Santa Barbara

GENERAL PLAN

Historic Resources Element

Adopted
October 2, 2012

Historic Resources Introduction

> ***"The old landmarks and the most charming characteristics of Santa Barbara are disappearing before the march of 'improvement', and though our practical people cannot move the mountains, nor change the scenes, nor spoil the climate, they are doing all they can to despoil the quaint beauty of the place and make it just a commonplace American town." (Santa Barbara Morning Press editorial, January 3, 1874)***

To a first-time visitor to Santa Barbara, even the most cursory observation reveals the predominant role historic resources play in the identity and character of this City. That visitor cannot help appreciating a remarkable characteristic of this unique place: that most anywhere the eye falls it beholds something esthetically pleasing, framed by scenery similarly pleasing. Often that tableau of notable features harkens to an earlier time.

It is no accident that Santa Barbara has preserved so much of its past, and accommodated it so tastefully and seamlessly into the city's modern day incarnation. The city has had the benefit of an active and enduring preservationist spirit, which has been supported by foresighted leaders. The purpose of this Historic Resources Element is to perpetuate this tradition in the years and decades ahead.

By climate and geography alone, Santa Barbara ranks as one of the most attractive places on earth. This attractiveness quotient poses significant challenges to preservation efforts, since it engenders pressure for development. Any number of similarly attractive places, as a result of such pressures, have lost much of their identifiable relationship to their past, and are hardly recognizable from what they were only a few decades ago. The fact that Santa Barbara has retained so much of its identity is testimony to the commitment to its preservationist tradition.

In spite of having succeeded in retaining so much of the city's historical essence and identity, increased diligence is necessary. As this is written in 2012, a prolonged recession has abated some of the development pressures that, as they beget change, threaten the historical resources of this, one of the country's eminent smaller historical cities. Within the past generation, Santa Barbara has become a household name, synonymous with idyllic appeal, and this only exacerbates the challenge as more people wish to locate here. The inevitable swing of the economic pendulum will unleash renewed pressures for development, severely testing our ability to preserve the part historic heritage plays in the character of our city.

This Historic Resources Element is intended to help forearm, as well as to assist in the delicate balancing of property rights and the public interest that is inherent in historic preservation. Given that historic resources are so instrumental in the local economy, and so great a contributor to property values, this Element's key role in enlightening those balancing decisions is obvious.

This Element serves to pull together existing preservation rationale, policy and implementation priorities into a single foundation piece, bringing historic resource preservation into parity with other city concerns and priorities. It is intended to help foster and insure coordination of all city preservation efforts, public and private.

Santa Barbara's Tradition: Planning with History in Mind

"The preservation movement has one great curiosity. There is never retrospective controversy or regret." (John Kenneth Galbraith, The Economic and Social Returns of Preservation)

MAJOR MILESTONES

For many decades interested citizens, community groups, neighborhood associations and preservation organizations have actively participated in the planning and development of the city. After passage of a State enabling law in 1959, the City of Santa Barbara responded to citizens' suggestions and adopted the "El Pueblo Viejo Ordinance" on March 8, 1960. The ordinance established El Pueblo Viejo (EPV) as a design control district and set restrictions upon the alteration or demolition of historic buildings. It was named for the City's core, which developed around the Spanish Royal Presidio, founded in 1782. In May 1960, the City Council created the Advisory Landmark Committee (ALC), which was charged with making "an inventory of Historic Sites and Structures in Santa Barbara" as well as other resources of significance. The Committee acted in an advisory capacity to all agencies of the City regarding historic buildings and the design of structures within El Pueblo Viejo. Soon the ALC produced a list of significant structures and adobes. Subsequently, the Council designated City Landmarks via the ordinance amendment process. As a result, a number of historical sites and structures were preserved, including some of the oldest adobe buildings. In 1969 Mission Santa Barbara (founded in 1786) and the area around it was included in EPV. The ALC received staff assistance from the Planning Division beginning in 1974 and a regular meeting schedule was established. Work began on a revised Historic Structures chapter for the Municipal Code. The expanded ordinance was adopted in 1977. Its purpose was strengthened and the designation process was clarified. Since then many more designations have been made. This ordinance and the later adoption of the City Coastal Plan created an El Pueblo Viejo that included the waterfront and major entrances to the city. In 1978, the Landmarks Committee began a major program of architectural and historic resources surveys. In 1993, city voters approved a City Charter amendment to establish a Historic Landmarks Commission (HLC).

