

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,
3 CALIFORNIA, APPROVING THE APPLICATION UNDER PLANNING CASE
4 NUMBER DP-2024-01558 DESIGNATING THE BOYD RESIDENCE LOCATED AT
5 4649 NINTH STREET, AS CITY HISTORIC LANDMARK #151.

6 WHEREAS, in Planning Case No. DP-2024-01558, an application to designate the Boyd
7 Residence, located at 4649 Ninth Street, on the northwest corner of Ninth Street and Loring Drive, in
8 the City of Riverside, California, Assessor's Parcel Number 218-142-002, as more particularly
9 described and depicted in Exhibit "A" attached hereto incorporated herein by reference, was found
10 to be eligible for listing as a City Landmark; and

11 WHEREAS, on May 21, 2025, the Cultural Heritage Board of the City of Riverside
12 conducted a duly noticed public hearing on said application and recommended the approval of the
13 designation of a City of Riverside City Historic Landmark for the Boyd Residence described above;
14 and

15 WHEREAS, this process is exempt from review under the California Environmental Quality
16 Act (CEQA) pursuant to Sections 15061(b)(3) and 15308 of the CEQA Guidelines as set forth in
17 Title 14 of the California Code of Regulations; and

18 WHEREAS, all legal prerequisites to the adoption of this application have been met.

19 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
20 California that based on substantial evidence presented to the Cultural Heritage Board during the
21 above-referenced public hearing and thereafter to the City Council, including written and oral staff
22 reports, together with public testimony pursuant to the provisions of Title 20 of the Riverside
23 Municipal Code pertaining to the designation of a Historic Landmark, the City Council hereby finds
24 that the Boyd Residence, located at 4649 Ninth Street, on the northwest corner of Ninth Street and
25 Loring Drive, in the City of Riverside, California, Assessor's Parcel Number 218-142-002, as more
26 particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by
27 reference, a Historic Landmark eligible for designation under criteria set forth in the Riverside
28 Municipal Code Section 20.50.010(U) and based on the following facts and findings:

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FINDING: Criterion 2: Is identified with persons or events significant in local, state or national history;

FACTS: The Boyd Residence is closely associated with Philip L. Boyd and Dorothy M. Boyd, both of whom played significant roles in shaping the civic, educational, and philanthropic landscape of Riverside and beyond. Philip Boyd was an influential public figure, serving as the first mayor of Palm Springs, a California State Assembly member (1945–1949), and a University of California Regent (1957–1975). His contributions were instrumental in the founding and expansion of UC Riverside, advocating for its transition from a small liberal arts college into a full-fledged research university. His leadership in regional water conservation efforts and wildlife preservation, particularly through the establishment of the Boyd Deep Canyon Desert Research Center, further solidified his legacy in California history.

Dorothy Boyd was an equally influential figure in Riverside’s civic life. She was deeply involved in numerous charitable and cultural organizations, including the Riverside Art Museum, the Junior League, and the establishment of scholarships supporting local students. Together, the Boyds transformed their residence into a hub for political discussions, social gatherings, and philanthropic initiatives, making it a focal point of Riverside’s mid-20th-century civic life.

FINDINGS: 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 Boyd Residence is an excellent example of the Hollywood Regency style, a rare architectural style in Riverside. The residence exhibits character-defining features of the style, including a symmetrical façade, a steeply pitched crossed-hipped roof flanked by flat roofs, projecting pavilions (patios and a porte-cochere), brick veneer and smooth stucco cladding, tall and narrow windows and panel doors, decorative wrought-iron details, and classical-inspired ornamentation blended with modernist simplicity. With no major alterations the building retains a high degree of integrity.

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

The Boyd Residence was designed by Charles O. Matcham, a recognized architect known for his contributions to mid-century Southern California architecture. Matcham’s portfolio includes high-end custom homes and commercial projects in Los Angeles, Palm Springs, and Riverside. His designs often reflected a refined modernist approach, integrating classical influences with contemporary elegance. His work was featured in major architectural publications, highlighting his influence on the region’s built environment. The Boyd Residence stands as a testament to his skill in blending Hollywood Regency aesthetics with modern California sensibilities.

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1 The home was constructed by Harry Marsh, a prominent Riverside builder
2 responsible for numerous high-quality residential and commercial projects during the
3 mid-20th century. Marsh was known for his attention to detail and craftsmanship,
4 particularly in custom home construction for influential figures in the community. His
contributions to the built environment of Riverside helped define the City's
architectural character during the postwar period.

5 The collaboration between Matcham and Marsh resulted in a residence that not only
6 showcases high architectural value but also reflects the craftsmanship and innovation
of two highly regarded professionals.

7 BE IT FURTHER RESOLVED THAT pursuant to Title 20 of the Riverside Municipal Code,
8 the City Council hereby approves the above-referenced application and designates the Boyd
9 Residence, located at 4649 Ninth Street, on the northwest corner of Ninth Street and Loring Drive, in
10 the City of Riverside, California, Assessor's Parcel Number 218-142-002, as City Historic
11 Landmark #151.

12 BE IT FURTHER RESOLVED THAT the proposed historic landmark designation is exempt
13 from the provisions of the California Environmental Quality Act pursuant to Sections 15061(b)(3)
14 and 15308 of the Guidelines for Implementation of the California Environmental Quality Act (Title
15 14, California Code of Regulations, commencing with Section 15000 as it can be seen with certainty
16 that there is no possibility that the activity will have a significant effect on the environment, and said
17 action is intended to preserve the historic character of the building.

18 BE IT FURTHER RESOLVED THAT the City Clerk of the City of Riverside shall cause a
19 certified copy of this resolution to be recorded in the Office of the County Recorder of Riverside
20 County, California.

