



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

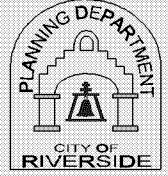
Prepared by: Scott Watson, Historic Preservation Officer
Reviewed by: Patricia Brenes, Principal Planner
Approved by: Mary Kopaskie-Brown, City Planner



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community

CITY OF RIVERSIDE PLANNING DEPARTMENT

Certificate of Appropriateness (CR) Staff Report



Cultural Heritage Board Meeting Date: February 18, 2004

PLANNING CASE P04-0107: Proposed Certificate of Appropriateness request by Beatrice Rios to relocate City Structure of Merit No. 95, a 2,760 square foot single-family residence to lots 37 and 38 of the St. Andrews tract a portion of APN 209-232-001, which is located on the east side of Lime Street, north of First Street and just north of the boundary of the St. Andrews Terraces Neighborhood Conservation Area.

BACKGROUND: The applicant is requesting a Certificate of Appropriateness to relocate a Structure of Merit, originally located at 3197 First Street, to a portion of APN 209-232-001 located on the east side of Lime Street and north of First Street, just outside of the northern boundary of the St. Andrews Terraces Neighborhood Conservation Area (NCA). In June 2003, Caltrans relocated this Classical Revival style two-story residence from its original location to a temporary lot at Spruce Street and Kansas Avenue following their acquisition of the lot for operational and safety improvements along Interstate route 215/State route 91/State route 60. Per the Historic Resources Compliance Report (HRCR) prepared in August 2001 in compliance with CEQA, Caltrans was required to work with Cultural Heritage Board staff to market and relocate the residence. Caltrans held a public auction on December 11, 2003 to find a potential buyer for the residence. Applicant Beatrice Rios purchased the home at that auction. Ms. Rios proposes to relocate the residence onto two 7,500 square foot lots fronting Lime Street. These lots are a portion of a parcel currently owned by Union Pacific Railroad (APN 209-232-001). The applicant is still in the process of acquiring the lots, and the Union Pacific Railroad has provided staff with documents indicating their intent to sell.

Constructed in 1899, the two-story Classical Revival style residence has a wood frame and is sheathed with clapboard siding. It is essentially square in plan with a medium pitched hip roof with wide boxed eaves and decorative brackets. The main facade features a full-width porch with a hip roof supported by classical columns. The centrally placed front door is flanked by sidelights and large symmetrically placed windows. Located above the entry door is a second story hip roof dormer. The building was designated City of Riverside Structure of Merit No. 95 sometime in the late 1970's.

In its original location, the residence sat among many mature trees and shrubs on a large corner lot at the intersection of First Street and Vine Street. Sanborn Maps indicate that the residence was surrounded by orange groves from the time of its construction in 1899 until owners Glen and Cora Bodie subdivided the property in 1955. The historic setting had been diminished due to residential development and the Interstate. The residence was removed from its original setting in June 2003, and currently sits on a temporary lot at the intersection of Spruce Street and Kansas Avenue.

As described above, the proposed permanent location is adjacent to the St. Andrews Terraces NCA. The Cultural Heritage Board designated the NCA on April 18, 1990 because of its "historic character and charm." It includes several one and two-story homes built primarily in the Craftsman style during the years 1910 to 1925. To the north of the proposed location there are 1920s and 30s Period Revival and Minimal Traditional style residences, as well as a few modern ranch style homes.

PROJECT DESCRIPTION:

The applicant proposes to move the residence formerly located at 3197 First Street to lots 37 and 38 of the St. Andrews tract, a portion of APN 209-232-001. The applicant also proposes to construct a detached garage with driveway at the side of the property to meet the Zoning Code requirement for covered parking. Plans for the garage have not been submitted to date. Staff has determined that an approximately 100 year old storm drain traverses the property from west to east. The actual location and depth of the drain will need to be determined by the applicant in preparation of the grading plan. This may require some revisions to the site plan for the proposed location of the residence and garage, which would be subject to staff-level review and approval.

ANALYSIS:

Compliance with section 20.30.030 of the City of Riverside Municipal Code:

The residence that the applicant proposes to relocate has already been removed from its historic surroundings to make room for improvements to Interstate 215. The proposed lot for relocation is less than 1/4 of a mile from the original location of the residence. It is also adjacent to historic homes in St. Andrews Terraces Neighborhood Conservation Area, which is complementary to the residence's historic and architectural character. The proposed project is consistent with the requirements of Title 20 of the Municipal Code and the Citywide Residential Historic District Design Guidelines for infill construction and relocation of historic properties..

FACTS FOR FINDINGS: (From Section 20.30.060 of the Riverside Municipal Code)

FINDINGS: The proposed undertaking is consistent or compatible with the architectural period and the character-defining elements of the historic building.

FACTS: The proposed project will utilize the building as a single-family residence, consistent with the original use. The residence will be restored once relocated and defining features will be retained.

FINDINGS: The proposed undertaking is compatible with existing adjacent or nearby landmark structures and preservation district structures and their character-defining elements.

FACTS: The relocated building will complement the historic character of the St. Andrews Terraces Neighborhood Conservation Area.

FINDINGS: The colors, textures, materials, fenestration, decorative features and details, height, scale, massing and methods of construction proposed are consistent with the period and/or compatible with adjacent structures.

FACTS: The residence is complementary in materials and other detailing to adjacent residences within the neighborhood..

FINDINGS: The proposed change does not destroy or adversely affect an important architectural, historical, cultural or archaeological feature or features.

FACTS: Because the relocated building has already been moved from its original context and surroundings, the applicant's proposal to move it to a permanent lot that is both close to its original location and adjacent to other historic resources will not adversely affect the residence as an historic resource.

ENVIRONMENTAL ASSESSMENT:

Minor additions and alterations to historic resources are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 of the CEQA Guidelines. Projects that are consistent with the Secretary of the Interiors Standards for the Treatment of Historic Properties are exempt per Section 15331.

RECOMMENDATION:

That the Cultural Heritage Board Approve P04-0107, thereby issuing a Certificate of Appropriateness for the project, with the attached conditions.

General Conditions of Approval:

1. The project must be completed per the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board staff. Upon completion of the project, a Cultural Heritage Board staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented before **OCCUPANCY** hold can be released.
2. There is a fifteen calendar-day appeal period that will lapse at 5:00 p.m. on March 5, 2004. Appeals of the Board's action will not be accepted after this time.
3. This approval will expire in one year on March 5, 2004.
4. Approval of this project is contingent upon ownership of the property by the applicant.

Specific Conditions of Approval:

Prior to issuance of permits, plans and specifications shall be submitted to the Cultural Heritage Board staff for approval to include the following:

1. Site plan drawn to scale indicating the exact location of the residence, garage, and driveway.
2. Foundation plan.
3. Elevations drawings for the detached garage in a style with the existing residence.
4. Applicant shall obtain all necessary permits/approvals from City Departments as required to relocate a residence.

