



2015

HISTORICAL RESOURCES ELEMENT

TOWN OF COLMA GENERAL PLAN



DRAFT



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Railroad Station

PURPOSE

The California Government Code allows for the development of optional General Plan Elements. The Code (Section 65303(J)) permits the inclusion of an Historical Resources Element for the identification, protection and management of sites and structures exhibiting architectural, historical, archaeological and cultural significance. A Historical Resources Element is particularly appropriate for Colma due to its rich history and large number of historic resources.

The Historic Resource Element sets forth a systematic program for the preservation of Colma's historic and cultural heritage reflected in characteristics that combine to form a distinct and exceptional cultural setting. The inclusion and adoption of a Historic Preservation Element illustrates the integral role that preservation plays in the larger planning process and aids in the assurance that historic and cultural resources will be considered in concert with other key General Plan elements. The inclusive and holistic approach to planning provides a long range vision that encourages a culturally, socially, environmentally and economically rich town that is able to evolve while retaining tangible links to the past, providing for a better quality of life and a prosperous future.

PAST PRESERVATION EFFORTS

In December of 1992 the Town of Colma commissioned its first Historic Resource Inventory in order to identify historic resources of local, state and national significance. The Inventory identified buildings, structure, sites, objects and districts related to Colma's rich agricultural history, residential and commercial development and especially that of its unique cemetery landscape. The inventory has encouraged consideration and recognition of historic and cultural resources in Colma's subsequent planning decisions.



The private sector has also played an integral role in the preservation of Colma’s heritage. In July of 1993, a group of concerned community members founded the Colma Historical Association with the mission of preserving, protecting and promoting the unique heritage of Colma. The association acts as the impromptu advising body to the Town’s planning office while advocating for and providing guidance on historic preservation related issues. The organization also played an instrumental role in the preservation of the historic “Old Colma (School House) Railroad Station” when it was threatened to be demolished as a result of the construction of Bay Area Transit Administration facilities. The Historical Association now houses their offices in the former Mount Olivet Cemetery building on Hillside Boulevard, and the Old Colma (School House) Railroad Station has been relocated and restored adjacent to the museum. In addition to the museum building and station, there is a blacksmith shop and a freight building.

Passive preservation of Colma’s intangible heritage has also occurred through the continuity of uses and industry that played a large role historically and continues to do so today. Colma continues to support florists, stonemasons and commercial businesses established in its early days. These types of businesses have continued the legacy of those who came before, and perhaps without even knowing it, have contributed greatly to the preservation of Colma’s intangible heritage.

CONTEXT STATEMENT

Colma valley has been inhabited for centuries. The Ohlone/Costanonoan tribes took advantage of the natural resources connected to Colma Creek and San Bruno Mountain for sustenance. The El Camino Real was established through the Colma valley in the late 1700’s as a primary traveling route for the Spanish, eventually connecting the Spanish missions. Further settled in the 1850s, the Town of Colma has evolved since this time and has accumulated rich and distinct layers of significance. These layers are still visible in the varied land use, spatial organization, biotic resources, architectural forms, and practices which are reflective of Colma’s varied and unique heritage. As the only known necropolis in the United States, Colma exhibits a rich and diverse array of historic agricultural, commercial, industrial and funerary resources and it is the composite of these resources that imbues the landscape with meaning.

Setting

The town of Colma is located in the far northern portion of the San Francisco Peninsula, in San Mateo County, along the eastern foothills of the Santa Cruz Mountain Range. In 1850 Colma referred to a section of land extending from the Southern border of San Francisco south



Mount Olivet Cemetery Building





to the boarder of the Buri Buri Rancho (currently Chestnut Avenue/ Westborough area) and from the western portion of San Bruno Mountain east to the Pacific Ocean (parts of present-day Daly City and Pacifica). Colma was incorporated in 1924, primarily to protect cemetery interests. A series of annexations in the twentieth century altered Colma’s boundaries so that, today, Colma is comprised of approximately 1.9 square miles bounded by Daly City on the north, San Bruno Mountain to the east, South San Francisco in the south and Junipero Serra Boulevard on the West. Being both isolated and connected at once, Colma’s position in the San Francisco Peninsula and proximity to the City of San Francisco greatly influenced its development through the nineteenth and twentieth centuries. A rolling landscape made up of rich sandy loam soil and a mild climate with coastal fog and a variety of rich resources made the area that would one day be Colma both a challenging and appealing one from the very beginning.

Early Settlement

At the time of European contact in the eighteenth century, the Native American population known as the Ohlone—an umbrella term referring to upwards of forty distinct and autonomous small tribes located in the San Francisco Bay Area— had inhabited the Northern California Peninsula, from South San Francisco to Belmont for more than 4000 years. Prior to the arrival of the Spanish, Northern California supported one of the densest populations of Native Americans north of Mexico. The Ohlone tribes were hunter-gatherers, and at the time of European exploration, there were thought to be more than forty permanent Ohlone villages and almost as many temporary villages located along the San Francisco Bay. Yet, the arrival of the Spanish in the eighteenth century led to the loss and displacement of the Ohlone peoples. Today, the presence of the Ohlone population





around Colma is evidenced by the presence of middens and shell mounds found throughout San Mateo County.

In 1821, more than 15,000 acres of land bounded by South San Francisco, the Pacific Ocean and the San Bruno Mountains became part of the Buri Buri Land Grant, granted to Jose De la Cruz Sanchez by Jose Castro. For more than two decades the Buri Buri Rancho served as grazing land and would eventually support a thriving cattle industry. Yet, the discovery of Gold at Sutter's Mill in 1848 and the rapid migration of new settlers to California spelled the beginning of the end for the Mexican ranchos, most of which were completely dismantled within two decades. The rapid breakup of the Mexican Ranchos was largely a result of the Preemption Act passed by Congress in 1841, which allowed for those squatting on federal lands to purchase up to 160 acres on which to establish a farm. Those newly migrated to California began applying those rights established by the Preemption Act to not only federally owned lands, but also to the California Ranchos. Land disputes ensued as the new immigrants continued to encroach upon the lands of the Rancheros.

The subsequent passage of the Gwin Act in 1851 placed the legal burden of proving the validity of land grants on the Rancheros. If the validity of the land grant was not proven within two years the land would then pass to public domain. The cost of litigation led to the Rancheros losing the vast majorities of their land. By 1865 the Buri Buri Rancho was owned by 65 individuals with only 5% remaining in the hands of Jose De La Cruz Sanchez.

Agricultural Context

The European Settlement that began in the 1850s established Colma as an important agricultural epicenter. From its earliest days Colma





Lagomarsino Farm Buildings



existed as a crossroads, connecting the cities of the San Francisco Peninsula. Located only eight miles south of San Francisco, the Town of Colma held a strategic location with a rapidly burgeoning market just beyond its borders. As a gateway town, Colma acted as provider for the growing Bay Area population in many ways and this role was especially visible in the context of agriculture.

The earliest settlers established farms and ranches, many of which were self-sustaining. Among the first to settle the area of Colma were Irish immigrants who cultivated potatoes throughout the 1850s up until 1877, with many of the larger operations employing Chinese Coolies. The relatively short-lived potato industry came to an abrupt end when blight attacked the potato crop and killed all the potatoes before they were harvested. A handful of Irish potato farmers continued to farm the blight-resistant potato varietal known as the Garnet Chili, yet the potato industry never did return to its former proportions. Many of the Irish left Colma after the failure of the potato industry and sold off their lands to other eager immigrants. The next wave of immigrant farmers came between 1908-1942, many of whom were of Italian descent. These immigrants produced cabbage, Brussels sprouts, artichokes, beets, turnips and carrots. It was largely in part to the newly immigrated Italians that the agriculture, floriculture and livestock industries flourished.

Floriculture proved to be one of the most successful endeavors; however, it was not without its challenges. The unique microclimate of Colma, characterized by a dense fog, posed a challenge for even the hardiest of flowers. However, those that were able to withstand the cold and fog thrived. Among the survivors was the Ulrich Brunner Rose which produced large, bright red blossoms. Gardeners soon discovered that, like the Ulrich Brunner Rose, California Violets thrived in the unique climate and distinct soils liked by potatoes and strawberries.



The cultivation of violets remained the mainstay of Colma's floriculture industry from 1908 to 1942. By 1916, upwards of 450 acres of land were exclusively used for the cultivation of violets with the Lagomarsino family being one of the most prolific producers of violets in Colma. It was estimated that in 1916, one hundred bunches of violets were taken to and sold in San Francisco every day. Some accounts recall that the popularity of Colma's violets extended all the way to Kansas and Missouri where they could be found at flower stands.

