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## HERITAGE PRESERVATION

### ***What is considered Livermore's cultural heritage?***

Livermore's cultural heritage includes areas that have special historical, cultural, architectural, archaeological, community or aesthetic value.

### ***Is the preservation of Livermore's cultural heritage limited to buildings?***

No. The cultural heritage may include any area, district, street, place, work of art, or natural feature.

### ***Who has the final responsibility for determining whether a feature is considered a cultural heritage?***

The City Council is the local agency, which makes the final determination if a feature is considered a cultural heritage. The Historic Preservation Commission has been established to maintain and administer the cultural heritage program within the City.

### ***What is the Historic Preservation Commission?***

The Historic Preservation Commission (HPC) consists of citizens of the city of Livermore that have been appointed by the City Council.

### ***When is a building considered a heritage building?***

Any building that is more than 50 years old. The City has established regulations to protect these buildings. The demolition of any building that is more than 50 years old requires review by the Historic Preservation Commission. The Commission has the authority to delay destruction of the building for approximately two months. The City has provided additional protection to some sites by zoning them to one of the historic protection districts.

### ***What are the historic preservation zoning districts?***

There are two historic preservation-zoning districts. They are the HP-L (Landmark) and the HP-H (Heritage). These districts are utilized in conjunction with the zoning district that establishes the regulations that determine the land use and development standards.

### ***What is the difference between the two districts?***

The HP-L District is the "Landmark" district that is utilized to provide protection for the most important historical features. This district gives the City the authority to review any modifications to the feature. The HP-H District is the "Heritage" district that is utilized to give the City the authority to review any modifications to the exterior of the building that is visible from the adjacent streets.

***What is necessary if your feature or building has not been zoned to one of the historic districts?*** You are only required to apply for the necessary permits from the Building Division. The Building and Planning Divisions will be responsible for submitting the request for a Certificate of Appropriateness to the Historic Preservation Commission.

***What is necessary to determine if the Historic Preservation Commission will approve either the modification or removal of a heritage feature or building?***

The Planning Division should be contacted to determine if your building has been zoned to one of the historic districts. If your heritage building or feature is protected by historic zoning, you must submit an application to the Planning Division for a Certificate of Appropriateness. If the Certificate of Appropriateness is approved, it will be necessary for you to contact the Building Division to determine what permits are required before the activity can be started.

***What information must be submitted with a request to alter or remove a heritage building or feature?***

It is necessary for the applicant to submit a completed application and clear photographs of the building or feature.

***What procedure is followed when a request to modify the building is submitted?***

The staff will schedule consideration of your request at the next regularly scheduled Historic Preservation Commission meeting. The property owner will be notified of the time and location of the meeting.

***What happens if the Historic Preservation Commission approves the alteration or demolition of the structure?***

The Planning staff will prepare a Certificate of Appropriateness, and the Building Division will process the necessary construction permits.

***What happens if the Historic Preservation Commission does not approve the alteration or demolition?***

If the site has not been zoned to one of the HP Districts, the Planning staff will prepare the necessary Certificate of Appropriateness sixty days after the Historic Preservation Commission's meeting.

If the site has been zoned to one of the HP Districts, then Planning staff will schedule a Planning Commission public hearing. The Planning Commission has the authority to either deny or conditionally approve the Certificate of Appropriateness. Any action by the Planning Commission may be appealed to the City Council.

***Why are these regulations necessary?***

These regulations have been established to attempt to preserve Livermore's heritage. If the site has not been zoned to a historic district, the delays have been provided to give the Historic Preservation Commission the opportunity to investigate, document, and photograph the feature, and if desirable, to arrange for the preservation of the feature through private action.

***Are there any exceptions to these limitations?***

Yes. The Building Official may waive the delays if demolition is determined to be required for the safety of the public.