5. Applicant shall submit a grading plan which meets all requirements and specifications of the Public Works Department prior to issuance of permits.
6. Applicant shall finalize a lot line adjustment or certificate of compliance, as deemed appropriate by the City Surveyor prior to issuance of permits.
7. Applicant shall dedicate 10 feet at the rear of the property to the City for alley easement.
8. *Advisory Note:* If the building height exceeds 35 feet the applicant shall apply for a variance.
9. *Advisory Note:* Pursuant to the City's Noise Ordinance (Title 7) construction noise that would disturb a residential neighborhood shall be limited to 7am to 7pm weekdays, and 8am to 5pm on Saturdays. No construction noise shall be permitted on Sundays or federal holidays.

EXHIBITS:

1. Aerial Photo (showing original and proposed locations)
2. Proposed Location (showing existing storm drain)
3. Site Plan
4. Photograph of Residence
5. Photographs of St. Andrews Terraces NCA

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This aerial map illustrates the proposed relocation of a bus stop. The 'Proposed Location' is marked with a star in the upper left quadrant, situated near the intersection of First St and Wilsons Rd. The 'Original Location' is marked with a star in the lower right quadrant, near the intersection of First St and a road labeled 'WILSONS RD'. The map shows a residential area with streets and buildings, and a road labeled 'FIRST ST' running diagonally across the lower portion.

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EXHIBIT 5 – St. Andrews Terraces NCA



CHB 2/18/04

P04-0107

EXHIBIT 5 – St. Andrews Terraces NCA



CHB 2/18/04

P04-0107

4. **PLANNING CASE P04-0107:** Proposed Certificate of Appropriateness request by Beatrice Rios to relocate City Structure of Merit No. 95, a 2,760 square foot single-family residence, to a portion of APN 209-232-001, located on Lime Street north.

Tanya Rathbun, Historic Preservation Intern, presented the staff report.

Beatrice Rios, applicant, stated she did not have a prepared statement, but was available to answer questions.

Ms. Hansen stated that the applicant was very brave, she pursued the railroad company on her own. There are other issues such as the storm drain going diagonally through her property.

Chair Schoepflin asked if everyone had received the revised condition 7 distributed prior to the meeting.

MOTION MADE by Board Member Silva, **SECONDED** by Board member Standerfer, **TO APPROVE** case P04-0107 as recommended by staff with a new condition #7 as revised and distributed prior to the meeting.

MOTION CARRIED unanimously.

AYES: Bailey, Morgan, Silva, Schoepflin, Standerfer, Thompson, Warkentin

NOES: None

DISQUALIFIED: None

ABSTAINED: None

ABSENT: Acharya, Perez

Cultural Resources Nomination Application

☐ City Landmark



Structure of Merit

Please check the Designation for which you are applying

IDENTIFICATION

1. Common name: LEWIS H. GUFFIN HOUSE
2. Historic Name: _____
3. Street address: 2926 LIME ST.
City RIVERSIDE State CA Zip 92501
4. Assessor Parcel number: 209-232-029
5. Present Legal Owner: JAMES + LEIGH GLEASON
City RIVERSIDE State CA Zip 92501
6. Present Use: SINGLE-FAMILY HOME
7. Original Use: SINGLE-FAMILY HOME

Date form prepared: 3/19/2019

Preparer: JAMES + LEIGH GLEASON

Sponsoring Organization (if any): _____

Address: 2926 LIME ST.

City, State and Zip: RIVERSIDE CA 92501

Phone: 951-213-1501

DESCRIPTION

8. Legal property description: 0.38 ACRES M/L IN POR LOTS 37 & 38
MB 007/049 ST. ANDREWS TERRACE
- Include approximate property size (in feet): Street Frontage 100 Depth 173.5
9. Architectural Style: MIXED - CLASSICAL REVIVAL/CRAFTSMAN
10. Construction Date: Estimated _____ Factual 1899
Source of Information: _____ Assessor's Records _____ Building Permit _____ Sanborn Map
☒ Publications _____ Oral Interviews
(Newspapers)
11. Architect's Name: A.W. BOGGS Builder's Name: FRANK NONES
12. Condition: _____ Excellent ☒ Good _____ Fair _____ Deteriorated
_____ No longer in existence
13. Alterations: A DORMER WAS ADDED PRIOR TO 2004. THE CHIMNEY
WAS REMOVED, LIKELY CIRCA 2004, WHEN THE HOUSE WAS
MOVED. THE BALCONY WALL HEIGHT IS TALLER (LIKELY DUE TO BUILDING
CODE). WHEN THE HOUSE WAS MOVED, IT WAS CUT INTO TWO PIECES
AND SEAMED TOGETHER. THE NEW LOCATION MAINTAINED THE RAISED
FOUNDATION, BUT IS CONSTRUCTED OUT OF CINDER BLOCKS.
14. Surroundings:
_____ Open Land _____ Scattered Buildings ☒ Densely Built-Up
15. Use type:
☒ Residential _____ Industrial _____ Commercial _____ Civic
_____ Other
16. Is the structure on its original site?
_____ Yes ☒ No _____ Unknown
If moved, approximate year 2004-2006
17. Related features and/or out-buildings: N/A

SIGNIFICANCE

18. Historical Attributes:
- | | | |
|---|--|--|
| <input type="checkbox"/> Unknown | <input type="checkbox"/> Government Building | <input type="checkbox"/> Folk Art |
| <input checked="" type="checkbox"/> Single Family | <input type="checkbox"/> Educational Building | <input type="checkbox"/> Street Furniture |
| <input type="checkbox"/> Multiple Family | <input type="checkbox"/> Religious Building | <input type="checkbox"/> Landscape Architecture |
| <input type="checkbox"/> Ancillary Building | <input type="checkbox"/> Railroad Depot | <input type="checkbox"/> Trees/Vegetation |
| <input type="checkbox"/> Hotel/Motel | <input type="checkbox"/> Train | <input type="checkbox"/> Urban Open Space |
| <input type="checkbox"/> Bridge | <input type="checkbox"/> Rural Open Space | <input type="checkbox"/> Canal/Aqueduct |
| <input type="checkbox"/> Farm/Ranch | <input type="checkbox"/> Industrial Building | <input type="checkbox"/> Dam |
| <input type="checkbox"/> Military Property | <input type="checkbox"/> Public Utility Building | <input type="checkbox"/> Lake/River/Reservoir |
| <input type="checkbox"/> CCC/WPA Structure | <input type="checkbox"/> Theater | <input type="checkbox"/> Ethnic Minority Prop. |
| <input type="checkbox"/> Engineering Structure | <input type="checkbox"/> Highway/Trail | <input type="checkbox"/> Civic Auditorium |
| <input type="checkbox"/> Amusement Park | <input type="checkbox"/> Woman's Property | <input type="checkbox"/> Monument/Mural/Gravestone |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> Hospital | <input type="checkbox"/> Stadium |
| <input type="checkbox"/> Mine | <input type="checkbox"/> Community Center/Social Hall | |
| <input type="checkbox"/> Commercial Building, 1-3 stories | <input type="checkbox"/> Commercial Building, over 3 stories | |
| <input type="checkbox"/> Other: | | |
19. Architectural Description
SEE ATTACHED
20. Statement of Significance
SEE ATTACHED
21. Bibliography
SEE ATTACHED
22. Photographs
SEE ATTACHED
23. Letter from property owner (if other than applicant)
N/A

19. Architectural Description

The Lewis H. Guffin House is a two-story, 2400-square-foot structure built in 1899 that has Craftsman, shingle-style, and classical revival influences. It is a wood frame house sheathed with clapboard siding on the first level and cedar shakes on the second level. It has a medium pitched hip roof with wide boxed eaves and decorative brackets. The house is square in plan, relatively symmetrical, and has a full-width porch with a wide central front door flanked by sidelights and large symmetrically placed casement and transom windows. Located above the entry door is a second story hip roof dormer over a balcony.

