



HISTORICAL RESOURCES ELEMENT



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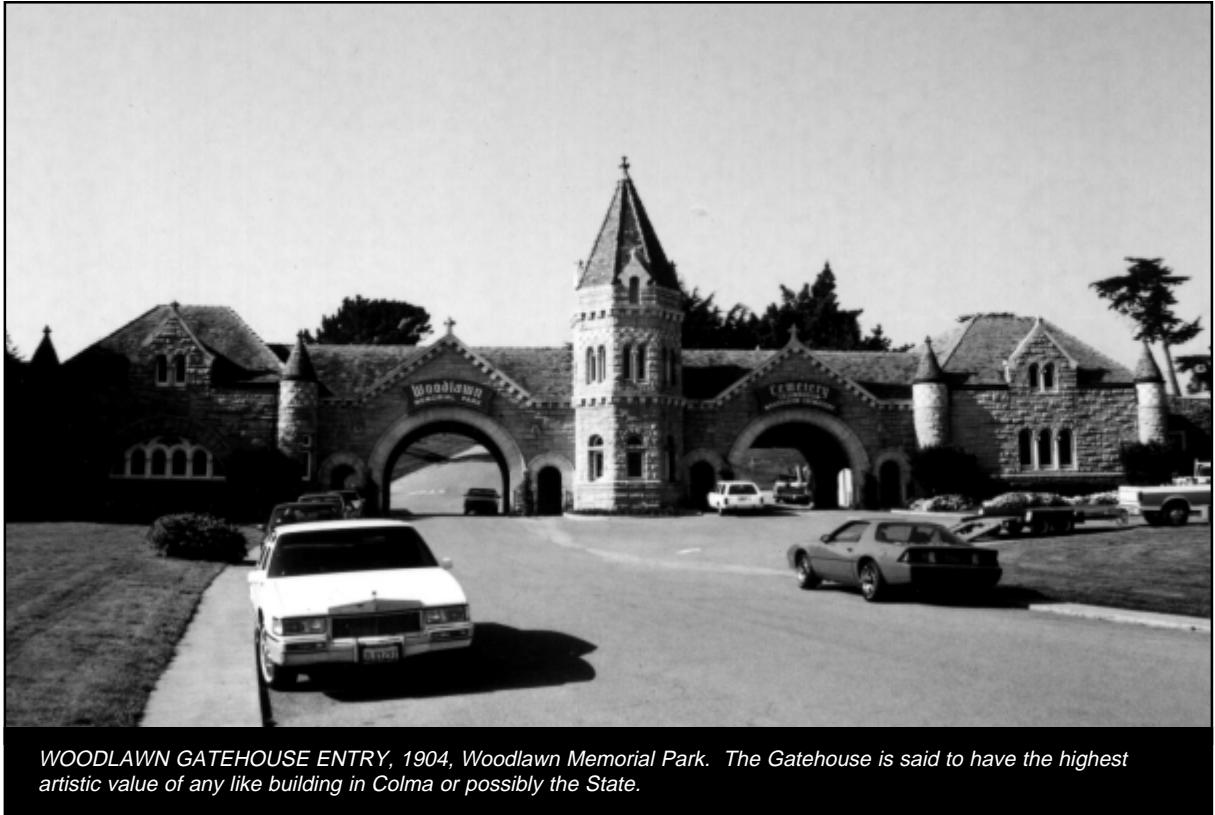
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HISTORICAL RESOURCES ELEMENT

5.08.000 INTRODUCTION

5.08.010 PURPOSE

The Town of Colma has a unique history among California cities. Although it has been an important center, at various times, for agriculture and floriculture, it is truly unique because of its cemeteries that incorporated as a town in 1924 and now comprise nearly three-quarters of the land area within the Town limits. Buildings, monuments and residences associated with the cemeteries are among the most prominent historical resources in Town. The purpose of this Historical Resources Element is to identify historic sites and buildings in Colma and to set forth programs for their protection.

5.08.020 AUTHORIZATION

The California Government Code allows the development of optional General Plan Elements. The Code, Section 65303(J), permits the

inclusion of an Historical Resources Element for the identification, establishment, and protection of sites and structures of architectural, historical, archaeological and cultural significance, including significant trees, hedgerows and other plant materials.

5.08.030 RELATIONSHIP TO OTHER PLAN ELEMENTS

The Historical Resources Element is related to all of the other General Plan Elements. The Town's historic buildings, sites and districts can be affected by encroaching land uses, by natural hazards such as earthquakes, and by roads and transit facilities. The most extensive existing and established land use in Colma are the memorial parks and associated uses. The Land Use Element addresses compatibility between memorial parks and proposed future development. The Open Space Element recognizes dedicated cemetery lands as permanently unavailable for urban development. The Housing Element works within the framework set by the Land Use and Open Space Elements. The Safety Element strives to protect against natural hazards.

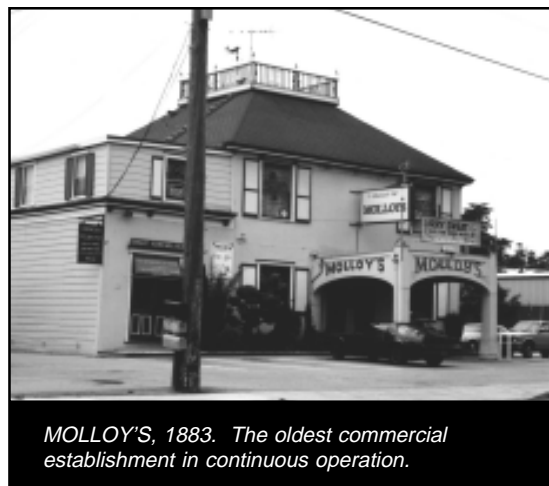


5.08.040 PAST PRESERVATION EFFORTS

Recognizing its uniqueness the Town of Colma commissioned an historic resources inventory in December 1992. The Colma Historic Resources Inventory identifies and describes numerous buildings and sites having significance of local, State and National importance. A small sample of the Town's notable historic resources includes Cypress Lawn Memorial Park which is a virtual museum of architecture and art, being one of the last grand rural cemeteries built in the west. The Cypress Lawn Community Mausoleum covers four and one-half acres and represents one of the finest collections of stained glass in the United States with work by Tiffany, Connick and Lamb. Cypress Lawn has established a program to restore all of the stained glass window and ceiling panels. A restoration studio and technical staff are located at 1791 Old Mission Road.

The Holy Cross Gateway/Lodge is one of only a few examples of the Richardson Romanesque architectural style in San Mateo County and is the oldest remaining building ensemble of Colma's first cemetery; Woodlawn's Gatehouse

is considered to possess the highest artistic value of any like architectural feature in Colma or possibly in the State of California. Other historic commercial or residential buildings include: Molloy's, the Town's oldest commercial establishment in continuous operation since 1883; L. Bocci Monuments Shop which was established in 1904 and is still in operation; and, the Ottoboni residence at 417 F Street where Colma's floriculture industry began. All of the Town's historic resources are summarized in Section 5.08.100.



Grass roots interest in Historic Preservation by Town residents resulted in the formation of a Chartered Historic Association several years ago. The Colma Historical Association has begun a museum with collections of relics and information from the past. The Association will play a key role in the Town's historic preservation efforts.

The Town recently acquired the Old Colma Railroad Station, built in 1881, which was threatened to be demolished; by the construction of the Bay Area Rapid Transit (BART) facilities. The Station, formerly known as the School House Station, played a key role in the development of Northern San Mateo County as it was where farmers and teamsters stopped on their way to San Francisco; where the area's first school was built and around which businesses were established. The Station's architectural style is rare in the Bay Area and is one of the last surviving examples of early station houses. The Station will be restored for the Colma Historical Association to house its offices and museum.

The Town has attempted to preserve its open space and park-like greenbelt character by adopting certain development constraints. One regulation requires a 30 foot landscape setback from El Camino Real and another requires a 15

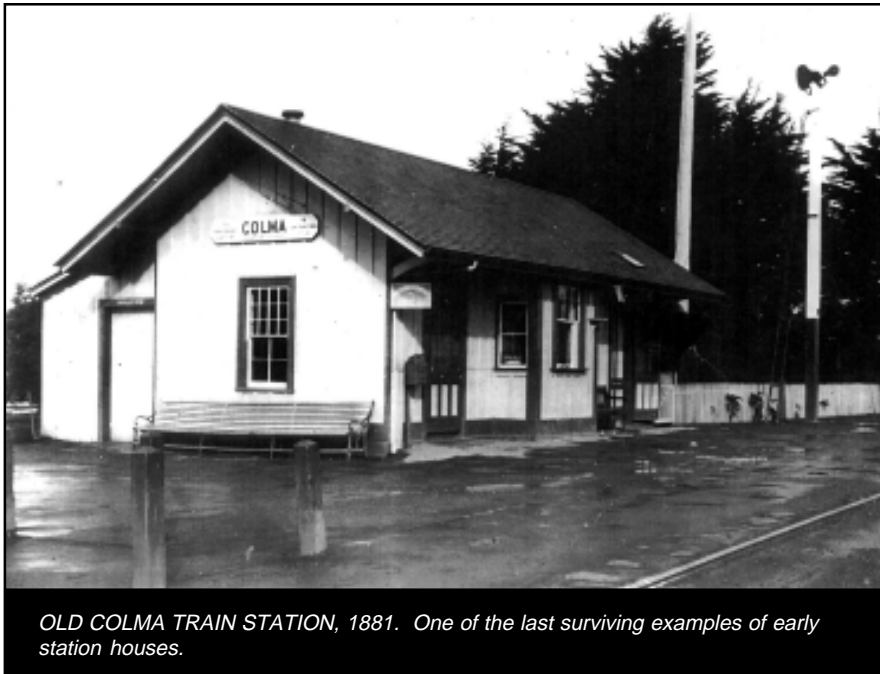
foot setback from Colma Creek. A Tree Ordinance preserves and protects trees in the Town, some of which are well over 100 years old. The Land Use Element requires that buildings on the El Camino Real corridor utilize a Spanish Eclectic architectural style incorporating tile roofs, wrought iron, stucco exterior and colors complementary to the Colma Town Hall building built in 1937.

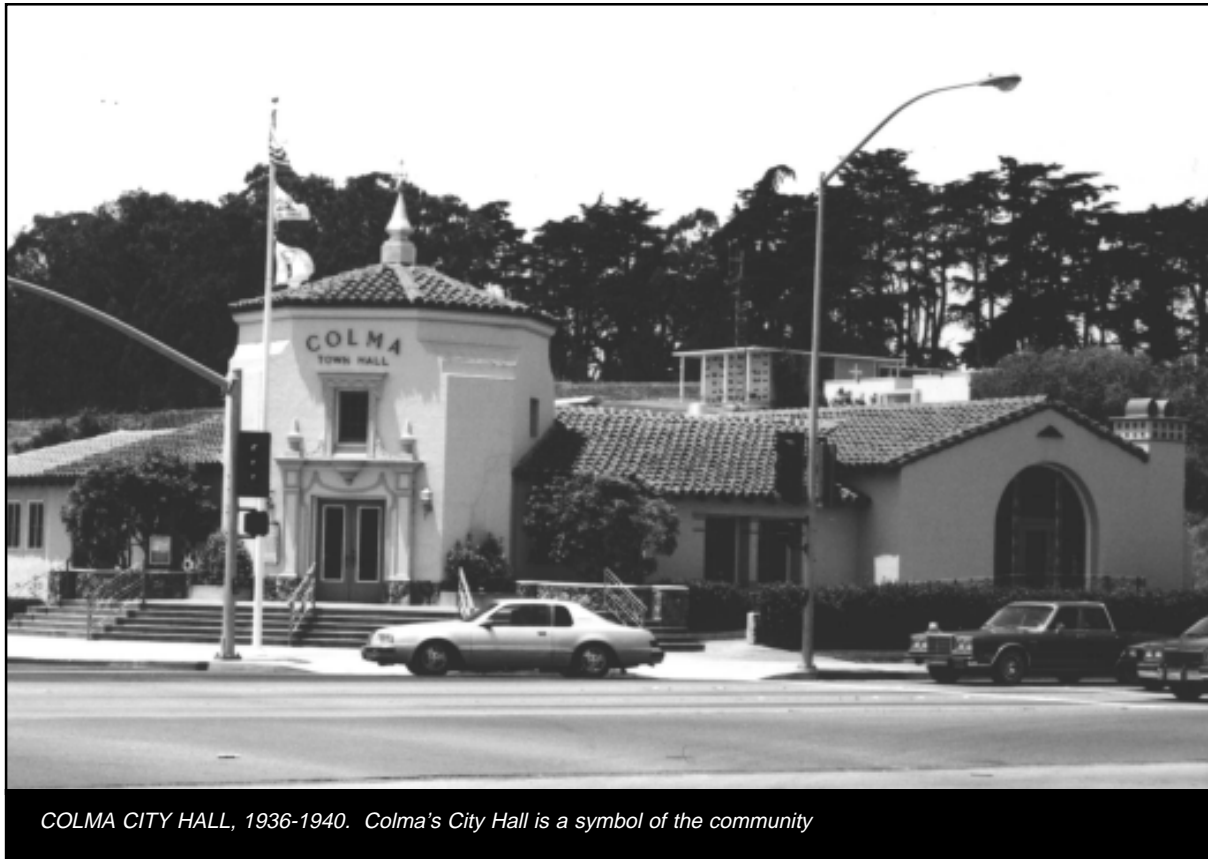
5.08.050 FUTURE HISTORIC PRESERVATION

In the interest of preserving Colma's historic resources the Town must look for ways to both promote and protect their historic resources. Numerous historic buildings have been lost to the pressures of development. The Town must find ways in its day-to-day operation to prevent other historic resources from being lost. Three such efforts are described below.

5.08.051 Historic Resource Registration

One of the basic steps that should be taken to protect historical resources is for the Town of Colma to formally adopt a list of historical resources and to seek their inclusion on national and state registers subject to the consent of the property owners. Procedures for nomination to national and state registers are described in Section 5.08.140.





COLMA CITY HALL, 1936-1940. Colma's City Hall is a symbol of the community

5.08.052 Historic Route and Signage

In an effort to preserve the Town's historic resources the public should be informed and educated about Colma's historic buildings, monuments, mausoleums and sites. One way to do this is to establish an easy to follow historic route leading motorists and pedestrians past some of Colma's key historical sites. Knowledge about the Town's historic resources will increase the public's appreciation and support for historic preservation efforts. An informed public will build a constituency which is necessary to promote and ensure a successful Historic Preservation Program.

The historic route diagrammed on Figure HR-1 identifies 20 properties with a variety of historic resources including seven historic districts, numerous residences from different eras, several offices and commercial establishments, cemetery buildings, mausoleums and the Colma Town Hall. The historic route map and a short description of the sites should be prepared in brochure form and made available at City Hall,

the Colma Historical Association offices, local libraries and schools, the future Town Community Center, and at relevant Town events. Special signs with a distinctive color and lettering should be installed to facilitate and inform the public about the Historic Route.

5.08.053 Historic Commons

Only a few of Colma's historic residences remain. Many were lost during expansion of the commercial areas. To ensure that none of the remaining buildings are lost, the Town should establish protected historic districts or seek a site where threatened historic buildings can be relocated and restored for residential, office or commercial use. If a relocation site is found it should be developed and promoted as an Historic Commons. Depending on the use of these buildings and their location, the Historic Commons could be included on the Historic Route described above or showcased at community events to illustrate different restoration techniques.

**TOWN OF COLMA
GENERAL PLAN**

**HISTORICAL
RESOURCES**

HISTORIC DISTRICT

- HISTORIC RESOURCE
- 2** IDENTIFICATION NUMBER
- HISTORIC ROUTE

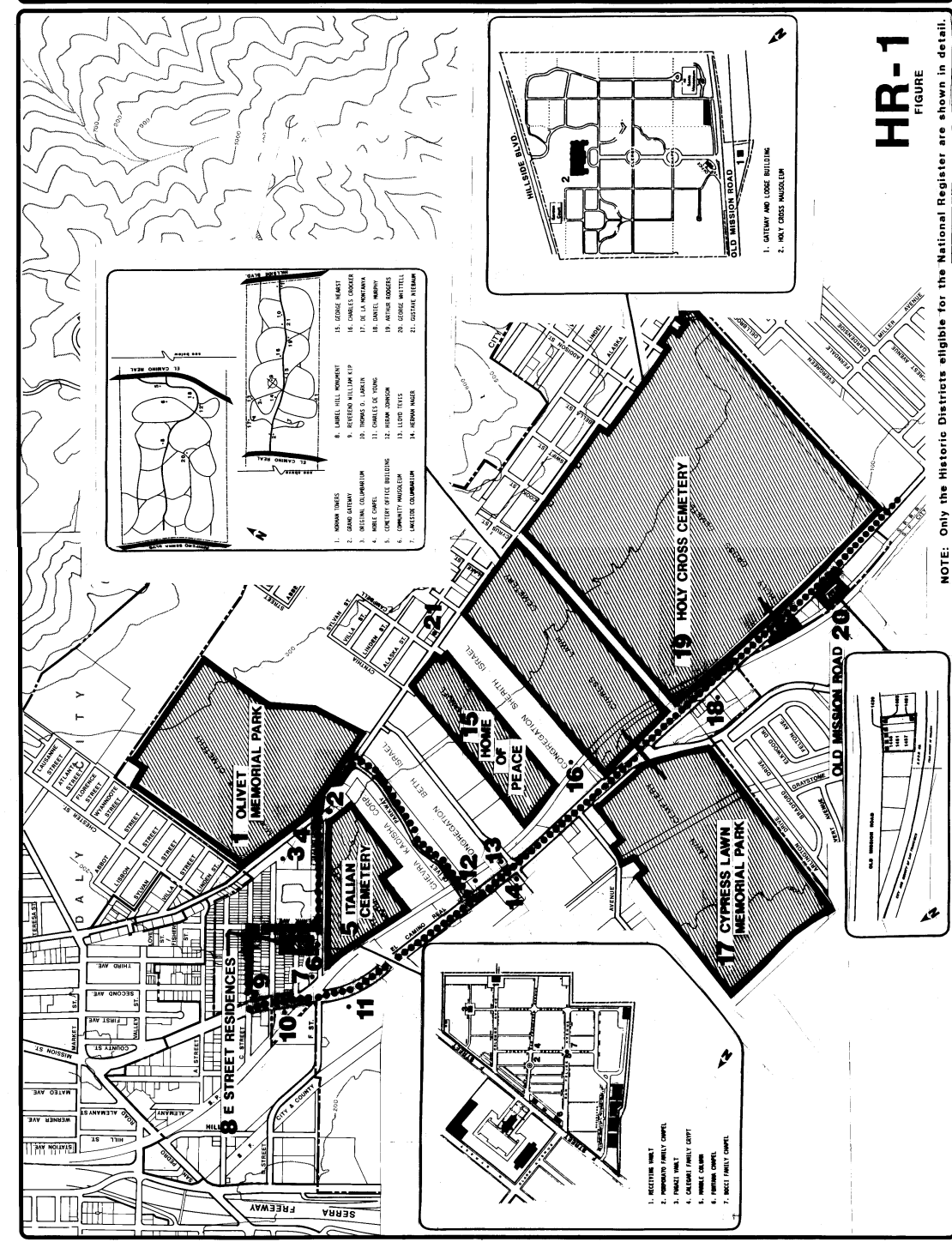
HISTORICAL RESOURCES

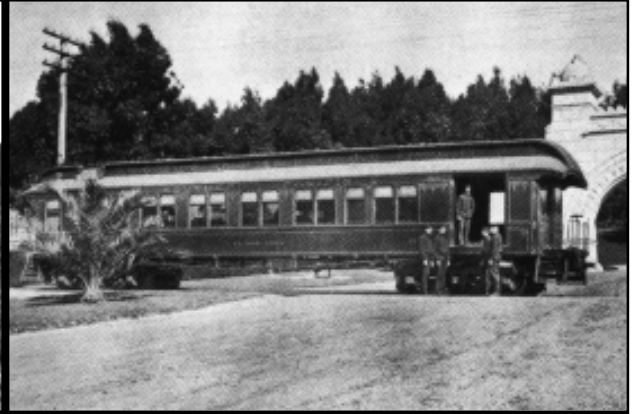
1. OLIVET MEMORIAL PARK
2. MT. OLIVET OFFICE BUILDING
3. JAPANESE CEMETERY
4. MATTRUP JENSEN RESIDENCE
5. ITALIAN CEMETERY
6. PELTON 'CHEAP DWELLING'
7. OTTOBONI RESIDENCE
8. E STREET RESIDENCES
9. FILIPINI RESIDENCE
10. BOCCI MONUMENTS
11. WOODLAWN GATEHOUSE ENTRY
12. SALEM M. P. OFFICE/CHAPEL
13. OLD COLMA RAILROAD STATION
14. CITY HALL
15. HOME OF PEACE
16. PORTALS OF ETERNITY
17. CYPRESS LAWN MEM. PARK
18. MOLLOY'S
19. HOLY CROSS CEMETERY
20. OLD MISSION ROAD RESIDENCES

SCALE IN FEET
0 400 800 1200

MALCOLM CARPENTER ASSOCIATES
CITY AND REGIONAL PLANNERS

8/89





Early Colma (shown in 1929, left) was a tranquil farming community. Southern Pacific Railroad's funeral car, "El Descanso," (right) at Cypress Lawn photographed during the 1890's.

5.08.100 HISTORIC RESOURCES

5.08.110 HISTORIC OVERVIEW OF COLMA

In the 1850's a large area in northern San Mateo County was called Colma. This early district extended from the San Francisco County line to parts of today's Daly City and South San Francisco and from San Bruno Mountain to Pacifica. Immigrant settlers started farming in the area in the mid-1850's growing potatoes, vegetables and grain for the San Francisco market. Later floricultural, hog ranches, and dairies were significant business in the area.

In the late 1880's several cemeteries purchased land in the Colma area as an outcome to their mounting concerns about a movement in San

Francisco to stop burials within the City. These early cemeteries include:

- Holy Cross, 1887
- Cypress Lawn, 1892
- Hills of Eternity, 1889
- Mount Olivet, 1896
- Home of Peace, 1889
- Italian Cemetery, 1899
- Salem Memorial Park, 1891

The first internment in the Colma area was in 1887 at Holy Cross Cemetery. The pace of cemetery development accelerated when the City of San Francisco, in 1901, passed an ordinance prohibiting burials in the city. The cemeteries which were established in Colma during this period include: Japanese Cemetery,



MOUNT OLIVET CEMETERY OFFICE AND STREETCAR LINE, 1896 (circa 1910, left, recent photo, right). Now used as an office building. The former cemetery office entrance was at the southeast tower. The arcade served as the boarding area for the electric railway. The building included a kitchen to entertain undertakers.



CHARLES CROCKER MAUSOLEUM, 1895-98 (left), Cypress Lawn Memorial Park. The sculpted bronze doors of the Mausoleum are one of the earliest works of Robert I. Aiken, one of only a few Californians to become a major American sculptor. The hovering angel, with closed eyes, holding a single flower, is called "The Gate of Silence."

DE LA MONTANYA MAUSOLEUM, 1909, Cypress Lawn Memorial Park (right). The Mausoleum with its Spanish Gothic three-stage towers is one of the more elaborate mausoleums at Cypress Lawn.

1901; Eternal Home Cemetery, 1901; Serbian Cemetery, 1901; Greenlawn, 1903; and Woodlawn, 1904.

During the period when the cemeteries were being evacuated from San Francisco, a group of cemeteries in the Colma area organized themselves as the Associated Cemeteries. The Associated Cemeteries realized that the only way to avoid recurring eviction and other stringent regulations and controls was to incorporate themselves. So the Town of Lawndale (renamed Colma in 1941) was incorporated on August 5, 1924 through the efforts of the Associated Cemeteries. When the San Francisco Board of Supervisors, in 1937, voted to evacuate all of the cemeteries within

their city limits, additional cemetery growth and development occurred in Colma.

Cemeteries which relocated brought historically significant monuments, mausoleums, and the remains of California's pioneers and prominent figures to the Town of Colma. Many of the monuments and mausoleums that are found in local cemeteries are outstanding examples of the stonecutters' art such as the ornate Italian Renaissance Fugaze family vault and the granite Fontana Chapel found at the Italian Cemetery. People are also attracted to Colma to visit the gravesite of famous persons, such as Wyatt Earp, or to enjoy a walk through time to see the sites of California's famous and not so famous citizens who contributed to the making of the State.



THOMAS O. LARKIN MONUMENT, 1859, Cypress Lawn Memorial Park (top). The monument was moved to Colma from San Francisco. Thomas Larkin was California's first and last American Consul to Mexican California.

MATTRUP JENSEN'S RESIDENCE, 1930 (bottom). Mattrup Jensen, who is considered the "Father of Colma", designed and built this house.

The presence of cemeteries brought stonecutters, gardeners, florists, morticians and laborers to the area. Their work and crafts have contributed to the aesthetics of the Town. Agriculture and flower nurseries also had a presence in the Town. Evidence of these later uses still remain. However land clearing has resulted in the removal of almost all of the farmstead buildings.

Numerous individuals were key in the development of Colma. One notable individual was Mattrup Jensen, a trained engineer and landscape architect who as the superintendent of the Mount Olivet Cemetery completely redesigned the cemetery grounds. He is considered the "Father of Colma" and was Colma's first mayor. Mattrup Jensen's home on F Street is eligible for listing on the National












Register as a landmark representing his accomplishments in the community both as a civic leader and a businessman.

5.08.120 HISTORIC RESOURCES -- SITES AND DISTRICTS

Colma has a number of individual buildings and sites which are historically significant. There are also several concentrations of buildings, monuments and structures which are better identified as historic districts. Table HR-1 (following pages) comprises the official list of historic resources in the Town of Colma. These are mapped on Figure HR-1. The criteria for determining whether an historic resource merits national, state or local recognition are discussed in Section 5.08.130.











TABLE HR-1: Colma Historical Resources

1st of 2 TABLES

	LOCATION	STREET ADDRESS	NAT'L REG STATUS	DESIGNATION	SIGNIFICANCE
	Filipini Residence	7701 Mission Street	5S1	HR	Arch
	E Street Historic District	464 E Street 466 E Street 467 E Street 469 E Street 471 E Street	5S1 5S1 5S1 5S1 5S1	HR/C HR/C HR/C HR/C HR/C	Arch Arch Arch Arch Arch
	Woodlawn Entry	1000 El Camino Real	3S	L	Arch
	Salem Memorial Park Office/Chapel	1171 El Camino Real	5S1	HR	Arch
	City Hall	1198 El Camino Real	3S	L	Arch/Hist
	Home of Peace Historic District	1299 El Camino Real	5S1	HR(5)	Arch/Hist
	Hills of Eternity	1301 El Camino Real	5S1	HR	Arch
	Cypress Lawn Historic District	1370 El Camino Real	3S	L(21)	Arch/Hist
	Ottoboni Residence	417 F Street	3S	L	Arch/Hist
	Pelton "Cheap Building"	437 F Street	5S2	HR	Arch
	Italian Cemetery Historic District	540 F Street	3S	L(7)	Arch/Hist
TABLE CONTINUED NEXT PAGE					

L = Landmark HR = Historic Resource C = Building Contributing to a Historic District.
 (5) Indicates the number of individual resources associated with this property.
 A "3S" means the property may be eligible for the National Register

TABLE HR-1: Colma Historical Resources

2nd of 2 TABLES	LOCATION	STREET ADDRESS	NAT'L REG STATUS	DESIGNATION	SIGNIFICANCE
	Mattrup Jensen Residence	649 F Street	3S	L	Hist
	Japanese Cemtery	1300 Hillside Blvd	7	L	Hist
	Olivet Office	1500 Hillside Blvd	3S	L	Arch/Hist
	Olivet Memorial Park Historic District	1601 Hillside Blvd	4S8	HR(3)	Arch/Hist
	Pet's Rest Office	1905 Hillside Blvd	5S1	HR	Arch
	Old Mission Road Historic District (Lagomarsino Farm)	1431 Mission Road 1433 Mission Road 1439 Mission Road 1445 Mission Road 1451 Mission Road 1457 Mission Road	3S 3S 3S 3S 3S 3S	HR/C HR/C HR/C HR/C HR/C HR/C	Arch/Hist Arch/Hist Arch/Hist Arch/Hist Arch/Hist Arch/Hist
	Holy Cross Historical District	1595 Mission Road	3S; 4	HR(2)	Arch/Hist
	Molloy's	1655 Mission Road	3S	L	Hist
	Bocci Monuments	7778 Mission Street	3S	L	Hist
	Old Colma Railroad Station	480 Serramonte Blvd (temporary location)	3S	L	Arch/Hist

L = Landmark HR = Historic Resource C = Building Contributing to a Historic District.
 (5) Indicates the number of individual resources associated with this property.
 A "3S" means the property may be eligible for the National Register

**5.08.121 Sites and Districts Eligible for
National Register**

Buildings eligible for National Register listing are shown below:

PLACE	ADDRESS	DATE	STYLE	SIGNIFICANCE*
Woodlawn Office	1000 El Camino Real	1904	Romanesque	C(a), (c)
City Hall	1198 El Camino Real	1937	Spanish Eclectic	A, C(c)
Ottoboni House	417 F Street	1904	Craftsman	A, B
Mattrup Jensen House	649 F Street	1903	Vernacular	A, B
Olivet Office	1500 Hillside Blvd	1896	Mission Revival	A, C(c)
Molloy's	1655 Mission Road	1872	Vernacular	A
Bocci Monuments	7778 Mission Street	1934	Vernacular	A, B
Colma RR Station	480 Serramonte Blvd (Temporary Location)	1881	RR Depot	A, C(a)

* 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

Four proposed historic districts eligible for National Register listing are shown below:

PLACE	ADDRESS	DATE	STYLE
Cypress Lawn	1370 El Camino Real	1892	Elite Garden Cemetery, Memorial Park; 21 resources
Italian Cemetery	540 F Street	1899	Traditional European Cemetery; 7 resources
Old Mission Road	1431-1457 Mission Road	1908-1918	Neoclassical Houses; 6 resources
Holy Cross Cemetery	1595 Mission Road	1886	Rural Cemetery; 2 resources

5.08.121.1 Cypress Lawn Historic District

Cypress Lawn comprises a museum, visually chronicling the American cemetery movement from the end of the 19th century to the present. The older and smaller section of Cypress Lawn, on the east side of El Camino Real, is considered one of the last grand rural garden cemeteries built in the west. Many ornate monuments and family crypts are evident. In the 19th century rural cemeteries were considered pleasure gardens and not just a place for the dead. The west side of Cypress Lawn represents the cemetery design period of memorial parks. It has an open appearance due primarily to the predominance of memorial tablets that are flush to the ground.



GRANITE ARCHWAY, 1892, Cypress Lawn Memorial Park. Cypress Lawn's grand archway is setback from El Camino Real and has become the symbol of Cypress Lawn.

The original 1892 granite archway and the 1893 Columbarium at Cypress Lawn are among the earliest examples of Mission style architecture to be found. Many of the monuments and mausoleums were designed by prominent architects of the time.

More of California's pioneers and prominent figures are buried at Cypress Lawn than anywhere else. Some familiar names include Andrew Jackson Pope; Senator George Hearst;

Claus Spreckles; James C. Flood; Lillie Hitchcock Coit; Gertrude Atherton; Col. Charles Crocker; Charles DeYoung and William Ralston. The twenty-one resources identified for inclusion in this Historic District are shown on Figure HR-1.

5.08.121.2 Italian Cemetery Historic District

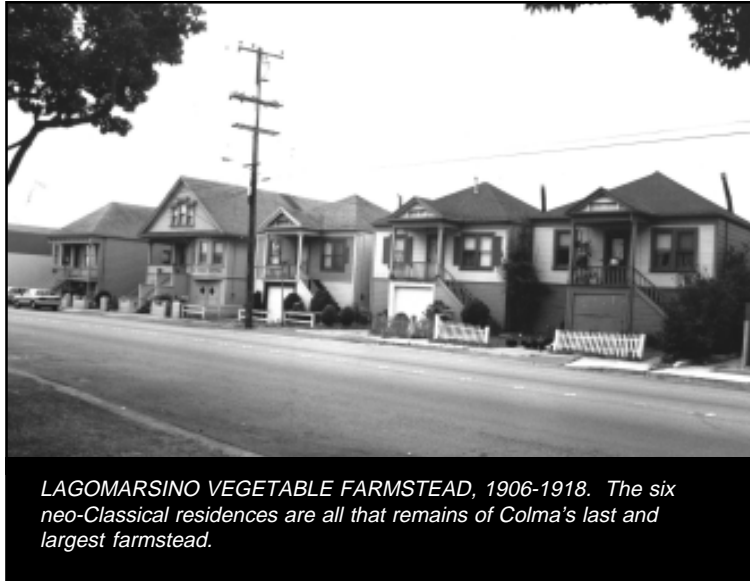
Italian Cemetery is a traditional European cemetery and a showcase of old world stonecutter's art. Most of the historic chapels and mausoleums and funerary art are the products of ethnic Italians living in the area. The cemetery has continued to maintain its old world quality and characteristics. Street trees bordering the cemetery have been pruned using traditional methods found in the Italian cemeteries in Florence and Genoa. Its gardens follow the same geometric layout as a traditional European cemetery. At the time of its establishment the Italian Cemetery in Colma was the only Italian cemetery in the United States. The seven resources identified for inclusion in this Historic District are shown on Figure HR-1.



FUGAZI FAMILY MAUSOLEUM, 1916, Italian Cemetery. The mausoleum is an important visual terminus of one of the principal streets of the cemetery.

**5.08.121.3 Old Mission Road
(Lagomarsino Farm)
Historic District**

Old Mission Road has six Neoclassical houses which were built for Frank Lagomarsino between 1908 and 1918. These buildings are the single largest group of early 20th century residences in Colma, and are one of the last remaining examples of the family farmsteads that occupied most of Colma in the early 1900's. These six buildings are shown on Figure HR-1.

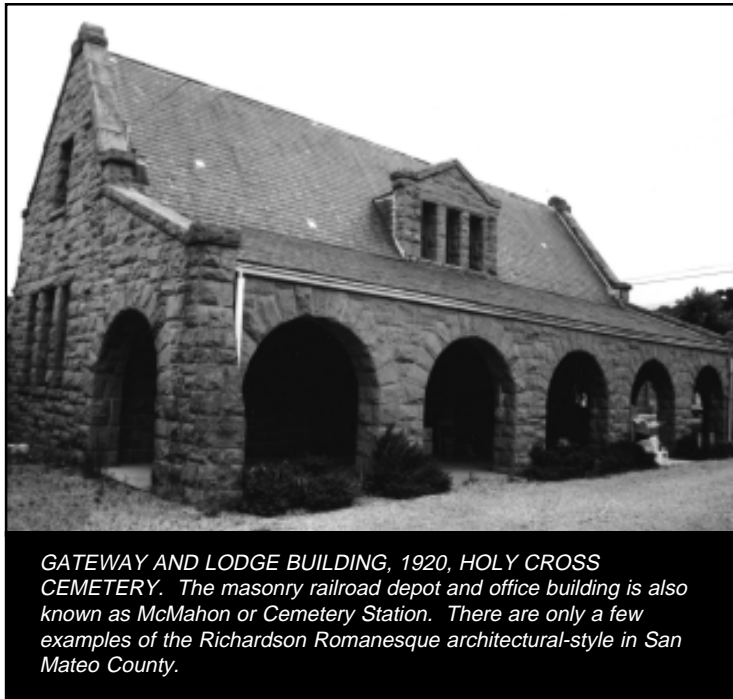


LAGOMARSINO VEGETABLE FARMSTEAD, 1906-1918. The six neo-Classical residences are all that remains of Colma's last and largest farmstead.

**5.08.121.4 Holy Cross Historic
District**

Holy Cross Catholic Cemetery, 1886, was the first established cemetery in Colma. It is Colma's oldest and largest cemetery. The Roman Catholic Church purchased the original 176 acres after the church's attempts to purchase new cemetery land in San Francisco failed. The first official burials at Holy Cross were in June 1887. The cemetery may be eligible to the National Register for its design, buildings, mausoleums and monuments as well as the people who are buried there. Some of the prominent names are: Governor Downey, A. P. Giannini, and Senators J. Phelan and J. Fair.

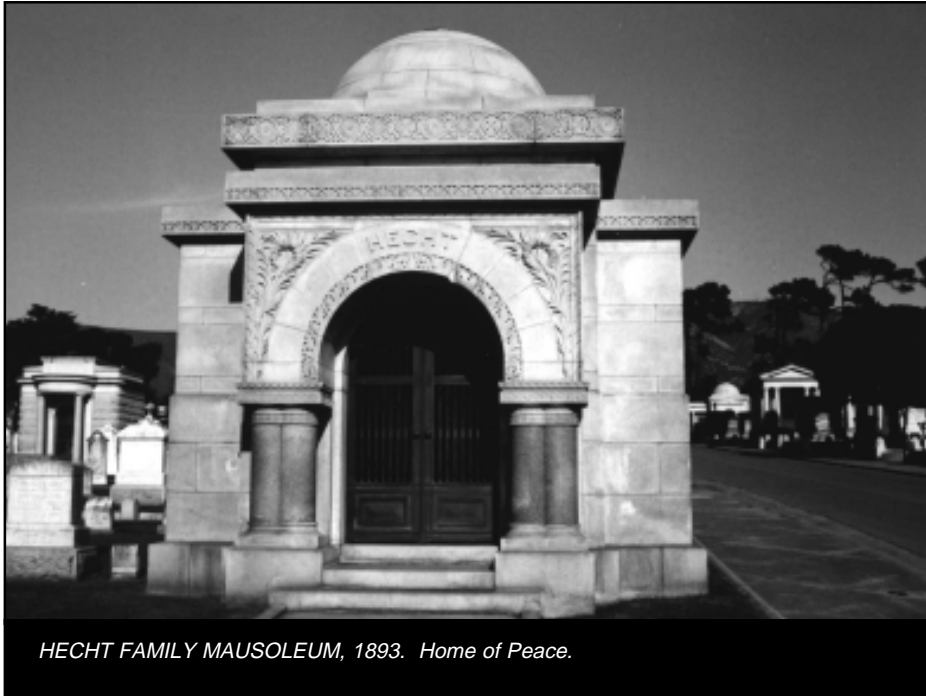
The Holy Cross Mausoleum was designed by John McQuarrie in 1921. The Mausoleum originally covered four acres and had 15,000 crypts, it now occupies nine acres and has approximately 40,000 crypts. In the Mausoleum's rotunda are crypts for the Church's archbishops of San Francisco. Archbishop Joseph Alemany's remains lie here. Alemany played an important role in the development of California's religious community, education of children, and secular life.



GATEWAY AND LODGE BUILDING, 1920, HOLY CROSS CEMETERY. The masonry railroad depot and office building is also known as McMahon or Cemetery Station. There are only a few examples of the Richardson Romanesque architectural-style in San Mateo County.

The remains of other notable figures in the Mausoleum include Faxon Atherton (prosperous land owner, gold rush merchant, and namesake of the Town of Atherton); Angelo Rossi (San Francisco's twenty-eighth mayor) and Michael Gerald (former owner of the Grotto at Fisherman's Wharf). There are numerous family mausoleums and monuments and cemetery buildings which contribute to the beauty of this rural cemetery.

Trains stopped at Holy Cross' McMahon or Cemetery Station which is also known as the Gateway and Lodge Building. This stone masonry railroad depot and office building is the oldest remaining building ensemble of Holy Cross. These two resources are shown on Figure HR-1.

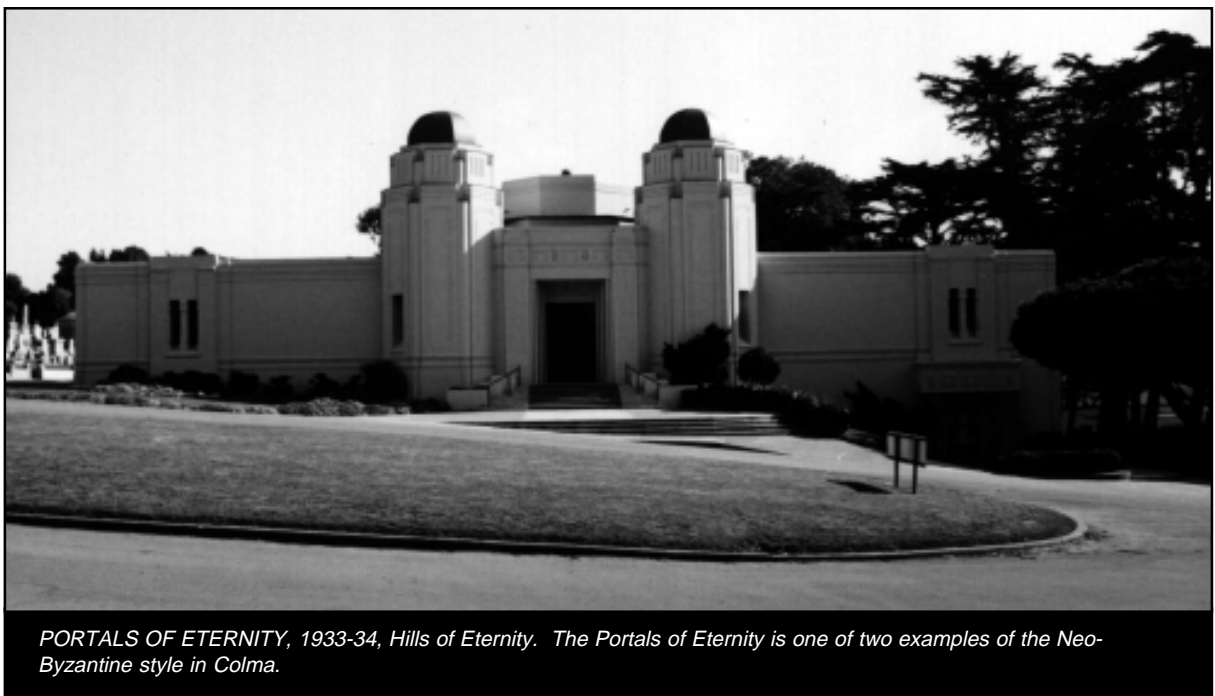


HECHT FAMILY MAUSOLEUM, 1893. Home of Peace.

**5.08.122 Other Considerations for
Nomination to the National Register**

The Home of Peace Cemetery and Hills of Eternity Memorial Park may be eligible for listing on the National Register as Historic Districts for their landscape architecture, cemetery design and the people buried there who contributed to

California history. Some of these significant individuals and families are: Levi Strauss, Zellerbach, Fleishhacer and Sutro. Additional research needs to be conducted before National Register eligibility can be determined.



PORTALS OF ETERNITY, 1933-34, Hills of Eternity. The Portals of Eternity is one of two examples of the Neo-Byzantine style in Colma.

5.08.123 Sites and Districts Worthy of State and Local Listing

All of the sites and districts eligible for National Register listing also qualify for State and local listing. Some sites and districts which do not qualify for National Register listing also qualify for State and local listing. Some sites and districts which do not qualify for National Register listing may still offer State and local interest. These are identified below:

PLACE	ADDRESS	DESIGNATION	SIGNIFICANCE*
Filipini Residence	7701 Mission Street	HR/C	Arch
E Street Historic District (Ottoboni Residences)	464 E Street	HR/C	Arch
	466 E Street	HR/C	Arch
	467-469 E Street	HR/C	Arch
	471 E Street	HR/C	Arch
Salem Memorial Park Office/Chapel	1171 El Camino Real	HR	Arch
Home of Peace Historic District	1299 El Camino Real	HR (5)	Arch/Hist
Hills of Eternity	1301 El Camino Real	HR	Arch
Pelton "Cheap Dwelling"	437 F Street	HR	Arch
Japanese Cemetery	1300 Hillside Boulevard	L	Hist
Olivet Historic District	1601 Hillside Boulevard	HR (3)	Arch/Hist
Pet's Rest Cemetery Office	1905 Hillside Boulevard	HR	Arch/Hist

Designation: L = Landmark
 HR = Historic Resource
 (2) = Indicates the number of individual resources associated with this property

5.08.124 The Town of Colma as an Historic Landmark

Consideration should be given to listing the whole Town of Colma as a State Historical Landmark. Colma is the only incorporated necropolis and the cemeteries contain information about the area, the state, the United States, and key figures from the gold rush through the present.

State designation. Both State and Federal evaluation methodology was used in Colma's 1992 Historic Resources Inventory. The Town may adopt its own criteria for the designation of local historic resource. Generally speaking the difference between historical properties of National, State and local significance are:

5.08.130 DETERMINING HISTORICAL SIGNIFICANCE

The basic criteria for evaluating historic properties includes the criteria established for the National Register of Historic Places and the criteria established for California's selection of historic property. These are described in Sections 5.08.131 and 5.08.132. The Town will use these criteria when applying for National or

- a) National significance are those properties which give an understanding of the country's history;
- b) Statewide significance are those properties which give an understanding of the history of the State.
- c) Local significance are those properties which have retained their historic appearance and are associated with people, events, trends, architecture and places key to the general history of the local community.



RECEIVING CHAPEL/COLUMBARIUM, 1896, Olivet Memorial Park

5.08.131 National Register Criteria

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important to prehistory or history.

5.08.132 California Code Criteria

California's Health and Safety Code, Part 10, Chapter 2, Section 37626 provides the mandatory criteria for the selection of historic properties eligible for use of its Historical

Rehabilitation Financing Program under the Marks Historical Rehabilitation Act. These criteria are:

- A. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
- B. Its location as a site of significant historic events;
- C. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture or history;
- D. Its exemplification of the cultural, economic, social, ethnic or historic heritage of the locale;
- E. Its portrayal of the environment of a group of people in an era of history characterized by distinctive architectural style;
- F. Its embodiment of distinguishing characteristics of an architectural type or specimen;
- G. Its identification as the work of an architect or master builder whose works have influenced the development of a locale;

H. Its embodiment of distinguishing characteristics of an architectural type or specimen;

I. Where its structures display a building type, design or indigenous building form;

J. Where its structures display outstanding examples of original architectural integrity, structurally or stylistically or both;

K. Where its structures or places act as focal or pivotal points in the character or visual quality of an area;

L. Historical and culturally significant grounds, gardens and objects;

M. Its relationship to other designated landmarks, historic resources or historic districts if its preservation is essential to the integrity of the landmarks, historic resources or historic districts.

5.08.140 FEDERAL, STATE, AND LOCAL REGULATIONS

The following sections describe the various regulations currently available to the Town of Colma to protect historic resources. Table HR-2 summarizes the opportunities and implications of each of these programs.

5.08.141 Federal

5.08.141.1 National Register of Historic Places

The National Register of Historic Places is the nation's official inventory of buildings, structures, objects, sites and districts worthy of preservation. The purpose of the National Register is to "Ensure that property significant in national, state and local history are considered in the planning of federal undertakings, and to encourage historic preservation initiated by state and local governments and the private sector". Historic resources must satisfy the National Register criteria for evaluation described in Section 5.08.131. An application with photos, maps, and a letter of permission from the property owner is submitted to the State Historic Preservation



Officer. The State Historic Preservation Officer (SHPO) will evaluate the resource and application and, if appropriate, propose it or nomination to the National Register. The Keeper of the National Register in Washington, D.C. will make the final approval for designation to the National Register.

5.08.141.2 Federal Income Tax Credit

Listing on the National Register or eligibility to the National Register makes the historic resource eligible for federal tax benefits. The Tax Reform Act of 1986 created a tax incentive for the rehabilitation of historic buildings that are income producing properties. Under the Act owners of historic buildings can take a 20 percent income tax credit on the cost of rehabilitating their building. The property must, however, be an income producing or depreciable property and must be rehabilitated according to the Secretary of Interior's Standards for Rehabilitation. See Appendix C for more information.

5.08.141.3 Conservation Easements (Facade Easements)

The Federal Revenue Code provides for a federal tax deduction for charitable contributions of all or partial interests of historically important areas or buildings. A facade easement, for example, means that an owner has agreed to preserve the building facade in return for lower property taxes and income tax deductions. The law recognizes that the dedication of conservation restrictions on the property results in a decline of fair market value.