Requiring specific architectural styles within EPV compatible with its Hispanic tradition allows for the further protection of historic resources and perpetuates the City's renowned tradition of Hispanic architecture. For design review outside of HLC's purview, the Architectural Board of Review is charged with reviewing applications. The ABR's function includes protecting and preserving the natural charm and beauty of Santa Barbara, including the historical style, qualities, characteristics of the buildings, structures, and architectural features associated with and established by its long, illustrious and distinguished past. The City relies on its scenery, physical beauty, historic character and design consistency to attract tourists and commerce. These are vital to its economy. The City has enacted stringent controls over time to protect its views and character by limiting the size, location and visibility of signs.

ECONOMIC AND ENVIRONMENTAL BENEFITS OF HISTORIC PRESERVATION

There are many economic advantages to the use or reuse of older buildings versus new construction. Preservation of historic resources has been shown to increase property values, community appeal, and tourism. Tourism is one of California's largest industries and historic properties are a major factor in its growth. Heritage Tourism generates economic benefits for local businesses: visitors spend money on lodging, food and drink, transportation, attractions and events, among other things. Other benefits include historical education, awareness of cultural sites, and community identity for both local residents and visitors. Numerous studies throughout the country have conclusively shown that property values in local historic districts increase at higher rates than non-historic properties, and remain more stable in times of recession. Integration of preservation strategies into the planning process assures preservation of the traditional scale and visual interest of the City.

Historic Resources and Sustainability Goals

Investment in established neighborhoods at any scale is a form of reinvestment in inherently sustainable communities that are generally smaller in scale, walkable, transit-accessible and may feature mixed uses. The use of older structures and the adaptive reuse of buildings serve to lower the carbon footprint of the entire community and avoid the environmental effects that come with demolition and reconstruction. It has been estimated that a significant amount of the material being added to landfills is demolition and construction waste. Historic buildings contain significant embodied energy whereas new construction requires energy to extract, manufacture, transport and assemble building materials. Adaptive re-use or rehabilitation of a building normally requires construction on site and changes the ratio of labor and material breakdowns, thereby generating local construction jobs.

Preserving historic resources is not only economically beneficial but also provides layers of history and visual interest in the city. This ineffable benefit to the richness and vitality of a community contributes to the sustainability of the community. Preservation considers not only a resource, but its surrounding environment as well, and any changes to that environment, such as solar exposure or drainage patterns. Such diligence ensures that development occurs in a way that respects and protects the fabric of the resource. This holistic approach to preserving historic resources supports community sustainability.

FUTURE ISSUES AND CHALLENGES

Survey Completion and Funding

The city continues to face the preservation challenge of ensuring that future development fits into the environment and does not negatively impact the city's scenic character and historic resources. The worldwide reputation of Santa Barbara as a historic city and a tourist destination remains a vital factor in the economy of the city. Because the city is almost fully built-out, growth in Santa Barbara continues to shift from building on open land to redevelopment of existing sites. As a result, historical and cultural resources will be increasingly viewed as sites with redevelopment opportunity especially in the downtown core and established neighborhoods. This development pressure could result in the loss of historical buildings, structures, landscapes, and archaeological resources. The challenge remains to fund and complete historic resource surveys. These surveys are essential tools for identifying historically significant properties, archaeological sites and potential historic districts and providing relevant historical information. The completed surveys serve to inform property owners as well as the city residents of the importance of historic buildings, landscapes and neighborhoods. They serve as a guide for assisting property owners as well as the city in making changes to property that respect its historic integrity.

The overarching consideration for historic preservation is to identify, designate and protect historic resources. Informed decision-making is essential to address these priorities. Funding support is critical to make progress. The effectiveness of the city's historic preservation program is directly correlated to the amount of funding and staffing provided. For example, funding is needed for:

- Maps indicating areas with a high potential for archaeological resources from specific time periods to be continually updated and quickly made available for review.
- Completion of surveys, listings, designations and accurate updates to city records critical to the protection of historic resources.

Municipal Code Ordinance amendments to create additional historic districts will require:

- Public education regarding the importance of protecting distinctive historic properties representing architectural periods in the City's development.
- Public hearings to explain district creation procedures and legal issues.
- Support from local citizens and City Council to designate these historic areas even when faced with potential objections from individual property owners.
- A balance to be struck between private property rights and the public interest (public good) that attaches to property that has historic significance to a community. It is important to remember that Santa Barbara is a city in which historic resources play a central role in its identity and its property values, thus one in which the balance may weigh more on the side of public interest.

Future land use decisions which affect the community's heritage, as reflected in the historic, architectural, and archaeological resources, must recognize the irreplaceable nature of these resources. The value of these resources is to be given equal weight to other factors being considered in the decision-making process.

