

CHAPTER 8: HISTORIC RESOURCES

The City of Livermore possesses historic resources that have played and continue to play an important role in the City's development. Although these buildings and sites are located primarily in the downtown, many also exist in other locations throughout the City. This chapter provides some principles and guidance for both the redevelopment of existing historic resources and new development near or adjacent to historic resources. The City recognizes the aesthetic and cultural importance of its historic resources and the contributions they make to Livermore's character and identity. Please refer to the Livermore Planning and Zoning Code and the City of Livermore Municipal Code for additional information.

CHAPTER SECTIONS

- A. Renovations to Historic Buildings
- B. New Buildings Adjacent to Historic Buildings



A. Renovations to Historic Buildings

As noted in the City's General Plan, the majority of Livermore's historic resources are concentrated in the Downtown, most of which fall under the jurisdiction of the Downtown Specific Plan. However, there are historic resources located in other parts of the City in addition to historic resources associated with viticulture, farming, or stock raising in the more rural parts of the City's Planning Area. Contact the Planning Division prior to planning any modification to historic structures or sites to determine which specific design requirements apply and whether review by the Historic Preservation Commission will be required. Generally, modifications to historic resources must be consistent with The Secretary of Interior's Standards for the Treatment of Historic Properties.

The Secretary of the Interior's Standards for the Treatment of Historic Properties should be consulted before pursuing rehabilitation or repairs to an historic building. The Standards give guidance on a number of issues relating to the reuse of historic structures, including the following Standards for Rehabilitation:

1. A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

B. New Buildings Adjacent to Historic Buildings

The contextual setting for new construction adjacent to historic resources should be considered in the initial stages of the project's design. In addition to the design guidelines provided in this document, special consideration should be given to the following design issues:

- 1. Setbacks.** The front setback established by the historic building should be maintained for new construction, where feasible.
- 2. Building Height.** The height of the historic building should be considered and reinforced either through the height of the new building's façade or the establishment of a significant upper floor setback.
- 3. Roof Form.** Roof form is a significant component of a building's architectural style. Therefore, design of a new building should be compatible with the form and massing of the roof of the historic building.
- 4. Massing.** The massing of the new structure should be compatible with the scale and delineation of the massing of the historic building.
- 5. Details.** New buildings should incorporate contemporary versions of building elements used on historic buildings, such as window detailing, building ornament, signs and architectural or ornamental lighting. New features should be distinguishable from truly historic structures and features and should not create a false sense of historical or architectural authenticity.