



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

Planning Division

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

PROPOSED PROJECT

<i>Case Numbers</i>	DP-2023-01895 (Historic Designation)
<i>Request</i>	To consider a Historic Designation request to designate Hays-Pattee Residence as a City Landmark
<i>Applicant</i>	Geoffrey Starns
<i>Project Location</i>	3611 Mount Rubidoux Drive, situated on the north side of Mount Rubidoux Drive, between Ladera Lane and Sixth Street
<i>APN</i>	207-023-010; 207-033-035
<i>Ward</i>	1
<i>Neighborhood</i>	Downtown
<i>Historic District</i>	Not Applicable
<i>Historic Designation</i>	Not Applicable
<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 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 Bunker'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 Bunker'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 Patees 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 Bunker'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 Pattees 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



DP-2023-01895

Exhibit 1 - Aerial/Location Map

0 130 260
Feet



NORTH

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
X Publications Oral Interviews

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

12. Condition: Excellent 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 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: Detached garage and caretaker's quarters, stone walls, lights.

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 checked="" type="checkbox"/> Landscape Architecture
<input checked="" type="checkbox"/> Ancillary Building	<input type="checkbox"/> Railroad Depot	<input checked="" 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 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 Bunker’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 Sancoyns, 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.~~



Hays-Pattee House



Fairmount Park
- Boy Scout
Camp



Mission Inn Ave

Legend

Notes

This map was created, in part, by the City of Riverside Geographic Information System and intended to be operated solely for the convenience of the City. The City does not warrant the accuracy of this map, and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

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ADOBES, BUNGALOWS,
AND
MANSIONS
OF
RIVERSIDE,
CALIFORNIA
REVISITED

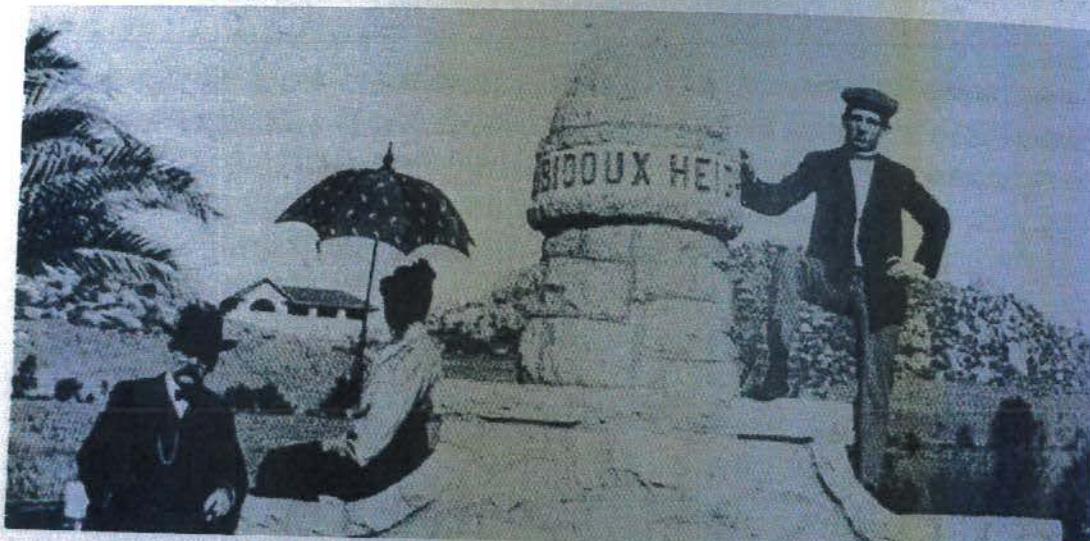
By
ESTHER H. KLOTZ
AND
JOAN H. HALL

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

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, proached by a flight of stone

5 of 8

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1 of 2 matches



hays

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 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 gravelled 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