State Historic Park

Original Presidio Footprint

Landmark and Historic Districts

El Pueblo Viejo Landmark District Part I & II

Brinkerhoff Avenue Landmark District

Riviera Campus Historic District

Special Design Districts

Lower Riviera Special Design District

Mission Area Special Design District

EPV II

EPV I

City of Santa Barbara
Unincorporated County

State St

Mile
0 0.125 0.25 0.5
1:20,000

Feet
0 700 1,400 2,800

N
W E
S

Historic, Special Design, and Landmark Districts

Map prepared by City of Santa Barbara, Planning Division, July 2012

Historic, Special Design & Landmark Districts

Goals, Policies, and Implementation

GOALS

- ***Protection and Enhancement of Historical Resources:*** Continue to identify, designate, protect, preserve and enhance the City's historical, architectural, and archaeological resources. Ensure Santa Barbara's "sense of place" by preserving and protecting evidence of its historic past, which includes but is not limited to historic buildings, structures, and cultural landscapes such as sites, features, streetscapes, neighborhoods, and landscapes.
- ***Increased Awareness and Appreciation***: Increase public awareness and appreciation of Santa Barbara's history and pre-history, its historical, cultural and paleontological resources, their value and the need to protect them. Recognize that historic resources are necessary contributors to attaining sustainability, environmental and economic vitality, and preservation of the city's quality of life.
- ***Governmental Cooperation:*** Incorporate preservation principles as a valid and necessary component in decision-making, at every phase of City government, and secure cooperation from all levels and agencies of government in these efforts.
- ***Neighborhood Historic Preservation:*** Protect the significant contribution made by Santa Barbara's neighborhood historic resources to the City's charm and sense of historical context.

Protection of Buildings, Structures, Sites and Features Policies

HR1. **Protect Historic and Archaeological Resources.** Protect the heritage of the City by preserving, protecting and enhancing historic resources and archaeological resources. Apply available governmental resources, devices and approaches, such as the measures enumerated in the Land Use Element of this Plan, to facilitate their preservation and protection.

Possible Implementation Actions to be Considered

HR1.1 Use all available tools. Consider specific preservation strategies and land use regulation mechanisms, including those listed in the Land Use Element, such as revised development standards, buffer protection, overlay zones, Design and Historic Districts, Landmark, and Structure of Merit designations.

HR1.2 Adopt historic preservation guidelines. Develop and adopt guidelines for maintenance and changes to historic resources. The guidelines will apply to historic properties and areas. The guidelines will also assist property owners in understanding the important character-defining elements of buildings and historic architectural styles, and in planning exterior alterations,

additions, or rehabilitation of existing buildings, structures and landscaping, as well as ways to maintain them.

HR1.3 Adopt user-friendly codes and regulatory procedures. Reorganize existing code provisions relating to demolitions to coordinate the various provisions, make them more understandable, and clarify their applicability and enforcement procedures. Change ordinances and interpret codes, whenever and to the degree possible, to favor adaptive reuse.

HR1.4 Interpret regulations flexibly. In order to ensure that a historic resource will be perpetuated, even if its historical use becomes obsolete or is discontinued, avoid the application or strict interpretation of regulatory codes and ordinances which might erode or alter its traditional or historical character. In accord with the spirit and the intent of the California State Historical Building Code, interpret and apply such codes so that flexible yet equally safe alternatives can be substituted that promote the future vitality of the historic resource.

HR1.5 Protect archaeological resources from potential damage or destruction.

a. In the environmental review process, any proposed project which is in an area indicated on the map as "sensitive" shall receive further study to determine if archaeological resources are present and in jeopardy. Consider notification/consultation of most likely descendants of Barbareño Chumash whose names appear on the City of Santa Barbara archaeological monitors list; and local Native American associations and individuals for comment. A preliminary site survey (or similar study as part of an environmental impact report) shall be conducted in every case where archaeological resources could be threatened.

b. When making land use decisions, potential damage to archaeological resources shall be given consideration along with other planning, environmental, social, and economic considerations.

c. Publicly accessible areas known to contain significant archaeological resources should be preserved by limiting access and/or development which would involve permanent covering or disturbance of sub-surface artifacts.

HR2. **Ensure respectful and compatible development.** Seek to ensure that all development within the City respects rather than detracts from individual historic and archaeological resources as well as the neighborhood and the overall historical character of the city. Assure compatibility of development, respect for the historical context of historical resources, and consideration of sustainable design alternatives where compatible.

Possible Implementation Actions to be Considered

HR2.1 Protect historic resources from harmful development. Development on parcels in proximity to historic resources shall be designed, sited and scaled to be compatible with their historic neighbor and with public enjoyment of the historic site. Construction activity in proximity to historic resources shall not damage or adversely impact the historic resources, and new structures themselves shall not pose a threat of either short or long-term damaging effects upon the historic resources.

