



*City of Arts & Innovation*

# Riverside Metropolitan Museum

**TO: METROPOLITAN MUSEUM BOARD**

**DATE: DECEMBER 12, 2018**

**FROM: MUSEUM DEPARTMENT**

**SUBJECT: DIRECTOR'S UPDATE ON PENDING RENOVATION OF ROBINSON HOUSE**

**ISSUE:**

Receive and file Director's Update on pending renovation of Robinson House.

**RECOMMENDATION:**

That the Metropolitan Museum Board receive and file Director's Update on pending renovation of Robinson House.

**BACKGROUND:**

Robinson House, located at 3342 Lemon Street in Riverside, was acquired in 2014 following a targeted private fundraising campaign by the Riverside Metropolitan Museum (RMM), City of Riverside. The ultimate intended use for the site is that it serve as an interpretive center for the adjacent National Historic Landmark Harada House. Robinson House is a City structure of merit and a contributor to the City Heritage Square Historic District.

Robinson House requires significant structural repairs. Therefore, in partnership with the Office of Homeless Solutions, RMM took an item to this Board on March 14, 2018 seeking authority to issue a joint Request for Proposals (RFP) for renovation and management of the Robinson House. The Metropolitan Museum Board unanimously approved the issuance of what became RFP 18-02. There was one respondent to RFP 18-02, Riverside Housing Development Corporation, which was judged acceptable by a committee made up of Museum, Planning Division, and Office of Homeless Solutions staff.

**DISCUSSION:**

In its response to RFP 18-02, Riverside Housing Development Corporation (RHDC) proposes to renovate Robinson House to a high standard and use its property management experience for the provision of medium-term (3-5 years) oversight and upkeep of the site. The existing duplex format of the Robinson House will remain, with the north side formatted as a residence suitable for an on-site manager. The second unit would be renovated as a multi-use interpretive space with an ADA-compliant 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 and in accordance with applicable historic preservation standards, with particular attention to foundation, roof, and major mechanical systems.

### Interim Use of Robinson House

The RMM and the Office of Homeless Solutions propose a partnership with the potential of meeting multiple public priorities. Ultimately, Robinson House will house an interpretive center and potentially a caretaker to benefit the adjacent Harada House. However, in the interim, the Office of Homeless Solutions proposes to manage Robinson House as a supportive housing opportunity for an otherwise homeless individual. The Office of Homeless Solutions will also incorporate the Riverside-at-Work program to offer vocational training services to the supportive housing tenant who may ultimately seek employment as the future caretaker. The Office of Homeless Solutions will operate this interim function until the Harada House renovation is complete and the RMM assumes full use of the site for interpretive purposes, subject to a one-year notice.

### Funding and Schedule

The Riverside Metropolitan Museum has applied for funding in the amount of \$340,028 from the Community Development Block Grant (CDBG) program to complete the Robinson House renovation project. The renovation of Robinson House is an eligible activity under the CDBG program. The RMM has requested a slight revision to the ADA accessibility plan to replace the proposed ADA access ramp with a lift; the cost differential, which is yet to be determined by RHDC, will be covered by funds available to the RMM that are specific to support of the Harada House “campus.” The Office of Homeless Solutions presented the Robinson House renovation project to the City’s Development Committee on November 29, 2018. A calendar of additional levels of review and approval is set, including review by the Cultural Heritage Board. At present, the RMM anticipates that work may begin on the site during the summer of 2019 with completion in late fall 2019.

### **FISCAL IMPACT:**

There is no fiscal impact associated with this report.

Prepared by:	Robyn G. Peterson, Ph.D., Museum Director
Certified as to	
Availability of funds:	Edward Enriquez, Interim Chief Financial Officer/Treasurer
Approved by:	Lea Deesing, Assistant City Manager