The sides of the house feature several first-floor windows, all original. Each side has one wooden casement window with a transom above it (making four casement/transom pairs on the first floor). On the south elevation, a dormer is the only window on the second floor. On the north elevation, there are not second-story windows, but the first floor features a pair of French doors leading to a side entrance. The rear elevation of the house has two wooden double-hung sash windows and one large picture window next to a rear entrance. The upstairs has two windows facing the rear elevation: a double-hung sash window and a casement pair. All windows in the house are original and made of Douglas fir.

The interior of the house maintains its original floor plan, and has all original interior doors (raised five-panel doors) and largely the original interior trim and casings. It has painted Douglas fir floors. It is three rooms wide (dining room, living room, and office/bedroom), with a kitchen in the back corner and a large rear hallway that leads to the laundry room (originally a pantry), back door, and downstairs bathroom. The stairway can be accessed off of the center room or the back hallway. The stairway is U-shaped with a bottom landing (two steps up) and a second about two-thirds up. The top of the stairs has a curved wood skirt to offset the railing at the top of the second floor. The second floor has wide painted Douglas fir planks. Three bedrooms and a bathroom are accessed from a small hallway. The bathtub features a cast-iron clawfoot tub stamped 1899, the same year the house was built. The balcony is accessible from the middle/front bedroom.

The house was designed by Augustus W. Boggs (1848-1913), with Frank Noyes as contractor (Riverside Enterprise, 9/23/1899). The original contract price was \$1865, and was built between late September and early December 1899 (Riverside Daily Press, 12/8/1899). It was originally located at Vine and First Street, built so that it would “command a full view down the center of Vine Street” (Enterprise, 9/24/1899), which then dead-ended at First. The original owner was Lewis Guffin and his wife Ruth. Lewis Guffin was a citrus farmer and nursery grower who owned acreage on the northeast corner of Riverside’s downtown and in Eastside. (The Guffin House was originally surrounded by orange groves.) Guffin was born in 1848 in Indiana, and moved to Riverside in 1887 with his wife Ruth, and three children (Allen, Emmet, and Grace). By the time Guffin built this house, his children were grown and the Guffins were grandparents. His younger son, Emmet, lived in the house briefly with them, before relocating to Los Angeles. Lewis and Ruth Guffin remained in the house until Lewis’s death in 1929. After Lewis’s death,

Ruth moved with her daughter, son-in-law, and grandchildren in Central California. The house was then owned by the McProud family (an accountant and his wife), and ultimately owners Glen and Cora Bodie subdivided the land in 1955 (Planning Department, P04-0107). The house was purportedly owned by racecar driver Dan Gurney for a time (Memo, Curl to CHB, 2/8/88).

The house was originally deemed Structure of Merit #95 in 1988, when it was nominated by Sally Silva, a previous owner of the property. The property was bought by CalTrans in 2003 when planning began on the 91/60/215 freeway expansion. The property was temporarily relocated to Spruce and Kansas, and was sold at auction in 2003 to Beatrice Rios, with the understanding that she move the home to a new permanent location. Ms. Rios moved the house to its current location circa 2006, which was originally a Union Pacific Railroad right of way. (Two other houses were relocated adjacent to the Guffin House, and Twogood Street was created along the right of way, as well.) The house is just outside of the current boundaries for the St. Andrews Terraces NCA, and when its move was approved by the Cultural Heritage Board, the report noted how the house would complement the bungalows and other period architecture in this district. The current owners, James and Leigh Gleason, bought the house in December 2016, and have been repairing and restoring it. They installed a fifty-year roof in 2017, and received a grant from the Old Riverside Foundation in the same year to repair a leak in the balcony.

Although the house's physical location has changed, a photograph of the Guffin House in the 1906 Souvenir of the City of Riverside (p. 114, top picture, also attached) shows that its exterior has had only minor tweaks that largely seem to reflect more modern safety regulations. Since 1906, a dormer has been added to an upstairs bedroom, the chimneys are now gone (a byproduct of the house move), and the balcony height appears to be slightly higher (presumably to align with current building code), although still constructed of shakes as it was originally.

20. Statement of Significance

Previously, the Guffin House was Structure of Merit #95, although having been moved its designation is not current. The Guffin House, designed by Augustus W. Boggs in 1899, is eligible for designation as a Structure of Merit because:

The house “represents the work of a notable builder, designer, or architect, or important creative individual,” however, because of the property’s relocation “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 of Merit.”

The house has had minor alterations since Boggs built it, with the addition of a dormer to a secondary bedroom, the removal of the chimneys, and the adjustment of the balcony wall height. Other than this, the house looks largely as it did when Boggs designed it, based especially on the 1906 photograph in *Souvenir of the City of Riverside*. Therefore, it is significant as a largely intact example of Boggs’ domestic architecture. The house’s most notable alteration was its relocation from 3197 1st Street to 2926 Lime Street, and in its current state this move challenges its ability to be a City Landmark. However, being a largely intact example of Boggs’ domestic architecture, it warrants status as a Structure of Merit.

Boggs is an interesting architect in this city because of the variety of styles in which he worked. Unlike some of Riverside’s other prominent architects (Spurgeon, Jekel, etc.), Boggs seemed especially keen to design for his clients, their tastes, and their budgets, rather than promoting a singular architectural vision or style. The Guffin House is quite large for the context of its original owners, an older couple on the verge of being empty-nesters. It is far less grand in design and appearance than many of the contemporaneous houses of its size in Riverside, yet still has many ostentatious features, including the balcony, the diamond-pattern transom windows, and large front porch. Inside it uses plain douglas fir throughout, but still has some nice architectural details like the curved skirt on the stairs. The Guffin House is not the Rumsey House (designed a little over a year later by Boggs, and also featuring a balcony), but it is not trying to be. We see the Guffin House as a visual demonstration of Guffin’s successes in Riverside, married to his salt-of-the-earth Midwestern roots. Naming the Guffin House as a Structure of Merit would allow another Boggs house to be known and preserved, contributing to the city’s ability to understand this architect and his creations.

21. Bibliography

Newspaper mentions

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“The new house which L.H. Guffin will have built...” *Riverside Enterprise*, September 24, 1899, p. 5.

Pictured/Mentioned in:

Riverside Fire Department, *Souvenir of the City of Riverside*. RFD, 1906. (reproduced on p. 114), also reprinted by Riverside Museum Associates, 1987.

Silva, Sally. “More House Moves!” *Old Riverside Foundation News*, Winter 2005, p. 7.

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City of Riverside Planning Department, Certificate of Appropriateness Staff Report. Planning Case P04-0107, February 18, 2004.