HR2.2 Consider impacts to historic resources comprehensively. Require the identification and analysis of potential impacts to historic resources as an integral component of the review

process of all development applications. Evaluate the impacts of proposed development in proximity to historic resources. Review bodies shall not consider other existing incompatible development as a justification for additional potentially incompatible development.

HR2.3 Assess potential damage. Ensure that construction activities in proximity to a historic structure do not damage the historic resource. For projects involving substantial demolition and/or grading adjacent to such a resource, include any necessary measures as determined in consultation with the City Urban Historian, or in accepted Cultural Resources or Historic Structures Report recommendations. Such measures should include participation by a structural engineer and/or an architect knowledgeable in historic resources and their treatment, such as a historical architect.

HR2.4 Analyze potential long-term damage. Where appropriate, require an evaluation for potential environmental damage to historic resources (e.g., older adobe buildings and structures), such as when development and landscaping in proximity might result in a change in microclimate of the affected historic resource. The goal is to ensure that there are no significant long-term negative impacts to the condition or environment of the historic resource. The evaluation study shall include a comparative assessment of potential harmful impacts to the exterior or interior of a structure. Impacts to be studied may include air circulation, humidity, temperature, heating and cooling dynamics, noise, vibration, air quality, and light and shade conditions.

HR2.5 Use appropriate measures. Measures to be implemented shall include assurances that such development is appropriately scaled, designed and sited, and provided with well-located open space and landscaping. Proportionately scale construction (addressing height, size, bulk, volume, etc.) adjacent to historic resources.

HR2.6 Use available interim protections. Interim protection measures shall be pursued, including revised development standards, buffer protection, overlay zones, special design districts, and related measures.

HR2.7 Secure permanent protection. Continue to adopt measures such as establishment of Historic Districts, architectural compatibility, stepping back of buildings within buffer areas, and other development standards.

HR2.8 Employ historic resource buffers. Use the following measures to establish buffer zones to further protect historic resources:

a. Require that all parcels within 100 feet of a historic resource be identified and flagged for scrutiny for impacts on those resources, prior to either approval of any development application.

b. All development proposed within 250 feet of historic adobe structures, El Presidio de Santa Barbara State Historic Park and areas inclusive of the original footprint of the Presidio and other City Landmarks to be selected may be subject to measures for additional protection. Such protection may require adjustments in height, bulk, size, and setbacks.

HR3. **Discourage Demolition.** Develop effective measures to discourage and curtail the demolition of historic resources.

Possible Implementation Actions to be Considered

HR3.1 Prevent egregious neglect. Explore feasibility of an ordinance that protects historic resources from "demolition by neglect". Enable the City to take appropriate action in cases of historic properties or properties in proximity to historic properties being allowed to deteriorate.

HR3.2 Review demolitions of older buildings. Expand procedures for review of applications for demolition or relocation of buildings citywide to prevent the loss of buildings or structures that may have historic or architectural significance and to provide the time necessary to initiate designation or to consider alternatives to demolition of the building.

HR3.3 Require project design alternatives. Require development proposals that request demolition of historic resources to present preservation alternatives, such as adaptive reuse, rehabilitation or relocation rather than demolition.

HR4. **Pursue Adaptive Reuse.** Encourage the adaptation of historic buildings or structures for uses other than the original intended use when the original use is no longer viable.

Possible Implementation Actions to be Considered

HR4.1 Provide Incentives. Provide incentives for the adaptive reuse of historic buildings. Support zoning modification approvals for parking and setbacks to allow more change of uses for historic properties and allow more flexible building code compliance alternatives. For example, employ the California State Historical Building Code to allow more flexibility in code compliance.

HR4.2 Facilitate financing loan program. Create a restoration and rehabilitation loan program specific to historic resources.

Neighborhood Policies

HR5. **Protect Neighborhood Historic Resources.** Identify neighborhoods in the city that have substantially maintained historical character, and pursue measures to preserve that character. Protect such neighborhoods, especially those in close proximity to the downtown and commercial cores, from development that might transform their historic character.

Possible Implementation Actions to be Considered

HR5.1 Help preserve neighborhoods that have retained historical character. Adopt mechanisms, such as ordinance amendments, that secure protection for neighborhoods and streetscapes that have substantially maintained their character of the period of their initial development, as well as later periods of historical interest that reveal the historical evolution of the neighborhood or streetscape.

HR5.2 Provide guidelines that facilitate protection. Adopt design guidelines that seek to ensure that new and remodeled buildings and structures will be compatible with surrounding historical development, that seek to prevent the unnecessary loss of a structure or historical features, and that ensure appropriate compatible design.

HR5.3 Provide property owner support. Encourage upgrading and revitalization compatible with the character of the neighborhood, and provide homeowners with incentives, technical assistance and support.

