

Cultural Resources Nomination Application

☒ City Landmark

☐ Structure of Merit

Please check the Designation for which you are applying

IDENTIFICATION

1. Common name: Hays-Pattee House
2. Historic Name: Hays Pattee House
3. Street address: 3611 Mount Rubidoux Drive
City Riverside State CA Zip 92501
4. Assessor Parcel number: 207023010 and 207033035
5. Present Legal Owner: Christina and Geoffrey Starns
City Riverside State CA Zip 92501
6. Present Use: Residential
7. Original Use: Residential

Date form prepared: 11/7/2023

Preparer: Geoffrey Starns

Sponsoring Organization (if any): _____

Address: 3611 Mount Rubidoux Drive

City, State and Zip: Riverside, CA 92501

Phone: 805.910.5658

DESCRIPTION

8. Legal property description: See Attached Sheet

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

9. Architectural Style: Craftsman / Mission Revival

10. Construction Date: Estimated _____ Factual 1903
Source of Information: _____ Assessor's Records _____ Building Permit _____ Sanborn Map
_____ Publications _____ Oral Interviews

11. Architect's Name: Franklin P. Burnham Builder's Name: A.W. Boggs

12. Condition: _____ Excellent X Good _____ Fair _____ Deteriorated
_____ No longer in existence

13. Alterations: Second Story added in 1912, rear porch and side service orch enclosed at some point.
Interior remodel in 1990, no exterior changes at that time.

14. Surroundings:

_____ Open Land X Scattered Buildings _____ Densely Built-Up

15. Use type:

X Residential _____ Industrial _____ Commercial _____ Civic
_____ Other

16. Is the structure on its original site?

X Yes _____ No _____ Unknown
If moved, approximate year _____

17. Related features and/or out-buildings: Detached garage and caretaker's quarters, stone walls, lights.

SIGNIFICANCE

18. Historical Attributes:

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

19. Architectural Description See Attached Sheets

20. Statement of Significance See Attached Sheets

21. Bibliography See Attached Sheets

22. Photographs See Attached Sheets

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

Architectural Description

The house at 3611 Mount Rubidoux Drive is located within, and is a contributing resource to, the Mount Rubidoux Historic District. The house is a two-story Mission Revival/Craftsman style home. It is rectangular in plan and is wood frame construction with a stone and brick foundation. It faces southeast. The house sits in a saddle on the ridge of Little Mount Rubidoux. The hill slopes up to the southeast and northwest and downhill to the northwest and southeast. The property has a long palm tree lined driveway that leads to the garage and exterior "grand" stairway that leads to the house. There are four, globe lights on columns on the "grand" stairway. Two at the top and two at the bottom. There are also two more lights on columns that are part of walls, as the driveway turns towards the garage. The front wall of the driveway, leading to the garage, has its original rings to tie up horses. The wall has eight rings to tie up horses.

The residence has a hipped roof with a cross gable facing the front of the house. The upper roof is also a hipped roof. There is a full-width porch on the front of the house that is supported by stone columns and provides a central exterior stair that turns to go into the gable. The front door is original and has a large glass panel surrounded by a bead detail. The original hardware is also present.

Originally constructed as a one-story home, it was designed in the Craftsman style. It has clapboard siding with a 4-inch exposure. The windows are wood frame, and mostly single-hung style with a fixed, smaller, upper pane. The music room at the front of the house has a bay window, as does the bedroom at the front of the house under the gable roof. The dining room at the rear elevation has a bay window, and the bedroom at the rear of the house has rounded turret wall on the rear elevation.

When the second story was added, the style of the home was changed into a Mission Revival style home. The wood shake roof was replaced with a red-tile roof, and the upstairs exterior walls are stucco. There are fixed shutters that are a newer replacement. The original operable shutter hardware still exists. The upper story windows are exclusively casement windows that swing into the interior of the house.

The home includes a bead detail on the ground floor doors, both interior and exterior, and on the wainscoting in the Living Room, Dining Room, Music Room, and sunroom. The interior of the downstairs is finished with oak trim, wainscoting, base molding, picture molding, and beams. The living room fireplace, to the left as you enter the living room, is a brick and stone, has an oak mantel, and has floor to ceiling oak wainscoting. There are also two sconces above the mantel. The living room, Dining Room, and Billiard Room have a six-foot high wainscot, topped with a plate rail. Original chandeliers in the Billiard room and Dining Room remain, as do sconces in the Billiard Room. The Dining Room also has a built-in china cabinet and a pass-thru to the kitchen in a linen closet (the pass-thru was blocked on the kitchen side in 1990). The Billiard Room also had a built in cabinet that was removed. A door from the Billiard Room to the kitchen was blocked during a 1990 remodel. To the rear of the living room, directly across the room from the front entry is a former screened porch that has been enclosed as a sunroom. The large fixed glass window has a view of the Jurupa Valley. It has a floor to ceiling siding similar to the wainscot in the living, Dining, and Billiard rooms.

To the left of the Living Room are the original three bedrooms and bathroom. The bathroom has all of its original fixtures and a subway tile wainscot. It connects to what was the master bedroom (with the rounded turret wall). It has several original sconces. The other two bedrooms have their original moldings. The middle bedroom has a cedar lined built-in in the closet and connects to the front bedroom by a toilet room. The front bedroom has a built-in cabinet and a walk-in closet.

To the right of the billiard room is a stair hall that also has a back stair that connects to a partial bathroom and the service porch. The service porch has been enclosed and has access to the kitchen, crawlspace under the house, and the pantry, which was originally an "ice room".

The Stair Hall lead to the 1912-second story. At the top of the stairs, a vestibule leads to two bedrooms and a bathroom. The north bedroom has a small balcony facing the northeast. There is also a vestibule that leads to the master bedroom and master bathroom. The master bedroom extends the full width of the house over the living room. The original master closet was two closets, with one closet having built-in cabinets and mirror. A later renovation converted part of the attic into a closet and laundry room.

There is also a garage and attached caretakers quarters that was built in 1909 in the Mission Revival style. The 3-car garage includes a covered area in front of the garage. The interior of the garage include two "pits" to enable work on automobiles. There is direct access to the caretaker's quarters, which has a living room, kitchen, bathroom, and loft bedroom. The front door of the caretaker's quarters is accessed by a path around the building to the rear of the building. The building has gridded, single and double-hung wood windows. The windows and doors have wood trim.

Statement of Significance

Date Built: 1903 (Original)
1909 (Garage)
1912 (2nd Story Addition)

Builder: A.W. Boggs
Architect: Frank Burnham (Original)
Architect: Garrett Van Pelt Jr. (Addition)

History and Significance

The story of the Hays-Pattee house is one that starts with a scandal and a “Trial of the Century” and later with a hero. It is intertwined with Early Riverside high society. It’s located where the wealthy elite lived, and its residents were just that.

The story of this house starts with H.T. Hays. Howard Thomas Hays, known as Tom, came to Riverside in 1890 from Lancaster, Pennsylvania. He got a job as a bookkeeper with the Riverside Banking Company. Started as the Dyer Brothers Bank, the Riverside Banking Company was the City’s oldest bank. In April 1890, Milton J. Daniels came to Riverside and on July 3, 1891, the Orange Growers Bank was founded with Mr. Daniels as its president. Tom Hays was selected as the bank’s cashier. William Pittman Lett was listed as one of its stockholders. Mr. Lett was a co-owner of Pattee and Lett, a citrus packing and shipping firm. For the next 13 years, Tom would work for the Orange Growers Bank. The Orange Growers Bank would eventually become the Orange Growers National Bank.

Tom Hays became embedded in Riverside High Society and became a popular and influential man in town. He was involved with the Loring Opera House, performing in several plays, including Twelfth Night, Pinafore, and Patience. He was also the founding President of the Riverside Lawn Tennis Club in 1892. In 1891 he joined the Rubidoux Club, a year later became one of its directors, and in 1896 became its President. He was also a founding member of the Victoria Club. Tom was also involved in Politics. He was president of the Young Republicans Club and was the Chairman of the Central Committee of Riverside County.

If that wasn’t enough, Tom Hays started investing in real estate in Riverside and elsewhere. After the failure of the Rubidoux Hotel, Tom, along with Loring (Loring Opera House) and Robert L. Bettner, and others purchased a portion (23 acres) of the Rubidoux Heights tract in 1902 (July 8, 1902, Riverside Morning Enterprise) and re-subdivided Little Mount Rubidoux, what would become Banker’s Hill. The area was between Fourth and Eighth (now University) streets, Pine Street to the Santa Ana River. In August 1903, it was announced that he was building an artistic bungalow, and it would be the first home on Little Mount Rubidoux. The three-bedroom bungalow was built at a cost of \$8,000.00. He lived at the recently completed Mission Inn in 1903 with his wife and daughter Wanda. Unfortunately, Tom Hays was found to have embezzled over \$95,000.00 (almost \$3 Million today) from the Orange Growers National Bank. The bank failed because of the embezzlement, and the house became known as the house that broke the bank. Hays was tried in Los Angeles in what was called the “Trial of the Century” and after 27 hours of deliberation, the jury found him not guilty of all charges. He was later tried for stealing from the

San Pedro, Los Angeles, and Salt Lake Railroad and was convicted. He and his family moved to Ocean Park where he died in 1907 at age 39.

The Orange Growers National Bank was purchased by Citizens Bank, and William P. Lett, one of the Orange Growers National Bank board of directors, bought the house. He was also a partner in Pattee and Lett, a fruit packing and shipping company on Main Street in Riverside and Stewart and Lett, a leading hardware firm in Riverside (located at Eighth and main). He resided at the corner of Indiana and Monroe and later on Magnolia Avenue. Originally the home was rented to Dr. Hugh Martin, but when Lett's daughter Lila Rose Lett was engaged to marry Harry Gordon Pattee, the son of his partner, he gave the house to the couple. They were married on October 17, 1906. They moved in sometime between 1907 and 1908. On June 27, 1906, Mr. Pattee took ownership of the home and spent \$3,000.00 - \$4,000.00 on the grounds and made extensive improvements. The Pattee's built the garage in 1909 in the Mission Revival style and in 1912 added the second story at a cost of \$5,000.00, and the house was changed to Mission Revival style. Normally such a large addition would render the house no longer eligible for designation. However, in this case, the Pattee family and the architect of the addition are also historically significant.

Harry Gordon and Lila Rose Pattee were Riverside High Society. Mr. Pattee was President of the Riverside Country Club, the Riverside Polo Club, and together the Pattee's were members of the Victoria Club, Casa Blanca Tennis Club, Present Day Club, Tuesday Musical Club, Women's Preparedness League, the Red Cross, Associated Charities, American Legion, and patrons of the Loring Opera House. According to an article in the Riverside Press Enterprise on October 18, 1906, special "interest attaches to the wedding on account of the social prominence of the bride and groom". It also stated that Mr. Pattee was "one of the best polo players on the coast" and "was well known in business as in society circles and has the sincere regard of all who know him". In fact, they were so socially prominent that the Press-Enterprise report when Mr. Pattee bought a new car in 1907 and which day of the month that Mrs. Pattee would entertain visitors. The second story was added in 1912 after the birth of their oldest son, William Burleigh Pattee, in 1911 and prior to the birth of their youngest son Alan Pattee in 1913. On May 20, 1914, a fire broke out in the Pattee garage but according to the article the fire threatened all four of Mr. Pattee's automobiles. The Pattee's were so prominent that they could have been considered celebrities in early Riverside. A quick search of newspaper articles showed that the Pattee's were in over 200 articles from 1910-1919 alone. That is over 20 articles per year.

Mr. Pattee was also prominent in business circles. He was a director of Pattee and Lett, orange packers and shippers; the Royal Steam Laundry Company; the Indiana Avenue Orange Packing Company; and the Executive Officer of the Riverside Post 79 of the American Legion. The Pattee's were also major donors to the building fund for the creation of Riverside Community Hospital in 1921.

Mr. Pattee was also instrumental in the development of Banker's Hill over the years. He purchased lots 2, 5, 6, 7, 8, and 17 of Rubidoux Heights re-subdivision (Banker's Hill). Today, those lots are 3535, 3601, 3607, 3611, and 3637 Mount Rubidoux Drive; along with 4671, 4696, and the rear half of 4651 Ladera Lane; 4686, 4690 Beacon Way; 4664 Indian Hill Road; and vacant lots at 4675, 4685 Indian Hill Road, and 4696 Beacon Way.