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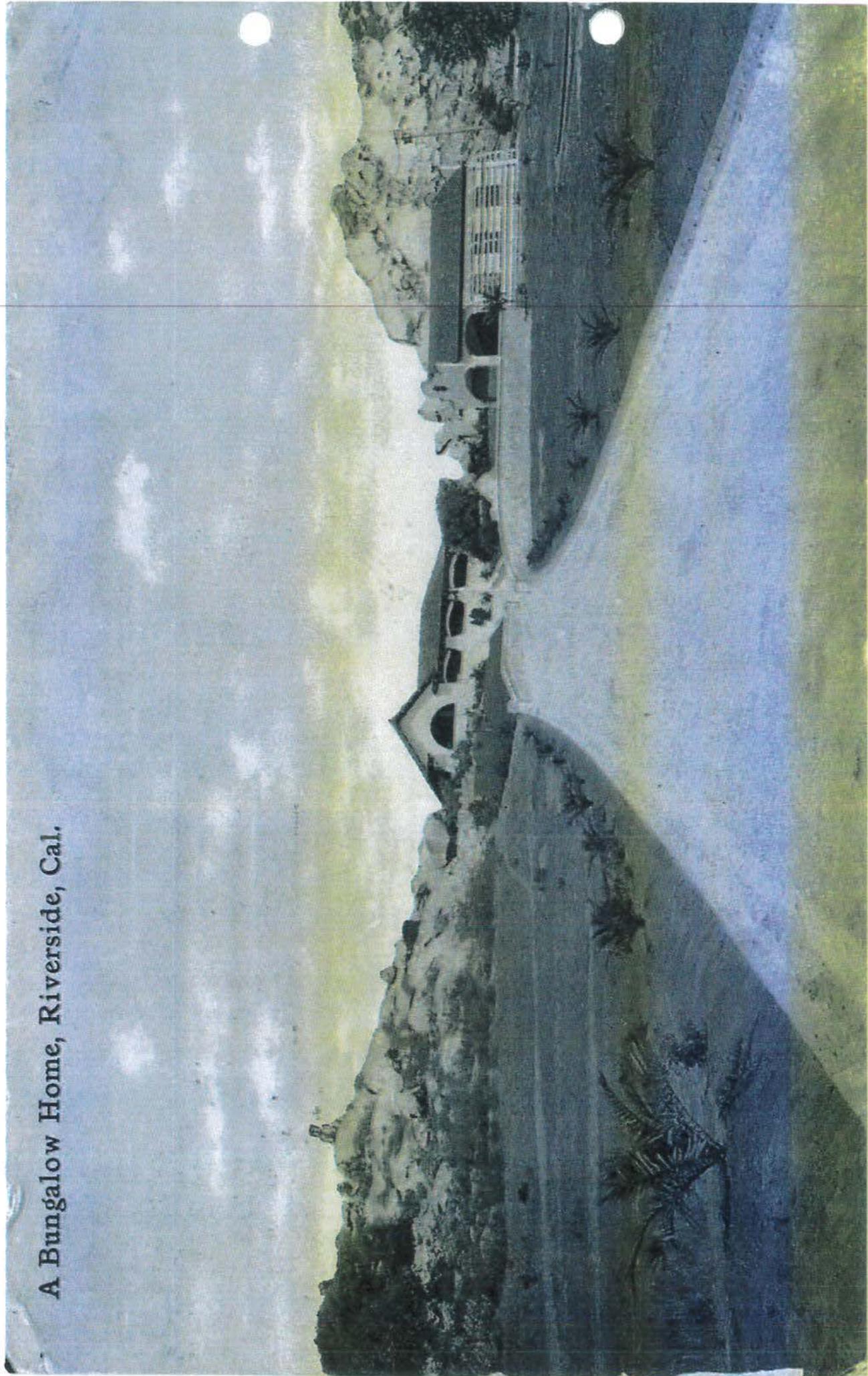


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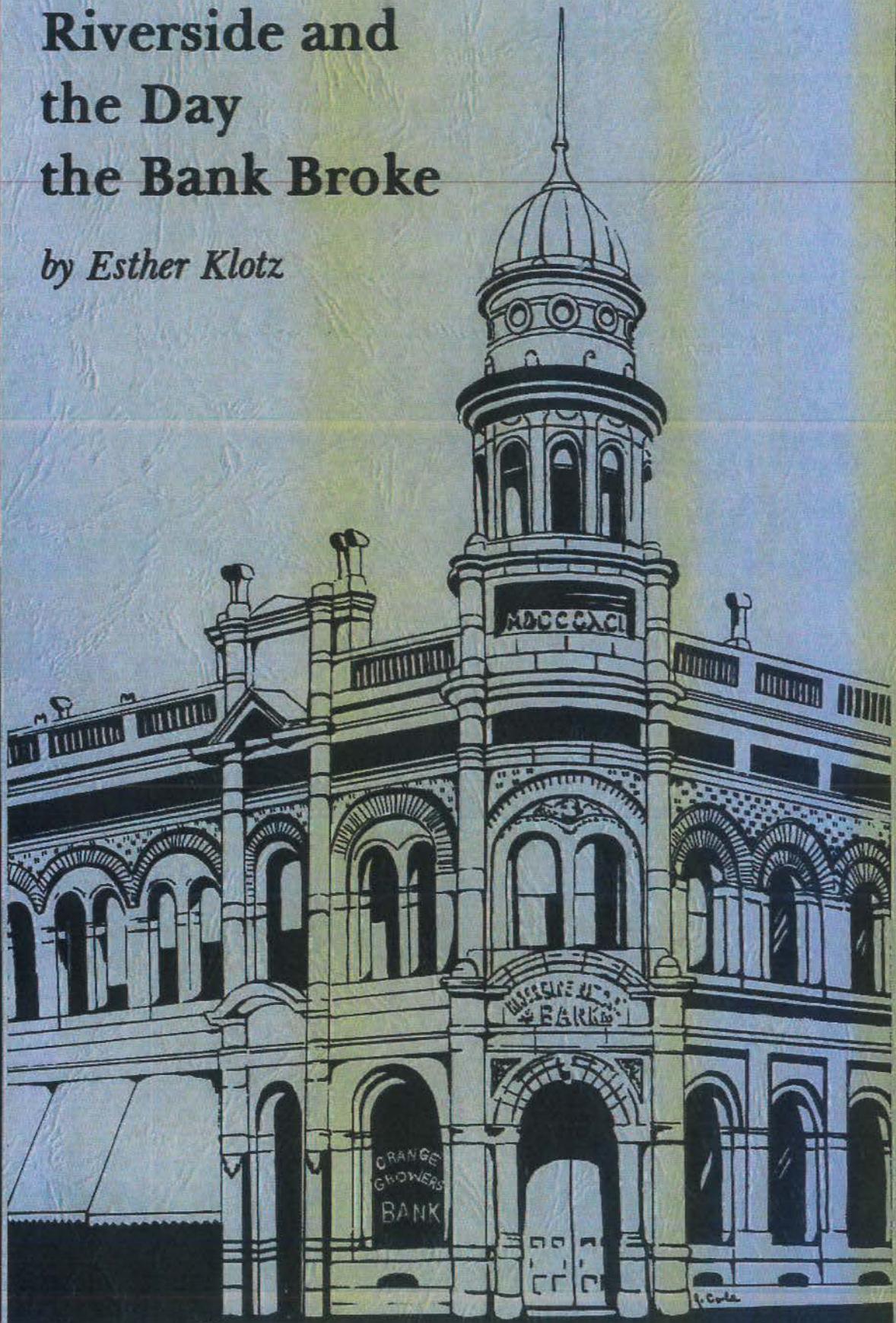
WORK TO BEGIN ON FINE BUSINESS BLOCK