HR5.4 Prioritize documented candidates. Fast-track adoption of interim or permanent protection measures–such as historic district status or other appropriate measures–for those neighborhoods that have been adequately documented to contain historic resources.

HR5.5 Establish zoning that conforms to the character of neighborhoods. Identify incompatibilities between the traditional historic development patterns of existing neighborhoods that have substantially preserved their historic character and existing zoning, and seek to reconcile the conflicts in ways that help insure perpetuation of the neighborhood's traditional development patterns. Review and revise, as appropriate, existing zoning that allows inconsistent development that would adversely affect or erode its historic character.

Cultural Landscapes Such as Streetscapes, Public Features, and Pedestrian Amenities Policies

HR6. **Protect Traditional Public Resources and Streetscapes.** Identify and preserve significant public resources and streetscapes and ensure a public review process in order to protect their historical features and attributes.

Possible Implementation Actions to be Considered

HR6.1 Preserve and protect traditional public resources and streetscapes. Pursue measures to preserve and protect historical features such as trees, stone curbing, hitching posts, and sidewalk imprints.

HR6.2 Prioritize documented features. Target features that have been identified in historic resource surveys as historically significant for specific protection measures, such as landmark or structure of merit designation, as well as state and federal designations.

HR6.3 Promote streets that accommodate pedestrians. Since traditional streetscapes accommodated pedestrians, require that all projects in historic areas involving street design pursue options that advance and enhance pedestrian friendliness.

HR7. **Protect Cultural Landscapes.** Identify and preserve historic landscapes.

Possible Implementation Actions to be Considered

HR7.1 Identify and designate historic cultural landscape features. Require that historic surveys include identification of historic trees, specimen trees, gardens, landscapes, streetscapes and landscape features. Include landscape features worthy of protection as part of historic designation boundaries.

HR7.2 Protect landscapes that contribute to historic resource context. Require that reviews of all development applications consider impacts upon cultural landscapes and landscape features that contribute to the integrity of a historic resource.

Identification, Documentation and Designation of Historic Resources Policies

HR8. **Survey and Document All Historic Resources.** Continue to identify, document, and designate individual historic resources, as well as historic areas.

Possible Implementation Actions to be Considered

HR8.1 Accelerate surveys. Prioritize the existing program for city historic resource surveys. Continue and broaden the citywide program of architectural and historical resources surveys to identify and document information about significant buildings, structures and sites.

HR8.2 Identify substantially original development patterns. Identify the older residential streets, blocks or neighborhoods in the city that have substantially maintained their original and historical character, and that could be subject to incompatible development and transformation.

HR8.3 Retain all survey documents permanently. Retain original survey documents and organize them into a format that facilitates public access and review.

HR8.4 Designate identified resources expeditiously, at least annually. As soon as possible after the identification of significant eligible resources, process designations of historic resources to have the applicable structure of merit, landmark or historic district designation.

Public Education Policy

HR9. **Increase Awareness of Santa Barbara's Heritage.** Promote recognition that conservation of historic and cultural resources is a necessary contributor toward economic vitality, attaining sustainability and preservation of quality of life. Increase public awareness and appreciation of the significance of Santa Barbara's history. Promote awareness, appreciation and understanding of the early inhabitants of Santa Barbara.

Possible Implementation Actions to be Considered

HR9.1 Generate programs. Develop and expand programs that educate the public about the importance of preserving archaeological, prehistoric, historical, and cultural resources.

HR9.2 Reach out. Promote programs, awards and events to heighten public awareness and promote tourism.

HR9.3 Coordinate promotion. Integrate promotional efforts of various agencies and organizations that utilize local history such as, walking tours, brochures, fairs, festivals, public events and awards.

HR9.4 Enhance recognition. Consider programs that enhance recognition of historic resources.

HR9.5 Improve awareness. Encourage and participate in partnerships between the City, developers, landowners and representation from most likely descendants of Barbareño Chumash; and local Native American associations and individuals to increase the visibility of Chumash history and culture by:

a. Supporting public displays or exhibits of Chumash arts, culture and history,

b. Encouraging the incorporation of elements from Chumash art and culture into public and private development,

c. Supporting the creation of a permanent Chumash archaeological museum and interpretive center in addition to those of the Santa Barbara Natural History Museum.

Governmental Facilitation Policy

HR10. **Assure Governmental Effectiveness.** Provide adequate resources to enable implementation of the goals and policies within this Element. Ensure coordination between agencies and review bodies at all levels of government by every means, including provision of easy access to all relevant information and materials.

Possible Implementation Actions to be Considered

HR10.1 Assure technical know-how. Re-examine the City's current review process to ensure that issues and projects involving historical considerations that come before the various review bodies receive appropriate expertise to address the historical considerations.

