

# 13. Historical Resources

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This chapter describes the regulatory framework and existing historical resources in Livermore. This chapter uses the term “Livermore” to cover the City of Livermore together with the immediately surrounding area within the Urban Growth Boundary (UGB) and Sphere of Influence (SOI). See the Introduction for more information on these boundaries.

For this document, the term historical resource generally refers to buildings, sites, structures, objects, or districts within the built environment that have historical, cultural, or architectural significance. Archaeological resources, such as artifacts and sites that provide evidence of past human life, and other natural or cultural features that have prehistoric or historic significance are addressed in Chapter 8, Cultural Resources.

In certain situations, the term “historical resource” has a more specific legal meaning; please see **Section 13.1** for details. Instances of the term “historic resource” or “historic property” in this chapter are specific to the regulations that are being discussed or appear in the regulatory or guidance language.

## 13.1 REGULATORY FRAMEWORK

This section summarizes regulations for historical resources at the federal, state, regional, and local levels.

### 13.1.1 FEDERAL REGULATIONS

#### 13.1.1.1 NATIONAL HISTORIC PRESERVATION ACT

In response to the widespread loss of historic buildings during the urban renewal period of the late 1950s and early 1960s, the National Historic Preservation Act (NHPA) was passed in 1966. The NHPA introduced many new laws and regulations to encourage preservation of historic places and established the National Register of Historic Places (National Register, NRHP; see **Section 13.1.1.3** below). The law also created a State Historic Preservation Officer (SHPO) in each state nationwide, laying the groundwork for the development of State and local preservation programs, incentives, and guidance.<sup>1</sup> The law has been amended several times since it was passed. In 1980, an amendment established the Certified Local Government Program (CLG; see **Section 13.1.1.4**).

#### 13.1.1.2 NATIONAL PARK SERVICE

The National Park Service (NPS) is a bureau of the United States Department of the Interior. In addition to overseeing the country’s national parks, the NPS is the federal entity that was entrusted with the most historic preservation responsibilities under the NHPA. As a part of these responsibilities, the NPS develops

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<sup>1</sup> “National Historic Preservation Act,” National Park Service, accessed September 2021, <https://www.nps.gov/subjects/historicpreservation/national-historic-preservation-act.htm>.

## HISTORICAL RESOURCES

standards and guidelines for historic preservation planning and treatment of historic properties and administers federal programs like the National Register.

### 13.1.1.3 NATIONAL REGISTER OF HISTORIC PLACES

The National Register is a federally administered program maintained by the NPS. It is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."<sup>2</sup> While the National Register itself does not provide automatic protection to properties on the list, it will trigger protective State or municipal laws, such as the California Environmental Quality Act (CEQA; see **Section 13.1.2.4**).

#### Criteria

To be eligible for listing in the National Register, a property (building, site, structure, object, or district) must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:<sup>3</sup>

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. 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. Yield, or may be likely to yield, information important in prehistory or history.

#### Definitions<sup>4</sup>

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects.

- *Building*

A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

*(Examples: houses, barns, stables, sheds, garages, commercial buildings, libraries, factories, hotels, theaters, schools, and churches.)*

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<sup>2</sup> Title 36 Code of Federal Regulations Part 60.2.

<sup>3</sup> Title 36 Code of Federal Regulations Part 60.4.

<sup>4</sup> Linda F. McLellan, Carol D. Shull, James Charleton, *How to Complete the National Register Registration Form*, eds. Maureen P. Danaher and Rebecca Shrimpton (US Department of the Interior, National Park Service, Cultural Resources:1997), 15, accessed September 21, 2021, <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>.

## HISTORICAL RESOURCES

- *Site*

A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

*(Examples: sites of historic events, battlefields, designed landscapes. Other examples include habitation, ceremonial, hunting, and fishing sites, as well as natural features with cultural significance. Sites are more likely to be associated with archaeological resources, as discussed in Chapter 8, Cultural Resources.)*

- *Structure*

The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

*(Examples: bridges, tunnels, canals, power plants, silos, roadways.)*

- *Object*

The term "object" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

*(Examples: sculptures, monuments, and fountains.)*

- *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.

*(Examples: college campuses; neighborhoods; civic centers; rural villages; large farms, ranches, estates; transportation networks; and large landscaped parks.)*

## Context

To be eligible for listing in the National Register, a property must be significant within a historic context. The NPS bulletin *How to Apply the National Register Criteria for Evaluation*<sup>5</sup> states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are “those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear.”<sup>6</sup> A property must represent an important aspect of the area’s history or prehistory and possess the requisite integrity to qualify for the National Register.

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<sup>5</sup> Previously known as “National Register Bulletin 15.”

<sup>6</sup> Patrick Andrus and Rebecca Shrimpton, eds., *How to Apply the National Register Criteria for Evaluation* (US Department of the Interior, National Park Service, Cultural Resources:1997), 7-8, accessed September 21, 2021, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf).

## HISTORICAL RESOURCES

### Integrity

In addition to possessing significance within a historic context, a property must have integrity to be eligible for listing in the National Register. Integrity is defined in *How to Apply the National Register Criteria for Evaluation* as "the ability of a property to convey its significance."<sup>7</sup> Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.<sup>8</sup>

### Historic Districts

For the National Register, a historic district "derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties."<sup>9</sup>

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.<sup>10</sup>

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<sup>7</sup> Ibid., 44-45.

<sup>8</sup> Ibid.

<sup>9</sup> Ibid., 5.

<sup>10</sup> Title 36 Code of Federal Regulations Part 60.3(d).

## HISTORICAL RESOURCES

A district's significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.<sup>11</sup>

Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the criterion for listing in the National Register.<sup>12</sup>

### 13.1.1.4 CERTIFIED LOCAL GOVERNMENT (CLG) PROGRAM

The national CLG Program was established by an amendment to the NHPA and is administered by the State Office of Historic Preservation (OHP; see **Section 13.1.2.1**). The program encourages the direct participation of local governments in identifying, designating, and protecting historic properties through the integration of federal and state historic preservation standards into existing planning processes. The program also provides resources including guidance, technical training, and funding grants.<sup>13</sup>

Any local government (such as a City or County) can apply for certification to become a CLG. The application process includes preparation of a Certification Application for review by the State Historic Preservation Officer (SHPO; see **Section 13.1.2.1**). If the SHPO recommends certification, a Certification Agreement will be sent to the applicant within forty-five days of application submittal. The signed agreement will be forwarded to the NPS for final review and approval. The date of NPS approval is the effective date of certification.<sup>14</sup>

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<sup>11</sup> Donna J. Siefert, Barbara J. Little, Beth L. Savage and John H. Sprinkle, Jr., *Defining Boundaries for National Register Properties Form*, (U.S Department of the Interior, National Park Services, Cultural Resources: 1997), 12, accessed September 21, 2021, <https://www.nps.gov/subjects/nationalregister/upload/Boundaries-Completed.pdf>.

