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A Chapter of the American Institute of Architects

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AIA Los Angeles

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Learning Objectives

1) *Sustainable Rehabilitation, BOTH/AND:*

Participant will be able to advocate for the client and environment more effectively.

2) *Review processes in historical districts:*

Participant will be able to interact with Historical Preservation Overlay Zone boards more effectively.

3) *Rehabilitate Sustainably:*

Participant will be able to design projects in an HPOZ more creatively and responsively.

4) *Learning from Past Examples and Current Best Practices to form an Optimal Future:*

Participant will be more familiar with the ordinances, material choices and expectations of preservation design.

LEARNING OBJECTIVE 1

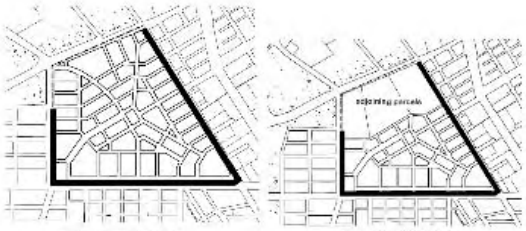
SUSTAINABLE REHABILITATION: BOTH/AND

Participant will be able to advocate for the client and environment more effectively

LEED, Sustainability and Preservation

- LEED is the current accepted system for "sustainable" building
- LEED as currently designed, even with the new proposed point systems (LEED-ND - Neighborhood Development), does not necessarily support preservation
- LEED-ND only offers 1 possible points historic preservation and 1 for preservation of existing buildings
- Objective point system is difficult to apply to
- historic buildings

LEED, Sustainability and Preservation



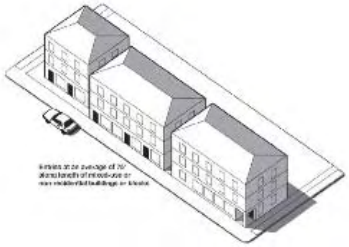
Definition: Infill Site (1)

Definition: Infill Site (2)

Definition: Infill Site (3)

Connectivity – The number of publicly accessible street intersections per square mile, including intersections of streets with dedicated alleys and transit rights-of-way, and intersections of streets with non-motorized rights-of-way (up to 20% of total intersections). If one must both enter and exit an area through the same intersection, such an intersection and any intersections beyond that point are not counted; intersections leading only to culs-de-sac are not counted. The square mileage shall exclude water bodies, parks over a 1/2-acre, public facility campuses, airports, rail yards, slopes over 15%, and areas non-buildable under codified law or the rating system. Street rights-of-way may not be excluded.

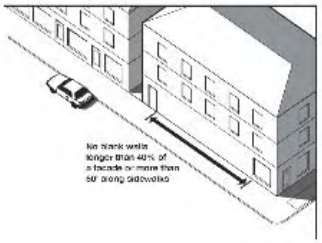
22



Ground-Level Use & Parking

f. All ground-level retail, service, and trade uses that face a public space have clear glass on at least 60% of their façades between 3 and 8 feet above grade.

g. No blank walls (without doors or windows) longer than 40% of a façade, or more than 50 feet occur along sidewalks, whichever is less.



45

LEED for Neighborhood Development
2nd Public Comment Draft

USGBC

Mixson,
Charleston

Photograph: I'On Mixson

Glenwood Park
Atlanta

Photograph: Green Street Properties

Glenwood Park
Atlanta

Photograph: Green Street Properties

Glenwood Park
Atlanta

Photograph: Green Street Properties

Western Heights
Los Angeles

Photograph: S. Lloyd-Simmons

LEED, Sustainability and Preservation

- In a sense LEED-ND is codification of "New Urbanism" that promotes historic pattern and character with a goal of sustainability in energy, health, habitat, culture, etc.
  - Although this may help revitalize historic urban neighborhoods by promoting new appropriate infill and reuse of infrastructure, revitalization of individual historic structures are less eligible for LEED points

Focus on HPOZ Neighborhoods

- Preserves and improves existing urban cores and their patterns of development, which are recognized by LEED-ND as "sustainable"
- Rehabilitations of individual buildings become "seeds" that may inform adjacent infill development
- The "place" and culture of a neighborhood, even if only fragments and individual buildings, informs new LEED designs

Focus on HPOZ Neighborhoods

- HPOZs contribute to the spirit LEED-ND in making vibrant, sustainable cities

Graphic: Mapquest

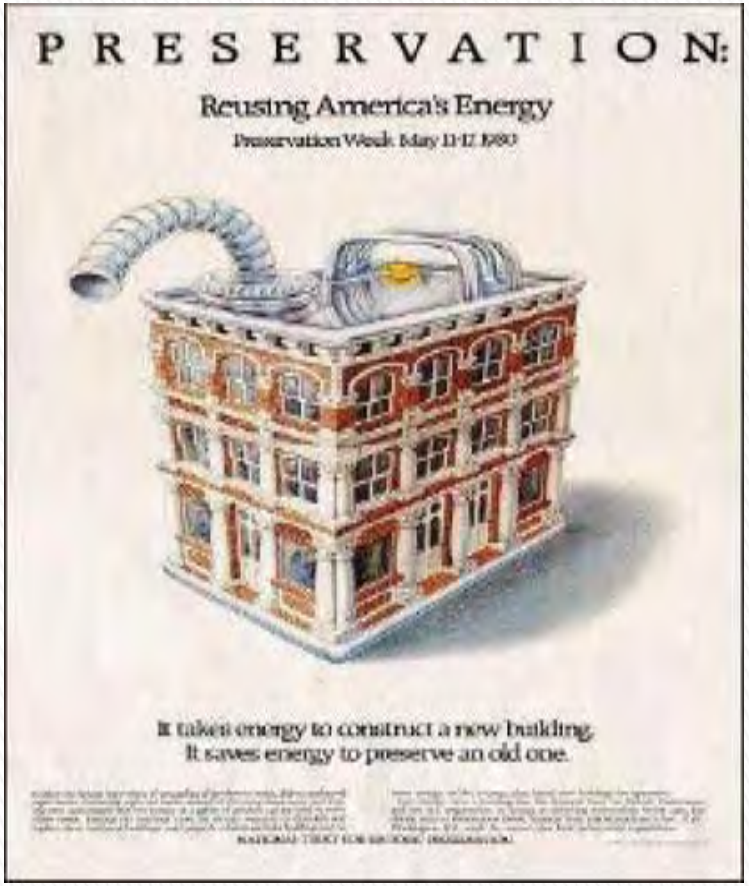
Preservation and Embodied Energy

From the L. A. Times editorial page on May 5, 2009 (regarding the pending demolition of the Century Plaza Hotel…)

"…unfortunately, instead of battling over important questions of historic or architectural significance, preservationists and the developer are in a contest to see which side is "greener."