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 Studios

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

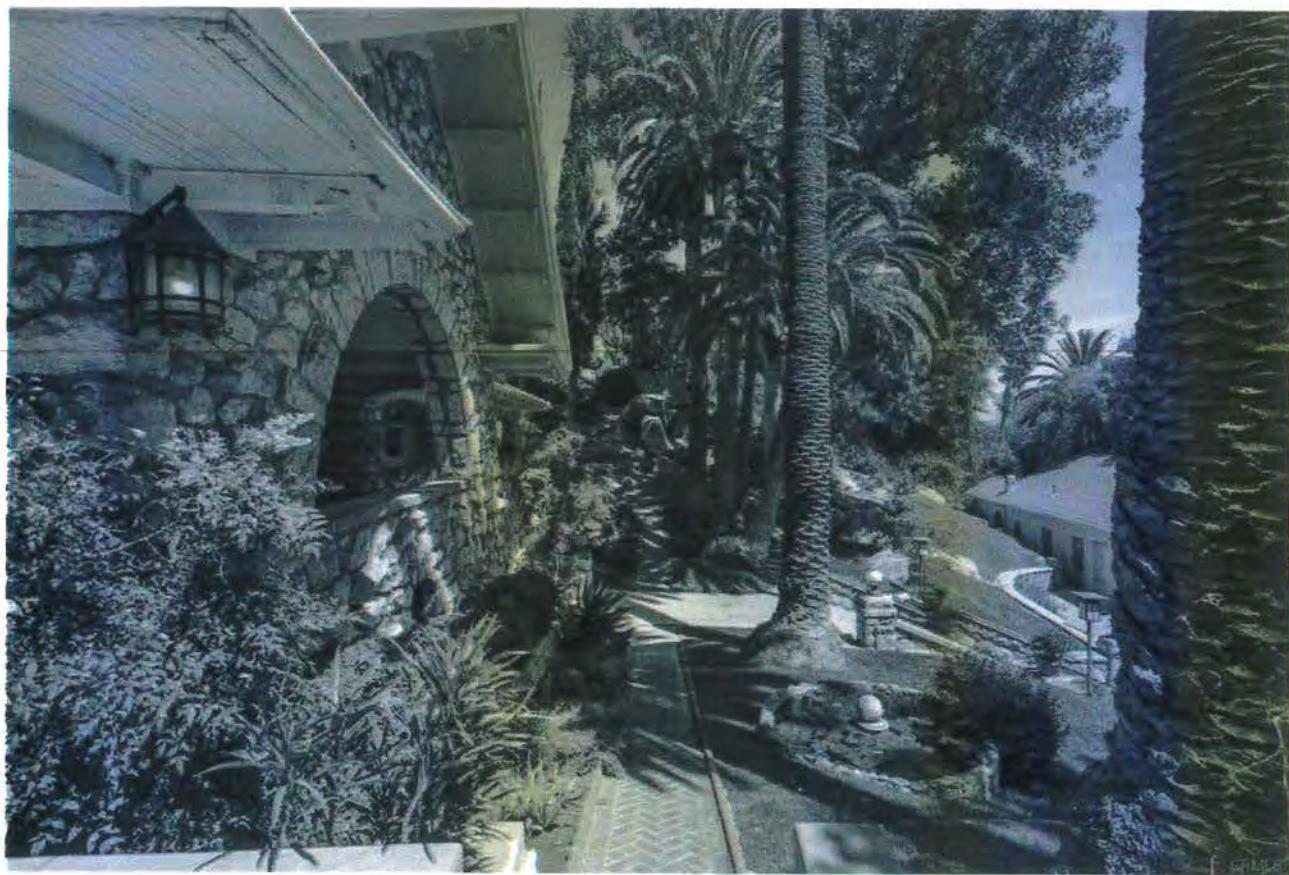
10. *Riverside Press and Horticulturist*, Aug. 14, 1903.