<sup>12</sup> McLellan et. al, 16.

<sup>13</sup> California Office of Historic Preservation, "CLG Q&A," accessed September 21, 2021, [https://ohp.parks.ca.gov/?page\\_id=24494](https://ohp.parks.ca.gov/?page_id=24494).

<sup>14</sup> California Office of Historic Preservation, *Certified Local Government Program Application & Procedures* (U.S Department of the Interior, National Park Services, Cultural Resources: 2009), 5, accessed September 12, 2021, <https://ohp.parks.ca.gov/pages/1072/files/CLG%20Manual%202010r2.pdf>.

## HISTORICAL RESOURCES

Local governments may be certified to participate in the program if they comply with the five minimum responsibilities of a CLG. The local government must:

- Enforce appropriate state and local legislation for the designation and protection of historic properties;
- Establish a qualified historic preservation review commission by local law;
- Maintain a system for the survey and inventory of historic properties;
- Provide for adequate public participation in the local historic preservation program, including the process of reviewing and recommending properties for nomination to the National Register of Historic Places; and
- Satisfactorily perform the responsibilities delegated to it by the state.<sup>15</sup>

The CLGs are also expected to prepare annual reports that discuss their preservation program's actions and achievements, and are obligated to participate in the National Register nomination process for properties within their jurisdiction. When properties within the CLG jurisdiction are nominated for listing in the National Register, the property owner, chief local elected official (e.g., Mayor), and local historic preservation commission are notified in writing by the SHPO. The commission is then expected to prepare a report "as to whether or not such property, in its opinion, meets the criteria of the National Register."<sup>16</sup>

In exchange for performing its required responsibilities, a CLG benefits from technical assistance (training, workshops, consultation services), grant funding (in amounts ranging from \$5,000 to \$25,000) for preservation planning activities, as well as the credibility, consistency, and clarity of using state and federal standards for environmental review for compliance with laws like CEQA (see **Section 13.1.2.**).<sup>17</sup>

### 13.1.2 STATE REGULATIONS

#### 13.1.2.1 CALIFORNIA STATE OFFICE OF HISTORIC PRESERVATION (OHP)

Following the passage of the NHPA in 1966, states were tasked with creating a state agency to implement parts of the law at the state level. The California OHP was established in 1975 and is overseen by a Governor-appointed SHPO. The Governor also appoints members to the State Historical Resources Commission (SHRC) that have responsibilities in the identification, registration, and preservation of California's cultural heritage.

The OHP and its staff maintain a statewide Historical Resources Inventory, provide local government assistance, participate in environmental compliance, and administer state-level registration programs, including the California Register of Historical Resources (California Register, CRHR).<sup>18</sup>

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<sup>15</sup> Ibid., 8.

<sup>16</sup> Ibid., 12.

<sup>17</sup> Ibid., 6-8, 13.

<sup>18</sup> California Office of Historic Preservation, "About the Office of Historic Preservation," accessed September 21, 2021, [https://ohp.parks.ca.gov/?page\\_id=27961](https://ohp.parks.ca.gov/?page_id=27961); California Office of Historic Preservation, "Mission and Responsibilities," accessed September 21, 2021, [https://ohp.parks.ca.gov/?page\\_id=1066](https://ohp.parks.ca.gov/?page_id=1066).

## HISTORICAL RESOURCES

### 13.1.2.2 CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.<sup>19</sup>

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the SHPO and have been recommended to the State Historical Resources Commission for inclusion on the California Register.<sup>20</sup>

#### Criteria and Integrity

For those properties not automatically listed, the properties may be nominated to the State Historic Resources Commission (SHRC) for listing under various criteria. The criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1 through 4 instead of A-through D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values;
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. It is possible that properties may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. An altered property may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.<sup>21</sup>

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<sup>19</sup> California Public Resources Code Section 5024.1 (a).

<sup>20</sup> Public Resources Code §5024.1 (d).

<sup>21</sup> Title 14 California Code of Regulations §4852 (c).

## HISTORICAL RESOURCES

A property less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance.<sup>22</sup>

The California Register also includes properties identified in historical resource surveys provided that the survey meets all of the following criteria:<sup>23</sup>

- The survey has been or will be included in the State Historical Resources Inventory;
- The survey and the survey documentation were prepared in accordance with OHP procedures and requirements;
- The resource is evaluated and determined by the OHP to have a California Historical Resource Status Code significance rating of Category 1 to 5<sup>24</sup> on a DPR Form 523; and
- If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources that have become eligible or ineligible due to changed circumstances or further documentation and those that have been demolished or altered in a manner that substantially diminishes the significance of the resource.

### 13.1.2.3 CALIFORNIA HISTORICAL RESOURCE STATUS CODES<sup>25</sup>

The evaluation instructions and classification system prescribed by the California OHP in its *Instructions for Recording Historical Resources* provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. They are also referenced in the Livermore Development Code, as explained in **Section 13.1.4.3**. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates additional details about the evaluation. For eligible properties, these letters indicate whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.

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<sup>22</sup> Title 14 California Code of Regulations §4852 (d) (2).

<sup>23</sup> Public Resources Code §5024.1.

<sup>24</sup> Refer to Section 13.1.2.4 below.

<sup>25</sup> California Office of Historic Preservation, *Technical Assistance Bulletin #8: Users Guide to the California Historical Resource Status Codes and Historic Resources Inventory Directory* (U.S Department of the Interior, National Park Services, Cultural Resources: November 2004), 4-5, accessed September 21, 2021, <https://ohp.parks.ca.gov/pages/1069/files/tab8.pdf>.



