



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: April 9 & 16, 2013

TO: Ordinance Committee

FROM: Planning Division, Community Development Department

SUBJECT: Historic Resources Ordinance Amendments

RECOMMENDATION: That Ordinance Committee consider Historic and Special Design District criteria options by reviewing:

- A general proposal to amend Santa Barbara Municipal Code (SBMC) Chapter 22.22, "Historic Structures Ordinance";
- A general proposal to create a new SBMC Chapter 22.67, "Historic Landmarks Commission."

EXECUTIVE SUMMARY:

On October 2, 2012, the Council adopted the Historic Resources Element (HRE). On February 5, 2013, the Council directed staff to implement a "Five-Year Historic Resources Work Program" (5-Year HRWP) and to return to the Council Ordinance Committee to work on the following major projects included in the 5-Year HRWP implementation, generally in this order:

1. A possible historic and special design districts ordinance
2. Historic districts implementation program, using existing historic survey data
3. Possible Municipal Code zoning amendments to support historic structures preservation. [This topic is proposed to be discussed after Ordinance Committee feedback regarding the historic and special design districts designations has been given.]

Staff plans to bring a series of historic districts to the Ordinance Committee and Council for adoption consideration, generally, one district at a time following extensive neighborhood outreach. Revisions to SBMC Chapter 22.22 and a new Chapter 22.67 are proposed to facilitate district implementation and to better organize the existing Municipal Code provisions. Staff seeks Ordinance Committee specific guidance on a list of topics (as described in Attachments 1 and 2): 1. basic ordinance provisions, 2. historic district nominations, 3. historic district boundary criteria, 4. property owner approval process, and 5. natural disaster provisions. Once direction is received on these topics, the City Attorney's Office will draft ordinances to be brought back to the Ordinance Committee for its final review.

DISCUSSION:

Background

On October 2, 2012, the Council adopted a Historic Resources Element (HRE) of the City's updated General Plan. The new HRE incorporates both the December 2011 General Plan Historic Resources Goals, Policies and Implementation Actions, and replaces the Cultural and Historic Resources section of the Conservation Element. The HRE includes 47 "possible implementation items to be considered" organized under ten policies. On February 5, 2013, the Mayor and Council directed staff to begin to implement a "Five-Year Historic Resources Work Program" (5-Year HRWP) and to return to the Ordinance Committee to obtain direction on this implementation. The 5-Year HRWP includes three major projects which require Ordinance Committee discussion and review. Staff's proposal as to how to schedule discussion of these projects is as follows.

- **Historic districts implementation.** To begin Ordinance Committee review on April 9, Staff will provide background information regarding how individual historic districts proposals can be considered and approved.
- **Historic and special design districts ordinance.** The bulk of the immediate discussion is proposed to be regarding the new Municipal Code components needed to facilitate future historic districts designations. Staff proposes two Ordinance Committee hearings on this topic, the first taking the majority of discussion time on April 9, and then a continued discussion on April 16 in order to allow sufficient discussion time.
- **Municipal code provisions for individual historic structures.** HRE implementation item 4.1 (HRE 4.1) proposes to provide incentives for the adaptive reuse of historic buildings. HRE 4.1 specifies to 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, the California State Historical Building Code could be specially employed to allow more flexibility in compliance with our local Municipal Code requirements. This topic, although important, is proposed to be discussed at a later Ordinance Committee hearing sometime in the next five years, after Ordinance Committee feedback regarding the historic and special design districts designations has been given. In addition, other City Zoning Ordinance amendments to further facilitate neighborhood historic preservation in accordance with HRE implementation item 5.5 are expected to be brought to the Ordinance Committee during the extended general plan implementation time-frame.