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

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



































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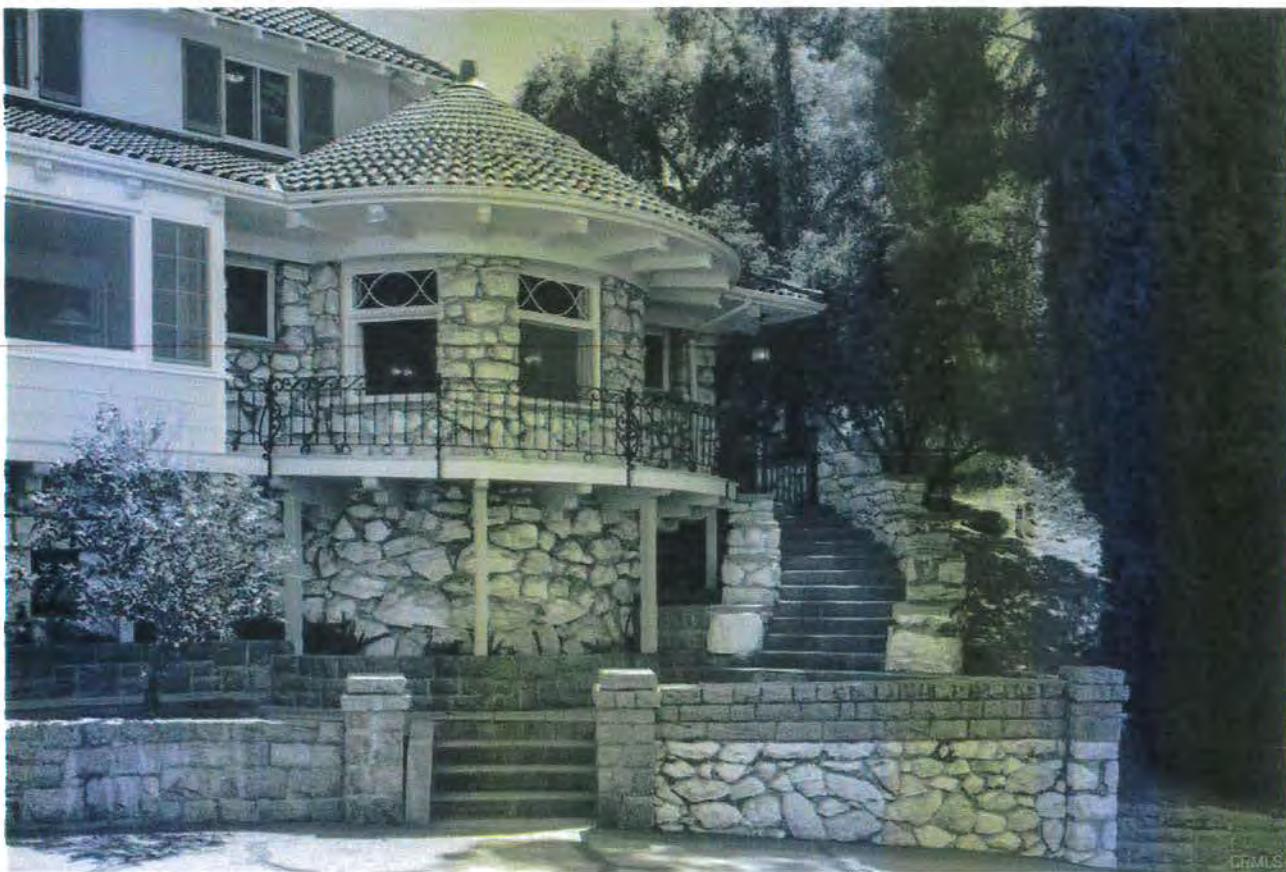




