



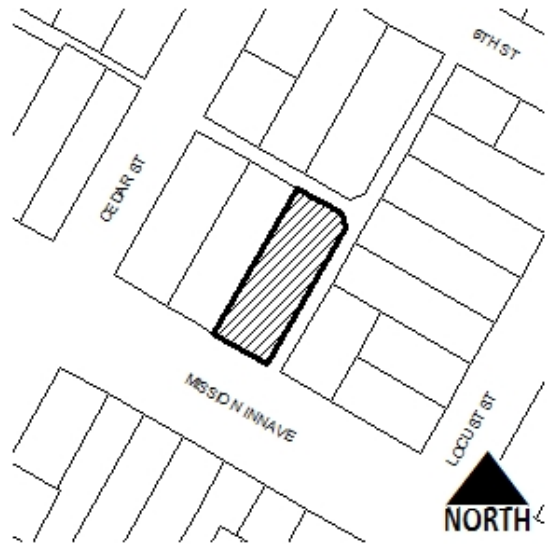
Community & Economic Development Department

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Planning Division

HISTORIC PRESERVATION FUND COMMITTEE MEETING: FEBRUARY 7, 2019
AGENDA ITEM NO.: 2

PROPOSED PROJECT

<i>Case Numbers</i>	P16-0140 (Historic Preservation Fund Grant)	
<i>Request</i>	To consider a one-year time extension to complete project associated with the previously approved \$18,700 grant awarded on April 11, 2016	
<i>Applicant</i>	Hao Allen and Annie Ya-Chen Duan	
<i>Project Location</i>	4259 Mission Inn Avenue, situated on the north side of Mission Inn Avenue between Cedar and Locust Streets	
<i>APN</i>	214-191-014	
<i>Ward</i>	1	
<i>Neighborhood</i>	Downtown	
<i>Historic District</i>	Seventh Street Historic District	
<i>Historic Designation</i>	District Contributor	
<i>Staff Planner</i>	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

Staff Recommends that the Historic Preservation Fund Committee:

1. **APPROVE** the request for a one-year time extension for Planning Case P16-0140.

BACKGROUND/HISTORY

On April 11, 2016, Hoa Allen Duan was awarded a Historic Preservation Fund Grant (HPFG) to complete exterior renovations at the multi-family residence located at 4259 Mission Inn Avenue. The project scope included: 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 (Exhibit 1).

The HPFG contract was executed on September 22, 2017 with an expiration date one year from the execution date. On October 1, 2018, the Historic Preservation Fund Committee (HPFC)

unanimously approved a request by Hoa Allen Duan for a one-year time extension and modification to the project scope to include: 1) rebuild front elevations where columns are leaning at deck and 2) paint exterior of house, remove back siding, and replace old trim. In the modification to the scope, Mr. Duan would no longer: 1) rebuild of the rear deck; or 2) replace windows.

DISCUSSION

As part of the HPFC action, Item #9 of the agreement, Project End Date, that was executed by the City reads: "The Project shall be completed by December 31, 2019, 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."

On November 20, 2019, Staff received a written request from Mr. Duan requesting a time extension to complete the project (Exhibit 2). The request was made more than 30 days prior to the expiration of the contract. The request expresses that the project completion has been delayed because of the time required to obtain special materials needed to complete the project.

PUBLIC NOTICE AND COMMENTS

Public notices were mailed to property owners adjacent to the site. As of the writing this report, no comments have been received by Staff.

EXHIBITS LIST

1. HPFG Contract with Hao Allen and Annie Ya-Chen Duan
2. Amendment to HPFG Contract with Hao Allen and Annie Ya-Chen Duan
3. Email from Hao Allen Duan

Prepared by: Scott Watson, Historic Preservation Officer

Reviewed by: Patricia Brenes, Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner