



II. HISTORIC PRESERVATION

A. INTRODUCTION

Historic preservation is an optimistic and inspiring field of interest intent on improving present and future quality of life awareness through the appreciation of our built and cultural heritage. Historic preservation is architectural history, community planning, historical research and surveys, oral history, archaeology, economic revitalization, and more. It relates directly to quality of life, sense of place and cultural identity. Historic preservation is about preserving, documenting, and incorporating the significant elements of the past into the present and future life of the community.

The General Plan’s Historic Preservation Element examines historic preservation issues in the city and establishes goals and objectives intended to help accomplish these goals. Related goals and objectives act as guidelines for property owners, developers, and businesses, as well as City Staff, the Historic Preservation Commission, the Planning and Zoning Commission and City Council when considering historic preservation issues within the city.

Preservation of buildings and structures in their original condition with the original intended use can be seen as the ideal expression of historic preservation. However, uses change over time so how a building is used may need to adapt to these changing circumstances to be viable. When there is pressure for change, an analysis of alternative treatments should be considered to determine the appropriate approach to allow alterations without losing the essential historic character of the structure. Repair, reuse or relocation of structures should be considered instead of demolition. Rehabilitation, which includes alterations to a structure, may also be considered where necessary to allow a building use to meet contemporary needs and interests. Any activities which change or alter the physical appearance or characteristics of historic properties should be thoroughly documented before and after with photography and other related documentation. Cottonwood is proud of its heritage and strives to recognize and celebrate that heritage through preservation of the historical resources that remind the community of its social, cultural, historical, economic, educational, religious, and architectural heritage.

B. LEGISLATIVE REQUIREMENTS

A Historic Preservation element is not required as part of the General Plan. However, due to local interest, related City programs and identified needs, the City has developed a historic preservation strategy that provides a review of existing conditions along with goals and objectives to guide future decisions on these matters. Related legislative authorities for historic preservation include the following:

National Preservation Act of 1966

The National Historic Preservation Act (NHPA) of 1966 (16 U.S.C. §470 et. seq.) declared historic preservation to be a legitimate government function and established the basis for Federal leadership. The NHPA gave authority to the National Register of Historic Places, which recognizes historic properties of national, state and local significance.

Cottonwood Ordinance Number 566.

Approved August 3, 2010, by the Cottonwood City Council. Chapter 2.108 added to the Cottonwood Municipal Code establishing the Historic Preservation Commission.

Cottonwood Ordinance Number 596.

Approved June 18, 2013, by the Cottonwood City Council, amending the Cottonwood Zoning Ordinance by adding a new Section 310, “Historic Preservation Ordinance.”



C. KEY ISSUES

1. Comprehensive Program.

A comprehensive program for historic preservation creates a legitimate framework for identifying, documenting and preserving historic resources in the community, including buildings, structures and sites. In addition to the technical and legal aspects of the program, there needs to be equal emphasis on ongoing education and awareness programs to promote the value of preservation.

Historic preservation needs to be an integrated part of the municipal decision making process in order to effectively preserve the city's historic districts and resources. There are many decisions on many topics that can directly or indirectly impact historic resources. Those decisions should be made with thorough knowledge of the values and benefits of those historic resources. Coordination of efforts is necessary to protect the community heritage and complement city redevelopment and revitalization efforts.

2. Regulatory Tools.

An effective program for preservation needs to consider establishing a common framework to guide decisions, including mandatory regulations, as well as incentive-based and voluntary programs. The balance of these approaches needs the support and understanding of property owners and affected businesses in order to be fully functional. Where such procedures are seen as protecting and enhancing the individual investment, there is potential for support. The effectiveness of the historic preservation program is advanced where there is greater awareness of the goals and benefits of historic preservation by the general public, elected officials, boards, commissions and city staff.

3. Implementation.

Preservation of buildings and neighborhoods can be a complex and challenging undertaking. Conditions and context are in a state of constant change and the forces of change bear down on the use of buildings in terms of evolving economies, types of uses, and personal and cultural interests. Knowing how best to respond to external pressures for change while protecting the historic resources requires a considerable degree of technical knowledge in design, construction and related legal issues, as well as procedural and administrative functions.

