wide stone steps flanked by low stone walls and capped with globe light fixtures mounted on stone columns—two at the base and two at the top of the stair. Additional matching light columns mark the curve of the driveway as it approaches the garage. The stone wall bordering the drive retains its original wrought-iron rings used for tying horses, providing a tangible link to the home's early twentieth-century origins.

The residence exhibits a blend of the Arts & Crafts movement and Mission Revival style, reflecting the home's two major periods of construction. The lower level, completed in 1903, represents the original Arts & Crafts design with horizontal wood clapboard siding, use of stone, wide eaves, and exposed rafters. The upper level, added in 1912, transitions to the Mission Revival style, featuring smooth stucco walls, a red clay tile roof, and arched window openings. The integration of both styles creates a distinctive architectural composition unique within the Mount Rubidoux area.

The building's massing is rectangular in plan with a low hipped roof intersected by a front-facing cross gable. The full-width front porch is supported by substantial stone columns and accessed by a central stair that leads directly to the main entry. The original wood front door, featuring a large glass panel framed by a bead detail, remains intact along with its original brass hardware. The façade includes a projecting bay window beneath the front gable and wood-framed single-hung and casement windows with multi-light upper sashes. Operable shutter hardware survives from the early construction period, although the current shutters are later fixed replacements.

The red clay tile roof, added during the 1912 remodel, is characteristic of the Mission Revival style and visually unifies the expanded second story with the original Arts & Crafts base. The upper-story windows are primarily wood casements that open inward, consistent with early twentieth-century design conventions. Stucco-clad chimneys rise above the roofline, and decorative rafter tails remain visible along the eaves.

To the rear of the property, the detached garage and caretaker's quarters reflect the Mission Revival style and are finished in smooth stucco with a matching red tile roof. The garage was altered at an unknown date, based on a postcard image showing the original design with a scalloped parapet. The garage features three vehicle bays, a covered work area, and original service pits designed for automobile maintenance. The caretaker's quarters, integrated into the same structure, include original wood-trimmed doors and multi-light windows.

Overall, the Hays-Pattee Residence retains a high degree of exterior integrity. The combination of its hillside siting, long formal driveway, stone stairway, and cohesive Arts & Crafts and Mission Revival detailing convey the property's architectural evolution and its association with early twentieth-century Riverside development.

Statement of Significance

The Hays-Pattee Residence is historically significant as an excellent example of early twentieth-century residential architecture in Riverside, combining elements of the Arts & Crafts Movement and Mission Revival styles. The home reflects the City's architectural transition during this period, blending handcrafted wood detailing with smooth stucco finishes and red clay tile roofing typical of the Mission Revival movement. Designed in 1903 by noted architect Franklin P. Burnham and expanded in 1912 by prominent Southern California architect Garrett Van Pelt, Jr., the residence represents the work of two accomplished designers whose contributions helped shape the region's built environment.

The property is further significant for its association with Howard Thomas Hays and Captain Harry G. Pattee, both influential figures in Riverside's early civic and social history. Hays played a formative role in the City's early financial and cultural development, while the Patees were prominent in local business, philanthropy, and community leadership for more than six decades.

Retaining a high degree of integrity, the Hays-Pattee Residence remains a distinguished example of Riverside's hillside residential development and a reflection of the City's early twentieth-century prosperity and social prominence.

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." Based on the applicable criteria from Chapter 20.50 of Title 20, Hays-Pattee Residence qualifies for Landmark Designation as follows:

- FINDING:** Criterion 2: Is identified with persons or events significant in local, state or national history.
- FACTS:** The Hays-Pattee Residence is closely associated with two individuals significant to the civic and social development of early Riverside—Howard Thomas "Tom" Hays and Captain Harry Gordon Pattee.

Howard Thomas Hays was a prominent early banker and civic leader who played a formative role in the establishment of Riverside's financial institutions during the late nineteenth and early twentieth centuries. As cashier of the Orange Growers Bank, Hays was among the city's influential young professionals whose success reflected Riverside's growing prosperity during the citrus boom. Beyond his banking career, Hays contributed to the community's cultural and social life as president of the Rubidoux Club, founding president of the Riverside Lawn Tennis Club, and an active participant in the Loring Opera House. His involvement in real estate speculation, including the subdivision of Rubidoux Heights—later known as Banker's Hill—demonstrated his role in shaping the city's early residential growth. Although later embroiled in a well-publicized embezzlement scandal that became one of Riverside's most notable early twentieth-century events, Hays' influence on the city's civic and social development remains historically significant.

