



City of Arts & Innovation

# City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: JULY 15, 2025

FROM: COMMUNITY & ECONOMIC DEVELOPMENT      WARD: 1  
DEPARTMENT

SUBJECT: PLANNING CASE DP-2024-01558 – REQUEST BY JO PHELAN AND BRUCE LINK TO DESIGNATE BOYD RESIDENCE - LOCATED AT 4649 NINTH STREET - AS A CITY LANDMARK AND AMEND THE ZONING CODE MAP TO APPLY THE CR – CULTURAL RESOURCE OVERLAY ZONE TO THE SUBJECT PROPERTY

## ISSUE:

Adopt a Resolution to designate the Boyd Residence, located at 4649 Ninth Street, as a City Landmark and adopt an Ordinance amending the Zoning Code Map to apply the CR - Cultural Resources Overlay Zone to the subject property.

## RECOMMENDATIONS:

That the City Council:

1. **DETERMINE** that Planning Case DP-2024-01558 (Historic Designation), to designate the Boyd Residence as a City Landmark, is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) (Common Sense Exemption) 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;
2. **APPROVE** Planning Case DP-2024-01558 (Historic Designation) based on, and subject to, the Cultural Heritage Board facts for findings outlined in the attached Cultural Heritage Board staff report;
3. **ADOPT** the attached Resolution designating the Boyd Residence as a City Landmark;
4. **APPROVE** the attached findings for the Zoning Code Map Amendment to apply the CR — Cultural Resources Overlay Zone to the subject property; and
5. **INTRODUCE, AND SUBSEQUENTLY ADOPT**, the attached Ordinance to rezone 4649 Ninth Street from the R-1-7000-Single Family Residential Zone to the R-1-7000-CR – Single Family Residential and Cultural Resources Overlay Zones.

**CULTURAL HERITAGE BOARD RECOMMENDATIONS:**

On May 21, 2025, the Cultural Heritage Board (CHB) with voted (5 ayes and 1 abstention) to recommend that the City Council approve Planning Case DP-2024-01558 and designate the Boyd Residence as a City Landmark (Attachments 4 and 5).

**LEGISLATIVE HISTORY:**

A “Landmark” is defined in Section 20.50.010 of Title 20 of the Riverside Municipal Code as:

- A. Any improvement or natural feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains a high degree of integrity; and
- B. meets one or more of the following criteria:
  - 1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
  - 2. Is identified with persons or events significant in local, state or national history;
  - 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;
  - 4. Represents the work of a notable builder, designer, or architect, or important creative individual;
  - 5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
  - 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;
  - 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; or
  - 8. Has yielded, or may be likely to yield, information important in history or prehistory.

**DISCUSSION:**

The property owners, Jo Phelan and Bruce Link, are requesting approval of a Historic Designation to recognize the Boyd Residence as a City Landmark.

Located at 4649 Ninth Street, the Boyd Residence is a Hollywood Regency Style home with a detached two-car garage. Designed in 1957 by architect Charles O. Matcham and built in 1959 by prominent Riverside builder Harry Marsh, the residence was commissioned by Philip and Dorothy Boyd, who lived there until 1977.

Philip L. Boyd and Dorothy M. Boyd were key figures in shaping the civic, educational, and philanthropic landscape of Riverside and beyond. Philip Boyd served as the first mayor of Palm Springs, a California State Assembly member (1945–1949), and a University of California Regent (1957–1975). He played a critical role in the founding and growth of UC Riverside, advocating for

its transformation from a small liberal arts college into a full-fledged research university. Dorothy Boyd was equally engaged in civic life, contributing to organizations such as the Riverside Art Museum, the Junior League, and numerous scholarship programs benefiting local students.

The Boyds commissioned Charles O. Matcham to design the residence in the late Hollywood Regency style—an architectural style partly inspired by early 19th-century British trends. Like the original Regency style, it blends Neoclassical and French Empire elements, but its streamlined forms and restrained ornamentation reflect the influence of the Modern Movement. The Boyd Residence is the only known example of this style in Riverside.

Charles O. Matcham was a well-regarded architect known for his refined modernist designs, which combined classical influences with contemporary elegance. His portfolio includes custom homes and commercial projects throughout Los Angeles, Palm Springs, and Riverside. Builder Harry Marsh was known for his high-quality craftsmanship and was responsible for many significant projects in mid-century Riverside, particularly custom residences for prominent clients.

The Boyd Residence is historically significant as an exceptional example of Hollywood Regency residential architecture in Riverside. It also represents the work of a notable regional architect and builder and is closely associated with the lives of Philip and Dorothy Boyd. Philip Boyd often conducted political, business, and philanthropic activities from the home, further deepening its historic significance.

With no major alteration, the Boyd Residence retains a high degree of integrity required for Landmark designation.

### **PUBLIC COMMENT**

Prior to the CHB and City Council meetings, public notices were 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 historic designation request.

### **STRATEGIC PLAN ALIGNMENT:**

This item contributes to the Envision Riverside 2025 City Council Strategic Priority 2 – Community Well-Being (Goal 2.3 – Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide).

This item aligns with the following Cross-Cutting Threads:

1. **Community Trust** - This Landmark Designation request is being reviewed during a Public Hearing before the City Council and the public is able to provide comments.
2. **Equity** - Historic property information associated with this designation will be added to the City's Historic Resources Inventory, which will be available to the public. This will allow information about the historic property to be available to all residents
3. **Fiscal Responsibility** - No City General Funds are being allocated as part of this Landmark Designation.
4. **Innovation** - This Landmark Designation request made use of current research practices and looks at historic integrity based on best practices approaches.

**5. Sustainability and Resiliency** - This Landmark Designation will help to preserve the City's collective history for future generations.

**FISCAL IMPACT:**

There is no fiscal impact resulting from the City Landmark designation.

Prepared by: Scott Watson, Historic Preservation Officer  
Reviewed by: Jennifer Lilley, Community & Economic Development Director  
Certified as to  
availability of funds: Kristie Thomas, Finance Director/Assistant Chief Financial Officer  
Approved by: Mike Futrell, City Manager  
Approved as to form: Rebecca McKee-Reibold, Interim City Attorney

**Attachments:**

1. Resolution for Historic Designation
2. Recommended Findings for CR Overlay Zone
3. Ordinance
4. Cultural Heritage Board Staff Report – May 21, 2025
5. Cultural Heritage Board Draft Minutes – May 21, 2025
6. Presentation