



City of Arts & Innovation

Metropolitan Museum Board

TO: METROPOLITAN MUSEUM BOARD

DATE: MARCH 14, 2018

FROM: RIVERSIDE METROPOLITAN MUSEUM

SUBJECT: RENOVATION AND REUSE PLAN FOR THE ROBINSON HOUSE

ISSUE:

Approve a renovation and reuse concept for the Robinson House located at 3342 Lemon Street; support the Riverside Metropolitan Museum's funding application for Community Development Block Grant Program funds for the renovation of the Robinson House; and authorize the potential issuance of a Request for Proposals for renovation of the Robinson House.

RECOMMENDATIONS:

That the Metropolitan Museum Board:

1. Approve the renovation and reuse concept for the Robinson House, a Museum-owned property located at 3342 Lemon Street in Downtown Riverside;
2. Support the Riverside Metropolitan Museum's funding application for Community Development Block Grant Program funds for the renovation of the Robinson House; and
3. Authorize the issuance of a Request for Proposals for the renovation of the Robinson House if Community Development Block Grant funds are successfully awarded.

BACKGROUND:

The Robinson House (Project), located at 3342 Lemon Street, was acquired by the City of Riverside in 2014 for the purpose of providing an "interpretive site" for the adjacent Harada House. The Harada House is a national historic landmark structure significant to the plight and civil rights of Japanese Americans before and during World War II. The Project consists of an approximately 988-square-foot wood structure with an adjacent, detached 100-square-foot garage that is currently being utilized for storage (see pictures presented as "Attachment A"). The Project is a City structure of merit and a contributor to the City Heritage Square Historic District. The Project requires significant structural repairs to prevent further damage due to age and weather, and to convert the house and garage into its intended use as an interpretive center with an on-site manager.

DISCUSSION:

The Riverside Metropolitan Museum recommends soliciting a Request for Proposals (RFP) for a qualified housing firm to perform the necessary renovations on the Project and provide long-term property management of the buildings.

The renovation and reuse concept presented in the RFP would call for the duplex format of the Property to remain, with one unit serving as a residence to be renovated and modernized for the purpose of having an on-site manager. The second unit would be renovated as an interpretive center and multi-use space with an ADA-accessible restroom. The garage at the back of the property would be stabilized and reroofed to serve as on-site storage. All aspects of the property would be renovated and modernized, to the extent possible, with particular attention to foundation, roof, and major mechanical systems. The Project will retain the historic character of the Property during renovations.

City staff are working on a preliminary scope of work and cost estimate for this project in order to proceed with the Project RFP. However, it should be noted that bids received from potential contractors might vary in scale and scope from the City's analysis, as the cost estimation would be far more complete and consistent if the structure was up-to-date with current building codes.

Goals for the prospective Project include:

- a) Renovate and modernize the building(s) to a high standard in compliance with Title 20 of the Riverside Municipal Code;
- b) Create a high quality interpretive center;
- c) Retain and protect the historic character of the building; and
- d) Maintain the existing residential space to offer on-site management and security.

The City's Office of Homeless Solutions would oversee an agreement that governs the operations of the Robinson House grounds and placement of the on-site manager until the Harada House can be restored and operated by the Museum staff. Staff has produced a rough estimate of annual costs for this oversight, which is \$27,200.

When the Museum is ready to utilize the Robinson House, it shall provide the Office of Homeless Solutions with 12-months written notice.

This staff report requests that the Board also support the Riverside Metropolitan Museum's application for CDBG funding to complete the Project. As such, any potential project would be subject to prevailing wage laws, and local hiring reporting, due to use of federal funds. It is also anticipated that the tenant (on-site manager) will initially be a referral from the City's Homeless outreach and assessment program.

The goal of the Project is to complete the Robinson House to its originally envisioned intent, establish on-site management for the two historic properties, and potentially restart the larger Harada House restoration as a viable long-term Museum project.

FISCAL IMPACT:

There is no fiscal impact associated with the approval of the renovation and reuse plan for the Robinson House. If the funding application for the Project is approved, funds for the renovation of the Robinson House will come from Community Development Block Grant Program.

Prepared by:	Robyn G. Peterson, Museum Director
Approved by:	Alexander T. Nguyen, Assistant City Manager
Attachment:	Robinson House Project Photos