I. Historic Districts Implementation

As reported to the Council on February 5, 2013, detailed historic property survey data is available for three major geographic areas of the City with the potential for historic districts (West Downtown, Lower Riviera and West Beach.) The data has been the basis for preliminary consultant recommendations for possible historic district designations. The key components for this program include the following:

- survey data completion and compilation
- mapping district proposals
- outreach programs to neighborhoods to explain districting
- hearings before the HLC and Council
- ordinance amendment for each district as it is adopted

The proposed general historic district ordinance amendments will allow this project to be completed efficiently. Proposed historic district guidelines work will also complement achievement of this project.

The first district proposed for adoption by Staff is the El Encanto Hotel Historic District. It would be adopted under the current regulations, due to its adoption requirement being part of a recent project approval for the new El Encanto Hotel.

Among all the surveyed areas of the City awaiting districting proposals, the survey data for West Beach is oldest and most at risk of becoming outdated. Therefore, West Beach is the first area where staff would propose a historic district be adopted under the new ordinance requirements. Staff proposes that districts would be implemented sequentially in one area of the City at a time. Following are potential historic district areas with existing survey data, which would be proposed individually after extensive neighborhood outreach.

District to be adopted in 2013 per current regulatory framework: El Encanto

Districts with existing survey data to be proposed for adoption under new ordinance

1. West Beach
2. West Downtown (2 districts)
3. Lower Riviera Bungalow Haven

Districts which may be subsequently adopted, depending upon community interest and survey data to be completed

- Diana Lane
- East Cabrillo Boulevard
- Plaza Bonita
- Plaza Rubio
- Rosemary Lane

Later “clean up” historic district items

- Adopt official historic districts within the existing EPV district, while keeping the current EPV design district boundaries.
- Revise Brinkerhoff Landmark District to be a historic district.

Certain procedures and regulations will need to be put in place in order to ensure these possible district designations have a standard public review process.

II. Historic & Special Design Districts Ordinance

The City also needs to adopt a process, criteria and procedures for evaluating proposals to form an historic district. Staff proposes Municipal Code changes to achieve a simple regulatory process, as well as set criteria and procedures for the future designation of historic and special design districts. An amended Chapter 22.22, [to be named Historic Resources Ordinance, combined with new administrative guidelines] is proposed in order to establish legal noticing procedures and steps involved with nomination, application, initiation, and research criteria which can lead to the designation of potential new districts.

Existing Historic Resources Municipal Code Discussion

The City's current Historic Structures Ordinance provides authority to create lists of potential historic resources and a process to designate historically significant structures as Structures of Merit or City Landmarks. All designated historic resources have existing Municipal Code provisions and findings which guide any proposal to demolish, alter, repair or maintain a Historic Structure. Staff is aware of many cities that have ordinances that outline how historic district nominations and designations are processed. Currently, the City of Santa Barbara does not have a comprehensive district ordinance and must initiate special ordinance amendments each time an historic district is formed. That special ordinance process was followed in 2004 when the Riviera Campus Historic District was created, and will need to be followed to adopt the pending proposed El Encanto Hotel Historic District.

During recent discussions as part of the Historic Resources Element (HRE) Update process, implementation strategies were further developed by the HRE Task Force that recommended the City simplify the Municipal Code in order to make it easier for the public to understand. For example, in 2004, extensive amendments were made to the Historic Structures Ordinance Chapter to establish the Demolition Review Study Area which lengthened and further complicated the existing ordinance. Staff is recommending that the Ordinance Committee consider revisions to the Municipal Code to better organize the regulations into two distinct chapters resulting in clearer regulations.

Current Historic and Landmark Districts

The City began identification of historic areas with the use of the Landmark District beginning in the 1970's for areas with a high concentration of historic structures. Chapter 22.22 has regulations for two Landmark Districts, specifically El Pueblo Viejo (EPV) and Brinkerhoff Avenue.