"…When it comes to historic preservation, we'd like to hear more about Greene & Greene, and less about green."

Preservation and Embodied Energy



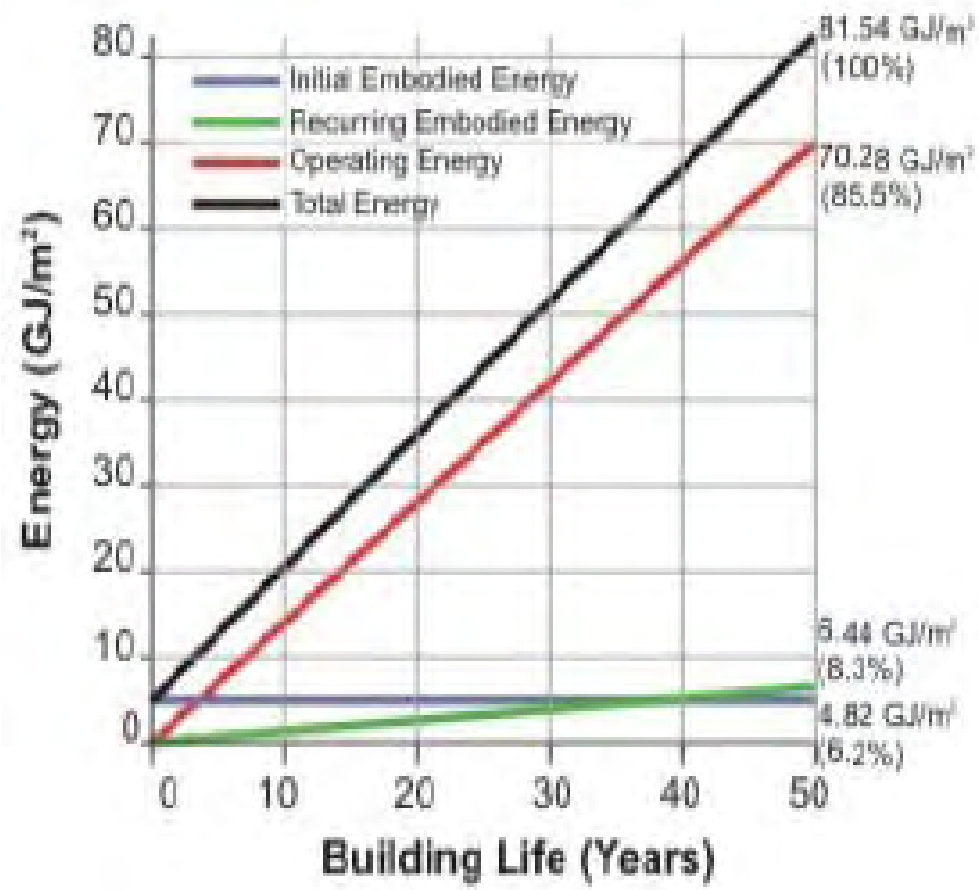
Building Reuse as Environmental Sustainability

"The greenest building is the one already built" – Carl Elefante, AIA

- Embodied Energy
- Approx 16% of total energy
- Approx 65 years to "pay back"
- Large scale recycling

David W. Cocke, S.E., Structural Focus,
USGBC Santa Monica committee meeting presentation

Preservation and Embodied Energy



Initial & Recurring Embodied Energy represents 15% to 20% of total energy during the lifetime of a building. Inefficient buildings take 26 years to pay back embodied energy.

Energy efficient buildings take 65 years to pay back embodied energy.

From *Components of Energy Use During 50-Year Life Cycle of Typical Office Building with Underground Parking, Averaged Over Wood, Steel and Concrete Structures in Vancouver & Toronto [Cole and Kernan, 1996]*

David W. Cocke, S.E., Structural Focus,

USGBC Santa Monica committee meeting presentation

Preservation and Embodied Energy

EXISTING BUILDING

EMBODIED ENERGY = 56,500,000 MBTU

RETROFIT

MAINTAIN	0 MBTU
ANALYZE	0 MBTU
RETROFIT	+ 5,650,000 MBTU

ENERGY COST = 5,650,000 MBTU

NEW BUILDING

EMBODIED LOSS	56,500,000 MBTU
DEMO	77,500 MBTU
NEW BLDG	+ 56,500,000 MBTU

ENERGY COST = 113,077,500 MBTU

Ratio of 1 to 20!!

David W. Cocke, S.E., Structural Focus,

USGBC Santa Monica committee meeting presentation

LEARNING OBJECTIVE

2

REVIEW PROCESSES: HPOZ 101

Participant will be able to interact with HPOZ boards more effectively and efficiently

HPOZ 101

- **Definition: City of Los Angeles Planning Department "Historical Preservation Overlay Zone"**
  - A zone that is always distinguished by one or more "periods of significance", and that buildings and structures in the zone have kept many of their original design features.
  - Focuses on individual buildings, but also the recognizes that the individuals contribute to the character of a neighborhood, also worthy of preservation
  - City Ordinance
  - Review is triggered by any permit action opened on a property (EXTERIOR changes to existing buildings and new infill are addressed)
  - For clearance, reviews by 5 member board at public hearing

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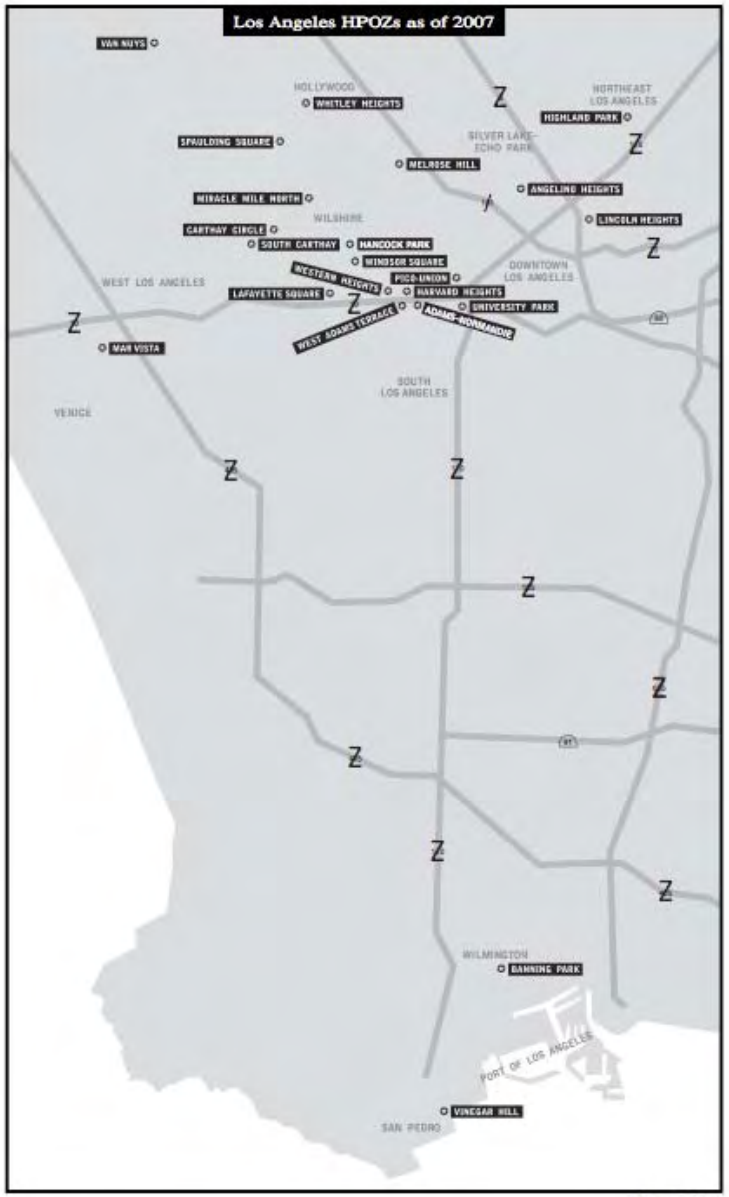
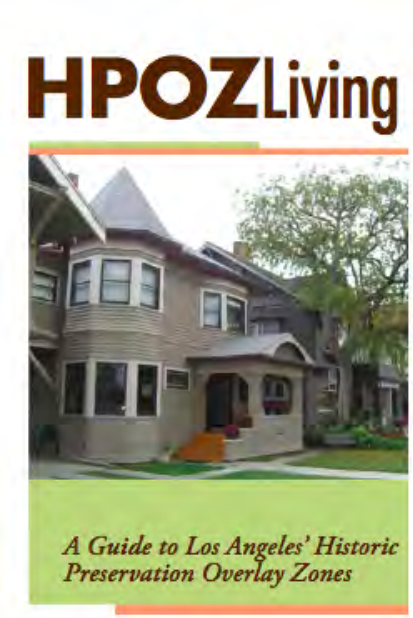
Current HPOZs



map not to scale



Los Angeles Conservancy

Angelino Heights HPOZ
Western Heights HPOZ
Los Angeles

Photographs: City of Los Angeles Office of Historic Resources

Melrose Hill HPOZ, Pico-Union HPOZ
Los Angeles

Photographs: City of Los Angeles Office of Historic Resources

Hancock Park HPOZ, Vinegar Hill HPOZ
Los Angeles

Photographs: G.T Louden, City of Los Angeles Office of Historic Resources

Mar Vista HPOZ
Los Angeles

Photograph: City of Los Angeles Office of Historic Resources

University Park HPOZ
Los Angeles

Photograph J. Arnold

Adams-Normandie HPOZ
Los Angeles

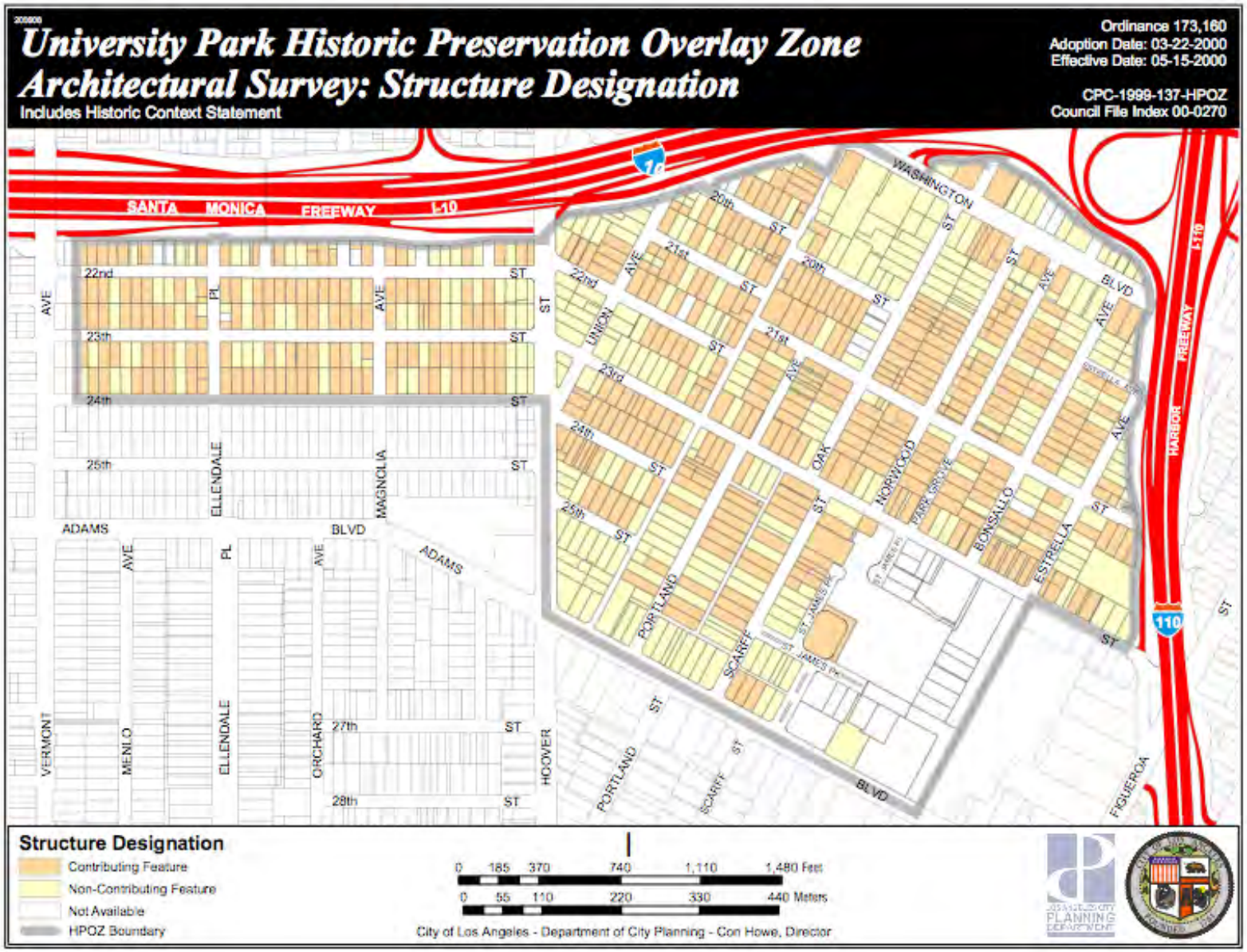
Photograph: J. Arnold

Lincoln Heights HPOZ, University Park HPOZ
Los Angeles

Photographs: City of Los Angeles Office of Historic Resources

University Park HPOZ
Los Angeles

Graphic; Mapquest



Graphic: City of Los Angeles

HPOZ 101

Contributors and Non-Contributors

Contributor, Miracle Mile North HPOZ
Los Angeles

Photograph: City of Los Angeles Office of Historic Resources

HPOZ 101

Contributors/Non-Contributors

Contributor, Pico-Union HPOZ
Los Angeles

Photograph: City of Los Angeles Office of Historic Resources

HPOZ 101

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Contributor - Altered, Adams Normandie HPOZ
Los Angeles

Photograph: J. Arnold

HPOZ 101

Contributors/Non-Contributors

Non-Contributors, University Park HPOZ
Los Angeles

Photograph: J. Arnold

HPOZ 101

Contributors/Non-Contributors

Non-Contributor, Adams Normandie HPOZ
Los Angeles

Photograph: J. Arnold

HPOZ 101

- Know the specific HPOZ and do your homework
  -Architectural style, patterns of development, etc.

- Know the guidelines and tools that are being used
  - The Secretary of the Interior's Standards
  - - Individual HPOZ Preservation Plans
  - Sanborn Maps
  - - Board discretion

- Does your program and design fit?
  - HPOZ rules can dictate entitlements beyond zoning

- Board Consultations

HPOZ 101:

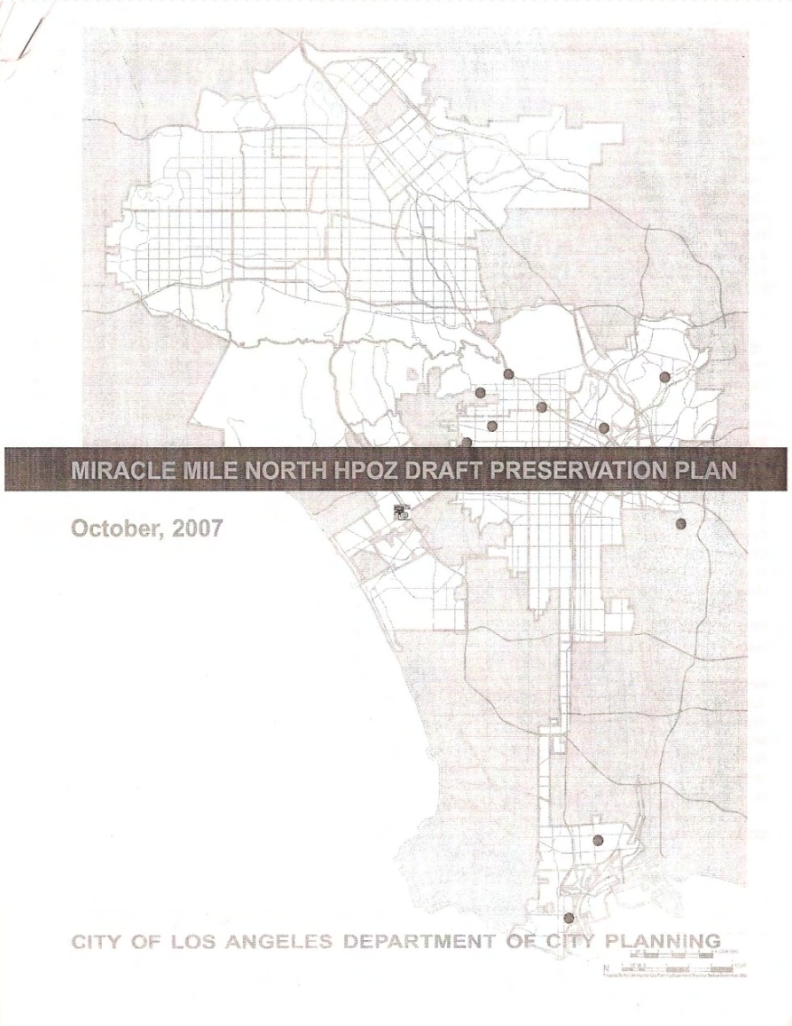
Tools - Secretary of Interior's Standards

