



Community & Economic Development Department  
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: OCTOBER 21, 2020  
AGENDA ITEM NO.: 3

WORKSHOP ITEM

<i>Case Numbers</i>	Not Applicable	
<i>Request</i>	To Receive and File an update on Robinson House at 3342 Lemon Street	
<i>Applicant</i>	Museum of Riverside	
<i>Project Location</i>	3342 Lemon Street	
<i>APN</i>	213-121-004	
<i>Ward</i>	1	
<i>Neighborhood</i>	Downtown	
<i>Historic District</i>	Heritage Square Historic District	
<i>Historic Designation</i>	District Contributor	
<i>Staff Planner</i>	Not Applicable	

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board receive and file an update regarding Robinson House, 3342 Lemon Street, a property overseen by the Museum of Riverside.

BACKGROUND/DISCUSSION

The Museum of Riverside (Museum) acquired Robinson House, 3342 Lemon Street, in 2014 after a private fundraising campaign. It was acquired to be repurposed as the interpretive center for Harada House, which is next door to the south. Robinson House is a small late nineteenth-century house altered many times in the past and currently a duplex. It is a contributor to the City of Riverside’s Heritage Square Historic District but does not itself have a historic designation.

On October 9, 2018, the City Council approved an allocation of Community Development Block Grant funding (CDBG) in the amount of \$340,028 to address the structural needs of Robinson House. Discussions took place with a developer—who had provided the costing that led to the \$340,028 allocation—but a satisfactory agreement could not be reached with the developer.

Due to serious concerns about the structural stability and integrity of the house, Museum staff sought an engineer’s structural assessment in late 2019. Critical Structures of Long Beach presented their report to staff on May 15, 2020; this report confirmed staff concerns regarding the severity of the structural issues.

The structural assessment was followed by a soil assessment, which had been recommended by the structural engineer. This report, presented by John R. Byerly Incorporated, was received on August 19, 2020.

On August 25, 2020, City building inspectors red-tagged the structure as unsafe for occupancy due to its hazardous conditions.

Museum staff are initiating plans to demolish and then reconstruct Robinson House in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The reconstruction will be designed to the earliest period for which the Museum possesses photo-documentation of street-level appearance, which is circa 1930. This date falls midway in the period of significance for Harada House, which is 1915-1946. Details of Robinson House appear in Harada family photos and on Sanborn maps sufficient to support a clear plan for reconstruction. Documentation that must occur prior to demolition is under way, including preparation of as-builts and HABS-level photo-documentation. A salvage plan is prepared, which identifies a small percentage of siding and skirting that is in acceptable condition for treatment and reinstallation.

Functionally, the interior space will be apportioned approximately two-thirds to exhibition space (an estimated 800 square feet) and one-third to support space (an estimated 400 square feet). The current detached garage, built much later than the house, will be the site of a small residence space, to be suitable for a caretaker, visiting scholars, or similar uses. The secondary structure will be part of a subsequent phase of site development.

## EXHIBITS LIST

1. Presentation

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Prepared by: Robyn G. Peterson, Ph.D., Museum Director

Approved by: Moises Lopez, Deputy City Manager