



Historic Site Preservation Board
Staff Memorandum

DATE: December 10, 2013

SUBJECT: DISCUSSION ON ADAPTIVE REUSE

FROM: Department of Planning Services

SUMMARY

The Historic Site Preservation Board asked to have a discussion of ideas regarding adaptive reuse.

RECOMMENDATION:

Discuss and advise.

STAFF ANALYSIS:

Staff has attached some reading materials regarding this matter for review and comment by the member of the Board.

The first attachment contains a variety of articles regarding adaptive reuse and also resources.

Attachment B has the city of Las Vegas newsletter and webpage with information on reuse projects there.

The last attachment contains information and the Adaptive Reuse Ordinance for the city of Los Angeles.

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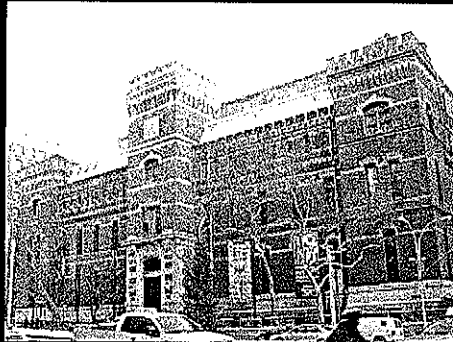
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Preservation In Action

'Brick and mortar' is more than a trending catch phrase or esoteric concept. The use of traditional materials is at the core of sustainable design in historic preservation. Fabric defines the heritage of our built environment in context, gives a structure character, texture and authenticity. It is the thing, itself.

Saturday, July 21, 2012

Adaptive Re-Use: Repurposing existing building stock



Adaptive reuse seeks to deal effectively with the issues of conservation and heritage policies. While old buildings may become unsuitable for their programmatic requirements, as progress in technology, politics and economics moves faster than the built environment, adaptive reuse comes in as a sustainable option for the reclamation of sites. In many situations, the types of buildings most likely to become subjects of adaptive reuse include: industrial buildings, as cities become gentrified and the process of manufacture moves away from city; political buildings, such as palaces and buildings which cannot support current and future visitors of

the site; and community buildings such as churches or schools where the use has changed over time.

Adaptive reuse is seen as an effective way of reducing urban sprawl and environmental impact. By reusing an existing structure within a site, the energy required to create these spaces is lessened, as is the material waste that comes from destroying old sites and rebuilding using new materials. Through adaptive reuse old, unoccupied buildings can become suitable sites for many different types of use.

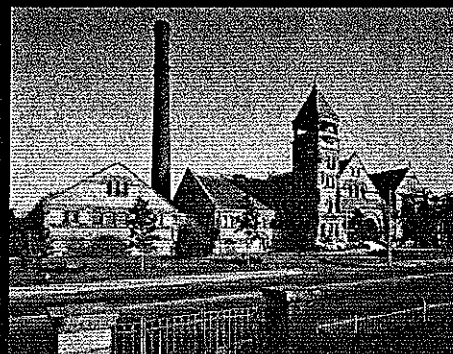
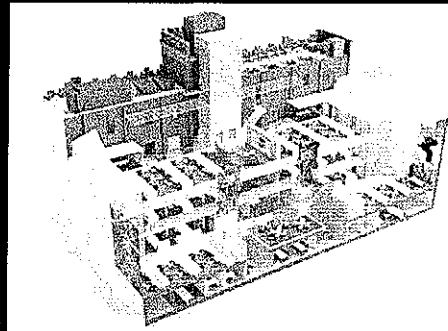
Criteria to Consider

While the process of adaptive reuse is a decision often made purely by companies establishing a particular brand or presence, there are often criteria for deciding whether a building should be conserved and reused or just demolished for the area of land it occupies. Some of these determining criteria include:

The societal value of a given site; that is the importance of the use of a site to the community or visitors' use;

The potential for the reuse of a particular site; the physical damage sustained to the site and its support of future use, the character of the existing site in terms of the proposed reuse;

The historical importance of the site; in terms of both physicality of the street-scape and the area, as well as the site in the community's understand of the past; and,



It's easy to follow

[Ward Hamilton](#)

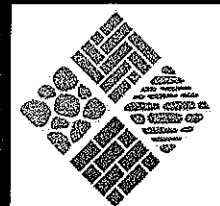
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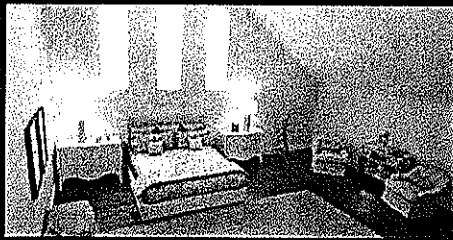
Blog Articles

▼ 2012 (37)

▼ July (14)

[Built-in gutters: Inspection,](#)

The natural ecological conditions of the site; whether the site is suitable climatically or can support the proposed environmental work needed in the site.



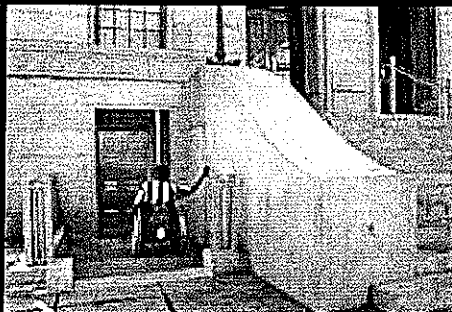
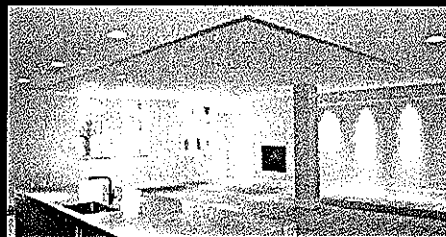
Advantages of Adaptive Reuse

With the debate of adaptive reuse as a sustainable avenue in the development of key sites, there are many advantages to using certain sites for redevelopment. Some of these advantages include the site's location; in many cases, historical sites are often located in the centers of large cities due to the spatial development of a given area, these buildings

can often be heritage-listed and therefore sold as an entity, rather than just for the land that they occupy, which the new tenants then have to retrofit the building for their particular purpose. Older buildings also often have a specific period character through the detailing and joinery of their constructed eras that newer or reconstructed developments lack, in certain cases, such as the hospitality industry; the grand character of a site can influence the feel of their building and are used for maximum potential to enhance the site's physical attractiveness to a client.

Barriers to Adaptive Reuse

As mentioned above, adaptive reuse sometimes isn't the most viable option for all historic sites. For some sites that have been left alone to decay by neglect, the physical damage of the site can render the site unusable both in terms of the cost to repair the damage as well as unsafe by government standards. Sites contaminated by old materials such as asbestos also become unviable for the process of adaptive reuse.