The EPV Landmark District has been expanded over time and is now more of a combination of an architectural special design district and a historic landmark district. The EPV Landmark District primarily focuses on required architectural styles and appearance rather than specific historic resource locations, although there is some overlap when considering these topics. Since SBMC Chapter 22.22 is proposed to have a focus on historic districts, it is proposed to move the HLC design review ordinance language and EPV ordinance structure into a new Municipal Code Chapter.

The Brinkerhoff Avenue Landmark District was the city's first authentic historic district in that all properties within the District were identified as "contributing properties." The "Landmark District" designation is misleading since all the structures within the area are Structures of Merit not Landmarks. Staff recommends that the Brinkerhoff Avenue Landmark District title be revised to a "historic district" in order to better reflect how the area should be evaluated. In addition, Staff recommends that formal design guidelines for the historic district be adopted. In anticipation of the future need to refer to "historic districts" rather than "landmark districts," a new definition of "historic districts" was already added to the City's Historic Structures Ordinance in 2007. The Brinkerhoff Historic District would remain in Chapter 22.22 since it is essentially a "historic district."

Discussion Item 1: General Historic Resources Municipal Code Approaches. Ordinance Committee confirmation that the five general approaches detailed in Attachment 1 are acceptable is needed so that the City Attorney's Office can begin drafting the required ordinances. The Ordinance Committee would then review specific proposed ordinance text at a future meeting.

Discussion Item 2: Historic District Formation Procedure Options for Consideration. Attachment 2 lists specific discussion questions regarding the following four topics, followed by applicable background information and staff recommendations. A chart compares how other jurisdictions approach items 1 – 3 in Attachment 2.

1. Who may initiate potential historic district designations.
2. Criteria to determine district boundaries.
3. Whether property owner approval is advisable or needed.
4. Natural disaster provisions.

BUDGET/FINANCIAL INFORMATION:

On February 5, 2013, in consideration of the 5-Year Historic Resources Work Program, the Mayor and Council supported approximately \$30,000 of funding for the Program for scanning and uploading information to websites, guidelines printing, and obtaining, reviewing and mapping data. The funding approval will be considered when Council acts on the two-year financial plan for fiscal years 2014 and 2015 and associated budget for the Community Development Department.

ATTACHMENTS:

1. Discussion Item 1: General Historic Resources Municipal Code Approaches
2. Discussion Item 2: Historic District Formation Procedure Options for Consideration and Comparison Table: Other Jurisdictions' Historic District Regulations
3. National Register Guidance on Historic District Designations

NOTE: The documents listed below have been separately delivered to the City Council and are available for public review in the Mayor and Council Office and City Clerk's Office.

1. Historic Resources Element, adopted 10/2/12. The Historic Resource Element is also available on-line at: www.santabarbaraca.gov/Government/General_Plan/index.htm
2. 5-Year Historic Resources Element Work Program Council Agenda Report, 2/5/13
3. City of Santa Barbara Master Environmental Assessment criteria for historic significance
4. Historic district ordinance examples from other jurisdictions

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APPROVED BY: City Administrator's Office

Discussion Item 1

General Historic Resources Municipal Code Approaches

Once Ordinance Committee provides feedback on five proposed approaches, the City Attorney's Office will begin ordinance draft-work. The Ordinance Committee would then review specific proposed ordinance text at a future hearing.

1. Amend chapter 22.22 and create a new chapter 22.67.

- a. Amend Santa Barbara Municipal Code (SBMC) Chapter 22.22 "Historic Structures Ordinance" to be renamed "Historic Resources Ordinance", and:
 - i. Delete information regarding the structure and function of the HLC & El Pueblo Viejo (EPV), as these items would move to a new chapter 22.67.
 - ii. Add new historic districts formation procedures.
 - iii. Add referral process for certain type of projects within historic districts to require HLC review. Also, separate from the municipal code, establish guidelines for administrative review of minor projects.
 - iv. Over time, add new historic districts to this chapter as they are adopted. Also, later, as a "clean up" item, adopt new historic districts within the existing EPV district.
 - v. Include efficiency improvements such as revise 22.18.03 and 22.22.030.A & B to allow the Potential Historic Resources List to be updated by the HLC without the need to amend the Master Environmental Assessment document.
- b. Create a new SBMC Chapter 22.67, "Historic Landmarks Commission":
 - i. Cut the current HLC structure and function information and EPV special design district from 22.22 and move it into this new chapter. (Same as item a.i, above.)
 - ii. Over time, add new special design districts to this chapter as they are adopted.

