



Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

CULTURAL HERITAGE BOARD MEETING DATE: JUNE 19, 2019
AGENDA ITEM NO.: 4

HISTORIC DESIGNATION

I. CASE NUMBER: P19-0227

II. PROJECT SUMMARY:

- 1) **Proposal:** To consider a Historic Designation request of the Lewis H. Guffin House as a City Structure of Merit.
- 2) **Location:** 2926 Lime Street, on the east side of Lime Street and north of First Street
- 3) **Ward:** 1
- 4) **Applicant:** James and Leigh Gleason
- 5) **Case Planner:** Scott Watson, Historic Preservation Officer

III. RECOMMENDATION:

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

- 1. **DETERMINE** that Planning Case P19-0227, Historic Designation of the Lewis H. Guffin House as a City Structure of Merit, 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 not have a significant effect on the environment and will preserve the historic character of a cultural resource and provide notice of the resource historic status; and
- 2. **APPROVE** Planning Case P19-0227, based on the facts for findings, and thereby designate the Lewis H. Guffin House as a City Structure of Merit.

IV. BACKGROUND/ PROJECT DESCRIPTION:

The Lewis H. Guffin House was originally located at 3197 First Street, and designated as City Structure of Merit #95 in the late 1970s. Following Caltran’s acquisition of the lot for operational and safety improvements along Interstate Route 215/State Route 91/State Route 60, the residence was relocated to a temporary lot at Spruce Street and Kansas Avenue in June 2003. In February 2004, the Cultural Heritage Board (CHB) approved a Certificate of Appropriateness (P04-0107) to relocate the residence to 2926 Lime Street, a 0.38-acre property (Exhibits 1, 2 & 3).

In January 2019, Staff determined the Certificate of Appropriateness, approved in 2004, did not transfer the Historic Designation as a City Structure of Merit from the original location to Lime Street.

The applicant is requesting approval of a Historic Designation to designate the Lewis H. Guffin House as a City Structure of Merit. Historic Designation as a City Structure of Merit requires approval from the Cultural Heritage Board. As part of this request, the applicant provided an architectural description, statement of significance, and photographs documenting the architecture and setting of the residence (Exhibit 4). As a matter of information, upon designation, the Cultural Resources Overlay Zone will be applied to the subject property.

V. ANALYSIS

Architectural Description

The Lewis H. Guffin House is a wood-framed, two-story American Foursquare residence, constructed in 1899. The residence consists of a square floor plan; wood clapboard siding on the ground story and wood shingles on the second story, separated by horizontal banding; a medium pitched hipped roof with wide boxed eaves and decorative brackets. The symmetrical facade features a full-width projecting porch capped with a hipped roof, supported by wood posts and enclosed by a clapboard sided half-wall. Sidelights and large symmetrically placed windows with diamond-paned transoms flank the front door. A second story hipped roof dormer and half-wall enclosed balcony are located above the entry door.

Records show that a shed roof dormer was constructed on the south elevation and the walls of the second story balcony were increased in height, prior to the relocation of the residence in 2004. During the relocation of the residence, two brick chimneys were removed and not replaced. The round classical columns on the porch were removed and replaced with wood posts.

Statement of Significance

The Lewis H. Guffin House is significant because Riverside's first-known architect, Augustus W. Boggs, designed the home for Lewis and Ruth Guffin. Augustus W. Boggs is credited with residential design for many notable Riverside residents as well as the City's first bank, Citrus Pavilion, Methodist and Presbyterian churches, and his contribution to the main wing of the Mission Inn. Lewis H. Guffin, a citrus farmer and nursery grower, owned acres of land on the northeast corner of Downtown Riverside and in the Eastside neighborhood. Guffin was born in 1848 in Indiana, and moved to Riverside with his wife Ruth in 1887. They lived in the house until Lewis's death in 1929, and Ruth moved to Central California to live with her daughter and son-in-law.

The Lewis H Guffin House is not eligible for designation as a City Landmark because of the relocation, change of setting, and minor alterations. It is, however, eligible as a City Structure of Merit as it retains sufficient integrity from the original design.

Title 20 Evaluation

Under Title 20 (Cultural Resources), "Structure of Merit" means any improvement or natural feature, which contributes to the broader understanding of the historical, archeological, cultural, architectural, community, aesthetic, or artistic heritage of the City, retains sufficient integrity. Based on the applicable criteria from Chapter 20.50 of Title 20, the Lewis H. Guffin House qualifies. Criterion 6 applies to the proposal based on the following facts:

FINDING: Criterion 6: An improvement or resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains sufficient integrity under

one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

FACTS: Although the Lewis H. Guffin house represents the work of a notable architect, it lacks the high degree of integrity required for landmark designation. The residence no longer retains integrity of location, setting, and association. The residence is currently located in a neighborhood and lacks its original association and setting as a grove house. Due to alteration to the porch columns, addition of a dormer to the south elevation, the removal of the chimneys, and the adjustment of the balcony height, the residence has a diminished integrity of design, workmanship, and materials. Although the residence does not retain the feeling of a grove house, it still evokes the aesthetic or historic sense of a past period. Despite relocation and minor alterations, the residence still embodies distinctive characteristics of the architectural style, method of construction, and materials or workmanship.

VI. 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.

VII. EXHIBITS:

1. Aerial/Location Map
2. CHB Staff Report - P04-0107
3. CHB Minutes – February 18, 2004
4. Historic Designation Application

Prepared by: Scott Watson, Historic Preservation Officer
Reviewed by: Patricia Brenes, Principal Planner
Approved by: Mary Kopaskie-Brown, City Planner