Mr. Pattee's biggest contribution to Riverside history was that he saved the local National Guard unit. Company M of the 160th Infantry Division of the National Guard was located in Riverside. By May 1914, Company M only had 22 members (50 was the minimum) and were threatened to be disbanded. In 1916, the officers resigned, and it looked inevitable that Riverside would lose Company M. In 1917, Company M was in such bad condition that it was a Company of one, the commanding officer Captain Davidson, who

resigned. They were given 45 days to get their strength up to 65 men. The Community put a huge effort into recruiting, and Mr. Pattee volunteered to help lead the effort to reform the Company to meet Army standards. He was made a Captain and put in Command of the Company. Company M left for training on April 4, 1918. On April 26, 1918, when the Company came back from training at Camp Kearny near San Diego, local schools were given the afternoon off to allow students to come see the troops, and Captain Pattee was given the key to the City by Mayor Porter. He did such a good job training his troops that the Army offered him a promotion to Major to stay at Camp Kearny and train other troops. He declined and wanted to go to France with his Company. They left for Europe and by October they were in the City of Sancy, France.

After World War I, Mr. Pattee went back to work. The Steam Laundry Company was growing, and Pattee and Lett dissolved in 1920. The Pattee's continued to host social functions at their house and the Victoria Club.

Lila Pattee died on March 15, 1968, and Captain Pattee died March 18, 1969. The house was sold to Ray and Esther Simon. In 1990, the Riverside Art Museum rented the house to use as part of their Designer Showcase. In 1994, the Simon's sold the house to Randolph and Lynda Hlubik. It was the Hlubik's that remodeled the caretaker's quarters into an apartment for Lynda's mother. As a landscape architect, Hlubik made many of the landscape improvements including the four fountains. In 2000, when the Riverside Courthouse was being restored, an unusable portion of the stair banister was installed in the house. The Hlubik's sold the house to David Shaw in 2011, and the current owners, Christina and Geoffrey Starns bought the house in 2021. Mr. Starns is an historic architect and city planner with the City of Pomona and teaches urban design in the Urban and Regional Planning Department in the College of Environmental Design at California State Polytechnic University Pomona (Cal Poly Pomona). Mrs. Starns is a Special Education Administrator with the Riverside Unified School District. As avid preservationists, the Starns' have begun restoring the property.

The property is also significant because of the architects that designed the house. The original one-story home was designed by Franklin P. Burnham, the architect of the Riverside County Courthouse. The house was placed on the site facing the entrance of the courthouse. Burnham designed other significant buildings, including the Carnegie Libraries in Oxnard and Colton, the First National Bank of San Diego (San Diego's first skyscraper), and the Georgia State Capital. A.W. Boggs was the contractor and C.P. Hancock constructed the Masonry foundation and porch. With the addition, the integrity of the original design could be questioned.

Several sources cite that the second story addition was designed by Garrett Van Pelt of Pasadena in 1912 at a cost of \$5,000.00. Van Pelt became a prominent architect in Southern California. It is possible that this is one of, if not, his first credited work in Southern California. In 1912 he was a draftsman for Sylvanus Marston, another prominent architect in Southern California. In 1913, he became a partner of Sylvanus Marston, creating the firm Marston and Van Pelt. In 1922 they joined with Edgar Maybury to form the firm Marston, Van Pelt, and Maybury. Some prominent buildings include American Legion Hall, the Westminster Presbyterian Church, the Grace Nicholson Building, and additions to the Fenyes Estate in Pasadena, and the Wilmington branch of the Los Angeles City Library. He later designed his own estate in Laguna Beach and created a firm with George Lind. Van Pelt and Lind designed numerous buildings in the Palm Springs area, working with Albert Frey, who was not yet a licensed architect, including the San Jacinto Hotel and the Kellogg Studio.

The property has been documented in *Adobes, Bungalows, and Mansions of Riverside, California Revisited* by Esther H. Klotz and Joan H. Hall, and *Riverside and the Day the Bank Broke* by Esther Klotz.

The Hays-Pattee house, at 3611 Mount Rubidoux Drive, is significant because of its importance to the development of Banker's Hill, its relationship to significant people in Riverside history, as the home of the Pattee family, who lived there from 1908 to 1969. It is also significant for its unique combination of Mission Revival and Craftsman architectural styles, and its architects: Frank P. Burnham, and Garrett Van Pelt. It is also significant for its relationship to the development of Banker's Hill, Tom Hays and the events surrounding its construction. Finally it is one of, if not the only example of early 1900 hillside construction, and the Craftsman and Mission Revival architectural combination in Riverside.

Architectural and Historical Integrity

The house's integrity can be broken up into two periods, before and after the 1912 addition. As to the pre 1912 addition, even though the property had a second story addition, the property retains a high level of integrity. The original one-story bungalow is clearly visible and a comparison of photos of the one and two versions of the house make it clear which part of the house is the addition. Numerous character-defining features of the original house are still present, including the stone front wall and archway, wood clapboard siding, wood frame single-hung windows, egg and dart detailing and decorative rafter tails. This integrity keeps its association with architect Frank Burnham and Tom Hays and the related events. As it relates to the post 1912 addition, the house has an extremely high level of integrity. The only apparent exterior alteration is the replacement of the original red tile with a Spanish tile (presumably in 1990-91) when the house was part of the designer showcase. This integrity keeps its association with the Pattee Family and the addition's architect, Garrett Van Pelt.

Designation Criteria

The Hays-Pattee House is eligible for designation as a local historic landmark in accordance with the following criteria:

- ~~1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.~~

~~The property reflects the early development of Riverside and the Mount Rubidoux Area as the town grew west of Downtown. As discussed in the history and significance section, both the original owner, Tom Hays, and the longest owner, Captain Harry Pattee, were instrumental in the development of Rubidoux Heights and Banker's Hill. In addition, its association with Tom Hays reflects the early political climate in Riverside, while the relationship to the Pattee family reflects the early citrus history, and early social history in the City.~~

- 2. Is identified with persons or events significant in local, state or national history;*

As discussed in the history and significance section, Tom Hays was significant in early Riverside, politically and socially. The Pattee family was prominent in early citrus packing and shipping, and other business ventures. Both Tom Hays and the Pattee's were also prominent in Riverside social circles.

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;*

The property is a unique example of a mix of the Craftsman and Mission Revival styles. It has the clapboard siding, trim, and numerous other details that are distinctly Craftsman, but it is then combined with elements that are distinctly Mission Revival. It also reflects the desired Mission Revival style that Frank Miller promoted and the extents taken to convert existing buildings to that “preferred” style.

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

As discussed in the history and significance section, Franklin P. Burnham is a notable architect in Riverside, California, and Georgia, as architect of the Riverside County Courthouse, among other buildings. In addition, Garrett Van Pelt, the architect of the addition, was also a prominent architect in several communities in Southern California as part of the Firms Marston and Van Pelt, Marston, Van Pelt, and Maybury, and Van Pelt and Lind.