**HISTORICAL RESOURCES**

- 6. Not eligible for listing or designation as specified.
- 7. Not evaluated or needs re-evaluation.

**TABLE 13-1 CALIFORNIA HISTORICAL RESOURCE STATUS CODES**

<b>Code</b>	<b>Status</b>
<b>1</b>	<b>Properties listed in the National Register or California Register</b>
1D	Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1S	Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1CD	Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1CS	Listed in the CR as individual property by the SHRC.
1CL	Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.
<b>2</b>	<b>Properties determined eligible for listing in the National Register or California Register</b>
2B	Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
2D	Contributor to a district determined eligible for NR by the Keeper. Listed in CR.
2D2	Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in CR.
2D3	Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in CR
2D4	Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in CR
2S	Individual property determined eligible for NR by the Keeper. Listed in CR.
2S2	Individual property determined eligible for NR by a consensus through Section 106 process. Listed in CR.
2S3	Individual property determined eligible for NR by Part I Tax Certification. Listed in CR.
2S4	Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in CR.
2CB	Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
2CD	Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS	Individual property determined eligible for listing in the CR by the SHRC.
<b>3</b>	<b>Appears eligible for National Register or California Register through Survey Evaluation</b>
3B	Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D	Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S	Appears eligible for NR as an individual property through survey evaluation.
3CB	Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
3CD	Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3CS	Appears eligible for CR as an individual property through survey evaluation.
<b>4</b>	<b>Appears eligible for National Register or California Register through Other Evaluation</b>
4CM	Master List - State Owned Properties – PRC §5024.
<b>5</b>	<b>Properties Recognized as Historically Significant by Local Government</b>
5D1	Contributor to a district that is listed or designated locally.
5D2	Contributor to a district that is eligible for local listing or designation
5D3	Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation
5S1	Individual property that is listed or designated locally
5S2	Individual property that is eligible for local listing or designation.

## HISTORICAL RESOURCES

**TABLE 13-1 CALIFORNIA HISTORICAL RESOURCE STATUS CODES**

Code	Status
5S3	Appears to be individually eligible for local listing or designation through survey evaluation.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as contributor to a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation.
6	Not Eligible for Listing or Designation as Specified
6C	Determined ineligible for or removed from California Register by SHRC
6J	Landmarks or Points of Interest found ineligible for designation by SHRC.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T	Determined ineligible for NR through Part I Tax Certification process.
6U	Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W	Removed from NR by the Keeper.
6X	Determined ineligible for the NR by SHRC or Keeper.
6Y	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z	Found ineligible for NR, CR or Local designation through survey evaluation.
7	Not Evaluated for National Register or California Register, or Needs Reevaluation
7J	Received by OHP for evaluation or action but not yet evaluated.
7K	Resubmitted to OHP for action but not reevaluated.
7L	State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M	Submitted to OHP but not evaluated - referred to NPS.
7N	Needs to be reevaluated (Formerly NR Status Code 4)
7N1	Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
7R	Identified in Reconnaissance Level Survey: Not evaluated.
7W	Submitted to OHP for action – withdrawn

### 13.1.2.4 CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environmental Quality Act was passed in 1970, establishing a process of reviewing projects for impacts to the environment, including historical resources. For the purposes of CEQA, a historical resource is generally a resource that is listed in or eligible for the California Register, meets the criteria for listing in the California Register, and/or is included on a local register.<sup>26</sup>

In 1998, the California Legislature amended CEQA and enacted the California Register to clarify which properties are significant, as well as which project impacts are considered to be significantly adverse. According to the California Public Resources Code, a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.<sup>27</sup> The State CEQA Guidelines defines “substantial adverse change” in the significance of a

<sup>26</sup> 14 California Code of Regulations (CCR) Section 15064.5(a).

<sup>27</sup> California Public Resource Code Section 21084.1.

**HISTORICAL RESOURCES**

historical resource, including significant archaeological resources, as physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource is materially impaired.<sup>28</sup>The significance of a built environment historical resource or significant archaeological resources is materially impaired when a project:

- Demolishes or materially alters in an adverse manner those physical characteristics of the resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register or historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically significant; or
- Demolishes or materially alters in an adverse manner those physical characteristics of the resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for the purposes of CEQA.<sup>29</sup>

### **13.1.3 REGIONAL REGULATIONS**

#### **13.1.3.1 ALAMEDA COUNTY HISTORIC PRESERVATION ORDINANCE**

In January 2012, the Alameda County Board of Supervisors adopted a Historic Preservation Ordinance for unincorporated Alameda County. The ordinance established how the Alameda County Register of Historic Resources (Alameda County Register) is defined and maintained, how properties can be added or removed from the register, and which alterations to historic resources are subject to review. This ordinance applies to areas outside of the City limits but within the General Plan SOI.<sup>30</sup>

#### **Alameda County Landmark**

A nominated resource will be added to the Alameda County Register as a landmark if all of the following requirements are satisfied:

1. The nominated resource meets one or more of the following criteria:
  - a. It is associated with events that have made a significance contribution to the broad patterns of the history of the County, the region, the state, or the nation;
  - b. It is associated with the lives of persons significant in the County's past;
  - c. It embodies the distinctive characteristics of a type, period, or method of construction;
  - d. It represents the work of an important creative individual or master;

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<sup>28</sup> 14 CCR Section 15064.5(b)(1).

<sup>29</sup> 14 CCR Section 15064.5(b).

<sup>30</sup> Alameda County Community Development Agency, "General Plans, Ordinances & Policies," accessed September 21, 2021, [https://www.acgov.org/cda/planning/generalplans/historic\\_preservation.htm](https://www.acgov.org/cda/planning/generalplans/historic_preservation.htm).

