



CITY OF NORCO
HISTORIC PRESERVATION COMMISSION REGULAR MEETING AGENDA

Tuesday, January 14, 2020
Council Chamber, 2820 Clark Avenue, Norco CA 92860

CALL TO ORDER: 4:00 p.m.

ROLL CALL: Teresa Edwards, Chair
Diana Stiller, Vice Chair
Carolyn Morse, Commission Member

PLEDGE OF ALLEGIANCE: Vice Chair Diana Stiller

TO BE READ BY CHAIR: "All discretionary actions before the Historic Preservation Commission are advisory in nature and final actions will be confirmed, modified or deleted by the City Council."

1. **PUBLIC COMMENTS:** This is the time when persons in the audience wishing to address the Commission regarding matters NOT on the Agenda, may speak.
2. **CONSENT ITEMS:** *All items listed under Consent Items are considered to be routine and may be enacted by one motion. Prior to the motion to consider any action by the Historic Preservation Commission, any public comments on any of the Consent Items will be heard. There will be no separate action unless Members of the Commission or the audience request specific items be removed from the Consent Items. Items removed from the Consent Calendar will be separately considered under Item No.3 of the Agenda.*
 - A. Historic Preservation Commission Regular Meeting Minutes of November 12, 2019. **Recommended Action: Approval** (*Deputy City Clerk*)
3. **ITEM(S) PULLED FROM HISTORIC PRESERVATION COMMISSION CONSENT ITEMS**
4. **DISCUSSION ITEM:**
 - A. Review Of A Proposal by H & H Properties to Demolish the Historic Norco Egg Ranch Complex (Eisen Complex) Located at 1658 Mountain Avenue, Situated on the West Side of Mountain Avenue, Between First and Second Streets in Relation to a Proposed 110-Acre Business Park. (*Cultural Resource Consultant*)
 - B. Discuss setting Regular Open Hours of the Historical Community Room (*Economic Development Consultant*)

5. SUBCOMMITTEES / CONSULTANTS UPDATES / STAFF COMMUNICATIONS
(ORAL REPORTS - ITEMS NOT ON THE AGENDA)

- A. Collection Advisory Subcommittee
- B. Outreach Subcommittee
- C. Cultural Resource Consultant
- D. Collections Management Consultant
- E. Items for Future Consideration

6. ANNOUNCEMENTS:

- A. Next Regular Meeting March 10, 2020

ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office (951) 270-5623. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II). Staff reports are on file in the City Clerk's office. Any writings or documents provided to a majority of the Historic Preservation Commission regarding any item on this agenda will be available for public inspection at the City Clerk's Counter in City Hall located at 2870 Clark Avenue. This meeting is recorded.



**CITY OF NORCO
HISTORIC PRESERVATION COMMISSION REGULAR MEETING MINUTES**

**Tuesday, November 12, 2019
City of Norco City Hall, Conference Rooms A & B, 2870 Clark Avenue,
Norco CA 92860**

CALL TO ORDER: 4:00 p.m.

ROLL CALL: Present:
Teresa Edwards, Chair
Diana Stiller, Vice Chair
Carolyn Morse, Commission Member

PLEDGE OF ALLEGIANCE: Chair Teresa Edwards

READ BY CHAIR: "All discretionary actions before the Historic Preservation Commission are advisory in nature and final actions will be confirmed, modified or deleted by the City Council."

1. PUBLIC COMMENTS: None

2. CONSENT ITEMS:

M/S STILLER/EDWARDS to approve the Consent Item as presented. The motion was carried by the following roll call vote:

AYES: EDWARDS, STILLER, MORSE

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

A. Historic Preservation Commission Regular Meeting Minutes of September 10, 2019. **Approved**(Deputy City Clerk)

3. ITEM(S) PULLED FROM HISTORIC PRESERVATION COMMISSION CONSENT ITEMS: None

4. DISCUSSION ITEM:

A. Budget Update for Fiscal Year 2019-2020 (Economic Development Consultant) Consultant Roger Grody presented the staff report to review the budget for Fiscal Year 2019/2020 for this Commission. The City Council had approved a budget of \$2,000 for the Historic Preservation Commission to use for office supplies, improvements within the collection room, and/or office equipment like a computer or a printer. He reported that the current balance of \$1,480 includes an \$800 donation, which can be used for the same purpose. He explained that any outstanding balance at the end of the fiscal year will go back into the General Funds, but that the donated \$800 can roll over to the next fiscal year's budget for the Commission.