HR10.2 Provide needed expertise. Provide the Historic Landmarks Commission (HLC) with adequate appropriate staff support for its review of projects, and to effectively carry out its mandate to identify and protect historic resources.

HR10.3 Educate board members. Ensure that HLC members are adequately oriented with respect to the expertise and technical knowledge required to carry out the HLC mission.

HR10.4 Establish partnerships. Encourage cooperative efforts between individuals, private organizations and government agencies concerned with preservation of the city's historic resources.

HR10.5 Seek assistance for privately owned historic resources. Explore adoption of all available forms of governmental incentives toward preservation and protection of privately owned historic resources, such as tax relief (Mills Act, etc.), covenant and contractual arrangements, and technical assistance.

HR10.6 Assure eligibility. Investigate and pursue state and federal legislation, procedures and grants enacted to aid in the preservation of historic buildings, sites and structures. Pursue any local prerequisites to participation in such federal and statewide assistance, such as designation as a Certified Local Government (CLG).

HR10.7 Pursue additional funding sources. Consider the creation of a fund to assist in historic preservation efforts; seek sources of non-tax funding to supplement city historic preservation efforts.

HR10.8 Enforce ordinances. Provide adequate funding support for enforcement of all aesthetic and historic preservation ordinances.

HR10.9 Ensure uniformity of regulation application. Ensure that the requirements and restrictions administered by the Historic Landmarks Commission and the Architectural Board of Review shall be as equally applicable to projects undertaken by the city or other public agencies as they are to private projects.

HR10.10 Coordinate reviews. Coordinate with other authorities so that County, State and Federal projects receive early concept reviews by the City as a consulting party.

Definitions

Adaptive re-use - The reuse of a building or structure, usually for a purpose different from the original. The term implies that certain structural or design changes have been made to the building or structure in order for it to function in its new use. Examples might include a factory building now used for loft apartments, or a house now used as an office.

Archaeological - Pertaining to the scientific study of the life and culture of earlier peoples by survey and excavation of sites and relics.

Archaeological resources - Any material remains of human life or activities which are of archaeological potential.

Archaeological site - An archaeological site is the location of a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses archaeological value regardless of the value of any existing building or structure.

Architectural - Pertaining to the science, art or profession of designing and constructing buildings and structures.

Architectural significance - The importance of a property based on physical aspects of its design, materials, form, style, or workmanship.

Buffer (or buffer zones) - An area, developed or undeveloped, that separates a resource from potentially incompatible development, that serves to soften, mitigate or resolve potential conflict or incompatibility.

Compatibility - Compatibility for any development at its fundament requires an understanding and respect of the distinctive character, identity and history of the city as well as the established building patterns, styles, scale, aesthetic qualities and character of the immediate neighborhood. In the context of development in proximity to a historic resource, compatibility is the creation of a respectful relationship between proposed development and the existing historic resource (both its individual character-defining elements and its overall composition as a building or structure and part of a site). Compatibility requires development to strive to protect and enhance the integrity of a historic resource at every level.

Cultural - Pertaining to the concepts, habits, skills, arts, instruments, institutions, etc. of a given people in a period.

Cultural landscape - A geographic area (including both cultural and natural resources and the wildlife or domestic animals therein), associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values. Refer to the *Secretary of the Interior's Guidelines for Treatment of Cultural Landscapes* for further definition of this term.

Cultural resource - Something that has acquired significant associations with human activities and human events.

Demolition by neglect - Allowing a building or site improvements to fall into such a state of disrepair that it becomes necessary or desirable to demolish it.

Enhance - To facilitate the comprehension, enjoyment, and accessibility of the subject or object in question, be it a historic building, structure, site, features, streetscape, neighborhood, or landscape.

Historic - For purposes of this Historic Resources Element, the adjective "historic" shall mean having temporal significance because of age, importance in history or culture, architectural quality, relative degree of preservation or authenticity, popular nostalgic attraction, or other consideration that may merit the application of measures for preservation or protection. Historic is often used in a more technical sense having more limited definition, but for purposes of understanding this Element, the preceding definition will be used unless the context indicates the term's use in a more technical sense.

Historic area - For purposes of this Historic Resources Element, groupings or concentrations of historic resources, an historic streetscape, resources in an older neighborhood which has maintained its original or historic character, or historic blocks that have interest or value as part of the heritage of the City, State, or Nation, and temporal significance due to factors such as age, importance in history or culture, architectural quality, identification with a person or persons who contributed to the culture and development of the City, State, or Nation, relative degree of preservation or authenticity, popular nostalgic attraction, or other consideration that may merit consideration or application of measures for preservation protection. For purposes of this Historic Resources Element, protected historic resource areas include designated, eligible and potential historic resources, defined below, and resources considered significant according to CEQA.

