JUXTAPOSING OLD AND NEW IN LOS ANGELES’ HISTORIC NEIGHBORHOODS

2014 Los Angeles Historic Neighborhood Conference
PANEL

Tom Pejic: Angelino Heights Board

John Arnold: Jefferson Park Board

Alice Valania: Highland Park–Garvanza Board
APPLICATION OF THE SECRETARY OF THE INTERIOR

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
Application of the Secretary of the Interior

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal chance 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.
Application of the Secretary of the Interior

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.
9.2 The Design Approach

In addition to following these guidelines, successful new construction shall take cues from its context and surroundings. One of the first steps in designing a new building within an historic district is to look at other buildings on the block, and other similar buildings in the neighborhood. In general, new construction should not try to exactly replicate the style of the surrounding historic structures. However, it is important that the design of new construction in an historic district be consistent with the design of surrounding historic structures and sites. Design elements that are usually important in establishing this consistency include orientation on a site; massing and scale; roof form; materials and the patterns of doors and windows.

Most HPOZs have stood the test of time because they contain structures that are designed and constructed with a high level of design integrity and quality of workmanship. Consequentially, new structures within
Reichstag
Berlin, Germany

Restoration of German Parliament building and cupola by Norman Foster and Partners completed 1999.
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Berlin, Germany

Restoration of German Parliament building and cupola by Norman Foster and Partners completed 1999.
San Leonardo District
Bologna

By Pier Luigi Cervellati and Commune di Bologna, 1972

“This infill housing employed local building typologies and materials palettes to replace deteriorated buildings without displacing residents or diminishing the historical character of the neighborhood” pp.5
Royal Sonesta Hotel
New Orleans, Louisiana

By Samuel Wilson, Jr., of Koch & Wilson Architects, 1968

“The new hotel maintains historic character by respecting the size, scale, materials, typologies, and styles of the Vieux Carre Historic District.”
pp. 142
Angelino Heights
HPOZ
Los Angeles

Original Street View

New Street View (with addition at rear)

Photo Credit: George Taylor Louden
Highland Park / Garvanza
HPOZ
Los Angeles

Street View of Vacant Lot

New Street View (with proposed rendering of infill)
Harvard Heights HPOZ
Duplex
Los Angeles

Street View of Vacant Lot

New Street View (as approved)
Harvard Heights HPOZ
Duplex
Los Angeles

Street View of Vacant Lot

New Street View (as constructed)
Miracle Mile North
HPOZ
Los Angeles

Before: Original Street View

Drawing of New Street View (with second-story addition at rear)

Photo Credit: George Taylor Louden
After: New Street View (with second-story addition at rear)

Photo Credit: George Taylor Louden
Miracle Mile
Los Angeles
Residential Infill
Denver
Residential Infill
Denver
Rooftop Addition
Denver
Rooftop Addition
Denver
Rooftop Addition
Denver
Rooftop Addition
Denver
Addition
Providence, RI
Residential Infill
Highland Park- Garvanza
HPOZ

Highland Park Transit Village
Site 1: 119 N. Avenue 56, Los Angeles, CA 90042
Commercial Infill
Highland Park- Garvanza
HPOZ

Highland Park Transit Village
Site 2: 5712 Marmion Way, Los Angeles, CA 90042

Design Context
Corner of Figueroa Street and Avenue 56
Residential Infill
University Park HPOZ
Residential Infill
University Park HPOZ
CONSISTENCY WITH HPOZ PRESERVATION PLAN

DEPARTMENT OF CITY PLANNING
OFFICE OF HISTORIC RESOURCES

UNIVERSITY PARK HPOZ PRESERVATION PLAN CONSISTENCY

A - Residential Infill - Multi-Family (page 87)
1. Building forms are modeled after the residential Duplex/Fourplex.
2. Single building entries are denoted by traditional porches.

B - Location and Site Design (8.10 pages 90-92)
1. Front setbacks are within the range of historic setbacks on Oak Street and within the range of existing front setbacks on the block.
2. Project is within the range of existing lot coverages on the block, and proposed lot coverage is within 20% of prevailing.
3. Buildings are configured to emulate the historic rhythm of 6 single-family homes.

C - Massing and Orientation (8.11 pages 93-95)
1. Buildings are generally consistent in scale and massing with the existing contributing structures on the prevailing block.
2. The larger Building 3 is designed in modules, with the greater part of the mass set back from the main facade to minimize the perceived bulk of the structure.
3. Buildings are oriented to the primary street, Oak Street.
4. Building heights are less than prescribed by code in order to be consistent with the prevailing heights on the block.
5. Street side setbacks are greater than prevailing in order to transition to adjacent front setbacks on 20th Street and 21st Street.
6. The Craftsman and Dutch Colonial architectural styles reflect the character of the historic site and surroundings.

D - Public Realm (10.0 page 137)
1. Relocating the existing teacher parking underground improves neighborhood character.
Residential Infill
University Park HPOZ

E. Roof Forms (8.12 pages 96-97)
1. Gable, hip, and gambrel roof forms are consistent with those of surrounding historic structures.
2. Dormers echo the size and placement of such features on historic structures.
3. Roofs are articulated with secondary elements to indicate locations of porches and entrances.

F. Openings (8.13 pages 98-100)
1. Windows are similar in shape and scale to surrounding historic structures.
2. Primary entrances are from Oak Street, and include stairs, stoops, overhangs, and porches.
3. Building entrances are consolidated to reflect the historic number of entrances on the block face.

G. Materials & Details (8.14 pages 101-103)
1. Facades are articulated following patterns found on surrounding historic structures.
2. The number of steps to the first level is consistent with that of prevailing structures.
3. Architectural details such as posts, columns, and railings echo those of surrounding historic structures.
4. Facades incorporate a similar level of detail to surrounding historic structures without replicating them.
5. Roof divisions are articulated with secondary roof elements, horizontal bands, and bay windows.
6. Architectural styles and ornamentation reflect the prevailing block and give a sense that the buildings belong to the neighborhood.

H. Public Realm (10.0 pages 135-137)
1. Curb cuts across sidewalks are minimized to reduce pedestrian and vehicular conflicts.
2. Public walkway connections are maintained along the street face.
QUESTIONS
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