Providing Handicap Accessibility

Historically, most buildings and landscapes were not designed to be readily accessible for people with disabilities. In recent years, however, emphasis has been placed on preserving historically significant properties, and on making these properties-and the activities within them-more accessible to people with disabilities. With the passage of the Americans with Disabilities Act in 1990, access to properties open to the public is now a civil right. Modifications to historic properties to increase accessibility may be as

simple as a small, inexpensive ramp to overcome one entrance step, or may involve changes to exterior and interior features.

A three-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of historic properties:

- 1) Review the historical significance of the property and identify character-defining features;
- 2) Assess the property's existing and required level of accessibility; and,
- 3) Evaluate accessibility options within a preservation context.

It is a challenge to evaluate properties thoroughly, to identify the applicable accessibility requirements, to explore alternatives and to implement solutions that provide independent access and are consistent with accepted historic preservation standards. Solutions for accessibility should not destroy a property's significant materials, features and spaces, but should increase accessibility as much as possible.

Upgrade of Heating, Ventilating and Cooling Systems in Historic Buildings

The successful integration of new systems in historic buildings can be challenging. Meeting modern HVAC

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Preservation thought for the day

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When focusing on the envelope of a structure, I believe that the use of

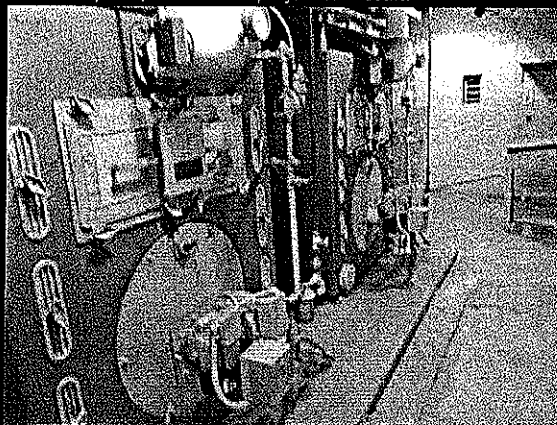


requirements for human comfort or installing controlled climates for museum collections or for the operation of complex computer equipment can result in both visual and physical damage to historic resources. Owners of historic buildings must be aware that the final result will involve balancing multiple needs; no perfect heating, ventilating, and air conditioning system exists. In undertaking changes to historic buildings, it is best to have the advice and input of trained professionals who can:

- assess the condition of the historic building,
- evaluate the significant elements that should be preserved or reused,
- prioritize the preservation objectives,
- understand the impact of new interior climate conditions on historic materials
- Integrate preservation with mechanical and code requirements,
- maximize the advantages of various new or upgraded mechanical systems,
- understand the visual and physical impact of various installations,
- Identify maintenance and monitoring requirements for new or upgraded systems, and,
- plan for the future removal or replacement of the system.

Too often the presumed climate needs of the occupants or collections can be detrimental to the long-term preservation of the building. With a careful balance between the preservation needs of the building and the interior temperature and humidity needs of the occupants, a successful project can result.

Existing mechanical systems should be regularly inspected and maintained by a qualified HVAC contractor on a semi-annual basis. As plans are developed for the re-purposing of institutional structures, an upgrade to the mechanical system and addition of cooling may be considered. A mechanical systems engineering firm with a proven track record in historic structures must be consulted as the introduction of new systems in older buildings is not without problems--historic buildings are not easily adapted to house modern precision mechanical systems.



Careful planning must be provided early on to ensure that decisions made during the design and installation phases of a new system are appropriate. The size of the new system and needed output CANNOT be accurately calculated until AFTER improvements to the envelope (such as insulation an improvements to the fenestration) are accounted for. Since new mechanical and other related systems, such as electrical and fire suppression, can use up to 10% of a building's square footage and 30%-40% of an overall rehabilitation budget, decisions must be made in a systematic and coordinated manner. The installation of inappropriate mechanical systems may result in any or all of the following:

- large sections of historic materials are removed to install or house new systems,
- historic structural systems are weakened by carrying the weight of, and sustaining vibrations from, large equipment,
- moisture introduced into the building as part of a new system migrates into historic materials and causes damage, including biodegradation, freeze/thaw action, and surface staining,
- exterior cladding or interior finishes are stripped to install new vapor barriers and insulation,

traditional materials is at the core of sustainable design in historic preservation. That's why I founded the Traditional Roofing Network and went back to school for a M.Sc. in historic preservation at UMass-Amherst.

I provide competent, thorough and appropriate direction and services to my clients. Guided by the Secretary of the Interior's standards for the rehabilitation of historic structures, we find that the use of traditional materials provides the foundation for preservation planning and building conservation.

Working with historic homeowners and the stewards of landmark structures, I am committed to preserving the heritage of the region's built environment. Whether its assessing the condition of a centuries-old masonry structure, or specifying the restoration of a clay tile roof system, I deliver quality and value to my clients.

In addition to performing traditional preservation trade tasks, I offer a variety of qualified consultation services. I will:

- Devise strategies for the adaptive re-use of historic structures;
- Assess the condition of the envelope and specify work in an historically appropriate manner;
- Develop RFQ's, bid packages and engineered estimates of cost;
- Perform due diligence investigations, screening potential contractors;
- Supervise and

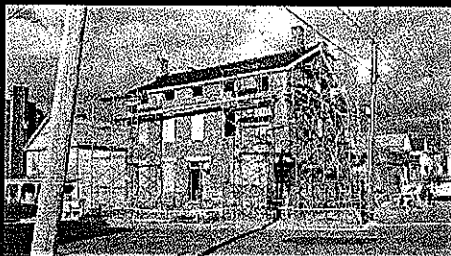
historic finishes, features, and spaces are altered by dropped ceilings and boxed chases or by poorly located grilles, registers, and equipment,

systems that are too large or too small are installed before there is a clearly planned use or a new tenant,

For historic properties it is critical to understand what spaces, features, and finishes are historic in the building, what should be retained, and what the realistic heating, ventilating, and cooling needs are for the building, its occupants and its contents. A systematic approach, involving preservation planning, preservation design, and a follow-up program of monitoring and maintenance, can ensure that new systems are successfully added--or existing systems are suitably upgraded--while preserving the historic integrity of the building.

Summary

No set formula exists for determining what type of mechanical system is best for a specific building. Each building and its needs must be evaluated separately. Some buildings will be so significant that every effort must be made to protect the historic materials and systems in place with minimal intrusion from new systems. Some buildings will have museum collections that need special climate control. In such cases, curatorial needs must be considered--but not to the ultimate detriment of the historic building resource. Other buildings will be rehabilitated for commercial use. For them, a variety of systems might be acceptable, as long as significant spaces, features, and finishes are retained. Most mechanical systems require upgrading or replacement within 15-30 years due to wear and tear or the availability of improved technology. Therefore, historic buildings should not be greatly altered or otherwise sacrificed in an effort to meet short-term systems objectives.