In addition to the ubiquitous violets, other common flower varieties grown in Colma were: dahlias (*Dahlia Variabilis*), marigolds (*Tagetes*) African marigolds (*Tagetes Lucida*), chrysanthemums (*Chrysanthemum Indicum*), marguerites (*Argyranthemum Frutescens*), and strawflowers (*Helichrysum Mill*). By 1920 roughly 20% of the land in Northern San Mateo County was used for floriculture. The cultivation of ferns also gained popularity in the twentieth century. Florists and Gardeners increasingly began using greenhouses which not only allowed for a more consistent and greater output of flowers, but also allowed for the cultivation of ferns. In 1936 it was reported that "Colma and San Francisco supplied the entire Pacific Coast with cut ferns, 80% of them coming from Colma." Floriculture existed largely as a family affair and spanned generations. Notable families involved with floriculture in Colma and nearby Daly City included; the Podesta, Conci, Raggio, Lagomarsino, Ottoboni, Tealdi, Garibaldi, Pappas and McLennan families.

In 1926 many of the large ranches and dairies, once the predominant presence in Colma, began to be subdivided to accommodate the increasingly popular "small farms" consisting of 1-2 acres plots. These "small farms" were intended to support vegetable and truck farming, and many raised poultry or grew profitable, high yield crops like berries, tomatoes, artichokes, and other similar crops. Other small farm owners also established hog ranches, as the cool, foggy climate proved conducive to hog raising. The small hog raising operations continued until just after WWII. They were replaced with the subsequent wave of residential and commercial development.





Ottobani Residence

Beginning in the mid-twentieth century the earlier layers of the landscape began to fade. Between 1924 and the early 1960s the Ottoboni flower beds gave way to residential development where the E St. houses now sit. Colma’s agriculture industry retained a presence in Colma up until 1971, when the last remaining farm, the Cerruti farm, moved elsewhere. Today, little physical evidence remains of Colma’s agricultural heritage. The Lagomarsino farm buildings c.1908/1918, (the most intact example of a family farmstead dating to the agricultural period) and the Ottoboni residence, c.1904, (the only extant resource from the Ottoboni nursery operation) exist as the sole relicts giving a nod to an earlier iteration of Colma.



Mattrup Jensen Residence

Commercial Development

In the mid/late 1850s, when Colma was served by the Overland In the mid/late 1850s, when Colma was served by the Overland Stagecoach route that connected San Francisco to San Jose, commercial activity developed at the intersections of Mission Road (now El Camino Real) and San Pedro Road. At the confluence of the two main roads the Colma Pioneer School House was constructed in 1856 followed by the construction of a nearby railroad depot, known as the “School House Station” in 1863. The School House Station served the San Francisco and San Jose Railroad, or, what later became the Southern Pacific Railroad. As the second stop south of San Francisco, the School House Station commonly featured farmers and teamsters embarking the train on their way to San Francisco.





E Street Historic District

Not far from the station, an early settler, Joseph Hill, developed a general store that would soon become an impromptu community center providing basic necessities while also housing an extensive bar and a post office. The commercial development spread out from there and a butcher shop, blacksmiths, saloon, and grange hall followed suit; two unsuccessful attempts were made at establishing a shoe factory and a fuse factory.

As a result of Colma's role as a crossroads and waypoint, saloons and roadhouses had a strong presence early on as some of the first commercial businesses. In 1890, six of Colma's twenty businesses were saloons and by 1915, fifteen of the forty-nine businesses were saloons. Many of the saloons and eateries were located along Mission Road, a main thoroughfare. One notable early building was the Brooks and Carey Saloon, established in 1883. Sold in 1929, the saloon became known as Molloy's and still serves the Colma community today.

Residential Development

Early Colma was largely characterized by agricultural uses, and then by cemeteries. As a result, residential development lagged behind that of other Bay Area cities. In the aftermath of the 1906 Earthquake many refugees made their way from San Francisco to Colma where they constructed basic shacks and re-located buildings that they later augmented with new construction; the Pets Rest Cemetery Office at 1905 Hillside Blvd is one of the few examples of residential development constructed during this time. The Lagomarsino farm houses also remain as some of the few remaining residential





structures dating to the period from 1908-1918. In 1911, the City of Daly City incorporated, annexing land formerly under Colma's jurisdiction, including Colma's Business District, the western sand dunes and a portion of Colma's hills.

Little development took place in the first half of the twentieth century and the development that occurred post-WWII included residences relocated from San Francisco. A number of residences that now line E Street and F Street were moved from the Alemany Boulevard area of San Francisco during the construction of Interstate 280. Today, Colma's built heritage exhibits a wide variety of architectural styles including examples of Gothic Revival, Richardsonian, Romanesque, Spanish Eclectic, Neo-Byzantine and Art-Moderne.

Residential development exploded in San Francisco and northern San Mateo County beginning in the mid 1940's due to the demand created by returning WWII Veterans. The Sterling Park residential neighborhood (on the site of the former Rosia Ranch), located in the northern part of Colma was largely developed during this time. The Servicemen's Readjustment Act of 1944, known informally as the G.I. Bill, was a law that provided a range of benefits for returning World War II veterans (commonly referred to as G.I.s). Benefits included low-cost mortgages, low-interest loans to start a business, cash payments of tuition and living expenses to attend university, high school or vocational education, as well as one year of unemployment compensation. The G.I. Bill allowed servicemen and their families to purchase these recently built homes.

Cemetery Development

Between January of 1848 and December 1849, San Francisco's population increased from 1,000 inhabitants to roughly 20,000 inhabitants and by 1856 that number had more than doubled. The rapid population growth in San Francisco brought on by the Gold Rush created an impending need for the creation of more cemeteries; by the 1880s San Francisco housed 26 cemeteries (29 total including three established after 1880), many of which had already reached or were about to reach capacity. By this time the burials were largely confined to the area in or very near to Lone Mountain near what was then the edge of San Francisco. However, as San Francisco's population grew and expanded west and south into the "Outside Lands" there developed a very politically and emotionally fueled debate over how to reconcile the two opposing land use needs. Ultimately, it was decided that an alternative location would be the preferred solution.

In the late 19th and early 20th centuries it was generally agreed by the cemetery owners, including Masonic and fraternal organizations, religious groups and non-denominational groups, that Colma's



proximity and ease of access made it a favorable location to relocate existing burials and also house future burials. The reasons for eviction and relocation of San Francisco's cemeteries had roots in larger cultural and political movements that defined the period. The primary impetus could be found in the ideals of the Rural Cemetery Movement and the recent formalization of urban planning, the latter of which simply fueled the relocation because it allowed for more proactive development and improved infrastructure to those areas which formerly had little value beyond that of burial grounds.

The simultaneous popularity of the Rural Cemetery movement further encouraged the relocation of cemeteries out of urban centers to what people deemed a more acceptable distance away. The Rural Cemetery Movement was firmly established in the United States by the 1830's with the earliest American example being Mount Auburn Cemetery outside of Boston; by 1863 the Rural Cemetery movement had arrived on the west Coast with the establishment of Oakland's Mountain View Cemetery. It was the Rural Cemetery movement that eventually set the stage for America's public parks. For hundreds of years burials were often intramural, located within city limits, in a church yard or a commons. However, the rapid urbanization that took place during the 19th and 20th centuries, made the practice of intramural burials unsustainable or at the very least, unappealing. Overcrowding, unsanitary conditions, and an overall morbidity



Laurel Hill Monument in Colma, where burials were relocated to from Laurel Hill Cemetery in San Francisco



Laurel Hill Cemetery in San Francisco (no longer in existence)

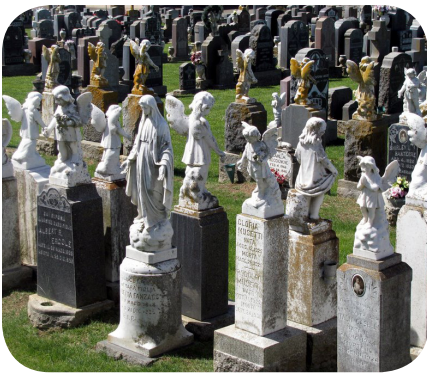




Holy Cross Family Crypts



Statue in Holy Cross



Monuments in Italian Cemetery

associated with early cemeteries provided an impetus for a new kind of cemetery. The Rural Cemetery movement encouraged the placement of cemeteries outside of city limits with wide spacing between burials and an expansive, park-like landscape. The relocation and subsequent role that Colma came to play as a necropolis can be largely attributed to the ideas and sentiments that characterized this movement.

Cemeteries located within cities, including San Francisco, began to be seen as thwarters of progress. The City fathers wanted to utilize the land for its most profitable and highest use. San Francisco’s residents, land speculators and politicians wanted progress and did not believe that cemeteries had much to offer in that respect. Over several years burials were moved further and further to the outskirts of San Francisco, some being exhumed and re-buried up to three times. Many would find their final resting place eight miles outside the City of San Francisco in the town of Colma.

