



THE CITY OF SAN DIEGO

# Historical Resources Board

DATE ISSUED: July 22, 2011 REPORT NO. HRB-11-050

ATTENTION: Historical Resources Board  
Agenda of July 28, 2011

SUBJECT: **ITEM #13 – Historic Preservation Fund Expenditures**

APPLICANT: City of San Diego, Development Services Department

LOCATION: City-wide

DESCRIPTION: Consider the expenditure of funds from the Historic Preservation Fund.

## STAFF RECOMMENDATION

Recommend to the City Council the expenditure of \$30,000 from the Historic Preservation Fund over the next two fiscal years (2012 – 2013) as proposed for architectural assistance, archaeological site protection, Board and staff training, improved technology for public access to historical records, and historic district signage.

## BACKGROUND

In July 2009, the City Council established the historic preservation fund for any and all potential grants, donations, fines, penalties, or other sources of funding for the purpose of historic preservation (Attachment 1). The Comptroller was authorized to appropriate funds for local preservation programs and incentives consistent with the General Plan. At the hearing, the City



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Council further directed these monies shall come to Council through the budget process before any funds are expended. Due to staffing limitations and timing of the budget process, we are bringing this item forward separately.

The Historic Preservation Element of the City's General Plan includes a number of important incentives for historic property owners and includes a policy to create a historic preservation fund that provides a monetary source for local preservation incentives. Creating incentives for property owners is a critical component of our historic preservation plan and funding for some of these incentives can be achieved through acceptance of grants, donations and other monetary sources. As created by City Council, the historic preservation fund may pay for architectural assistance to help owners design rehabilitation or adaptive reuse plans and projects, or feasibility studies for designated buildings, structures and objects. This allows low and moderate income property owners the ability to preserve and rehabilitate their historic buildings with the guidance of professionals that they may not otherwise be able to afford. Similarly, an archaeological site protection plan may be developed through this funding source for important sites left undeveloped but without a management plan or funds may be provided for curation of significant artifacts recovered from past excavations. Funding through this source may provide for other historic preservation incentives consistent with the General Plan.

In May 2008, the Historical Resources Board established the Ad Hoc Incentives Subcommittee to explore available historic preservation incentives for San Diego. The focus of this subcommittee was to formulate recommendations to the HRB for the implementation of incentives identified in the Historic Preservation Element of the General Plan. Due to the requirement to take expenditures from the historic preservation fund to City Council for approval, a programmatic approach for potential expenditures from this fund was developed by the Subcommittee in late 2009 and early 2010. This programmatic approach included a variety of possible expenditures including an architectural assistance program, archaeological site protection, assistance to improve energy efficiency of historic buildings, CLG training, improved technology for historic surveys, use of funds for completing nomination reports, signage for historic districts, and restoration using grant funds. With staffing reductions in early 2010, the Subcommittee was disbanded and the incentives program was transferred to the Policy Subcommittee.

A more limited programmatic approach for spending a portion (\$30,000) of the available funds that have accumulated in the Preservation Fund was presented to the Policy Subcommittee in May 2011. Two of the proposals related to the archaeological collections from the Presidio that had previously been discussed at the Archaeology Subcommittee. Other proposed expenditures included signs for historic districts, Certified Local Government training, technical support for public access to survey and project review data, and homeowner and public education related to appropriate treatment of historic properties. The Policy Subcommittee reviewed the revised proposal for programmatic expenditures and forwarded the item to the full HRB for a recommendation to the City Council.

## ANALYSIS

The historic preservation fund currently has a balance of approximately \$86,000. These funds have been generated through stipulated agreements associated with code enforcement actions. To date, no historic preservation funds have been spent. The Policy Subcommittee's recommendation for expenditure of \$30,000 of historic preservation funds during the next two fiscal years (July 1, 2011 – June 30, 2013) is summarized in Attachment 3. Specific proposals are described below.

### Architectural Assistance

A total of \$5,000 is proposed to be used to support homeowner education for “do it yourself” maintenance and repair of designated historic properties. It is anticipated that City staff would host evening and Saturday workshops in targeted communities that would be open to public. Notification in both Spanish and English would be sent to historic property owners, other languages would be included as appropriate to a specific area. The funds would be spent on notices/mailings; staff time; outside experts related to specific topics such as, window repair; printing Preservation Briefs and other material costs. The Sherman Heights Historic District would be the first area targeted for an education session. Those properties were designated prior to the City recording resolutions and, when properties change ownership, the designation status is often not passed on. We consistently see violations of the required design guidelines and Secretary of the Interior's Standards in this area of the City, often due to a lack of knowledge about the regulations. Other areas of the City would be addressed as money and time allow.

### Archaeological Site Protection

A total of \$16,000 is proposed to be used to fund two studies associated with materials previously recovered from the Royal Presidio of San Diego. A research proposal for *Faunal Analysis of the San Diego Presidio Bird Bones* (Attachment 4) was prepared by Susan Arter and Aharon Sasson of the San Diego Zooarchaeology Lab at the Natural History Museum. The requested \$6,000 would provide partial funding for the study. The remaining cost of the study (\$9,000) has been secured from the Heller Fund. The study proposal was reviewed and approved by the Archaeology Subcommittee and the Presidio Park Council. It would document the variety and relative proportions of domestic and wild avian meat resources represented at the Presidio, chicken husbandry practices, food preparation and patterns of consumption, and whether these data reflect the ethnicity and social status of the Presidio inhabitants. Following the study, an exhibit or display for the public and/or a presentation of the study findings would be presented to the public and other scholars.

The *San Diego Presidio Collections Management Plan* (Plan; Attachment 5) was prepared by D. Seán Cárdenas, Curation and Collections Subcommittee Chair of the Presidio Park Council. Funding for Phase I Inventory Verification in the amount of \$10,000 is proposed as part of the programmatic expenditures of historic preservation funds. Professionals from the Presidio Park Council and San Diego Archaeological Center would conduct the inventory verification. This proposal would provide full funding for Phase I of Plan; funding for other phases has not yet been secured. However, it is anticipated that once the inventory is complete, funding for other

phases of the Plan may become available through grants. The Plan was reviewed and approved by the Archaeology Subcommittee and the Presidio Park Council. Phase I would verify the inventory and assess its condition. The specific proposal is to conduct a condition assessment to evaluate the general condition of the collections, including condition of boxes, bags, bag labels, object labels, and box labels; organization of collection by material class separation and site number; evidence of mold, insects, pests, and dirt; presence of computer data, catalog, associated records, and previous NAGPRA inventory; and total number of boxes of artifacts and associated records, unboxed artifacts and total number of artifacts (estimate). Additionally, to conduct catalog verification, including item-by-item verification of artifacts against catalog and associated documents; identification of missing artifacts; and identification of non-cataloged artifacts. Finally to identify and document particular conservation needs. The results of this phase of the Plan would inform all future phases and be used in developing specific tasks.

#### Certified Local Government (CLG) Training

A total of \$3,000 is proposed to fund historic preservation training, meeting CLG requirements, for HRB Members and Staff. The training would be in the form of workshops and/or seminars on important preservation topics and would be open to public at no cost. The monies would be used to fund travel expenses for out of town speakers, notices/mailings to the public, and technology or printing costs. Annual training on topics pertinent to the business of the HRB is a requirement of being a CLG.

#### Improved Technology

A total of \$2,000 is proposed for improvement of technology to support public access to historical resources data. The monies would be used to pay for necessary staff time and software, including continued support for the City's database upgrade to CHRID. Improvements in the public's access to survey and project review data would be realized from this proposal.

#### Historic District Signage

A total of \$4,000 is proposed for manufacture and installation of identification signs in designated historic districts. The cost of each sign manufactured by the City Store was \$150 in fiscal year 2010/2011. A standard design for historic district signs was previously approved by the Policy and Design Assistance Subcommittees and signage has been installed within the Burlingame, Mission Hills and Ft. Stockton districts. It is proposed that two to four identification signs be manufactured and installed in additional historic districts. The requested funds could provide signs for the Greater Golden Hill, Sherman Heights, Talmadge Gates, Shirley Ann Place, Naval Training Center, Islenair, and newly established historic districts. These identification signs provide a sense of place to residents, support historic tourism and education, remind City workers that they are within a historic district, and help promote the City's broader historic preservation program.

## CONCLUSION

In conclusion, it is requested that the HRB recommend to the City Council the programmatic expenditure of \$30,000 from the Historic Preservation Fund, as proposed.



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CW/cw

### Attachment(s):

1. City Council Resolution Creating the Historic Preservation Fund
2. Policy Subcommittee Agenda for Meeting of May 9, 2011
3. Summary of Programmatic Approach to Expenditure of Funds
4. Faunal Analysis of the San Diego Presidio Bird Bones Research Proposal
5. San Diego Presidio Collections Management Plan