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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, APPROVING THE APPLICATION UNDER PLANNING CASE NUMBER P19-0227 DESIGNATING THE STRUCTURE LOCATED AT 2926 LIME STREET AND KNOWN AS THE LEWIS H. GUFFIN HOUSE, AS A CITY STRUCTURE OF MERIT.

WHEREAS, in Planning Case No. P19-0227, James and Leah Gleason filed an application to designate the property known as the Lewis H. Guffin House, located at 2926 Lime Street, in the City of Riverside, California, as more particularly described in Exhibit “A” attached hereto incorporated herein by reference, as a City of Riverside Structure of Merit; and

WHEREAS, on June 17, 2019, 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 Structure of Merit for the Lewis H. Guffin House; and

WHEREAS, all legal prerequisites to 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 Structure of Merit, the City Council hereby finds that the Lewis H. Guffin House, located at 2926 Lime Street, in the City of Riverside, California, as more particularly described in Exhibit “A” attached hereto incorporated herein by reference is a historic Structure of Merit eligible for designation under criteria set forth in the Riverside Municipal Code Sections 20.20.030 and 20.50.010(FF) and based on the following facts and findings:

FINDINGS: 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

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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.

BE IT FURTHER RESOLVED THAT pursuant to Title 20 of the Riverside Municipal Code, the City Council hereby approves the above-referenced application and designates the Lewis H. Guffin House as City Structure of Merit.

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

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

ADOPTED by the City Council this _____ day of _____, 2019.

WILLIAM R. BAILEY, III
Mayor of the City of Riverside

ATTEST:

COLLEEN J. NICOL
City Clerk of the City of Riverside

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1 I, Colleen J. Nicol, 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 _____, 2019, 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 _____, 2019.

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11 _____
12 COLLEEN J. NICOL
13 City Clerk of the City of Riverside
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