Historic district - A delineated geographic area of the city (or a noncontiguous grouping of real properties within the city) where most of the properties within the district are thematically architecturally related and possess historical significance, special character, or aesthetic value, including, but not limited to, a distinct section of the city possessing a significant concentration of cultural resources which are united historically or aesthetically either by plan or by physical development, designated by the City Council, acting by resolution or ordinance, as being worthy of protection.

Historical features - Structures, objects or elements that originated during a particular historical period. Also an element that contributes to a resource's identification, understanding or interpretation as an example of architecture attributable to a particular historical period.

Historic preservation - Encompass a broad range of activities related to preservation and conservation of the built environment by physical and intellectual methods. By the late twentieth century its principles also contributed to protection of prehistoric archaeological sites.

Historic resource - designated - A City designated "Landmark" or a City designated "Structure of Merit", or a State or National Landmark or National Register of Historic Places.

Historic resource - eligible - A historic resource which has been identified by the Historic Landmarks Commission or a historian to meet the criteria for a designated historic resource.

Historic resource - individual - For purposes of this Historic Resources Element, historic resources include any building, structure, feature, site, property, artifact, object, landscape, on public or private property that has interest or value as part of the heritage of the City, State, or Nation, due to factors such as temporal significance because of age, importance in history or culture, architectural quality, identification with a person or persons who contributed to the culture and development of the City, State, or Nation, relative degree of preservation or authenticity, popular nostalgic attraction, or other consideration that may merit consideration or application of measures for preservation protection. For purposes of this Historic Resources Element, protected historic resources are designated, eligible and potential historic resources, defined in this list of definitions, and resources considered significant according to CEQA.

Historic resource - potential - A historic resource which has been listed by the Historic Landmarks Commission as being a potentially significant historic resource.

Historic resources survey - A field investigation and documentation of buildings, structures, sites, or natural features within a certain area or neighborhood of the City, undertaken by the City for the purpose of identifying potential historic resources.

Historic structure - 1. A structure or building that is famous because of its association with a historic event or the history of a locality. 2. Any structure or building listed (or eligible to be listed) in a national, state, provincial/territorial, or local register or inventory of historic places. 3. Any structure or building that contributes to the historical significance of a historic district, a neighborhood, a streetscape, or possesses physical characteristics that represent or contribute to an established and familiar visual feature of a neighborhood.

Historical - Belonging or relating to history or historians; a generally more inclusive term than historic.

Historical architect - A licensed architect who specializes in the preservation of historic buildings and structures; typically has special expertise about early building techniques and materials; prepares historic structure reports, coordinates the work of other specialists involved in a project, such as an architectural historian, archaeologist, engineer, historic interiors specialist, and landscape architect, and produces the construction documents for the architectural conservation, restoration, or rehabilitation work.

Historical significance - The evaluation for importance of an element, building, or site due to its association with a significant event, person, or time period, or as an example of a past architectural style.

Landmark - A structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance and designated as a landmark.

Landmark district - Any area of the City of Santa Barbara containing a number of buildings, structures, natural features or sites having historic, architectural, archaeological, cultural or aesthetic significance and designated as a city landmark district under the provisions of the Santa Barbara Municipal Code.

Line of sight - Identified as to height, width, and distance - looking toward an object of interest (e.g., ridgeline, river, historic building, etc.).

Neighborhood - For purposes of this Historic Resources Element, an area possessing a sense of cohesiveness, because of physical features suggesting boundaries and/or concentrations of shared architectural or cultural characteristics, which distinguishes it from surrounding areas.

Paleontological - The branch of science concerned with fossil animals and plants.

Prehistory - Information gained through resources as well as human history in the period before recorded events, known mainly through archaeological discoveries, study, research, etc.

[*]***Preservation*** - A historic building treatment that places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

[*]***Reconstruction*** - A historic building treatment that establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

[*] Definitions are consistent with National Park Service definitions. See the *City of Santa Barbara Master Environmental Assessment Guidelines* appendix for more information about how this term is implemented for specific preservation projects.

[*]***Rehabilitation*** - A historic building treatment that emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)

[*]***Restoration*** - A historic building treatment that focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.

Special design district - A delineated area of the city which, because of buildings, structures, natural features or sites within or near it, has been so designated by ordinance primarily for the purpose of defining and preserving its unique character.

Streetscape - The visual elements of a street, including the road, adjoining buildings, parkways, street furniture, trees and open spaces, etc, that combine to form the street's character.

Structure of merit - A structure not designated as a landmark but deserving official recognition as having historic, architectural, archaeological, cultural or aesthetic significance and designated as a Structure of Merit under the provisions of the Santa Barbara Municipal Code.

