

Chapter V

HISTORIC PRESERVATION ELEMENT

5.1 INTRODUCTION

The Historic Preservation Element of the General Plan includes goals, policies and implementation strategies to ensure the continued appreciation and protection of South Pasadena’s rich legacy of substantially intact historic buildings, residential neighborhoods, and commercial districts. These resources are worth protecting and are key to the economic future of the City.

Few cities in California are better recognized for the quality of its small-town atmosphere and rich legacy of intact late 19th and early 20th century neighborhoods and residences. South Pasadena also has a strong claim to having the oldest and most historic sites in the San Gabriel Valley.

For many centuries, its adjacency to a natural fording place along the Arroyo Seco had served as a gateway to travel and commerce for aboriginal peoples here and along the coast. It was here that Hahamognas greeted Portola and the missionaries who later established the San Gabriel Mission a few miles to the west. The initial buildings on the Rancho San Pasqual, which subsequently gave birth to the Cities of Pasadena, South Pasadena and Altadena, were built here. The first of these adobe structures became headquarters for General Flores and his staff in 1847 where they agreed to surrender to American forces, ending Mexican Colonial rule in California.

In 1888, South Pasadena incorporated the southern portion of the Indiana Colony and land south and eastward to the Los Angeles border, becoming the sixth municipality in Los Angeles County. With establishment of the Raymond Hotel and the Cawston Ostrich Farm, the small community was able to attract tourists and increasingly large waves of new residents to the Pasadena area in the late 19th and early 20th Centuries. With completion of the Pacific Electric Short Line, putting the entire city within easy walking distance of the “red car” stations, South Pasadena also became a one of the first suburbs of Los Angeles. It is now certainly one of the best-preserved cities, maintaining a small-town quality and humanity in the scale of its buildings, its residential streetscapes and historic commercial core.

It is this legacy and the tradition-minded, small-town atmosphere that has preserved and perpetuated a quality of life that has kept so many long time residents in the community and which continues to attract new residents. It plays no small role in giving South Pasadena an excellent reputation throughout Southern California and the rest of the state as a wonderful place to live, to raise a family and come to shop or visit.

The essential core of South Pasadena’s historic preservation plan, as detailed in this Historic Preservation Element, demonstrates a commitment to protect endangered resources, the special character of the City and quality of its neighborhoods. The Historic Preservation Element will help preserve this commitment by becoming one part of a comprehensive historic preservation program that recognizes the value that a sense of history can contribute to the community by providing stability and continuity without sacrificing goals for new growth and development.

5.1A Purpose Of the Element

As an integral part of a comprehensive general plan, the Historic Preservation Element is intended to help fuse the preservation and protection of historic resources into long-term land-use, economic, and social planning. Through the following broad goals it provides continuity and guides the actions of City departments and commissions in preserving and protecting South Pasadena’s historic landmarks, neighborhoods, and properties on the historic inventory.

- Preserve and maintain sites, structures, and neighborhoods that serve as significant reminders of the City’s social, educational, religious and architectural history.
- Encourage maintenance and preservation of historic structures and artifacts.
- Maintain elements of the natural landscape that contribute to the attractiveness and historic character of districts, neighborhoods and landmarks.
- Assure continuity of the City’s historic character, scale and small town atmosphere for all future projects.
- Build public awareness of preservation issues and appreciation for the unique history of South Pasadena and its neighborhoods.
- Adopt incentives that promote the preservation and rehabilitation of historic structures.
- Encourage public/private cooperation in preservation efforts that enhance property values, enrich the local economy and promote tourism.
- Integrate preservation into the planning process.

5.1B Authorization and Scope

Section 65303 of the California Government Code specifically includes historic preservation *as an optional element* of the general plan. It authorizes the preparation of an historic preservation element “...for the identification, establishment and protection of sites and structures of architectural, historical, archeological or cultural significance...” Although the Historic Preservation Element is not one of the mandatory elements of a general plan, its inclusion implies the same level of importance as any other element of the City’s general plan.

5.1C Relationship to Other Elements

The Historic Preservation Element is most directly related to the Land Use Element, the policies and patterns of which work in concert with preservation objectives. Fiscal and development economics as well as planning principles often drive land use deliberations, and the land use decisions rendered will affect the City's built environment legacy just as much as they will affect new projects - so the Economic Development/Revitalization Element is strongly related also. As a resource, the policies of the Open Space and Resource Conservation Element bear on and/or mirror the preservation issue. Each of these elements contain discussions on preservation-related matters. Timely identification of cultural and historic resources and the open discussion of policy alternatives related to preservation is consequently essential.