Cultural Heritage Board minutes, February 17, 1988. “Nomination of 3197 First Street as a Structure of Merit,” p. 1-2.

Curl, Alan. Memo to Cultural Heritage Board: “Structure of Merit Nominations for 3197 First ...,” dated February 8, 1988

22. Photographs



The Guffin House as seen in the 1906 *Souvenir of the City of Riverside*.



The Guffin House at 3197 Lime St. in 1979 (from a city report). Note the presence of an addition to the balcony which is not original, and was removed sometime between 1979 and 2006 when the house was moved to Lime Street.



The Guffin House at 3197 Lime St. from 2004 Cultural Heritage Board report (P04-0107).



House positioned at 2926 Lime St. (circa 2006). Original photo by Donna Harlow.



Front/street view of 2926 Lime Street, photographed March 2019.



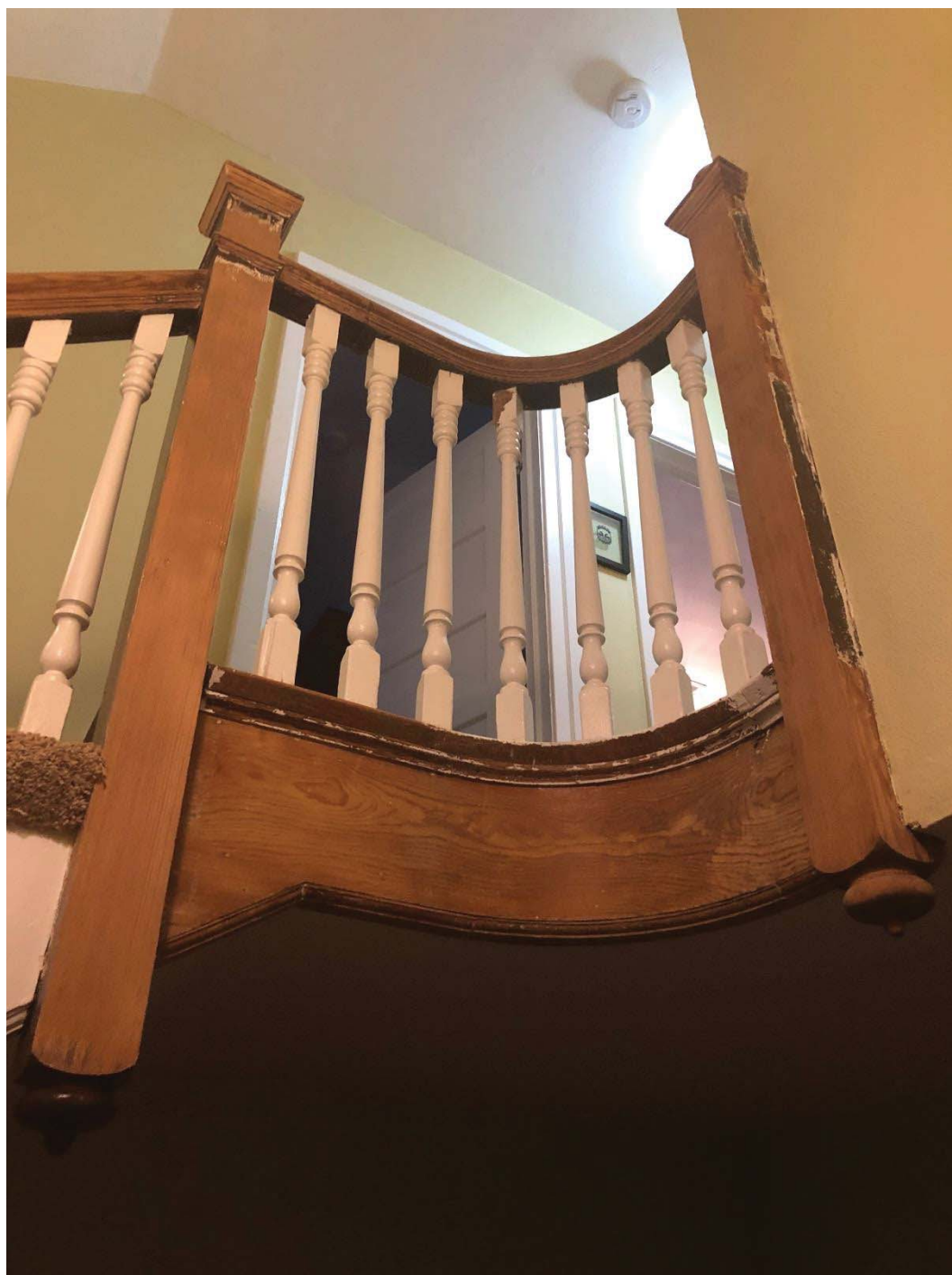
Side (roughly southern facing) view of 2926 Lime Street, photographed March 2019.



Side (roughly northern facing) view of 2926 Lime Street, photographed March 2019.



Rear (roughly eastern facing) view of 2926 Lime Street, photographed March 2019.



Top of staircase, showing curved wood skirt (in process of restoration), photographed March 2019.

The WATT MANUFACTURING CO., No. 200 East Third Street, Cincinnati, O.

Se Brell's

Quince and
Lemon Cream

For Blemishes on the Skin, Chapped
Hands, Face and Lips.

**WILL REMOVE
FRECKLES
SUNBURN
AND TAN**

Excellent After Shaving

J. D. SE BRELL

Prescription Dispense
Riverside

CITY NEWS IN BRIEF

The Gem Bazar will be open Monday and Tuesday evening for the sale of school books.

The subject of the sermon at the Universalist Church today will be "Christian Unbelief as Applied to This Church."

Silver Bow Division, Knights of the Maclure will hold regular weekly meetings hereafter on Monday evening at Odd Fellows Hall.

A team attached to a hayrack ran away from the S. P. Depot just before the arrival of last evening's 5:45 train. The school bus was on its way from Chinatown hill.

A young friend of the Enterprise is around with "one shoe off and one shoe on," having lost that necessary article—a tennis shoe—on his way from the Y.M.C.A. to Eighth street.

The W. C. T. U. will hold a very important business meeting tomorrow afternoon at 2:30 o'clock at the Universalist church. Every member is particularly requested to be present.

The report of the mass meeting at San Jacinto was obtained by G. H. Morgan, an Enterprise representative and brought to Riverside on a bicycle, arriving here at 3 o'clock this morning.

The framework for the new house which L. H. Giffin is having erected on First street, at the north end of Vine, is up, and Contractor Noyes has made good headway with the work since beginning the building.

J. J. Yeagle, the contracting painter, is ornamenting the Main and Seventh street fronts of the Rialto block with becoming colors. Under the skilled touch of his brush the handsome building shines like a daisy's eye.

The Pasadena Star has the following item: "Mr. and Mrs. Robert J. Bordette left this noon for the East. Mr. Bordette will lecture in several Eastern cities for the coming eight weeks and on the trip will have the companionship of his wife."

Attorney Bray informs us that his client, Ensmes, who went to Golden, Colorado, to enter college, has been elected freshman editor of the college paper, "Silver and Blue," receiving a large majority out of a class of 100 students. His young school friends here will rejoice in his merited popularity.

