



# City Council Memorandum

*City of Arts & Innovation*

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**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: AUGUST 20, 2019**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT      WARD: 1**  
**DEPARTMENT**

**SUBJECT: PLANNING CASE P19-0227 – REQUEST BY JAMES AND LEIGH GLEASON TO DESIGNATE THE LEWIS H. GUFFIN HOUSE, LOCATED AT 2926 LIME STREET, AS A CITY STRUCTURE OF MERIT**

**ISSUE:**

Adopt a Resolution to designate the Lewis H. Guffin House, located at 2926 Lime Street, as a City Structure of Merit, and adopt an Ordinance to apply a Cultural Resources Overlay Zone.

**RECOMMENDATIONS:**

That the City Council:

1. Determine that Planning Case P19-0227 (Historic Designation) is categorically exempt from the provisions of the California Environmental Quality Act 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, will preserve the historic character of a cultural resource and provide notice of the resource historic status;
2. Approve Planning Case P19-0227 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 Lewis H. Guffin House, located at 2926 Lime Street, as a City Structure of Merit;
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 2926 Lime Street from the R-1-7000 – Single-Family Residential to the R-1-7000-CR – Single-Family Residential and Cultural Resources Overlay Zones.

**CULTURAL HERITAGE BOARD RECOMMENDATIONS:**

On June 19, 2019, the Cultural Heritage Board received a proposal by James and Leigh Gleason to consider a Historic Designation for City Structure of Merit designation of the Lewis H. Guffin House, located at 2926 Lime Street. Following discussion, the Cultural Heritage Board

recommended that the City Council: 1) Determine that Planning Case P19-0227 is categorically exempt from the California Environmental Quality Act; and 2) Approve Planning Case P19-0227, based on the findings, and designate the Lewis H. Guffin House as a City Structure of Merit. The motion carried unanimously by a vote of 9 ayes and 0 noes.

### **LEGISLATIVE HISTORY:**

In the Riverside Municipal Code, Title 20, Section 20.50.010 (FF), "Structure or Resource of Merit" means any improvement or natural feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains sufficient integrity, and meets one or more of the following criteria:

1. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City;
2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;
3. Is connected with a business or use which was once common but is now rare;
4. A Cultural Resource that could be eligible under Landmark Criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the Landmark Criteria;
5. Has yielded, or may be likely to yield, information important in history or prehistory; or
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.

### **DISCUSSION:**

Property owners James and Leah Gleason are requesting approval of a Historic Designation to designate the Lewis H. Guffin House, located at 2926 Lime Street, as a City Structure of Merit.

The Lewis H. Guffin House was originally located at 3197 First Street and relocated in February 2004 to 2926 Lime Street, as part of improvements along Interstate Route 215/State Route 91/State Route 60. The residence is a wood-framed, two-story American Foursquare style residence, constructed in 1899. It is historically significant because Riverside's first-known architect, Augustus W. Boggs, designed the home for Lewis and Ruth Guffin. A.W. Boggs is credited with residential design for many notable Riverside residents as well as the City's first bank, Citrus Pavilion, the Methodist and Presbyterian churches, and his contribution to the main wing of the Mission Inn.

The Lewis H. Guffin house represents the work of a notable architect; however, it lacks the high degree of integrity required for Landmark designation. The residence retains sufficient integrity to be eligible for City Structure of Merit designation under 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.

**FISCAL IMPACT:**

There is no fiscal impact resulting from the Historic Designation.

Prepared by: David Welch, Community & Economic Development Director  
Certified as to  
availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer  
Approved by: Rafael Guzman, Assistant City Manager  
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Cultural Heritage Board Staff Report – June 17, 2019
2. Cultural Heritage Board Minutes – June 17, 2019
3. Proposed Findings for CR Overlay Zone
4. Resolution for Historic Designation
5. Ordinance to Amend the Zoning Map
6. Presentation