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; and*

As discussed in the history and significance section, the property is associated with the early development of Riverside and the Mount Rubidoux Area (Rubidoux Heights) as the town expanded and grew west of Downtown. It is also an early example of hillside development in Riverside.

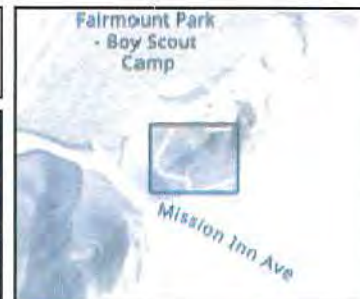
- ~~7. *Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*~~

~~As discussed in the history and significance section, the Hays Pattee house is one of, if not the only example of a house in Riverside that is a mix of the Craftsman and Mission Revival architectural styles. It possesses the distinguishing characteristics of both styles yet the combination is seamless.~~

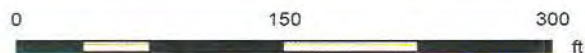


CITY OF
RIVERSIDE

Hays-Pattee House



City of Riverside, Maxar



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

Notes

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RIVERSIDE,
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REVISITED

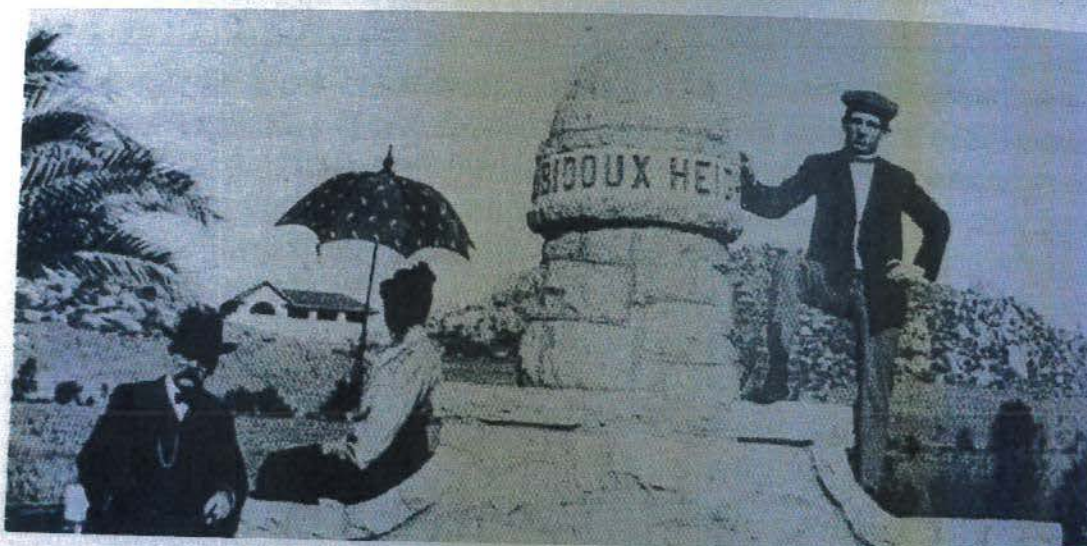
BY
ESTHER H. KLOTZ
AND
JOAN H. HALL

CHAPTER 50

The Hays-Pattee House 3611 Mount Rubidoux Drive 1903

Resting in a saddle between two small hills on Little Rubidoux is a large two-storied house with a fine view of both the Santa Ana River and the city of Riverside. The first floor, with an arched and pillared veranda, was built of "blue marble" granite stone from an early Rubidoux (West Riverside) quarry. The house, surrounded by old palm trees, is at the end of a long private driveway. Tom Hays built the home in 1903.

In 1890, he and his wife, Bertha, came to Riverside from Pennsylvania where he had worked as a banker. In Riverside, he started as a bookkeeper in the Dyer Bank but in 1891, became cashier



The Hays-Pattee House in Background, 1904
Hall Collection

to the newly established Orange Growers Bank. Before long he was one of the most popular young men about town. He played tennis and golf, sang in the opera, and became a member of the exclusive Rubidoux Men's Club. In 1903, when the new Glenwood Mission Inn was finished, Hays, his wife, and young daughter, Wanda, lived in its finest suite. By this time, he was important in politics and real estate speculations.¹

In the spring of 1902, Hays, Robert Bettner, and others acquired 23 acres of rocky hillside property between Fourth and Eighth (University Avenue) streets and from Pine Street to the Santa Ana River. They subdivided the property into large lots, graded the area, and planted trees. In August 1903, Hays announced that he would erect an artistic bungalow which would be the first house built on Little Rubidoux. The house was soon under construction, with Franklin P. Burnham as architect and A. W. Boggs as contractor.² The home was built of stone, with C. P. Hancock putting up the masonry foundation and veranda. It conformed to the rocky site. By November 1903, the house was finished at a cost of \$8,000, but Tom Hays and his family never occupied the home. That month, it was discovered that Hays had embezzled over \$95,000, causing the failure of the Orange Growers Bank.

The bank later acquired the house while Tom Hays was in jail awaiting trial. Although Hays lost all of his Riverside property, he was not convicted in a Los Angeles trial. The family moved to Ocean Park where Hays died in 1907.

W. P. Lett, who was on the board of directors of the defunct bank, bought the Hays bungalow. In 1906, his daughter, Lela, married Harry Gordon Pattee, son of Lett's business partner, Gordon B. Pattee. They arrived from Canada in 1879 and established the fruit-packing firm of Pattee & Lett. In 1908, after the house had been rented to Dr. Hugh Martin for a few years, Harry Pattee and wife moved into the hillside house. After the death of his father, Harry Pattee took his father's place in the firm and joined the Victoria Club, where he played golf and became an excellent polo player.

In 1909, they built a large three-car Mission-Revival garage. Later, after the birth of their son, William, the Pattees enlarged the home. In 1912, at a cost of \$5,000, the family added a second story designed by architect Garrett Van Felt of Pasadena. He skillfully joined the old with the new and added a roof of beautiful antique tile from Italy.³

In 1940, the firm of Pattee & Lett was dissolved, but Harry Pattee and wife enjoyed their home until 1968, when she died. At his death, one year later, the home was sold to Ray Simon, D. D. S. and his wife, Esther. In the spring of 1990, the Simons allowed the Riverside Art Alliance to use their house for a fundraiser known as the Designers Showcase. Hundreds of people visited the rock house on the

hill with each room decorated by a different interior decorator. Later that year, the Simons sold the house to Randolph and Lynda Hlubik.

The Hlubiks converted the caretaker's quarters behind the garage with an apartment for Lynda's mother and made minor improvements to the house. Hlubik, a talented landscape architect, enhanced the grounds with a variety of trees and shrubs.⁴

In 2000, the Hays-Pattee house received an unusual addition when the Riverside County Courthouse was undergoing a complete restoration. Part of a wooden banister from the courthouse deemed unusable, was installed in the Mount Rubidoux house.⁵ This recycled fixture was especially appropriate, because architect Franklin P. Burnham had designed both the Hays house and the courthouse in 1903.

- E.K.

DAY EVENING. AUGUST 10. 1903

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ARTISTIC BUNGALOW TO BE BUILT BY H. T. HAYS

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An artistic addition to the architectural beauties of the outlying residence section of the city will be the beautiful home of H. T. Hays on Rubidoux Hill. The site, almost fifty feet above the level of the down-town streets, is one of the most distinguished in the valley and the house is designed to conform to the contour of the rocky hillside.

It will be a one-story bungalow of rough, finished stone, known as "blue marble," and the interior will be finished in oak. A wide veranda approached by a flight of stone

5 of 8

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It will be a one-story bungalow of rough, finished stone, known as "blue marble." and the interior will be finished in oak. A wide veranda, approached by a flight of stone steps, is to extend around the front and south side of the house. A distinctive feature of the interior will be the arrangement of the large reception room, hallway and billiard room, which can be readily thrown open to receive a large number of guests if it is desired to entertain on a large scale at any time.

The slope of the hill before the house will be terraced and a wide graveled driveway will wind up to the front between flower bordered lawns.

The bungalow will cost \$8000. It was designed by Burnham & Bleisner, and the construction is being superintended by A. W. Boggs. C. P. Han-

5 of 8

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The slope of the hill before the house will be terraced and a wide graveled driveway will wind up to the front between flower bordered lawns.

The bungalow will cost \$8000. It was designed by Burnham & Bleisner, and the construction is being superintended by A. W. Boggs. C. P. Hancock will put in the masonry. The builders hope to have it ready for occupancy by December.

WORK TO BEGIN ON FINE BUSINESS BLOCK

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F1



F2

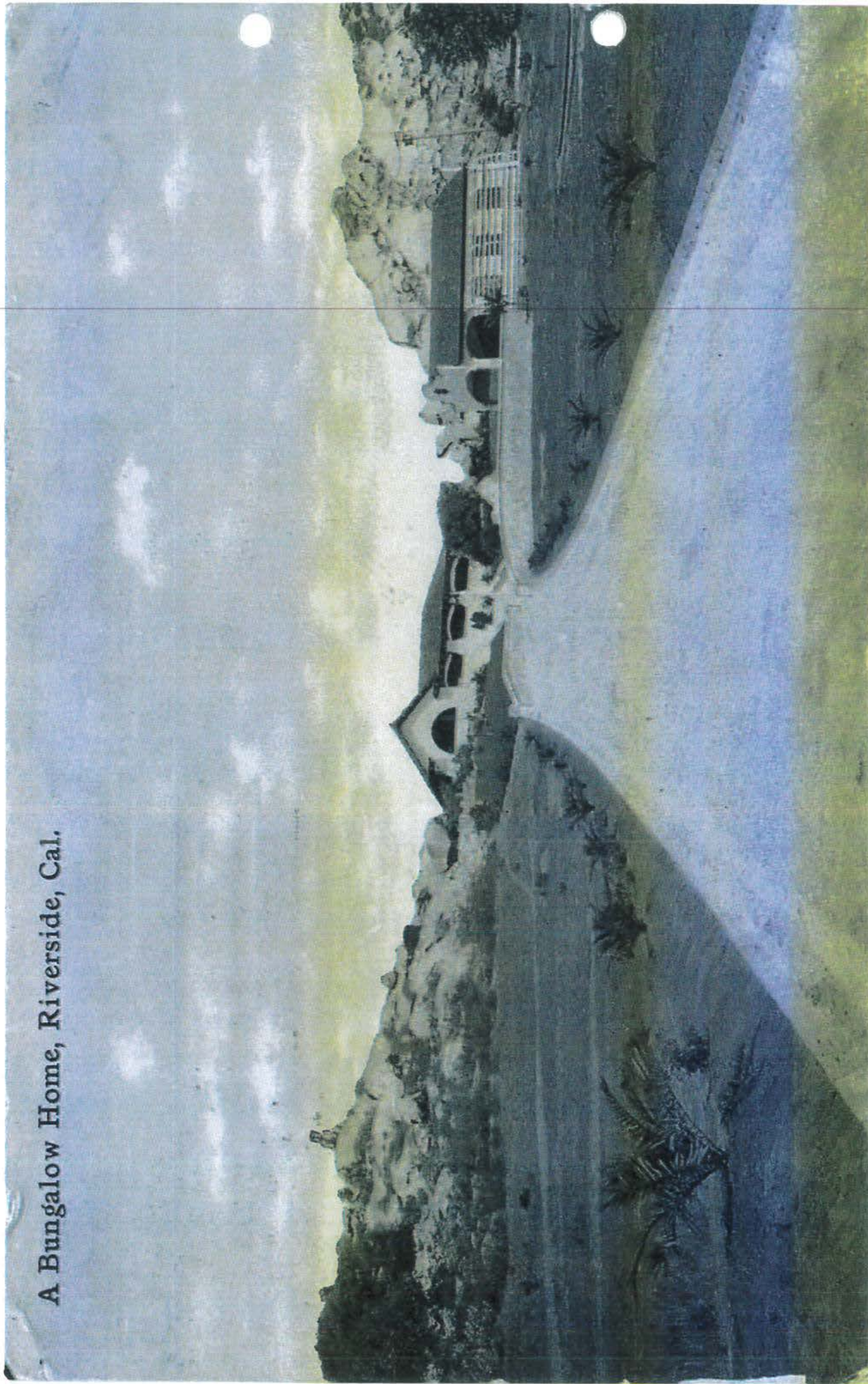


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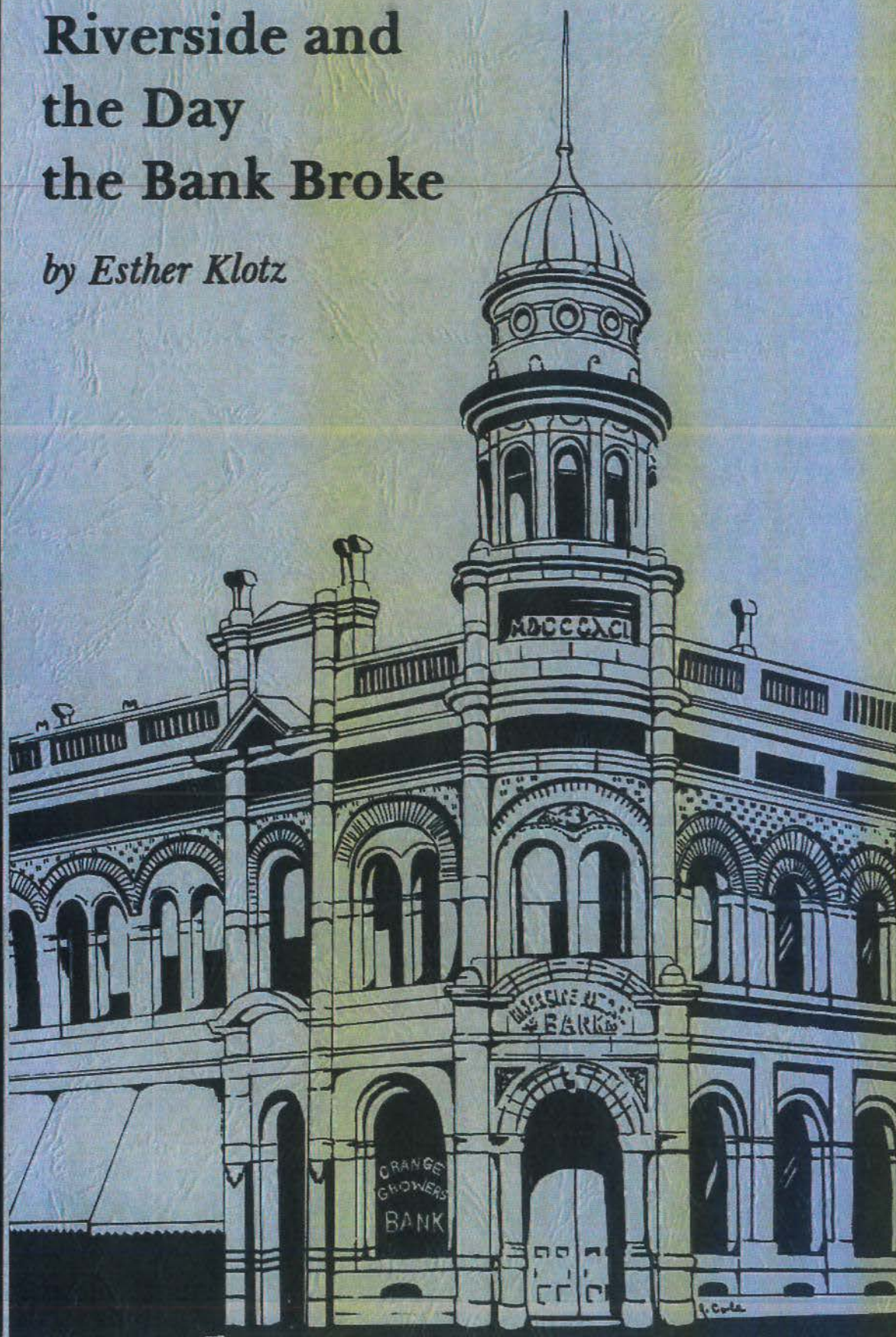
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A Bungalow Home, Riverside, Cal.



Riverside and the Day the Bank Broke

by Esther Klotz



Theodore Roosevelt, the courthouse cornerstone was laid with impressive ceremony. Below the cornerstone in a steel box were a copy of Holmes' *History of Riverside County*, lists and photographs of officials and supervisors, a copy of the May 7th *Press*, photographs of the new Glenwood Hotel, Riverside's Water System, scenic town views, and a sprig of the parent navel orange tree.

By the last of July the foundations were finished. The Ionic pillars were rising, the interior common brick walls were going up fast but those of the exterior were delayed by lack of pressed bricks which were in short supply. Zeno DeMoss, the well known local cement contractor, had his men preparing the grounds for the cement walks and steps he would install about the new building. He had won the contract with his low bid of \$2,182.



Field Station

Tom Hays House

As an important local politician there is no doubt that Tom Hays had a major part in letting these contracts and he became well acquainted with architects Burnham and Bleisner. On August 14, 1903 after the courthouse was well underway, the newspaper announced that Tom would erect an artistic bungalow on his Rubidoux Hill property.

Hays had first acquired this land from the Dyer estate in the spring of 1902 when he, Robert Bettner, T. H. Dudley, and J. A. Whittier had formed a syndicate and bought it for a real estate development.⁷ The property consisted of 24 acres of rock and sagebrush between Fourth and

7. *Riverside Daily Press*, July 19, 1902.

Eighth streets and from Pine to the Santa Ana River. In July of that year William Backus began grading and cutting a 24 foot wide road around the hill called little Mt. Rubidoux. The developers laid out large lots usually 100 by 157 feet in size, placed deed restrictions on future



Elmer W. Holmes

Riverside Public Library Collection

building, and landscaped the area with curbs, trees, and shrubs.⁸

By December an attractive street called Mt. Rubidoux Drive was almost completed and lots were selling very well. The property above the new drive was on the mountain slope and provided an excellent view of the city. In January, 1903 Hays sold five large lots to Charles M. Loring and wife who hoped to build on them. That same month Robert Bettner, who now owned three-fourths of the Rubidoux Heights Tract, sold almost half of it to Tom.⁹ Bettner, a prominent real estate man, continued as the tract's sales manager.

The lot on which Hays built his house lay on a lower part of the hill near the west end of Sixth Street and overlooked both the city and the Santa Ana River. Designed by architect Burnham to conform to the rocky site it was constructed with its foundations, wide verandas, and

8. *Ibid.*

9. *Ibid.*, Jan. 8, 1903.

fireplace all of "blue marble" stone. A large hallway, reception parlor, and billiard room were finished in oak and so designed that they could be opened to make one large room for entertaining. This house built by contractor A. W. Boggs at a cost of \$8,000, was expected to be finished by December, 1903.¹⁰ In November Tom and family were getting ready to move from their "presidential suite" in the Glenwood where they had lived for almost a year. But they were never to occupy their new house because big headlines in the November 16, 1903 *Daily Press* announced, "Hays Has Resigned as Cashier of Bank."