It is a real treat to take the trip to Los Angeles and return on the Santa Fe's new and remodeled track. A nicely ballasted road and comfortable cars combine to contribute to the pleasure of the patrons of the company. The former appreciate the efforts of the company to make a ride with them a pleasure.

The Pomona Review this calls atten-

tion to the size of the prunes at San Jose: "They grow mammoth prunes at San Jose. Pomona prunes are not in it. The Times this week says, 'A whirlwind at San Jose last Friday picked trays of prunes and carried them 16 feet into the air. One struck F. H. Strydom and broke a rib.'"

We call attention to a particularly interesting article in another column upon water witching. The article was prepared by James Boyd, a regular contributor to the Enterprise, and the facts are vouched for.

There was quite a lively runaway on East Blaine street yesterday. The team was attached to a heavy wagon and although several turns were made at street corners our informant said that little damage was done to the rig. The owner of the outfit was caught and tied to a shaft tree by the roadside.

Edwin Hart, whose funeral occurs today, was an old soldier. He was sergeant in Company F, Twenty-sixth Iowa Cavalry, and served more than three years in the Civil war—from September 27, 1862, to October 17, 1865. He was a member of the Grand Army of the Republic, from May 1, 1886, to the day of his death. He joined Riverside Post as a charter member.

Doc Lawrence was an angry man last evening. While driving down West Eighth street he ran into an open ditch left without a signal light, dashed a wheel and the dashboard of his vehicle. Contractors for the excavation of ditches for sewer and other pipe lines lay themselves subject to damages for neglect in complying with this safe-guard.

Baled barley hay, or anything else in this line purchased of the reliable firm of Cox Brothers, will be found just as it was represented to be, and if not found so the firm insists upon having the goods promptly returned. This ironclad rule applies also to their grocery department. They are now selling baled barley hay for \$15, while other dealers ask \$14.

Mrs. W. E. Louis announces on eighth page this morning the date fixed for her millinery opening, the 13th and 14th, and ladies are requested not to make selection for autumn wear until her display is inspected. Her long residence and business record in Riverside assure vouch for the statements made in her announcement. Her goods are the latest effects in the most modern of millinery.

The orange crop will soon begin to show color, and the buyer who wants fruit for the Thanksgiving and later holiday markets will also soon put in an appearance. A few years ago very little of this tall ripe fruit was shipped from this valley, but of late there seems to be a demand for it and the business of sending it to the Eastern market, where it is used largely for ornament on the table, is steadily growing. One grower down the valley tells the Enterprise that he has already had orders for his early fruit.

It has previously been the practice to permit those children who are within a few weeks of six years old at the beginning of the school year to enter the public schools after the fall term has begun when they have reached the school age. This policy has caused considerable inconvenience and unsettling of the class arrangements. This year Professor Keyes has made the rule that children who are within a few weeks of six years of age may enter at the beginning of the school term and there will be no new scholars received until after the Christmas holidays. This arrangement will make it easier for the teachers and in no way inconvenience the parents.

Night School

Thorough instruction in book-keeping, business arithmetic, penmanship, etc. Hours from 7 to 9, three evenings each week. Ladies admitted. Individual instructions. Tuition charges exceedingly moderate. Term begins October 9.

RIVERSIDE BUSINESS COLLEGE.
Money to Loan
On real estate security. Apply to Frank A. Tetter, Loring block.

School Compasses
25-cent style, best made, 15 cents each during school sale. The Gem Bazar.

100 Brass Edge School Rules
Special price 5 cents. The Gem Bazar Stationery Store.

Yes, Dentistry



Is not given away, and there is no one who wants a man to do a thing that he cannot stand by. Dentistry is not like getting a pair of shoes. You don't want to get the same thing done every day. Now it is just this way with Dentistry, there are only two prices—the best and the worst. One is five dollars, you in that case get five dollars' worth and more. If you are charged seven dollars or anything above five then you pay too much, for as I say, a man is going to give anything more than a lot of talk. The best grades need no talk; they are down to a reasonable price and you are not charged too much for them. Everybody knows what they should pay for true dentistry and, if you will always notice, those that want something for nothing have less than any one. It pays to be reasonable and sensible and everybody gets along. Treat fair, give them their money's worth and they will know it; if not, then some day they will.

C. C. Smith, D.D.S.
Over Hardman's Drug Store

Poultry Supplies

Everything Low
Angus Prices.

COX BROTHERS

PERSONAL

J. A. Simms visited Los Angeles yesterday.

H. E. Holmes of Corona, was here yesterday.

L. A. Osburn of the Corona Courier is in the city.

C. W. McLeod and wife are home from Coronado.

S. R. Smith returned from Los Angeles last evening.

W. F. Badlong and wife of Perris were in the city yesterday.

Mr. Handy and mother have returned from an extended outing at Laguna.

Roy Bond, late physical director of the Y.M.C.A., left for the East yesterday.

W. M. Peck, Esq., left for Pasadena and Los Angeles yesterday on legal business.

Wm. Bradford, manager of the Hotel Hemet, and Frank Robinson were over from Idemont yesterday.

W. E. Collins, who bought fruit here last winter has arrived from the East to look over the fruit crop.

Rev. A. C. Williams arrived in the city yesterday and he will conduct the services at the Methodist Church today.

Mr. and Mrs. Robert Betner and daughter arrived home from Santa Monica last evening, where they have spent much of their time the past summer.

Mrs. H. T. Hays and daughter, Mrs. Robert Shaw and Mrs. P. M. Heath and daughter returned yesterday from Santa Monica, where they have spent the past three months.

W. A. Hayt, A. A. Caldwell and V. A. Purinton came in on a special S. P. train last evening—or at least they had the train all to themselves. It was not learned which of the gentlemen named had the "pull" on the company.

School Tablets
School tablets bought before the advance in prices. Sold low. The Gem Bazar Stationery Store.

DIED

DUNCAN—In San Pedro, Sept. 28, 1899, Tamsie Duncan, beloved wife of Archibald Duncan, native of Scotland, aged 70 years.

Funeral today from 143 East Fourth street at 1:30 p.m.
Montreal papers please copy.

STRANGE AS IT MAY SEEM

It Is Nevertheless True

That today the W. Sandercock Company is showing one of the grandest lines of Up-To-Date Merchandise to be found in the city.

Dress Goods and Silks

(In fine and medium) we believe we are right, and an inspection will thoroughly convince the most skeptical.

CREPONS --50c a yard and up to \$2.75
BROCADES --15c a yard and up to .85
PLAIDS --12c a yard and up to 1.25

Everything new and desirable

White and colors for evening wear in Albatross, Serges, Brilliantines, and Landsdown, with suitable trimmings to match, from
25 cents per yard to..... **\$1.25**

New Silks in Stripes, all colors, including every shade..... **75c**

White and Cream Silks, Plain Brocades and Cords, 50c to..... **1.25**

In fact, we cover the entire ground this season in Dress Fabrics, Silks and Trimmings.

SOLE AGENTS FOR THE NEW IDEA PATTERNS—UNIFORM PRICE 10c

Ready to Wear Dress Skirts

The first shipment is now in, and they are simply wonders in beauty, style and fit.

