Designing the Future of HPOZs:
Current Topics in Preservation Architecture

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PURPOSE

• The Standards provide a philosophical framework
• The Standards are neither technical nor prescriptive
• The Standards are an approach to preservation
• The Standards promote responsible preservation practice
• The Standards should be applied in their totality

The Standards comprise (4) four basic Treatments:
• Reconstruction • Rehabilitation • Preservation • Restoration
REHABILITATION

The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient, contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

Rehabilitation as a preservation treatment emphasizes the retention and repair of historic, character-defining features while accommodating efficient and contemporary uses.
SECRETARY OF THE INTERIOR’S STANDARDS

REHABILITATION

Projects should involve:

- Identification of significant, historic, character-defining features
- Retention of historic elements
- Protection of the historic fabric
- Preservation through appropriate Treatment of historic property
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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 Preservation Plans

Windsor Square
Historic Preservation Overlay Zone
Preservation Plan

Originally Prepared, September 2005
Revised, March 1, 2007

Angelino Heights Preservation Plan
June 10, 2004

Windsor Village HPOZs
Preservation Plan
Windsor Square HPOZ

Before

After
HISTORIC PRESERVATION
102 N BEACHWOOD DR

IPOZ INFO:
- Special Instructions
- Survey Map
- Preservation Plan

INFORMATION LINKS:
- HistoricPlacesLA
- Zone Code: Sec. 12.20.3
- Secretary of the Interior’s Standards for Rehabilitation
- Mills Act

HPOZ Name:
Windsor Square

Historic Designation:
Contributing Feature

Historic Name:
Speculative dwelling for Title Insurance and Trust Co.

Common Name:
None

Year Built:
1920

Architecture:
Tudor Revival

Architect:
Bradley, Harley S.

Builder:
Western Construction Co.

Photo Date: 08/23/2001
102 N. Beachwood

Before

After
WINDSOR SQUARE HISTORIC PRESERVATION OVERLAY ZONE

Contributor

Location: 122 South Van Ness Avenue, Los Angeles, CA

Historic Name: Residence for Douglas Wilson

Description: 2-story, Eclectic-style Single Family Residence

Alterations: Security bars in porch and porte cochere openings

HPOZ Criterion: a) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.

Significance: Evaluation Code: 3D. Significant Features: Brick wainscot; concrete quoins


Landscape Features: raised yard; magnolia trees in parkway; NC- terrace brick steps

Survey Date: 2/17/02

Photograph Filename: P010284

122 South Van Ness Avenue
122 S. Van Ness

Before

After
**HISTORIC PRESERVATION**

**434 S WINDSOR BLVD**

<table>
<thead>
<tr>
<th>Historic Preservation Overlay Zone</th>
<th>Other Historic Designations</th>
<th>Mills Act</th>
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<tbody>
<tr>
<td>HPOZ INFO:</td>
<td>HPOZ Name: Windsor Square</td>
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</tr>
<tr>
<td>• Special Instructions</td>
<td>Historic Designation:</td>
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<tr>
<td>• Survey Map</td>
<td>Contributing Feature</td>
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<tr>
<td>• Preservation Plan</td>
<td>Historic Name: Dr. Edwin Janss Residence</td>
<td></td>
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<td>INFORMATION LINKS:</td>
<td>Common Name: None</td>
<td></td>
</tr>
<tr>
<td>• HistoricPlacesLA</td>
<td>Year Built: 1912-1913</td>
<td></td>
</tr>
<tr>
<td>• Zone Code: Sec. 12.20.3</td>
<td>Architecture: Beaux Arts</td>
<td></td>
</tr>
<tr>
<td>• Secretary of the Interior's Standards for Rehabilitation</td>
<td>Architect: Haenke, J. Martyn</td>
<td></td>
</tr>
<tr>
<td>• Mills Act</td>
<td>Builder: Evans, G.B.</td>
<td></td>
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</tbody>
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Photo Date: Not Available
434 S. Windsor

Before
434 S. Windsor

After
WINDSOR SQUARE HISTORIC PRESERVATION OVERLAY ZONE
Contributor

Location: 445 South Windsor Boulevard, Los Angeles, CA
Historic Name: Residence for Charles S. Lean
Description: 2-story, Prairie-style Single Family Residence
Alterations: Brickwork painted; some lower windows on second story
HPO2 Criterion: a) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time.
Significance: Evaluation Code: 3D.
Building Info: Built in 1912 by Hall, Charles S. Permit No. 4465; dated 04/20/1912. Originally owned by Lean, Charles S. Designed by Tyler, Frank M. Estimated Cost of Construction $12,000.
Landscape Features: slightly raised yard; olive tree in yard; Canary Island palm trees in parkway; Windsor Square streetlight in parkway

Survey Date: 3/13/02
Photograph Filename: DCP_1803

445 South Windsor Boulevard
445 S. Windsor

Before

After
Windsor Village HPOZ
Windsor Village
Five Successes
Windsor Village
Five Challenges
Opportunities

CONSERVATION LESSONS
• Stewardship
• Compatible Development; Internal
• Compatible Development; Adjacent
• Enforcement and Penalties
• Landscape
• Streetscape

BOARD LESSONS
• Education Role
• Advisory Role
• Empathy Role
Questions?