

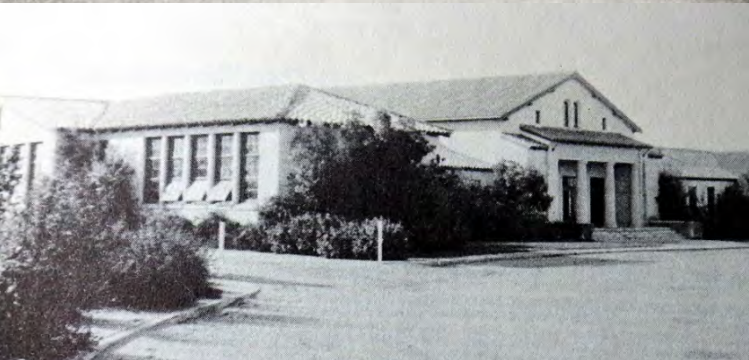


City of Goleta
Historic Preservation Program
Planning Commission December 14, 2020

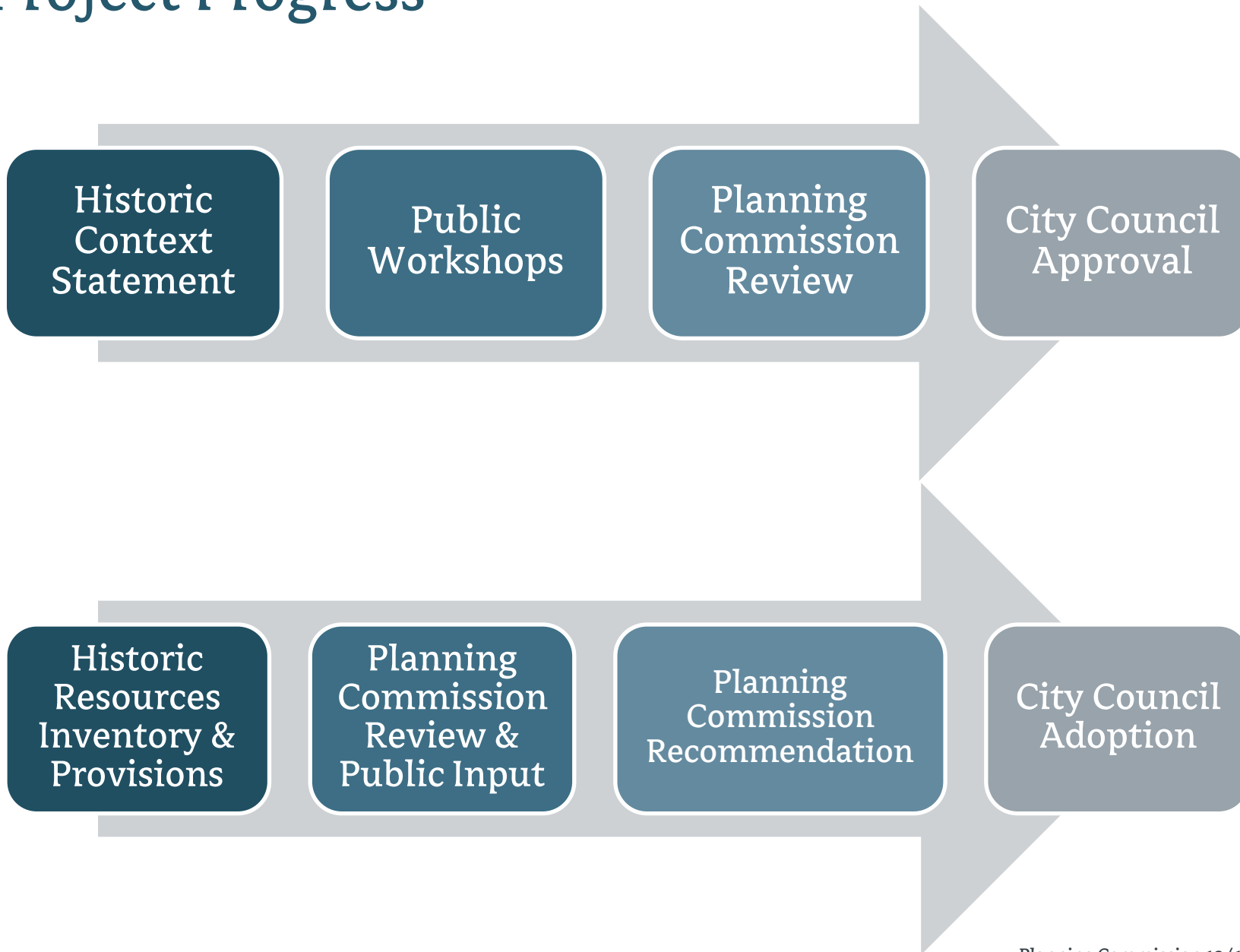
HISTORIC RESOURCES GROUP

Meeting Overview

- Review of Process
- Discussion of Potential Historic Resources Inventory
- Review and Discussion of Draft Historic Preservation Provisions



Project Progress



Potential Meeting Schedule

Historic Preservation
Provisions &
Potential Inventory

- December 14, 2020

