



**Community & Economic Development Department**

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**Planning Division**

**RiversideCA.gov**

**HISTORIC PRESERVATION FUND COMMITTEE MEETING DATE: OCTOBER 1, 2018  
AGENDA ITEM NO.: 2**

**I. CASE NUMBER:** P16-0140

**II. PROJECT SUMMARY:**

1) **Proposal:** Request for: 1) a one-year time extension; and 2) a modification to the project scope associated with the previously approved \$18,700 grant awarded on April 11, 2016.

2) **Location:** 4259 Mission Inn Ave

3) **Ward:** 1

4) **Applicant:** Hao Allen and Annie Ya-Chen Duan

5) **Case Planner:** Scott Watson, Associate Planner  
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**III. RECOMMENDATION:**

**That the Historic Preservation Fund Committee:**

1. **APPROVE** the request for a one-year time extension for Planning Case P15-0750; and
2. **APPROVE** the request to modify the project scope to read "Rebuild front elevations where columns are leaning at deck; paint exterior of house; replace inappropriate rear siding."

**IV. BACKGROUND/HISTORY:**

On April 11, 2016, the Historic Preservation Fund Committee unanimously approved Planning Case P16-0140 (Exhibit 1) for exterior renovations requested by Hoa Allen Duan at 4259 Mission Inn Avenue. The original grant request was for \$25,000. The Committee removed interior projects from the scope of work and awarded an \$18,700 grant. The approval was for a grant to: 1) rebuild front elevations where columns are leaning at deck; 2) paint exterior of house, remove back siding, and replace old trim; 3) remove old deck and rebuild; and 4) replace windows with period appropriate windows at the

multi-family residence located at 4259 Mission Inn Avenue. This building is listed as a contributor to the Seventh Street Historic District.

Item #9 (Project End Date) of the agreement executed by the City states, "The Project shall be completed within one year (of the contract execution date) or by December 31, 2018, whichever comes first, or the date any appeals are final. Should any problems arise, a written request for an extension of the project must be submitted to the Historic Preservation Fund Committee at least 30 days prior to the expiration date." The contract was executed on September 22, 2017. There was a delay in the execution of the contract due to the property owner being temporarily located in China and unable to be present to sign the contract.

On August 3, 2018, Staff received a written request from Mr. Duan requesting a time extension to complete the project (Exhibit 2), more than 30 days prior to the expiration of the contract as specified by the contract, and a modification of the project scope to include: 1) rebuild front elevations where columns are leaning at deck; 2) paint exterior of house; and 3) replace inappropriate rear siding. He would no longer complete 1) rebuilding of the rear deck; and 2) replacement of the windows from the project scope.

Mr. Duan explains that to complete the entire scope of the project, it will cost over \$100,000. He does not have funds to complete the entire project at this time. There is no recommended reduction in awarded grant. The project cost for modified scope of work totals \$40,700. With the \$18,700 in grant funds, this equates to a \$22,000 match by the property owner.

## **V. ENVIRONMENTAL ANALYSIS:**

It has been determined this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation).

## **VI. EXHIBITS:**

1. HPFG Contract with Hao Allen and Annie Ya-Chen Duan
2. Letter from Hao Allen and Annie Ya-Chen Duan
3. Contractor's Estimate