## HISTORICAL RESOURCES

- e. It possesses high artistic values; or
  - f. It has yielded, or may be likely to yield, information important in the prehistory or history of the County, the region, the state or the nation.
2. The nominated resource has integrity of location, design, setting, materials, workmanship, feeling, and association. Integrity shall be judged with reference to the particular criterion or criteria specified in subparagraph 1.
  3. The nominated resource has significance historically or architecturally, and its designation as a landmark is reasonable, appropriate and necessary to promote, protect and further the goals and purposes of [the Alameda County Historic Preservation Ordinance].
  4. The nominated resource has been evaluated by a qualified historical resources consultant who meets one or more of the Secretary of the Interior's professional qualifications standards or who are certified by the Register of Professional Archaeologists, and the evaluated has submitted documents that provide evidence of the [resource's] historical or architectural significance.<sup>31</sup>

### Alameda County Historic Preservation District

A geographic area nominated as a historic preservation district will be added to the Alameda County Register if all of the following requirements are met:

1. The area is a geographically definable area;
2. The area possesses either:
  - a. A significant concentration or continuity of buildings unified by a) past events; or b) aesthetically by plan or physical development; or
  - b. The area is associated with an event, person, or period significant or important to County history
3. The designation of the geographic area as a historic preservation district is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of [the Alameda County Historic Preservation Ordinance] and is not inconsistent with other goals and policies of the County.
4. A historic preservation district shall have integrity of location, design, setting, materials, workmanship, feeling and association.
5. The collective historic value of the buildings in a historic preservation district taken together is greater than the historic value of each individual building or structure.
6. The application is accompanied by a form bearing the signatures of at least fifty-one percent of all property owners within the area of the proposed district.

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<sup>31</sup> Alameda County Historic Preservation Ordinance, 17.62.060(A).

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## HISTORICAL RESOURCES

7. The Board finds that the addition of the district to the Register does not in any manner interfere, eliminate or otherwise obviate the identification, qualification, designation and preservation requirements of the creation of Historic Preservation Districts pursuant to Chapter 20 of [Title 17, Zoning].<sup>32</sup>

### Structures of Merit

A nominated resource will be added to the Alameda County Register as a Structure of Merit if it satisfies one or more of the following criteria:

1. It represents in its location an established and familiar visual feature of the neighborhood, community, or County;
2. It materially benefits the historic, architectural or aesthetic character of the neighborhood or area;
3. It is an example of a type of building that was once common but is now rare in its neighborhood, community or area;
4. It is connected with a business or use which was once common but is now rare;
5. It contributes to an understanding of the contextual significance of a neighborhood, community, or area.<sup>33</sup>

### Contributing Resources

A nominated resource will be added to the Alameda County Register as a contributing resource if it satisfies one or more of the following criteria:

1. The nominated resource is within a historic district;
2. The nominated resource either embodies the significant features and characteristics of the historic district or adds to the historical associations, historical architectural qualities or archaeological values identified for the historic district.
3. The nominated resource was present during the period of historical significance of the historic district and relates to the documented historical significance of the historic district;
4. The nominated resource either possesses historic integrity or is capable of yielding important information about the period of historical significance of the historic district;
5. The nominated resource has important historic or architectural worth, and its designation as a contributing resource is reasonable, appropriate and necessary to protect, promote and further the goals and purposes of this chapter.<sup>34</sup>

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<sup>32</sup> Alameda County Historic Preservation Ordinance, 17.62.060(B).

<sup>33</sup> Alameda County Historic Preservation Ordinance, 17.62.060(C).

<sup>34</sup> Alameda County Historic Preservation Ordinance, 17.62.060(D).

## HISTORICAL RESOURCES

### 13.1.4 LOCAL REGULATIONS

#### 13.1.4.1 LIVERMORE 2003-2025 GENERAL PLAN<sup>35</sup>

The City of Livermore 2003-2025 General Plan goals, policies, and actions relevant to historical resources are found in the Community Character Element and **Table13-2** below.

<b>Table 13-2 LIVERMORE 2003-2025 GENERAL PLAN GOALS RELATED TO HISTORIC RESOURCES</b>	
<b>Goal CC-3</b>	Preserve and enhance the City's cultural and historic resources not merely as positive reminders of the past, but also as relevant and unique alternatives for the present and the future - a source of community identity, architecture, and social, ecological and economic vitality.
<b>Objective CC-3.1.</b>	Establish and maintain a comprehensive, Citywide preservation program.
Policy CC-3.1-P1	The City shall maintain a historic preservation commission and historic preservation program with dedicated City staff to administer governmental preservation functions and programs.
Policy CC-3.1-P2	The City shall encourage, and when possible, require the preservation of places, sites, areas, buildings, structures, and works of humans which have cultural, archaeological, or historical significance or other special distinction to the community.
Policy CC-3.1-P3	Whenever a historical resource is known to exist in or near a proposed project area, the City shall require an evaluation by qualified professionals as a part of the environmental assessment process.
Policy CC-3.1-P4	The City shall encourage the preservation of historic resources to promote the sustainability, stabilization, and revitalization of its neighborhood.
Policy CC-3.1-P5	The City shall consider historic and cultural resources in its comprehensive planning efforts.
Policy CC-3.1-P6	The City shall act as a role model for historic preservation by maintaining and preserving City-owned historic properties when prudent and feasible.
Policy CC-3.1-P7	The City shall recognize the historic significance of Downtown Livermore through a specific plan for the Downtown. The Downtown Specific Plan shall include provisions to balance historic resource preservation and adaptive re-use with revitalization efforts. The Downtown Specific Plan shall establish a development review process and design guidelines for historic resource rehabilitation as well as require new construction to be designed such that it is compatible with and sensitive to the historic identity of Downtown Livermore.
Action CC-3.1-A1	Revise historic preservation processes and standards to reflect and implement the goals, objectives, policies, and actions of this General Plan.
Action CC-3.1-A2	Incorporate historic preservation goals, objectives, policies, and actions into new specific plans, as well as in specific plan updates.
Action CC-3.1-A3	Pursue identification and establishment of historic districts, if necessary, to better preserve historical resources.
Action CC-3.1-A4	Implement preservation goals, objectives, policies, actions, and guidelines throughout various City departments and functions.
Action CC-3.1-A5	Review and monitor permits, procedures, and activities to reinforce preservation goals through a historic preservation commission.
Action CC-3.1-A6	Review and revise the development review process for historic preservation, as necessary, to provide clear direction on the process, procedures, and specific applicable standards for adaptive reuse and modifications to historic resources.

<sup>35</sup> City of Livermore, *City of Livermore General Plan: 2003-2025* (Livermore: Adopted 2004, Revised through June 2021), Chapter 4, Section III, accessed September 21, 2021, <https://www.cityoflivermore.net/civicax/filebank/documents/6094>.