5.2 EXISTING CONDITIONS

5.2A Community Overview

The built environment of South Pasadena reflects its rich heritage. Entire neighborhoods of homes built in the Craftsman, revival or Art Deco styles of 1900-1939 have survived largely intact and are enriched with mature landscaping. A handful of homes from the Victorian era are scattered throughout the community. The historic city center and business district around Mission Street and Meridian Avenue has been listed in the National Register of Historic Places. Many of the City's historic institutional buildings, ranging from religious to civic, continue to play a vital role in town life. These buildings create the historic context within which the numerous historic resources of South Pasadena can be understood and evaluated.

The preservation movement in South Pasadena began in 1970 when South Pasadena Beautiful created a subcommittee to study ways and means to promote historic preservation in the community. Eventually, the subcommittee became the Jean Driskel Foundation, later renamed the South Pasadena Preservation Foundation, a private non-profit organization. The City restored the 1888 Meridian Iron Works building, which now serves as a historical museum and base for the Preservation Foundation.

South Pasadena adopted Cultural Heritage Ordinance No. 1591 in 1971 that established the Cultural Heritage Commission to advise the City Council on all preservation issues. That ordinance was amended by Ordinance #2004, adopted February 19, 1992, which helped clarify the role and functions of the Commission.

The City Council contracted for a comprehensive historic resources survey in 1991. The purpose of this survey was to develop an inventory of historic resources and to provide a foundation for their recognition in all future planning processes. This professional survey was conducted by an architectural historian, using National Register criteria. The criteria include age, architectural character, integrity, historical associations, and existing neighborhood context. The Historic Resources Survey: Inventory of Addresses was adopted by City Council on November 30, 1994. The City will use this inventory of significant historical and cultural resources when determining the appropriateness of building permit applications for exterior changes that would impact neighborhood character and historic continuity, develop appropriate preservation and conservation programs, guide the location of new developments away from areas of significance, determine which properties should be nominated for national, state or local designation, and generally raise the awareness of the community to its heritage.

5.2B Designated Historic Landmarks

To date, the City Council has designated 41 properties and sites as local City landmarks. The City Council has also designated four historic districts; the Mission West Historic Business District (1982), the El Centro/Indiana/Palm residential district (1993), the Oak/Laurel residential district (1994) and Ramona Street Residential District (1997). Each district retains a distinct character representative of South Pasadena's past.

Table V-1 lists the designated landmarks by name and location. Figure 1, The Historic Resources Map, provides a geographic reference to the location of these landmarks and defines the boundaries of the designated historic districts, and the properties listed on the adopted historic resource inventory.

The entire city was listed by the National Trust for Historic Preservation as one of The Eleven Most Endangered Places in the United States for an unprecedented period of time from 1989-1994 because of the decades-long fight to halt the extension of the Route 710 freeway through the middle of the City. This freeway, if built, would destroy numerous historic landmarks and historic districts vital to South Pasadena's character and economy.