The earliest cemetery developed in Colma was Holy Cross, constructed on a former potato patch in 1887. It is rumored that Archbishop Riordan, who acquired and blessed the land as a burial ground, never consecrated the cemetery in the anticipation of its possible future relocation—reflecting the frequency with which cemeteries were removed and relocated. Holy Cross, however, never moved and six more nineteenth century cemeteries were developed within a little over ten years and have not moved. The Cemeteries were clustered on either side of Mission Road (now El Camino Real and Mission Road to the south) with the eastern portions reaching Hillside Boulevard



and those on the west abutting Junipero Serra Boulevard. A listing of cemetery establishment dates can be found in Table HR-1.

The early cemeteries reflected mainstream cultural trends, but also represented the diverse and colorful ethnic and religious makeup of the San Francisco Peninsula. Among Colma's early cemeteries was the Italian Cemetery, established by Societa Italiana di Mutua Beneficenza in 1899. The Italian Cemetery, like other ethnic cemeteries that would succeed it, reflected endemic traditions, visible in the spatial organization, vegetation, and burials. Rather than mirroring any American trend, the Italian cemetery adapted the geometric layout and above ground entombment along with the traditional pruning methods used in the cemeteries of Florence and Genoa. It also employed architectural styles common to Italy, especially that of the Romanesque style.

Besides illustrating cultural heritage and religious traditions, cemeteries also have a way of displaying class distinctions and are often telling of socio-economic history. In addition to the rather grand, ornate and well-kept cemeteries there was also a Potters field (named Sunset View), established c.1907, reserved for those of lesser means and for orphans, strangers and others. The term "Potter's Field" is thought to stem from the fact that pot makers would dig for clay in areas not conducive to agriculture and it was, of course, these same lands that were used for the burial of the unfortunate and unknown. Located on the outskirts of towns or in a segregated area these burial sites were often unmarked or denoted by simple wooden grave markers.

The pace of cemetery development in Colma only accelerated when the San Francisco City Fathers passed Ordinance 25 on March 26, 1900, prohibiting any future burials in the City and County of San Francisco. The San Francisco Mayor, James D Phelan, was as much an advocate for development as he was for the City Beautiful Movement and it was under his tenure that cemeteries in San Francisco were outlawed. At the turn of the century six more cemeteries were established in rather rapid succession. A listing of cemetery establishment dates can be found in Table HR-1.

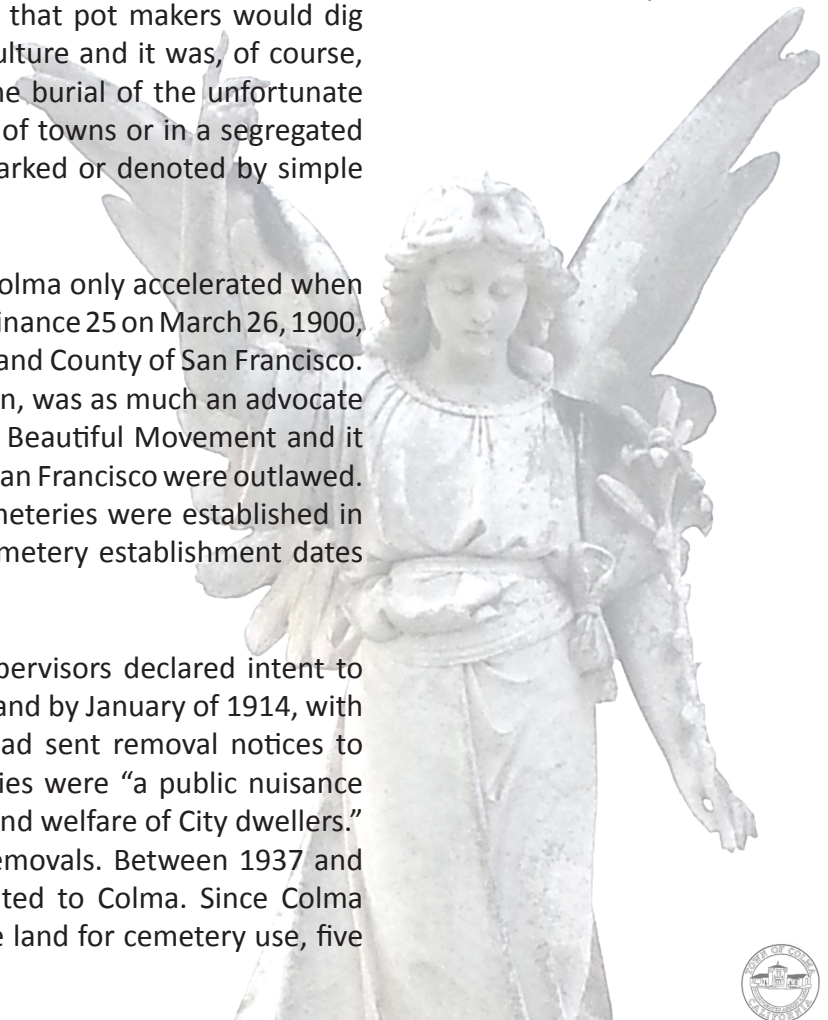
In 1912 the San Francisco Board of Supervisors declared intent to evict all cemeteries in their jurisdiction, and by January of 1914, with the passage of ordinance 2597, they had sent removal notices to all cemeteries stating that the cemeteries were "a public nuisance and a menace and detriment to health and welfare of City dwellers." Subsequent legal battles delayed the removals. Between 1937 and 1941, all remaining graves were relocated to Colma. Since Colma was considered a safe place to purchase land for cemetery use, five



Italian Cemetery



Fugazi Family Mausoleum in Italian Cemetery



**RESERVED FOR TABLE
HR-1**



**RESERVED FOR TABLE
HR-1**





*Noble Chapel in Cypress Lawn
Memorial Park*



additional cemeteries were established since San Francisco outlawed cemeteries and the town's incorporation in 1924.

The worry of further annexation by Daly City or San Francisco combined with the fear that the burial evictions and relocation would continue as a recurrent theme, Colma's cemetery owners, led by "the Father of Colma," Mattrup Jensen, chartered "The Associated Cemeteries" and sought incorporation. The town, then referred to as Lawndale, was incorporated on Aug 5, 1924. On November 17, 1941 Lawndale was renamed to Colma since there was already a city named Lawndale in Southern California.

The seventeen Cemeteries in Colma chronicle the American Cemetery Movement and also embody distinct historical and cultural trends through the unique spatial organization, grave markers and architecture. Cypress Lawn Cemetery, for example, tangibly chronicles the American Cemetery Movement of the late nineteenth century to the present, with the eastern portion exhibiting winding pathways with intentional views and vistas, a park like landscape and monumental entry; whereas the western portion is illustrative of the subsequent Memorial Park movement, defined by less ornate and simplified headstones equally spaced over a large lawn-like landscape. Many of Colma's cemeteries such as Woodlawn, Olivet, Greek Orthodox, Japanese, Greenlawn, Serbian and Pet's Rest are singular in their significance. Home of Peace cemetery, established in 1888, remains the oldest and largest Jewish cemetery in the west. The relocation of San Francisco's cemeteries to Colma not only brought a rich variety of significant funerary architecture including monuments, mausoleums, and the remains of many very significant figures, but also associated practices and uses. The presence of cemeteries brought florists, gardeners, stone-cutters, and laborers to Colma. The traditional use of Colma's unique landscape has encouraged a strong sense of continuity, both tangible and intangible. Many of the early established funerary-related businesses are still run by descendants of their first proprietors; three generations of Delucchis have and continue to operate a flower shop in Colma. Bocci and Sons Stone Carvers, although having changed ownership, is still in operation over 150 years later. Donohoe and Carroll monuments, established in 1885, also continues under family ownership. V. Fontana Company has been in continuous operation since 1921.

BENEFITS OF PRESERVATION

The loss of historic fabric dilutes the unique character, sense of place and feeling that sets one place apart from another. Preservation of historic buildings, structures, sites and the larger cultural landscape makes sense for a variety of reasons. Cultural resources link the

present form of the Town to the community's roots and evolution. Resources may include objects, buildings, structures, districts, trees and landscapes which relate to and evoke Colma's past. From an economic perspective, restoration provides skilled jobs for local builders and income for local suppliers and businesses. Heritage tourism provides jobs in the service sector, supports commercial businesses and would encourage visitors to patronize the expanded retail, entertainment and dining sector proposed as part of Colma's Economic Development Plan. From an environmental perspective, restoration and reuse of materials reduce the materials going to landfills and also lessen depletion of raw materials such as timber. From a social perspective, preservation of historic neighborhoods contributes to diversity in our community and provides a variety of housing to satisfy a wide range of income levels at different stages of life. Below is a listing of some of the benefits of historic preservation:

Cultural Benefits

Having many and varied historic resources make the community culturally richer for having the tangible presence of past eras and architectural styles.