The *Los Angeles Times* broke the story giving the information to the local paper that Tom Hays had been caught in crooked land deals while acting as a Riverside right-of-way agent for the Salt Lake Railroad. For two weeks previously the matter had been hushed up until all the facts were uncovered and the Orange Growers National Bank of Riverside could be informed.

For over a year Tom, using Salt Lake funds, bought property at one price and charged the railroad another. He had been trusted implicitly as he worked with Major J. W. F. Dias, the railroad's right-of-way agent. But two weeks previously in the condemnation suit of the property of Foxton, a Riverside land owner, the railroad's Riverside attorney Wilfred M. Peck discovered that Major Dias had offered \$7,000 for a right-of-way that a jury decided was worth only \$4,000. Attorney Peck began an intensive investigation of Riverside land deals involving the railroad and discovered the company had been defrauded of more than \$8,000 by Hays with Dias' knowledge.¹¹

Actually A. S. Halsted, Los Angeles attorney for the railroad, early in September had noted some discrepancies in the matter of right-of-way purchases. He and two of the railroad's vice-presidents, J. Ross Clark and T. E. Gibbon a week earlier met with attorney Peck in his Riverside office. They sent for Hays who reluctantly joined them. When he was confronted with the carefully prepared facts exposing his crookedness he tried to bluff his way out, declaring the funds taken were only "commissions". When faced with exposure and arrest he confessed and deeded to the railroad \$12,000 worth of his orange property.¹²

In a later *Los Angeles Times* article entitled "More Hot Stuff on the Salt Lake" T. E. Gibbon explained why Dias was fired by the railroad. Although it was inconclusive that Dias himself had profited there was no doubt that he knew of these frauds which included not only Hays but those of some Riverside real estate agents. It looked now as

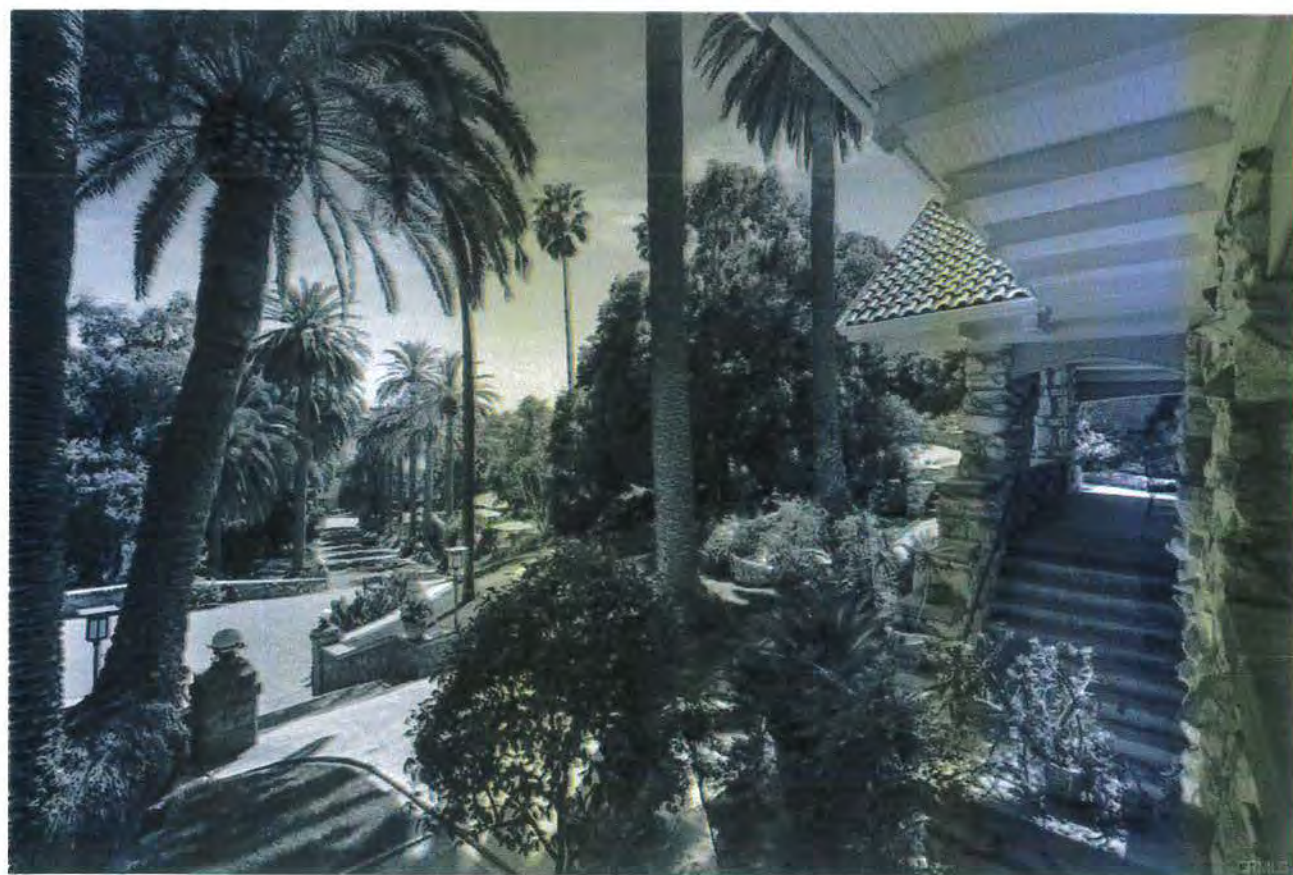
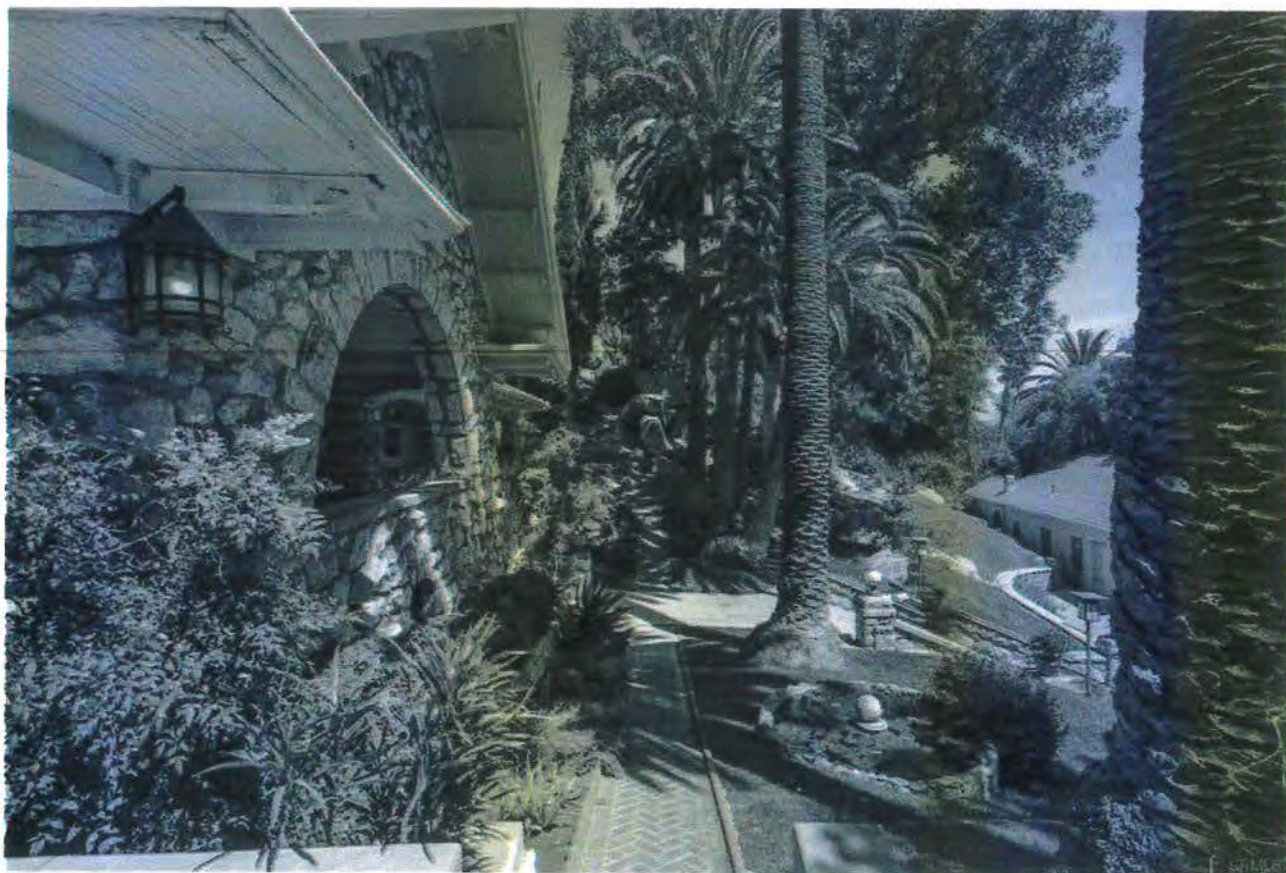
10. *Riverside Press and Horticulturist*, Aug. 14, 1903.

