

Planning Case P18-0951: Request by the Riverside Metropolitan Museum for a Historic Preservation Fund grant of \$10,800 toward the hiring of a grant writing consultant to write a grant application for California Proposition 68 grant fund, to complete rehabilitation of Harada House, located at 3356 Lemon Street, within the DSP-CR—Downtown Specific Plan and Cultural Resources Overlay Zones, in Ward 1. It has been determined this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15061(b)(3) (No Significant Effect on the environment).

Committee member Philip Falcone arrived at this time.

Mr. Watson reported that on June 5, 2018, Proposition 68 was approved, which authorizes \$4 billion in general obligation bonds. The California Department of Parks and Recreation has allocated \$37 million in grant funds to fund various project types. The rehabilitation and conversion of the Harada House into a museum may be an eligible project for Prop 68. To apply for the grant funds, the Riverside Metropolitan Museum requires a grant writer to prepare the application as they do not have available funding to hire a grant writer. There have been no new grant cycles opened since Grant Cycle IV, October 17, 2016 because the Historic Preservation Trust Fund is currently low (\$39,057.40). The Historic Preservation Fund Grant general provisions state that applications may be submitted during scheduled semi-annual grant cycles. Based on a determination by the Historic Preservation Officer, applications for bona fide emergency situations may be submitted at any time. Priority and emergency projects include building envelope repairs that are publicly visible and those related to structural integrity, weather tightness, fire hazards and other damage.

The Planning Division has determined that the application should be considered an emergency situation, as the Harada House is in need of structural stabilization. Planning also recognizes that with limited funding sources available for Cultural Resources, Prop 68 becomes an immediate opportunity. The provisions state, "no more than \$25,000 may be awarded by the HPFC for any one project, Cultural Resource, or program over any five consecutive years. Applications for grants exceeding those amounts must be considered and approved by the City Council, upon the HPFC's recommendation. On April 13, 2015, Riverside Metropolitan Museum was awarded a \$25,000 grant for a stabilization project at the Harada House. For this reason, approval by the City Council is required.

Board Member Gamble stated that as a representative of the Old Riverside Foundation, the Board requested that she voice a few of their concerns. She asked if the Museum would be coming up with some of their own money, as requested of other homeowners applying for these funds.

Robyn Peterson, Museum Director, replied that the idea is that these funds would be seed money to bring in more money. The Harada House Foundation has awarded a grant to get us to the next stage in order to determine the scope of the project. They are bringing architects and cost estimators onsite this spring to provide fully detailed proposals for rehabilitation with cost estimates. This information will be the foundation needed to: 1) Allow the Harada House Foundation to form its campaign goals to determine how to phase the project and identify intermediate steps for other fund raising efforts; and 2) the California Natural Resources Agency which administers this grant, has not changed its grant deadline. The initial deadline for proposals is February 13. Ms. Peterson stated she has already drafted a report to Council for February 5 requesting approval to proceed with this grant. If the grant funds are not approved today, it will not stop the Museum from applying for this money. It is a significant source of money, should they be successful. She stated that the initial proposal phase is sort of a letter of intent that an Agency

submits. If the California Natural Resources Agency looks favorably upon the initial application, they will conduct a site visit and then a full proposal is invited. It is at this stage, that she would very much appreciate the assistance of someone that has already written a grant proposal to the California Natural Resources Agency. It would be advantageous to have someone that has already been through this particular agency. She will know more about the full cost of the rehabilitation this summer. This is such a significant potential source of funding, they cannot let this go by.

Ms. Peterson stated that since the time the Harada House was formerly accepted by the City in 2003, over one million dollars have been spent in stabilizing it and dealing with various emergency and remedial tasks that have needed to be done.

Committee Member Gamble stated she completely understood the dire need but she is speaking on behalf of the Old Riverside Foundation (ORF) Board. The other question they had was with regard to the rehabilitation of the pillars at the wood streets entrance. Did the City have to come up with matching funds for this project as well?

Mr. Watson replied affirmatively. A grant was awarded for the construction of the pillars. He noted that to date, the Committee has not awarded funds for planning related projects, all of them have been construction projects. He did note that planning related projects are eligible for these funds.

Committee Member Gamble stated that the ORF Board was concerned if the Committee did not support this for residential homeowners, that this project, a city building, should be more involved with a matching grant.

Ms. Peterson added that if her time could be considered as part of the matching grant, she could certainly track that.

Committee Member Lech stated he did not see it as an issue with this project. The HP Fund does not have enough money to open a cycle to the public. If they were to open it, the funds are so limited that divided among the several recipients, would not make an impact. He would rather see the funds allocated so that they made an impact on the resource.

Committee Member Falcone stated he was torn on this issue. Although it falls into the guidelines, he felt it was bad practice because of the perception. He stated he agreed with Committee member Lech.

Following discussion the Historic Preservation Fund Committee:

**MOTION** by Committee Member Lech, **SECOND** by Committee Member Tobin: That the Historic Preservation Fund Committee recommend that the City Council **APPROVE** the request for a Historic Preservation Fund grant of \$10,800 to hire a grant writing consultant to prepare an application for California Proposition 68 grant fund, to complete the rehabilitation of the Harada House.

MOTION CARRIED: unanimously.

AYES: Falcone, Gamble, Gardner, Lech, Tobin

NOES: None

ABSTENTION: None