Economic Benefits

Economic benefits include:

- Revenue increase – When historic buildings and cultural sites are protected and made the focal point of revitalization, property values and tax revenues increase; highly skilled jobs are created; a strong concentration of local businesses is encouraged; and opportunities for heritage tourism are created.
- Stability of residential and commercial areas and cemetery sites - The Town's special character can be a powerful tool for the economy as well as community identity. When public policy clearly favors preservation and good design this gives a level of stability that helps attract investment.
- Cost and Time Savings - Fixing up a historic building and deteriorated landscape often costs less and takes less time to complete than constructing new facilities of the same size for the same use.
- Conservation of Natural Resources - As opposed to new construction, rehabilitation uses a smaller amount of building materials and less energy. Preservation is often the "sustainable option"
- Economic Growth - A strong visual identity helps attract visitors, customers, and businesses.

Social Benefits

Historic preservation encourages community pride and mutual concern for the local historic building stock and cultural landscapes.



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- Intrinsic Value – historic structures and appropriate landscape features with value for their own sake.
 - Continuity – historic structures and good landscaping provide a sense of permanence and well-being.
 - Understanding – historic buildings and structures give an enhanced understanding of who we are, where we have been, and where we might be going.

Educational Benefits

Historic and cultural resources are also worth preserving based on their utility as an educational force. The Town supports the development of community education programs to promote historic preservation. Such programs create awareness and appreciation of Colma's history. Recognition of historic resources will foster a greater enjoyment of the town and greater support for historic preservation efforts.

The community will only become aware of the benefits of historic preservation and the Town's commitment to historic preservation through continued community outreach efforts. The Colma Historical Association seeks to educate citizens about current historic resources and benefits of preservation. Information is disseminated through publications, presentations, walking tours, special events and other media. Technical information relating to the preservation and rehabilitation of historic resources as well as locations or organizations where additional historic data could be obtained can be provided by the Town's Planning staff and the Colma Historical Association.

The combination of education and recognition can foster individual and community pride for local preservation efforts. Community recognition when combined with local incentives can become a strong tool for promoting preservation.

Planning Benefits

The protection of historic resources has benefits to the Town in its long term plan. Historic Resources are vital to the community and provide a unique sense of place. Historic resources also provide the context and backdrop for new development.

Environmental Benefits

Historic preservation through the use of rehabilitation and restoration, and the reuse of existing buildings and sites is an intrinsically "green" practice as opposed to demolition.





The Stone Building at Holy Cross Cemetery

CHALLENGES AND OBSTACLES

Colma's continuing landscape, defined by a rich array of funerary resources dating from the late nineteenth century until the present, has the exceptional ability to illustrate evolution of cultural trends and practices over time. The unique sense of continuity seen through Colma's resources is one that is becoming increasingly scarce. A number of challenges exist that threaten the integrity of Colma's unique resources and that of its larger cultural landscape:

- Limited guidance available to inform future development efforts and ensure compatibility with existing historic and cultural resources.
- Absence of funding set aside to encourage and enable historic preservation efforts.
- Paucity of preservation-related education for private property owners who, in the absence of robust preservation policy, act as the primary stewards of the resources.
- Failure to understand Colma's historic resources as assets.

INCENTIVES FOR PRESERVATION

There are numerous local, state, and federal preservation programs in place to encourage commercial and residential property owners to repair, restore, or rehabilitate historic properties. Incentives are important to the success of the Town's historic preservation program. Incentives and funding can be a successful catalyst for revitalization. If



financial incentives are in place, the Town can offer an offset to denial of a project when economic hardship threatens the preservation of a historic resource.

In the case of Colma's cemetery sites, non-profit organizations or mutual benefit associations can be formed to help with the preservation and rehabilitation of cemetery structures and grounds and provide much needed funding. These nonpartisan and nondenominational groups can serve as a neutral party in planning for the cemetery's preservation and maintenance and can partner on projects with local historic societies and civic groups. Importantly, as a secular organization, a mutual benefit association or nonprofit would be eligible for state and federal funding from which a religious group might be exempt. Such an organization would have the ability to establish a community financial institution or cemetery maintenance district. It should be noted, however, that although a mutual benefit corporation can be non-profit or not-for-profit, it cannot obtain IRS 501(c)(3) non-profit status (exemption from federal income tax) as a charitable organization and is distinct in U.S. law from public-benefit nonprofit corporations and religious corporations. Funds obtained by these organizations can be used for the rehabilitation, acquisition or on-going maintenance of cemetery property.

Listed below is a summary of several preservation incentives and funding opportunities, please also see the Appendix for a more detailed description of the programs listed below and an additional list of non-profit and corporate funding organizations and websites:

The Mills Act

The Mills Act provides for up to 50% reduction in property taxes in exchange for the rehabilitation, preservation, and long-term maintenance of historic buildings. Buildings qualified to apply for the Mills Act include landmarks and all buildings listed individually or as contributors to a district in the National Register of Historic Places. The Mills Act allows the Town of Colma to enter into contracts with private property owners of qualified historic properties to provide a property tax reduction in exchange for the owners agreeing to preserve, rehabilitate and maintain their historic properties. Property taxes under a Mills Act agreement are individually calculated by the County Tax Assessor and can be reduced as much as 50%, an amount that the owner can use to maintain, restore, or rehabilitate a historic building or property. A Mills Act contract is for an initial period of ten years and is automatically renewed each year on its anniversary date. The benefit may be passed on to subsequent owners. The program is available for both residential and income-producing properties. Mills Act historic property contracts usually have provisions for



Hills of Eternity Memorial Park





rehabilitating a property with specification for complying with the Secretary of the Interior’s Standards for Rehabilitation. This property tax reduction is usually most beneficial to owners who have made recent purchases.

Federal Tax Credits

A 20% income tax credit program is administered jointly by the U.S. Department of the Interior and Department of the Treasury. The program is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be certified historic structures. The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary’s Standards for Rehabilitation. The Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit (but may be eligible for a 10% tax credit). The following information pertains to the 20% federal tax credit for the rehabilitation of historic properties:

- The amount of credit available under this program equals 20% of the qualifying expenses of the rehabilitation.
- The tax credit is only available to properties that will be used for a business or other income-producing purpose.
- The building needs to be certified as a historic structure by the National Park Service.

Rehabilitation work has to meet the Secretary of the Interior’s Standards for Rehabilitation, as determined by the National Park Service.

Preservation Easements

Property owners with buildings listed on the National Register can gain significant tax savings by adding a preservation easement to their historic building. This easement ensures the preservation of a property’s significant architectural features while allowing the owner to still occupy and use the building. The property owner authorizes a non-profit organization sustaining the easement the authority to review exterior alterations to the building. The non-profit entity thereby assumes responsibility for protecting the historic and architectural integrity of the property. Easements are recorded on the property deed in perpetuity. Preservation easements limit future owners of a building from demolishing the building or altering it in a way that negatively impacts its architectural features. In this way, Preservation Easements provide for the permanent protection of historic buildings.



California Historical Building Code (CHBC)

A State-adopted building code, the CHBC provides an alternative for the preservation or rehabilitation of buildings designated as “historic.” These regulations are intended to facilitate repair or accommodate a change of occupancy so as to preserve a historic resource’s original or restored architectural features, and allows the Town of Colma to approve reasonable alternatives to the standard requirements for historic buildings. Issues addressed by the CHBC include: use and occupancy; means of egress; archaic materials and methods of construction; fire protection; alternative accessibility provisions; mechanical, plumbing, and electrical requirements; and alternative structural regulations. The code allows some non-conforming conditions to remain without modification. The Town of Colma may use the CHBC for qualifying historic resources at the request of the property owner, to meet code requirements for both interior and exterior rehabilitation. Town staff offers assistance to the property owner in applying the CHBC to their individual project.

Community Development Block Grants (CDBG)

CDBG money can be used to provide loans or grants for qualifying rehabilitation projects, which may involve historic buildings.

Preserve America

Preserve America is a federal initiative that encourages and supports community efforts to preserve cultural and natural heritage. The program includes community and volunteer recognition, grants, and awards, as well as policy direction to federal agencies. Grants focus on economic and educational opportunities related to heritage tourism. Grant amounts range from \$20,000 to \$250,000, and must be matched one to one. The Preserve America Grants program complements other federal funding, by helping local communities develop resource management strategies and sound business practices for the continued preservation and use of heritage assets. Funding is available in five activity categories: research and documentation; planning; interpretation and education; promotion; and training.

Zero or low interest revolving loans

The Town can identify low interest loans for improvement and restoration of designated historic resources through cooperation from private consortiums, banks or revolving funds.

Zoning Incentives

Zoning incentives promote historic preservation by allowing flexibility from some zoning requirements if such flexibility will allow a superior project involving a historic resource. Examples include flexibility from rigid setback requirements, building height, or lot coverage.