2. General historic districts formation procedures.

- a. Formation of historic districts would emulate the current landmark designation process which involves the use of multiple public hearings and due process steps.
- b. Significance criteria for historic districts establishment would be consistent with national standards (Attachment 3).
- c. The ordinance may emulate appropriate formation procedures from other jurisdictions (Attachment 3), to be discussed separately in further detail per Attachment 2.

3. HLC Review. Specify in Chapter 22.22 that certain projects on properties located within a historic district boundary would be referred to the HLC for review of proposed exterior changes.

4. **Special design district / buffer area designations** would be considered for properties in close proximity to historic districts. The special design district companion designation would serve primarily as buffer protection for the adjacent historic district. Alterations to special design district “buffer” properties would be reviewed by the Architectural Board of Review (ABR) or Single Family Design Board (SFDB). ABR or SFDB review would ensure development is designed to be sensitive to the neighborhood context and does not negatively detract from the adjacent historic district.

5. **Establish administrative staff review criteria for minor projects.** Include administrative criteria in ordinance. Establish specific administrative review criteria separately in guidelines to be adopted by resolution. Allow for a simple staff review process whereby an eligible list of minor type alterations proposed in historic districts can be issued a “Certificate of Appropriateness” to allow approvals and/or building permits to be issued in an expedited manner.

Discussion Item 2:

Historic District Formation Procedure Options for Consideration

Ordinance Committee guidance is sought on the following four topics. The basic questions to be answered are listed first, followed by background information and staff's recommendation.

1. **Process for historic district designation initiation.** How should procedures vary depending on who initiates district designations? Should procedures vary according to whether a study area is large or small?

Background: Staff reviewed practices regarding designation initiation in other jurisdictions. A flexible approach to allowing designation initiation from a variety of entities in various ways appears common in other jurisdictions.

Staff's Recommendation: Ordinance would define three historic district nominations methods:

a. City Originated - Large or Small Study

Area. A city nomination could be the result of a completed *city*-funded historic resources survey (HRS). HRS conclusions, recommendations and potential historic district identification would be forwarded to the HLC for initiation. HLC members, Planning Commissioners, Council members, or staff could originate this process.

b. Public Originated - Large Study Area. Any local resident could file a nomination application for specific geographic area of over 15 properties. Required nomination application submittals would include the following:

- An HRS, including a potential district context statement.
- Supporting history, prominent architectural styles or other property information descriptions to support a district designation.
- A special design district proposal would need to include a basis for why protection of architectural styles is important.

To consider this type of request, the services of an outside paid historian consultant would likely be required. Accordingly, the nomination request would be forwarded to the HLC for prioritization and to the Community Development Director (CD Director) for a possible funding allocation to study the request's merits.

c. Public Originated - Small Study Area. Any public person could file a nomination application to request study of a concentration of less than 15 structures for possible designation. The nomination request would be forwarded to the HLC for prioritization and to the CD Director for possible funding/staffing allocation. The evaluation of

such a limited quantity of resources could likely be completed by the City's Urban Historian.

2. **Criteria to determine district boundaries.** What percent of properties should be contributing resources in order to justify creating a historic district? What characteristics should qualify areas to be designated as Special Design or Historic Districts?