11. *Ibid.*, Nov. 16, 1903.

12. *Ibid.*, Nov. 16, 1903.

































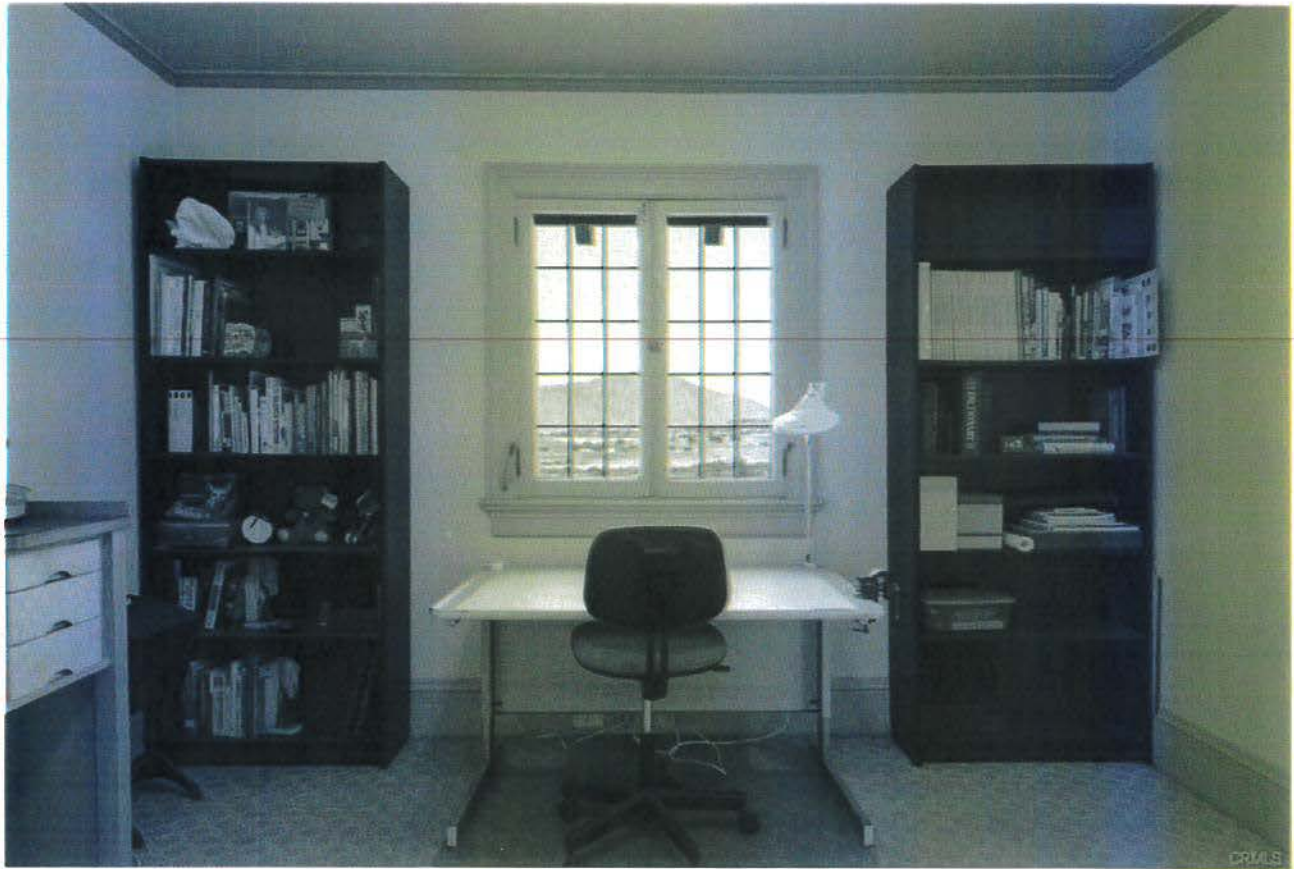




















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