GOALS, POLICIES, AND PROGRAMS

Goal G-1: Historic Preservation

Identify, recognize and protect Colma's unique cultural heritage through the implementation of policies and programs that maintain the character and identity of the community, enhance the quality of the built environment, encourage awareness and appreciation for its history and culture, and contribute to its economic vitality.

Policy HR-1: Ensure that future plans, ordinances, and City programs are complimentary to the historic preservation goals and policies contained within this plan.

Program 1a: Ensure internal consistency between the Historic Preservation Element and other elements in the Colma General Plan.

Program 1b: Recognize historic and cultural resources as an essential part of the Town's heritage.

Program 1c: Balance historic preservation goals with economic development goals.

Program 1d: Promote architectural innovation by encouraging projects that promote architectural quality and innovative solutions rather than conformity to standard designs.

Policy HR-2: Acknowledge historic preservation principles as an equal component in the planning and development process.

Program 2a: Continue to provide design flexibility as part of the development review process for projects involving or potentially impacting historic or cultural resources.

Program 2b: Adopt zoning code modifications to establish a separate design review process when modifications are considered to structures listed as historic or potentially historic in this plan. The process should reference and require consistency with the Secretary of the Interior's Standards for Rehabilitation for all projects involving significant historic resources.



Program 2c: Adopt zoning code modifications to establish consideration of economic hardship for owners of historic resources with specific criteria and administrative review process.

Program 2d: Continue to use the California Environmental Quality Act (CEQA) as part of the development review process to analyze potential impacts to historic and cultural resources and offer mitigation to minimize negative impacts.

Program 2e: Utilize the Historic Building Code to encourage and facilitate thoughtful restoration, rehabilitation, and adaptive reuse of Colma's historically significant structures.

Program 2f: Consider zoning code modifications to build in flexibility for minor code deviations (parking requirements, setbacks, building height, lot coverage, etc.) if such flexibility would result in a more historically appropriate design without negatively impacting the neighborhood.

Program 2g: The Town of Colma encourages and will provide support to property owners who wish to apply for designation of their properties as a California Historical Landmark, a California Point of Historical Interest, and/or inclusion in the National Register of Historical Places. In addition, the Town encourages and will provide support in the documentation and preservation of Cultural Landscapes.

Policy HR-3: Prevent destruction of properties that add historical or cultural value to Colma's unique history.

Program 3a: Adopt a demolition ordinance requiring discretionary review for all demolitions involving structures that are 50 years old or older.

Program 3b: Support the goals and objectives of



the most current California Historic Preservation Plan.

Program 3c: Encourage community participation in surveys, nominations and landmark hearings.

Program 3d: Promote adaptive re-use of buildings.

Program 3e: Consider establishing a local designation ordinance and associated process to identify and protect Colma's historic resources.

Policy HR-4: Work with the Colma Historical Association as a partner in local preservation.

Program 4a: Continue to work collaboratively with the Colma Historical Association in efforts to protect and promote the unique history of Colma.

Program 4b: Support Colma's Historical Association in their continued oversight of Colma's Museum.

Program 4c: The Colma Historical Association should continue to be used as in an advisory role for discretionary review projects involving cultural sites and historic resources in the Town of Colma.

Program 4d: Encourage the Colma Historical Association to continue to provide resources for residents and applicants wishing to learn more about particular sites or the Town's history as a whole.

Program 4e: Improve awareness of historic preservation goals and activities at town functions by setting up a booth or table or other similar public outreach activities.

Program 4f: Identify educational opportunities and encourage attendance by Town Staff and the Colma Historical Association members to maintain awareness of current preservation issues.



Policy HR-5: Foster awareness, appreciation and celebration of Colma's unique historic and cultural heritage and educate and encourage preservation of these resources.

Program 5a: Create and maintain a historic preservation webpage on the Town of Colma or Colma Historical Association website that includes information on Colma's historic and cultural resources, resource listings, white papers or other helpful and informative resources.

Program 5b: Establish a self-guided tour to lead visitors (motorists and pedestrians) by key historic and cultural resources in the Town of Colma.

Program 5c: Create a printable PDF map of the self-guided tour and post the map on the Colma Historical Association webpage as well as provide printed copies at Colma's Historical Museum, City Hall, Visitor Center and other appropriate locations.

Program 5d: Create unique "historic Colma route" signs along the route of the self-guided tour to further identify it.

Program 5e Promote awards programs and other forms of public recognition for projects of architectural merit that contribute positively to the community.

Program 5f Train town staff to provide technical assistance to property owners concerning the sensitive maintenance, rehabilitation and restoration of historic resources.

Program 5g Property owners are encouraged to seek private foundation grants to fund historic preservation projects in the town.

Program 5h Explore Community Development Block Grant funds as a potential funding source for rehabilitation of historic resources.



Policy HR-6: The town shall lead by example and encourage sensitive preservation of all town owned resources by using best practices.

Program -6a: The Town shall continue to act as stewards of Colma's history in its rehabilitation and on-going maintenance of historic town owned buildings, sites, and structures consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.



APPENDIX A: DEFINITIONS

Adaptive re-use: a use for a structure or landscape other than its historic use, normally entailing some modification of the structure or landscape.

Building: an enclosed structure with walls and a roof, created to serve some residential, industrial, commercial, agricultural, or other human use.

Character-defining feature: a prominent or distinctive aspect, quality, or characteristic of a historic property that contributes significantly to its physical character. Structures, objects, vegetation, spatial relationships, views, furnishings, decorative details, and materials may be such features.

Cultural landscape: a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values. There are four general kinds of cultural landscape, not mutually exclusive. The four types are:

1. Designed Landscape – Consciously designed or laid out by a landscape architect, master gardener, architect or horticulturist.
2. Vernacular Landscape – A landscape that evolved through use by the people whose activities or occupancy shaped the landscape.
3. Historic Site – A landscape significant for its association with a historic event, activity or person.
4. Ethnographic Landscape – A landscape containing a variety of natural and cultural resources that the associated people define as a heritage resource.

Cultural resource: an aspect of a cultural system that is valued by or significantly representative of a culture or that contains significant information about a culture. A cultural resource may be a tangible entity or a cultural practice.

Culture: a system of behaviors (including economic, religious, and social), beliefs (values, ideologies), and social arrangements.

Design: the combination of elements that create the form, plan, space, structure, and style of a historic property.

Documentation: drawings, photographs, writings, and other media that depict cultural and natural resources.

Evaluation: process by which the significance of a property is judged and eligibility for National Register of Historic Places (or other designation) is determined.

Feature (historic): (1) a prominent or distinctive aspect, quality, or characteristic of a historic property; (2) a historic property.

Historic character: the sum of all visual aspects, features, materials, and spaces associated with a property's history.

Historic district: a local or national geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, landscapes, structures, or objects, united by past events or aesthetically by plan or physical developments. A district may also be composed of individual elements separated geographically but linked by association or history. (See National Register Bulletin 15.)



Historic property: a district, site, structure, or landscape significant in American history, architecture, engineering, archeology, or culture; an umbrella term for all entries in the National Register of Historic Places.

Historic site: the site of a significant event, prehistoric or historic occupation or activity, or structure or landscape whether extant or vanished, where the site itself possesses historical, cultural, or archeological value apart from the value of any existing structure or landscape; see cultural landscape.

Historic significance: the meaning or value ascribed to a structure, landscape, object, or site based on the National Register criteria for evaluation. It normally stems from a combination of association and integrity.

In-kind: in the same manner or with something equal in substance having a similar or identical effect.

Integrity: the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during its historic or prehistoric period; the extent to which a property retains its historic appearance.

Inventory: a list of cultural resources, usually of a given type and/or in a given area.

Material: the physical elements that were combined or deposited to form a property. Historic material or historic fabric is that from a historically significant period, as opposed to material used to maintain or restore a property following its historic period(s).

Protection: action to safeguard a historic property by defending or guarding it from further deterioration, loss, or attack or shielding it from danger or injury.

Preservation: the act or process of applying measures to sustain the existing form, integrity, and material of a historic structure, landscape or object. Work generally focuses upon the ongoing preservation maintenance and repair of historic materials and features, rather than extensive replacement and new work.

Reconstruction: the act or process of depicting, by means of new work, the form, features, and detailing of a non-surviving historic structure or landscape, or any part thereof, for the purpose of replicating its appearance at a specific time and in its historic location.

Rehabilitation: the act or process of making a compatible use for a historic structure through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural and architectural values.

Repair: action to correct deteriorated, damaged, or faulty materials or features of a structure or landscape.

Restoration: the act or process of accurately depicting the form, features, and character of a historic structure, landscape, or object as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Secretary of the Interior Standards: See http://www.nps.gov/history/local-law/arch_stnds_8_2.htm

Setting: the physical environment of a historic property; the character of the place in which the property played its historical role.

