

Historic Resources

CONTENT OF THESE GOALS, POLICIES AND IMPLEMENTATION ACTIONS

Santa Barbarans treasure their City's history of 8,000 years of human habitation and of more than 200-years of recorded history. Concern for the City's historic resources and character was evident as early as 1874. An editorial in the *Morning Press* of January 3rd of that year stated:

“The old landmarks and 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...”

Determined not to be “a commonplace American town” and recognizing the value of the City's historic resources great effort has been made to preserve not only historic structures and sites, but also their setting and context. Setting and context are primarily addressed by community design policies included in the Land Use Element. The policies for the Historic Resources Element primarily address the stewardship of its historical and archaeological resources. These policies are concerned with facilitating their preservation and maintenance, and promoting greater appreciation of the City's historical and archaeological legacy.

The goals, policies and implementation actions presented here provide interim guidance for resource conservation, use and development. This element contains new Historic Resources goals and policies developed as part of the General Plan Update. Relevant existing goals, policies and implementation measures may be found in several other elements, in particular the existing Conservation Element now located in the Environmental Resources Element.



Goals, Policies and Implementation

GOALS

- ***Protect and Enhance Historical and Cultural Resources.*** Protect and enhance the community's historic and cultural structures and sites, through the protection, preservation, and enhancement of historic and archeological resources; appropriately scaled, designed and sited adjoining development; well-located open space; and landscaping.
- ***City, State and National Landmarks.*** Assure protection and preservation of City, State and National Landmarks in the City.
- ***Increase Awareness and Appreciation.*** Increase public awareness and appreciation of Santa Barbara's prehistory and history, and historic, archeological and paleontological sites.

Historic and Archaeological Resource Policies

HR1. **Adaptive Reuse.** Provide incentives for adaptive reuse of listed or designated historic buildings.

Possible Implementation Actions to be Considered

HR1.1 Loan Program. Create a restoration and rehabilitation loan program specific to designated and potential historic structures.

HR1.2 Maintenance of Designated Historic Structures. Prepare guidelines and standards for maintaining designated historic sites and structures including advice to property owners.

HR2. **Historic Structures.** Protect historic structures through building height limits, reduced densities and other development standards in Downtown.

Possible Implementation Actions to be Considered

HR2.1 Reduced Densities. The Commercial Medium/High Density land use designation shall apply to those areas within 100 feet of historic resources. Flexibility to allow increased density for rental and employer housing shall be considered on a case by case basis if consistent with historic resource preservation goals of the city.

HR2.2 Stepped Back Buildings. Step back buildings adjacent to historic resources and residential zones in the Downtown urban centers.

HR2.3 Adaptive Reuse. Encourage the adaptation of the structure for uses other than the original intended use when the original use of a historic structure is no longer viable,

HR2.4 Transfer of Development Rights (TDR). Create a residential TDR program for residential properties developed with historically significant buildings to enable the preservation of historical buildings without exceeding the recommended overall allowed combined General Plan densities of the parcels involved.

HR2.5 Historic Resource Buffers. The following interim measures establish buffer zones to further protect historic resources:

- a. Require all parcels within 100 feet of a Historic Resource located within the Downtown center be identified and flagged for careful consideration by decision makers prior to approval of any development application or consideration of increased densities for rental, employer and/or Affordable housing.
- b. Require all development proposed within 250 feet of historic adobe structures, El Presidio State Historic Park and other City Landmarks and the grouping of landmarks in close proximity to El Pueblo Viejo be subject to additional buffer protection. Protection may require actions such as adjustments in height, bulk, or setbacks.

HR3 **Historic Resource Protection.** Identify and/or designate Historic Districts or grouping of historic resources and consider additional implementation actions listed in LG12 such as revised development standards, buffer protection and overlay zones to further protect historic resources.

Possible Implementation Action to be Considered

HR3.1 Buffers. Establish permanent Historic Resource Buffers with priority focus on the historic adobe structures, the Brinkerhoff Avenue District, City Landmarks, and El Presidio State Historic Park.

HR4. **Development Adjacent Designated Historic Structures.** Development on parcels adjacent parcels with designated historic structures shall be designed, sited and scaled to be compatible with their historic neighbor and public enjoyment of the historic site.

Possible Implementation Actions to be Considered

HR4.1 Views. Review proposed buildings or additions to existing buildings on parcels adjacent parcels with designated historic structures as to how they may affect views of and from the historic structure.

HR4.2 Construction Adjacent to Historic Structures. Provide that construction activities adjacent to an important historical structure do not damage the historical structure. For projects involving substantial demolition and/or grading adjacent to an important historical structure, include any necessary measures to provide that such construction activities do not damage the historical structure, as determined in consultation with the City Urban Historian, or in approved Historic Structures Report recommendations. Such measures should include participation by a structural engineer and/or an historical architect familiar with historic preservation and construction in the planning and design of demolition or construction adjacent to important historic structures.

Where appropriate, require an evaluation study for potential damage of significant historic structures (e.g., older adobe structures) when adjacent development might result in a change in micro-climate of the affected historic structure. The evaluation study shall include a comparative assessment of potential harmful impacts that may result to the exterior or interior of the historic structure. Impacts to be studied may consist of the following: air circulation, humidity, temperature, heating and cooling dynamics, noise, vibration, air quality, light, and shade conditions. The goal is to ensure no significant long-term harm or negative impacts would result in the condition or environment of the historic structure.

HR5. **Increase Historical Appreciation.** Programs that provide education about and recognize the importance of preserving archaeological, prehistoric, historical, and cultural resources shall be continued, promoted and expanded.

HR6. **Chumash Culture and Archeological Resources.** Promote awareness, appreciation and understanding of the early inhabitants of Santa Barbara.

Possible Implementation Action to be Considered

HR6.1 Improve Awareness. Encourage and participate in partnerships between the City, developers, landowners and the Chumash 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. At no cost to the City, supporting the creation of a permanent Chumash archaeological “open-air museum”, preferably in-situ should an appropriate site be discovered or identified, and/or interpretive center, sites or trail.