Table V-1
Designated Cultural Heritage Landmarks

Landmark	Address	Built
1. Adobe Flores & Cactus Garden	1804 Foothill Street	1840's
2. Oaklawn Bridge & Waiting Station	Oaklawn and Fair Oaks Avenue	1906
3. South Pasadena War Memorial Building	435 Fair Oaks Avenue	1921
4. Garfield Residence	1001 Buena Vista Street	1904
5. Meridian Iron Works	913 Meridian Avenue	1890's
6. Wynyate	851 Lyndon Street	1887
7. Watering Trough-Wayside Station	Across the street from Meridian Iron Works, #5	1907
8. South Pasadena Bank Building	1019 El Centro Street	1904
9. Oaklawn Portals	Oaklawn and Columbia Streets	1905
10. South Pasadena Public Library	1115 El Centro Street	1907
11. Miltimore House	1301 Chelten Way	1911
12. Chelten Way & Ashbourne Drive	Private Streets retaining rural atmosphere	1907
13. The Clokey Oak Tree	1635 Laurel Street (rear)	
14. Ashbourne-Chelten Hybrid Oak Tree	2007 Ashbourne (removed in 1988)	
15. Andrew O. Porter Residence	215 Orange Grove Avenue	1875
16. Raymond Hill Waiting Station	Fair Oaks at Raymond Hill Road	1903
17. Howard Longley Residence	1005 Buena Vista Street	1897
18. Cawston Ostrich Farm Site	100 Block of Pasadena Avenue	1896
19. Cathedral Oak Monument	430 Arroyo Drive	
20. Manuel Garfias Adobe Site	424-430 Arroyo Drive	1853
21. Leo Longley Residence	1103 Monterey Road	1888
22. Fremont Avenue Brethren Church	920 Fremont Avenue	1887
23. Dr. John S. Tanner Residence	225 Grand Avenue	1917
24. Lloyd E. Morrison Residence	1414 Alhambra Road	1923
25. Rialto Theatre	1019 Fair Oaks Avenue	1925
26. Mission Arroyo Hotel	950-966 Mission Street	1923
27. Baranger Studios	729 Mission Street	1925
28. Grokowski House	816 Bonita Drive	1928-1929
29. Vivekananda House	309 Monterey Road	pre-1877
30. School Administration Building	1327 Diamond Avenue	demolished 1985
31. Markey Building	634-636 Mission Street	1928
32. Eddie House & Memorial Park	2017 Edgewood Drive	1910
33. St. James Episcopal Church	1325 Monterey Road	1907
34. Century House	1000 Mission Street (formerly at 709 Meridian avenue)	1888
35. Adobe Eulalia Perez	517 Garfield Avenue	1924
36. Bissell House	201 Orange Grove Avenue	1887
37. The Pettee Building	1501 Mission Street	1923
38. Garfias Spring	400 Block of Arroyo Drive	pre-1840
39. Mabel Packard House	2031 Berkshire Avenue	1914
40. Washburn House	844 Monterey Road	1910
41. Torrance-Childs House	929 Buena Vista Street	1902

5.3 CONDITIONS

South Pasadena has buildings, sites or neighborhoods of particular interest or significance, which may be associated with historic events of local importance or a residence of a founding pioneer of the community. Other resources may be distinctive in architectural design, site or landscape treatment, and artistic features or may be distinctive because they possess unique characteristics or may be interesting simply as curiosities. These buildings and areas contribute to a community's historic and cultural heritage, which if lost, cannot be replaced. The preservation of noteworthy structures from all stages of a city's growth provide a three dimensional record of the tastes and the values affecting daily lives in the past and the City, preferably as part of its comprehensive planning program, should take the necessary steps to conserve the identified buildings, sites and areas that are found to contribute significantly to its historical and cultural heritage.

The Cultural Heritage Commission of the City is charged with the ongoing responsibility for adopting specific criteria and recommendations for the designation of Landmarks and Historic Districts, subject to approval by the City Council. The six categories of landmark designation are as follows:

- **Eligible for the National Register of Historic Places** - Districts, sites, buildings, structures and objects of local, state and national significance in American history, architecture, archaeology, and culture that possess integrity of location, design, setting, materials, workmanship and feeling.
- **Eligible for California Registered Historical Landmark Program** - Sites and structures that contribute in a unique way to the history and heritage of the State. Several categories may determine landmark status, such as architectural, influential individuals and other comparable categories.
- **Eligible for California Point of Historical Interest Program** - Program recognizes sites and structures of local or countywide importance.
- **Locally Significant Resources** - Structures, places, or historic sites that are individually significant to South Pasadena's history and heritage.
- **Districts** - Structures, groups of structures, historic sites or features, design components, natural features and landscape architecture that contribute to the historic or community sense of place or are significant to an area's historic feel. Normally, significant district structures must be located within the district boundaries; however, all structures in this area are not necessarily contributors to the district.
- **Resources Eligible for the California Register of Cultural Resources** - Register automatically includes all properties eligible for or listed in the National Register, California Registered Historical Landmarks from No. 770, California Points of Historical Interest, and will include locally registered landmarks, inventories and the new category of the California Register itself.

The Cultural Heritage Commission is also authorized to develop standards and criteria for determination of appropriateness in reviewing applications for permits to construct, enhance, alter, modify, remodel, remove, demolish or affect any inventoried property, Landmark or Historic District. As well, the Commission can review and advise the City upon the conduct of land use, housing, redevelopment, municipal improvement and other types of planning programs undertaken by any agency of the City, County or State, as they relate to Landmarks and Historic Districts in the community.

Preservation of South Pasadena's character and scale, including its urban design form and historic character, should be given consideration in future development. Project review and design criteria should be employed by the Cultural Heritage Commission and the Design Review Boards for projects within the city. Design review by either group should take into account the importance of maintaining scale and visual harmony in blending new construction and adaptive reuse of older structures.