**HISTORICAL RESOURCES**

**Table 13-2 LIVERMORE 2003-2025 GENERAL PLAN GOALS RELATED TO HISTORIC RESOURCES**

Action CC-3.1-A7	Implement training of City staff and appointed committees and commissions in historic preservation, including familiarity with the historic preservation component of the General Plan and specific plans, design guidelines for historic resources, use of the State Historical Building Code, and the historic resource provisions of the California Environmental Quality Act.
Action CC-3.1-A8	Establish design guidelines for historic resources based on established federal and State standards and guidelines.
<b>Objective CC-3.2</b>	Establish an inventory of historic and cultural resources of significance to the local community, the State and the Nation.
Action CC-3.2-A1	Conduct a Citywide survey to document and identify those resources that meet the criteria for listing at the local level, on the California Register of Historical Resources, and on the National Register of Historic Places.
Action CC-3.2-A2	Update the historic resources survey periodically, as needed, to reflect changes due to the passage of time, loss of existing historic resources, and the availability of new or reinterpreted information.
Action CC-3.2-A3	Develop historic context statements for interpreting history about historic properties that share a common theme, common geographical area, or a common time period. This document should help to establish categories of historic significance for a given area.
<b>Objective CC-3.3</b>	Promote a broad public understanding of Livermore’s heritage, traditions, and preservation policies and foster a wider appreciation of the contributions historic and cultural resources make to the City’s distinctive and diverse character.
Policy CC-3.1-P1	The City shall increase knowledge of historic preservation through public education, awareness programs, and outreach programs.
Policy CC-3.1-P2	The City shall support historically-oriented visitor programs at local and regional levels.
Policy CC-3.1-P3	The City shall encourage identification of historic resources through a program of plaques and markers.
Policy CC-3.1-P4	The City shall encourage and support public and private schools to integrate local history into their curricula and related educational programs.
Policy CC-3.1-P5	The City shall encourage local private and non-profit organizations in their efforts to promote and protect historic and cultural resources.
Action CC-3.3-A1	Develop an awards program to recognize excellence in preservation, conservation, rehabilitation, and education.
<b>Objective CC-3.5</b>	Provide incentives to encourage owners of historic resources to preserve and rehabilitate their properties.
Policy CC-3.5-P1	The City shall pursue and support the use of federal, State, local, and private grants, loans, and tax credits to preserve and rehabilitate historic properties.
Policy CC-3.5-P2	The City shall encourage continuing the original use of historic resources where possible; adaptive use of historic resources is the preferred alternative when the original use can no longer be sustained.
Policy CC-3.5-P3	The City shall use the State Historical Building Code and Uniform Code for Building Conservation and provisions for historic buildings in the Americans with Disabilities Act to maximize the preservation and architectural integrity of historic buildings and structures wherever possible.
Action CC-3.5-A1	Collect, maintain and make available to the public an information base of State, federal and private incentive programs for historic resources.
Action CC-3.5-A2	Explore opportunities for promoting heritage tourism, including cooperation with regional and State marketing efforts.

## HISTORICAL RESOURCES

### 13.1.4.2 LIVERMORE MUNICIPAL CODE

In addition to the General Plan, the Livermore Municipal Code includes directives pertaining to historical resources within the City limits. The Development Code is organized by Title, Chapter, and Section. The relevant sections related to historic preservation are included in Title 2: Administration and Personnel.

#### Chapter 2.47 Historic Preservation Commission

This chapter establishes the duties and responsibilities of the Livermore Historic Preservation Commission (HPC) as well as the number of commissioners, and the qualifications and requirements for appointment.

### 13.1.4.3 LIVERMORE DEVELOPMENT CODE

In addition to the General Plan, the Livermore Development Code includes directives pertaining to historical resources within the City limits. The Development Code is organized by Part, Chapter, and Section. The relevant sections related to historical resources are included in Part 9: Permits and Approvals:

#### Chapter 9.02 Historic Preservation and Certificates of Appropriateness

This chapter describes the Certificate of Appropriateness (COA) process that is triggered when a historical resource or potential historical resource (see **Definitions**, below) is proposed to be altered or demolished. This process enables the City to protect structures, improvements, natural features, and objects of known or potential historic significance from adverse effects to promote public peace, health, safety and welfare through the preservation of historical resources, and carry out the goals and policies of the General Plan.

This chapter also defines a number of terms relevant to historic preservation within the City of Livermore.

#### 9.02.020B Definitions

1. *Alteration*. An “alteration” shall mean:
  - a. Any act or process, through private or public action, that changes the specified character-defining or significant physical features or architectural appearance of a resource, including the reconstruction, new construction, additions, rehabilitation, relocation, repair, replacement, or restoration of any resource.
  - b. Modification of a structure, architectural detail or visual characteristic (including but not limited to: grading, paint color, windows, doors, surface texture), surface paving, the addition of new structures, the cutting or removal of trees, landscaping and other natural features, the disturbance of archaeological sites or areas, and the placement or removal of any significant objects (including but not limited to: fences, landscaping and accessories, light fixtures, plaques, signs, steps, street furniture, and walls) affecting the significant visual or historical qualities of the property.
  - c. Alterations do not include ordinary maintenance or public safety actions, as defined in LDC 9.02.110(A) and (B). Such actions do not require a certificate of appropriateness.