4. Education and Awareness.

Ongoing education and outreach programs to build awareness of the values and benefits of historic preservation are a key part of a comprehensive program.

5. Archeological Preservation.

In addition, prehistoric archaeological resources need to be recognized and protected for their importance in defining the history of the first inhabitants of this region. Such sites are of special concern to Native American groups with particular attention to the Yavapai Apache Nation. All such properties, sites or artifacts identified or discovered within the city need to be treated according to the highest standards of respect and according to the best practices, as well as all applicable state and federal laws.

6. Incentives and Benefits.

A key goal is to promote awareness of State and Federal tax incentive programs that are currently available for property owners of individually listed historic properties and contributing properties within historic districts. Various programs benefit residential or income-producing properties. These attractive financial incentive programs provide encouragement for eligible properties to consider being listed in the National Register or for forming new Historic Districts.



7. Community Pride and Identity.

Historic preservation is an important concept that helps define personal and cultural identity, as well as provides the city with a unique sense of place and contributes to strong economic value. City marketing efforts should highlight the historic character of Cottonwood as a key aspect of promotional efforts.

D. TREATMENTS FOR HISTORIC PRESERVATION

Identifying the appropriate treatment for Historic Preservation is one of the first steps when considering any work on historic properties or within historic districts. The appropriate treatment will depend on the existing circumstances and what is being proposed. The federal program for historic preservation, under the guidance of the National Park Service, identifies four types of treatments for historic preservation: Preservation, Restoration, Reconstruction and Rehabilitation.

I. PRESERVATION.

Preservation focuses on maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. It is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

2. RESTORATION.

Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods. This is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

3. RECONSTRUCTION.

Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes. Reconstruction is the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

4. REHABILITATION.

Rehabilitation allows alteration and/or additions to a historic property to meet the changing uses and interests of properties that are often necessary to allow a viable use while retaining the property's historic character. Rehabilitation encourages the repair of historic buildings but also allows appropriate alterations in response to contemporary demands and changing economies. The *Secretary of the Interior's Standards for Rehabilitation* include ten principles to follow when planning rehabilitation work on a historic building. By emphasizing repair over replacement and accommodating reasonable change for new uses, they seek to ensure the preservation of those qualities which are important to the building's historic character. Because rehabilitation focuses on successfully adapting historic buildings for contemporary uses, it may be considered somewhat more flexible than more traditional treatments, such as preservation and restoration. Even though rehabilitation allows for change, a historic building's distinctive materials, features, and spaces still must be preserved.



"Rehabilitation" is defined in the regulations governing Historic Preservation Certifications (36 CFR Part 67) (1995 revisions) as follows:

“The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. This program is voluntary for property owners that wish to protect and maintain the historic integrity and value of identified historic properties.

The Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply primarily to the exterior review for local and state certification purposes but apply to interior aspects of historic buildings for a true understanding of preservation goals. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

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 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 that 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 archeological 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. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features 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.



E. HISTORIC PRESERVATION PROGRAMS

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the official list of the Nation’s historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service oversees the National Register as part of a program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. To be considered eligible, a property must meet the National Register Criteria for Evaluation. This involves examining the property’s age, significance and integrity.

Age. Is the property old enough to be considered historic? (Generally at least 50 years old.)

Significance. Is the property associated with events, activities, or developments that were important in the past? With the lives of people who were important in the past? With significant architectural history, landscape history, or engineering achievements? Does it have the potential to yield information through archeological investigation about our past?

Integrity. Does it still look much the way it did in the past? Are the materials, surfaces, colors and general character essentially the same or similar?

Cottonwood has one Historic District and eight (8) individual properties listed individually on the National Register of Historic Places. Properties that potentially could be considered for recognition as historic are those with buildings and structures constructed at least 50 years prior to the time of consideration. Every year there are additional buildings and structures in the city that reach this milestone and could be considered for potential listing. The question of age is only a starting point. Condition of the building and its significance in terms of building style, construction quality, architecture or association with important events or people also need to be considered.