AGENDA ITEM 2.A.

Consultant Grody suggested the Commission set a policy for expenditures by its Members, such as if the cost is \$200 or more it must be pre-approved by the Commission prior to expenditure unless an emergency presents itself.

In response to Vice Chair Stiller, Consultant Grody stated the approval would take place at a regular Commission meeting, it cannot be done by email; if need be a special meeting can be called. Staff suggests planning ahead.

Chair Edwards asked if the Commission could use established vendors, such as the recently used art supply vendor, and could orders be prepaid. Consultant Grody provided direction that a list of needed supplies must be provided to staff to place the order. Reminding Members that they need to plan ahead.

M/S STILLER/MORSE to set a policy for expenditures of \$200 or more must be approved by the Commission at a regular meeting prior to purchase. The motion was carried by the following roll call vote:

AYES: EDWARDS, STILLER, MORSE

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Chair Edwards presented staff a list of supplies needed for additional storage, two shelves, sized 60"x69"x30", document case inserts, archival oversized albums, graphic pens, quake hold museum wax and gel, mounting adhesive, foam boards, and archival double-sided print sleeves in 18"x24" and 32"x43" for a total cost of approximately \$1,300, asking for approval by urgency as the next meeting is scheduled in January 2020. She also provided a receipt to staff for \$261.82 for supplies obtained in preparation for the exhibit during the Norco Fair in September.

M/S EDWARDS/STILLER to approve reimbursement to Chair Edwards in the amount of \$261.82, and approve the additional expenses for the supplies from the list provide to staff. The motion was carried by the following roll call vote:

AYES: EDWARDS, STILLER, MORSE

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Chair Edwards mentioned that additional accommodations will be needed in the future for collections that will be donated by Council Member Bash; costs may be approximately \$10,000 to move it in.

5. SUBCOMMITTEES / CONSULTANTS UPDATES / STAFF COMMUNICATIONS
(ORAL REPORTS - ITEMS NOT ON THE AGENDA)

A. Collection Advisory Subcommittee:

Chair Edwards mentioned that Collections Management Consultant Chuck Wilson has offered to donate a computer for use in the Historical Room.

B. Outreach Subcommittee:

Vice Chair Stiller stated that the Subcommittee met with Cultural Resource Consultant Bill Wilkman on October 3, 2019 to review the project to be tackled. During this meeting Consultant Wilkman discussed the properties within City that have historic presentation, how to approach the home owners of these properties, and possibly provide an incentive for participation.

C. Cultural Resource Consultant:

Consultant Bill Wilkman shared information on a proposal coming up for an industrial development which would take an entire block, including homes. The property is surrounded by Second Street, Mountain Avenue, First Street, and Pacific Avenue. The proposed plan intends to demolish the Eisen home, the family who developed the Norco Egg Ranch on Mountain Avenue. He provided information on Norco's poultry industry for the Commission Members to get familiar with before the project comes before them for review. Currently he is reviewing a draft Environmental Report provided by the developer, in order to give his feedback. Consultant Wilkman stated that he will be giving suggestions and ideas on how the property can be developed, and possibly save the home. He also mentioned that the Eisen home and garage have maintained its original integrity very well.

Chair Edwards requested to visit the property with Consultant Wilkman should he return to the property.

D. Collections Management Consultant:

On behalf of Consultant Chuck Wilson, Member Morse read a note providing an update on the collection:

"The documents and artifacts which had been on display at the Chamber of Commerce office have been transferred to the Heritage Room. Of the approximately 60 objects transferred, the most notable are the uniform worn by the school bus driver and the light from Beacon Hill. The uniform has been incorporated into a display incorporating material which is part of the collection. It is anticipated that all these artifacts and documents will have been identified and entered into the database by the end of this month.

We have begun posting photos from the collection on social media, often asking if the public can identify some of the people or locations in the pictures. As a result of this posting and the notice that the facility is open on Friday afternoons, we have seen an increase in visitation by the public. Commissioner Edwards has been responsible for the postings.

Conversations have begun with Kevin Bash about transferring his extensive collection to the Heritage Room. Several items have been donated and we have discussed compatible approaches to searching databases. If his material begins to come on a regular basis, as there is some indication it will, we will have a storage problem. Additional shelving will be needed.

Second Stage processing on the Norco Progressive Women's Club material has begun. This includes documents, scrapbooks and china."