## HISTORICAL RESOURCES

2. *California Office of Historic Preservation Historical Resource Status Code.* The numerical classification for historical resources in the state’s inventory developed and adopted by the California Office of Historic Preservation as set forth under the table established in August of 2003, or as those codes may be amended or updated from time to time by the California Office of Historic Preservation.
3. *Character-Defining Feature(s).* The essential physical characteristic(s) of a historical resource that convey its historical significance, as described by the National Park Service. Such features may include the building material, window and door placement and design, architectural arrangement, massing, roof form, texture, paint, etc., and may be identified in a historical resource survey or otherwise determined by the Community Development Department Director.
4. *Demolition.* For the purposes of this chapter, “demolition” shall mean an act that destroys in whole or in part a resource where the destruction is so extensive that the complete historic character of a resource is removed and cannot be repaired or replaced.
5. *Historic Context Statement.* As defined by the City of Livermore, is a historic preservation document that identifies the broad citywide historic contexts, themes, and property types that have shaped Livermore’s built environment. Such contexts, themes, and property types are used as a basis to determine historic significance of properties throughout the City.
6. *Historic Integrity.* The ability of a historical resource to convey its significance through retention of aspects including location, design, setting, materials, workmanship, feeling and association, as espoused by the National Park Service.
7. *Historical Resource.* The City has identified resources that are important to Livermore’s architectural, cultural, economic, historic, political, and social heritage, known as historical resources. A resource shall be considered historical if the property is:
  - a. Included in a historical resource survey and has been assigned a California Office of Historic Preservation status code of 1, 2, 3, 5D1, 5S1, 5D2, or 5S2; or
  - b. Meets any of the following criteria, based on substantial evidence in light of the whole record, and maintaining historic integrity:
    - (1) Is associated with events that have made a significant contribution to the broad patterns of Livermore’s history and cultural heritage;
    - (2) Is associated with the lives of persons important in Livermore’s past;
    - (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative Livermore individual, or possesses high artistic values; or
    - (4) Has yielded, or may be likely to yield, information important in Livermore’s prehistory or history.
8. *Historical Resource Inventory.* As defined by the City of Livermore, is a comprehensive list of surveyed historical sites, potential historical sites, and nonhistorical sites throughout the City maintained by the Historic Preservation Commission. The inventory contains professional historical resource surveys of Livermore properties and assigns each property a California Office

## HISTORICAL RESOURCES

of Historic Preservation historical resource status code, which identifies each site's level of historic significance.

9. *Historical Resource Survey*. The process of systematically identifying, researching, and documenting on a State of California DPR 523 series form historically important sites throughout the City. The survey shall be prepared by a professional meeting the U.S. Department of the Interior's Professional Qualifications Standards in historic preservation, history, architectural history or a closely related field.
10. *National Register of Historic Places*. The United States' official inventory of districts, sites, buildings, structures and objects significant in American history, architecture, archeology and culture which is maintained by the Secretary of the Interior under the authority of the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966 and held in the National Archives.
11. *Nonhistorical Resource*. For the purposes of this section, a "nonhistorical resource" is one that is not significant in any of the four criteria established in subsection (B)(7)(b) of this section or a resource that lacks historic integrity. Such resources are listed as 6Z in the Historical Resources Inventory.
12. *Potential Historical Resource*. The City has identified resources that may be important to Livermore's architectural, cultural, economic, historic, political, and social heritage, known as a potential historical resource. A resource shall be considered potentially historical if the property is over 50 years of age and at least one of the following:
  - a. Included in a historical resource survey as a California Office of Historic Preservation status code of 5D3 or 5S3; or
  - b. Directly related to a context, theme, or property type listed in a historic context statement adopted by the City Council.
13. *Secretary of the Interior's Standards*. The U.S. Secretary of the Interior's standards for rehabilitation of historic buildings, issued by the National Park Service, together with the accompanying interpretive guidelines for rehabilitation of historic buildings, as they may be amended from time to time. The California Environmental Quality Act exempts projects that adhere to these standards. (Ord. 2122 Section 2 (Exh. B), 2021).

## HISTORICAL RESOURCES

### 13.2 EXISTING CONDITIONS

This section provides an overview of the history and historical resources in Livermore.

#### 13.2.1 HISTORICAL OVERVIEW<sup>36</sup>

The area that is the present-day Livermore Valley was once inhabited by multiple Ohlone tribes. By the 1700s, this included the Pelnen, Causen, Ssaoam, and Seunen. These populations were displaced by colonial Spaniards and the establishment of Mission San Jose in the Livermore Valley vicinity beginning in 1797 through indoctrination, forced migration, disease, and the intentional disruption of food and water sources, which led to the deaths of thousands of Ohlone. The history of the Ohlone people in and around Livermore is addressed in greater detail in Chapter 8, Cultural Resources.

The missions throughout California were secularized when what was then called Alta California shifted to Mexican rule. The Mexican government distributed large swaths of land to private owners who were often prominent individuals such as military officers. Several land grants were located in the vicinity of present-day Livermore, including Rancho El Valle de San Jose and Rancho Las Positas. Ultimately, Rancho El Valle de San Jose was owned by the Sunol and Bernal families, while Rancho Las Positas was owned by Jose Noriega and English-born Robert Livermore, for whom the city was later named. The United States' victory over Mexico in the Mexican War led to the occupation and eventual statehood of California in 1849. A few years later, new taxes and documentation requirements resulting from the Land Act of 1851 caused most landowners of Spanish and Mexican descent to lose claim to their land; it was then divided into smaller portions and sold to homesteaders.

In 1865, a pioneer named William Mendenhall purchased a portion of the former Rancho El Valle and platted a town he called Livermore. He donated land for the construction of a Central Pacific Railroad depot, completed in 1869, that helped the town grow quickly. Livermore was incorporated in 1876. Commercial and industrial development was concentrated along First Street and Livermore Avenue (which was then called Lizzie Avenue), while residential development occurred along the gridded streets south and southeast of First Street. The services and amenities in Livermore served the entire Livermore Valley region, and the town soon became an important regional hub. In addition, the town's pastoral setting and dry climate were ideal for agriculture and viticulture, as well as early treatments for mental health disorders and tuberculosis. A number of vineyards were established in the Livermore vicinity during the late nineteenth century, as was the Livermore Sanitarium, a private psychiatric hospital.

Unlike many communities in Alameda County, rural Livermore was largely unaffected by the 1906 San Francisco earthquake and the Great Depression, which allowed development to continue unimpeded through the first decades of the twentieth century. New buildings designed in elegant styles provided a sense of permanency to Livermore's downtown, including the Masonic Building, Carnegie Library, and Bank of Italy Building. In the early decades of the twentieth century, the completion of the Lincoln

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<sup>36</sup> The historical overview in this section is summarized from GPA Consulting, City of Livermore Historic Context Statement (City of Livermore, March 2021), 4-23, <https://www.cityoflivermore.net/civicax/filebank/documents/22369>.

## **HISTORICAL RESOURCES**

Highway through Livermore as well as growing manufacturing and healthcare industries brought continued prosperity.