Staff's Recommendation:

Historic District Criteria:

- Establish significance criteria for Historic Districts consistent with national standards described in Attachment 4. (Specify in ordinance.)
- A historic district must be an area with one or more criteria met for a defined historic, cultural, development and/or architectural context(s) (Specify in ordinance and administrative procedures.)
- Goal of at least 60% of properties to qualify with "contributing elements" to a grouping within a boundary that represents a significant and distinguishable entity of citywide importance. A contributing element would be a property or structure which either:
 - contributes to the overall designation of the area as a Historic District or
 - may be individually eligible for listing as a Structure of Merit or City Landmark. (Specify in administrative procedures.)

Special Design District Criteria:

- Area immediately adjacent to or across the street from a designated Historic District
- Area or neighborhood serves as either a gateway or entry point to a Historic District
- Area has specific geographic or contextual qualities that require protection measures based on specific unique property or structure characteristics
- Area selected is worthy of special protection as determined by the ABR, SFDB, HLC, Planning Commission or City Council.

3. **Property owner approval.** Most cities do not require property owner majority approval for a historic district formation. Should Santa Barbara follow this trend, or establish a majority approval process?

Background: Options A and B, below, are not common in other jurisdictions. Option C is common to most jurisdictions.

Option A: Minimum 51% simple majority approval of all property owners within the proposed district and voting tabulation required. Some cities' policies require voting results be disclosed.

Option B: A high percentage (60% to 75%) of landowners may petition to oppose formation of a district. When a nomination is not initiated by the local government, some cities require either a substantial number of property owners to petition for support or to object the proposal as one criteria in determining whether or not an area can be designated.

Option C: No property owner vote or a consent petition requirement. Most cities do not require property owner consent in order to form a district if the City originates the study.

Note: Under CEQA, cities are required to identify and protect significant historic resources. In most cases, properties are identified as a result of a professional HRS or study. A potential historic district shown to have merit could be identified or initiated but not designated due to property owner objections. However, future discretionary decisions subject to CEQA would require decision-makers to still treat these properties as having significance or historic value (preponderance of evidence on record).

Staff's Recommendation: Option C is preferred so that neither majority approval nor consent vote of property owners is required in order to create the formation of a historic district or special design district, whether initiated by the city or public. However, an optional petition should be allowed to be submitted for consideration by City Council in the formation of the district.

4. **Natural disaster provisions.** How should ordinance provisions address districts in cases where a natural disaster might destroy a number of contributing structures within a district?

Staff's Recommendation: If a natural disaster occurs, first prioritize restoring damaged structures that can be repaired. For destroyed/unsalvageable contributing elements:

- HLC may remove or "delist" contributing properties; or
- City Council may revoke the provisions of the historic district or any adjoining special design district if contributing percentages become too low as a result of delistings.

Attachment 2
Comparison Table
Other CA City Historic District Regulations

Disc. Item #	Procedure Option to Consider	Glendale	Los Angeles	Pasadena	Riverside	Sacramento	San Diego	San Francisco	San Jose
1	Any organization or individual, Council, Commission or "Preservation Director" can bring forth request for designation	no, must come from residents only	yes	yes	yes	yes	yes	yes	yes
2	By ordinance: district must constitute more than min % of contributing buildings	yes, 60%	no	yes, 60%	no	no	no	no	no
2	% of contributing structures in adopted districts	varies	60% - 95%	varies	varies	varies	72% - 87% (in 5 most recently adopted districts)	"substantial percent"	varies
3	Owner consent required if initiated by property owners with min % of owner support or petition	yes, 50%	yes, 75%	yes, 50%	no	no	yes, 50 %	yes, 25%	yes, 60%
3	Owner consent required if initiated by the City	not applicable	no	no	no	no	no	no	no

NATIONAL REGISTER BULLETIN

Technical information on the the National Register of Historic Places:
survey, evaluation, registration, and preservation of cultural resources



U.S. Department of the Interior
National Park Service
Cultural Resources
National Register, History and Education

How to Apply the National Register Criteria for Evaluation



IV. HOW TO DEFINE CATEGORIES OF HISTORIC PROPERTIES

The National Register of Historic Places includes significant properties, classified as buildings, sites, districts, structures, or objects. It is not used to list intangible values, except in so far as they are associated with or reflected by historic properties. The National Register does not list cultural events, or skilled or talented individuals, as is done in some countries. Rather, the National Register is oriented to recognizing physically concrete properties that are relatively fixed in location.