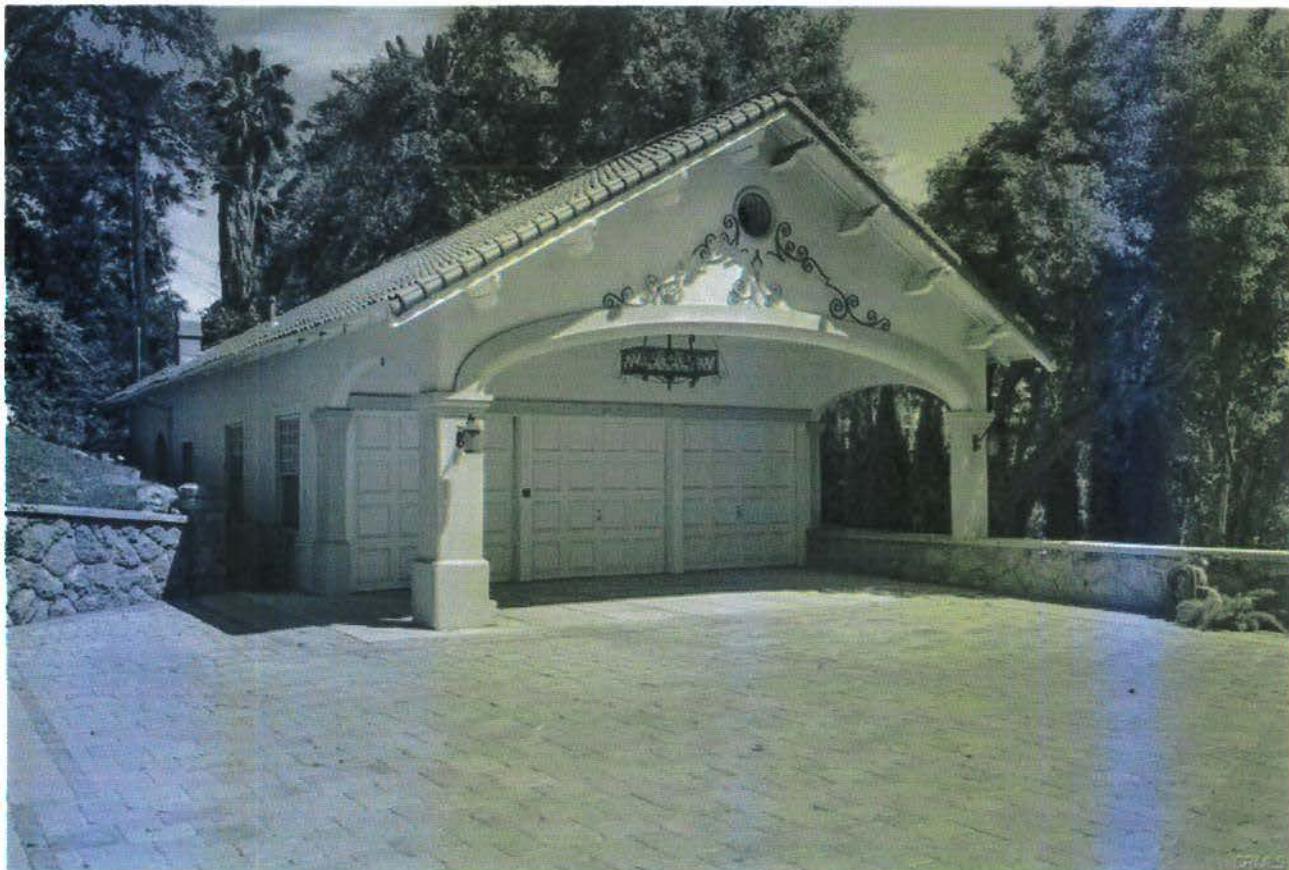
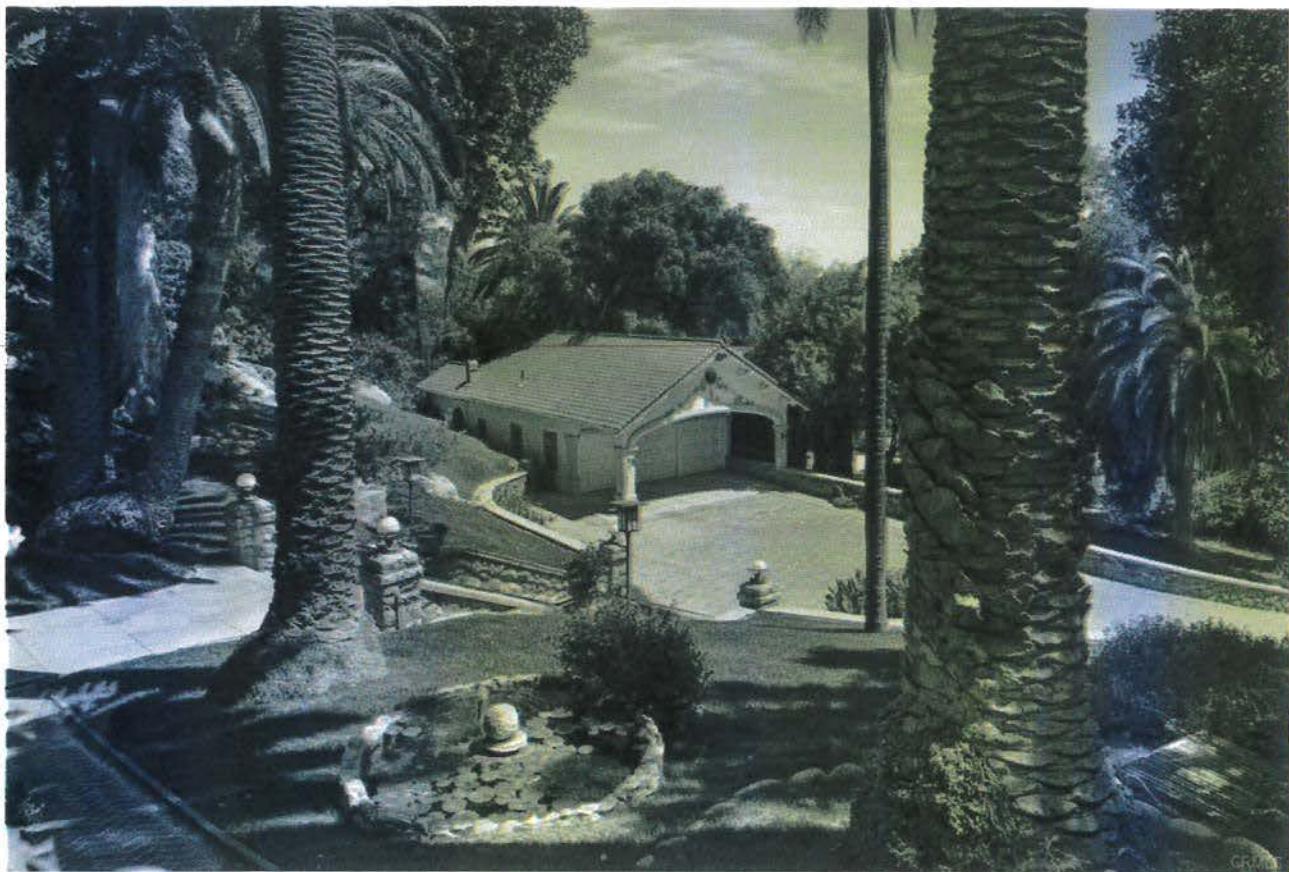