After World War II, as tension between the United States and the Union of Soviet Socialist Republics (USSR), Livermore went through its most dramatic change yet. The Livermore Naval Air Station (NAS) had been established in 1942 to train air cadets. It was deactivated in 1945. In 1952, the University of California Radiation Lab at Berkeley (now Lawrence Livermore National Laboratory, or LLNL) began using the former NAS as a research facility to advance US nuclear weapons technology. In 1955, the Livermore Sandia National Laboratory opened adjacent to the LLNL. The LLNL had been working with Sandia, the national laboratory of the Department of Energy located in Albuquerque, New Mexico. The new adjoining Sandia facility in Livermore was intended to create a more effective working relationship between the two labs; the work at LLNL was largely centered around physics while Sandia was an engineering laboratory.

As in many communities across California, the population in Livermore increased after the war as veterans returned home and people began concentrating in more urban areas. The two laboratories attracted hundreds of new workers and their families, adding to the population boom. New residential construction skyrocketed as large residential subdivisions of tract homes were developed and constructed outside the city's central core; in 1954 there were \$3 million in new construction permits for the year, but by September of 1963, there were \$2 million in new construction permits in a single month.

By the 1970s, the accelerated development over the past several decades prompted the enactment of more managed growth policies and community efforts to protect Livermore's rural character and historic buildings. Today, Livermore is a prominent suburb positioned between the Bay Area and the Central Valley. The city of nearly one hundred thousand residents is both an academic hub for major technological advancements and the oldest wine region in the state.

### **13.2.2 HISTORICAL RESOURCES**

#### **13.2.2.1 FEDERAL- AND STATE-RECOGNIZED HISTORICAL RESOURCES IN LIVERMORE**

Historical resources in Livermore that are listed on the National and California Registers are listed in Table 13-3. Historical resources in Livermore that are designated as California Historical Landmarks (CHLs) are listed in Table 13-3.

**HISTORICAL RESOURCES**

**TABLE 13-3 HISTORICAL RESOURCES LISTED ON THE NATIONAL AND/OR CALIFORNIA REGISTERS**

Name	Address	Listed Date	Status Code
Bank of Italy Building	2250 First Street	11/16/1978	1S
Carnegie Library	2155 Third Street	12/3/2011	1S
DJ Murphy House	291 McLeod Street	4/6/1978	1S
Hagemann Ranch Historic District	455 Olivina Avenue	1/10/2008	1S
Ravenswood	2647 Arroyo Road	6/26/1979	1S
Wente Brothers Winery	5565 Tesla Road	5/18/1983	1CL
Kalfthoff Vineyards*	1100 Vallecitos Road	10/20/1986	2D3
Gandolfo Ranch*	487 E. Airway Boulevard	11/15/2001	2S2
Lawrence Livermore National Laboratory Buildings: 174, 194, 280, 332, 391, 805, 806A, 806B, 807, 817A, 817B, 817F, 825, 826, 827A, 827C, 850, 851A, 865A	7000 East Avenue	4/5/2005	2S2

\* Located outside Livermore City limits; within Planning Area  
 1S: Individual property listed in NR by the Keeper. Listed in the CR.  
 1CL: Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.  
 2D3: Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in CR.  
 2S2: Individual property determined eligible for NR by a consensus through Section 106 process. Listed in CR.

**TABLE 13-4 DESIGNATED CHLS**

Name	Address	Registration Date	CHL No.	Status Code
Concannon Vineyard*	4590 Tesla Road	4/28/1958	641	7L
Cresta Blanca Winery*	5050 Arroyo Road	5/22/1957	586	7L
Wente Brothers Winery†	5565 Tesla Road	5/18/1983	957	1CL

1CL: Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.  
 7L: State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.

**13.2.2.2 HISTORICAL RESOURCES IDENTIFIED IN SURVEYS**

There have been three historical resources surveys in the City of Livermore to date in 1988, 2004, and 2021. These efforts are summarized in this section. The 1988 and 2004 surveys were conducted using a set of California Office of Historic Preservation status codes that were updated in 2003 by the California Office of Historic Preservation. Generally, the use of pre-2003 status codes 1-5 indicated a property was or appeared to be significant and eligible for listing, while pre-2003 status codes 6-7 usually indicated that a property was not or did not appear to be significant or eligible for listing.

**1988 Historical Resources Inventory: City of Livermore (Bonnie Bamburg, Urban Planners)**

In 1988, the City of Livermore retained consultant Bonnie Bamburg with Urban Programmers to conduct a citywide survey and compile her findings into a historical resources inventory (HRI). The inventory included a survey of over two hundred properties that were over fifty years of age at the time. Of the

## **HISTORICAL RESOURCES**

approximately 260 properties surveyed in 1988, approximately 169 were assigned a status code between 1 and 5, and 34 were assigned a status code of 6-7. Approximately 57 survey forms had no status code recorded, or the status code was not legible.

Although the 1988 HRI was never adopted, it was used to inform more detailed reviews of structures identified in the inventory.

### **2004 Historic Resources Inventory: Livermore Downtown Specific Plan (Carey & Co. Inc.)**

In 2004, Carey & Co., Inc. conducted a new survey of the downtown area that was adopted in conjunction with the Livermore Downtown Specific Plan. As part of the survey, evaluations of properties within the specific plan boundaries that had been surveyed in 1988 survey were updated. Approximately 354 total properties were surveyed in 2004 by Carey & Co. Inc. Of those, approximately 104 were assigned a status code between 1 and 5, and 250 were assigned a status code of 6-7.

Approximately 97 properties were surveyed in 1988 and again in 2004.

### **2021 City of Livermore Historical Resource Survey Update (GPA Consulting)**

In 2021, GPA Consulting (GPA) was retained by the City to conduct a citywide survey update in conjunction with the preparation of a historic context statement. GPA's survey area included all of the properties that were previously surveyed in 1988 and/or 2004. GPA identified 53 historical resources (52 individual properties and one historic district) through survey and evaluation under the contexts and themes prepared for the study. These historical resources are listed in **Table 13-5**.

The evaluated resources were assigned the following status codes:

- 3S/3CS/5S2: Appears eligible for listing in the National Register at the local level of significance under one or more criteria. Appears to be eligible for listing in the California Register and meets the definition of a City of Livermore historical resource.
- 3D/3CD/5D2: Individual property that contributes to a historic district that appears to be eligible for listing in the National Register and California Register at the local level of significance under one or more criteria. Meets the definition of a City of Livermore historical resource.
- 5S2: Meets the definition of a City of Livermore historical resource under one or more criteria.

