

Objective ~~5.20~~ ARC-8.2 Historic Resources

To protect and where possible restore buildings, sites and districts of historic significance to preserve the rich cultural heritage of the community.

Policies

ARC-8.2.1 ~~5.20.1~~ Historic Preservation Program. Maintain, update, and strengthen, where appropriate, a ~~County Historic Preservation Program~~ and the County Historic Resource Preservation ordinance with the assistance of an appointed the Historic Resources Commission in accordance with the State Office of Historic guidelines Preservation.

ARC-8.2.2 ~~5.20.2~~ Historic Resources Inventory. Maintain and update a County Historic Resources Inventory to describe those historic structures, objects, properties, sites, and districts which have been designated by the Board of Supervisors for protection of their heritage values.

Immediate or substantial hardship is generally not a factor is establishing development requirements for properties with historic resources in Chapter 16.42, so this language is being deleted from the policy.

ARC-8.2.3 ~~5.20.3~~ Development Activities. For development activities on property containing historic resources, require protection, enhancement, and/or preservation of the historic, cultural, architectural, engineering, or aesthetic values of the resource consistent with regulations in the Historic Preservation ordinance as determined by the Historic Resources Commission. ~~Immediate or substantial hardship to a project applicant shall be considered in establishing project requirements.~~

Policy 8.2.4 below is updated to be consistent with the existing procedures in Chapter 16.42 of the SCCC that provide for the review of minor alterations to a historic resource to be reviewed by Staff, in order to expedite the review process for applicants.

ARC-8.2.4 ~~5.20.4~~ Historic Resources Commission Review. Require that applicants for development proposals on property containing a designated historic resource submit plans for the protection and preservation of the historic resource values to the Historic Resources Commission for their its review and approval; require an evaluation and report by a professional historian or a cultural resources consultant when required by the Commission. To expedite the review process, allow minor alterations to be reviewed by trained County Staff.

ARC-8.2.5 ~~5.20.5~~ Encourage Protection of Historic Structures. Encourage and support public and private efforts to protect and restore historic structures and to continue their use as an integral part of the community.

See also Policy PPF-2.3.2: Cultural and Historical Resources.

ARC-8.2.6 5-20.6-Maintain Designation as a Certified Local Government. Support existing and further develop local historic resource programs in order to maintain the California State Department of Parks and Recreation's designation of Santa Cruz County as a Certified Local Government (CLG).

ARC-8.2.7 Historic Resource Property Maintenance. Encourage the maintenance and upkeep of historic resources to avoid the need for major rehabilitation and to reduce the risks of demolition, loss through fire or neglect, or impacts from natural disasters.

ARC-8.2.8 Environmental Review. Environmental review shall be required for any project with the potential to significantly impact historic resources.



Hihn Apple Packing Shed, Historic Resource in Aptos Village
Photo credit: Santa Cruz County

Programs Implementation Strategies

ARC-8.2a Continue to sponsor investigative research to identify new historic resources and maintain and update an inventory of historic structures, objects, sites, and districts of significance to Santa Cruz County. Seek funding for updating the Santa Cruz County Historic Resources Inventory, prioritizing surveys in areas that have not been updated recently. (Responsibility: Historical Resources Commission, Board of Supervisors, Planning Department)

ARC-8.2b Update information on the Planning Department website regarding resources and incentives available to property owners to maintain and improve historic properties, including existing Zoning incentives, the California Historic Building Code, grants, and tax incentives.

The language added to strategy ARC-8.2c below supports the educational work of the Parks, Open Space and Cultural Services Department regarding historic and cultural resources in County Parks.

ARC-8.2c Encourage educational programs on historic resources, including educational programs regarding historic and cultural resources in the County Parks system. (Responsibility: Planning Department; ~~Historic Resources Commission;~~ local historic associations museums; Parks, Open Space and Cultural Services Department ~~Cabrillo College, University of California,~~ Santa Cruz, Santa Cruz County Historic Trust)

See also policies BE-3.4.6; Heritage Tourism and PPF-2.3.3: Interpretive Programs.