5.08.141.4 National Historic Preservation Act

The National Historic Preservation Act was established in 1966. The Act is the nation's most important historic preservation law. It expanded the National Register of Historic Places, and required each governor to appoint a State Historic Preservation Officer (SHPO), offered matching funds to states to set up preservation offices and established grant programs for state-guided historic surveys in local communities. The Act requires the Federal Government, Section 106, to protect historic properties under its ownership or control. Section 106 offers protection of National Register eligible properties from adverse effects from any federal action, including projects utilizing federal funds. Per this section the Federal Government may not destroy or allow destruction of a property eligible for National Register listing unless mitigation is offered. All federal projects must take into account the effects of their actions on historic properties.

5.08.142 State

The Office of Historic Preservation (OHP) within the California Department of Parks and Recreation administers both state and federal preservation programs. The state programs which the OHP oversees include the California Historical Landmarks and California Points of Historical Interest, and a new program called The California Register of Historical Resources.

A historic resource listed on either the National Register, and/or on the State Register or which is a California Historical Landmark or a Point of Historical Interest will be eligible for the programs discussed in Sections 5.08.142.4 through 5.08.142.8.

5.08.142.1 California Historical Landmarks Program

The California Historical Landmarks program is for buildings, objects, sites and structures of statewide significance. The application to OHP must be accompanied with a letter of permission from the property owner, photographs (historic and current); and certification from a preservation officer of the American Institute of Architects that the property is of statewide significance. Once listed as a landmark the site is eligible for an official bronze landmark plaque and a highway directional sign from CalTrans.

5.08.142.2 California Points of Historical Interest Program

The California Points of Historical Interest program is for properties of county-wide and regional importance. Applications sent to OHP must be signed by the chief elected government official, and must be accompanied by a letter of support from the local historical society. Once listed as a Point of Historical Interest the site is eligible for a small enamel directional sign from CalTrans.

5.08.142.3 California Register of Historical Resources

The California Register of Historical Resource is a new State program which maintains a comprehensive list of all approved Federal, State and local historic resources. The California Register was created September 25, 1992 through Assembly Bill 2881. Most existing California Historical Landmarks, Points of Historical Interest, and properties on the National Register are automatically placed on the California Register's list. Colma's Historic Resources, Table HR-1, could be nominated to the California Register after its adoption by the Town.

5.08.142.4 State Historical Building Code

The State Historical Building Code, Section 18950 et. seq., of the State Code allows a more sensitive approach to restoring structures that were built prior to the development of modern construction techniques and the implementation of current building codes. The State Historical Building Code (SHBC) is an alternative building regulation which can be used for the rehabilitation, preservation, restoration, or relocation of Federal, State or locally designated historic buildings or structures.

The SHBC allows greater flexibility in enforcement of today's code requirements for older buildings but it does not waive standards, it simply provides alternative methods to be utilized to achieve reasonable levels of safety. Building Officials must allow the State Historical Building Code to be applied to the rehabilitation of all locally adopted and State or Federally registered historic resources. The Uniform Building Code (UBC) regulation, or the alternative Historical Building Code regulations, or any combination thereof can be used to

permit repairs, alterations, and additions to the historical buildings or structures.

5.08.142.5 Mills Act

The Mills Act, as amended, is a state law which provides a property tax reduction to the owner of a designated historic property when the owner enters into a preservation contract with the local government agreeing to restore the property if necessary, maintain its historic character and use it in a manner compatible with its historic character. The preservation contract is valid for a 10-year period during which time the owner is entitled to a reduced property tax under Revenue and Taxation Code Section 439.



JOSEPH FILIPINI RESIDENCE, 1934. This home is one of the best examples of the Spanish Eclectic architectural style in Colma.

5.08.142.6 Marks Historical Rehabilitation Act

The Marks Historical Rehabilitation Act provides cities with the authority to issue tax exempt revenue bonds for the purpose of financing historical rehabilitation of buildings having local, state or national significance. It is applicable to situations where the subject property is capable of generating revenues through visitor fees or other means.

5.08.142.7 California Environmental Quality Act (CEQA)

Historic resources are reviewed by the local governments as part of the CEQA environmental review process. Assembly Bill 2881 amended CEQA to facilitate the identification and definition of historic resources and establish that “locally significant resources” are presumed to be significant if the property can be or has been shown to be culturally or historically significant.

(PRC Section 21084.1). Since significant impacts under CEQA include the demolition or destructive alteration of architectural or historical resources, procedures for environmental review should routinely consider impacts on historic resources.

5.08.142.8 California Park and Recreation Facilities Act

Under the historic preservation component of the 1984 California Park and Recreation Facilities Act, publicly owned buildings, listed on the National Register, are eligible for restoration funds from the State. Restoration funds may be granted by the State whenever voters approve another bond.

5.08.143 Local

5.08.143.1 Historic Resources Inventory

The Town of Colma had a Historic Resources Inventory prepared by the San Mateo County Historical Association and the San Mateo County Resource Advisory Board in consultation with Kent Seavey in December 1992. The Inventory identifies twenty properties with a total of sixty-one historic resources including seven proposed Historic Districts. The Inventory identified nine individual properties and four Historic Districts that may be eligible for the National Register. It also contains other resources that may qualify as State Historical Landmarks or Points of Historical Interest or local historic resources, landmarks or districts. These resources are included on Table HR-1.

**TABLE HR-2
COLMA HISTORICAL PRESERVATION
IMPLICATIONS OF PROGRAMS & REGULATIONS**

SECTION + PROGRAM OR REGULATION	OPPORTUNITY	IMPLICATION	REMARKS
<p>5.08.141 Federal Regulations & Programs</p> <p>5.08.141.1 National Register of Historic Places</p>	<p>1. Use of State Historic Building Code which is a more flexible alternative to the UBC. This Code could save owners money when repairing or rehabilitating historic properties.</p> <p>2. Tax Reform Act of 1986. Provides for a 20% federal income investment tax credit for rehabilitation projects of historic buildings. This applies only to income producing depreciable properties.</p> <p>3. Preservation easement provides a tax deduction for a dedicated conservation easement. The easement must be donated to a qualified organization such as state, federal or municipal governments or non-profit organization. The value of the facade easement will be tax deductible because donations to a non-profit are tax deductible. The tax deduction can be spread out over a six year period if the value of the deduction exceeds the value of his/her income.</p> <p>An easement conveyance agreement must be drawn up between the property owner and the qualified organization. The recipient organization should require proof of title by the donating party and an appraisal should determine the value of the building and value of the easement. In the agreement the owner agrees to preserve the historic building into perpetuity in return for certain tax benefits. An income tax deduction is allowed for facade easements on buildings listed on the National Register. The presence of an enforceful restriction limits the increase in assessed valuation which correspondingly limits the amount of property taxes that can be levied.</p> <p>Facade easements have their highest dollar value and their highest tax benefit in areas where the pressure for demolition is great and the property values are higher. When the restriction is placed on the property it will have the effect of limiting the use of the property and thereby lower the property's value; however, buildings located in areas which do not have a high property value will not experience as great a tax benefit. If there is not a qualified organization in our area the Calif. Preservation Foundation, a state-wide non-profit preservation group, has an easement program to receive donations.</p>	<p>2. Federal Income Investment Tax Credit</p> <ul style="list-style-type: none"> Rehabilitation projects accomplished with federal assistance must be reviewed by the Office of Historic Preservation (OHP) and must generally use the Secretary of Interior's Standards for Rehabilitation projects. The plans for rehabilitation must be reviewed by the SHPO and the National Park Service. Even if a building is not on the National Register, many of these requirements may apply if the bldg. is considered eligible for listing. Actual listing on the N.R. does not increase the owners' responsibility under the law. The Secretary of Interior's standards have more requirements but to off-set this the State Historical Building Code can be used to bring down costs. Rehabilitation of income-producing buildings with a National Register designation qualifies for a 20% federal income investment tax credit; however, all work must be done in conformance with the Secretary of the Interior's Standards for Rehabilitation. (See Section 5.02.412 for more details) <p>3. A conservation easement (i.e. facade easement) placed on a historic building means that the owner agrees to preserve the facade into perpetuity. (See Section 5.02.413)</p>	<p>2. Funding is limited, federal tax credits are the most generally available financial assistance</p>

**TABLE HR-2
COLMA HISTORICAL PRESERVATION
IMPLICATIONS OF PROGRAMS & REGULATIONS**

SECTION + PROGRAM OR REGULATION	OPPORTUNITY	IMPLICATION	REMARKS
5.08.141.1 National Register of Historic Places (continued)	<p>4. National Register designation is an honor, indicating that the site is worthy of preservation.</p> <p>5. A property which is on the National Register (NR) list is automatically included on the California Register of Historic Resources.</p> <p>6. Properties on the National Register must be considered in the planning of "federal undertakings" where federal funds are involved (i.e. CDBG, or highway projects, etc.). While the consideration won't provide complete protection from federal actions, it does mean that the project will have to work with the Calif. OHP to eliminate, minimize or otherwise take into account the federal undertaking's effect on the historic property.</p> <p>7. Major projects impacting a National Register property may be subject to CEQA.</p> <p>8. Properties on the National Register may obtain a property tax reduction through the Mills Act by the property owner and city entering into a preservation agreement. (Refer to Section 5.02.425)</p>	<p>4. National Register Designation:</p> <ul style="list-style-type: none"> • Local ordinances, design review may be imposed on properties listed on the National Register. (These only occur if the local government has passed ordinances and regulations for historic preservation). • The demolition or significant alteration of a National Register property damaged by a national disaster (i.e., flood, earthquake) may be subject to review by the SHPO. (Section 5028 of PRC). Generally, if only minor alterations are required the SHPO will not get involved. However, if major reconstruction is required or if federal funds are used then SHPO will evaluate each project. In a state of emergency <u>all</u> buildings using federal funds are evaluated by SHPO. For major projects with historic buildings SHPO will review the architectural plans. <p>Procedures to apply for Nat'l Reg. listing:</p> <ul style="list-style-type: none"> • complete application forms. provided by OHP • following Bulletin 16A's guidelines • obtain written consent from property owner • for historic districts follow SHRC policies prior to submitting application • submit completed forms, photographs and maps to OHP for review • OHP will review application if the application is not complete or additional info. is needed it will be returned for more work • OHP notifies applicant, property owner and city of SHRC meeting date. (1 every 3 months) • if approved by SHRC the application goes to SHPO for nomination to National Register. • The Keeper of the National Register in Washington D.C. will make the final determination in 2-4 months. <p>7. A National Register (NR) designation of a property involving a CEQA project would indicate the property's significance and the need to consider the project's impact on the historic property. (Depending on one's point of view this is either an opportunity or a constraint).</p> <p>8. Property owners of buildings on the Nat'l Register can enter into a preservation contract with the city through the Mills Act. The preservation contract requires certain conditions which are described in Section 5.02.425.</p>	<p>4. A National Register listing does not mean that federal, state or local governments assume any property rights of the building or site.</p> <p>7. If a property is not subject to CEQA, to local preservation ordinances or other environmental regulations the property owner is free to make changes to the property (but if the property is significantly altered it could be removed from the National Register).</p>

**TABLE HR-2
COLMA HISTORICAL PRESERVATION
IMPLICATIONS OF PROGRAMS & REGULATIONS**

SECTION + PROGRAM OR REGULATION	OPPORTUNITY	IMPLICATION	REMARKS
5.08.141.2 Federal Income Tax Credit	1. Twenty percent of federal income investment tax credit for rehabilitation of historic buildings (income producing properties only). (Tax Reform Act of 1986).	1. Applies only to income producing, depreciable properties. 2. Must be rehabilitated per the Secretary of Interior's standards for rehabilitation, Appendix C. 3. Application Procedure: <ul style="list-style-type: none"> • obtain application from OIIP or Nan. Park Service • verify building historical significance describe architectural project and work scope • OHP will evaluate the project. 	
5.08.141.3 Conservation Elements	1. Federal tax deduction and property tax deductions are available with a Conservation Easement on a historic resource. (See Section 5.02.411, Item 3)	1. Dedicated conservation easement placed on building, i.e., facade easement. Owner agrees to preserve the historic buildings' facade into perpetuity.	
5.08.141.4 National Historic Preservation Act	1. Federal Historic Preservation Act which established State Historic preservation Officers (SHPO) for each State, expanded the National Register, provides funding to States for historic preservation, and requires all projects with federal funding and all federal projects to consider in advance their project's impact on any historic resource eligible for the National Register.	1. Projects with federal funding must document how historic properties eligible to the National Register may be impacted and how these impacts will be mitigated. A federal project cannot alter or destroy a property eligible for listing on the National Register 2. May require CEQA review if a major project could impact a National Register property.	
5.08.142 State Regulations and Programs 5.08.142.1 California Historical Landmarks Program	1. The site is eligible for an official bronze landmark plaque and a highway directional sign from CalTrans. 2. Property can use the California Historic Building Code which is more flexible than UBC. (See Section 5.02.424) 3. Rehabilitation of historic public buildings can use preservation funding under the Historic Preservation Component of the California Park and Recreation Facilities Act of 1984. 4. Can use federal investment tax credit . (See Section 5.02.412)	1. Application Procedure: <ul style="list-style-type: none"> • obtain application and criteria from OHP • compile documents of historic significance (i.e., it's the first, last, only or most significant type in the region, state) and arch. supplement form must be completed by AIA and other information about the building's historical significance • letter by property owner approving placement of plaque on property • OHP will review application and documents and if complete schedule for review by SHRC. 3. Preservation funding for publicly-owned buildings is only available when California voters approve a Bond.	

**TABLE HR-2
COLMA HISTORICAL PRESERVATION
IMPLICATIONS OF PROGRAMS & REGULATIONS**

SECTION + PROGRAM OR REGULATION	OPPORTUNITY	IMPLICATION	REMARKS
5.08.142.1 California Historical Landmarks Program (continued)	5. Can use the Mills Act which provides a reduction of property tax. (See Section 5.02.425) 6. CEQA review is required of buildings eligible for National Register and also for those on a Local Inventory or part of a collection of locally significant buildings. (See Section 5.02.427)		
5.08.142.2 California Points of Historical Interest Program	1. The site is eligible for a small enamel directional sign from CalTrans. 2. Limited protection through environmental review under CEQA . (See Section 5.02.427) 3. Mills Act is available for property tax reductions. (See Section 5.02.425) 4. Property can use State Historic Building Code (SHBC) which is more flexible than UBC. (See Section 5.02.424)	1. Application Procedure: <ul style="list-style-type: none"> ● obtain application and criteria from OHP ● compile documentation: maps, description, statement of significance, letter of support, bibliography ● obtain letter of support from chief elected government official ● application reviewed by OHP and sent to State Historic Resource Commission (SHBC) for action. 	
5.08.142.3 California Register of Historic Resources	1. A comprehensive list of California's historic resources which can be used as a guide by state and local agencies, private groups and citizens to identify the state's historic resources. 2. The Register will be used to indicate which properties are to be considered during the CEQA environmental review process and thereby require protection, to the extent prudent and feasible, from substantial adverse change. 3. To identify historic resources for state and local planning purposes.	2. Simply because a property is not listed on the California Register does not mean that it is not a historical resource and not subject to CEQA environmental review.	1. The California Register automatically includes properties listed on the National Register, properties designated as a California Historical Landmark and a Point of Historical Interest. Other historic resources that may be included are: locally designated historic resources, historic resources contributing to a historic district, and historic resources identified in an inventory.
5.08.142.4 State Historical Building Code	1. The State Historical Building Code (SHBC) is a more flexible code than UBC and therefore may result in a more affordable rehabilitation of historic properties. The SHBC provides an alternative method while achieving reasonable levels of safety.	1. Local Building Department oversees project using State Historic Building Commission (SHBC)	