NATIONAL REGISTER PROPERTIES IN COTTONWOOD

There are eight existing individual properties comprised of fourteen buildings in Cottonwood listed on the National Register of Historic Places. In addition, there is one Historic District listed on the National Register of Historic Places. Dates and names are taken from the National Register data and/or State Historic Property Inventory forms. Construction dates typically indicate the year that a building was completed although some properties had major portions built in phases over a number of years. Existing Cottonwood properties listed on the National Register include:

1. Willard House	1127 N. Main	1886-1890	Private Residence
2. Superintendent’s Residence	315 S. Willard	1914	Office (vacant)
3. Smelter Machine Shop	500 E. Cherry	1917	Senior Center
4. Master Mechanics House	333 S. Willard	1918	Private Residence
5. UVX Smelter Operations Complex	417, 427 S. Willard	1920	Offices (4 Buildings)
6. Mariani Building	826 N. Main St.	1924	Council Chambers
7. Clemenceau Public School	1 N. Willard	1924	Offices/Museum
8. Edens House	1015 N. Cactus	1928	Private Residence
9. Cottonwood Commercial Historic District	“Old Town Cottonwood”		Historic District



COTTONWOOD COMMERCIAL HISTORIC DISTRICT

Cottonwood has one designated national Historic District. In 2000, the “Cottonwood Commercial Historic District” was established. The Historic District is located primarily along Main Street through the Old Town area between the two stone bridges. 53 buildings and 4 structures were located in the Historic District at the time it was designated. 34 buildings and 3 structures (including the two stone bridges) were indicated as “contributing” properties and 19 buildings and 1 structure were listed as “non-contributing.”

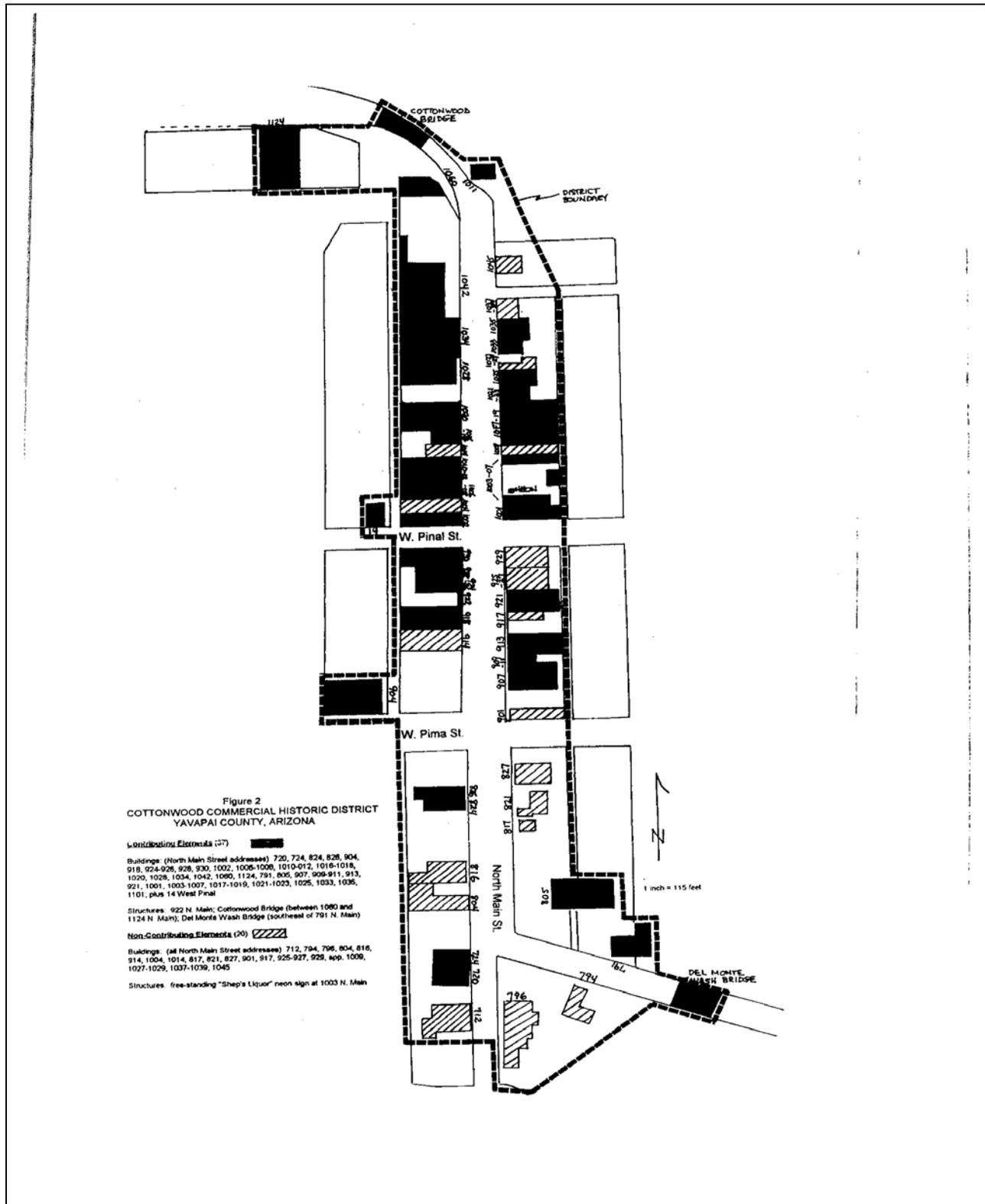
Federally designated Historic Districts are listed on the National Register of Historic Places, which is managed by the National Park Service. The listing by itself imposes no restrictions on what property owners may do with a designated property. Some communities, with the support of property owners, may decide to enact separate local regulations regarding development activity within historic districts so as to provide a level of review and protection for the long-term sustainability of the historic resources. Such protections are typically enacted through a zoning district overlay designation.