ARC-8.2d Nominate County historic resources to appropriate registries such as the California or National Register. (Responsibility: Historic Resources Commission, Planning Department)

ARC-8.2e Attempt to include appropriate historic resources in the public domain through donations or through purchase as part of open space and other programs. ~~Negotiate Open Space Easements with limited access to permit study of key sites.~~ (Responsibility: Historic Resources Commission, Planning Department, Board of Supervisors)

See also Policy PPF-2.3.2: Cultural and Historical Resources.

ARC-8.2f Investigate sources of funding for private and public historic restoration and make such information available to the public. (Responsibility: Historic Resources Commission, ~~local historic associations,~~ County Historic Museums, Planning Department, County Administrative Office)

ARC-3.9g Apply the State Historic Building Code to County designated historic buildings. (Responsibility: Planning Department, Historic Resources Commission, Planning Commission, Board of Supervisors)

ARC-8.2g Consider applying for grant funds and updating the County Historic Context Statement to provide a more complete context with which to evaluate the significance of historic properties and assist in identifying properties that may qualify for listing on the Historic Resources Inventory. ~~Prepare an Historic Resources Element to the General Plan.~~ (Responsibility: Planning Department, Historic Resources Commission, Planning Commission, Board of Supervisors)

ARC-8.2h Consider adoption of the Mills Act, to grant local property tax subsidies to recognized historic structures to encourage rehabilitation. (Responsibility: Planning Department, Historic Resources Commission, Board of Supervisors)

ARC-8.2i Inventory County-owned properties of historic significance and develop plans for their protection, restoration, or adaptive reuse. (Responsibility: Planning Department; ~~Parks, Open Space and Cultural Resources;~~ Department of; Public Works)

ARC-8.2j Where possible, provide incentives to property owners to foster historic preservation. Maintain and c~~Consider~~ revising County zoning regulations to include allowances for façade easements, favorable tax assessments such as taxing at pre-rehabilitation values, parking reductions, transfer of development rights, expanded and greater flexibility for uses allowed, density bonuses, and design assistance. Study the ~~existing~~ zoning of historic buildings to guard

against economic incentives to demolish said buildings for more intense development, and to develop incentives for retaining and maintaining historic resources. (Responsibility: Planning Department, Historic Resources Commission, Board of Supervisors)

ARC-8.2k Participate in grants-in-aid programs such as the ~~State Parks Bond Act, the Main Street Program, Intersurface Transportation Enhancement Act and others~~ as they become available to help finance restoration projects and stimulate the economic vitality of historic neighborhoods. (Responsibility: Planning Department, Historic Resources Commission, County Administrative Office)

ARC-8.2l ~~Complete~~ Maintain deed recordation of properties listed in the County Historic Resources Inventory to ensure that knowledge of the historic status of the property is known to all parties at the time of the sale. (Responsibility: Planning Department, Office of the Recorder)

ARC-8.2m Provide on-going training of Planning and Building Staff ~~Building Inspectors~~ in the knowledge and use of the California Historic Building Code ~~adopted by the County in 1984.~~ (Responsibility: Planning Department)

Strategy ARC-8.2n below is updated to recognize that community support is essential to the designation of new historic districts, and deletes Aptos Village as a potential district due to the failure of previous efforts to designate this area as a historic district.

ARC-8.2n ~~Complete~~ Consider designation of historic districts in areas such as Soquel Village, Boulder Creek Churches Hill, and Pasatiempo and Aptos Village, where community support exists for such designations. ~~Complete~~ Provide design guidelines to ensure compatible infill by setting standards for elements such as height, scale, and roof line for new construction and additions. (Responsibility: Planning Department, Historic Resources Commission)

ARC-8.2o Support local museums and other local organizations involved in historic preservation to increase community awareness and appreciation of the value and importance of historic preservation. (Responsibility: Historic Resources Commission, Planning Department, Parks, Open Space and Cultural Resources)

ARC-8.2p Continue the review of proposed applications for demolition of any structure more than 50 years old that has not been previously surveyed for historic significance, and require a historic report prepared by a qualified historic consultant for structures that may have the potential to qualify as a historic resource as determined by County Planning staff.



Felton Covered Bridge, on the National Register of Historic Places
Photo Credit: Santa Cruz County

