



**HISTORIC PRESERVATION FUND COMMITTEE MEETING: FEBRUARY 1, 2021  
AGENDA ITEM NO.: 2**

**PROPOSED PROJECT**

<i>Case Numbers</i>	P16-0575 (Historic Preservation Fund Grant)	
<i>Request</i>	To consider a one-year time extension to complete project associated the previously approved \$27,604 grant awarded on October 17, 2016.	
<i>Applicant</i>	Karen Stegmann	
<i>Project Location</i>	4957 Magnolia Avenue, situated on the west side of Magnolia Avenue between Ramona Drive and Larchwood Place	
<i>APN</i>	217-191-028	
<i>Ward</i>	1	
<i>Neighborhood</i>	Wood Streets	
<i>Historic District</i>	Wood Streets Neighborhood Conservation Area	
<i>Historic Designation</i>	Neighborhood Conservation Area Contributor	
<i>Staff Planner</i>	Scott Watson, Historic Preservation Officer 951-826-5507 <a href="mailto:swatson@riversideca.gov">swatson@riversideca.gov</a>	

**RECOMMENDATIONS**

Staff Recommends that the Historic Preservation Fund Committee:

1. **APPROVE** the request for a one-year time extension for Planning Case P16-0575.

**BACKGROUND/HISTORY**

On October 17, 2016, Karen Stegmann was awarded a Historic Preservation Fund Grant (HPFG) to complete exterior rehabilitation at a single-family residence located at 4957 Magnolia Avenue. The rehabilitation project includes: 1) Like-for-like reroofing of the residence; 2) exterior painting of the house and garage; and 3) repair of windows and screens (Exhibit 1). The HPFG contract was executed on January 16, 2018 with an expiration date of December 31, 2018.

On February 20, 2019, the Historic Preservation Fund Committee (HPFC) tentatively approved a one-year extension (Exhibit 2 & 3) pending City Council approval of a request by the HPFC to modify the HPFG General Provisions. The modification to the HPFG General Provisions granted the HPFC "the authority to revive an expired grant, if unusual circumstances and a hardship finding can be made."

On March 5, 2019, City Council approved the HPFC's request (Exhibit 4 & 5) to modify the HPFG General Provisions and a one-year extension was granted. An additional one-year extension was granted by the HPFC on February 7, 2020 (Exhibit 6 & 7).

## DISCUSSION

As part of the HPFC action, Item #9 of the agreement (Project End Date), that was executed by the City, was amended to read: "The Project shall be completed by December 31, 2020, 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 25, 2020, Staff received a written request from Mr. Stegmann requesting a time extension to complete the project (Exhibit 8). The request, made more than 30 days prior to the expiration of the contract, indicates that the project completion has been delayed due to a loss of income because of the COVID-19 pandemic and the inability to find a contractor to complete the reroofing portion of 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 Karen Stegman
2. HPFC Memorandum – February 20, 2019
3. HPFC Minutes – February 20, 2019
4. City Council Memorandum – March 5, 2019
5. City Council Minutes – March 5, 2019
6. HPFC Memorandum – February 7, 2020
7. HPFC Minutes – February 7, 2020
8. Email from Karen Stegmann – November 27, 2019

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Prepared by: Scott Watson, Historic Preservation Officer

Reviewed by: David Murray, Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner