
5.08.300 HISTORIC PRESERVATION IMPLEMENTATION PROGRAMS OR ACTIONS

Proposed programs or actions that can be utilized to implement the Historical Resources Element are described below. The status of the program is noted in parentheses after the title of each program. Existing programs which the Town can use without action by the City Council are discussed in Section 5.08.140, and their opportunities and implications are summarized on Table HR-2.

5.08.301 Historic Preservation Ordinance and Historic Resource Combining Zone (New)

The City Council will adopt an Historic Preservation Ordinance and a Historic Resource "HR" Combining Zone for the identification of the Town's historic resources. The Ordinance should establish evaluation criteria for the designation of historic resources and districts, definitions, and use of the Secretary of Interior's Standards for Rehabilitation. The "HR" Zone will be applied as an overlay to the Town's regular land use designations to identify historic resources to be protected. Protection will be afforded by the existing design review procedure.

5.08.302 Historic Evaluation Criteria (New)

The Town Planning Department will work with the Colma Historical Association to draft criteria for use in evaluating historic properties for eligibility as Local Historic Landmarks or Historic Districts. The criteria shall be based on the established criteria for the National Register and California Criteria, Section 5.08.131 and 5.08.132, so that the local resources are qualified to benefit from Federal and State Historic Preservation Programs and funding.

5.08.303 Local Historic Landmarks and Districts (New)

The City Council will adopt the Historic Resource Inventory (see Table HR-1) as the Town's official list of local landmarks and historic districts. The Planning Department shall maintain the Inventory and update it when appropriate. Any newly proposed addition to the inventory will be evaluated using the set of criteria created by the Planning staff and Colma Historical Association (See Section 5.08.302).

5.08.304 Historic Preservation Advisory Board (New)

The Town will designate the Colma Historical Association to participate in the preparation of Colma's Historic Preservation Ordinance and Historic Resource ("HR") Combining Zone, to work with the Planning staff to establish the criteria and procedures for designating historic landmarks and districts, and to operate as a review and advisory body on historic resources.

5.08.305 Standards and Guidelines for Rehabilitation of Historic Buildings (New)

The Town will adopt the Secretary of Interior's (revised 1990) Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as the Town's administrative Design Review Guidelines for any proposed exterior changes to a designated landmark, historic resource or contributing building to a historic district that might offset the character of the designated historic property. Income producing properties on the National Register are eligible for the National Register which work within these standards may obtain a twenty percent tax credit for the cost of rehabilitation.

5.08.306 Mills Act (New)

The City Council will support the Mills Act to provide owners of historic resources with an incentive to maintain the historic character of their property.

5.08.307 Marks Historical Rehabilitation Act

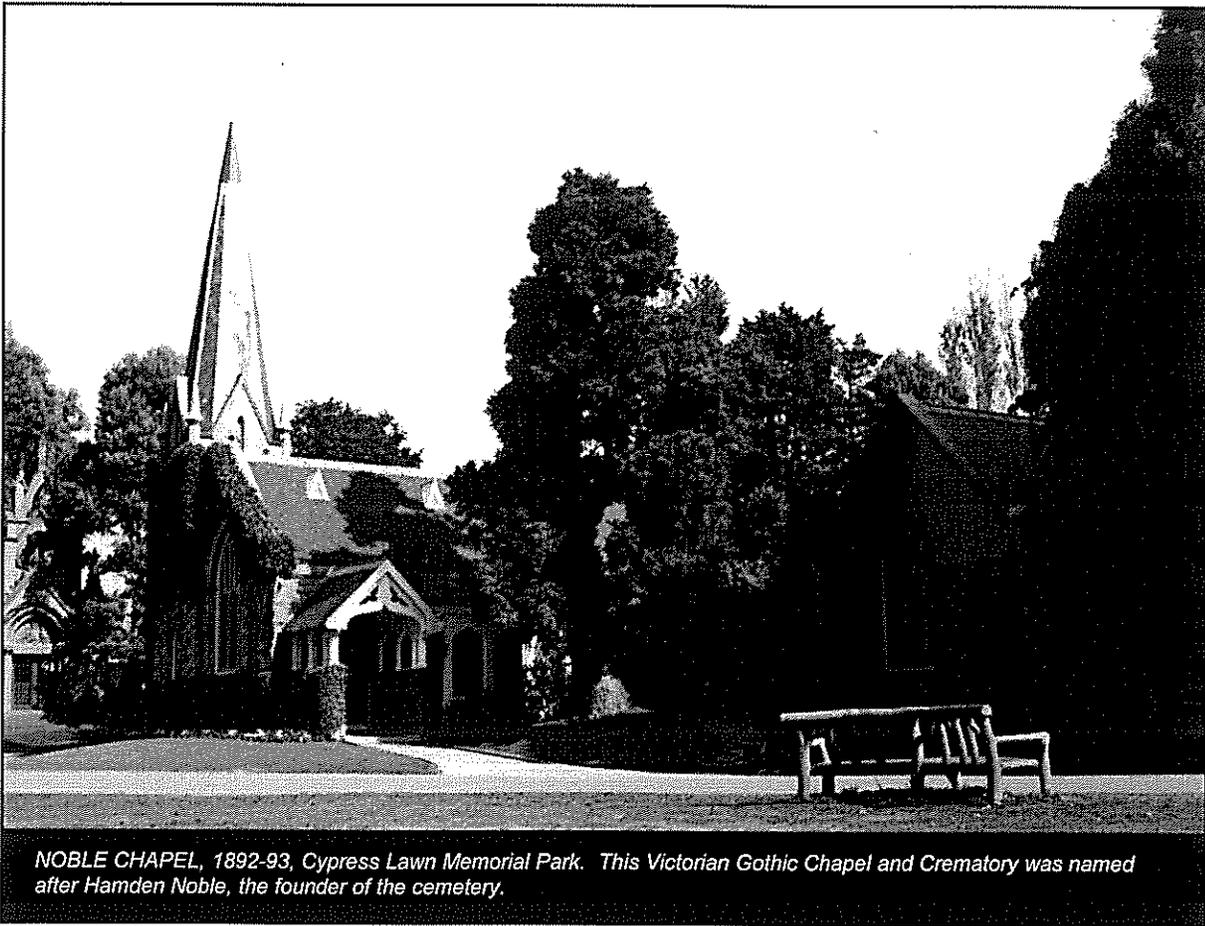
The City Council will consider implementing this Act, when the potential for revenue generation exists, by issuing tax-exempt revenue bonds for the purpose of financing rehabilitation of historic buildings having local, State or National significance.

5.08.308 California Register of Historical Resources Nomination (New)

The City Council will authorize staff to send the adopted list of local historic landmarks and historic districts, Table HR-1, to the California Register of Historical Resources for nomination to their list of Historic Resources.

5.08.309 Historic Route and Signs (New)

The City Council will designate a historic route through Town and consider installing signs to direct visitors along the historic route.



5.08.310 Town of Colma - State Historic Landmark (New)

The City Council will consider steps necessary to apply for the Town to become a State Historical Landmark.

5.08.311 Historic Residential Buildings Preservation (New)

The City Council will seek out property where buildings that are threatened by development may be relocated to create a residential compound or mixed use retail/office/residential village or commons.

5.08.312 Historic Resources Information Sheet (New)

The Town Planning Department with assistance from the Colma Historical Association will prepare an Historic Resources Information Fact Sheet that identifies different federal and state programs, and tax incentives available to the property owner of designated historic properties.