**TABLE HR-2
COLMA HISTORICAL PRESERVATION
IMPLICATIONS OF PROGRAMS & REGULATIONS**

SECTION + PROGRAM OR REGULATION	OPPORTUNITY	IMPLICATION	REMARKS
5.08.142.5 Mills Act	<p>1. A property tax reduction is made available when the owner enters into a preservation contract with a local government using the Mills Act and agreeing to:</p> <ul style="list-style-type: none"> a) restore the property if necessary; b) maintain the property's historic character; and c) use the property in a manner compatible with its historic character. <p>The benefits are often minimal during the first few years; however as the value of the property climbs a significant property tax savings may be experienced.</p>	<p>1. Conditions of the preservation contract are that it:</p> <ul style="list-style-type: none"> a) is valid fore 10 year period; b) remains valid even upon resale of the property; c) must be professionally drawn up between the historic property owner and the city; d) is monitor by the City for compliance with the provisions of the contract until ft expires. <p>2. The county tax assessor must adjust the assessed value of the property downward to reflect the restrictions imposed on the property. (Revenue & Taxation Code Section 439)</p> <p>3. When entering into a Mills Act contract the Town's Building Official will specify if the building requires restoration then or anytime during the contract period.</p> <p>4. To withdraw from the Mills Act contract the property the owner will have to pay a 12% penalty on his/her savings from the properly tax deduction.</p>	
5.08.142.6 Marks Historical Rehabilitation Act	<p>1. The city has the authority to issue tax exempt revenue bonds for the purpose of financing historical rehabilitation of buildings with local state or national significance.</p>	<p>1. The Marks Bond Act program has rarely been used in California seemingly because of the requirement that developers may make no more than ten million dollars on capital expenditures. Cities are rarely willing to spend the time and money involved in issuing bonds for this small amount; however, if several major historic projects are undertaken in a jurisdiction at one time, the collective costs and expenses may total an amount high enough to justify staff time and fees to issue bonds, then the Marks Act may prove to be a useful and desirable tool.</p> <p>2. The Marks Act would only be applicable to situations where the property will generate revenues.</p>	
5.08.142.7 California Environmental Quality Act (CEQA)	<p>1. Some level of protection for historic resources is offered by the need for CEQA review by the local agency.</p> <p>2. All locally significant resources, meeting those properties on an officially designated list, and recognized as historically significant by the local government pursuant to a local ordinance or resolution are considered significant. Substantial adverse change in the significance of an historic resource is a significant effect on the environment.</p>	<p>1. Additional layers of planning and environmental review are required if CEQA is required.</p> <p>2. The lead agency must prepare an initial study to determine if the project may result in substantial adverse change. If substantial adverse change will occur, then CEQA mitigation measures must be prepared. If the CEQA mitigation measures won't avoid a substantial adverse change, then an EIR must be prepared.</p>	<p>1. Discretionary projects requiring CEQA review cannot use categorical exemptions if a substantial adverse change in the significance of a historic resource might occur. A "substantial adverse change" is defined as "demolition, destruction, relocation, or alteration activities which would entail historical significance".</p> <p>CEQA does not apply to ministerial actions which may impact the historic resource; for example, if the project complies with UBC or SHBC and doesn't require discretionary permit.</p>

**TABLE HR-2
COLMA HISTORICAL PRESERVATION
IMPLICATIONS OF PROGRAMS & REGULATIONS**

SECTION + PROGRAM OR REGULATION	OPPORTUNITY	IMPLICATION	REMARKS
5.08.142.7 California Environmental Quality Act (CEQA) (continued)		3. After a natural disaster (i.e., flood, earthquake, fire) a local agency can only demolish or destroy those historic structures which are an "imminent threat." Otherwise a local agency must notify and consult with the SHPO if there are damaged historic resources which may require demolition, destruction, or significant alteration. In most cases action taken after a natural disaster for which a state emergency has been declared are statutorily exempt from CEQA. However, actions in the aftermath of disaster which might adversely affect historic resources are subject to statewide governing considerations of historic resources. No structure listed on the National Register, California Register, or local register that is damaged in a natural disaster can be destroyed, demolished or significantly altered unless: <ul style="list-style-type: none"> a) the structure represents an imminent threat to the public for bodily harm or damage to adjacent property, or b) the action is approved by the State Historical Preservation Office. 	
5.08.142.8 California Park and Recreation Facilities Act	1. Restoration funds for publicly owned buildings listed on the National Register are eligible from the state when available.	1. These funds are not always available. They are only available whenever a bond is approved by the voters of the State. 2. The source of funds is from the federal government therefore the rehabilitation project must follow the Secretary of Interior's Guidelines or the State Historical Building Code.	
5.08.143 Local Regulations and Programs 5.08.143.1 Historic Resources Inventory	1. Historic Resource Inventory identifies historic resources and districts in the Town of Colma. The approved official list of Historic Resources in the Town of Colma, Table HR - 1, should be sent for Inclusion on the California Register per Section 5.02.423. 2. The Historic Resource Inventory should be updated following City Council Action. 3. A copy of the approved local Historic Resources list Table HR - 1 should be sent to the State Office of Historic Preservation, the California Register of Historical Resources, San Mateo County Planning Department, San Mateo County Historical Resources Advisory Board, and San Mateo County Historical Association.		

**5.08.200 HISTORIC RESOURCES POLICIES
& IMPLEMENTATION MEASURES**

The Historical Resources Element is designed to link the Town’s past with the present by establishing goals and policies to preserve, protect, and enhance the Town’s historic resources.

5.08.210 HISTORIC RESOURCE PROTECTIONS			
REFERENCE NUMBER	POLICY	IMPLEMENTATION MEASURE	CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS
5.08.211	Colma should encourage the rehabilitation and continued use or reuse of designated historic buildings or sites whenever planning or building permits are involved.	The City Planner will make recommendations consistent with this policy to the City Council.	
5.08.212	Important historic resources should be protected through designation by the Town of Colma.	The City Planner will make recommendations consistent with this policy to the City Council.	
5.08.213	State and/or Federal recognition of selected historic resources should be sought by applying for designation as a California Historical Landmark, or a California Point of Historical Interest, and/or inclusion in the National Register of Historic Places. Nomination to the California Register of Historical Resources should be made for qualifying public buildings and whenever private property owners concur.	The City Planner will facilitate applications for qualifying public buildings, and assist property owners who want to apply for historical designation for their buildings.	



Family crypts in the Holy Cross Historic District

5.08.220 HISTORIC RESOURCE PROTECTIONS			
REFERENCE NUMBER	POLICY	IMPLEMENTATION MEASURE	CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS
5.08.221	A Historic Preservation Ordinance, and Historic District Resource "HR" Combining Zone should be used to identify historic resources. Protection of historic resources should be provided by use of the design review procedure.	The City Planner will make recommendations consistent with this policy to the City Council.	
5.08.222	The Colma Historical Association should be consulted whenever a proposed development project involves a designated historic resource in Colma.	The City Planner will contact the Colma Historical Association and solicit input whenever a proposed development project involves a designated historic resource.	
5.08.223	Colma should use the nationally established, Rehabilitation Standards and Guidelines for the Restoration and Rehabilitation of Historic Structures (See Appendix C).	The City Planner and Building Department will make recommendations consistent with this policy to the City Council.	
5.08.224	Colma should use the California State Historical Building Code (SHBC) for designated buildings to encourage historic rehabilitation.	The City Planner and Building Department will make recommendations consistent with this policy to the City Council.	
5.08.225	An Historic Resources Inventory should be maintained, including keeping a current list of all local, state, and federally designated historical landmarks, points of historical interest, historic resources and historic districts in Colma.	The City Planner will maintain an Historic Resources Inventory and make it available for public inspection.	
5.08.226	The Town should utilize its Design Review procedure for review of development in historic districts and adjacent to designated historic landmarks.	The City Planner will make recommendations consistent with this policy to the City Council for new development projects.	

5.08.230 INCREASE PUBLIC AWARENESS			
REFERENCE NUMBER	POLICY	IMPLEMENTATION MEASURE	CROSS REFERENCES WITH OTHER GENERAL PLAN ELEMENTS
5.08.231	The Town should provide information to the public concerning the location of historic resources and their value to the community, State and Nation.	The City Planner will maintain an Historic Resources Inventory and make it available for public inspection. Historical essays will continue to be published in the Town's newsletter.	
5.08.232	The Town should support the Colma Historical Association in their efforts to expand historical knowledge about Colma.	The Town will pursue establishment of an historical park and museum for Colma.	Open Space/ Conservation 5.04.391
5.08.233	Colma should maintain communication with the State Office of Historic Preservation, California Register of Historical Resources and San Mateo County Planning Department to disseminate information about historical resources in Colma.	The City Planner, City Manager and City Council will take actions consistent with this policy.	

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.

5.08.400 HISTORICAL RESOURCES ELEMENT APPENDIX A

The following is a summary of the documentation compiled during the 1992 Colma Historic Resources Inventory. The full inventory is on file at Colma Town Hall. Definitions of "landmark," "historic resource" and "criteria" used in the following descriptions are found at the end of Appendix A.

5.08.410 SITES ELIGIBLE FOR NATIONAL REGISTER



A. Woodlawn Gatehouse Entry 1000 El Camino Real

Rating: National Register
- Landmark
- Criteria: C (a)(c)

The 1904 Woodlawn office and entry building possesses the highest artistic value of any like architectural feature in Colma and perhaps, the State. Designed by San Francisco architect Thomas Patterson Ross, it successfully combines stylistic elements of the late Gothic Revival with those of H. H. Richardson into an impressive expression of the stonemason's craft. Its employment of structural concrete as a framework was an early use of new building technology. The *Park and Cemetery Magazine*, July 1915, noted that "Nothing adds more to the dignity and impressiveness of a park or cemetery with an artistic entrance". Cemetery entrances, be they simple or ornate, break the continuity of the surrounding neighborhood and, "announce a special room dedicated to the departed". The Woodlawn gateway provides security by regulating visitation and preserves the sanctity and physical integrity of the cemetery.



B. City Hall 1198 El Camino Real

Rating: National Register
- Landmark
- Criteria: A, C (c)

The Spanish Eclectic style of architecture for Colma's Town Hall was selected by Mattrup Jensen, Colma's first mayor and the Superintendent of Mount Olivet Memorial Park. Mattrup Jensen was impressed with the beauty of the Town Hall in Ross, California, designed by John White in 1928. Jensen made sketches of the building and had them incorporated into the final design of Colma's Town Hall by the architectural firm of Resing and McGinness of San Francisco. While the Town Hall was not constructed until 1937 it is symbolic of the Town's struggle to gain its own identity and for the cemeteries to gain control of their properties through incorporation of the Town in 1924. An addition to the Town Hall was completed in 1986 matching the original architectural theme.



C. Ottoboni Residence 417 F Street

Rating: National Register
- Landmark
- Criteria: A, B

The Ottoboni Family residence was the original office of the family's Pioneer Nursery. The Ottoboni family is attributed with initiating the flower industry in the region. The Ottoboni family home is significant as the originating point

for a major local industry, floriculture, and for the contributions to the community over time by family members. The residence is a craftsman style building. The house is sited next to a group of buildings that were moved to the site in the 1960s onto what was once the flower beds of Colma's first nursery, Ottoboni's Pioneer Nursery.



**D. Mattrup Jensen Residence
649 F Street**

Rating: National Register
 - Landmark
 - Criteria: A, C (c)

Mattrup Jensen, the father of modern Colma and first mayor, designed and built his home on F Street. He later remodeled the house based on examples of antebellum residences he had seen while on vacation in the south. Through Jensen's leadership, in 1923 the Associated Cemeteries joined together to incorporate the Town. Jensen's house is the best resource representative of his many accomplishments within the community as a businessman and civic leader.



**E. Mount Olivet Cemetery Office and
Streetcar Line
1500 Hillside Boulevard**

Rating: National Register
 - Landmark
 - Criteria: A, C (c)

This building best represents the contributions of the Abbey Land and Improvement Company

to the development of Colma. The company established Mount Olivet Memorial Park, the fifth cemetery to be built in Colma and constructed a streetcar line along F Street to their office and cemetery from the main electric railway at El Camino Real. The Mount Olivet local line, as it was known, was in operation until 1926. The Mission Revival Style office was designed by the corporation's vice president, San Francisco architect William H. Crim. The square tower at the southeast corner of the building marks the original entry to the Mount Olivet Cemetery office. In spite of some changes to the building's windows the building retains its original character.



**F. Molloy's (Historically known as
Brooksville Hotel)
1655 Old Mission Road**

Rating: National Register
 - Landmark
 - Criteria: A

In 1883 the Brooksville Hotel was opened to house the workers who were about to build a succession of cemeteries in the area. It is the oldest commercial establishment in continuous operation in Colma. The Brooks family left in 1912 but retained ownership of the hostelry which became a popular speakeasy during prohibition. In 1929 Frank Molloy purchased the Hotel and named it Molloy's Springs. Molloy's became the social center of Colma. The hotel and bar are still operating in the historic commercial complex beside Old Mission Road.



G. L. Bocci & Sons Monuments
7778 Mission Street

Rating: National Register
- Landmark
- Criteria: A, B

Leopold Bocci, a professional stone carver, established the first monument shop in Colma in 1904. In approximately 1937 a local contractor, Joseph Ragni, built the new office facade for Bocci and his sons. This building represents the oldest cemetery related industry in continuous operation in Colma Donald Bocci, Leopold's grandson, continues to operate the shop as a family business with two of his daughters.



H. Old Colma (School House)
Railroad Station
480 Serramonte Boulevard (Temporary
Pending Relocation)

Rating: National Register
- Landmark
- Criteria A, C (c)

The Old Colma Railroad Station built in 1881, and recently relocated to El Camino Real and Serramonte Boulevard, may be eligible for listing on the National Register. The Station was

originally called the School House Station. Its architectural style is rare and is considered a relic from Colma's gardening era. The School House Station, which was located at the juncture of El Camino Real and San Pedro Avenue, was the center of the larger northern San Mateo County area historically known as Colma. Early businesses clustered along these intersecting streets. This was where the farmers and teamsters stopped enroute to San Francisco; the location of the area's first school, and later a post office. According to the San Mateo County Gazette in November 1882 the School House Station was "decidedly the most important stopping place between the town of San Mateo and the city of San Francisco" and is "... the most valuable garden ground in the State ...".

Before the station was moved it was evaluated by the State Office of Historic Planning and the Keeper of the Register as being eligible for the National Register. Since the station was relocated its original National Register Ranking of 2S2 may no longer be valid. However, it shouldn't affect the ranking significantly because the station is still on El Camino Real at a major intersection, it is only a mile south of its original location and it will be sited on the site in a fashion which is similar to its original situation.

**5.08.420 HISTORIC DISTRICTS ELIGIBLE
FOR NATIONAL REGISTER**



**A. Cypress Lawn Historic District
1370 El Camino Real**

Rating: National Register
Historic District
with 21 Resources

The Cypress Lawn Historic District is described in Section 2.211 of the Historical Resources Element. The twenty-one historic resources are identified below:

1. Norman Towers

Pair of monumental stone towers, forty feet high, at the Hillside Boulevard entrance.

2. Grand Gateway

1892 granite archway set back from El Camino Real. The archway, designed by Barnett McDougal & Son of San Francisco, is one of the earliest examples of Mission Revival-style architecture found anywhere.

3. Original Columbarium

1893 two-story rock-faced granite columbarium designed by architects Edward Heatherton and Thomas P. Ross for the exclusive use of cremated remains. This building is one of the earliest examples of Mission style architecture and is one of the first columbariums designed in the West.

4. Noble Chapel

A small English-style Victorian Gothic chapel designed by architect Thomas P. Ross in 1894. It continues to be used for religious services and contains the cemetery's receiving vault and two modern crematoria.

5. Cemetery Office Building

1918 administration/office building on the west side of El Camino Real was designed by architect Bernard J. S. Cahill. The columned building has a red tile roof which gives the feeling of old California Spanish Architecture.

6. Community Mausoleum:

1921 Roman Renaissance mausoleum designed by Bernard J. S. Cahill. The building received international recognition for its architectural and artistic excellence. The stained and art glass ceiling of the complex, which covers about four and one-half acres, represents one of the finest collections of stained glass in the United States. Buried here are William C. Ralston, Elizabeth Fry Ralston, K. W. Koo and George Fox.

7. Lakeside Columbarium

1927 concrete columbarium by architect Bernard J. S. Cahill. The unfinished columbarium is both the largest and the last of its type in the United States. Gertrude Atherton and Paul I. Fagan are buried here.

8. Laurel Hill Monument

The three acre grassy mound is the final resting place for over 35,000 San Francisco pioneers. Two monuments can be found here. A life size bronze statue of a pioneer family mounted on a round granite plinth with a granite wall behind it. A giant obelisk by Vladimir Oslo, has a sculpture of Father Time on its backside commemorating the burial place of California's pioneers.

