



City of Arts & Innovation

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT NEIGHBORHOOD ENGAGEMENT DIVISION

HISTORIC PRESERVATION FUND GRANT APPLICATION FORM

SECTION I – TO BE COMPLETED FOR ALL REQUESTS

Property Owner Information (A current title report will be required before award of funds*)

First Name:	Riverside Metropolitan Museum	Last Name:		Middle Initial:	
Address:	3580 Mission Inn Avenue	City & Zip Code:	Riverside, CA 92501		
Phone (best):	951-826-5792	Email:	rpeterson@riversideca.gov		

Applicant Information (If different from property owner)

First Name:	Robyn	Last Name:	Peterson	Middle Initial:	G.
Firm Name:	Riverside Metropolitan Museum	Title:	Museum Director	Professional License:	
Firm Address:	see above	City & Zip Code:			
Phone (day):		Email:			

Property Information

Street Address:	3356 Lemon Street, Riverside, CA 92501	City Council Ward and Neighborhood:	1
Cultural Resource Name:	Harada House	Designation Date:	1990 (NHL)
Designation Level (Local, California, or National Register):	National Historic Landmark, Riverside Landmark #23	Is the property owned or leased?	Owned
Date of Construction:	1884, modified 1916	Lease Expiration Date: (attach lease)	
Construction materials:	Primarily timber		

Property Existing Conditions (Submit photographic documentation of the project in its current state)

Use of building:	Originally single-family residence
Floor area (square feet):	1,862
Area affected by project (main house/building, garage, accessory structure, landscape, etc.):	Entire

If project has received City approvals, complete the following:

Certificate of Appropriateness Case #		Plan Check/Building Permit #	
Planning Case #		Other	

Property conditions which warrant the use of Historic Preservation Funds and reasons the conditions exist, if known (attach additional sheets as necessary):		
See attached.		
Project Description (Submit an estimate of the cost and scope on the contractor's letterhead):		
Specific issues to be addressed with Historic Preservation Funds, and why the funds are needed (attach additional sheets as necessary):		
See attached.		
Funds will generally be awarded on a reimbursement basis. If the project will be phased or will have specific construction milestones, please provide an explanation (attach supporting documentation):		
The project will not be phased. When California State Parks issues the final grant application requirements and procedures for Prop. 68 after its public comment period, the entire sum requested will be devoted to preparing a thorough and competitive application.		
HP Fund amount requested:	\$ 10,800	
Are matching funds being provided?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If so, indicate sources and amounts:	\$	
If an eventual contract exceeds the sum requested, RMM will cover any	\$	
balance from its operating budgets specific to Harada House.	\$	
Total Project Cost (including HP funds requested and matching funds):	\$	
COMPLETE ADDITIONAL SECTIONS AS INDICATED. FOR OWNER-OCCUPIED SINGLE FAMILY RESIDENCES, SKIP TO SECTION V		
SECTION II – TO BE COMPLETED FOR EMERGENCY PROJECTS		
Describe what sudden, unexpected project is needed and how it impacts the cultural resource:		
It was not anticipated that the state parks bond passed in June 2018 would include a relevant category of support relating to historic properties such as Harada House. Given the scope and size of parks bond grants historically, it is essential to bring to bear the resources to prepare a competitive application. Unlike many other types of grants, the availability of these resources cannot be predicted or expected to be available again soon.		

SECTION III – TO BE COMPLETED FOR NONPROFIT OWNED PROPERTIES

Name of Entity:		IRS Recognition Date:	
Provide the exemption application and either Form 990, 990EZ or 990PF returns for the past three years or Form 8734.			
Is this property exempt from property taxation (Cal. Rev. & Tax Code, § 214 et seq.)?			
Website:			

SECTION IV – TO BE COMPLETED FOR COMMERCIAL AND INCOME PRODUCING PROPERTIES

Type of Business:		Business License Number:	
Describe funding gap that Historic Preservation Funds would meet (attach pro forma):			
Website:			

SECTION V – TO BE COMPLETED FOR ALL PROPERTIES

I have reviewed the Historic Preservation Fund Grant General Provisions and do hereby agree to comply with them to be eligible for program participation. All information provided herein is correct and complete to the best of my knowledge.

I understand that a grant proposal application or grant award does not constitute approval of the proposed project. A Certificate of Appropriateness, a Building Permit, and other entitlements may be required prior to commencement of work.

If a grant is awarded, execution of a separate performance covenant and agreement must be executed and recorded prior to commencement of work. A sample document, which will be tailored to fit the individual project, is available for review at this time. The property owner is encouraged to consult with their attorney prior to execution of the document. Failure to complete the entire project according to executed performance covenant and agreement requirements, including but not limited to industry standards for procedures, materials and workmanship, or failure to secure entitlements, or to comply with all approved plans, scopes of work, permits, and conditions of approval may result in enforcement of the covenant and agreement provisions, at the discretion of the City.