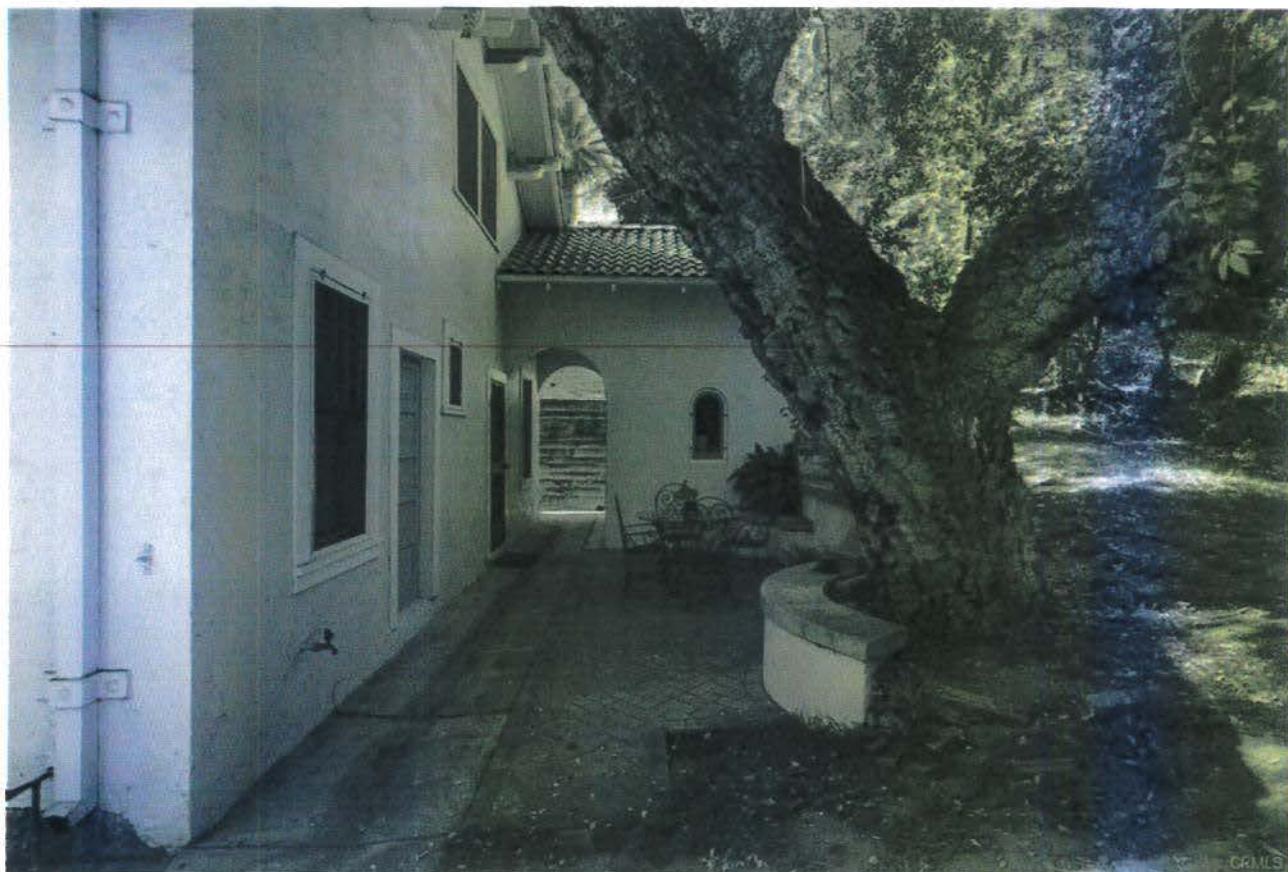






Exhibit 3 – Current Photos

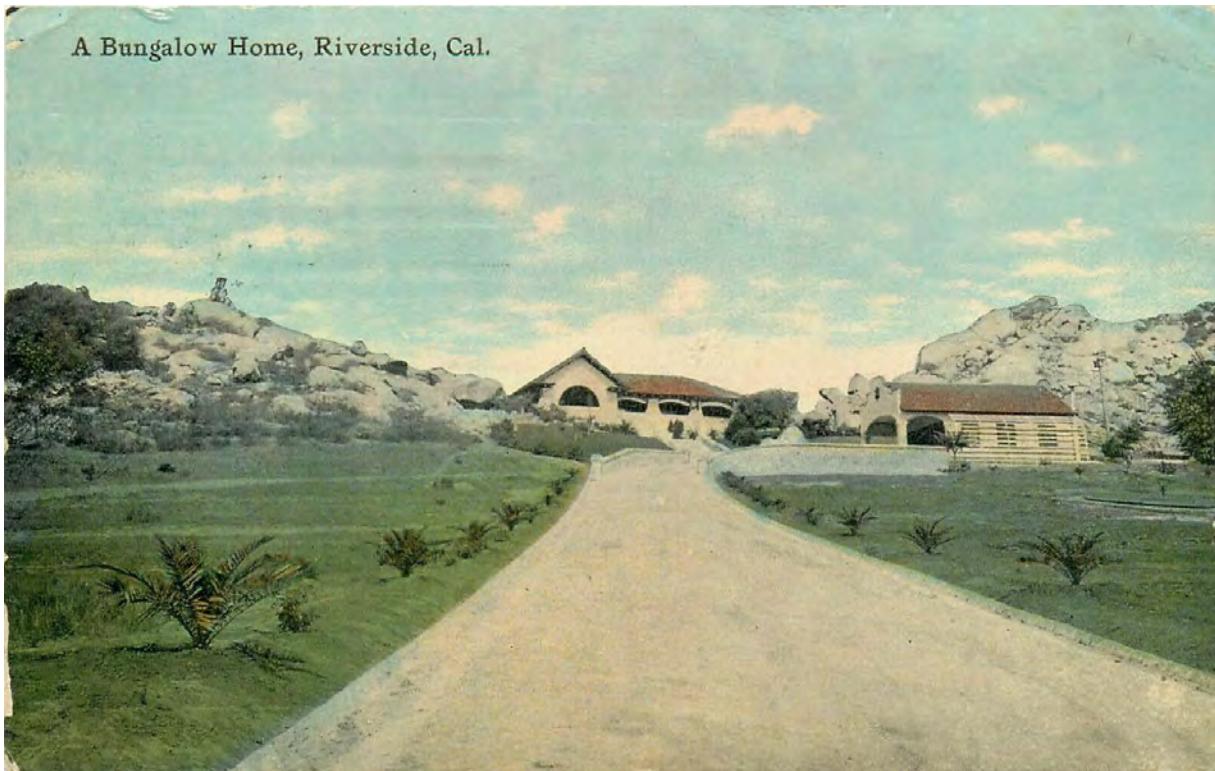


Figure 1 - Postcard of Original Residence, circa 1910

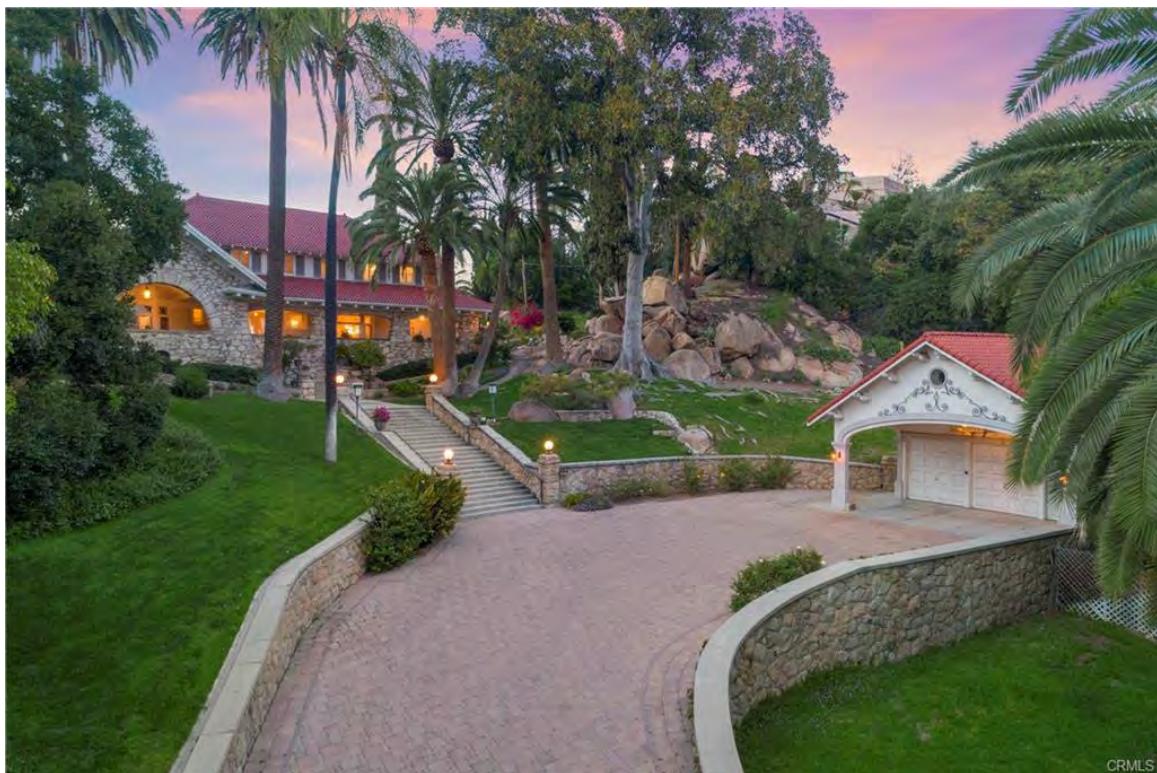


Figure 2 - Main driveway approach with residence and garage, view looking north

Exhibit 3 – Current Photos



Figure 3 - Staircase and facade, view looking northwest



Figure 4 - Facade, view looking west

Exhibit 3 – Current Photos



Figure 5 - Front porch, view looking northeast



Figure 6 - Front porch, view looking southwest

Exhibit 3 – Current Photos



Figure 7 - Front porch, view looking southwest



Figure 8 - Front porch, view looking southeast

Exhibit 3 – Current Photos



Figure 9 - Front porch, view looking northeast