Adaptive reuse seeks to deal effectively with the issues of conservation and heritage policies. While old buildings may become unsuitable for their programmatic requirements, as progress in technology, politics and economics moves faster than the built environment, adaptive reuse comes in as a sustainable option for the reclamation of sites. In many situations, the types of buildings most likely to become subjects of adaptive reuse include:

industrial buildings, as cities become gentrified and the process of manufacture moves away from city; political buildings, such as palaces and buildings which cannot support current and future visitors of the site; and community buildings such as churches or schools where the use has changed over time. CONTACT US to discuss adaptively reusing existing building stock to meet your company or institution's program needs.

manage projects, or act as the owner's rep;

- Act as liaison to federal, state and municipal agencies and commissions; and,
- Advise institutions and organizations in all manner of preservation issues.

Specialties

- Historic Structure Reports and Building Condition Assessments
- Preservation Planning, Building Surveys and NRHP Nominations
- Architectural Materials Testing and Analysis
- Brick and Stone Masonry Preservation and Cleaning
- Slate and Clay Tile Roofing and Copper Sheet Metalwork
- Low Slope, TPO, Modified Bitumen, and EPDM Roofing
- Built-In, Box and Yankee-Style Gutters
- Structural Repair of Foundations, Steel and Timber Framework
- Cornice, Trim and Molding Replication and Restoration

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Posted by Ward Hamilton at 7:31 PM

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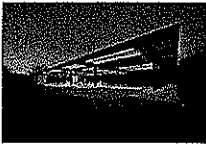
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Mid-Century Modern Flying Saucer Saved in St. Louis



Lloyd Alter
Design / Green Architecture
October 10, 2012

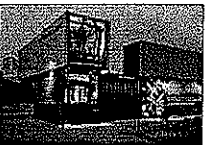
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Save Our Saucer Facebook page/Promo image

The greenest building is the one already standing, even if it is a former gas station. In St. Louis, preservationists are celebrating the adaptive reuse of a landmark gas station known as the flying saucer into a Starbucks. According to Michael Allen in [Next American City](#),

The gas station, which later became a Del Taco restaurant, essentially consists of four tapered columns supporting a hyperbolic paraboloid, or tapered round roof — hence the nickname “flying saucer.” Richard Henmi served as project architect on the saucer for the firm Schwarz & Van Hoefen, and the gas station was completed in 1967. Now retired, Henmi was able to fight for its preservation and see its adaptive reuse.

I am not certain that Michael has his geometry right; hyperbolic paraboloids, shaped like Pringle chips, were very popular mid-century modern structures that were very strong and efficient in their use of concrete and reinforcing. Most, like this [famous house in North Carolina](#), are gone. This one was going to be demolished for a big box drugstore, but was saved because of the grassroots campaign to save a fun bit of mid-century modern architecture, perhaps our most threatened genre.

Subm

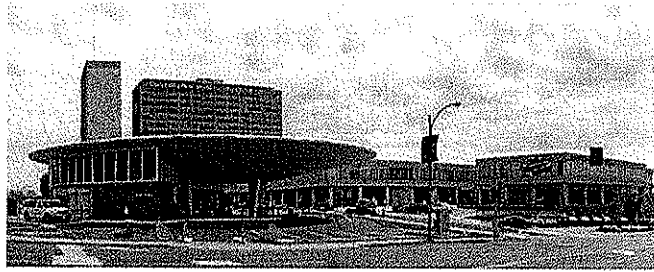
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Save Our Saucer/Promo image

I complain often about Starbucks and their so-called "green" suburban drive-throughs, but I cannot complain about their urban interventions, where they are a force for good in architectural preservation, being one of the few uses that can comfortably slip into almost every old building. Congratulations to them, and to the successful St Louis Save Our Saucer campaign.

Tags: [Ban Demolition](#) | [Preservation](#)

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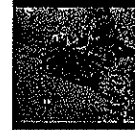
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Smart Growth

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http://www.epa.gov/dced/topics/historic_pres.htm
Last updated on Wednesday, October 30, 2013

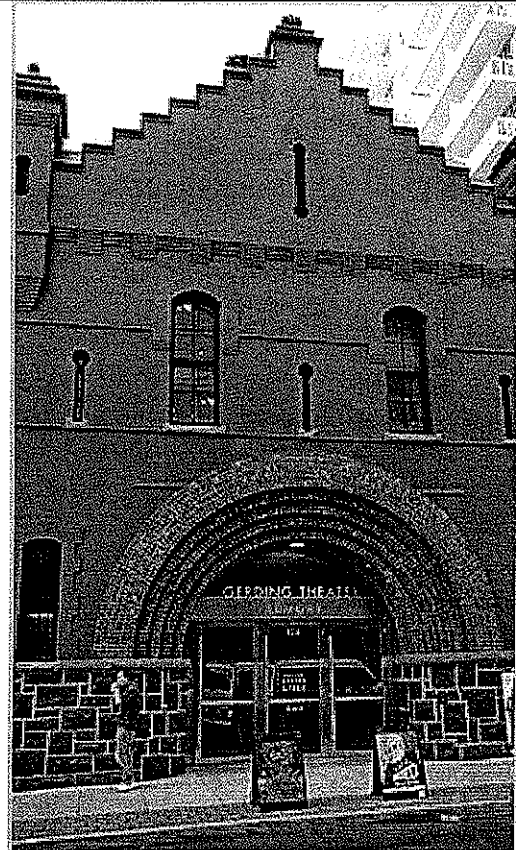
Smart Growth and Sustainable Preservation of Existing and Historic Buildings

- [Background](#)
- [Concord, NH, Technical Assistance Project](#)
- [Resources](#)

Background

The preservation and renovation of historic properties is an important part of a sustainable, smart growth approach. The renovation of an historic property is often a starting point and anchor for the redevelopment of a block, street, or district. An historic building or district can be a tangible symbol of a community's interest in honoring its heritage, valuing its character and sense of place, getting the most out of prior investments in infrastructure and development, and encouraging growth in already-developed areas. Rehabilitating historic properties can also be a critical part of promoting energy efficiency by preserving the energy already represented by existing buildings (known as "embodied energy"), rather than expending additional energy for new construction. It is estimated that a new, green, energy-efficient office building that includes as much as 40 percent recycled materials would nevertheless take approximately 65 years to recover the energy lost in demolishing a comparable existing building¹. Furthermore, repurposing old buildings—particularly those that are vacant—reduces the need for construction of new buildings and the consumption of land, energy, materials, and financial resources that they require.

Current codes and many green building standards, however, do not always provide a clear path forward on how best to redevelop and revitalize historic and other existing buildings to achieve sustainable outcomes. For example, replacement of windows and doors—key elements for an energy-efficient building envelope—often pose a challenge to those interested in preserving the historic integrity of older buildings. Communities that seek to both increase their sustainable investments and protect their historic assets must resolve standards and policies that can at times conflict, and which may render some projects financially infeasible.