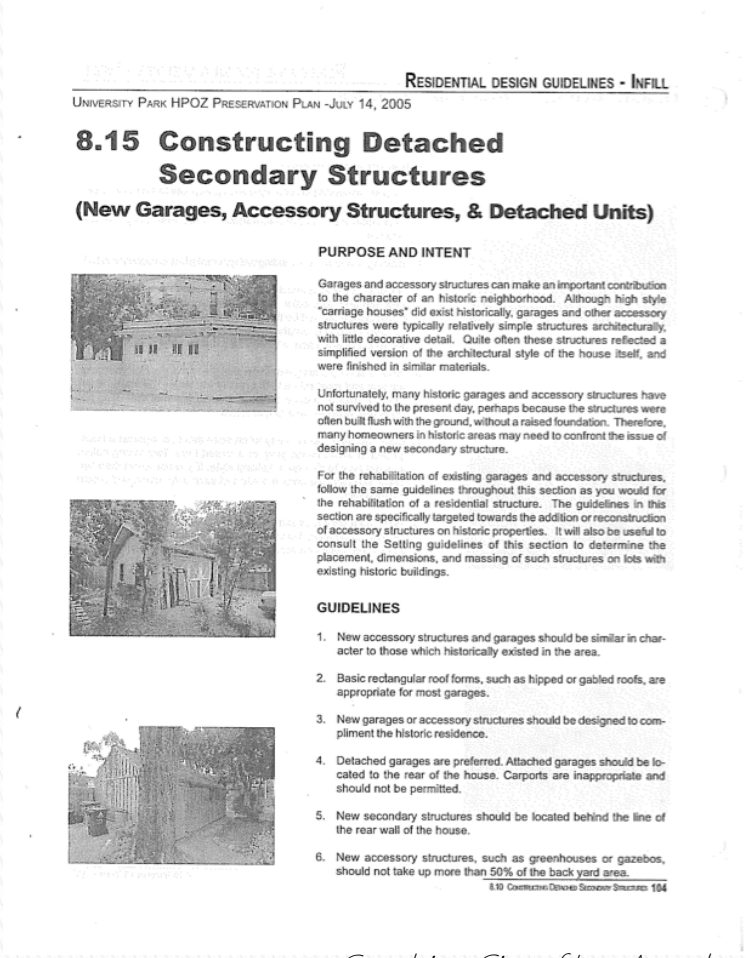
Secretary of the Interior's Standards for Rehabilitation

- 1. A property will be used as it was historically or be 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 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. Archeological 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 will 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.

HPOZ 101:

Tools - Preservation Plan





RESIDENTIAL DESIGN GUIDELINES - INFILL

UNIVERSITY PARK HPOZ PRESERVATION PLAN -JULY 14, 2005

8.15 Constructing Detached Secondary Structures

(New Garages, Accessory Structures, & Detached Units)

PURPOSE AND INTENT

Garages and accessory structures can make an important contribution to the character of an historic neighborhood. Although high style "carriage houses" did exist historically, garages and other accessory structures were typically relatively simple structures architecturally, with little decorative detail. Quite often these structures reflected a simplified version of the architectural style of the house itself, and were finished in similar materials.

Unfortunately, many historic garages and accessory structures have not survived to the present day, perhaps because the structures were often built flush with the ground, without a raised foundation. Therefore, many homeowners in historic areas may need to confront the issue of designing a new secondary structure.

For the rehabilitation of existing garages and accessory structures, follow the same guidelines throughout this section as you would for the rehabilitation of a residential structure. The guidelines in this section are specifically targeted towards the addition or reconstruction of accessory structures on historic properties. It will also be useful to consult the Setting guidelines of this section to determine the placement, dimensions, and massing of such structures on lots with existing historic buildings.

