

# 9.0 Commercial/Industrial Design Guidelines

## Commercial/Industrial Rehabilitation

### INTRODUCTION

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

These Commercial/Industrial Rehabilitation Guidelines are intended for the use of commercial/industrial property owners planning work on contributing structures or sites within the HPOZ. Contributing structures are those structures, landscapes, natural features, or sites identified as contributing in the Historic Resources Survey for this 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/Industrial Rehabilitation section of the guidelines should be used in planning and reviewing projects involving most structures in commercial/industrial areas. They are also intended for use in the planning and review of projects for structures that were originally built as commercial/industrial structures which have since been converted to residential use. They are not intended for use on structures that were built as residential structures but have been converted to commercial/industrial use. For instance, the Commercial/Industrial Rehabilitation Guidelines would be used to plan work to a historic structure built as for shops and offices which is now used as residential lofts.

The Commercial/Industrial Rehabilitation Guidelines are divided up into eight (8) sections, each of which discusses an element of the design of historic structures and sites. If you are thinking about planning a project that involves the area around your building, such as parking areas, the “Site Design” section (pg. 109), might be a good place to start. If you are planning work on your roof, you might want to look both at the “Architectural Styles” section (pg. 25) to determine the style of the building, and then at the “Roofs” (pg. 66) section of these guidelines. The Table of Contents details other sections that might pertain to your project.

The Commercial/Industrial Design Guidelines are intended for use in the planning and review of Industrial zoned lots with an HPOZ. Land that is designated in the General Plan for industrial uses should use the Commercial/Industrial Design Guidelines of the Preservation Plan. Industrial lots limit residential uses, but can include a mix of commercial/industrial and agriculture uses. The Rehabilitation Guidelines help with the preservation and rehabilitation of existing historic elements and the Infill Design Guidelines help with new construction.

## **Preservation Principles**

### **The following are the Secretary of Interior Standards:**

1. A property shall 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 shall 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 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall 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 shall be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive features, the new features 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.

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9. New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing the protect the 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.