

CITY OF SANTA BARBARA**PROPOSED CRITERIA FOR DESIGNATION AS A HISTORIC DISTRICT**

(Following the National Register Criteria and that of Los Angeles and City of Sacramento)

The District must exemplify at least one of the following criteria. Indicate which of the criteria best represents the historic and/or cultural character of the district. Each selected criteria must be fully addressed and explained in the Narrative Statement of Significance and substantiated.

1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community. *City of Los Angeles*
2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community.
3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community, or possesses artistic values of significance to the nation, State, County, or community.
4. It has yielded, or may be likely to yield, information important locally in prehistory or history.
5. It is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.

Additional Factors to be Considered: *(Consistent with Los Angeles and Sacramento)*

1. It exhibits a concentration of historic, scenic or thematic sites, which contribute to each other and are unified aesthetically by plan, physical development or architectural quality;
2. It exhibits significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.
3. It exhibits integrity of design, setting, materials, workmanship and association.
4. The collective historic value of the buildings and structures in a historic district taken together may be greater than the historic value of each individual building or structure. Within its boundaries, a minimum of 60 percent of the properties qualify as contributing to the district. *(Consistent with City of Pasadena).*

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. Within its boundaries, a minimum of 60 percent of the properties qualify as contributing.

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.

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.

Definition: A historic district is a formally designated group of buildings, structures, sites, and spaces that relate to one another historically, architecturally, and/or culturally. A district can span part or all of a neighborhood. It can be large or small, can represent any architectural style(s), and can include streetscape and landscape elements. Individual buildings within a district don't need to be highly significant on their own. The area's overall cohesiveness, uniqueness, and architectural integrity are what matters.

NATIONAL REGISTER CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

Definition of a Historic 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.

CRITERIA FROM OTHER CALIFORNIA CITIES FOR HISTORIC DISTRICTS

Los Angeles: Historic District Criteria

Applicable County of Los Angeles Criteria The property must exemplify at least one of the following criteria (Section 22.52.3060.A). Indicate which of the criteria best represents the historic and/or cultural character of the district. Each selected criteria must be fully addressed and explained in the Narrative Statement of Significance and substantiated.

(A.1) It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community.

(A.2) It is associated with the lives of persons who are significant in the history of the nation, State, County, or community.

(A.3) It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community, or possesses artistic values of significance to the nation, State, County, or community.

(A.4) It has yielded, or may be likely to yield, information important locally in prehistory or history.

(A.5) It is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.

(A.6) It is one of the largest or oldest trees of the species located in the County.

(A.7) It is a tree, plant, landscape, or other natural land feature having historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.

In addition to at least one of the above criteria, a proposed district must exemplify at least one the following criteria (Section 22.52.3060.D): **(D.1) It exhibits a concentration of historic, scenic or thematic sites, which contribute to each other and are unified aesthetically by plan, physical development or architectural quality, or (D.2) It exhibits significant geographical patterns, associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of parks or community planning.**

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.

Sacramento: Historic District Criteria

Historic District and Contributing Resources Eligibility Criteria Historic Districts (refer to City Code Section 17.604.210 (B))

A geographic area nominated as a historic district shall be listed in the Sacramento Register as a historic district if the City Council finds, after holding the hearing(s) required, that all of the requirements set forth below are satisfied:

A. The area is a geographically defined area;

B. The area possess either: 1. A significant concentration or continuity of buildings unified by a) past events; or b) aesthetically by plan or physical development 2. The area is associated with an event, person, or period significant or important to city history; or c) The designation of the geographic area as a historic district is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of the City Code and is not inconsistent with other goals and policies of the city.

Additional Factors to be considered: A. A historic district should have integrity of design, setting, materials, workmanship and association, and B. The collective historic value of the buildings and structures in a historic district taken together may be greater than the historic value of each individual building or structure.

City of San Luis Obispo: Historic District Criteria

Review Criteria. When considering a historic preservation district application, the reviewing body shall consider both of the following criteria:

1. Environmental Design Continuity. The inter-relationship of structures and their relationship to a common environment; the continuity, spatial relationship, and visual character of a street, neighborhood, or area. Environmental design continuity is comprised of:

a. Symbolic importance to the community of a key structure in the area and the degree to which it serves as a conspicuous and pivotal landmark (e.g., easily accessible to the public, helps to establish a sense of time and place); or

b. Compatibility of structures with neighboring structures in their setting on the basis of period, style (form, height, roof lines), design elements, landscapes, and natural features; and how these combine together to create an integral cultural, historic, or stylistic setting; or

c. Similarity to and/or compatibility of structures over fifty years of age which, collectively, combine to form a geographically definable area with its own distinctive character.

2. Whether the proposed district contains structures which meet criteria for inclusion on the city's list of historic resources. (Ord. 1557 § 3 (part), 2010)

San Francisco: Historic District Criteria

Criterion A: That are associated with events that have made a significant contribution to the broad patterns of our history; or

Criterion B: That are associated with the lives of persons significant in our past; or

Criterion C: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

Criterion D: That have yielded or may be likely to yield, information important in prehistory or history. Both the local preservation priorities and the National Register criteria are utilized when reviewing requests for local landmark or historic district designation.

City of Pasadena: Historic District Criteria

1. A landmark district shall include all landmark districts previously designated before adoption of this Chapter and any grouping of contiguous properties that also meet the following criteria:
 - a. Within its boundaries, a minimum of 60 percent of the properties qualify as contributing; and
 - b. The grouping represents a significant and distinguishable entity of Citywide importance and one or more of a defined historic, cultural, development and/or architectural context(s) (e.g., 1991 Citywide historic context, as amended, historic context prepared in an intensive-level survey or historic context prepared specifically for the nominated landmark district).
2. When determining the boundaries of a landmark district, the Historic Preservation Commission shall use the National Register of Historic Places Bulletin #21: "Defining Boundaries for National Register Properties".