GUIDELINES

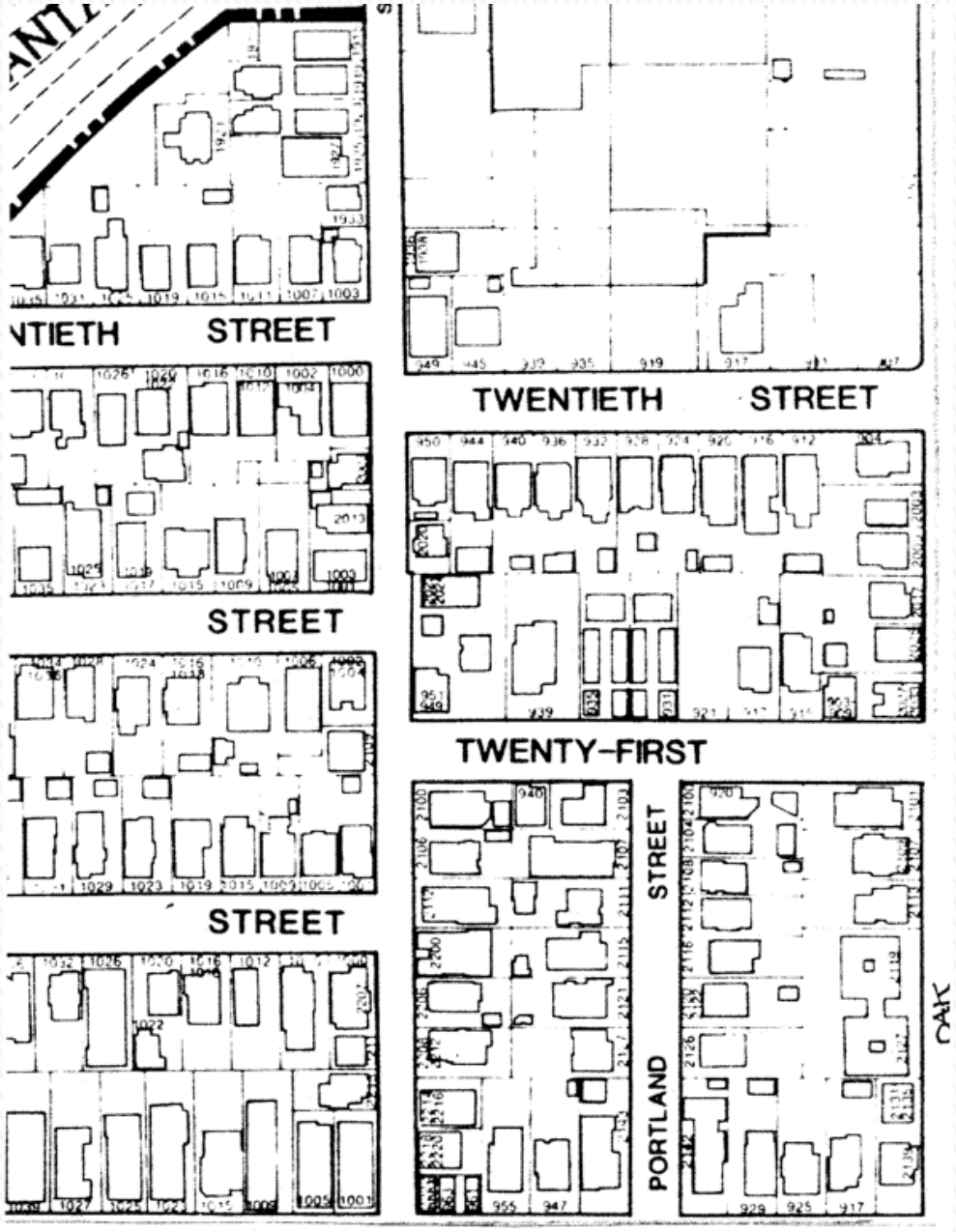
1. New accessory structures and garages should be similar in character to those which historically existed in the area.
2. Basic rectangular roof forms, such as hipped or gabled roofs, are appropriate for most garages.
3. New garages or accessory structures should be designed to compliment the historic residence.
4. Detached garages are preferred. Attached garages should be located to the rear of the house. Carports are inappropriate and should not be permitted.
5. New secondary structures should be located behind the line of the rear wall of the house.
6. New accessory structures, such as greenhouses or gazebos, should not take up more than 50% of the back yard area.

8.10 CONSTRUCTING DETACHED SECONDARY STRUCTURES 104

Graphics: City of Los Angeles

HPOZ 101:

Tools - Sanborn Maps



HPOZ 101:

Tools - City Resources

Windows

Most historic windows in Los Angeles are wood frame, true divided light windows with multiple panes of glass that are separated by wood dividers. Typically, these windows are double-hung, fixed, or casement. Both parts of a double-hung window slide up and down. Casement windows swing out or in from the wall. In some areas, metal frame casement windows or fixed divided light windows can be found. These windows can be simple one pane windows, have special shapes, or contain leaded or stained glass.

Do

The trim and true-divided light double-hung windows are functional and decorative.

These wood casement windows have thin, delicate grids and are recessed in the openings.

- Preserve historic windows including the window trim and hardware.
- Repair historic windows instead of replacing them. *It usually costs less to repair windows than to replace them.*
- Match replacement windows to the original in size, design, and material.
- Check salvage yards or building supply companies for a match. *You may have to custom make a replacement window.*

Don't

The original arched opening has been filled in with an air conditioner and smaller windows.

The tinted projecting window is not compatible with the Spanish Colonial Revival style home.

- Don't fill in or alter historic window openings.
- Don't add new windows to the building façade especially to the front.
- Don't put in a new window that looks different from the original.
- Don't put security bars on street facing windows.
- Don't place air conditioners in street facing windows.

12

Basic Tips on Windows. Unlike new windows, most historic windows can be easy to fix and maintain.

MAINTAINING WOOD WINDOWS

Wood windows are durable and easy to work with. Usually, wood windows stick because of dirt and excess paint. Clean your windows regularly. You can remove excess or peeling paint (see paint guidelines) and re-touch it with more paint. Always make sure your windows are painted or stained. Exposed wood is prone to water damage. Oil hinges, joints, and cranks (mechanism to open and close the window), and tighten screws on the hinges of casement windows.

MAINTAINING AND REPAIRING LEADED, STAINED GLASS OR STEEL-FRAMED WINDOWS

Simple cleaning can renew the look of leaded, stained, and steel-framed windows. Use water first before trying cleaners. If water doesn't work, try a non-ionic detergent. Check with your hardware store for this type of detergent. For stubborn stains, try mineral spirits or alcohol. Be sure to rinse these chemicals off with water.

Consult a professional before trying to repair leaded, stained glass or steel-framed windows. These windows are delicate and can break easily. Minor cracks and sagging are common and probably don't require repair. But large cracks and major bulges (more than 1½ inches) may need to be fixed. While some minor repairs can be done in place, major repairs require the removal of the window.

TYPES OF WINDOWS

Casement

Leaded Glass

True Divided Light

Fanlight

ENERGY EFFICIENCY

Many people replace their historic windows because they think they aren't energy efficient. Yet most air or heat escapes through the walls and roof. Adding insulation between walls and in the attic can save on energy costs. Weather stripping can be added or storm windows can be installed. Throwing out historic windows that will probably end up in a landfill is worse for the environment.