9. Reverend William Kip

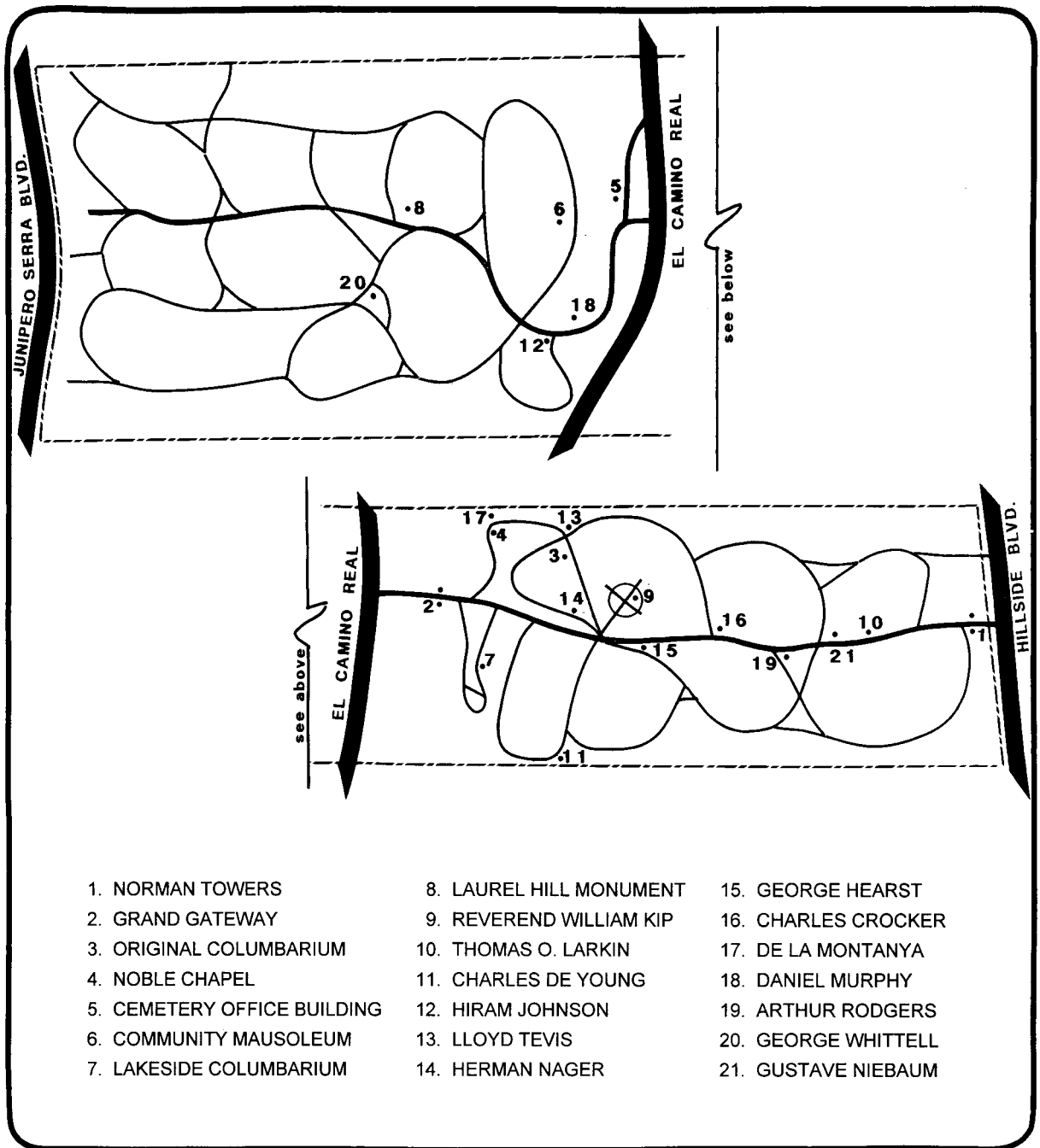
Kip was the first Episcopal bishop of California. A tall granite Celtic Cross by Ernest Coxhead marks the Reverend Kip's burial place.

10. Thomas Oliver Larkin

Larkin's kneeling angel gazing at sculpted cameo sitting atop his tomb.

11. Charles de Young:

A life size bronze statue of Charles de Young marks his final resting place which was transferred here from San Francisco's Odd Fellow Cemetery.



CYPRESS LAWN HISTORIC DISTRICT

- HISTORIC DISTRICT
- 2 HISTORIC RESOURCE

HR-2
FIGURE

8/98

12. Hiram W. Johnson

A former California Governor (1910-1916) and U. S. Senator (1917-1945). A white marble sarcophagus of a Depression Modern design is topped by an eagle over a shield with stripes and stars.

13. Lloyd Tevis

The Tevis Memorial tomb was designed by John G. Howard (1912) and is one of his best works. A massive winged bronze angel dominates the circular niche.

14. Herman Nager

A white marble mausoleum (1917) designed by J. S. Cahill as a Greek temple using the Doric order. This temple may have been inspired by the Temple of Poseidon in Paestum, Italy.

15. George Hearst

This family mausoleum with sixteen columns of granite was designed like a Greek temple using the Ionic order. The temple was designed by architect Albert C. Schweinfurth in 1896.

16. Charles F. Crocker

A granite Roman Renaissance style mausoleum set on a stone foundation was designed by A. Page Brown in 1894-98. The entry doors, by Robert I. Aiken, are of a sculpted bronze hovering angel.

17. De la Montanya

A mausoleum designed by J. S. Cahill in 1819-1909. It is one of the more elaborate mausoleums at the cemetery and it once had a Tiffany window.

18. Daniel T. Murphy

A spired family mausoleum with a green bronze roof is like a French Gothic chapel. The mausoleum has unique stained glass.

19. Arthur Rodgers

An Egyptian style tomb with three giant sphinxes at the entrance, and a winged Egyptian sun-disc on the cornice above the entrance. The interior floor is tile with traditional Egyptian designs.

20. George Whittell & Nicholas Luning

The mausoleum design has an Egyptian influence and is flanked by two sphinxes on the exterior which are of Greek origin.

21. Gustave Niebaum

A handsome granite mausoleum set on a stone foundation. It apparently is very similar and yet has distinct differences to the 1890 Carrie Getty mausoleum in Chicago designed by Louis Sullivan. The Niebaum mausoleum may have been designed by L. Sullivan or is a take-off of the Getty mausoleum. The tomb was moved to Colma from Laurel Hill Cemetery.

The boundary of the Cypress Lawn Historic District is Holy Cross Cemetery and South San Francisco city line on the south; Hillside Boulevard on the east; Junipero Serra Boulevard on the west; and Hills of Eternity Cemetery and numerous commercial properties on the north. The cemetery is composed of two large rectangular tracts that are bisected by El Camino Real and Colma Creek. Refer to Figure 2.



B. Italian Cemetery Historic District

540 F Street

Rating: National Register Historic District with 7 Resources

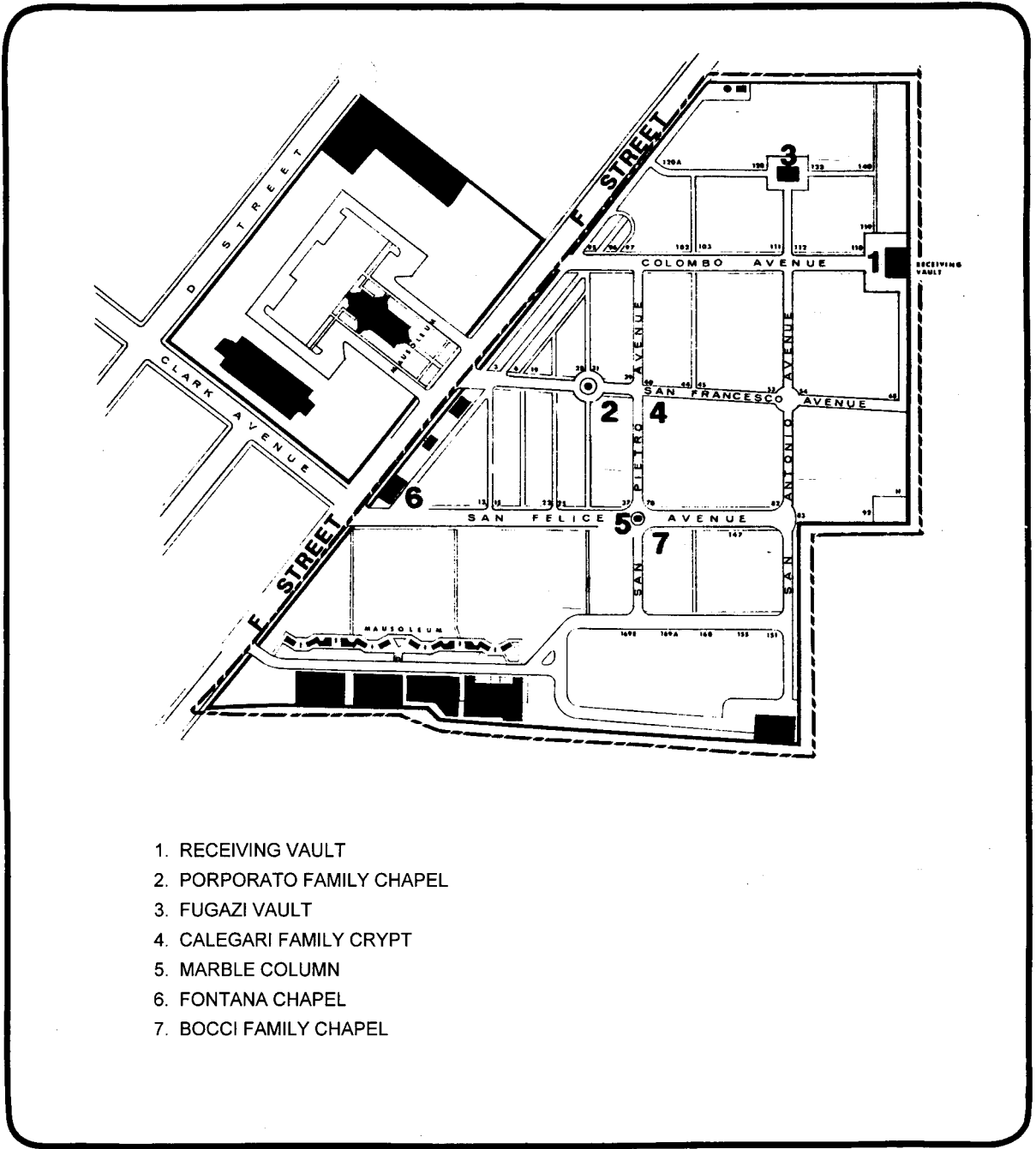
The Italian Cemetery Historic District is described in Section 2.212 of the Historical Resources Element. The seven individual historic resources are identified below as:

1. Receiving Vault

This receiving vault designed by John Porporato in 1900 is the oldest structure in the cemetery. The interior walls are covered with a veneer of Carrara marble and the exterior is fashioned with brick and concrete. Stained glass windows occur throughout the building.

2. Porporato Family Chapel

This concrete family chapel was designed by John Porporato in 1908 and was crafted by Valerio Fontana. It was one of the first private chapels in the cemetery.



- 1. RECEIVING VAULT
- 2. PORPORATO FAMILY CHAPEL
- 3. FUGAZI VAULT
- 4. CALEGARI FAMILY CRYPT
- 5. MARBLE COLUMN
- 6. FONTANA CHAPEL
- 7. BOCCI FAMILY CHAPEL

ITALIAN CEMETERY HISTORIC DISTRICT

- - - - - HISTORIC DISTRICT
 2 HISTORIC RESOURCE

HR-3

FIGURE

3. Fugazi Vault

This vault is the largest and most majestic family vault in the cemetery. John Fugazi, known as Pappa Fugazi, was Northern California's most prominent Italian banker of the time. This ornate Italian Renaissance family vault with columns and pilasters was designed by architect Italo Zanolini. Over the entry is a bronze bust of Fugazi.

4. Calegari Family Crypt

This marble family crypt, 1905, has a full bust of Francesco Calegari atop a shaft which rises from a rectangular base. The workmanship of the stonecutters is very artistic and typical of the marble carvings throughout the cemetery.

5. Marble Column

This Carrara marble column is surmounted with a symbolic figure of grief standing on a pedestal. The column is a superb example of the stonecutter's art. The statue was carved in Genoa, Italy in 1872. It originally adorned the Brittan family mausoleum in San Francisco's Masonic Cemetery. It was brought to the Italian Cemetery in 1936 with the help of L. Bocci & Sons.

6. Fontana Chapel

This granite chapel was erected by Elio Fontana, the son of Valerino Fontana. Valerino Fontana was an established and important stonecutter in Colma.

7. Bocci Family Chapel

The chapel's black granite door surround is capped with a marble statue of Jesus. Leopoldo Bocci established the first stonecutting business in Colma. Bocci and Fontana created most of the funerary art at the Italian Cemetery.

The boundary of the Italian Cemetery Historical District is: F Street on the north; El Camino Real on the west; Eternal Home Cemetery on the south, and several private parcels on the east (Refer to Figure 3). The cemetery has an irregular shape, the newest section on the north side of F Street is not included in the historic district.

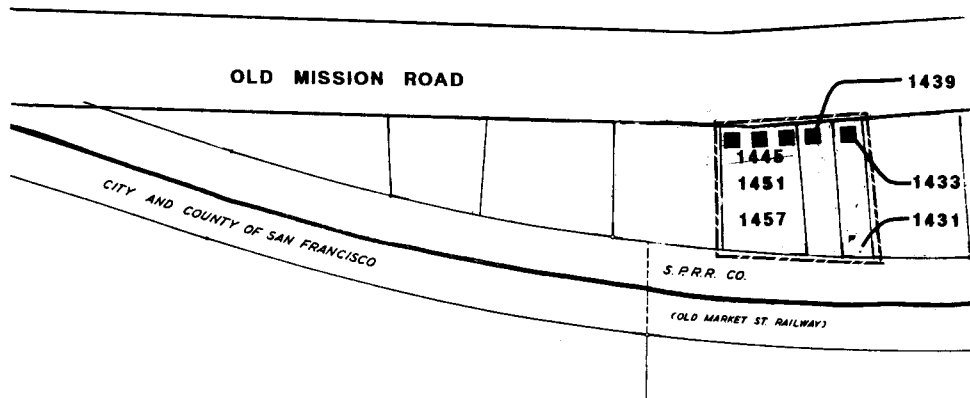


C. Old Mission Road Historic District 1431, 1433, 1439, 1445, 1451, 1457 Mission Road

Rating: National Register -
Historic District with six
contributing buildings

The Old Mission Road Historic District is also discussed in Section 2.213 of the Historic Resources Element. These six Neo-Classical houses were built for Frank Lagomarsino and are Colma's single largest collection of residences built between 1908 and 1918. These houses are Colma's most intact example of family farmstead. Frank Lagomarsino built his family farmhouse (1439) in 1917. His son's house (1431) and four rental units (1433, 1445, 1451, 1457) were built in 1918. While the original farm buildings were demolished in the 1980s and the farmland has been developed for commercial use, the six rowhouses retain much of their integrity from when they were constructed by L. Ferreios' New Era Construction Company. Four of the houses were built from the same set of plans prepared by L. Ferreios. Three of the houses continue to be owned by Lagomarsino family members (1431, 1433, 1439).

The boundary of the Old Mission Road Historic District is: Old Mission Road on the east; the Southern Pacific Railroad right-of-way on the west; and a privately owned commercial property on the north and south (Refer to Figure 4). The district is comprised of three separate parcels; one parcel has three residences and another parcel has two residences.