State historic preservation officer (SHPO): an official within each state appointed by the governor to administer the state historic preservation program and carry out certain responsibilities relating to federal undertakings within the state.





Structure: a constructed work, usually immovable by nature or design, consciously created to serve some human activity. Examples are buildings of various kinds, monuments, dams, roads, railroad tracks, canals, millraces, bridges, tunnels, locomotives, nautical vessels, stockades, forts and associated earthworks, Indian mounds, ruins, fences, and outdoor sculpture.

APPENDIX B: HISTORIC RESOURCE EVALUATION

The 1992 Historic Resource Inventory (HRI) developed as a joint project with the cooperation of the City of Colma, the San Mateo County Historical Association and the San Mateo County Historic Resources Advisory Board. The intent of the HRI was to develop a comprehensive citywide survey of all cultural resources to inform subsequent planning decisions. At that time 58 resources were identified and evaluated based on significance and potential eligibility for the National or State Registers of Historic Places.




However, because the HRI was performed more than twenty years ago, this list can no longer be considered a comprehensive list. The 1992 HRI (below) is useful as a reference, but because it may not include all potentially eligible resources and may not reflect the most current significance evaluation it should not be considered a comprehensive inventory of all significant historic and cultural resources in Colma.

PLANNING AREA	RESOURCE NAME	ARCHITECTURAL STYLE	DATE OF CONSTRUCTION	STREET ADDRESS	NAT'L REG STATUS/ SIGNIFICANCE CRITERIA
					LOCAL DESIGNATION
4:El Camino Corridor	Salem Memorial Park Office/ Chapel	Art Moderne and Exotic Revival	1936-1940/1986	1171 El Camino Real	5S2
					None
		An interesting example of divergent architectural forms drawing from Neo-Babylonian and Roman styles which work together to communicate a contemporary Moderne style representative of the 1930s.			
4: El Camino Corridor	City Hall/ Civic Building	Spanish Eclectic	1937	1198 El Camino Real	3S; A, C(c)
					None
		Designed by Resing & McGinness of San Francisco in 1936, the City Hall's Spanish Eclectic style was actually influenced by the "City Father," Mattrup Jensen who had been inspired by the Ross, California Town Hall c. 1928.			

National Register Status:
 3S: Eligible for the National Register
 4S8: May become eligible for separate listing in the National Register when other properties, which provide more significant examples of the historical or architectural associations connected to this property are demolished or otherwise lost their architectural integrity.
 5S2: Not eligible for the national Register, but of local interest because it is likely to become eligible for separate listing or designation under a local ordinance that has not yet been written.
 7: Not Evaluated

National Register Significance Criteria:
 A = Representative of Events of Broad Pattern of History
 B = Associated with Important Persons
 C = Architectural Significance
 (a) Significant Type, Period, or Method of Construction
 (b) Work of a Master



6: Mission Road	Lagomarsino Farm Houses/ Residential	Neoclassical Rowhouses	1908-1918	1431 -1457 Mission Rd.	3S B, C(a) None
	These 6 residences constitute the largest and only remaining concentration of residential housing constructed in Colma between 1906 and 1914. They also exist as the most intact example of the family farmstead from Colma's agricultural heyday. The farm houses retain integrity as constructed by the New Era building Co. to a remarkable degree.				
6: Mission Road	Holy Cross/ Cemetery	Rural Cemetery	1886	1595 Mission Rd.	3S None
	Holy Cross was established by the Catholic Church in 1887. The gateway entrance and lodge for Holy Cross Cemetery, designed in the Richardsonian Romanesque style, is the oldest remaining building ensemble of the first cemetery to be established in Colma.				
6: Mission Road	Molloy's Tavern/ Commercial	Vernacular	1883	1655 Mission Rd.	3S; A None
	Originally opened as the Brooksville Hotel in 1883, what is now Molloy's Tavern is the oldest commercial establishment in continuous operation in Colma. The building has been a hostelry, speakeasy, and pub.				
7: Cemetery	Woodlawn Entry/ Office	Romanesque	1904/1948	1000 EI Camino Real	3S;C(a,c) None
	Designed by SF Architect Thomas Patterson Ross, the Woodlawn Entry and Office combines elements of the late Gothic Revival with those of HH Richardson. The employment of structural concrete as a framework was one of the earlier uses of the new building technology. The Woodlawn office is considered to possess the highest artistic value of any like architectural features in Colma or perhaps the State.				
7:Cemetery	Home of Peace/ Cemetery	Jewish Cemetery	1889	1299 EI Camino Real	5S2 None
	The oldest and largest Jewish Cemetery in the West, Founded by the Emanu-El Congregation in 1850. The original cemetery was located at Vallejo and Gough Streets in San Francisco. The Funerary architecture of this cemetery draws its inspiration from near eastern design				

National Register Status:

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5S2: Not eligible for the national Register, but of local interest because it is likely to become eligible for separate listing or designation under a local ordinance that has not yet been written.

7: Not Evaluated

National Register Significance Criteria:

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B = Associated with Important Persons

C = Architectural Significance

(a) Significant Type, Period, or Method of Construction

(b) Work of a Master



7:Cemetery	Hills of Eternity/ Mausoleum	Moderne; Neo Byzantine	1934	1301 EL Camino Real	5S2 None
	As one of the two examples of Neo-Byzantine in Colma, the reinforced concrete mausoleum exhibits a marked reference to the Moderne style in the horizontal and vertical grooves and use of chevron moldings. The mausoleum was designed by the architecture firm of Samuel Hyman and Abraham Appleton.				
7:Cemetery	Cypress Lawn/ Cemetery	Garden Cemetery/ Memorial Park	1892	1370 El E Camino Real	3S None
	Among the last great rural cemeteries built in the 19 th Century, Cypress lawn includes 87 family mausoleums and many impressive monuments. B.J.S Cahill's Roman Renaissance Community Mausoleum represents the largest collection of art glass in America. This cemetery particularly, provides a visual chronicle of the American Cemetery Movement to the present				
7:Cemetery	Italian Cemetery	Traditional Italian Cemetery	1899	540 F St.	3S None
	Established by the Italian Mutual Benefit Society in 1899, the Italian Cemetery reflects many architectural and funerary features endemic to Italy. Many of the architectural features are a product of ethnic Italian architects from San Francisco.				
7:Cemetery	Olivet Cemetery Office	Mission Revival	1896-1904	1500 Hillside Blyd.	3S; A, C(c) None
	The office best represents the contributions of the Abbey Land and Improvement Company to the City of Colma. The Mission Revival office was designed by the Corporation's Vice President, SF Architect William H Crim. The building has received a number of alterations and additions over time, but retains its original character.				

National Register Status:

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7:Cemetery	Olivet Memorial Park/ Cemetery	Picturesque Cemetery	1896	1601 Hillside Blvd.	4S8 None
		Olivet Memorial Park is significant as a model modern cemetery thanks to efforts made by its long time superintendent, Mattrup Jensen. In years under his leadership Olivet received new concrete crypts and liners; modern crematories; and new standard columbarium and incendiary with "Jensen" front doors. A notable feature of the cemetery is the segregation of cemetery sections based on vocation or interests.			
7:Cemetery	Pet's Rest Office	Vernacular	1908	1905 Hillside Blvd.	5S2 None
		One of the few remaining examples of post-1906 earthquake residential buildings remaining in Colma. In 1907 the Colma area became a center for resettlement for San Franciscans affected by the earthquake. This building is representative of that era of buildings in its narrow pent roof, recessed entry with double angled bays. In 1947 the house was purchased to establish the Pet's Rest Cemetery.			
7:Cemetery	Old Colma Railroad Station	Vernacular RR Depot	1860's	1506 Hillside Blvd.	3S, A,C(c) None
		Estimated to be built in the early 1860's by the San Francisco and San Jose Railroad, the Old Colma Railroad Station is considered a relic of Colma's gardening era. For a time, this railroad stop served as the most important stopping place between the town of San Mateo and the City of San Francisco.			
8: Sterling Park	Filipini Residence	Spanish Eclectic	1934	7701 Mission St.	5S2 None
		The single family residence exists as the best remaining example of the Spanish Eclectic style in Colma, so popular before WWII. The residence was constructed in 1934 by Joseph Ragni, a Daly City Contractor who was also responsible for the remodeling of the Bocci and Sons business office, at the same time.			