13

Graphics: City of Los Angeles

LEARNING OBJECTIVE 3

REHABILITATE SUSTAINABLY:

Participant will be able to design projects in an HPOZ more creatively and responsively

Rehabilitate Sustainably:

Repair, Not Replace

Refrain from designs that remove integrity and character.

Buildings brought down to wood stud frames are not being sustainably "rehabilitated": this is demolition.

Repair rather than replace.

Unprotected Structure
West Los Angeles

Photograph: GT Louden

Rehabilitate Sustainably:

Rehab More- Demo Less

Collateral Damage:
Loss of Integrity

**Unprotected Structure:
Santa Barbara (but the old tile roof is still there)**

Photograph: GT Louden

Rehabilitate Sustainably:

Avoid Collateral Damage

Collateral Damage:
Modern Window Flashing
Construction Methods.

Window replacements require removal of much more material than the original windows

New Construction, Riverside

Photograph: GT Louden

Rehabilitate Sustainably:

Repair, Not Replace

Original steel 1925 double-hung windows at the Rouse Building on Main Street were rehabilitated, returned to operating condition, and the glazing replaced with high performance laminated glass

Rouse Building
Mission Inn Historic District
Riverside

Photograph: GT Louden

Sustainable Features:

Learning from History

Orientation
Windows
Porches
Thermal Mass and Character
Eaves & Ventilation
California Coolers
Hollywood Driveways
Natural Lighting
New is not necessarily more sustainable

Ventilation

Thomas Jefferson used triple-hung windows for a maximum of flexibility in room ventilation.

Monticello
National Landmark
Charlottesville VA

Robert C. Lautman photograph;
Thomas Jefferson's Monticello,
A Photographic Portrait

Ventilation

Original operational 1925 wood windows at the Rouse building on Main Street were rehabilitated. Glazing was replaced with high performance laminated glass for code and energy benefits.

Rouse Building
Mission Inn Historic District
Riverside

Photograph: GT Louden

Ventilation

Windows high under eaves provides shade and internal cooling in hot summers.

Jefferson Park
Los Angeles

Photograph: J Arnold

Shading - Porches

The shade created by wrap-around porch provided a place to cool off and chat with the neighbors.

Adams-Normandie HPOZ
Los Angeles

S. Lloyd-Simmons photograph

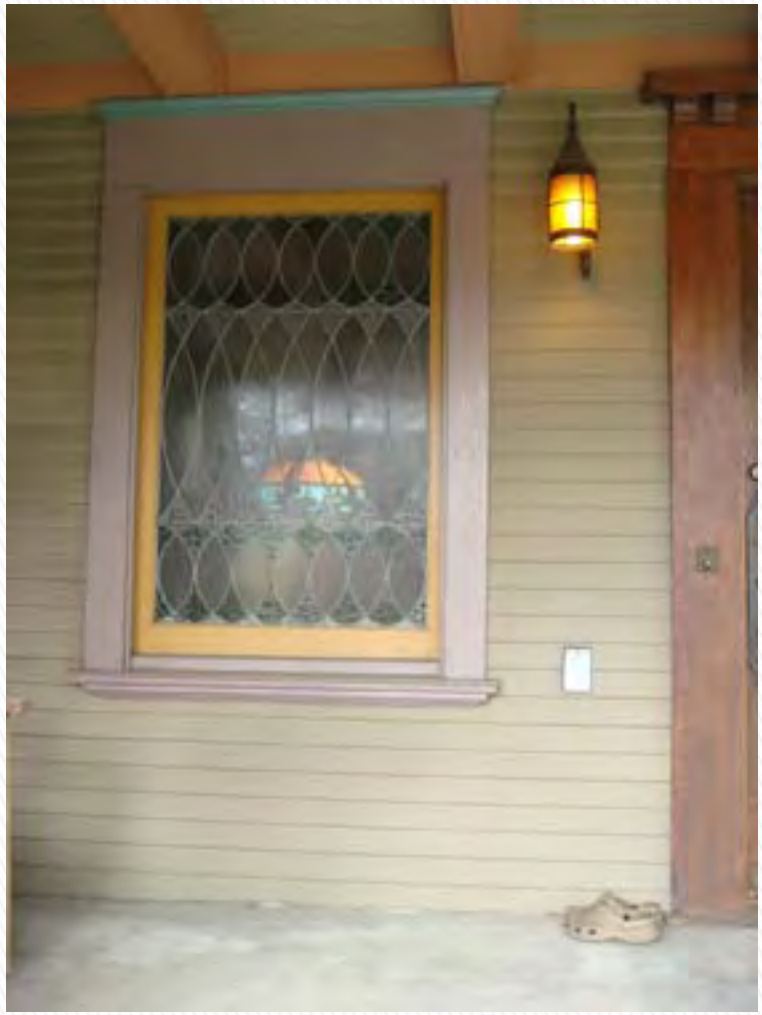
Shading - Porches

Porch Windows
This home has two porch windows; one to the entry and one to the side of the north side of the porch.

Adams-Normandie HPOZ
Los Angeles

S. Lloyd-Simmons photograph

Shading - Porches



Porch Windows provide light, decorative relief and interest to the entry to the house.

Adams-Normandie HPOZ
Los Angeles

S. Lloyd-Simmons photograph

Shading - Eaves

Deep eaves provide porch-like shade; walls stop short of roof under porch for ventilation through a continuous screened opening

"Santa Fe" Railroad Schoolhouse
Circa 1904
Amboy, Mojave Desert

Photograph: GT Louden

Shading and Runoff - Eaves

High windows are shaded late into the afternoon

High windows allow hot air to escape

Placement of drip edge far from building allows no gutters and allows rainfall to percolate into earth

Jefferson Park
Los Angeles

Photograph: J Arnold

Thermal Mass

Tile roof

Palm Springs Tennis Club
Historic District
Palm Springs

Photograph: GT Louden

California Coolers

California coolers, usually located on an outside wall, provided the essential services of mid-western root cellars in a town with no basements.

