

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, APPROVING THE APPLICATION UNDER PLANNING CASE NUMBER PC-2026-00388 DESIGNATING LIONHEAD, LOCATED AT 2881 RUMSEY DRIVE, AS CITY HISTORIC LANDMARK #154.

WHEREAS, in Planning Case No. PC-2026-00388, an application to designate Lionhead, located at 2881 Rumsey Drive, situated on the east side of Rumsey Drive between Caramel Way and Victoria Avenue, in the City of Riverside, California, identified as Assessor's Parcel Number 223-092-031, as more particularly described and depicted in Exhibit "A" and Exhibit "B," attached hereto incorporated herein by reference, was found to be eligible for listing as a City Landmark; and

WHEREAS, on June 17, 2026, the Cultural Heritage Board of the City of Riverside conducted a duly noticed public hearing on said application and recommended the approval of the designation of a City of Riverside City Historic Landmark for Lionhead as described above; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside, California, that based on substantial evidence presented to the Cultural Heritage Board during the above-referenced public hearing and thereafter to the City Council, including written and oral staff reports, together with public testimony pursuant to the provisions of Title 20 of the Riverside Municipal Code pertaining to the designation of a Historic Landmark, the City Council hereby finds that Lionhead, located at 2881 Rumsey Drive, situated on the east side of Rumsey Drive between Caramel Way and Victoria Avenue, in the City of Riverside, California, identified as Assessor's Parcel Number 223-092-031, as more particularly described and depicted in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference, a Historic Landmark eligible for designation under criteria set forth in the Riverside Municipal Code Section 20.50.010 and based on the following facts and findings:

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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 property embodies the distinctive characteristics of the Spanish Eclectic style and represents an excellent example of high-style residential architecture from Riverside's citrus-era development period. Constructed in 1926, the residence displays the defining characteristics of the Spanish Eclectic style through its asymmetrical massing, irregular composition of intersecting forms, low-pitched red clay tile roofs, smooth stucco wall surfaces, decorative carved wood detailing, exposed rafters, arched openings, ornamental wrought iron features, leaded glass windows, balconies, patios, pergolas, and integration of architecture with the surrounding terraced landscape.

The residence further reflects the picturesque design principles associated with the Spanish Eclectic style through its varied roof forms, cantilevered upper-story masses, prominent entry rotunda, decorative fenestration, and extensive use of Mediterranean and Moorish-inspired detailing. The detached gatehouse, perimeter walls, patios, terraces, fountains, mature landscaping, and remnant citrus grove features collectively reinforce the estate-like architectural composition and historic setting of the property.

Additionally, original interior character-defining features that are still extant and contribute to the architectural significance include barrel ceilings with plastered beams, corbels, and hand-painted frescos; wood beamed and coffered ceilings with hand-painted stenciling; plaster wall finishes; a curving Lamoah mahogany staircase and balustrade; built-in wood cabinetry; arched hallways, doorways, and alcoves; pocket doors, wood doors, and baseboards of Lamoah mahogany; decorative wrought iron features; original door and window hardware; walnut, bleached walnut, black walnut, bird's eye maple wood and tile flooring; iron registers and grilles; and original bath tile, fixtures, and fittings. These surviving materials and finishes demonstrate a high degree of craftsmanship and retain important aspects of the residence's original design intent.

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

FACTS: The proposed designation satisfies Criterion 4 because the property represents the work of notable architect Henry L.A. Jekel, an important designer whose work contributed significantly to the architectural development of Southern California during the early twentieth century. Jekel was a prolific architect associated with numerous residential, commercial, civic, and institutional projects throughout Riverside, Los Angeles, and Orange counties, and became particularly known for his Spanish-inspired architectural designs during the 1920s.

Lionhead is considered one of Jekel's most refined residential commissions in Riverside and is unusual in that Jekel reportedly both designed and constructed the residence. The property demonstrates a high level of craftsmanship, cohesive architectural composition, and integration of site and structure. The property reportedly reflects an unusual degree of creative freedom afforded to Jekel during both the design and construction process, resulting in a highly individualized and expressive interpretation of the Spanish Eclectic style.