5.4 ISSUES

The City of South Pasadena was incorporated in 1888. The town grew rapidly over the next three decades until the first City zoning standards were adopted. By that time, the City had added considerably to its legacy, establishing the unique neighborhood fabric for which South Pasadena is famous. It is this early legacy of historic sites and structures and this unique neighborhood character that the Historic Preservation Element seeks to protect.

The 1963 General Plan allowed for high residential growth for the City while encouraging protection from inharmonious encroachments. Subsequent zoning ordinances permitted higher residential densities in older neighborhoods, damaging the scale and character of South Pasadena's historic structures and districts. This Element seeks to re-emphasize the importance of the historic resources, districts and neighborhoods within the community. Within historic residential areas, non-traditional zoning approaches (such as reduced zoning or alternative standards) may be necessary to protect the architectural and historic integrity of the neighborhoods.

Historically significant neighborhoods have been impacted by new developments that are not architecturally sensitive to neighborhood integrity. The City has recently developed review procedures to assure the protection of the City's historical character and scale. However, these procedures require that clear policy direction and guidelines be developed and maintained for the review bodies of the City. Along with policies and guidelines, public awareness and education are needed to manifest an appreciation of the historic nature and character of the City.

The City has limited resources with which to promote preservation and rehabilitation of historic structures. In the future, the City will need to encourage programs of public/private cooperation if the goals of preservation are to be achieved. Additionally, intergovernmental coordination between municipalities will be necessary to achieve their diverse goals.

Historic resources are a public benefit to all South Pasadena residents and the City needs to actively participate in available preservation programs that provide financial incentives. Local, State and Federal programs need to be implemented and offered to the community if these resources are to be preserved for future generations to enjoy.

The proposed extension of the Long Beach Freeway (Route 710) through the City of South Pasadena threatens many historic structures and neighborhoods. Approximately 500 homes within the City of South Pasadena would be lost by its construction. As of September 1998, CalTrans owns over 107 dwelling units of which 43 are listed on the City's Historic Inventory. There are approximately 150 homes within the 710 Route that are on the City's list of Historic Resources. Maintenance of the state-owned structures is imperative to prevent the loss of property values and control the blighting influence of poorly maintained structures and the City must continue to do all in its power to see that CalTrans maintains the homes it owns.

Existing fire and building codes are not always sensitive to the preservation of the existing architectural fabric, (materials, elements, features, and architectural context). The City should encourage interdepartmental cooperation when reviewing projects related to identified historic structures and neighborhoods while maintaining public safety.

5.5 GOALS AND POLICIES

The following goals and policies were developed to address preservation issues of the City.

GOAL 1: To preserve and maintain sites, structures, and neighborhoods that serve as significant reminders of the city’s social, educational, religious and architectural history.

Policies:

- 1.1: Promote designation of historic districts and local landmarks pursuant to the Cultural Heritage Ordinance.
 - 1.2: Continue to identify potential historic sites, structures, neighborhoods and other resources through maintaining and updating the Historic Resources Survey: Inventory of Addresses.
 - 1.3: Consider the Inventory of Addresses to assist in defining neighborhood context for new and infill projects.
 - 1.4: Promote the documentation of architectural and spatial elements that characterize and define residential and commercial districts and their boundaries.
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GOAL 2: To encourage maintenance and preservation of historic structures and artifacts.

Policies:

- 2.1: Encourage the code enforcement process to ensure compliance with the City’s municipal codes.
 - 2.2: Ensure that modification of city-owned historic resources complies with the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, for the purpose of setting a model standard.
 - 2.3: Promote new and existing programs and procedures to effectively implement historic preservation laws and regulations.
 - 2.4: Encourage the rehabilitation of existing historic structures in a manner that respects the existing historic fabric and the surrounding neighborhood context.
 - 2.5: Encourage the retention of historical structural features, such as walls, fences, curbs, bridges, gateways and/or outbuildings that provide visual and architectural diversity in older neighborhoods.
 - 2.6: Promote programs and policies to protect archaeological sites and artifacts.
 - 2.7: Require government agencies to maintain properties they own in the City.
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2.8: Expand existing laws and regulations as necessary to prevent demolition by neglect.

GOAL 3: To maintain elements of the natural landscape that contribute to the historic character of districts, neighborhoods and landmarks.

