

# 9.0 Commercial Design Guidelines

## Commercial Rehabilitation

### INTRODUCTION

“Rehabilitation” is the process of working on a historic structure or site in a way that adapts it to modern life while respecting and preserving the historic, character-defining elements that make the structure or site important.

These Commercial Rehabilitation Guidelines are intended for the use of commercial property owners planning work on contributing structures or sites within the Angelino Heights HPOZ. Contributing structures are those structures, landscapes, natural features, or sites identified as contributing in the Historic Resources Survey for the Angelino Heights HPOZ. Generally, “Contributing” structures will have been built within the historic period of significance of the HPOZ, and will retain features that identify it as belonging to that period. The historic period of significance of the HPOZ is usually the time period in which the majority of construction in the area occurred. In some instances, structures that are compatible with the architecture of that period or that are historic in their own right, but were built outside of the period of significance of the district, will also be “Contributing”.

The Commercial Rehabilitation section of the guidelines should be used in planning and reviewing projects involving historic commercial structures or for adding commercial uses to existing residential structures. They are also intended for use in the planning and review of projects for structures that were originally built as commercial structures which have since been converted to residential use. For instance, the Commercial Rehabilitation Guidelines would be used to plan work to a historic structure built for shops and offices that is now used as residential lofts.

The Commercial Rehabilitation Guidelines are divided into 8 sections, each of which discusses an element of the design of historic structures and sites. For those planning a project that involves the area around a building, such as parking areas, the “Site Design” section (pg. 88), is a good place to start. For those planning to do work on a roof, an applicant should look both at the Architectural Styles section (pg. 22) to determine the style of the building, and at the “Roofs” (pg. 96) section of these guidelines. The Table of Contents details other sections that might pertain to a project.

## Preservation Principles

The following principles are distilled from the portions of the Secretary of the Interior's Standards<sup>1</sup> that are applicable to HPOZ review, and are the principles on which these guidelines are based:

### Principle 1:

The historic appearance of the HPOZ should be preserved. This appearance includes both the structures and their setting.

### Principle 2:

The historic appearance of contributing structures within the HPOZ should be preserved. (The historic appearance of publicly visible facades of contributing structures within the HPOZ should be preserved.)

### Principle 3:

The historic fabric of contributing structures should be preserved. Repair should be attempted before replacement.

### Principle 4:

Replacement elements should match the original in materials, design, and finish as closely as possible.

### Principle 5:

If historic design elements have been lost, conjectural elements should not be used. Every effort should be made to ascertain the original appearance of the structure, and to replicate that appearance.

### Principle 6:

New additions should be designed to be compatible with the massing, size, scale, and architectural features of a historic structure or site, while clearly reflecting the modern origin of the addition. Additions should be designed to preserve the significant historic fabric of contributing structures or sites.

<sup>1</sup> *The Secretary's Standards are a nationally used standard for review of projects involving historic structures or districts.*