The residence demonstrates Jekel's mastery of Spanish Colonial Revival Mediterranean-inspired residential architecture through its sophisticated massing, ornamental detailing, integration of indoor and outdoor spaces, and careful relationship to the sloping hillside site. As a highly intact and architecturally distinguished example of Jekel's work, the property retains the ability to convey the architect's original design intent and artistic vision.

1 BE IT FURTHER RESOLVED THAT pursuant to Title 20 of the Riverside Municipal Code,
2 the City Council hereby approves the above-referenced application and designates Lionhead, located
3 at 2881 Rumsey Drive, situated on the east side of Rumsey Drive between Caramel Way and Victoria
4 Avenue, in the City of Riverside, California, identified as Assessor's Parcel Number 223-092-031, as
5 City Historic Landmark #154.

6 BE IT FURTHER RESOLVED THAT the proposed historic landmark designation is
7 categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections
8 15061(b)(3) (Common Sense Rule) and 15308 (Actions by Regulatory Agencies for Protection of the
9 Environment), as the proposal will have no significant effect on the environment, identifies the
10 structure as a cultural resource, and preserves the historic character of a cultural resource

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

14 ADOPTED by the City Council this ____ day of _____, 2026.

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16 _____
PATRICIA LOCK DAWSON
Mayor of the City of Riverside

17 Attest:

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19 _____
20 DONESIA GAUSE
City Clerk of the City of Riverside

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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 _____, 2026, 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 _____, 2026.

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11 DONESIA GAUSE
12 City Clerk of the City of Riverside
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28 314639 ALB 07/01/26

EXHIBIT "A"
Legal Description

Project: Historic property Designation
APN: 223-092-031
Address: 2881 Rumsey

PARCEL A

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel 2 of Record of Survey, as shown by map on file in Book 31, Page 12 of Records of Survey, Records of Riverside County, California;

TOGETHER WITH that portion of Lot "E" of Victoria Heights, as shown by map on file in Book 4, Page 92 of Maps, Records of Riverside County, California, described as follows:

BEGINNING at the most easterly corner of said Parcel 2 as shown on Tract No. 27803-R, as shown by map on file in Book 248, Pages 4 and 5 of Maps, Records of Riverside County, California;

Thence South 79°12'50" East, on the easterly prolongation of the northerly line of said Parcel 2, a distance of 23.02 feet to a line parallel with and distant 23.00 feet easterly, measured at right angles from the easterly line of said Parcel 2, also being an angle point in the westerly line of Lot 1 of said Tract No 27803-R;

Thence South 13°00'21" West, along said westerly line, a distance of 245.84 feet to an angle point therein and the easterly prolongation of the south line of said Parcel 2;

Thence North 88°34'48" West, on said easterly prolongation, a distance of 23.48 feet to the southeast corner of said Parcel 2;

Thence North 13°00'21" East, along the easterly line of said Parcel 2, a distance of 249.46 feet to the **POINT OF BEGINNING**.

ALSO TOGETHER WITH that portion of Lot 1 of said Tract No. 27803-R, described as follows:

COMMENCING at the northwesterly corner of said Lot 1;

Thence South 20°30'10" West, along the westerly line thereof, a distance of 118.01 feet to an angle point therein and the **POINT OF BEGINNING**;

Thence continuing along said westerly line, South $13^{\circ}00'21''$ West, a distance of 245.84 feet to an angle point therein;

Thence leaving said westerly line, South $88^{\circ}34'48''$ East, along the easterly prolongation of the southerly line of said Parcel 2, a distance of 8.75 feet;