For purposes of National Register nominations, small groups of properties are listed under a single category, using the primary resource. For example, a city hall and fountain would be categorized by the city hall (building), a farmhouse with two outbuildings would be categorized by the farmhouse (building), and a city park with a gazebo would be categorized by the park (site). Properties with large acreage or a number of resources are usually considered districts. Common sense and reason should dictate the selection of categories.

BUILDING

A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

Buildings eligible for the National Register must include all of their basic structural elements. Parts of buildings, such as interiors, facades, or wings, are not eligible independent of the rest of the existing building. The

whole building must be considered, and its significant features must be identified.

If a building has lost any of its basic structural elements, it is usually considered a "ruin" and is categorized as a site.

Examples of buildings include:

*administration building
carriage house
church
city or town hall
courthouse
detached kitchen, barn, and privy
dormitory
fort
garage
hotel
house
library
mill building
office building
post office
school
social hall
shed
stable
store
theater
train station*

STRUCTURE

The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

Structures nominated to the National Register must include all of the extant basic structural elements. Parts of structures can not be considered eligible if the whole structure remains. For example, a truss bridge is composed of the metal or wooden truss, the abutments, and supporting

piers, all of which, if extant, must be included when considering the property for eligibility.

If a structure has lost its historic configuration or pattern of organization through deterioration or demolition, it is usually considered a "ruin" and is categorized as a site.

Examples of structures include:

*aircraft
apiary
automobile
bandstand
boats and ships
bridge
cairn
canal
carousel
corncrib
dam
earthwork
fence
gazebo
grain elevator
highway
irrigation system
kiln
lighthouse
railroad grade
silo
trolley car
tunnel
windmill*

OBJECT

The term "object" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

Small objects not designed for a specific location are normally not eligible. Such works include transportable sculpture, furniture, and other decorative arts that, unlike a fixed outdoor sculpture, do not possess association with a specific place.

Objects should be in a setting appropriate to their significant historic use, roles, or character. Objects relocated to a museum are inappropriate for listing in the National Register.

Examples of objects include:

*boundary marker
fountain
milepost
monument
sculpture
statuary*

SITE

A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

A site can possess associative significance or information potential or both, and can be significant under any or all of the four criteria. A site need not be marked by physical remains if it is the location of a prehistoric or historic event or pattern of events and if no buildings, structures, or objects marked it at the time of the events. However, when the location of a prehistoric or historic event cannot be conclusively determined because no other cultural materials were present or survive, documentation must be carefully evaluated to determine whether the traditionally recognized or identified site is accurate.

A site may be a natural landmark strongly associated with significant prehistoric or historic events or patterns of events, if the significance of the natural feature is well documented through scholarly research. Generally, though, the National Register excludes from the definition of "site" natural waterways or bodies of water that served as determinants in the location of communities or were significant in the locality's subsequent economic development. While they may have been "avenues of exploration," the features most appropriate to document this significance are the properties built in association with the waterways.

Examples of sites include:

*battlefield
campsite
cemeteries significant for information
potential or historic association
ceremonial site
designed landscape
habitation site
natural feature (such as a rock formation)
having cultural significance
petroglyph
rock carving
rock shelter
ruins of a building or structure
shipwreck
trail
village site*

DISTRICT

A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

CONCENTRATION, LINKAGE, & CONTINUITY OF FEATURES

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. For example, a district can reflect one principal activity, such as a mill or a ranch, or it can encompass several interrelated activities, such as an area that includes industrial, residential, or

commercial buildings, sites, structures, or objects. A district can also be a grouping of archeological sites related primarily by their common components; these types of districts often will not visually represent a specific historic environment.