The Portland Armory building in Oregon was renovated to LEED Platinum standards, while preserving its historic features. It now functions as a theater. (Photo Credit: Wikipedia Commons)

Yet the value in overcoming these obstacles is clear—not only for the energy benefits they offer, but also for broader economic, cultural, and land use preservation advantages. This page lists resources that can provide guidance to communities that are motivated to invest in and rehabilitate existing buildings—whether or not the buildings qualify for consideration and review under formal historic preservation provisions (such as Section 106 review triggered by federal action). EPA and others offer a range of resources to guide communities on how to incorporate historic preservation into their efforts to grow more sustainably. Several state and local governments have been at the forefront of incorporating innovative and responsive solutions to green historic preservation efforts.

These resources can be valuable starting points to help inform a community's approach to sustainable development and smart growth through historic preservation and identify ways to overcome the challenges that may otherwise impede a community's commitment to the dual goals of sustainability and preservation.

Concord, NH, Technical Assistance Project

The capital city of Concord, New Hampshire, with a population of about 44,000, wants to sustainably redevelop historic properties in its downtown core. Concord requested EPA's assistance to identify ways in which it can support redevelopment of historic properties that complies with new energy-efficiency and green building standards while still conforming to state historic preservation codes. Currently, a perception that it is too costly and time intensive to comply with both sets of standards is preventing historic buildings from being redeveloped.

Over the coming months, EPA will provide assistance to Concord by bringing expertise on green building, smart growth, and historic preservation from across EPA together with partners from federal and nonprofit leaders in historic preservation, as well as regional staff from HUD and DOT. The EPA-led team will work with community officials, local developers, and other stakeholders to determine how historic preservation and green building approaches can best be integrated into existing codes to create a livable, thriving downtown area that maintains its historic character. Specifically, Concord would like to stimulate reinvestment in existing mixed-use properties in the downtown area, creating residential space above street level, while still meeting state historic preservation standards and making buildings as efficient as possible. The options that the team develops could be integrated into the city's master planning process, which is already underway. This technical assistance effort could also provide guidance for a national audience on how communities can create a regulatory framework that supports the sustainable, green redevelopment of historic buildings.

Resources:

EPA Region 3, [Environment Matters Audio Podcast - Green Preservation](#): Discussion of how sustainable and green principles can apply to smart growth and historic preservation.

EPA Region 5, [Green Historic Building Preservation Initiative](#): Describes the region's initiative on this topic, including findings from a 2010 symposium and related activities.

EPA, [Lead-Safe Renovation, Repair and Painting](#): EPA pamphlet describing policies and recommended practices on how to safely renovate and protect against the dangers of lead often found in older homes.

EPA, [Sustainable Solutions for Historic Homes in Northern California \(PDF\)](#) (65 pp, 2 MB, [About PDF](#)): A voluntary green code and green rehabilitation manual developed to support renovation for historic homes (developed through an award made under EPA's Brownfields Sustainability Pilot grant program).

National Conference of State Historic Preservation Officers, [Sustainability Issues \(PDF\)](#) (1 pg, 113 KB, [About PDF](#)) [EXIT Disclaimer](#): Statement of state historic preservation officers' association on the importance of historic preservation for sustainability.

National Park Service, [Historic Preservation Learning Portal](#): Searchable database to identify cultural resources in your community, including resources on existing historic places.

National Park Service, [Sustainability and Historic Preservation Lessons Learned \(PDF\)](#) (29 pp, 4.4 MB, [About PDF](#)): Presentation summarizing how to preserve historic buildings and still achieve LEED certification, using examples from throughout the country.

National Park Service, [Weatherizing and Improving the Energy Efficiency of Older Buildings](#): Information from NPS' Technical Preservation Services on how to improve the energy-efficiency of existing buildings through user modification as well as changes to the building.

National Trust for Historic Preservation, [Sustainability and Historic Preservation](#) [EXIT Disclaimer](#): Resource page for articles, case studies, and links related to sustainability from the National Trust for Historic Preservation.

National Trust for Historic Preservation, [Smart Growth](#) [EXIT Disclaimer](#): Resource page on smart growth, including smart growth toolkit.



The Portland Armory building during construction. The building was the last piece of property in the Pearl District's Brewery Blocks to be redeveloped. (Photo Credit: Peter Merholz, Wikipedia Commons)

National Trust for Historic Preservation, [Weatherization Guide for Older and Historic Buildings](#) [EXIT Disclaimer](#): Guide on how to weatherize doors and windows in older and historic structures; other resources include links to funding sources, blogs, and discussion forums.

State of New Jersey's [Rehabilitation Subcode](#) [EXIT Disclaimer](#): Article describing the approach that New Jersey used to modified its building code to encourage rehabilitation of existing structures, and indicators of its success.

North Carolina [Rehabilitation Code for Existing Buildings](#) [EXIT Disclaimer](#): Resources, training, and case studies on how North Carolina's statewide code to encourage rehab in existing buildings can be implemented.

[San Francisco Green Building Ordinance \(incorporating protections for historic properties\) \(PDF\)](#) (29 pp, 4.5 MB, [About PDF](#)) [EXIT Disclaimer](#): Code language adopted by San Francisco that

encourages green building and includes provisions for preservation of historic building components.

Whole Building Design Guide, Sustainable Historic Preservation: Resources, codes and standards, and other information on sustainable renovation and reuse of historic buildings from the National Institute of Building Sciences' "Whole Building Design Guide" program.

¹Moe, Richard. "Sustainable Stewardship."  *Traditional Building*, June 2008.

PRESERVING AND ENHANCING COMMUNITIES: A GUIDE FOR CITIZENS, PLANNERS, AND POLICYMAKERS

The authors look at how municipalities can preserve and enhance their communities. Their method is based on community preservation: "empowering residents to become involved in local decision-making in municipalities, and seeks to preserve what is best about existing towns and cities while also encouraging changes and development that enhance sense of place as well as providing homes and jobs for new and existing residents." One of the elements of community preservation is "keeping the best." They paint a picture of the Northeast where the shift in manufacturing has created numerous large, vacant buildings. At first glance, these buildings "present a tremendous challenge to development officers" who are working to fix the community's economic base. However, the reuse of these buildings presents social and economic development. These buildings offer: cheaper rent, opportunity to reinvigorate the surrounding properties, ability for the neighborhood to take part in the planning process, slowing the development of green space. While many of these properties may be contaminated (brownfields), their adaptive reuse means that the environmental ill will be remediated and removed from that community.

Benefits: economic benefits of job creation, wealth creation, and home ownership; ripple effect through growth in local retail businesses, commercial real estate development, and new services; better business environment due to upgrades to communication and transportation around reused sites; growth in mixed-use development; reduction in greenfield development.

Author: Elisabeth Hamin, Priscilla Geigis, and Linda Silka

Published: 2007

Available: Amazon

There are no comments yet, add one below.