There are various benefits and incentives for supporting historic district designation. There are intangible benefits that come from the pride that property owners, residents and businesses derive from being part of valued community history. Additionally, there is a range of financial incentives, including a federal tax credit program for commercial rehabilitation within historic districts and a state property tax reduction program for residential properties.



Cottonwood General Plan 2025

COTTONWOOD COMMERCIAL HISTORIC DISTRICT MAP





STATE HISTORIC PRESERVATION OFFICE (SHPO)

Every state has a State Historic Preservation Office (SHPO) that provides assistance to local communities and the public at large on matters concerning preservation of historic properties, sites and structures. The Arizona State Historic Preservation Office (AZ SHPO), a division of Arizona State Parks, assists private citizens, private institutions, local governments, tribes, and state and federal agencies in the identification, evaluation, protection, and enhancement of historic and archaeological properties that have significance for local communities, the State of Arizona, or the Nation. The role and function of the SHPO is defined in both state law (Arizona Historic Preservation Act) and federal law (National Historic Preservation Act, as amended).

CERTIFIED LOCAL GOVERNMENT (CLG) PROGRAM

In January 2014, the National Park Service notified Arizona SHPO that the City of Cottonwood had been accepted into the national Certified Local Government (CLG) Program for Historic Preservation. The City of Cottonwood is now one of 31 cities (out of 91 in Arizona) that are part of this program.

In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act. This program recognizes political subdivisions of Arizona, such as cities and counties, which may apply to the SHPO to become a Certified Local Government (CLG). Once certified, these entities are eligible for specialized assistance and funds for developing and expanding their own local preservation programs. CLGs are active participants in local and state preservation initiatives to protect and preserve Arizona's cultural heritage. With the addition of the City of Cottonwood, there are now 31 CLG cities and towns in Arizona. There are approximately 1,600 cities nationally that participate in this program.

Criteria for Certified Local Government (CLG)

SHPO facilitates the Federal program for the National Park Service (NPS) and provides assistance with the certification process. NPS provides the final review and official certification. A community must address the following minimum goals to demonstrate to SHPO and NPS that they are committed to historic preservation so as to become certified.

CLG Criteria

- Establish a qualified historic preservation commission, as per the State and Federal requirements for inclusion in the CLG program.
- Enforce appropriate State or local legislation for the designation and protection of historic properties: this is typically provided in the form of a local ordinance, which was accomplished with the amendment to the Cottonwood Zoning Ordinance adding Section 310. "Historic Preservation Ordinance," adopted by the City Council in June 2013.
- Maintain a system for the survey and inventory of local historic resources.
- Provide for public participation in the local historic preservation program, including participation in the National Register process.
- Follow additional requirements as outlined in the State's Procedures for Certification.



F. BENEFITS OF HISTORIC PRESERVATION

Social Benefits.