Western Heights HPOZ
Los Angeles

S. Lloyd-Simmons photograph

Retrofitting for Energy Conservation

Existing features can be retrofitted to be closer to todays standards for energy conservation, including insulation, weather stripping, storm windows, appliances and fixtures

Kern County Museum, 1927
Local Landmark
Bakersfield

Photograph: GT Louden

LEARNING OBJECTIVE 4

LEARNING FROM PST EXAMPLES: CURRENT BEST PRACTICES

Participant will be more familiar with the ordinances, practices, material choices and expectations

Sustainable Features:

New/Rehabilitated

Integrity & Character
Adaptation
Compatible Infill
Landscape
Water Management
Conservation & Repair
Materials Integrity
Hollywood Driveways
Urban Revitalization

Reconstruction

Approx 80% new construction
after catastrophic fire
Research!

No HPOZ review -
"match existing"
works much of the time
if historic fabric is known

University Park HPOZ
Los Angeles

J. Arnold photograph

Infill Design

Rhythm
Massing
Materials
Fenestration
Height
Prevailing Setback
Adjacent Character
Historic Lot Usage
Color

University Park HPOZ
Los Angeles

J. Arnold photograph

Infill Design

Rhythm
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University Park
Los Angeles

Photograph: J. Arnold

Infill Design

University Park
Los Angeles

Photograph: J. Arnold

Infill Design

Rhythm
Massing
Materials
Fenestration
Height
Prevailing Setback
Adjacent Character
Historic Lot Usage
Color
Historic References

Adams-Normandie Area
Los Angeles

Photograph: S. Lloyd Simmons

Infill Design

Rhythm
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Historic Lot Usage
Color
Historic References

Adams-Normandie Area
Los Angeles

J. Arnold photograph

Infill Design

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Adams Normandie HPOZ
Los Angeles

J. Arnold photograph

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Prevailing Setback
Adjacent Character
Historic Lot Usage
Color
Historic References

Adams Normandie HPOZ
Los Angeles

J. Arnold photograph

Infill Design

Rhythm
Massing
Scale
Materials
Fenestration
Height
Prevailing Setback
Adjacent Character
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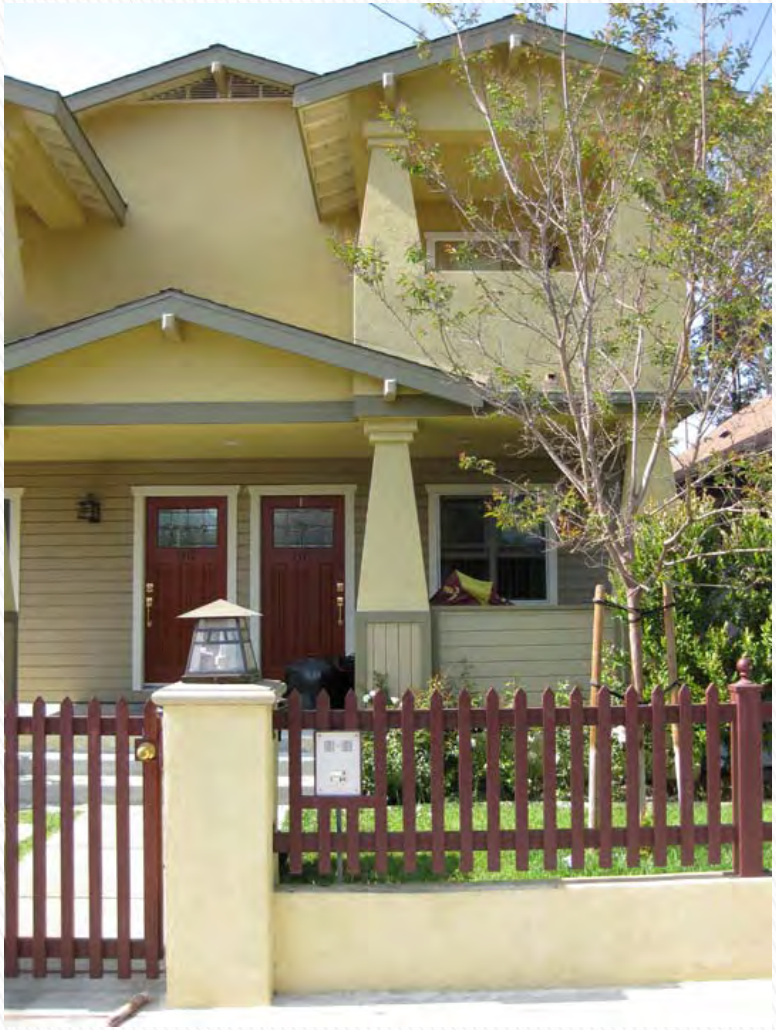
University Park HPOZ
Los Angeles

J. Arnold photograph

Infill Design



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Additions

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Adams-Normandie HPOZ
Los Angeles

Photograph: Magnus Stark

Infill Design

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House
South Pasadena

Photograph: J. Arnold

Adaptation

Retrofit windows - right material & approach, incorrect mullion detail

HVAC units in sidewall - not in accordance with preservation plan

University Park HPOZ
Los Angeles

Photograph: J. Arnold

Adaptation

Updated "Hollywood"
drive"Native plants
Permeable Surface

Jefferson Park
Los Angeles

Photograph: J. Arnold

Adaptation

Native planting - no watering needed

"New"and appropriate ideas to retrofit old designs

Jefferson Park
Los Angeles

Photograph: J. Arnold

Presenters

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Thank you for your time!

QUESTIONS?

This concludes the American Institute of Architects Continuing Education Systems Program

AIA Los Angeles

A Chapter of the American Institute of Architects

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