Cultural Resources
Provisions

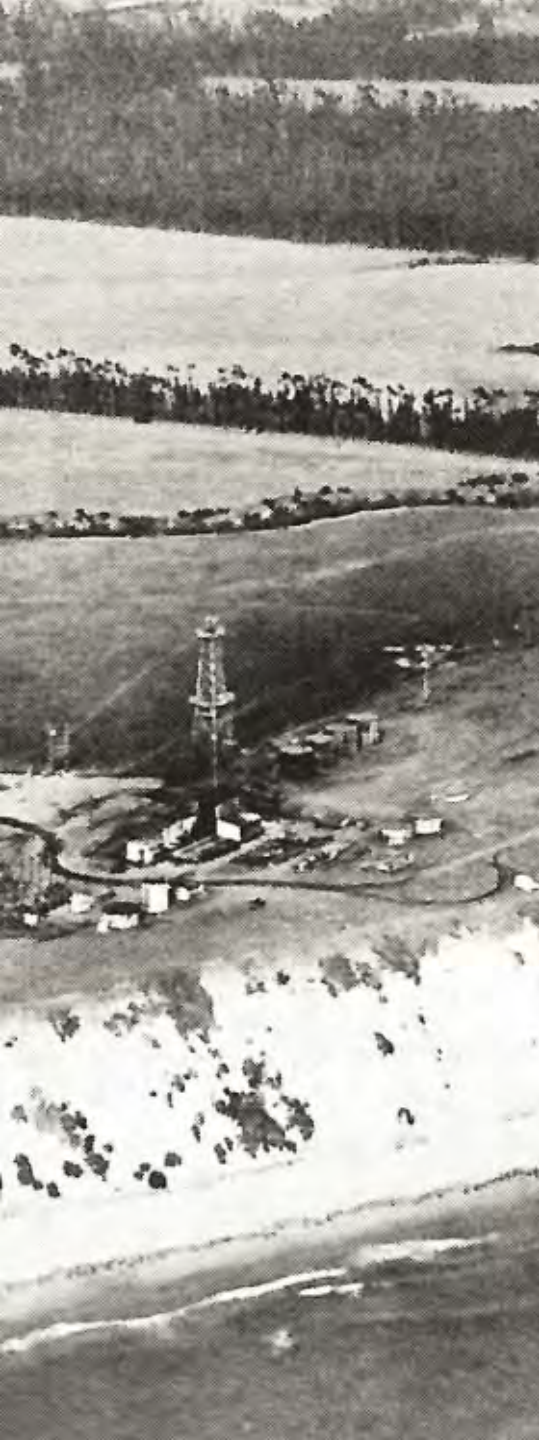
- January 25, 2021

Continued Review

- February 8, 2021

Historic Context Statement

- Accepted by City Council February 2019
- Appendix A: Eligibility Standards
- Eligibility standards provide guidance on evaluating properties that may be eligible for historic designation
 - Based on the established criteria for designation at the federal, state, or local levels
 - Informed by extant resources in Goleta



Historic Resources Inventory

- Windshield survey identified potential historic resources
- Initial field study followed by additional property-specific research
- Received input from the community re: important places in the city
- Field survey conducted from the public right-of-way
- Recommendations based on available documentation



Historic Resources Inventory

- 55 resources recommended for inclusion in City of Goleta Historic Resources Inventory
 - 7 previously designated
 - 21 resources identified in the General Plan
 - 31 newly-identified potential resources
- For review & feedback



Historic Resources Inventory: Questions/Comments



Historic Preservation Provisions

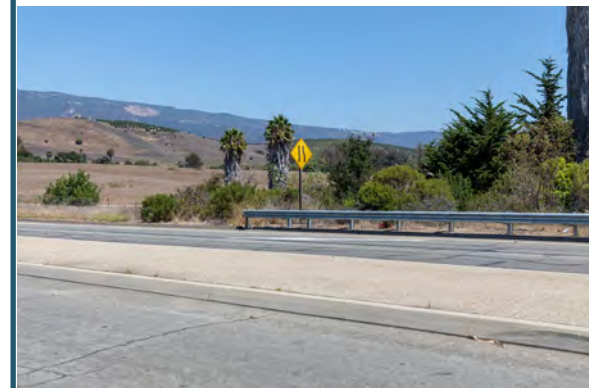
- 2019 Review & Discussion
 - Eligibility factors/criteria
 - Provide for designation of historic districts
 - Tiered ranking system
 - Require owner consent for designation
 - Appropriate review body/ Authority/ Qualifications
 - Appropriate regulations
 - Potential incentives



Historic Preservation Provisions

Process – Draft Provisions

- Comments from 2019 public meetings
- Current practices
- Appropriateness for Goleta
- Conform with existing provisions in Zoning & Building Codes



Historic Preservation Provisions

1. Historic Preservation Commission
2. Historic Resources Inventory
3. Designation types & process
4. Project Review
5. Preservation Incentives
6. Maintenance and Enforcement

Planning Commission Considerations

- Are the proposed regulations “right-sized” for the City?
- Do the proposed Historic provisions/regulations protect the type of resources that were identified to be important in the Context Statement?
- Is the review process of having the HPC make recommendations to the DRB appropriate or would another format be more appropriate for Goleta?
- Should the City regulate paint colors on historic resources when a property owner wants to repaint a structure?
- Should the regulations include an economic hardship process for historic resources similar to the existing provisions in the Goleta Municipal Code regarding Flood Plain and Green Building requirements?
- While the use of Mills Act contracts are an invaluable tool to foster the preservation of historic resources, should the City encourage these given the reduction in property taxes that the City would receive? If the City supports the use of Mills Act contract, should there be a limit on the number entered into each year?

1. Historic Preservation Commission

Commission Members/Term

- 5 members
 - 3 public members
 - 1 Planning Commissioner
 - 1 Design Review Board member
- Majority of members residents of the City of Goleta during incumbency
- Four-year term; no term limit
- Acts as advisory body to staff, Design Review Board, and City Council on matters pertaining to historic preservation



1. Historic Preservation Commission

Duties

- Review & recommend nominations for designation to City Council
- Review & recommend Mills Act applications to City Council
- Review historic resources surveys & recommend Inventory updates to City Council
- Review & provide recommendations on proposed alterations to historic resources to Design Review Board
- Review & recommend applicable design guidelines
- Advise City Council and other Commissions as requested on historic preservation issues

2. Historic Resources Inventory

- Properties listed in NR/CR/County
- Properties identified in a historic resources survey & adopted by Council
- Properties designated as landmarks by the City



2. Historic Resources Inventory

Automatic Designation

- Resources previously listed in the National Register/ California Register/ County of Santa Barbara:
 - Bishop Ranch
 - Sexton House
 - Barnsdall-Rio Grande Gas Station
 - Shrode Produce Co. Packing House
 - Daniel Hill Adobe
 - Stow House/Stow Ranch
 - Goleta Train Depot



3. Designation Types & Process

Designations

- Historic Landmark
- Historic District
- Point of Interest
- Conservation Overlay Zone



3. Designation Types & Process

Historic Landmark

- 50 years old
- Retains Historic Integrity
- Owner consent not required
- Meets one or more of the following Criteria for Designation
 1. Associated with important events or broad patterns of development
 2. Associated with significant persons
 3. Embodies distinctive characteristics of a style, type, period, or method of construction, or is an example of the use of indigenous materials or craftsmanship, and/or it is a significant example of the work of a notable builder, designer, or architect
 4. Has yielded or has the potential to yield, information important to the history or prehistory of the city, state, or nation

3. Designation Types & Process

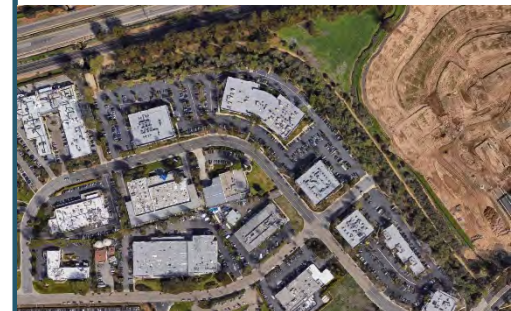
Historic District

- Buildings, structures, objects, or sites that relate to each other in a distinguishable way or in a geographically definable area
- Must meet one or more of the Criteria for Designation, and
 - Must possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development; and
 - A minimum of 60% of the sites, buildings, structures, or objects within the proposed historic district must contribute to the district's significance.
- Designation requires consent of 51% of property owners within the district boundary

3. Designation Types & Process

Point of Interest

- Meets at least one of the following criteria:
 1. It is the site of a building, structure, or object that no longer exists but was associated with historic events or important persons, or otherwise has significant cultural or historic significance;
 2. It meets designation criteria, but has been altered to the extent that its historic integrity has been substantially compromised;
 3. It is the site of a historic event which has no distinguishable physical characteristics.



3. Designation Types & Process

Conservation Overlay Zone

- A concentration of buildings, structures, objects, or sites united historically or aesthetically by plan or physical development may be designated a Conservation Overlay Zone if it meets at least one of the following criteria:
 1. It has distinctive building features, such as period of construction, style, size, scale, detailing, mass, color and material;
 2. It has distinctive features associated with the streetscape, such as light fixtures, signs, benches, curbs, and sidewalk;
 3. It has distinctive site planning and natural features, such as lot platting, street layout, setbacks, alleyways, sidewalks, creek beds, parks and gardens; or
 4. It has distinctive land uses or land use.



3. Designation Types & Process

Process

- Nominations may be initiated by any resident of the City of Goleta
- Applications completed using a form provided by the City
- Public hearing before Historic Preservation Commission
- No demolition or alteration permits issued during application period
 - Not applicable to Points of Interest or Conservation Overlay Zones
- Following Historic Preservation Commission recommendation, nomination goes to City Council
- Ordinance includes provision for Amendment or Rescission of Designation

4. Project Review

- Demolition requires Discretionary Review
- Routine Maintenance & Repair exempt from additional review
- Staff Review
 - Minor projects that clearly meet applicable design guidelines or the Secretary of the Interior Standards
 - Minor projects that will not diminish Integrity or important Character-defining Features
- Historic Preservation Commission Recommendation
 - Review prior to Concept Review by DRB
 - Ensure alterations are appropriate and important features are maintained

5. Preservation Incentives

- Mills Act Property Tax Abatement Program
 - All designated Historic Landmarks, Contributors to designated Historic Districts, and properties that are individually listed in the National or California Registers are eligible to apply
 - Applications accepted on an annual basis
- Use of the California Historic Building Code
- Encourage Compatible Adaptive Reuse



6. Maintenance & Enforcement

- Historic Resources must be maintained in good repair
- City can require maintenance or perform the work at the owner's expense
- Demolition without a permit results in no building or construction-related permits for three years



Historic Preservation Provisions: Questions/Comments



Next Steps

- Review draft Historic Resources Inventory and provide comments
- Review draft Historic Preservation Provisions and provide comments
- Recommend that the Planning Commission continue the review to the **January 25, 2021** meeting