Property Owner Signature: <i>Required for all applications</i>		Date:	
Printed Name:			
Applicant Signature:		Date:	19 November 2018
Printed Name	Robyn G. Peterson	Title:	Museum Director

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* If a grant is approved by the HPFC, then within 90 days after the grant approval meeting, the grantee will be required to furnish to the City a current title report confirming ownership and that there are no conflicts with the ownership. The title report must be dated within 180 days of the date it is submitted to the City. Failure to furnish said title report by the deadline will result in reconsideration of the grant award at a subsequent HPFC meeting and may result in forfeiture of the grant award.

Community and Economic Development Department

Historic Preservation Fund Grant Application

Submitted November 28, 2018

See below, responses to selected questions:

Property conditions that warrant the use of Historic Preservation Funds and reasons the conditions exist, if known:

The Riverside Metropolitan Museum applies for HPF funding as part of the eligible funding category of restoration or rehabilitation. RMM's request addresses a necessary preliminary step to securing adequate project funding. The current rehabilitation project is not a continuation of a previous Harada House project, but rather is the long-awaited major project of full rehabilitation now in its earliest stages of defining project scope and soliciting full funding.

Harada House is in a severely deteriorated condition, posing a philosophical and practical challenge to the process of selecting an appropriate approach to its rehabilitation / restoration. The conditions exist as an outgrowth of the passage of time—about fifteen years—since the City formally accepted ownership of Harada House in 2004. At the time, the house had been unoccupied for several years and was already in a highly compromised condition. About \$750,000 has been expended on Harada House since that time, primarily to survey and assess, and to make incremental interventions to arrest dramatic additional deterioration, although some funds have also supported interpretation and conservation treatments.

In mid-2018, the newly formed Harada House Foundation secured a grant from Metabolic Studios (an affiliate of the Annenberg Foundation) to obtain three rehabilitation recommendation reports on Harada House, with cost estimates, from three historic preservation architects. The RFQ soliciting these architect-cost estimator teams is on the eve of being issued. It includes a schedule that has the final reports due to the Harada House Foundation and RMM during the summer of 2019. The Foundation is soliciting three on the assumption and understanding that approaches to historic preservation projects differ and are more subjective than the approach to the rehabilitation of ordinary buildings. The Museum staff, Harada House Project Committee of the Metropolitan Museum Board, City staff, and the Harada House Foundation will evaluate the three proposed approaches. The results of all parties' assessments will inform the approach the Museum ultimately adopts and will frame the ongoing fundraising campaign to secure rehabilitation resources.

Project Description. Specific issues to be addressed with Historic Preservation Funds, and why the funds are needed:

The Riverside Metropolitan Museum (RMM) seeks funding to support a professional grantwriter experienced in the preparation of large-scale state of California grants, in order to pursue funding through Proposition 68, a parks bond passed by the voters on June 5, 2018. Among the many categories of support listed in September 2018 in the preliminary description of the Prop. 68 grant opportunity are "restoration of cultural or historic structures" and "installation of interpretive features that enhance understanding of natural, cultural, or historic elements in public parks, trails, and eligible public venues." At this stage, the RMM understands that \$37 million is available in the cultural and historic structures category.

An earthquake could render any next steps relating to Harada House an emergency at any moment. A structural engineer's report (Structural Focus, April 2018) indicates the severely compromised nature of the Harada House supporting members, siding, foundation, and other features. The site is now and has been for some years extensively braced both exterior and interior. Support to install this bracing (exterior, interior, and foundation footings) was supported in part by a previous Historic Preservation Fund grant that concluded in 2016. That project was critical to giving Harada House supporters time to conduct further site investigation, establish the Harada House Foundation, and begin to take substantive steps toward fundraising for a major historic preservation rehabilitation project.

Funding sources for the extent of rehabilitation that will be necessary for Harada House are scarce. The opportunity to seek Prop. 68 funding is a rare one that had not been anticipated. The Museum Director, Robyn G. Peterson, has extensive grant-writing experience, but not in specifically in seeking California state parks bond funding. Further, the pending renovation of the Riverside Metropolitan Museum's main downtown Riverside site impacts time available to research and prepare major grant applications. However, should an HPF grant be awarded, RMM staff (Dr. Peterson in particular) will participate actively—under the guidance of a grantwriter with prior experience—in any Prop. 68 application in order to minimize contract staff expenses. The defined successful outcome of this project would be that the RMM secures a Prop. 68 grant to advance the Harada House rehabilitation in an amount exceeding \$1 million.

A contract grantwriter has not been selected. In the short time since the preliminary grant guidelines were issued, RMM has not yet identified an individual with the specific experience that will be required in order to obtain an estimate. RMM considers the requirements of this grant application to be specialized. The sum requested is based on the Museum Director's own experience with the time commitment necessary to prepare an application for a complex government grant, i.e., 120 hours at \$90/hour. RMM has extensive records from previous Harada House-related grants, including one from the National Trust for Historic Preservation, and will be able to assist a contract grantwriter in assembling content. Timing is ideal, as the likely final submission deadlines for Prop. 68 funding will follow the date when RMM expects the reports by the three architect teams.