

COUNTY LANDMARK INFORMATION SHEET

DEFINITION:

A Landmark is any place, site, building, structure, or object having historical, aesthetic or other special character or interest and designated as a *Landmark* under the provisions of County Code Chapter 18A.

ELIGIBILITY:

In considering a proposal to recommend to the Board of Supervisors any place, site, building, structure, or object for designation as a *Landmark*, the County Historical Landmark Advisory Commission applies any or all of the following criteria as reasons for a decision:

- A) It exemplifies or reflects special elements of the County's cultural, social, economic, political, archaeological, aesthetic, engineering, architectural or natural history;
- B) It is identified with persons or events significant in local, state or national history;
- C) It embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;
- D) It is representative of the work of a notable builder, designer, or architect;
- E) It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic, prehistoric, archaeological, or scenic properties, or thematically related grouping of properties, which contribute to each other and are unified aesthetically by plan or physical development;
- F) It has a location with unique physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the County of Santa Barbara;
- G) It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;
- H) It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particularly transportation modes or distinctive examples of park or community planning;
- I) It is one of the few remaining examples in the County, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

PROCEDURE:

1. A proposal for designation of a *Landmark* begins with the submittal of a completed application form by the property's owner, an interested person or a member or members of the Landmark Commission. Forms are submitted to the Landmark Commission through one of its members or through the County Planning and Development Department. The nomination is put on the Landmark Commission agenda.
2. All complete nomination forms are reviewed by the Landmark Commission and the Commission evaluates the property, making a recommendation which includes findings of facts related to established criteria for designation. A vote is taken to declare the property eligible to become a Place of Historical Merit. A date is set for a hearing for final action.
3. The applicant, and the owner if different from the applicant, is notified of the hearing for final action for Place of Historical Merit. The public hearing is held by the Landmark Commission and oral or written comments are received at the meeting. The Commission takes final action on Place of Historical Merit at this hearing.

4. The Landmark Commission decides at this meeting whether to pursue full *Landmark* status in addition to Place of Historical Merit designation. If so, procedures 2 and 3 are repeated for *Landmark* designation.
5. Approved *Landmarks* are forwarded to the Board of Supervisors for acceptance. The *Landmark* designation becomes effective with adoption of the Board of Supervisors resolution and the designation is recorded with the County Recorder.

BENEFITS:

Designated County *Landmarks* are eligible for a variety of benefits under federal, state, and local programs:

- A) California law (the State Historical Building Code) may enable local building officials to permit alternatives to regular building code requirements in order to facilitate preservation of *Landmarks*. The law also provides for use of equivalent methods under the handicapped access requirements.
- B) Under California law, historic properties may be assessed on a "present use" basis rather than the usual "highest and best use" basis for property taxes, under certain conditions. They may also be eligible for rehabilitation loan financing.
- C) *Landmarks* are afforded protection through the County planning process. When a governmental agency or private entity prepares plans for an area which includes or is adjacent to a *Landmark*, it is expected to take this into consideration, and to orient its studies and decisions accordingly.
- D) Under the County's Code Chapter 18A, a *Landmark* is protected from demolition.

Designated County *Landmarks* may be eligible for certain types of tax benefits and for grants and loans if they are also listed on the National Register of Historic Places or are eligible for such a listing.

RESPONSIBILITIES AND RESTRICTIONS:

- A) Demolition, removal or destruction, partially or entirely, may be prohibited unless consent in writing is first obtained from the County Historical Landmark Advisory Commission.
- B) Alterations, repairs, additions, or changes, other than normal maintenance and repair work shall not be made unless and until all plans have been reviewed and approved or modified by the County Historical Landmark Advisory Commission and reasonable conditions imposed as deemed necessary. All such work shall be done under the direction and control of the County Historical Landmark Advisory Commission. Decisions of the County Historical Landmark Advisory Commission may be appealed to the County Board of Supervisors.

GENERAL INFORMATION:

There are no restrictions on sale of *Landmarks*. Designation as a *Landmark* does not establish a requirement that the place, site, building, structure, or object be open to the public.

The Planning and Development Department, 123 E. Anapamu Street, has nomination forms. Call the office at 568-2084 for further information on the County Landmark Program. A complete list of County Landmarks is available at that office.

Modeled after the City of Santa Barbara Landmark Information Sheet.

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