Golf Plaids.....\$4.75, \$5, \$5.75
Black and Blue Serge, \$2.25, 3.65, 5.50
Black Serge, trimmed, \$4, \$4.50, \$5.50
Crepons.....\$4.50, \$7.25, \$9.75, \$10.50
Satin Brocades.....\$5, \$8.50
All Wool Mixtures.....\$4.75

An elegant line of Fancy Underskirts, solid colors and stripes, \$1.25 and up.

School Supplies

Buffalo Bill Tablets and others, Stationery, Slates, Pens, Pencils, Inks, etc. Everything in supplies except school books.

The W. Sandercock Company

MILLINERY OPENING

**FRIDAY and SATURDAY
October 13-14**

I shall undertake the largest and most pretentious millinery opening in the history of my business career in Riverside. Few millinery houses in Southern California can show a more complete or better assorted stock than is to be found in my handsome establishment in the Evans block.

One of the most attractive features of this opening will be the showing of a large variety of ELEGANT TRIMMED PATTERNS HATS designed and trimmed especially for my trade at Metropolitan prices.

All the latest effects in Dunlop, Golf and Rough Rider Felts, Eagle Quills, Butcher Quills and Ostrich Plumes.

Do not make your fall selections until you have seen my display of the latest things in millinery.

EVANS BLOCK
MAIN STREET

MRS. W. E. LOUIS

BERLIN DYE WORKS

Is the largest and most reliable establishment and guarantees the best work in the city. We will save you from 10 to 25 per cent on all work.

IMPROVED DRY PROCESS
Ladies' Dress Skirts Cleaned and Pressed..... **50c, 75c**
Men's Suits Cleaned and Pressed..... **\$1.25**

Frock Suits 25 cents extra
Milk Wains, Jackets and Fancy Dresses, all kinds of Fancy Articles in proportion to the above

M. S. KORNBLUM **ORDINATOR OF THE IMPROVED DRY PROCESS**

Phone M 675 342 S. Broadway, Los Angeles
We also receive orders at work, corner Washington and Griffith avenues

Mail orders receive prompt attention
Prompt delivery and careful handling guaranteed. Best work in the city guaranteed

G. W. Dennis DENTIST

Successor to Dr. Sylvester

Having enjoyed an unusually successful practice practice for over 25 years, and having one of the best equipped offices in California, using every necessary modern appliance for perfect and practically painless operations, I ask a fair share of the patronage of the public. Give me a trial and you will not be disappointed.
Fees reasonable.

***** please copy *****



ROOTS

5, 5,

6, 6,

HAYT BLOCK.

Taylor & Copley Moved

Our patrons and friends will find us for a month in the west room of the Odd Fellows building on Ninth street, until our room is ready for us in the new building on Main street.

TAYLOR & COPLEY, Plumbers

Dick's Harness Shop

Shop... Moved temporarily
Bordwell Block, Ninth St.
Just around the corner

Lithia Water

In syphon, sparkling and refreshing. Soda Water, all flavors, in large and small bottles. Seltzer, Ginger Ale, Raspberry and Pineapple, a great health tonic.
Order Promptly Delivered

W. N. KNAPP, Mgr.
Bagle Soda Works,
755 Orange St., Riverside.

W. E. JOHNSON

WATCHMAKER and OPTICIAN

Watches, Clocks, Jewelry.
Fine Watch Repairing
a Specialty.

554 MAIN STREET

If You Can't Find What You Want

CONSULT THE "WANT COLUMNS" OF THE ENTERPRISE AND YOU WILL GET IT. EV-ERYBODY READS THE ENTERPRISE. WANT ADS. THEY OWE AND BE CONVINCED.

MONEY To PATENT Good Ideas may be secured by our Attorneys. THE PATENT RECORD, 601 N. 1st St., St. Louis, Mo.

Berry Sets.
GREAT LEFT OVER SALE
Prices Away Down.
You'll Say So.
When You See Prices.
Great American Importing Tea Co.
Stores Everywhere.
100 Stores.

937 Main Street, Riverside.

Paint Your Carriage, 85c

In order to let you know we are here with a fine large stock of goods, we will sell you, for the next thirty days, enough of the Best Carriage Paint to paint your carriage for only 85 cents; and Wall Paper for a 10x12 room for only \$1.85.

Our lines of merchandise consist of: Paints, Oils, Wall Paper, Window Glass, Brushes, Floor Paints, Window Shades, Kalsomine, Enamels, Varnishes, Room Mouldings, Glues, Shellacs, Lubricating Oils of all kinds, Floor Waxes, etc. Window glass set on short notice.

FRAMES MADE TO ORDER

877 MAIN STREET
RIVERSIDE

J. C. LITTLEPAGE

P19-0227, Exhibit 4 Historic Designation Application

Paper Your Room, \$1.85

Magnolia Restaurant

Serve REGULAR MEALS OR LUNCHEONS at any hour, day or night. We make the special of Oysters a specialty.

WEATHER BULLETIN

U. S. Weather Bureau.
Forecast for 24 hours ending at 12 o'clock noon tomorrow:
SAN FRANCISCO, Dec. 8.—Fair to night and Saturday.

Local Miscellany

The W. R. C. will meet at 7:30 tomorrow. There will be election of officers, and a full attendance is urged.

S. P. Coaling and C. B. Shert have filed claims to the White Wings and Big Thunder mines in the Chuckawalla mining district.

A deed has been placed of record from Kleiser and wife to A. L. Funk, lot 100 in section 7, Highgrove, the consideration being \$2500.

Great interest is being taken in Doctor Shaw's fencing class, which will be organized on Saturday at 2 p. m. at the Y. M. C. A. building.

The marriage of Martin A. Chase of the Chase Nursery Company and Miss Bernice Crouch of Los Angeles will take place at the bride's home on the 17th inst.

Mr. and Mrs. Dorelle Libby of San Francisco enjoyed the hospitality of the Glenwood today. Mr. Libby is proprietor of the Alpine hotel in San Francisco.

Star Encampment, I. O. O. F., will enjoy a smoker and social in Odd Fellows hall tonight. Arrangements have been made for a most agreeable fraternal gathering.

Dr. J. C. King of Banning and Dr. A. S. Parker of Riverside were on the program of the Southern California Medical Society's meeting at Pasadena yesterday for papers on surgery.

A grand rally will be held at the Y. M. C. A. hall on Sunday afternoon at 2:30 o'clock, when Rev. A. B. Fritchard of Los Angeles will speak on the Young Man's Glory. Every man in the city will be welcome.

Miss Clara Will of this city recently gave an evening of dramatic readings in Ontario, and the record parts her a very high compliment for the finished manner in which she handled a number of difficult selections.

At their last meeting the trustees of the Porcia District Defense Association granted permission to the Val Verde Water Company to alter some of the laterals, by which the company will be enabled to supply the Indian school with forty inches of water.

The Redheads Facts of last evening says that car No. 2 of the electric railway was taken yesterday from the depot to the car house. Car No. 1 was taken in the evening before, amid the cheers and calls of the storekeepers and others along the way.