Captain Harry G. Pattee and his wife, Lila Rose Lett Pattee, owned and resided in the home for more than six decades, a period that reflected both their social prominence and community leadership. Captain Pattee was a respected businessman, serving as president of the Riverside Country Club and Riverside Polo Club, and held directorships in several local companies, including the Royal Steam Laundry and the Indiana Avenue Orange Packing Company. His military service was equally distinguished—he was instrumental in reorganizing and commanding Riverside's National Guard unit (Company M, 160th Infantry) during World War I, for which he received the City's ceremonial key from Mayor Porter upon the unit's return from training.

The Pattees were deeply engaged in Riverside's civic and philanthropic life, supporting organizations such as the Victoria Club, Casa Blanca Tennis Club, the Red Cross, and local charitable associations. Their residence frequently served as a venue for civic meetings, philanthropic gatherings, and social events that brought together many of Riverside's early business and community leaders. Through its direct association with both Hays and Pattee, the property embodies significant aspects of Riverside's early financial, social, and civic history.

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 Hays-Pattee Residence embodies distinctive characteristics of the Arts and Crafts movement combined with elements of the Mission Revival style, representing a rare and well-integrated blend of two influential design traditions from the early twentieth century. Originally constructed in 1903, the first story reflects the principles of the Arts and Crafts movement through its horizontal wood clapboard siding, exposed rafter tails, low-pitched hipped and gabled rooflines, and the use of natural materials such as wood and stone. These elements express the movement's emphasis on craftsmanship, simplicity, and harmony with the surrounding landscape.

In 1912, the addition of a second story transformed the appearance of the residence through the introduction of Mission Revival design features, including smooth stucco walls, red clay tile roofing, and arched window forms. The remodel unified the handcrafted qualities of the original Arts and Crafts design with the regionally popular Mission Revival aesthetic promoted throughout Riverside during the early 1900s, most notably by Frank Miller's Mission Inn. The resulting composition reflects the transition in Southern California residential architecture from handcrafted naturalism to the refined romanticism of the Mission Revival style.

Character-defining features of the Hays-Pattee Residence include its broad hipped roof with intersecting front gable, full-width front porch supported by substantial stone columns, red clay tile roofing, stucco upper walls, wood clapboard lower walls, and symmetrical façade anchored by the original wood and glass entry door. The property's stone retaining walls, stairway, and period lighting fixtures further contribute to its architectural integrity. The residence stands as one of Riverside's most distinctive examples of early twentieth-century residential design, illustrating the City's architectural evolution during the Arts and Crafts era and its adaptation of Mission Revival forms.

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

FACTS: The Hays-Pattee Residence represents the work of two notable architects—Franklin P. Burnham and Garrett Van Pelt, Jr.—both of whom contributed significantly to the architectural development of Southern California.

Franklin P. Burnham was a nationally recognized architect best known for designing the Riverside County Courthouse, completed in 1903, as well as the Georgia State Capitol and numerous Carnegie Libraries across the country. The Hays-Pattee Residence, designed the same year as the courthouse, is one of only a few residences commissioned by Burnham in Riverside. The home reflects his ability to blend classical balance with the handcrafted detailing of the Arts & Crafts movement.

The 1912 second-story addition was designed by Garrett Van Pelt, Jr., an emerging architect who later became a partner in the prominent Pasadena firms of Marston & Van Pelt and Marston, Van Pelt & Maybury. Van Pelt went on to design several significant civic and residential buildings throughout Southern California. The Hays-Pattee Residence is among his earliest known projects and demonstrates his developing mastery of the Mission Revival style.

Together, the work of Burnham and Van Pelt illustrates a unique collaboration between two accomplished architects and reflects Riverside's early twentieth-century architectural evolution. The residence retains a high level of integrity and stands as a distinguished example of their combined influence.

FINDING: Criterion 6: Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape.

FACTS: The Hays-Pattee Residence reflects significant geographical patterns associated with the early residential development of the Mount Rubidoux area, historically known as Banker's Hill. Subdivided in 1902 from the failed Rubidoux Hotel property, Banker's Hill represented one of Riverside's earliest hillside residential enclaves and attracted members of the city's professional and civic elite.

Constructed in 1903, the Hays-Pattee Residence was among the first homes built in the subdivision and served as a model for subsequent development. Its prominent siting along the ridge of Little Mount Rubidoux and its formal, palm-lined driveway exemplify the elevated, estate-like character envisioned for the area. The later association with Captain Harry G. Pattee—who owned multiple parcels within Banker's Hill—further underscores the family's role in shaping the neighborhood's growth and identity.

Through its early construction date, hillside location, and association with the individuals who helped establish the subdivision, the Hays-Pattee Residence reflects the City's westward expansion during the early twentieth century and the creation of one of Riverside's most distinctive residential neighborhoods.

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 City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division by calling 951-826-5800.

EXHIBITS LIST

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

Prepared by: Scott Watson, Historic Preservation Officer
Approved by: Maribeth Tinio, City Planner