National Register Status:

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8: Sterling Park	E Street Residences	Row house	c.1924 – c.1935	464 -471 E St.	5S2 None
	Spanish Eclectic and Arte Moderne in style, these row houses were moved from Alemany Boulevard in San Francisco prior to/ during the construction of Hwy 280. Typically 1 and 2 story residences dating from the 1920s to 1950s. Based on the gradual relocation of San Francisco Row houses to Colma they present an erroneous sense that they were part of the original growth of the City. They do play in important role in explaining the evolution of Colma. (Also see listing below for F Street Residences)				
8: Sterling Park	Ottoboni Residence	Craftsman	1904	417 F St.	3S; A,B None
	In 1902 the Ottoboni Family, recently emigrated from Italy, established the first nursery in the area near El Camino Real and F Street, and by doing so initiated what would become a booming flower industry in the area. The Ottoboni home served as the original office for the Pioneer nursery.				
8: Sterling Park	Pelton "Cheap" Building	Vernacular	1883**	437 F St.	5S2 None
	A relatively intact example of the "Cheap Dwellings" designed by San Francisco architect, John Pelton in the early 1880s. This house like many of those on E street was moved from Alemany Boulevard in SF. It is one of the few remaining examples of this style to survive.				
8: Sterling Park	F Street Residences	Row House	c.1924 – c.1935		Unknown None
INSERT PHOTO		Spanish Eclectic and Arte Moderne in style, these row houses were moved from Alemany Boulevard in San Francisco prior to/ during the construction of Hwy 280. Typically 1 and 2 story residences dating from the 1920s to 1950s. Based on the gradual relocation of San Francisco Row houses to Colma they present an erroneous sense that they were part of the original growth of the City. They do play in important role in explaining the evolution of Colma. Note: None of the Houses on F Street are included in the historic inventory, so register status is not known. Likely 5S2, similar to the E Street houses.			

National Register Status:

3S: Eligible for the National Register

4S8: May become eligible for separate listing in the National Register when other properties, which provide more significant examples of the historical or architectural associations connected to this property are demolished or otherwise lost their architectural integrity.

5S2: Not eligible for the national Register, but of local interest because it is likely to become eligible for separate listing or designation under a local ordinance that has not yet been written.

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National Register Significance Criteria:

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(a) Significant Type, Period, or Method of Construction

(b) Work of a Master



8: Sterling Park	Japanese Cemetery	Cemetery	1902	1300 Hillside Blvd.	7 None
		A small cemetery, unique for its absence of trees and lawn crowded with monuments. It is the final resting place for hundreds of Japanese who were relocated from San Francisco's Laurel Hill Cemetery in 1940. A number of notable Japanese are buried here including the tomb of Makoto Hagiwara and family who built the Japanese Tea Garden in Golden Gate Park.			
9: Bart Area	Mattrup Jensen Residence	Vernacular/ added Neoclassical features	1903/1941	649 F St.	3S; A,B None
		The home of Mattrup Jensen from 1903-1945. The home was designed and built by Mattrup Jensen who was considered the "Father of Modern Colma". Later he remodeled the house based on ante bellum residences he had seen while traveling in the American South. The residence is representative of Mattrup's many contributions to the Town of Colma.			
9: Bart Area	Bocci Monuments/ Commercial	Vernacular	1904/1934	7778 Mission St.	3S; A, B None
		Bocci & Sons served as one of the first monument shops established in Colma. First constructed in 1904, the building was remodeled in 1934 when local contractor Joseph Ragni built the new office façade. The descendants of Leopoldo Bocce continue to operate the business and it is now among the oldest cemetery related business in continuous operation in Colma.			

*467,469 and 471 E St. were moved From Alemany Boulevard in San Francisco in the 1960s

** 437 F St was moved from Alemany Boulevard in 1964

National Register Status:

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4S8: May become eligible for separate listing in the National Register when other properties, which provide more significant examples of the historical or architectural associations connected to this property are demolished or otherwise lost their architectural integrity.

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**RESERVED FOR
PLANNING AREA #4 MAP**



**RESERVED FOR
PLANNING AREA #6 MAP**



**RESERVED FOR
PLANNING AREA #7 MAP**



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PLANNING AREA #8 MAP**



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PLANNING AREA #9 MAP**



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APPENDIX C: LEGAL CONTEXT FOR HISTORIC PRESERVATION

FEDERAL CONTEXT

National Historic Preservation Act

The National Historic Preservation Act (NHPA), enacted in 1966, established the National Register of Historic Places under the Secretary of the Interior, authorized funding for state programs with provisions for pass-through funding and participation by local governments, created the Advisory Council on Historic Preservation, and established a review process for protecting cultural resources. The NHPA provides the legal framework for most state and local preservation laws.

The NHPA established the Section 106 review procedure to protect historic and archaeological resources that are listed in or eligible for listing in the National Register of Historic Places from the impacts of projects by a federal agency or projects funded or permitted by a federal agency. Federal Highway and HUD-funded Community Development Block Grant projects are examples of those subject to Section 106 review.

Additionally, the NHPA was amended in 1980 to create the Certified Local Government (CLG) program, administered through the State Office of Historic Preservation (OHP). This program allows for direct local government participation and integration in a comprehensive statewide historic preservation planning process. Cities and counties with CLG status may compete for preservation funds allocated by Congress and awarded to each state.

National Register of Historic Places

National Register of Historic Places is the nation's official list of cultural resources worthy of preservation. It is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archeological resources. The National Register is maintained by the Keeper of the Register within the National Park Services Division. The National Register program also includes National Historic Landmarks, which is limited only to properties of significance to the nation.

STATE CONTEXT

California Register of Historic Places

The California Register of Historical Resources was established in 1992, through amendments to the Public Resources Code. It serves as an authoritative guide to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected from substantial adverse change. The California Register includes resources that are formally determined eligible for, or listed in, the National Register, State Historical Landmarks numbered 770 or higher; Points of Historical Interest recommended for listing by the



State Historical Resources Commission (SHRC); resources nominated for listing and determined eligible in accordance with criteria and procedures adopted by the SHRC, and resources and districts designated as City or county landmarks when the designation criteria are consistent with California Register criteria.

The State of California Office of Historic Preservation administers the California Register program. As a recipient of federal funding, that office meets the requirements of the National Historic Preservation Act with a State Historic Preservation Officer who enforces a designation and protection process, maintains a system for surveys and inventories, and provides for adequate public participation in its activities.

California Environmental Quality Act (CEQA) – Public resources Code 21000-21178

CEQA is a regulatory process enacted in 1970 with the intention to inform decision makers and the public of potential significant environmental impacts of proposed developments. Projects which may cause a substantial adverse effect to historic resources or archaeological sites are subject to the provisions of CEQA. The CEQA review process identifies potential significant impacts as well as alternatives or mitigation measures to avoid or reduce these impacts.

CEQA was amended in 1992 to define historical resources as those listed in (or determined eligible for listing in) the California Register; a resource included in a local register of historical resources or identified as significant in a historical resource survey that meets certain requirements; and any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be significant. Generally, a resource is considered to be historically significant if it meets the criteria for listing in the California Register. However, a lead agency under CEQA is not precluded from determining a resource is significant that is not listed in (or determined eligible for listing in) the California Register, not included in a local register, or identified in a historical resources survey as a historical resource, as defined in the Public Resources Code. According to CEQA all buildings constructed over 50 years ago may be historical resources and proposed alterations require some level of environmental review. CEQA has been further amended to clarify that a project that may cause a substantial adverse change in the significance of a historical resource if it is a project that may have a significant effect on the environment. Demolition and destruction are obvious significant impacts. It is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The state CEQA guidelines provide that a project that demolishes or alters those physical characteristics of a historical resource that convey its historical significance or its character-defining features, then it



can be considered to materially impair the resource's significance. However, a project that conforms to the *U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties* can generally be considered to be a project that will not cause a significant impact.

LOCAL CONTEXT

General Plan

State law offers local governments the flexibility to prepare optional General Plan elements that address topics of concern to them; historic preservation is identified as one of these optional elements. Since all elements of the General Plan have equal legal status, the Historic Resources is as important as each of the other elements. Historical resources, unlike most other resources, can never be recovered once altered or demolished; therefore, preservation must be considered a legitimate land use concern. The Town of Colma's historic buildings and sites can be affected by encroaching land uses, deterioration and neglect. The Town utilizes the Historical Resources Element to identify, establish and protect sites and structures of architectural, historical, archeological and cultural significance, including significant landscaping.

Town of Colma Municipal Code

Chapter Five of the Colma Municipal Code establishes a design review (DR) zone for the Town per Section 5.03.040(d). The DR zone may be combined with all base zones to achieve a consistent site, landscape and building design theme in those area where it is applied. However, pursuant to Code Section 5.03.300, the requirements of the DR zone do not apply to construction of structures on parcels with existing buildings having recognized historical merits, or construction of new buildings on cemetery grounds where, were the development to conform to the DR standards, the design would clash with the existing improvements having recognized historical or architectural merit. All grading or building permit design plans are submitted to the City Planner for review. An approval determination is made by Zoning Administrator and/or City Council.

APPENDIX D: SECRETARY OF THE INTERIOR STANDARDS

The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation of cultural resources listed in or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, the Secretary of the Interior's Standards for Historic Preservation Projects were developed in 1976. They consisted of seven sets of standards for the acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction of historic buildings.