SIGNIFICANCE

A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values. Therefore, districts that are significant will usually meet the last portion of Criterion C plus Criterion A, Criterion B, other portions of Criterion C, or Criterion D.

TYPES OF FEATURES

A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district's integrity. In archeological districts, the primary factor to be considered is the effect of any disturbances on the information potential of the district as a whole.

GEOGRAPHICAL BOUNDARIES

A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. It is seldom defined, however, by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.

DISCONTIGUOUS DISTRICTS

A district is usually a single geographic area of contiguous historic properties; however, a district can also be composed of two or more definable significant areas separated by nonsignificant areas. A discontinuous district is most appropriate where:

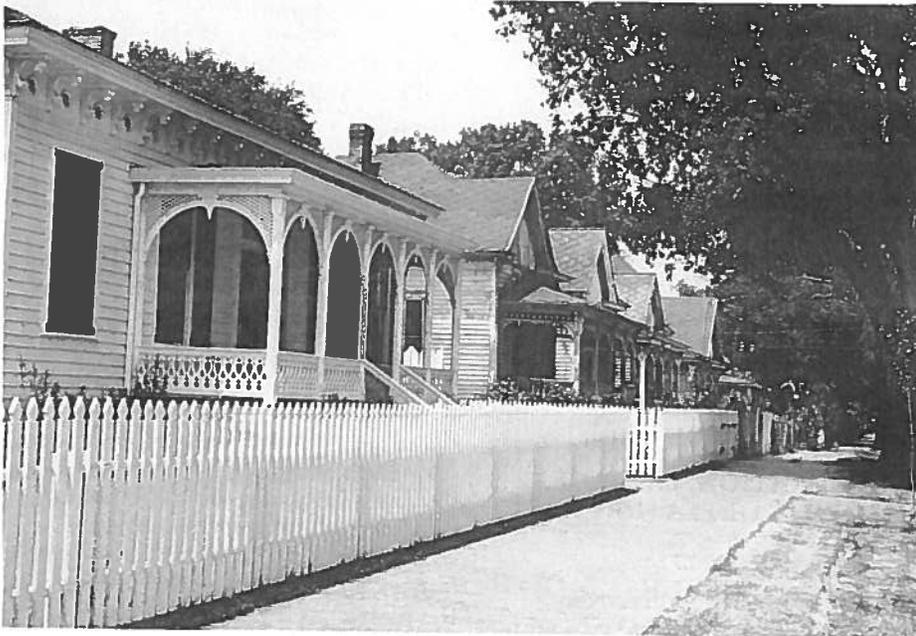
- Elements are spatially discrete;
- Space between the elements is not related to the significance of the district; and
- Visual continuity is not a factor in the significance.

In addition, a canal can be treated as a discontinuous district when the system consists of man-made sections of canal interspersed with sections of river navigation. For scattered archeological properties, a discontinuous district is appropriate when the deposits are related to each other through cultural affiliation, period of use, or site type.

It is not appropriate to use the discontinuous district format to include an isolated resource or small group of resources which were once connected to the district, but have since been separated either through demolition or new construction. For example, do not use the discontinuous district format to nominate individual buildings of a downtown commercial district that have become isolated through demolition.

Examples of districts include:

business districts
canal systems
groups of habitation sites
college campuses
*estates and farms with large acreage/
numerous properties*
industrial complexes
irrigation systems
residential areas
rural villages
transportation networks
rural historic districts



Ordeman-Shaw Historic District, Montgomery, Montgomery County, Alabama. Historic districts derive their identity from the interrelationship of their resources. Part of the defining characteristics of this 19th century residential district in Montgomery, Alabama, is found in the rhythmic pattern of the rows of decorative porches. (Frank L. Thiermonge, III)