Americans appreciate being able to live, work, and visit authentic communities that reflect their unique history and character. The revitalization of historic neighborhoods and commercial centers provides opportunities for people to share in the spirit of the place. Social networks are strengthened through the activities of entrepreneurs, volunteers and residents working to establish businesses, promote civic events and enjoy the use of businesses and culture venues. The historic context supports a sense of community pride, defines individual and collective identity and is considered a foundation issue for defining the quality of life of the community.

Economic Benefits.

Studies by the National Park Service indicate that a significant portion of investment in historic rehabilitation stays in the local economy. Developers typically buy local and hire local. Successful historic districts and historic sites are a major attraction for heritage based tourism, which contributes to diversified economies. The revitalization of historic commercial and residential areas results in higher value properties, increased business attraction, increased employment opportunities and additional secondary investment in supporting businesses.

Environmental Benefits.

Historic rehabilitation, by definition, focuses on saving and using existing buildings. Using existing buildings uses far less resources than would be required for developing similar size new buildings. The preservation of existing structures is a form of recycling that conserves resources. Additionally, most historic districts, including historic neighborhoods in Cottonwood, were originally designed to support a pedestrian-scale layout that provides opportunities for reduced vehicle use for people within the district.

Job Creation.

Successful examples of historic preservation have a way of inspiring others to invest in the restoration and rehabilitation of other nearby historic properties. As historic areas become more popular and economically successful, the entrepreneurial spirit can become infectious as new businesses and new jobs are created. In addition, historic preservation of older buildings tends to require more specialized construction skills which can support better-paying jobs for skilled crafts and trades persons.

Investment Incentives.

Since the early 1980s, the Federal historic tax credit providing as much as a 20% tax credit for qualified commercial investment in historic properties has allowed over \$17.5 billion in potential tax revenue to be applied to historic preservation throughout the country. This figure was more than offset by the \$22.3 billion in federal taxes these projects have been estimated to have generated in this same timeframe from associated improvements to local economies, including new business development, tourism and job creation. These figures compiled by the National Trust for Historic Preservation indicate both short-term and long-term benefits to local economies from associated savings. The results at both the local and national level based on review of several decades of activity indicate that carefully considered investment in historic preservation has a proven record as a beneficial economic generator for individual investors and entire communities.



G. TAX AND FINANCIAL INCENTIVE PROGRAMS

Owners of properties listed on the National Register of Historic Places may be eligible for special State and Federal historic preservation tax incentives. These programs provide incentives for property owners to support historic preservation designation for properties listed on the National Register of Historic Places and for consideration of establishing new historic districts where eligible. The property owner needs to consent to place the property under local review procedures for Historic Landmarks by the Historic Preservation Commission. Procedures are detailed in the Cottonwood Historic Preservation Ordinance, (*Zoning Ordinance, Section 310.*)

I. Income-Producing Properties

Federal Investment Tax Credit Program (ITC):

The 20% Federal income tax credit for rehabilitation of income producing buildings is a popular national incentive program. In 2010, the investment nationwide was estimated at \$3.4 billion, and since the program's inception in 1976 it has generated over \$58 billion in historic preservation activity.

The Federal Investment Tax Credit Program authorizes a 20% investment tax credit coupled with accelerated depreciation for income-producing properties. The State Historic Preservation Office (SHPO) is responsible for reviewing the eligibility of properties.

The ITC program permits owners of historic buildings to take a 20% income tax credit on the cost of rehabilitating such buildings for industrial, commercial, or rental purposes. The rehabilitated building must be a certified historic structure that is subject to depreciation, and the rehabilitation must be certified as meeting the Secretary of the Interior's Standards for Rehabilitation, established by the National Park Service (NPS).

Eligibility:

It is important to select a building for rehabilitation that retains its basic physical integrity *before* rehabilitation. Only projects involving certified historic structures are eligible for tax credits. According to program rules, a certified historic structure is:

- A structure individually listed on the National Register of Historic Places, or;
- A structure certified by the National Park Service (NPS) as a “contributing property” within a registered Historic District. A registered district is a designated area listed on the National Register of Historic Places according to the criteria and procedures for such.