Policies:

- 3.1: Promote preservation of older historic landscapes and natural features that help to define the neighborhoods or maintain the context of historic districts and landmarks.
 - 3.2: Promote preservation of older historic landscapes and natural features, including existing topography, at sites of new construction.
 - 3.3: Promote maintenance of landscaping that is identified as a neighborhood feature or part of a landmark or designated district.
 - 3.4: Encourage incorporation of natural features, existing trees, and archaeological sites into new development projects with sensitivity to insure their protection and public enjoyment.
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GOAL 4: To assure continuity of the city's historic character, scale and small town atmosphere in all future construction.

Policies:

- 4.1: Promote a style and appearance of new construction consistent with the high standards of the best existing comparable examples of architecture, scale and character of the neighborhoods in South Pasadena.
- 4.2: Develop and maintain comprehensive zoning provisions to permit the adaptive reuse of existing historical structures to new uses.
- 4.3: Develop and maintain design guidelines that promote architectural continuity for infill development within existing historic districts.

GOAL 5: To build public awareness of preservation issues and appreciation for the unique history of South Pasadena and its neighborhoods.

Policies:

- 5.1: Encourage the establishment of a centralized repository or archive for historic documents on South Pasadena; including books, pamphlets, diaries, photographs, maps, directories, oral history transcriptions, drawings, newspaper or magazine clippings and other historic records.
 - 5.2: Assure that historic materials are cataloged and available for public access.
 - 5.3: Promote programs to encourage residents to donate, share or loan for copying historic documents relating to South Pasadena to the archives.
 - 5.4: Promote dissemination of information about the City's historic resources.
 - 5.5: Cooperate with the educational institutions and other interested parties to build awareness of the legacy of the City's past and the necessity of its retention.
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GOAL 6: To adopt incentives that promote the preservation and rehabilitation of historic structures.

Policies:

- 6.1: Encourage adaptive reuse as a means of preserving and/or restoring historic structures in commercial, historic preservation overlay zones, or other appropriate areas.
- 6.2: Promote public awareness of available tax credits and incentives that assist in maintenance and rehabilitation of historic structures and resources.
- 6.3: Encourage property owners to take advantage of the available financial incentives.
- 6.4: Promote the use of incentives for developers to maintain, restore, rebuild or rehabilitate within the historic commercial areas.

GOAL 7: To encourage public/private cooperation in preservation efforts that enhance property values, enrich the local economy and promote tourism.

Policies:

- 7.1: Promote public awareness of preservation's contribution to the economic development and vitality of the City.
 - 7.2: Continue to research and document those historic structures in the commercial core eligible for the National Register of Historic Places and the California Register.
 - 7.3: Encourage the use of facade easements, financial and other incentives for eligible structures in commercial areas to preserve historic character.
 - 7.4: Promote incentives for economic investment in South Pasadena's older commercial areas.
 - 7.5: Promote cooperation between the City and other public and private agencies in preservation issues.
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GOAL 8: To integrate preservation into the planning process.

Policies:

- 8.1: Encourage ordinances and policies that contribute to preservation goals.
- 8.2: Amend uniform codes when necessary, so that they reflect the policies of the Historic Preservation Element and other programs promoting historic preservation.
- 8.3: Evaluate alternative building and safety codes for use on historic structures.
- 8.4: Explore alternative methods and techniques for fire/safety protection within historic structures.
- 8.5: Encourage cooperation between City departments, commissions, boards, and other preservation agencies to respect the historic character of the City when reviewing new or infill developments.
- 8.6: Encourage the development of emergency procedures to protect designated historic structures after natural disasters, such as earthquakes.

5.6 STRATEGIES

5.6A The Historic Resources Map

Figure 1, The Historic Resources Map, provides a geographic reference to the location of landmarks and defines the boundaries of the designated historic districts.

5.6B Strategies

POLICY 1: Preserve and maintain sites, structures, and neighborhoods that serve as significant reminders of the city's social, educational, religious and architectural history.

Strategies:

- 1.1: Identify and designate sites, structures and neighborhoods that serve as significant examples of the City's social and architectural history.
 - 1.2: Document architectural and spatial elements that characterize and define residential and commercial districts, and their boundaries.
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POLICY 2: Maintain and preserve historic structures and artifacts.