A brief hearing of the case of George J. Brown vs. P. J. Kincaid et al., as defendants, Mrs. Little Kincaid, was heard today in the Superior Court. Deeded to file an amended answer to the complaint, and the case was continued to 8 a. m., December 9, per year.

The ladies of the Congregational church served an elegant dinner as a host of appreciative people at noon today. Their sale of fancy articles will be in full blast this evening, and their supper is likely to receive appreciative recognition from the hungry.

One got an idea of the drying effect of the north wind by noticing the pools and springs along the river and Spring Brook. During the blow of Tuesday they went down eight to twelve inches and as soon as the wind ceased to blow they rose again to the level at which they stood before the storm.

F. D. French of the Hamlet-Crescent Cycles says the consolidation of Fry & Packard's repair business with that of W. L. Peters has to some extent created the impression that the Crescent Cycles has retired from the repair business. Such is by no means the case. The Crescent Cycles of F. D. French continues all lines of the bicycle business at the old stand in the Rubinstein block.

Dinner Sets

Bargains.
It's Worth Your
Coming Just to See.

Great American Importing Tea Co.
Stores 140 E. Washington
P19-0227

Personal Mention

C. S. Brooks of Boston is a Glenwood guest.

County Superintendent Hyatt returned today from visits to the Rugby and Temescal schools.

Mr. and Mrs. E. M. Beman of Pasadena are guests of Mr. and Mrs. L. P. Mitchell for a few days.

Mr. and Mrs. John McPhail arrived this morning from Vancouver on a visit to Mrs. F. C. Skelton.

Miss Charlotte Maxwell has arrived from Tokyo, Kan., to spend the winter with her niece, Mrs. Mann.

L. H. Guffin and family have moved into their handsome new home on the corner of First and Vine streets.

Charles K. Thomas, wife and daughter, and Miss Lettie Rice of Hemet are enjoying the hospitality of the Hollywood.

Mrs. W. A. Von Behrens, who has been visiting her sister, Mrs. Melvin Butler, leaves for her home in Chicago by Saturday's Owl.

Rev. M. C. Dotson returned this morning from San Bernardino, where he has been in attendance on the Episcopal conference.

Mrs. Augusta Gamble and sons of Santa Ana, who spent the Thanksgiving holiday with Mr. and Mrs. Woodard, returned home this morning.

Mrs. Marietta Anderson and her son Harry expect to start for New York on Sunday, and will spend the year in that city with Mrs. Anderson's son and daughter.

James McFadden, the well-known Orange county political leader, was in the city today, on business connected with the Newport Lumber Company, in which he is a large owner.

Among the masters arrived at the Borewell are: Lorenza King, Chicago; Mrs. J. M. Thompson, Miss Jennie M. Thompson, Joliet, Ill.; Charles K. Garey, New York.

James Irvine of San Francisco, of the great San Joaquin ranch in Orange county, was in the city today. He denies any connection with the Newberry water scheme at Rincon.

Mrs. Thompson and Miss Thompson of Chicago arrived this morning over the Southern Pacific and will spend the winter in this city. They are friends of Mr. and Mrs. Gaylor Home.

Perris Mrs. Mrs. W. S. Wise and three children surprised their many friends by arriving in Perris on Friday from Hilo, Hawaii. Mrs. Wise and family will remain here during the winter on account of the health of the children. At present they are guests of Mr. and Mrs. C. Vermaas.

Prof. and Mrs. Leonard S. Herrick arrived from Chicago today, and will visit with Professor Herrick's parents, Mr. and Mrs. B. Herrick, for a few days. They will then remove to Claremont, where Professor Herrick will assume his duties as librarian of Pomona College.

It Works Well

San Diego Tribune: Riverside has a chain gang of fifteen. Thus far no sentimentalism has approached the city government for requiring its guests to at least wear their hats. If San Diego would take a chain gang provision on to the Watson ordinance, perhaps we would soon have fewer bobos and cleaner streets.

It is true that our chain gang works well. The crew has replaced the West Riverside bridge, and is covering the road to the bridge westward. The men do good work, and they are well fed and cared for.

Deafness Cannot Be Cured
By local applications, as they cannot reach the diseased portion of the ear. There is only one way to cure deafness, and that is by constitutional remedies. Deafness is caused by an inflamed condition of the mucous lining of the Eustachian tube. When this tube gets inflamed you have a running ear or a perforated eardrum, and when it is entirely closed deafness is the result, and unless the inflammation can be taken out of the ear, hearing will be destroyed forever. Nichols' Ear, Nose and Throat Remedy is the only medicine that can reach the seat of the disease, and it is the only medicine that can cure it.

We will give you \$100.00 Dollars for any case of deafness caused by catarrh of the Eustachian tube, if you can prove it. Send for circulars, free. F. J. CHENEY, Inc., Toledo, O. So.—By Druggists, Inc. Hairy Family Pills are the best.

As a cure for rheumatism, Chamberlain's Pain Balm is gaining wide reputation. Dr. R. Johnston of Richmond, Ind., has been troubled with this ailment since 1882. In speaking of it he says: "I never found anything that would relieve me until I used Chamberlain's Pain Balm. It acts like magic with me. My foot was swollen and painful very much, but one good application of Pain Balm relieved me. For sale by all druggists."

If the Baby is Cutting Teeth
Be sure and use that old and well-tried remedy, Mrs. Winslow's Soothing Syrup for children teething. It soothes the child, softens the gums, allays all pain, cures wind colic and is the best remedy for diarrhoea. Twenty-five cents per bottle.

Great American Importing Tea Co.
Stores 140 E. Washington
P19-0227

Buy Shoes at a Shoe Store



These are the shoes that give the best wear of any make, children often outgrown them. We sell them in the heavy grades for school wear, and in some of the latest styles you ever saw for fine dress. We have them for girls as well as boys and you cannot buy any where else in Riverside.

BOSTON SHOE STORE

SOLE AGENTS FOR "Hamm," "Dorcas," "Jesse" Shoes. ED. T. GRUNDSTROM, Mgr.

The W. Sandercock Co.

Announces to the people of Riverside and vicinity

That they have now received their entire line of Holiday Goods which are now ready for inspection. These goods are high art, the very latest productions of the Eastern market in Holiday Goods which were bought by our representative, with ready cash in hand, at the very lowest possible prices. We ask you to examine the quality, get our prices and we will leave the rest with you, feeling assured that quality and price will move them quickly. Early selections will be the most satisfactory. You can have your choice set aside for you. Read the following and make your selection.

Useful as well as Ornamental Presents

An elegant and elaborate assortment of Chinaware, Plush and Celluloid Goods. Fine Bisque statuary. We never have shown anything in this class of goods equal to the ones we show today, neither in price nor quality. Don't miss them, they are all good.

Mustache, Tea and Coffee Cups, Fancy Plates, Mugs Sets, Decorated China Handkerchiefs and Glove Boxes, Comb and Brush Trays, Jewel Boxes and Pin Trays, Powder Boxes, Fruit Dishes, silver top and fancy colored Cracker Jars, Opal Ware, Perfume Bottles, Decorated Glass Vases, all colors and styles, Fancy Cigar Boxes and Smoking Sets, Mirrors with frames of silver, gilt, celluloid and bronze, Hand Glasses with black floss and celluloid handles, Cuff and Collar, Glove, Handkerchief and Tie Boxes either separate or in sets, Albums, Photograph Holders and Shaving Sets.