21 ADOPTED by the City Council this ____ day of _____, 2025.

22
23
24 PATRICIA LOCK DAWSON
Mayor of the City of Riverside

25 Attest:

26
27 DONESIA GAUSE
City Clerk of the City of Riverside

1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at
3 its meeting held on the _____ day of _____, 2025, by the following vote, to wit:

4 Ayes:

5 Noes:

6 Absent:

7 Abstain:

8 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
9 City of Riverside, California, this _____ day of _____, 2025.

10
11 _____
12 DONESIA GAUSE
13 City Clerk of the City of Riverside
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CA: 25-0774 06/03/25

EXHIBIT "A"
Legal Description

PROJECT: LANDMARK DESIGNATION
APN: 187-041-008
ADDRESS: 4649 NINTH STREET

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2, AS SHOWN ON PARCEL MAP ON FILE IN BOOK 10 PAGE 76 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

EXCEPTING THEREFROM THAT CERTAIN REAL PROPERTY CONVEYED TO THE CITY OF RIVERSIDE BY GRANT DEED, RECORDED OCTOBER 17TH 2011 AS INSTRUMENT # 2011-0456614 IN OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 2;

THENCE SOUTH 55°01'58" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 195.08 FEET;

THENCE NORTH 15° 04'32" WEST A DISTANCE OF 31.14 FEET TO A LINE THAT IS PARALLEL AND 20.00 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES WITH SAID SOUTHWESTERLY LINE;

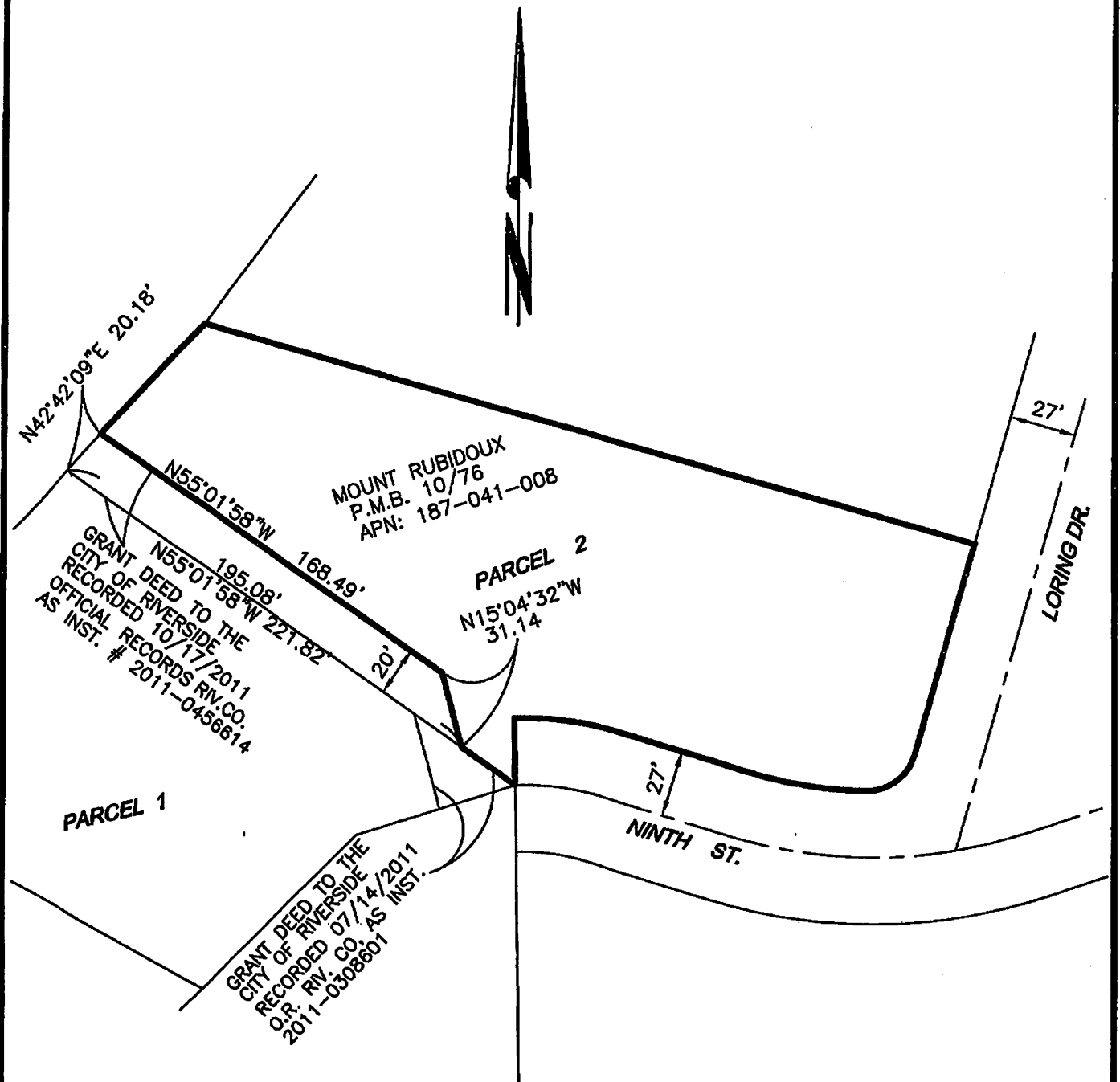
THENCE NORTH 55° 01'58" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 168.49 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL 2;

THENCE SOUTH 42° 42'09" EAST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 20.18 FEET TO THE **POINT OF BEGINNING**.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

DB W. M. 4/21/2025 Prep. BD
Douglas B. Webber, L.S. 9477 Date





• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1" = 60'

DRAWN BY: BD

DATE: 4/16/25

SUBJECT: 7072 COOLIDGE AVE, LEGAL DESCRIPTION