Strategies:

- 2.1: Encourage the Cultural Heritage Commission to develop and maintain a listing of craftsmen who are skilled in repair and restoration of historic buildings.
- 2.2: Present awards and other public commendations to those projects that employ high standards of craftsmanship and quality.
- 2.3: Enforce public nuisance laws, code enforcement and health and safety regulations to prevent deterioration of historic properties, neighborhoods and features.
- 2.4: Maintain current information on tax credits and other financial incentives for rehabilitation of historic structures. Periodically publish guides for property owners pursuing these incentives.
- 2.5: Apply the Secretary of the Interior's Standards and the alternative building codes, such as the Uniform Code for Building Conservation (UCBC) and/or the State Historic Building Code, to qualified historic properties.
- 2.6: Conduct informational workshops promoting the U.S. Department of the Interior's Preservation Briefs that describe optimal preservation techniques.
- 2.7: Develop design guidelines to be used in the entitlement process by all City reviewing bodies.

POLICY 3: Maintain elements of the natural landscape that contribute to the historic character of districts, neighborhoods and landmarks.

Strategies:

- 3.1: Maintain elements of the landscape that contribute to the attractiveness and historic character of designated historic districts and landmarks.
 - 3.2: Conduct a survey of significant trees in the City. (See also Goal 14, page II-25)
 - 3.3: Actively enforce the South Pasadena Tree and Shrub Ordinance (No. 2051) to protect landmark trees and tree-lined streets throughout the City.
 - 3.4: Require replacement of landscaping that is identified as a neighborhood feature, landmark or part of a designated district if removal is unavoidable.
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POLICY 4: Harmonize the physical changes to assure continuity of the city's historic character, scale and small town atmosphere for all future projects.

Strategies:

- 4.1: Adopt guidelines for infill development that stress the use of traditional materials and techniques similar to what exists in the surrounding neighborhood.
- 4.2: Provide technical advice to property owners regarding restoration or rehabilitation of their homes.
- 4.3: Provide technical information that will assist property owners in planning new additions that are complementary to the existing structures.
- 4.4: Develop and maintain design guidelines to provide consistency in the City's permit process to protect the historic and other unique features of South Pasadena.

POLICY 5: Build public awareness and appreciation for the unique history of South Pasadena and its neighborhoods.

Strategies:

- 5.1: Offer old city records, studies, or plans to the archives in lieu of destruction.
- 5.2: Solicit City residents to share or donate historic documents relating to South Pasadena to the archives.
- 5.3: Establish a public information program on the unique heritage of South Pasadena and its unique quality of life.
- 5.4: Establish a speaker's bureau to disseminate information about the City's historic resources.
- 5.5: Develop educational programs with the South Pasadena Unified School District and PTA to inform them about South Pasadena's unique history and attributes and to teach children to value the historic resources of the City.
- 5.6: Establish the means for the recording and transcription of oral histories for documenting recollections of South Pasadena residents regarding the history, people, events, arts, architectural and political milestones in the development of the City.
- 5.7: Make information from the Historic Resources Survey: Inventory of Addresses available to the public.
- 5.8: Identify South Pasadena historic neighborhoods with signs and graphics.

POLICY 6: Adopt incentives that promote the preservation and rehabilitation of historic structures.

Strategies:

- 6.1: Modify permit-processing fees for preservation of designated local landmarks.
- 6.2: Inform the public where current information is maintained regarding contractors, consultants, artisans, and architects skilled in restoration of historic properties.
- 6.3: Utilize the Secretary of the Interior's Standards for Rehabilitation to assist property owners in qualifying and applying for tax credit programs.
- 6.4: Identify and disseminate information regarding tax credit programs. (see Strategy 7.3)

POLICY 7: Establish public/private cooperation in preservation efforts that enhance property values, enrich the local economy and promote tourism.

Strategies:

- 7.1 Identify areas where adaptive reuse is appropriate.
- 7.2: Develop public/private economic partnerships with local banks to provide low cost loans and other economic benefits for preservation projects.
- 7.3: Investigate other financing mechanisms to promote historic preservation, such as:
- Community Block Development Grants
 - Mills Act Programs
 - Impact fees
 - Certified Local Government status
 - Revolving Funds
 - Facade Easements
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POLICY 8: Integrate preservation into the planning process.

Strategies:

- 8.1: Develop disincentives to demolition of historic buildings.
- 8.2: Develop regulations to govern the relocation of historic buildings.
- 8.3: Require emergency procedures be included in the City's Emergency Response Plan to protect damaged or endangered designated historic structures.
- 8.4: The development review process should be designed to ensure that cultural heritage concerns are identified at an early stage and addressed throughout the process.