E. Items for Future Consideration:

- **M/S EDWARDS/STILLER** to agendize a discussion on scheduling regular open hours for the public at the Historical Room; the motion was passed by the following roll call vote:

AYES: EDWARDS, STILLER, MORSE

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

- Vice Chair Stiller asked about the buildings located at the North West side of the prison property, at Western and Fifth Avenue.

M/S STILLER/EDWARDS to agendize a staff report on the buildings located at the northwest side of the prison property. The motion was passed by the following roll call vote:

AYES: EDWARDS, STILLER, MORSE

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

- It was suggested that Council Member Bash be invited to discuss with the Commission the potential move of his historical items to the Historical Room.

6. ANNOUNCEMENTS:

- A. Next Regular Meeting January 14, 2020

ADJOURNMENT: Chair Edwards adjourned the meeting at **5:18 p.m.**

CITY OF NORCO STAFF REPORT

TO: Historic Preservation Commission

FROM: Andy Okoro, City Manager

PREPARED BY: Bill Wilkman, Cultural Resources Consultant

DATE: January 14, 2020

SUBJECT: Review Of A Proposal by H & H Properties to Demolish the Historic Norco Egg Ranch Complex (Eisen Complex) Located at 1658 Mountain Avenue, Situated on the West Side of Mountain Avenue, Between First and Second Streets in Relation to a Proposed 110-Acre Business Park.

RECOMMENDATION: That the Historic Preservation Commission recommend the following to the City Council:

1. That prior to issuance of any grading permits that the developer provide proof of the engagement of a qualified paleontologist and archaeologist to implement the measures recommended in the Paleontological Assessment (Attachment 3) and Cultural Resources Assessment (Attachment 4);
2. That the Commission consider the two Alternatives developed by the Cultural Resources Consultant and recommend Alternative One be adopted with details to be worked out between the developer, City staff, the Cultural Resources Consultant and the Economic Development Consultant, and formalize a development agreement to be completed prior to issuance of any demolition permits;
3. That prior to issuance of any demolition permits, the residence at 1577 Pacific Avenue be documented to Historic American Survey (HABS) Level II standards as an excellent example of a Citrus Belt era farmhouse.

SUMMARY: H & H Properties is proposing to create a 110-acre business park development consisting of most of the land within the block bounded by First and Second Streets, and Mountain and Pacific Avenues. Additionally, the proposed project includes land on the east side of Mountain Avenue and on the south side of First Street. As currently proposed, the project would include the demolition of the historic Norco Egg Ranch, Eisen complex. The Cultural Resources Consultant opposes this demolition and offers two alternatives as detailed in the Certificate of Appropriateness report (Attachment 1).

Review of Proposal by H & H Properties To Demolish The Historic Norco Egg Ranch Complex (Eisen Complex) Located At 1658 Mountain Avenue

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BACKGROUND/ANALYSIS: The proposed project would divide 110 acres into 39 industrial lots, including buildings totaling 2,050,000 square feet of space.

Within the boundaries of the project site is one historic resource, consisting of the former Norco Farms, Inc. egg processing business. Also known locally as the Eisen Egg Ranch, the facility is a complex of three buildings that constitute the original core of a historic egg processing business owned by Holocaust survivors Hilda and Harry Eisen. For a complete rendition of the Eisen's journey from the Holocaust to the owners of one of the largest egg processing and distribution businesses in the United States, see Section 9 of the Certificate of Appropriateness report (Attachment 1).



The Eisen complex, consisting of the Eisen residence, garage, and original egg processing building is one of two historic resources in Norco that is eligible for listing on the National Register of Historic Places. (The other resource is the Norconian.) The applicant proposes to demolish the entire Eisen complex as part of his plan to build a business park.

According to the California Environmental Quality Act (CEQA) the demolition of a historic property constitutes a significant adverse change to a historic resource and is not permitted unless the local government adopts a “finding of overriding considerations” whereby a decision is made that the loss of the resource is more than compensated for by the benefits of its loss.

The project’s Historical Resources Analysis Report, prepared by Urbana Preservation and Planning offers two mitigation measures as partial compensation for the demolition of the Eisen complex:

1. “Voluntary documentation of the Norco Egg Ranch according to Historic American Survey (HABS) guidelines, with the final HABS Level II package to be submitted to the National Park Service for inclusion in the digital archives of the United States Library of Congress and to the City of Norco, including its various departments and entities, for distribution, sharing and utilization at its discretion.
2. Installation of an on-site historic exhibit or signage detailing the historical appearance and uses of the property.”