HISTORIC CONNECTION

A newsletter of the city of Las Vegas Department of Planning. The Historic Preservation Commission is dedicated to saving the city's legacy and heritage.

The Neon Museum Is Turned On!

by Chairwoman Dorothy Wright

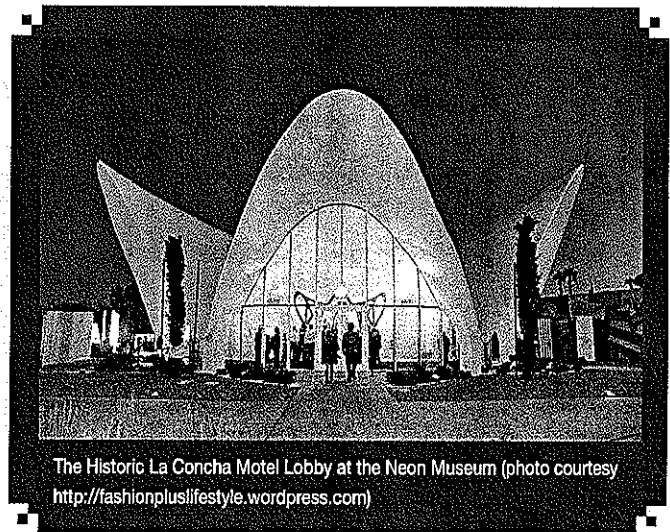
After years of fundraising, grant writing, nail biting and delays, the Neon Museum finally completed the rehabilitation of the historic La Concha Motel lobby for its new visitors center, and construction of staff offices in October 2012. The Neon Museum and city staff saved the La Concha Motel lobby from certain demolition. It's a story of perseverance spanning more than seven years.

In 2005 events combined to make the La Concha Motel Lobby available to the Neon Museum, whose plans for a new multi-million-dollar facility had stalled. Designed by acclaimed African-American architect Paul Revere Williams for the Doumani family, this mid-century modern masterpiece was an icon on the Strip for decades. The Doumanis planned to tear it down and develop the La Concha and the adjoining El Morocco Motel properties, in partnership with Hilton Hotels.

In early 2005 the Doumani family donated the La Concha to the non-profit Neon Museum. Structural engineer Mel Green was called in to assess the building and recommend ways to move it. Mel determined that at 28 feet high, the La Concha was too tall to fit under the freeway overpasses. It would have to be cut in pieces.

That fall the project received a windfall \$100,000 in grant funds from the Commission for the Las Vegas Centennial, and \$300,000 from the Las Vegas Convention and Visitors Authority. In March of 2006 the Nevada Commission on Cultural Affairs awarded the project \$240,000. The Museum hoped to raise enough to move and reassemble the building.

A last minute call from the Doumanis ratcheted up the schedule - pushing the deadline up a year to December 2006. The Neon Museum quickly retained Flagship Construction and Friedmutter



The Historic La Concha Motel Lobby at the Neon Museum (photo courtesy <http://fashionpluslifestyle.wordpress.com>)

Group Architects to design the logistics for the move. The building was cut into eight pieces, loaded on flatbed trucks and moved in December to its permanent location next to Cashman Field. The pieces sat until November 2007 when enough money was raised to reassemble the building. During that year, the lobby was listed on the city of Las Vegas Historic Property Register.

Funding was still needed to restore the inside of the lobby and build an historically compatible addition for museum offices. At the end of 2008, the Neon Museum's partner, the city of Las Vegas, received \$807,000 from the National Scenic Byways program to finish the work. The state agency review process ensured an historically compatible design, but extended the project considerably. Finally, Westar Architects and Chattel Architecture were selected and 15 months later the project went to bid.

(continued on page 2)



In This Issue

Spring 2013
Vol. 15 • No. 1

- HP News
- Kudos
- Lost-Saved-Threatened
- HP Update
- Biography Corner: Don Hotchkiss
- Upcoming Events



The Neon Museum Is Turned On! — continued from page 1

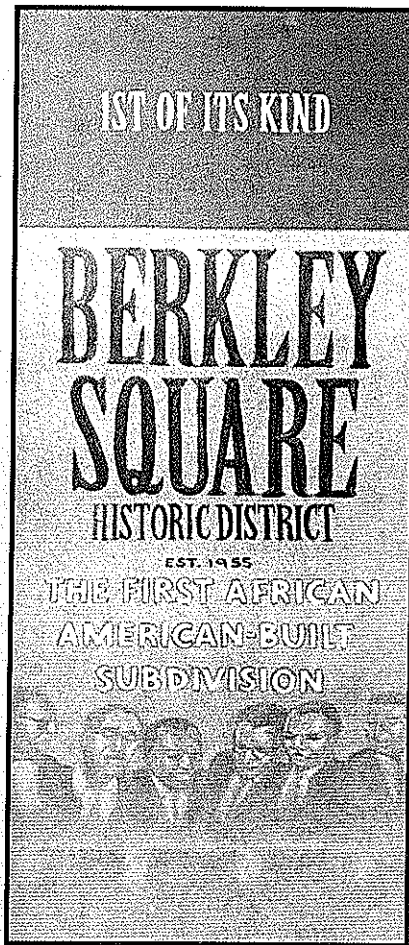
Ground was broken in September 2011 and the building was completed a year later.

At the grand opening in October 2012, both Mayor Carolyn G. Goodman and the former Mayor Oscar B. Goodman

praised the project as a welcome addition to the city's Cultural Corridor. The Neon Museum is now open to the public six days a week, with tours available (advance booking is advised). The newly

curated Neon Boneyard display with its 150+ signs provides a compelling and entertaining window to Las Vegas history, while celebrating the city's unique art form, neon. HC

HP News:



One of the banner designs by artist Joseph Watson

Berkley Square Historic District Celebrates Its History

On Feb. 9, current and former residents of the Berkley Square neighborhood, alongside city staff, members of the public and banner artist Joseph Watson, fought blustery winds to celebrate the unveiling of historical banners and bronze plaques commemorating the neighborhood's history. Attendees enjoyed refreshments provided by the Delta Sigma Phi Las Vegas Alumnae Chapter.

The Berkley Square Neighborhood opened in 1954 as the first minority built subdivision in Nevada with African-American developers, financiers and designers. The neighborhood was designed by international-renowned architect Paul R. Williams, the first African-American architect initiated into the American Institute of Architects. Watson's paintings of the original homes, residents, architect, builders and neighborhood activities were used for the banners.

The banners were placed on existing light poles around the district and bronze plaques recognizing the National Register designation were installed at two entrances to the district. A historical brochure about the neighborhood is available at www.lasvegasnevada.gov/hp. The project was funded by the Commission for the Las Vegas Centennial.