Transfer of development rights (TDR) - A mechanism that allows the transfer of development rights from certain properties to certain other properties within the city. Also known as "Transfer of Development Credits," a program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site.

Viewscapes - The sight or prospect of views from a point. A visual connection that occurs between a person and the spatial arrangement of urban and/or natural landscape features.

View corridor - The visually unimpeded area in the periphery of a linear view from a specific vantage point (can be narrow, wide, pyramid in shape or rectangular, etc.).

[*] Definitions are consistent with National Park Service definitions. See the *City of Santa Barbara Master Environmental Assessment Guidelines* appendix for more information about how this term is implemented for specific preservation projects.

Appendix I
Laws, Regulations and Guidelines

LOCAL, STATE AND FEDERAL AND LAWS & GUIDELINES

Local ordinances and guidelines are the primary consideration in historic resource protection. There are also state and federal laws and guidelines which support historic resource preservation.

The City's Master Environmental Assessment document provides additional information about the following legislation:

- National Historic Preservation Act, 1966, amended 1992
- National Environmental Policy Act, 1969
- California Environmental Quality Act, 1970
- California Register of Historical Resources, 1992
- Native American Heritage Laws

The City of Santa Barbara Master Environmental Assessment (MEA) states that the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* and the *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Structures* should be employed for changes to significant historic structures. In addition, the city utilizes the *Secretary of the Interior's Guidelines for Treatment of Cultural Landscapes.*

CITY REGULATIONS

As discussed in the Major Milestones section, the city has a long history of protecting its historic resources, and the Historic Landmarks Commission has played an important role in shaping the development of Santa Barbara's historic preservation program. The city requires a thorough historic assessment for development applications involving alterations to significant and potentially significant historic properties. The city encompasses many historic resources with national, statewide and local significance. These resources are identified with parcel tags in the city's permit tracking system.

Historic Landmarks Commission

The Historic Landmarks Commission and its powers and duties were authorized in the City Charter (Sec. 817) and implemented by the Santa Barbara Municipal Code Some of the many Historic Landmarks Commission responsibilities are to:

- Carry out the provisions of the Historic Structures Ordinance.
- Review and approve, conditionally approve, or deny all applications for the alteration of any Landmark including landscaping, site plans, exterior paint, and other visual characteristics.
- Review the proposed alterations or demolitions of any structure or real property in landmark districts, historic districts or related to historic properties.
- Recommend to the City Council buildings, structures, natural features, sites or areas having historical, architectural, archaeological, cultural or aesthetic significance that might be designated as Landmarks.
- Designation of Structures of Merit.

Historic Structures Ordinance

The Historic Structures Ordinance details preservation procedures and duties for the Historic Landmarks Commission and prescribes the review process for alterations, relocation, and designation of Landmarks and Structures of Merit. The Ordinance identifies the boundaries and purpose of landmark districts and historic districts and the required architectural styles for any structure altered or constructed within these districts. In addition to regulatory requirements, the ordinance provides for preservation incentives, including use of the California Historical Building Code, preservation easements and Mills Act property tax reduction contracts.

CITY HISTORIC PRESERVATION WORK PROGRAM

A comprehensive historic preservation work program (Preservation Program) is key for the protection of historic resources. City of Santa Barbara Preservation Program staff is responsible for a variety of tasks, including project review, environmental review, Historic Landmarks Commission support, and management of historic and cultural resource surveys. As of 2012, program components consist of:

- Enforcement of Historic Structures Ordinance.
- Staff support of the Historic Landmarks Commission.
- Continuing the Historic Resources Survey Program.
- Applying California Environmental Quality Act (CEQA) historic review and Master Environmental Assessment (MEA) Guidelines to current development applications, including review of Archaeological Reports and Historic Structures Reports.
- Initiation of Landmark and Structure of Merit Designations.
- Initiate historic district designations.
- Updating local list of potential historic resources.
- Developing historic district and resource design guidelines.
- Creating incentives for historic property owners and eligible properties.
- Coordinating Historic Resources Element updates.
- Demolition review regulations implementation.

A major part of the Preservation Program was initiated by City Council in 2002, with the adoption of MEA Guidelines, discussion involving demolition control regulations, and the establishment of funding for future historic resource surveys citywide. Demolition regulations were strengthened in 2004 after it was discovered that certain older buildings that may have had historic significance obtained only ministerial approval for demolition permits.

Creating support for historic preservation requires public understanding of the significant contributions of historical resources to the quality and vitality of life, aesthetic appeal, and cultural environment of the city. In order to better inform and educate the public on the merits of historic preservation, information on the resources themselves, as well as the purpose and objectives of the Preservation Program, must be developed and widely distributed.