In addition to the 53 historical resources, GPA also identified 195 potential historical resources (194 individual properties and one historic district) during the citywide reconnaissance survey. A full list of potential historical resources is listed in Appendix A to the City of Livermore Historical Resources Survey Update report prepared in March 2021.

GPA also conducted a review of parcels outside the survey area using tract maps, satellite imagery, and assessor data. Tract maps were used to identify postwar single-family housing tracts; however, none of the tracts identified through research or observed during the reconnaissance survey appeared to meet the

**HISTORICAL RESOURCES**

thresholds for significance and/or integrity outlined in available guidance for evaluating postwar residential developments. Properties that were vacant or had post-1975 assessor dates were not evaluated.

**TABLE 13-5 HISTORICAL RESOURCES IDENTIFIED IN 2021 SURVEY**

<b>Name</b>	<b>Address</b>	<b>Status Code</b>
_____	2017 First Street	3S/3CS/5S2
_____	2148 First Street	5S2
_____	2190 First Street	5S2
_____	2196 First Street	5S2
_____	2200 First Street	5S2
_____	2220 First Street	5S2
Schenone Building	2235 First Street	3S/3CS/5S2
Masonic Building	2247 First Street	3S/3CS/5S2
_____	2389 First Street	5S2
_____	4260 First Street	3S/3CS/5S2
Dania Hall	1783 Second Street	3S/3CS/5S2
Raboli House	2046 Second Street	3S/3CS/5S2
Pacific Telephone and Telegraph Repeater Station	2324 Second Street	5S2
Livermore Post Office	2359 Second Street	3S/3CS/5S2
_____	2221 Third Street	3S/3CS/5S2
_____	2456 Third Street	5S2
_____	2210 Fourth Street	3S/3CS/5S2
Fifth Street School	2253 Fifth Street	3S/3CS/5S2
_____	1881 Sixth Street	5S2
_____	2175 Seventh Street	5S2
Livermore Sanitarium Grounds	2097 College Avenue	5S2
The Gables	1994 Creek Road/989 S L Street	5S2
Livermore High School	3044 East Avenue	3S/3CS/5S2
H. Callaghan House	3057 East Avenue	3S/3CS/5S2
_____	3820 East Avenue	5S2
_____	4051 East Avenue	3S/3CS/5S2
California Water Service Co. Station 4	2169 Elm Street	5S2
Foresters Hall	157 S J Street	5S2
_____	813 S J Street	3S/3CS/5S2
_____	615 S K Street	3S/3CS/5S2
_____	886 S K Street	3S/3CS/5S2
Veterans Memorial Hall	522 S L Street	3S/3CS/5S2
_____	543 S L Street	3S/3CS/5S2
_____	567 S L Street	5S2
_____	585 S L Street	3S/3CS/5S2

## HISTORICAL RESOURCES

**TABLE 13-5 HISTORICAL RESOURCES IDENTIFIED IN 2021 SURVEY**

Name	Address	Status Code
_____	755 S L Street	5S2
_____	879 S L Street	3S/3CS/5S2
_____	947 S L Street	3S/3CS/5S2
_____	975 S L Street	3S/3CS/5S2
_____	309 N Livermore Avenue	5S2
_____	392 S Livermore Avenue	3S/3CS/5S2
_____	737 S M Street	5S2
_____	766 S M Street	5S2
St. Michael's Catholic Church	458 Maple Street	3S/3CS/5S2
Old Town Hall and Firehouse	142 Mcleod Street	3S/3CS/5S2
_____	253 Mcleod Street	3S/3CS/5S2
_____	448 Mcleod Street	3S/3CS/5S2
_____	1861 Old Tower Road	3S/3CS/5S2
Duarte Garage	2016 Pine Street	3S/3CS/5S2
_____	1412 Portola Avenue	5S2
_____	2542 Portola Avenue	5S2
Livermore Railroad Depot	2500 Railroad Avenue	3S/3CS/5S2
Trevarno Road Historic District	78 Trevarno Road	3D/3CD/5D2
Trevarno Road Historic District	85 Trevarno Road	3D/3CD/5D2
Trevarno Road Historic District	118 Trevarno Road	3D/3CD/5D2
Trevarno Road Historic District	125 Trevarno Road	3D/3CD/5D2
Trevarno Road Historic District	140 Trevarno Road	3D/3CD/5D2
Trevarno Road Historic District	153 Trevarno Road	3D/3CD/5D2
Trevarno Road Historic District	174 Trevarno Road	3D/3CD/5D2
Trevarno Road Historic District	181 Trevarno Road	3D/3CD/5D2
Trevarno Road Historic District	220 Trevarno Road	3D/3CD/5D2
Trevarno Road Historic District	227 Trevarno Road	3D/3CD/5D2
Trevarno Road Historic District	248 Trevarno Road	3D/3CD/5D2
Trevarno Road Historic District	262 Trevarno Road	3D/3CD/5D2
Trevarno Road Historic District	273 Trevarno Road	3D/3CD/5D2
Trevarno Road Historic District	Trevarno Road	3D/3CD/5D2

\* 3S/3CS/5S2: Appears eligible for listing in the National Register at the local level of significance under one or more criteria. Appears to be eligible for listing in the California Register and meets the definition of a City of Livermore historic resource.

3D/3CD/5D2: Individual property that contributes to a historic district that appears to be eligible for listing in the National Register and California Register at the local level of significance under one or more criteria. Meets the definition of a City of Livermore historic resource.

5S2: Meets the definition of a City of Livermore historic resource under one or more criteria.



### **13.3 IMPLICATIONS FOR THE GENERAL PLAN UPDATE**

Based on information contained in this chapter, the General Plan Update should consider potential policies and actions that would support the following:

- Establishing design guidelines for historical resources outside of Specific Plan areas.
- Establishing a process for the formal local designation of identified and nominated historical resources as landmarks.
- Implementing a local historic preservation incentive program, such as the Mills Act.
- Developing local policies to further support the preservation of historical resources, in addition to federal and state requirements.
- Improving and expanding the City's historic records and public access to historic preservation information.
- Applying for Certified Local Government (CLG) status to:
  - Ensure preservation program consistency with state and federal standards
  - Gain access to resources made available to CLGs, including technical assistance, grant funding, and guidance from the California OHP.

## **HISTORICAL RESOURCES**

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