Floyd Lamb Park At Tule Springs Gets New Historical Markers

The old state historical markers have finally been replaced with new, updated markers that use text, images and maps to describe the history of each building at the Tule Springs Ranch, as well as Park information. The visitors center (the former foreman's house) has been outfitted with interior exhibits that describe the restoration of the foreman's house and provide a more in-depth history of the ranch's former owners, the Nay family. A detailed discussion of the ranch's history as a divorce ranch during the 1950s is also shown. The project was funded by the Las Vegas Commission for the Centennial. The Park is listed on the city of Las Vegas Historic Property Register and the National Register of Historic Places. For a tour of the Visitors Center, call the Las Vegas Department of Parks, Recreation and Neighborhood Services at (702) 229-2330.

Kudos:

Congratulations to Dr. Claude N. Warren for receiving the 2012 Nevada Archaeological Association (NAA) Lifetime Achievement Award. Dr. Warren will be recognized at the annual NAA conference this April. Congratulations also to Commissioner Claytee White who was appointed editor of Historic Connection. Editors serve a two-year term on a volunteer basis. We look forward to Claytee's valuable input! HC

Must Reads For Spring:

Images of America: Early Las Vegas, a collection of historical photographs and detailed captions of early Las Vegas by Dr. Linda Karen Miller.

Images of America: Showgirls of Las Vegas, a collection of historical photographs and detailed captions of the iconic Las Vegas showgirl by Lisa Gioia-Acres.

On the Sunnyside of Life, a collection of short stories and images about life on an isolated cattle ranch in eastern Nevada, by Sally Whipple Mosher Mooney.

Spectacular: A History of Las Vegas Neon, a history of 21st Century neon in Las Vegas and the role of the Neon Museum in rescuing and preserving some of the most significant signs.

Westside School Alumni Stories: Our School, Our Community, Our Time, a collection of photographs and stories from alumni about the history of the Westside compiled by the Historic Westside School Alumni Foundation. For copies, visit www.westsideschoolalumnifoundation.org.

HC

HP Update:

2012 Mayor's Urban Design Awards (MUDA)



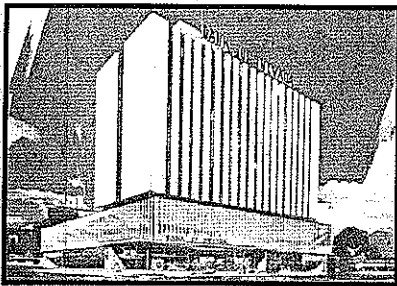
Mob Museum

Las Vegas Mayor Carolyn G. Goodman awarded five exceptional projects for the 2012 MUDAs at the annual State of the City address on Jan. 10. Each project fosters the city's commitment to historic preservation, sustainability and livability in one of four categories. For more information, visit www.lasvegasnevada.gov/muda.

The 2012 MUDA winners are:

- **Building and Environment:** Smith Center for the Performing Arts
- **Public Places:** Las Vegas City Hall
- **Public Art:** Pipe Dream (Fanfare for the Common Man), by artist Tim Bavington
- **Historic Preservation and Adaptive Reuse:** National Museum of Organized Crime and Law Enforcement, and the Neon Museum Visitors Center

Preserve Nevada Symposium And Bridger Building Charrette



Bridger Building

The Preserve Nevada symposium, *Historic Preservation = Sustainability*, was held on Dec. 1, 2012. The symposium, presented in partnership with the city of Las Vegas, the National Trust for Historic Preservation and UNLV's College of Liberal Arts and Urban Sustainability Initiative, focused on sustainable building rehabilitation, renewable energy and federal and state land use policy.

As part of the symposium, the Bridger Building Charrette was held the previous evening at the Carson Building in downtown

Las Vegas. The charrette posed the challenge of rehabilitating the 1964 International style Bridger Building to local architects, developers and students. Participants developed ideas for an economically feasible adaptive reuse while incorporating energy efficient upgrades and preserving the building's architecture. To view the final report, visit www.preservenevada.org and click on "symposium."

Historic Preservation Commission Centennial Legacy Grant

The deadline for submitting an application for the HPC Centennial Legacy Grant is Aug. 1, 2013. Grants are limited to \$5,000 and are for historic preservation projects within the city of Las Vegas boundaries. Past grant projects include lectures, educational materials, and historical architecture tours. For more information, please visit www.lasvegasnevada.gov/hp.

City Of Las Vegas Centennial Grant

Grants are for historic preservation projects within the city of Las Vegas boundaries, and are limited to \$100,000. Past grant projects include historic preservation events, lectures, educational materials and historic property restoration and rehabilitation. For more information, please contact Esther Carter at (702) 229-6672, or ecarter@lasvegasnevada.gov.

Historic Railroad Cottages Are On Track

Four historic Railroad Cottages (1909-1911) that were moved to the Springs Preserve in 2005 and 2006 have been moved to their permanent locations at the northwest corner of the preserve. The preserve has been working with the National Park Service on a preservation and interpretation plan for the cottages, which involves a recreation of an early downtown Las Vegas street. Partial funding for the final move and rehabilitation has come from the Southern Nevada Public Lands Management Act and the Las Vegas Centennial Commission.

Newest Commissioner

On Dec. 19, 2012, the Las Vegas City Council appointed Richard Serfas to Category 2 Experienced in Urban Design or Planning. Mr. Serfas fills the unexpired term of former commissioner James Veltman. Please join the commission in welcoming our newest member. HC

Biography Corner:

Historic Preservation Commissioner Don Hotchkiss



HPC Commissioner Don Hotchkiss

Lincoln slept here as did Jefferson because Commissioner Don Hotchkiss (Category 3—Experienced in Building Construction) opens his home to both each year. Actors who portray former Presidents of the United States Abraham Lincoln and Thomas

Jefferson stay at Hotchkiss' home while engaging in school presentations throughout the valley; engagements booked by Hotchkiss who also takes his travelling museum into 20 schools each year. Hotchkiss may be a civil engineer by training but in his heart he is an historian who takes his admiration of the ancient from his mother.

Donald L. Hotchkiss was born into a military family where his father was a spy. He grew up in Germany, Turkey, Arizona and California. He has lived in Las Vegas for 21 years, raising his daughters, Abigail and Hannah. Hotchkiss joined the U.S. Army in 1977 after receiving his Bachelors of Science Civil Engineering in 1976 from the University of Arizona. He spent 12 years on active duty with the Army Corps of Engineers stationed in Germany, Hawaii, Oklahoma, Louisiana and New Mexico, during which he received his Masters of Science Construction Management from Boston University. He applied his extensive education while working on President Ronald Reagan's Star Wars project. He also served as deputy manager of the Nevada State Public Works Board engaged in projects that included the Lovelock, Nevada correctional center, College of Southern Nevada and the University of Nevada, Las Vegas.

Currently, he is a consulting engineer, member of the Friends of the Old Fort and a Civil War reenactor. Don's interest in the Civil War era may stem from the fact that one distant relative handed Lincoln the 1860 telegram that announced the election results and another relative, Giles Waldo Hotchkiss, voted for the 13th Amendment to the U.S. Constitution.