Review of Proposal by H & H Properties To Demolish The Historic Norco Egg Ranch Complex (Eisen Complex) Located At 1658 Mountain Avenue

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Two related documents, a Cultural Resources Assessment (Attachment 4) and a Paleontological Assessment (Attachment 3) have been prepared by Material Culture Consulting. The Paleontological Assessment calls for the following measures:

- A trained and qualified paleontological monitor should perform full-time monitoring of any excavations on the Project that have the potential to impact paleontological resources in undisturbed native sediments below 5 feet in depth. The monitor will have the ability to redirect construction activities to ensure avoidance of adverse impacts to paleontological resources.
- The Project paleontologist may re-evaluate the necessity for paleontological monitoring after examination of the affected sediments during excavation, with approval from County and Client representatives.
- Any potentially significant fossils observed shall be collected and recorded in conjunction with best management practices and SVP professional standards.
- Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.
- A report documenting the results of the monitoring, including any salvage activities and the significance of any fossils, will be prepared and submitted to the appropriate County personnel.

The Cultural Resources Assessment requires the developer to hire an on-call archaeologist to be consulted should any subsurface archaeological materials be unearthed. Another document, the Cultural Resources chapter of the EIR (Attachment 5) requires the preparation of documentation of the Eisen complex to Historic American Building (HABS) Level II standards. Unlike the Historical Resources Assessment Report, the EIR does not contain the requirement for a monument honoring the Eisen family. The applicant indicates that this is an inadvertent omission and that the EIR should also contain the monument mitigation measure.

As detailed in the Certificate of Appropriateness Report (Attachment 1) the Cultural Resources Consultant disagrees with most of the findings and conclusions of the Historical Resources Analysis Report and the cultural chapter (5.14) of the EIR.

The City of Norco Cultural Resources Consultant believes the Eisen complex qualifies for listing on the National Register of Historic Places, not just listing as a local Landmark. As one of two National Register eligible properties in Norco, its destruction would have a significant negative Impact on the City's historic preservation program.

The Cultural Resources Consultant has developed two alternatives for the preservation of the property, as detailed in the Certificate of Appropriateness Report (Attachment 1). One is a "public option" where the City would own the property and use it for museum purposes. The other is a "private option" where the developer would maintain ownership of the property, renting the house for residential purposes and incorporating the egg processing building for use in relation to the business park. Both options require the developer to restore the residence, garage, and egg processing building, with Alternative One, including interior improvements to make the buildings suitable for museum purposes.

Alternative One would provide desperately needed space for the City's museum. The present museum facility, located in the Community Center, is proving to be considerably too small to house the overall collection. Converting the egg processing building to a museum and archival research center would provide up to 4,000 square feet of badly needed space.

Additionally, Alternative One calls for the conversion of the Eisen residence into a local museum focused on the Holocaust and the journey of the Eisens from Holocaust survivors, to refugees with only 99 cents in their pockets, to the owners of one of the largest egg processing and distribution businesses in the United States. The garage would be set up to replicate its initial use as the Eisen's first egg processing facility on the Norco property.

Such a facility as envisioned by Alternative One would be an excellent opportunity for visitors and locals to learn about Norco's history as a center of egg production and distribution. It would also be an opportunity for people, including school children, to learn about the Holocaust and how the Displaced Persons Act and Jewish social justice organizations, in concert with the economic, social, and religious freedoms of the United States, facilitated the Eisen's journey from rags to riches.

Whether publicly or privately owned, the main objective is to preserve this most important Norco historic resource. The Cultural Resources Consultant believes there is no compelling reason not to preserve the Eisen complex. Situated on a newly created one-acre lot, the complex would take less than one percent from the planned 110-acre development. If it was preserved as a public space per Alternative One, it would become a significant cultural asset to the Norco community. But, even if it was only preserved as a privately owned property per Alternative Two, a monument placed to the front of the complex would provide benefits, on a smaller scale, as those of Alternative One.

FISCAL IMPACT: None to the City of Norco as proposed in Alternatives 1 and 2.

Attachments:

1. Historical Resources Certificate of Appropriateness Report
2. Historical Resources Analysis Report
3. Paleontological Assessment Report
4. Cultural Resources Assessment Report
5. Chapter 5.14, from Environmental Impact Report, Tribal Cultural Resources

**Due to the volume of records, the attachments are available for viewing at the City Clerk's Office during business hours, Monday to Thursday, 8:00 am - 6:00 pm.