OLD MISSION ROAD HISTORIC DISTRICT

- HISTORIC DISTRICT
- HISTORIC RESOURCE

HR-4
FIGURE

8/98



**D. Holy Cross Historic District
1595 Mission Road**

Rating: National Register
Historic District
with 2 Resources

The Holy Cross Historic District is described in Section 2.214 of the Historical Resources Element. The two historic resources are described below:

1. Holy Cross' Gateway and Lodge Building

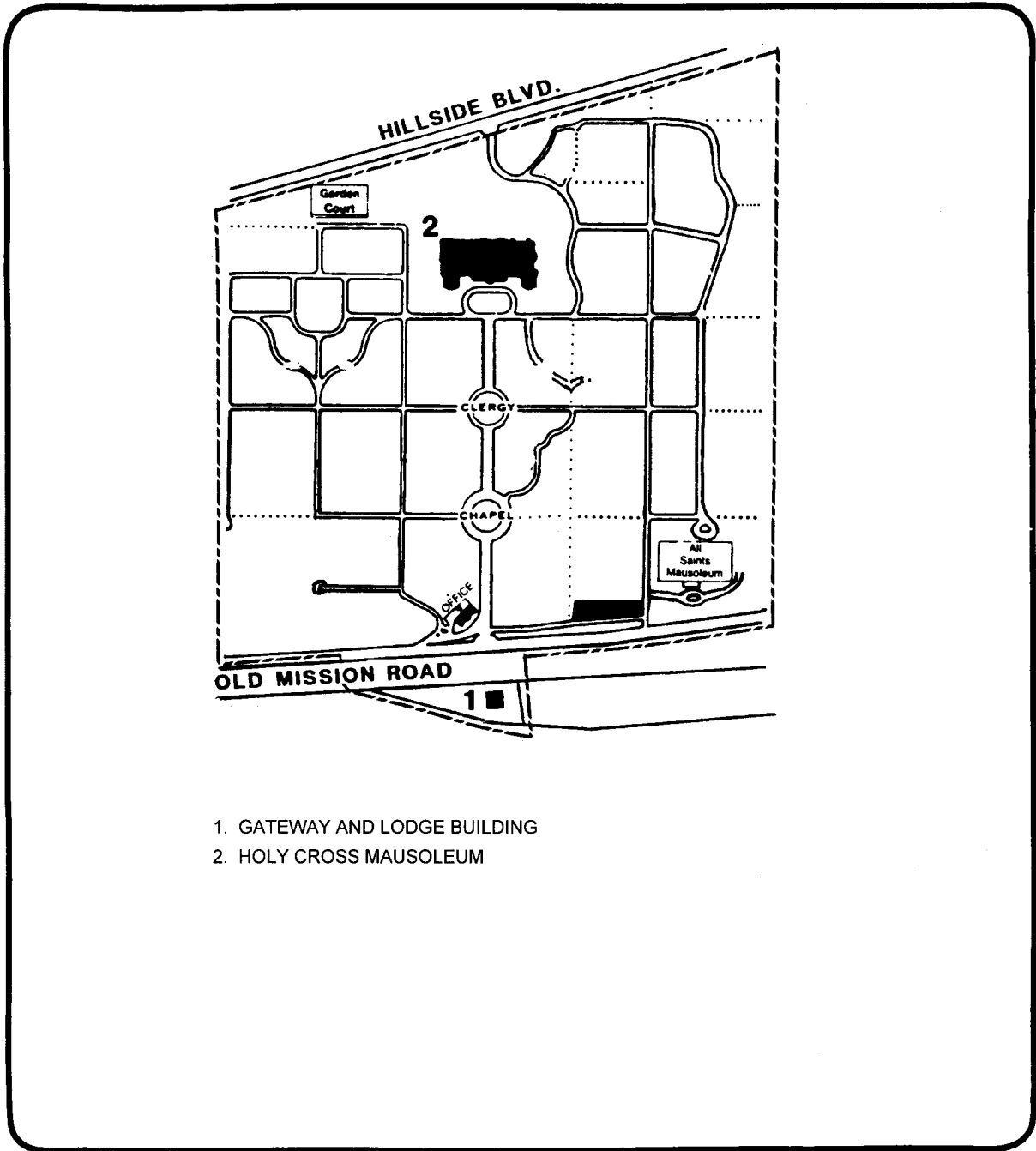
The Gateway and Lodge Building, also known as McMahon Station was designed by Frank T. Shea and William D. Shea in 1902. It is the oldest remaining building ensemble of Colma's first cemetery. The building functioned as both an office and a station for funeral parties and visitors. The Lodge is a good example of the Richardson Romanesque architectural style with its rock-faced ashlar masonry articulated by arcaded walls. It represents a functional adaptation of Richardson's popular railway depot design for the needs of the cemetery. It is one of very few examples of the style found in San Mateo County, the most notable of which is Stanford University.

2. Holy Cross Mausoleum

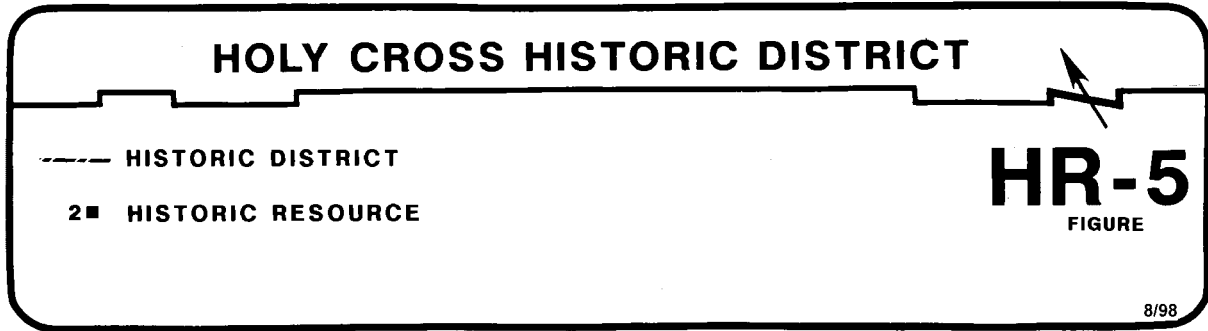
The Holy Cross Mausoleum was designed by John McQuarrie in 1921, and was dedicated by Archbishop Edward Hanne. The mausoleum original covered a four acre area and contains 14,000 crypts, it now covers over nine acres. The mausoleum contains the remains of numerous prosperous California figures such as Faxon Atherton, Angelo Rossi, and Michael Geraldo. The sepulcher of Archbishop Joseph Sadoc Alemany is located in the central apse of the Holy Cross mausoleum which is reserved for the burial of archbishops of San Francisco.

Alemany played an important role in the development of California's religious community, education of the children, and secular life. He profoundly shaped the conscience of California's Catholics and was the first and last Catalan who brought the best of his province's heritage to his adopted country. Alemany died and was buried in 1888 in Vich, Spain, his birthplace. However in 1965 the remains of Joseph Sadoc Alemany were transferred to the sepulcher in Holy Cross Cemetery. He was a naturalized American citizen and while his influence permeated Northern California's education and social institutions, his final resting place is at Holy Cross Cemetery.

The boundary of the Holy Cross Historic District is Cypress Lawn Memorial Park on the north, city limit line and the City of South San Francisco on the south, Hillside Boulevard on the east and Old Mission Road on the west. The district also includes a triangular parcel on the west side of Old Mission Road bound by Old Mission Road on the north and east, Southern Pacific Railroad right-of-way on the west and a private parcel on the south. Refer to Figure 5.



- 1. GATEWAY AND LODGE BUILDING
- 2. HOLY CROSS MAUSOLEUM



5.08.430 POTENTIAL STATE AND LOCAL HISTORIC RESOURCES



A. Filipini Residence
7701 Mission Street
Rating: Historic Resource

The Joseph Filipini house is the best remaining example of the Spanish Eclectic style of architecture in Colma. Very few residences were constructed in Colma between the time it was incorporated in 1924 and the end of World War II. The Filipini house was constructed in 1934 by Anthony Pianca. Pianca is one of the few early contractors identified with the development of Colma. The home probably derives its Mediterranean character more from the Italian-American makeup of the community than from any conscious effort to express a specific building style.



B. Salem Memorial Park Office/Chapel
1171 El Camino Real
Rating: Historic Resource

The Salem Memorial Park/Office Chapel is an interesting example of divergent historical forms incorporated in a composition reflecting the architectural fashion of the building's own design

period, the 1903, as well as the malleability of a modern construction material, concrete. The rectangular forms and decorative banding are Neo-Babylonian while the symmetrical use of pilasters draws from Roman sources. In combination they make a successful Moderne design, at once reflective and contemporary.



C. Hills of Eternity
1301 El Camino Real
Rating: Historic Resource

Near the El Camino Real entrance is the Portals of Eternity Mausoleum which is on a grass slope with mature trees to the southwest that create a natural backdrop for the building. It is one of two examples in Colma of Neo-Byzantine style buildings reflecting the near eastern architectural sources for the Jewish monumental design. There is also a marked reference to the Moderne style with horizontal and vertical grooves and lines and the chevron moldings that characterize the compound entry. The building was designed by the San Francisco architectural firm of Samuel Hyman and Abraham Appleton. The Hyman and Appleton office has done most, if not all, of the additions over time and are responsible for the building's continuity of design.

D. Pelton "Cheap Dwelling"
437 F Street
Rating: Historic Resource

This house is one of San Francisco architect John Pelton's design for "Cheap Dwellings" published in the *San Francisco Evening Bulletin* between 1880 and 1883. The building was moved to its current location in the 1960s from the



Alemany Street area of San Francisco during the construction of Highway 280. The building is a relatively intact example of the Cheap Dwellings designed by John Pelton. The plans for these dwellings were published by the newspaper because the editors had the idea to publish inexpensive, hence "cheap," plans to make housing affordable. While 437 F Street is a relocated building it still functions in its intended role as affordable housing and is one of the few remaining examples of the style to survive. It should be treated as a historic resource because of its role in the broader patterns of residential development in the San Francisco Bay Area.



E. Japanese Cemetery
1300 Hillside Boulevard
Rating: Landmark

The cemetery is small and unique for its absence of trees and lawn and its crowded monuments. Upon entering the main gate visitors pass through a traditional Japanese garden. The cemetery is for all Japanese regardless of fame or fortune. Japanese who were buried in Laurel Cemetery in San Francisco were reburied in Colma's Japanese Cemetery. A granite monument marks the graves of hundreds of Japanese who were removed from San Francisco's Laurel Hill Cemetery in 1940.

The graves of three Japanese sailors from the Ship Kanrin Maru, who died in San Francisco in 1860, were moved to Colma from Laurel Cemetery. In front of these graves is a circle and a marker referred to as ireito (comfort all souls) which symbolizes the center of the cemetery. These gravestones were paid for by the Emperor of Japan. A towering obelisk

stands in tribute to George Shima (Kinji Ushijima) who produced the bulk of California's potatoes and gained the title "Potato King". Another person who influenced California's Agricultural history is Keisaburo Koda who became known as "California's Rice King." He was the only American grower of sweet rice, an ancient ceremonial rice, and was the first to sow rice seeds by airplane. He demonstrated that rice could be grown on a commercial scale. There is a monument to the "Unknown Soldiers" which recognizes the Japanese-Americans who fought as part of the United States Armed Forces in World War II. The Cemetery's most traditional family tomb contains the remains of three generations of the Hagiwara family. Makoto Hagiwara came to San Francisco in 1890 and built the Japanese Tea Garden in Golden Gate Park.



F. Pet's Rest Cemetery Office
1905 Hillside Boulevard
Rating: Historic Resource

This house is one of the few remaining examples of post-1906 earthquake residential buildings in Colma. Following the earthquake the Colma area became a center for resettlement for refugees from the San Francisco disaster. The residential building type that resulted from this rapid population influx was typically a one or two and one-half story and gabled building with a rectangular plan. The facades of the homes were characterized by recessed central entries, flanked by single or double angled bays. Many of these new buildings had raised basements requiring tall, straight or side approach stairways to reach the front doors. Earl Taylor, Assistant Manager of Cypress Lawn Cemetery, bought his home in 1947 to establish Pet's Rest Cemetery, the only pet cemetery in Colma.

5.08.440 POTENTIAL STATE AND LOCAL HISTORIC DISTRICTS

Historic Districts should be formed when more than one historic resource occurs on a parcel.



- A. E. Street Historic District
(Ottoboni Residential Buildings)
464, 466, 467-469, 471 E Street**
Rating: Historic District
4 Resources

These four residential buildings on E Street, which is only one block long, are Spanish Eclectic and Moderne in style. The Spanish Eclectic houses at 464 and 466 E Street were constructed in 1924. The other homes of the Moderne design were moved to the site in the 1960's from the Alemany Street area of San Francisco during the construction of State Highway 280. Most of the Eclectic buildings in Colma were relocated from locations outside of Colma to their present site by owner Raymond Ottoboni after World War II. While these buildings were not originally built in Colma, so many of San Francisco's row houses were relocated in Colma in the 1960's that they need to be discussed. Their significance is in their number and distribution giving the erroneous sense that they were part of the chronological growth of the Town when, in fact, they came over a very short period of time as the result of a specific event.

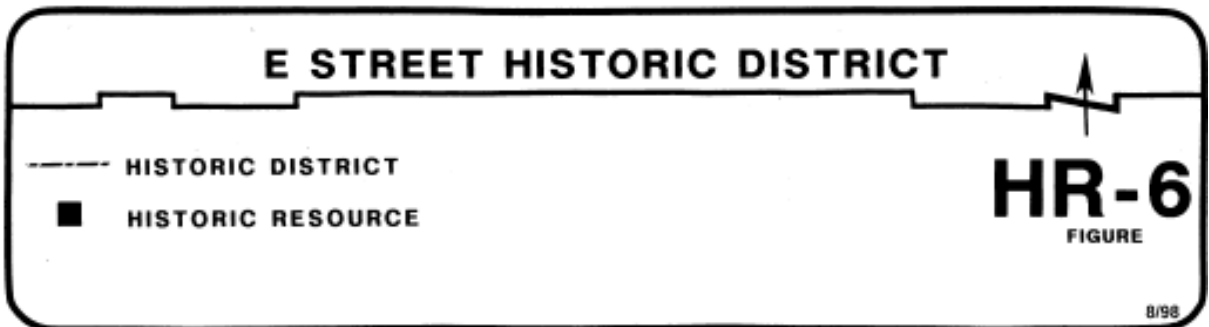
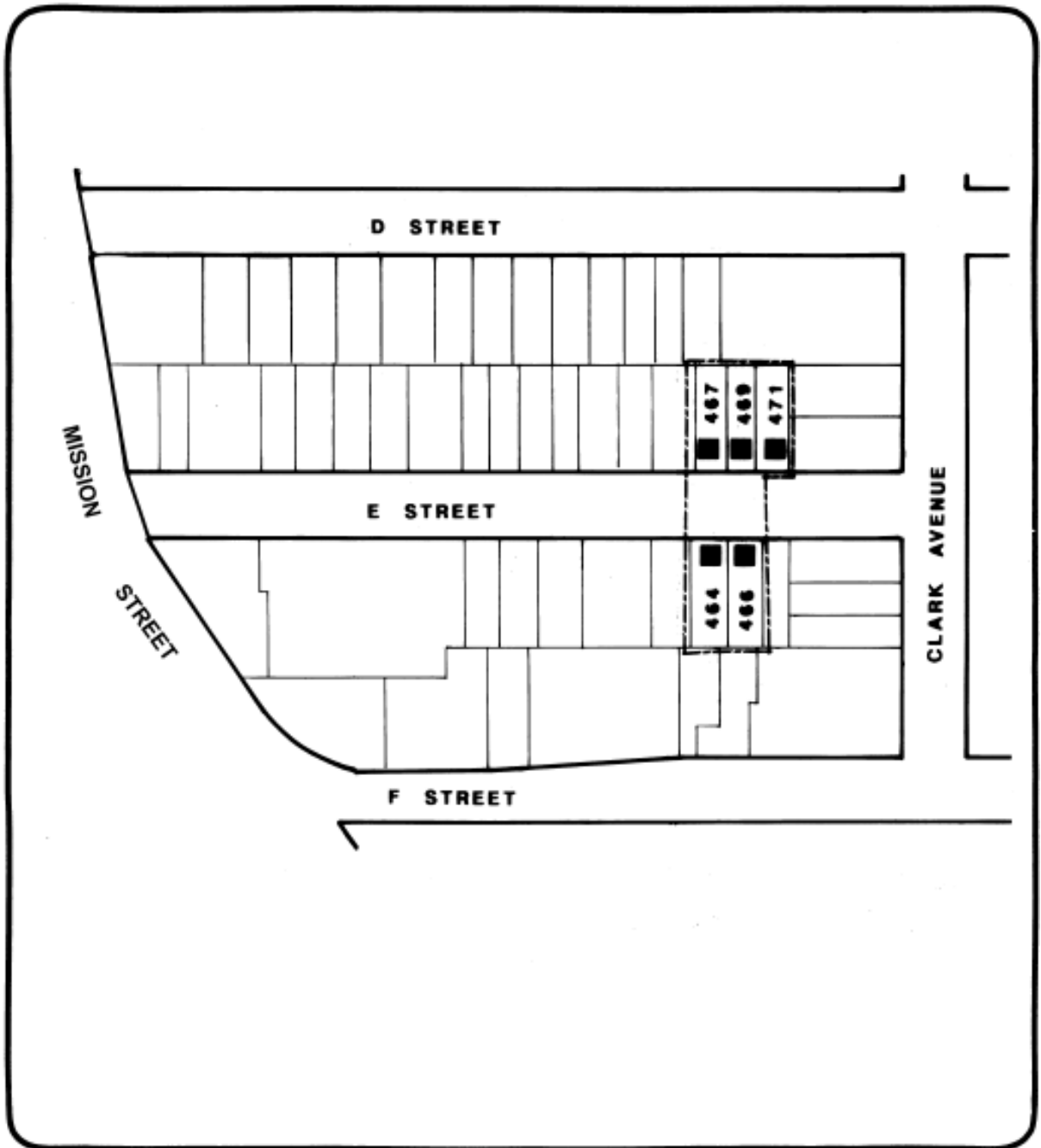