Welcome to the Historic Preservation Commission Donald L. Hotchkiss! HC

Lost-Saved-Threatened

"Editor's note: This section of the newsletter features significant restoration projects, preservation successes and threatened resources but not necessarily one of each in every issue."

by Courtney Mooney, historic preservation officer

Threatened: The "Old Adobe" At Floyd Lamb Park At Tule Springs

The "Old Adobe" or "Adobe Hut," is located near the center of the historic Tule Springs Ranch area at Floyd Lamb Park. It is thought that the adobe was constructed around 1910 as a storage building associated with the stagecoach line that stopped at Tule Springs or with a nearby mining community, making it the oldest extant building at the park. In 1916 it was used as a home and later again for storage and a blacksmith shop.

Currently the building is surrounded by a chain link fence and covered with a protective roof that was built over the adobe. The building is not technically "adobe" as it is constructed of blocks of caliche clay with an adobe mortar of clay, sand and silt, all highly susceptible to erosion from water. In September 2012 a portion of the north wall and all of the east wall collapsed after runoff from heavy rains washed away the caliche bricks at the base of the walls. The city of Las Vegas hired a structural engineer to provide recommendations for preserving the building as a ruin or reconstructing the walls using the

collapsed bricks. A reconstruction will allow visitors to either enter the building or view the interior of the building from the exterior, but not go inside.

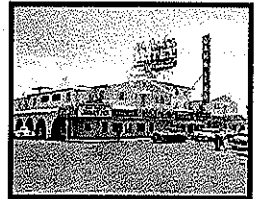
The Historic Preservation Commission will consider a treatment plan in May 2013. The city of Las Vegas will pursue all available grant funding to carry out their recommended course of action.



Collapsed east wall of the Old Adobe

Saved: Historic El Cortez Hotel And Casino

The Spanish Colonial Revival style El Cortez Hotel & Casino, located in downtown Las Vegas at Sixth and Fremont Streets, was designated on the National Register of Historic Places on Feb. 13, 2013. The original portion of the property facing Fremont Street opened in 1941 and soon became the premier hotel and casino in downtown. The popularity of the hotel and casino helped maintain downtown's status as the heart of the community until the



El Cortez Hotel & Casino, c. 1953

1950s when the Strip's success began to outpace downtown. The original portion of the casino looks very much like it did the day it opened. El Cortez is the oldest and only still-operating casino in Nevada designated on the National Register. Please join the HPC in congratulating the owners of the Historic El Cortez in this distinguished national recognition. HC

Upcoming Events:

Historic Preservation And Archaeology Month



May is National Preservation Month, celebrated with help from the National Trust for Historic Preservation. Locally we celebrate Historic Preservation and Archaeology Month (HPAM) with historically themed events such as the Helldorado Parade on May 18. Local museums are offering limited free passes. To RSVP for passes and see a complete list of participating museums, visit this webpage www.lasvegasnevada.gov/hp during the month of April.

The HPC and Nevada Humanities are partnering to host the *Pathways to Progress* bus tour and luncheon lecture on May 11 from 9 a.m. to 1 p.m. The tour will be led by Clark County Museum Director Mark Hall-Patton, renowned local historian and regular contributor on the nationally syndicated *Pawn Star* television show. Hall-Patton will be drawing from his extensive knowledge of Las Vegas history to talk about the role of trails, rails, roads and runways on the development of Las Vegas. The route will go from downtown Las Vegas to McCarran Airport and end

at the Historic El Cortez Hotel & Casino for lunch and a lecture about the casino's history from Peter Moruzzi, southern California historian and author, and a *Then and Now* slide presentation of Las Vegas mid-century motels from roadside historian Jerry Stefani. For more details, please visit www.lasvegasnevada.gov/hp

Nevada Archaeological Association 42nd Annual Conference

April 19-21, Resort on Mt. Charleston, Mount Charleston, Nevada

NAA is celebrating the 50th anniversary of the Big Dig at Tule Springs that uncovered 9,000 year old tools and Ice Age animals. For more information and to register, visit www.nvarch.org.

See It, Celebrate It! Early Las Vegas Through The Eyes Of Early Las Vegans

May 4, 10-11 a.m., Old Las Vegas Mormon Fort State Park

Author and historical interpreter of Helen J. Stewart, Dr. Linda Miller will showcase the sites of early Las Vegas and contributions of early Las Vegans in developing the town through her new book, *Early Las Vegas*. She will also discuss how the book was researched. A book signing will follow. HC



The Historic Preservation Commission is an 11-member board made up of community members appointed by the Las Vegas City Council. The board is responsible for hearing and making recommendations regarding the designation of historic landmarks, properties and districts to the city's historic register; overseeing alterations and new construction of designated historic properties and making recommendations to the City Council. Meetings: Fourth Wednesday of each month, 12:15 p.m., City Hall, City Clerk's Conference Room, 495 S. Main St., Las Vegas, NV 89101 except in November and December when they are often combined.

Dorothy Wright, chairperson
 Bob Stoldal, vice-chairperson
 Mary Hausch
 Patrick J. Klenk
 Robert Bellis
 Claytee White
 Jarmilla McMillan-Arnold
 Jack Levine
 Colleen Beck
 Donald Hotchkiss, Jr., P.E.
 Richard Serfas
 David Millman, ex-officio

For more information about historic preservation efforts, contact:
 Courtney Mooney - Historic Preservation Officer
 Department of Planning 333 N. Rancho Drive, 3rd Floor, Las Vegas,
 Nevada 89106
 phone:(702) 229-5260 • fax:(702) 474-7463
cmooney@lasvegasnevada.gov

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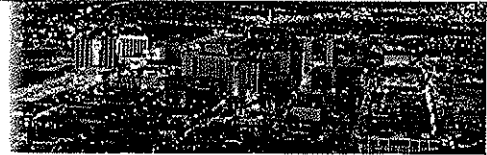


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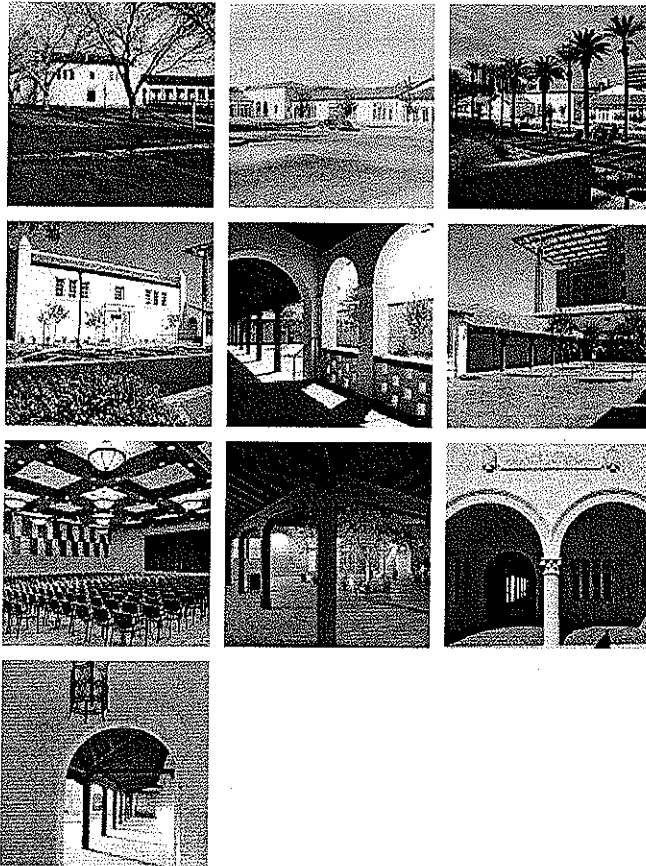