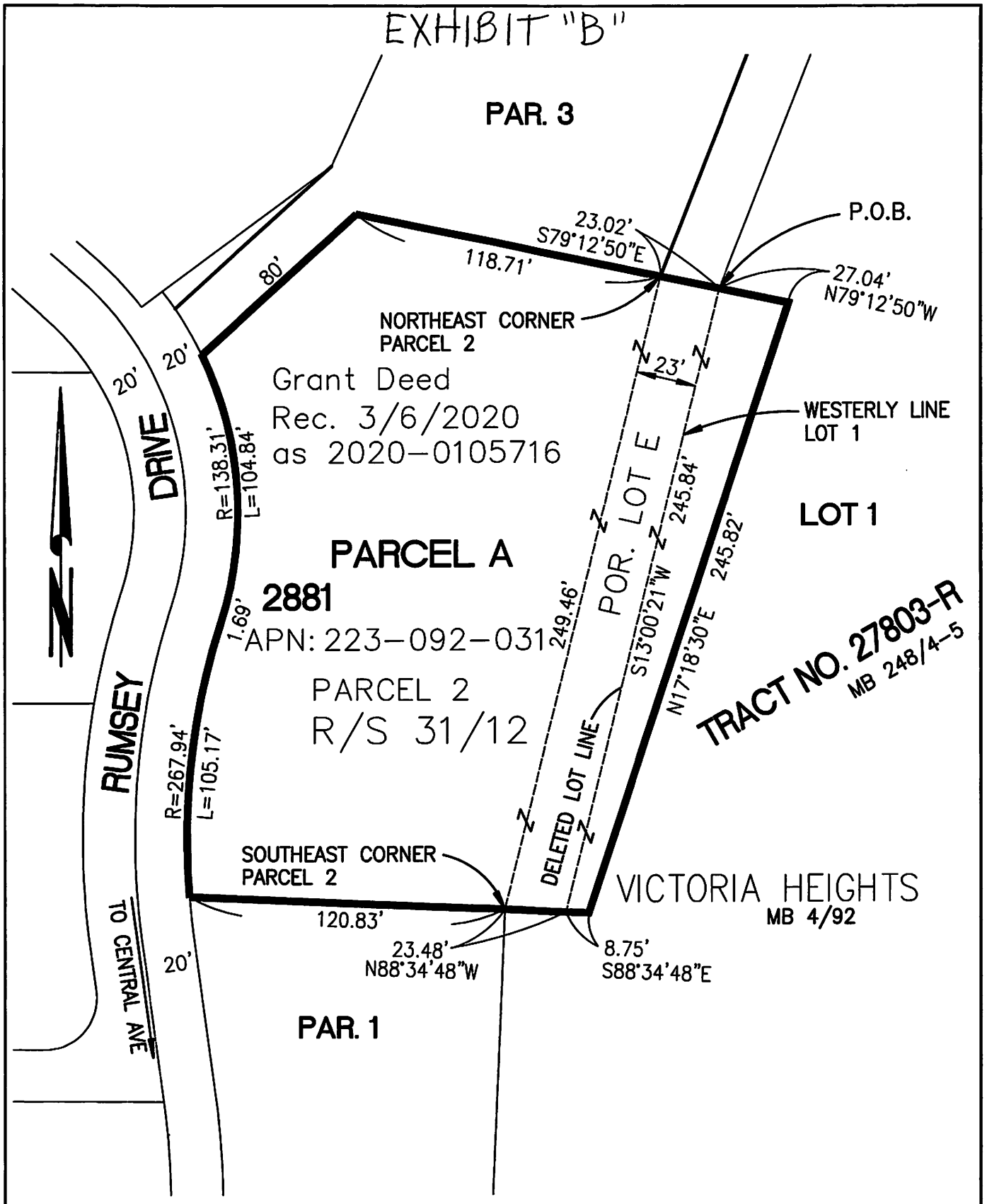
Thence North $17^{\circ}18'30''$ East, a distance of 245.82 feet to the easterly prolongation of the northerly line of said Parcel 2;

Thence North $79^{\circ}12'50''$ West, along said easterly prolongation, a distance of 27.04 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.

DBW 6/30/2026 Prep. dbw
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" = 50'

DRAWN BY: dbw

DATE: 6/16/26

SUBJECT: Mills Act - 2881 Rumsey Drive