



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: DECEMBER 3, 2019**

**FROM: MUSEUM OF RIVERSIDE      WARDS: ALL**

**SUBJECT: FEDERAL NATIONAL PARK SERVICE GRANT FOR FUNDING THROUGH THE  
"SAVE AMERICA'S TREASURES" PROGRAM IN THE AMOUNT OF \$500,000  
TO SUPPORT PHASE I OF THE REHABILITATION OF HARADA HOUSE –  
SUPPLEMENTAL APPROPRIATION**

## **ISSUES:**

Approve the submission of a grant application to the federal National Park Service for competitive funding available through the "Save America's Treasures" program in the amount of \$500,000 to support Phase I of the rehabilitation of Harada House, and upon grant award, authorize the acceptance of the award and a supplemental appropriation in the same amount.

## **RECOMMENDATIONS:**

That the City Council:

1. Authorize the Museum Department to submit a grant application to the National Park Service for competitive funding available through the "Save America's Treasures" program in the amount of \$500,000 to support Phase I of the rehabilitation of Harada House;
2. Authorize, upon grant award, the Chief Financial Officer, or designee, to accept the award and record an increase in estimated revenues equal to the grant award into a Museum Department Revenue Account, and to appropriate expenditures in the same amount into a Museum Department Expenditure Account assigned by the Finance Department for the National Park Service grant;
3. Authorize the City Manager, or designee, to accept all grant assurances and certifications, including amounts lesser or greater than the amount applied for, and to execute all grant documents including making minor and non-substantive changes to documents associated with the grant application; and
4. Authorize the Cultural Heritage Board to provide a letter of support for the "Save America's Treasures" grant application.

## **BOARD RECOMMENDATIONS:**

On November 20, 2019, the Cultural Heritage Board, with eight (8) members present, voted unanimously to sign a letter of support for the Harada House Grant application subject to the authorization of the City Council.

## **BACKGROUND:**

The National Park Service (NPS) is an independent federal agency that, since 1916, has been entrusted with the care of the national parks. As the administrator of selected federal grant programs, NPS also preserves local history and celebrates local heritage. The “Save America’s Treasures” (SAT) program began in 1999 with a goal of preserving nationally significant historic properties that convey the nation’s rich heritage to future generations. Since the program’s inception, approximately \$340,000,000 has been awarded to more than 1,300 recipients. SAT is a competitive nationwide grant program that funds projects to a maximum of \$500,000. The NPS announced that up to \$13,000,000 in Historic Preservation Fund grants may be awarded in the current cycle. Two separate application processes will focus on preservation projects and on projects involving collections. The Museum will apply for a preservation project. NPS will be administering the SAT program in partnership with three other federal agencies: Institute of Museum and Library Services, National Endowment for the Arts, and National Endowment for the Humanities.

## **DISCUSSION:**

The SAT grant program is a rare federal program offering support for construction projects to improve historic sites and structures. A priority is placed on National Historic Landmarks, which is a status that has been held by Harada House since 1990.

The Museum’s applicant project represents the first of a three-phased, multi-year rehabilitation of Harada House. The ultimate goal of all phases of the rehabilitation project is to maximize the preservation of the historic fabric of the house and return the house to a condition safe for public access. The anticipated cost of the Harada House rehabilitation is based on two rehabilitation plans with cost estimates that were solicited by the Harada House Foundation, an independent 501(c)(3) organization, and made available to the Museum in August 2019. An analysis of these two plans resulted in the Museum adopting a three-phased approach. Phase I is anticipated to last two years, Phase II will last two to three years, and Phase III will be another two years. At 2020 costs, a total rehabilitation cost of \$4,200,000 is anticipated for all phases.

The plan begins below grade and works up. Phase I includes structural stabilization and foundation repair and replacement; it is critical to mitigate further risk in the house’s southern California seismic zone. Project elements include raising the house to install new reinforced concrete foundations, installing new plywood shear walls, and replacing selected wood structural members, such as the wood sill and deteriorated first floor beams. Existing bracing and shoring will be reexamined prior to raising the house. Temporary stabilization elements that have been incrementally installed since 2006 will be removed or modified as required. The house must be brought to a level condition before other recommended reframing and supplemental framing can occur in later phases. Phase I also includes associated civil improvements, such as below-grade waterproofing and drainage, most efficiently done while the foundation is exposed. Minor site regrading is also required. Materials salvage, such as the front porch decking, will occur in preparation for a later phase.

## **FISCAL IMPACT:**

The NPS "Save America's Treasures" grant requires a minimum 1:1 agency match from non-federal sources. Community Development Block Grants (CDBG) are an exception to the federal funds match restriction and may be used as part of the match. The Museum Department has identified \$551,811 in matching support for the project, comprised of \$26,150 in funds donated directly to the City and restricted for Harada House, \$19,947 in funds restricted for Harada House and held by the Riverside Museum Associates, an estimated \$15,000 in engineering services to be paid from the Museum Department's professional services budget, and \$108,732 in City staff salary support. The balance of the match is anticipated from a combination of private and non-City public funds for which the Museum Department will apply for and has applied for. The permanent staff positions identified for the grant match are expected to remain intact through future budget periods. Additional funds to support this project will be raised from non-City sources, including foundations and other private donors. It is understood that, should the Museum be unsuccessful in raising sufficient matching funds by the anticipated time of grant award, any eventual grant would have to be declined.

Upon grant award, an increase in estimated revenues will be recorded in the amount of \$500,000 to Museum Department Revenue Account No. 9167800-331300, and an appropriation of expenditures in the same amount will be made to Museum Department Expenditure Account No. 9167800-440120 by the Finance Department for the National Park Service support.

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

Attachment: Cultural Heritage Board 11-20-19 Draft Meeting Minutes