Figure 10 - Rear elevation, view looking southeast

Exhibit 3 – Current Photos



Figure 11 - Rear elevation steps, view looking southeast



Figure 12 - Rear enclosed porch/mud room view looking northeast

Exhibit 3 – Current Photos



Figure 13 - Rear enclosed porch/mud room view looking west



Figure 14 - Main living room, interior view

Exhibit 3 – Current Photos



Figure 15 - Main living room, interior view

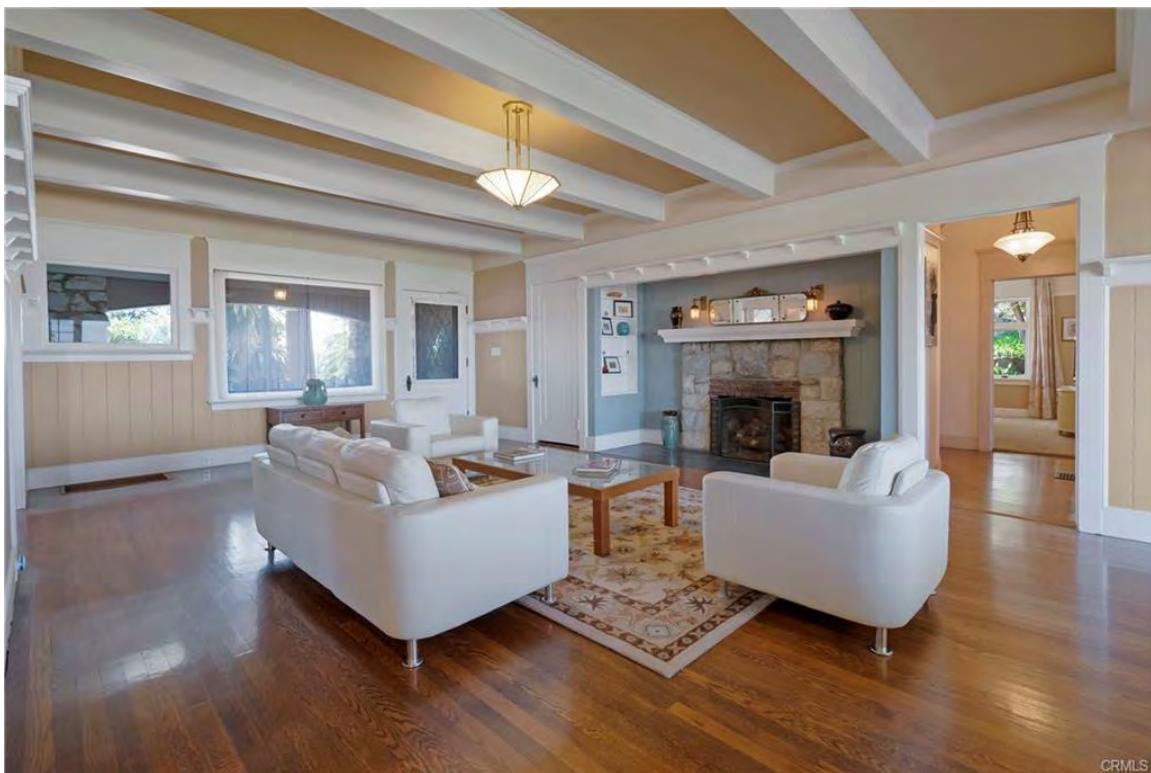


Figure 16 - Main living room, interior view

Exhibit 3 – Current Photos



Figure 17 – Interior space

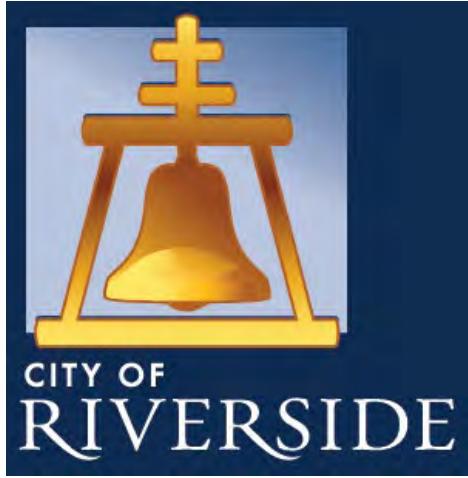


Figure 18 - Garage as seen from the porch

Exhibit 3 – Current Photos



Figure 19 - Garage, view looking west



LANDMARK DESIGNATION OF HAYS-PATTEE RESIDENCE

DP-2023-01895 (HD)

Community & Economic Development Department

Cultural Heritage Board

Agenda Item: 4

May 21, 2025

AERIAL PHOTO/LOCATION



HAYES-PATTEE RESIDENCE



HISTORIC IMAGES – PRE-ADDITION



Postcard image, circa 1910



Residence pre-1912

ADDITIONAL CURRENT PHOTOS



Driveway Approach



Southeast Elevation



Northwest Elevation



Front Porch



Interior



Detached Garage/Caretakers Unit

RECOMMENDATION

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

- 1. DETERMINE** that Planning Case DP-2023-01895 (Historic Designation) for the designation of the Hay-Pattee Residence 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 Hay-Pattee Residence as a City Landmark.

