



AGENDA
CITY OF NORCO
HISTORIC PRESERVATION COMMISSION
CONFERENCE ROOM "A" – 2870 CLARK AVENUE
REGULAR MEETING
MAY 2, 2011

1. CALL TO ORDER: 4:00 p.m.
2. ROLL CALL:
3. PLEDGE OF ALLEGIANCE:
4. PUBLIC COMMENTS OR QUESTIONS: This is the time when persons in the audience wishing to address the Commission regarding matters not on the Agenda may speak.
5. TO BE READ BY THE 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."
6. APPROVAL OF MINUTES: April 4, 2011
7. INTRODUCTION OF NEW COMMISSION MEMBERS
8. CONTINUED DISCUSSION OF DRAFT SCRIPTS FOR VOLUNTEER COMMUNITY GROUPS SERVING AS SPEAKERS ON THE NORCONIAN
9. DRAFT HISTORIC SURVEY CONTEXT STATEMENT (Consultant Wilkman)
10. NAVY HISTORIC RESOURCES SURVEY – SECTION 106 REPORT (Consultant Wilkman)
11. OTHER MATTERS:
 - A. COMMISSION MEMBERS
 - B. HISTORIC PRESERVATION CONSULTANT
 - C. CITY HISTORIAN
 - D. CITY MANAGER
12. NEXT MEETING:
13. 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.



MINUTES
CITY OF NORCO
HISTORIC PRESERVATION COMMISSION
CONFERENCE ROOM "A" – 2870 CLARK AVENUE
REGULAR MEETING
APRIL 4, 2011

1. **CALL TO ORDER:** Chairperson Dixon called the meeting to order at 4:01 p.m.
2. **ROLL CALL:** Chairperson Dixon, Vice Chairman Potter and Commission Member Bacon
3. **STAFF PRESENT:** Historic Preservation Consultant Wilkman, Economic Development Specialist Grody
4. **PLEDGE OF ALLEGIANCE:** Economic Development Specialist Grody
5. **PUBLIC COMMENTS OR QUESTIONS:** No public comments or questions received.
6. **READ BY THE 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."
7. **APPROVAL OF MINUTES:** M/S Bacon/Potter to approve the March 7, 2011 Minutes. Motion passed 3-0.
8. **HISTORIC RESOURCES SURVEY (Consultant Wilkman)** Consultant Wilkman updated the Commission on the progress of the survey. The surveyor has not yet entered the field but will do so shortly. In the meantime, Consultant Wilkman has pared down the number of eligible structures from approximately 345 to 325, the original target number, by eliminating those that have been dramatically altered from their original state or by determining they were not eligible based on the date of construction. He explained how the use of aerial photographs on the Internet has assisted his efforts in determining the eligibility of properties.
9. **APPLICATION FOR A CERTIFIED LOCAL GOVERNMENT GRANT (Consultant Wilkman)** Consultant Wilkman explained that on April 6, 2011, the City Council will authorize staff to submit an application for a Certified Local Government (CLG) grant and apologized that there was no time to have the Commission discuss it beforehand, as it is due at the end of the month. His proposed approach is to finish the historic context statement first, then decide which specific resources to survey. Commission Member Bacon requested that the trails be included in this grant, and Consultant Wilkman concurred. The State grant, if awarded, would be for \$12,000, and would require an \$8,000 match of cash or in-kind services from the City, which could be met by Consultant Wilkman's services. A discussion took place on the Mills Act, the State of California program that reduces property taxes on structures designated as landmarks, ensued. Owners must understand that a historical designation may mean lower property taxes, but it also imposes restrictions on exterior renovation.

10. CONTINUED DISCUSSION OF DRAFT SCRIPTS FOR VOLUNTEER COMMUNITY GROUPS SERVING AS SPEAKERS ON THE NORCONIAN (Vice Chairman Potter) Vice Chairman Potter presented copies of a 65-page PowerPoint presentation designed to be presented at community meetings. He indicated that this is a starting point and that he is anxious to receive comments from fellow Commission Members. He said that he would ultimately like to include a Frequently Asked Questions (FAQ) section so that whoever is presenting can easily respond to questions from the audience. After a brief discussion, the Commission agreed that the PowerPoint presentation could be preceded by the 2006 Scripps-Clark film and followed by the film produced by Angelique Bash. Consultant Wilkman suggested that it was appropriate to include some coverage of the site's history as a Naval research lab, in addition to its tenure as a hotel and hospital.
11. OTHER MATTERS:
 - A. COMMISSION MEMBERS
 - Chairperson Dixon reported that artifacts are beginning to be submitted for research and showed some of the items submitted by Mark Sawyer, including a knife from the Lake Norconian Club dining room. Economic Development Specialist Grody advised her that a safe place would be provided for storage and archiving, but that staff time probably would not be available. Chairperson Dixon also brought up the issue of the Navy's rebuttal letter and Consultant Wilkman explained that it was important for the City to respond and to have the State Historic Preservation Office delay any decisions until the City has submitted its comments.
 - Commission Member Bacon asked staff to look into the status of the hotel's roof, as to whether or not the pumps had been installed or any other measures taken to protect the property.
 - Vice Chair Potter asked for an update on the City's presentation at the upcoming preservation conference and Consultant Wilkman advised the Commission of the respective roles of each speaker.
 - B. HISTORICAL PRESERVATION CONSULTANT
 - Consultant Wilkman requested time sheets from the Commissioners to submit for reimbursement.
 - C. CITY HISTORIAN
 - City Historian Ron Snow reported that the Lake Norconian Club Foundation was continuing to archive documents and other items and consulted the Corona library staff for guidance.

D. ECONOMIC DEVELOPMENT SPECIALIST

- **Economic Development Specialist Grody advised the Commission that they would soon be moving to a quarterly meeting schedule but that special meetings could be called when warranted. He also advised the Commission that a Proclamation honoring National Preservation Month would be presented at the City Council meeting on May 4, 2011.**

12. **NEXT MEETING: May 2, 2011**

13. **ADJOURNMENT: Chairperson Dixon adjourned the meeting at 5:02 p.m.**

BRENDA K. JACOBS, CMC
CITY CLERK

MEMORANDUM

TO: Historic Preservation Commission

FROM: Beth Groves, City Manager



DATE: May 2, 2011

SUBJECT: Navy Historic Resources Survey -- Section 106 Report

In April of 2010, the Navy contacted the City of Norco regarding a proposal to place satellite dishes on the top of what they referred to as "Hill B". Hill B is a prominent hill located west of Lake Norconian. The City expressed its concern about this location, both because of the visual impacts satellite dishes would have on the residential area below the hill and because of the negative impacts they would have on the National Register listed Norconian Resort property. The City advised the Navy that a Section 106 evaluation would be necessary to determine if there might be alternative locations with less impact to the historic fabric of the Norconian.

About a year later, the Navy notified the City that it had found a new location on a small hill behind Building 501, northwest of the Weapons Station's Fourth Street entry point. In support of the proposed new location, the Navy submitted for City review, a Section 106 evaluation report. The report acknowledged the presence of some concrete slabs and a section of canal, but determined nothing on the site qualified for listing on the National Register of Historic Places.

Historic Resources Consultant Bill Wilkman reviewed the report and met with Navy staff at the site. While Mr. Wilkman concurred with the Navy that there was nothing of National Register importance on the site, he expressed concern about the Navy's report, which he found to be incomplete and in error in several places. He also noted that, while the site did not qualify for National Register listing, it likely did qualify for listing on Norco's local historical register. Items of local historical concern included:

- The former location on the site of a very early Orange Heights Water Company reservoir.
- The presence of a section of early canal once used to provide irrigation water to early, pre-Rex Clark farms.
- The presence of the remains of a former farm house built on the site ca. 1920 and later purchased by Rex Clark ca. 1926.
- The possible presence of a water conveyance pipe, likely dating to ca. 1920 or earlier.

Unfortunately, eligibility for listing on a local register does not qualify a property for consideration in the Section 106 process.

Mr. Wilkman worked with the Navy to make its report more complete and factually correct. He offered to return to the site to better explain his items of concern; however, his request was denied. On April 14, 2011, Mr. Wilkman participated in a conference call involving representatives from the Navy, Office of Historic Preservation, and Lake Norconian Club Foundation. Mr. Wilkman concurred in the Navy's finding of no National Register eligible historic resources, essentially clearing the way for the satellite dish project. He also expressed his concerns about access restrictions and requested that the installation of the satellite dishes be accomplished without disturbing the locally important historic resources on the site. The Navy subsequently completed a final version of the Section 106 report, incorporating most of Mr. Wilkman's comments.