Since their publication in 1976, the Secretary's Standards have



been used by State Historic Preservation Officers and the National Park Service to ensure that projects receiving federal money or tax benefits were reviewed in a consistent manner nationwide. The principles embodied in the Standards have also been adopted by hundreds of preservation commissions across the country in local design guidelines.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will



be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPENDIX E: STANDARDS AND TREATMENTS FOR CULTURAL LANDSCAPES

The Secretary of the Interior’s Standards for the Treatment of Historic Properties and the Guidelines for the Treatment of Cultural Landscapes provide guidance to cultural landscape owners, stewards and managers, landscape architects, preservation planners, architects, contractors, and project reviewers prior to and during the planning and implementation of project work.

In all treatments for cultural landscapes, the following general recommendations and comments apply:

1. *Before undertaking project work, research of a cultural landscape is essential:* Research findings help to identify a landscape’s historic period(s) of ownership, occupancy and development, and bring greater understanding of the associations that make them significant. Research findings also provide a foundation to make educated decisions for project treatment, and can guide management, maintenance, and interpretation. In addition, research findings may be useful in satisfying compliance reviews (e.g. Section 106 of the National Historic Preservation Act as amended).
2. *There is no single way to inventory a landscape, the goal of documentation is to provide a record of the landscape as it exists at the present time, thus providing a baseline from which to operate:* All component landscapes and features that contribute to the landscape’s historic character should be recorded. The level of documentation needed depends on the nature and the significance of the resource. For example, plant material documentation may ideally include botanical name or species, common name and size. To ensure full representation of existing herbaceous plants, care should be taken to document the landscape in different seasons. This level of research may most often be the ideal goal for smaller properties, but may prove impractical for large, vernacular landscapes.
3. *Assessing a landscape as a continuum through history is critical in assessing cultural and historic value:* By analyzing the landscape, change over time—the chronological and physical “layers” of the landscape—can be understood. Based on analysis, individual features may be attributed to a discrete period of introduction, their presence or absence substantiated to a given date, and therefore the landscape’s significance and integrity evaluated. In addition, analysis allows the property to be viewed within the context of other cultural landscapes.
4. *In order for the landscape to be considered significant, character-*



defining features that convey its significance in history must not only be present, but they also must possess historic integrity: Location, setting, design, materials, workmanship, feeling and association should be considered in determining whether a landscape and its character-defining features possess historic integrity.

5. *Preservation planning for cultural landscapes involves a broad array of dynamic variables:* Adopting comprehensive treatment and management plans, in concert with a preservation maintenance strategy, acknowledges a cultural landscape's ever-changing nature and the interrelationship of treatment, management and maintenance.

Treatments for Cultural Landscapes

Prior to undertaking work on a landscape, a treatment plan or similar document should be developed. The four primary treatments identified in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, are:

1. Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.
2. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical or cultural values.
3. Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.
4. Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Landscape treatments can range from simple, inexpensive preservation actions, to complex major restoration or reconstruction projects. Generally, preservation involves the least change, and is the



most respectful of historic materials. It maintains the form and material of the existing landscape. Rehabilitation usually accommodates contemporary alterations or additions without altering significant historic features or materials, with successful projects involving minor to major change. Restoration or reconstruction attempts to recapture the appearance of a property, or an individual feature at a particular point in time, as confirmed by detailed historic documentation. These last two treatments most often require the greatest degree of intervention and thus, the highest level of documentation.

In all cases, treatment should be executed at the appropriate level, reflecting the condition of the landscape, with repair work identifiable upon close inspection and/or indicated in supplemental interpretative information. When repairing or replacing a feature, every effort should be made to achieve visual and physical compatibility. Historic materials should be matched in design, scale, color and texture.

A landscape with a high level of integrity and authenticity may suggest preservation as the primary treatment. Such a treatment may emphasize protection, stabilization, cyclical maintenance and repair of character-defining landscape features. Changes over time that are part of the landscape's continuum and are significant in their own right may be retained, while changes that are not significant, yet do not encroach upon or erode character may also be maintained. Preservation entails the essential operations to safeguard existing resources.

Rehabilitation is often selected in response to a contemporary use or need—ideally such an approach is compatible with the landscape's historic character and historic use. Rehabilitation may preserve existing fabric along with introducing some compatible changes, new additions and alterations. Rehabilitation may be desirable at a private residence in a historic district where the homeowner's goal is to develop an appropriate landscape treatment for a front yard, or in a public park where a support area is needed for its maintenance operations.

When the most important goal is to portray a landscape at an exact period of time, restoration is selected as the primary treatment. Unlike preservation and rehabilitation, interpreting the landscape's continuum or evolution is not the objective. Restoration may include the removal of features from other periods and/or the construction of missing or lost features and materials from the reconstruction period. In all cases, treatment should be substantiated by the historic research findings and existing conditions documentation. Restoration and re-construction treatment work should avoid the creation of a landscape whose features did not exist historically. For example, if features from an earlier period did not co-exist with extant features from a later period that are being retained, their restoration would not be appropriate.

In rare cases, when evidence is sufficient to avoid conjecture, and no



other property exists that can adequately explain a certain period of history, reconstruction may be utilized to depict a vanished landscape. The accuracy of this work is critical. In cases where topography and the sub-surface of soil have not been disturbed, research and existing conditions findings may be confirmed by thorough archeological investigations. Here too, those features that are intact should be repaired as necessary, retaining the original historic features to the greatest extent possible. The greatest danger in reconstruction is creating a false picture of history.

False historicism in every treatment should be avoided. This applies to individual features as well as the entire landscape. Examples of inappropriate work include the introduction of historic-looking benches that are actually a new design, a fanciful gazebo placed in what was once an open meadow, executing an unrealized historic design, or designing a historic-looking landscape for a relocated historic structure within “restoration.”

APPENDIX F: FUNDING OPPORTUNITIES - ORGANIZATIONS AND WEBSITES

Incentive	For Further Information:
CLG Grant (Historic Preservation Fund Grant)	http://www.ohp.parks.ca.gov/?Page_id=21239
CDBG Grant (Non-Entitlement)	http://www.hcd.ca.gov/fa/cdbg/
Home Depot Foundation Grant	http://www.homedepotfoundation.org/
National Endowment For The Humanities Grant	http://www.Neh.Gov/Grants
Preservation Tech & Training Grant	http://Ncptt.Nps.Gov/Grants/
Johanna Favrot Fund	http://www.Preservationnation.Org/Resources/Find-Funding/Special-Funds/Johanna-Favrot-Fund.Html
Peter H Brink Leadership Fund	http://www.preservationnation.org/resources/find-funding/special-funds/the-peter-h-brink-leadership.html#.U2fJZ2dLuf4
American Express Partners In Preservation	http://Partnersinpreservation.Com/
CA Council for The Humanities Grant For Ethno-History	http://www.Calhum.Org/Grants/Community-Stories-Grant



CA Farmland And Conservancy Easement Program	http://www.conservation.ca.gov/dlrp/cfcp/Pages/Index.aspx
Natural Heritage Preservation Tax Credit Of 2000	https://www.wcb.ca.gov/Programs/TaxCredit.aspx
Mills Act Tax Abatement	http://ohp.parks.ca.gov/?page_id=21412
Federal Tax Credit for Income Producing Properties (20%)	Http://Www.Nps.Gov/Tps/Tax-Incentives/Before-You-Apply.Htm
CA State Historic Tax Credit (Pending)	Http://Ohp.Parks.Ca.Gov/?Page_Id=27495
Federal Non- Historic Building Tax Credit (10%)	Http://Www.Nps.Gov/Tps/Tax-Incentives/Taxdocs/About-Tax-Incentives-2012.Pdf
Archaeological Institute Of America Site Preservation Grant	Http://Www.Archaeological.Org/Grants/706
FHA Flexible Housing Loan	
New Market Tax Credit	Http://Ntcicfunds.Com/Tax-Credit-Basics/New-Markets-Tax-Credits/
The Richard and Julia Moe Foundation for Statewide & Local Partners	http://www.preservationnation.org/resources/find-funding/special-funds/moe-fund-grant-guidelines.html#.U2fMOWdLuf4
National Trust for Historic Preservation Fund Grant	http://www.preservationnation.org/resources/find-funding/preservation-funds-guidelines-eligibility.html#.U2fNJGdLuf4
Hart Family Fund for Small Towns	http://www.preservationnation.org/resources/find-funding/special-funds/hart-fund.html#.U2fNb2dLuf4
National Trust Loan Fund	http://allieddirectory.mainstreet.org/listing/detail.php?id=156#info
National Heritage Area Funds	http://www.nps.gov/history/heritageareas/REP/heritage.html
Historic Building Code	Http://Ohp.Parks.Ca.Gov/?Page_Id=21410



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