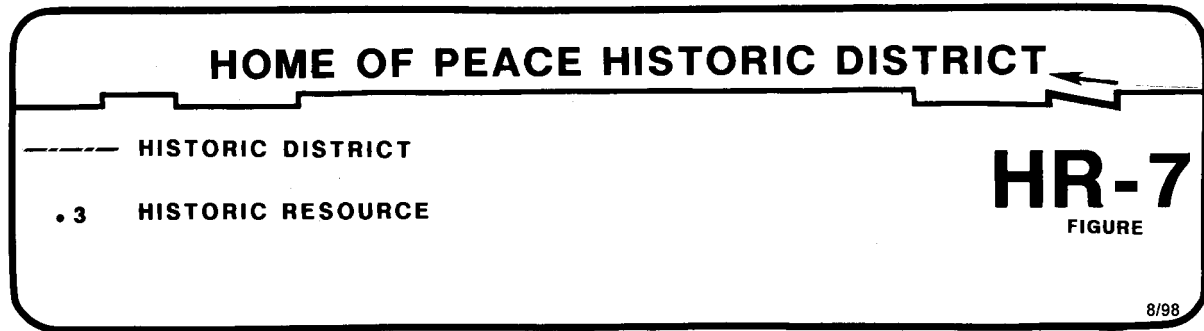
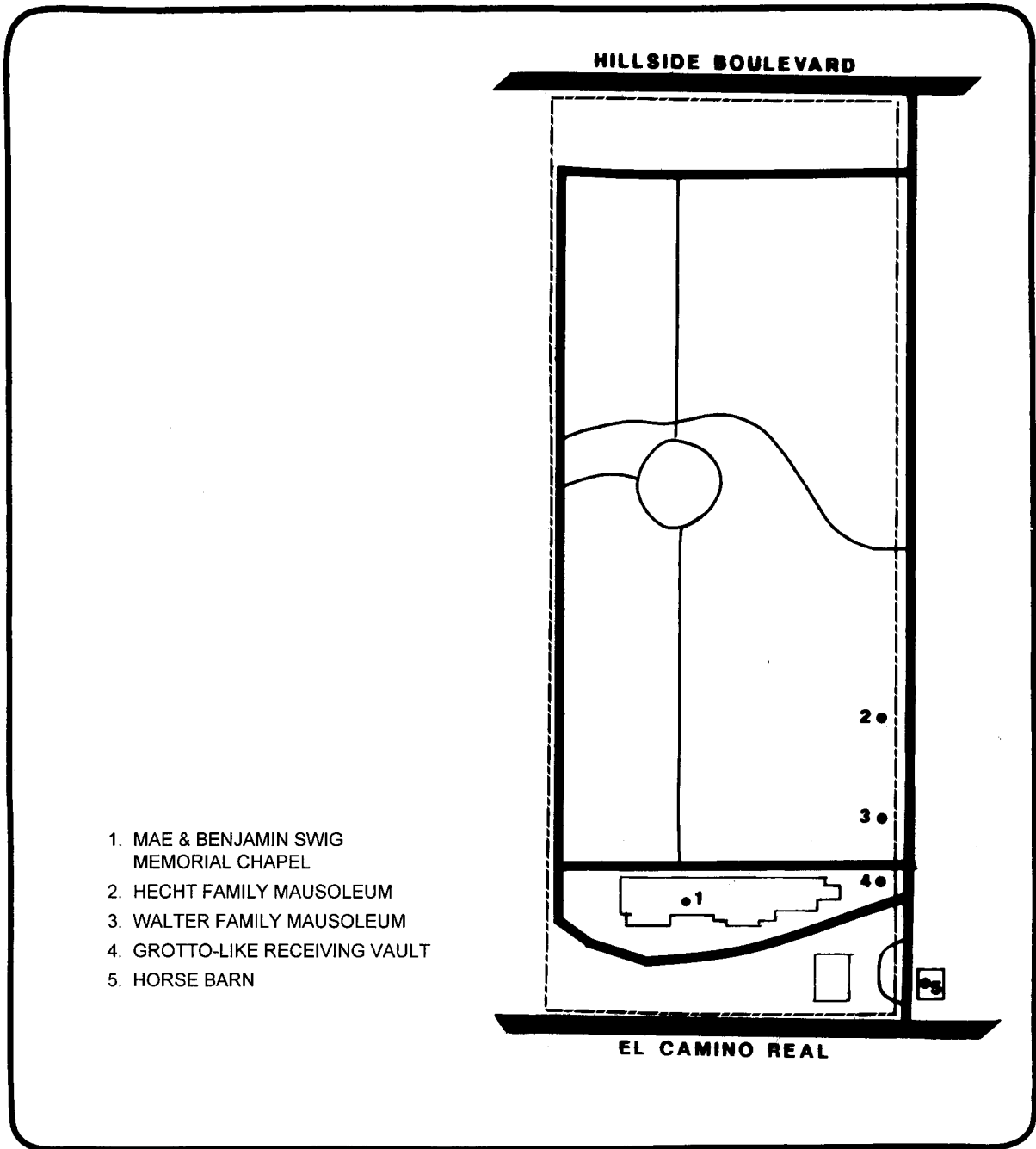
- B. Home of Peace Historic District
1229 El Camino Real**
Rating: Historic District
5 Resources

Home of Peace Cemetery is the oldest and largest Jewish cemetery in the west. While there are many similarities between the funerary practices with Jewish faith and those of other religions represented in Colma, there are also differences. Above ground interment has been a Jewish practice since the ancient times. The style of both monuments and mausoleums at Home of Peace tend to draw their inspiration from early near eastern architectural forms rather than those typically associated with funerary design. Home of Peace is a resting place for many Jews prominent in the settlement and upbuilding of California and the west. The cemetery has a park-like landscape with lawns and mature stands of trees as well as prominently featured palms. There are many handsome granite mausoleums from the 19th and early 20th centuries as well as beautifully carved monuments and headstones. The design of many of the family mausoleums with their square or cross axial base capped with rounded domes reflect building forms of the ancient near east. Of particular note is the Emanu-El Memorial of Mae and Benjamin Swig with its large tiled dome reminiscent of Constantinople's Hagia Sophia.

The five identified historic resources include:

- a) Mae and Benjamin Swig's Memorial Chapel (with mausoleum and columbarium);
- b) Carved granite family mausoleum (Hetch family);





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-
- c) Greek temple family mausoleum (Walter family);
 - d) Recessed grotto-like receiving vault;
 - e) Wooden horse barn (1889).

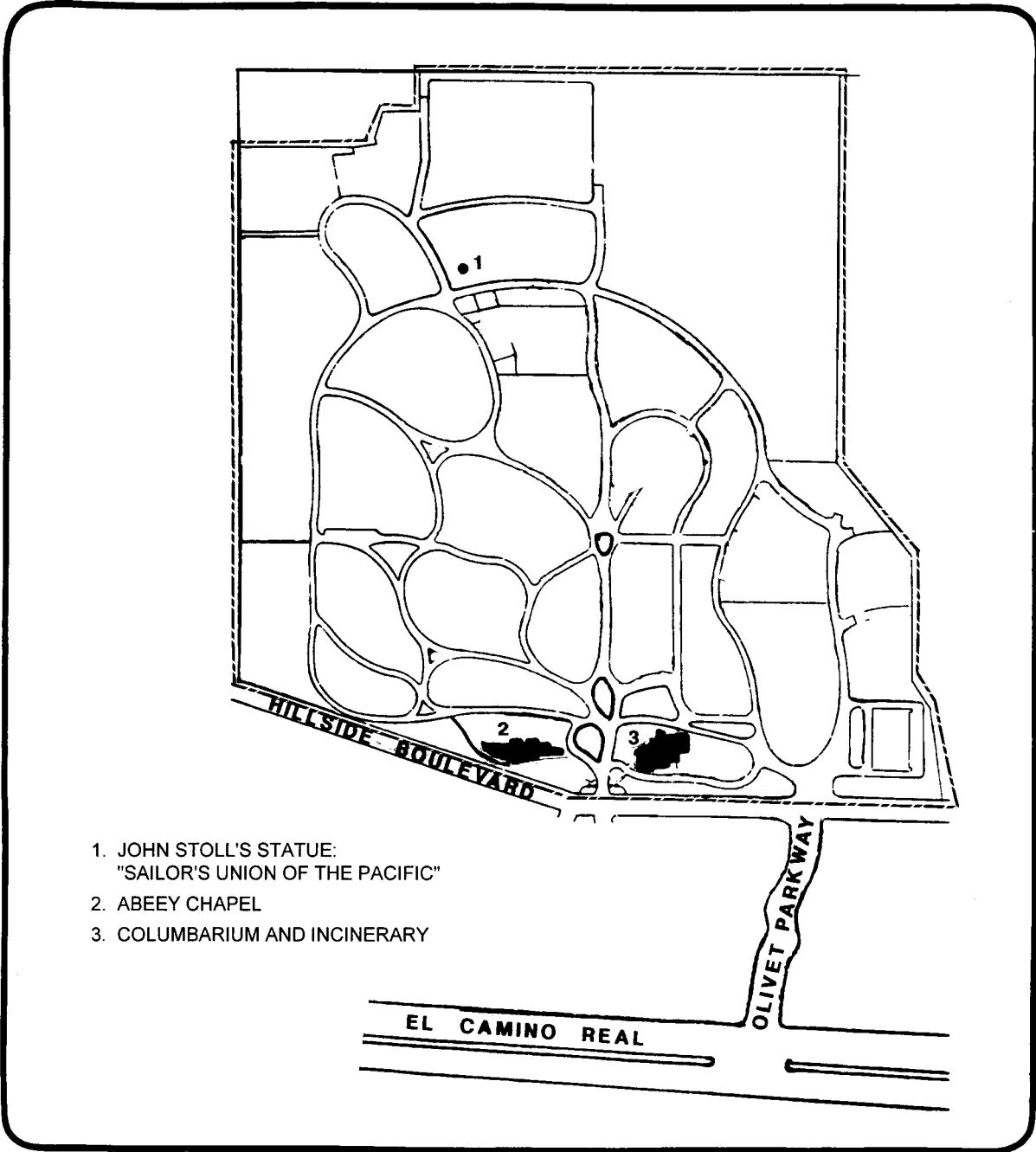
of their original design integrity in spite of addition to both over time. Buried in the Columbarium are the remains of Ishi, 1916, a California Yahi Indian who is believed to be the last surviving member of his tribe.



C. Olivet Historic District
1601 Hillside Boulevard
Rating: Historic District
3 Resources

Olivet Memorial Park was originally known as Mount Olivet Cemetery. The cemetery evolved during its first seven years without an organized plan until 1904 when Mattrup Jensen became Superintendent and completely redesigned the grounds. The cemetery derives its significance as a model modern cemetery; Jensen made Olivet “an outdoor cathedral” the interment of the dead. In the older portions of the cemetery there are stone and concrete crypts, mausoleums and examples of Victorian funerary statuary. Of particular interest are the sections reserved for persons related by vocation or interest. Most of these areas are marked by an appropriate monument such as John Stoll’s monolithic black granite statue of a helmsman in the “Sailor’s Union of the Pacific” plot.

In 1908 Mattrup Jensen began to design modern crematories and in 1912 perfected a retort for cremation which became a standard for the trade. In 1915 his ideas were incorporated in the design of the new columbarium and incinerary prepared by architect William Crim, Jr.. The late English Gothic Revival style Abbey Chapel of 1896 and the 1915 revival style Columbarium were both designed by William Crim Jr. These two buildings still retain much



- 1. JOHN STOLL'S STATUE:
"SAILOR'S UNION OF THE PACIFIC"
- 2. ABEEY CHAPEL
- 3. COLUMBARIUM AND INCINERARY

OLIVET HISTORIC DISTRICT

HISTORIC DISTRICT
 HISTORIC RESOURCE

HR-8
FIGURE

8/98

**5.08.450 CATEGORIES AND DEFINITIONS
FOR HISTORIC PROPERTIES***

Landmark (Highest Importance): The first, last, only or most significant of a type in a region, over fifty years old, possessing integrity of original location and intangible elements of feeling and association. A site or structure no longer standing may possess significance if the person or event associated with the structure was of transcendent importance to the community's history and the association consequential. Every effort should be made to retain the original exterior appearance of the landmark, including its immediate setting and, on an advisory basis, to encourage uses which would maintain the interior, in its original configuration.

Historic Resource: (Major Importance) A Historic Resource is a structure, site or feature which is representative of a historic period or building type but is not of Landmark quality. Modifications of the feature, including change of use, additions, etc., are acceptable as long as the resource retains the essential elements which make it historically valuable.

Historic Districts: A geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations.

Within a Historic District, the following designations would apply:

A Contributing Building, site, structure, or object that adds to the historic architectural qualities, historic associations or archeological values for which a district is significant because:

(a) it was present during the period of significance, and possesses historic integrity reflecting its character at that time, or is capable of yielding important information about the period, or

(b) it in independently meets the Landmark of Historic Resource criteria.

* From *Colma Historic Inventory*, 1992.

A Non-contributing Building, (Contextual Importance) site, structure, or object does not add to the architectural qualities, historic associations, or archaeological values for which a property is significant because:

(a) it was not present during the period of significance,

(b) due to alteration, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or

(c) it does not independently meet Landmark or Historic Resource criteria.

**5.08.460 DEFINITIONS OF NATIONAL
REGISTER 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

(c) High Artistic Values

**5.08.500 HISTORICAL RESOURCES
ELEMENT APPENDIX B**

**5.08.510 ADDITIONAL READING
MATERIALS ON COLMA'S
HISTORY**

1) Chandler, Samuel; Gateway to the Peninsula: A History of Daly City, Daly City, California: City of Daly City, 1973.

2) Cloud, Roy; History of San Mateo County, Vol. 1 & 2; Chicago: S. T. Clarke Publishing Co., 1928.

3) Gudde, Erwin; California Place Names; University of California Press, Berkeley, California, 1960.

4) San Mateo County Historical Association & Advisory Board; Kent Seavey, Historic Resources Inventory, Colma, California, December 1992.

5) Stanger, Frank; History of San Mateo County; San Mateo, California: San Mateo Times, 1938.

6) Svanevik, Michael; and Burgett, Shirley - City of Souls; San Francisco's Necropolis at Colma, Custom and Limited Editions, San Francisco, California 1995.

7) Svanevik, Michael; and Burgett, Shirley - Pillars of the Past - A Guide to Cypress Lawn Memorial Park, Colma, California; Custom and Limited Editions, San Francisco, California 1992.

5.08.700 HISTORIC RESOURCES ELEMENT APPENDIX C

5.08.710 SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a historic property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property and its environment. The new work shall be differentiated from the old to protect the historic integrity of the property and shall be compatible with the massing, size, scale, and architectural details to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