SOMETHING ENTIRELY NEW

Celluloid with gold plated trimming, warranted not to tarnish and consist of Collar and Cuff boxes, Photo Holders, Ink Stands, Jewel, Glove, Handkerchief and Tie boxes, Smoking Sets, Tooth Pick Holders and Thermometers; Ebonyoid Toilet Sets with sterling silver trimmings, Brush, Comb and Mirror; Fancy Brocade Colored Plush Toilet and Manicure Combination Sets, elaborate and beautiful; Combination Toilet and Manicure Sets in Celluloid complete. Combination Plush and Celluloid Collar and Cuff boxes.

Serviceable and Sensible Presents

Kid Gloves, Ties, Perfumeries; Handkerchiefs, plain, hemstitched and embroidered, in silk, cotton and linen; also White Initial Handkerchiefs; Ice Wool Shaws and Fascinators; Belts, Mexican Carved; Chatelaine Bags, Shopping Bags and Furses; Fancy Belt Buckles, oxidized, cut steel and jet, and Gift Fancy Combs, Empire and Pompadour.

The Dry Goods Department

Offers as a surety serviceable gift—Dress Goods, Licens, Towels, Napkins, Waist and Dress Silks, Fine Wool Blankets; Home Made Quilts in Saten, Silkene, Twills and Prints; Fine Lay Robes, Red Spreads, Lace Curtains and Portieres; new and bought especially for the Holiday trade.

Presents which amuse For the little folks

Dolls, large and small, dressed and undressed, Bisque and China, Kid and Muslin Bodies, 1 cent and up.
Doll Go Carts, Cradles, Swings and Toy Trucks, Tin and Iron Toys, China and Britannia Tea Sets, Transparent Slates, Scroll Puzzles, Games of all kinds, Checkers and Checker Boards, Dominoes, Picture and Alphabet Blocks all sizes, Ten Pins, Black Boards, Parlor Croquet, Hobby Horses, Iron Wagons, Tricycles, Tables, Picture and Story Books 2 cents and up, Drums, Dulcimers, Zithers, Musical Toys, Air Guns, Pop Guns and Paint Boxes.

The Clothing Department

Gives some timely suggestions well worth remembering; both seasonable and sensible. Men's and Boys' Suits, Pantaloons, Hats and Caps, Underwear, Gloves, both dress and working; Handkerchiefs, Lined and Silk, Hemstitched and Plain; Half Hose, Fine Suspenders, Shirts, Neckwear and Jewelry.

The Shoe Department

Presents to the readers items of interest, inasmuch as they savor strongly of comfort, ease and elegance.

Ladies' Warm Shippers

Ladies' T-1 Shippers, low cut, wool lined, leather sole, HOLLIS' price	80c
Ladies' T-2 Shippers, low cut, wool lined, leather sole, red, black and tan, quilted, for trimmed	\$1.00
Ladies' T-3 Shippers, low cut, leather sole, tan, quilted, for trimmed	\$1.55
Ladies' T-4 Shippers, low cut, leather sole, tan, quilted, for trimmed	\$1.50
Ladies' T-5 Shippers, low cut, leather sole, tan, quilted, for trimmed	\$1.35
Low cut, red and black satin, quilted, for trimmed	50c

We have a fine assortment of Ladies' Shoes at \$2.00, \$2.25, \$2.50 and \$3.00, latest toe and tips, lace and button, all right at the price I guess.

Geulog's Shippers, fancy plush, silk embroidered, HOLLIS' style	75c
Isolation Aligators, black and tan, HOLLIS' style	95c
Isolation Aligators, black and tan, HOLLIS' style	\$1.35
Isolation Aligators, black and tan, HOLLIS' style	\$1.55
Isolation Aligators, black and tan, HOLLIS' style	\$1.75
Isolation Aligators, black and tan, HOLLIS' style	\$2.50
Isolation Aligators, black and tan, HOLLIS' style	\$2.00
Isolation Aligators, black and tan, HOLLIS' style	\$5.00
Isolation Aligators, black and tan, HOLLIS' style	\$6.00

FAST TRAINS EVERY DAY IN THE WEEK

VIA THE CHICAGO, UNION PACIFIC AND NORTH-WESTERN LINE
To Denver, Omaha, Kansas City, St. Paul, Chicago and All Eastern Points.
PULLMAN DOUBLE DRAWING ROOM, TOURIST SLEEPING CARS and BUFFET DINING CARS with BANQUET TABLES. MEALS served at LA CATERIA DINING CAR.
Personally Conducted Excursions EVERY THURSDAY
In Effect: Tourist sleepers, Experienced Conductors, Dining Saloons, Lowest Rates.
P. O. PRINCE, Pass. Agent, C. & N. W. Ry., 303 So. Spring St., Los Angeles.
W. H. CAMPBELL, Gen. Agent, C. & N. W. Ry., 100 So. Spring St., Los Angeles.
J. A. HARRIS, Commercial Agent, Riverside.

MONEY TO PATENT Good Ideas

Be secured by mail Address THE PATENT RECORD, Baltimore, Md.

PRESS LINERS

Not to exceed 10¢ per line, one day, 20¢, 3 days, 30¢, 50¢, one week, \$1.00, two weeks, \$1.50, one month, \$2.50. For each line over five lines, 1 cent per line per insertion. Send money, make a list.

FOR SALE—A good driving mare 7 years old, Apply 622 Magnolia avenue. 622

FOR SALE—Jeep car, the animal for the farm. Apply to E. L. Wales, 401 Kansas avenue. 401

FOR SALE—12 acres alfalfa land on Jurupa avenue at a great bargain. W. W. Wilson, Loring block. 622

FOR SALE—Five horse power electric motor, 110 volt, general electric make. Sober true Works. 622

FOR SALE—A elegant home occupying two blocks. Modern conveniences, up to date. Situated on corner Third and Orange streets. 622

FOR SALE—One-half acre lot in Hall's addition, covered with beautiful orange trees, and all house and many terms. E. C. Harkness, 308 Main St. 622

FOR SALE—Vine ranch 100 acres, a portion of the 1000 acre ranch, on easy terms. Address H. J. Woodland, Los Angeles, Cal. 622

FOR SALE—Four acres of alfalfa on Magnolia avenue. Good stand. House and barn. Two horses, wheat, barley, sugar and raisin. Price \$2000, easy terms. W. W. Wilson, Evans block. 622

FOR SALE—The best 10 acre vineyard 1000 acres, covered with beautiful orange trees, and all house and many terms. E. C. Harkness, 308 Main St. 622

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Capes, Jackets, Ready-to-wear Skirts at one-fourth off until further notice

In order to make room for our Holiday display we will place our entire line on sale

Exhibit 4 Historic Designation Application



Dr. J. C. HARKNESS is a positive cure. Apply to the nearest. Be quickly answered. 50 cents at drugstore or by mail. E. C. HARKNESS, 308 Main St., New York City.