2. Owner-Occupied Residential Properties

State Historic Property Tax Reclassification (SPT) Program for Owner-Occupied Homes:

Additionally, the State of Arizona maintains a property tax reduction program for non-income producing properties listed on the National Register. The Arizona residential STP program has been credited as core incentive for establishment of new historic districts. SHPO reported that over 6,000 individuals were participating in the Arizona State Property Tax Reclassification program as of 2013. The Arizona SPT program offers a substantial reduction in the state property tax assessment for eligible owners. The SPT program can reduce state property taxes between 35-45%. (The exact figure is dependent on special assessments which are specific to each area. Questions regarding the amount of the reduction should be directed to the county assessor's office.) The program is managed by the State Historic Preservation Office (SHPO) in conjunction with Arizona's county assessor's offices. The SHPO determines program eligibility and monitors property maintenance, and the county assessor enacts tax classification changes, manages issues of property value, and tax calculation.



Residential SPT Requirements:

In order to qualify for the SPT program, the property must be listed on the National Register of Historic Places either individually or as a contributor to a Historic District. As a condition of the reduced tax rate, the owner enters into a 15-year agreement with the State, consenting to maintain their property and to preserve the integrity of its historic features, materials, appearance, workmanship, and environment. Properties must meet the minimum maintenance standards established by the Arizona State Parks Board. If an owner plans to do any work on the property that will impact its public appearance, the SHPO must be contacted for review and comment or approval prior to project implementation. All such projects are reviewed for appropriateness according to *The Secretary of the Interior's Standards for Rehabilitation*.

Property owners are required to submit a notarized form (furnished by the SHPO) every three years verifying that the property has been maintained according to program guidelines. This report also requires submittal of two photographs demonstrating the current condition of the property. Furthermore, the owner is required to notify the SHPO when the property ownership or property use changes.

3. State Program for Commercial Properties

State Historic Property Tax Reclassification for Commercial Property:

The SPT commercial component aids owners who rehabilitate underutilized historic commercial or industrial properties. This program also offers participants a substantial reduction in their annual state property taxes, but in a manner different from the residential component. The intent of this program is to provide an owner the opportunity to make a building presentable to tenants and allow such tenants a period to establish business without the burden of increased rent due to property tax increases. To receive the tax reduction, the property owner enters into a 10 year agreement during which the property is rehabilitated and maintained according to *The Secretary of the Interior's Standards for Rehabilitation*. During this period, the temporary tax classification set by the county assessor does not necessarily change the current base assessment, but those modifications intended to restore or rehabilitate the property are almost entirely tax free (assessed at 1% of full cash value rather than 25%).

Commercial SPT Owner Requirements:

The property owner must rehabilitate and maintain the property to preserve the historical integrity of its features, materials, appearance, workmanship, and environment. All construction work must conform to *The Secretary of the Interior's Standards for Rehabilitation*, and SHPO must approve plans for such work prior to implementation. In addition, the property owner may be required to annually submit an expenditure record, and a form (furnished by the SHPO) verifying that the property has been maintained according to program guidelines.

4. City of Cottonwood Review

A key goal of the Historic Preservation Commission and City of Cottonwood is to bring greater awareness of the potential for eligible historic properties to take advantage of various Federal and State financial incentive programs for historic preservation. The Cottonwood Historic Preservation Ordinance, (*Zoning Ordinance, Section 310. Adopted June 2013*) includes procedures for designating local Historic Landmarks and related procedures for review of proposed rehabilitation or alterations to designated Historic Landmarks. Property owners have the option of joining the program but can benefit by having higher levels of protection for preserving the historic integrity of their properties. The potential for designating additional areas as national Historic Districts or listing individual properties in the National Register of Historic Places can also be considered as a means to recognize historic properties and to qualify for various financial incentive programs.



H. GOALS & OBJECTIVES – Historic Preservation

GOAL II-1 IDENTIFY, PRESERVE AND PROTECT HISTORIC PROPERTIES AND RESOURCES WITHIN THE CITY.

- Objective II-1.A** Maintain status in Certified Local Government (CLG) Program for Historic Preservation, as defined by the National Park Service and State Historic Preservation Office.
- Objective II-1.B** Support the Historic Preservation Commission as the main City program for the promotion of historic preservation goals, including historic property identification and documentation, review of proposed changes to historic properties and districts, and related public outreach and education programs.
- Objective II-1.C** Establish criteria for identifying Historic Landmark Properties and maintain the Cottonwood Historic Property Register documenting such Historic Landmarks.
- Objective II-1.D** Establish an ongoing program to identify eligible historic sites, structures, districts, and other resources and update the City’s historic resource inventory.
- Objective II-1.E** Participate in the development of applications and support nominations for listing individual properties and eligible districts on the National Register of Historic Places.
- Objective II-1.F** Support the preservation of significant historic and contributing historic properties listed on the National Register of Historic Places.
- Objective II-1.G** Promote the preservation of historic streetscapes and landscapes within historic areas, so as to recognize the significance and context of the historic style and materials of sidewalks, street edge condition, drainage features, light fixtures, street signs, trees and supporting design elements.
- Objective II-1.H** Follow the standards and procedures identified by SHPO regarding the treatment of pre-historic and historic archaeological resources in Cottonwood.
- Objective II-1.I** Ensure that any significant archeological resources identified or discovered within the city are treated according to the highest standards of respect and according to the best practices, as well as all applicable state and federal laws. If such resources are disturbed, mitigation measures shall be undertaken.

GOAL II-2 INTEGRATE HISTORIC PRESERVATION PROGRAMS WITH OTHER CITY PLANNING AND DEVELOPMENT PROGRAMS.

- Objective II-2.A** Evaluate and amend various City policies, codes and ordinances to be consistent with historic preservation goals.
- Objective II-2.B** Ensure that City policies, codes and ordinances are in place to resolve conflicts and provide beneficial results regarding preservation of existing resources in relation to proposed new development.
- Objective II-2.C** Promote coordination between various city functions and programs regarding review of proposed development activities so as to support the goals of historic preservation.
- Objective II-2.D** Evaluate alternative building safety code and fire safety protection codes for historic buildings to ensure that life safety objectives are not compromised.
- Objective II-2.E** As an incentive for historic preservation, simplify and expedite the planning and building safety review process for work on contributing historic properties through the establishment of clear policies and criteria for such work.



GOAL 11-3 PROMOTE AWARENESS AND APPRECIATION OF THE COMMUNITY'S HISTORY.

Objective 11-3. A Promote historic preservation through city marketing efforts, public displays, brochures, walking tours and newspaper articles.

Objective 11-3. B Promote improved signage programs to identify historic districts and properties through the use of integrated historic district street signs, individual property markers and interpretive display signs.

Objective 11-3. C Support National Historic Preservation Month activities in May of each year through proclamations, media releases, educational events and historic preservation tours.

Objective 11-3. D Provide expanded information through the City website describing the history of Cottonwood, various historic buildings, historic figures, available resources and programs, financial incentives and other related information.

Objective 11-3. E Build partnerships with City boards and commissions, historical societies, business associations, school districts, and private owners to promote cultural heritage.

Objective 11-3. F Participate in state and regional historic preservation conferences, workshops, and programs.

GOAL 11-4 SUPPORT HISTORIC PRESERVATION AS AN ECONOMIC DEVELOPMENT AND REVITALIZATION PROGRAM.

Objective 11-4. A Promote the historic roots of Cottonwood and historic preservation resources as part of City marketing and tourism promotion efforts.

Objective 11-4. B Support regional programs related to historic preservation, including local, state and federal historic sites, museums and organizations, and combined tourism promotion programs.

Objective 11-4. C Provide strong, effective support for the preservation of historic properties through adopted ordinances that require review of alterations to historic properties according to adopted standards.

Objective 11-4. D Assure new construction within historic areas is compatible with the existing character of the area so as to protect the historic context and district standards.

Objective 11-4. E Support the process that places a temporary delay on proposed demolition of historic properties so as to allow time to work with property owners to adequately consider preservation alternatives.

Objective 11-4. F Provide information to property owners and the public regarding any local, State and Federal incentive programs, including grant and tax incentive programs for rehabilitation and maintenance of historic properties.

Objective 11-4. G Consider developing financial support programs, such as revolving loan fund for rehabilitation of properties, and a small grant program to provide matching funds for individual rehabilitation grants that meet identified criteria.