Historic Locations > Las Vegas Grammar School (Historic Fifth Street School)

The Las Vegas Grammar School, or "Fifth Street School" was built in 1936 and is one of the only remaining intact Mission style building of its era. The school was built using federal funds as part of a building program to alleviate a population boom in Las Vegas. Built before the advent of air conditioning, the school incorporated many features that helped provide natural cooling, including heat-resistant overhangs, 10-inch concrete walls, breezeways and a courtyard with a fountain. The school closed its doors in 1959 and changed hands a few times until purchased by the city of Las Vegas in 1996. Between 2004 and 2008, the building underwent a \$13.4 million rehabilitation, funded by the Las Vegas Redevelopment Agency. The Fifth Street School is now home to an assortment of local arts and architectural organizations, and space is used for art exhibitions and public and private functions. In 2010 the Fifth Street School was honored with a Preservation Honor Award from The National Trust for Historic Preservation.

The Fifth Street School is listed on the city of Las Vegas Historic Property Register and the National Register of Historic Places.

[Fifth Street School Nomination Report](#)



Contact Information

Building and Safety Department

Development Services Center
333 N. Rancho Drive
Las Vegas, NV 89106 (Map)
Phone: (702) 229-6251
E-mail

Business Hours: Monday to Thursday 7 a.m. to 5:30 p.m., Wednesday 7:30 to 5:30 p.m., CLOSED Friday.

Related Links

[Department of Planning](#)

[Historic Preservation](#)

[Historic Preservation Commission](#)

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Guidelines on obtaining permits for Adaptive Reuse Projects (ARP)

1. The purpose of the Adaptive Reuse Ordinance is to revitalize certain areas in the City of Los Angeles by facilitating the conversion of older, economically distressed buildings to apartments, live and work units or hotel facilities. This will help to reduce many vacant spaces as well as preserve the architectural and cultural past of those areas, thus creating a more balanced ratio between housing and jobs in the region's primary employment center.

A City task force consisting of key staff from the Mayor's Office of Economic Development/LA Business Team, Los Angeles Fire Department, and Department of Building and Safety (LADBS) has been assembled to guide, assist and facilitate ARP through their design, entitlement, permitting, construction and inspection processes.

2. The following table is prepared to assist you in performing the feasibility study. Answers to most of the questions listed below can be found in the documents titled as Adaptive Reuse Ordinance (ARO), ARP Specific Plan and also in Division 85 Alternative Building Standards for Joint Living and Work Quarters from the web site: www.ladbs.org, under Reports, Codes & Publications, select Adaptive Reuse Projects.

Questions	Where to look for (always refer to the original documents for the entire content)	
	Downtown Area	Outside of Downtown Area
Definition of ARP	ARO 12.22A26 (c)	Specific Plan Section 4
Boundary of project area	ARO 12.22A26 (g)	Specific Plan Section 1
Eligible buildings	ARO 12.22A26 (d)	Specific Plan Section 4 & 5
Incentives for density, parking, new mezzanine area, loading zone, etc	ARO 12.22A26 (h)	Specific Plan Section 5A
Exceptions to floor area, height, yard setbacks	ARO 12.22A26 (j)	Specific Plan Section 5C
Standards	ARO 12.22A26 (i)	Specific Plan Section 5B
Current zoning designation	log on www.ladbs.org , under Reports, Codes & Publications, select <u>Parcel Profile Report</u>	
Design criteria for life and safety related issues	Division 85 Alternative Building Standards for Joint Living and Work Quarters	

3. Please call Case Management at (213) 482-6864 to schedule a Feasibility/Pre-development meeting with the ARO Task Group. The meeting will be scheduled within 14 working days from the time the applicant provides the following: A completed Feasibility Study Request Form which can be downloaded from www.ladbs.org, under Reports, Codes & Publications, Adaptive Reuse Project. The Form can be faxed to attention Case management Adaptive Reuse at 213-482-6874.
4. Incorporate the comments from the preliminary meeting, finalize the design work and prepare construction plans. The plans must be signed and stamped by a California State licensed architect and/or engineer.
5. Complete permit applications (www.ladbs.org/Forms/forms.htm) for each discipline and submit plans. Contact the project manager to assist you with the plan submittal. All plan submittals will be at the Metro Office of Department of Building and Safety (201 N. Figueroa St, 4th floor).

Type of permit	Permit covers:	Comment
Building permit	Fire and life safety items Structural upgrade Demolition work Disabled access compliance (for commercial component only, if any)	Three sets of architectural plans required - one for building plan check - one for Fire Dept. plan check - one set for Disabled Access Division One set of structural calculation Four sets of Soil's Report (if required) - one for Building Plan Check - three for Grading Division
Mechanical permit	HVAC System Smoke Evacuation System	One set of plan and calculation required
Plumbing permit	Waste and Vent System Water piping, Gas System	One set of plan and calculation required
Sprinkler Permit	Fire sprinkler, fire pump, storage tank, stand pipes	One set of plan and calculation required
Electrical permit	Electrical works Fire Alarm System	One set of plan and calculation required for each item. One permit may be obtained for both items. Fire alarm require LAFD clearance
Elevator permit	Elevator works (if any)	One set of plan and calculation required

6. The plan check review time depends on the current backlog but normally takes four to six weeks. There is an expedite plan check process available by LADBS and LA Fire Department at an additional review fee on top of the submittal fee. The expedite process may shorten the total plan check process by about half the time. The plan check engineer will provide applicants with a list of corrections and clearance summary sheet (if clearances are required from other agencies) when plan checking is completed.
7. The applicant will revise the plans to comply with the corrections, obtain all the required agency clearances, then call the plan check engineer for verification appointment.
8. Once the revised plans are in conformance with the Los Angeles Municipal Codes, LADBS will issue the permits after permit fees paid and the applicant may begin construction.
9. It will be the responsibility of the applicant to notify LADBS when the work is ready for inspection. To request an inspection, the applicant should contact LADBS at (888) LA-4-BUILD and Fire Department at (213) 482-6900.
10. A report from a certified asbestos consultant is required if any demolition work performed involves removal of asbestos materials.
11. After final inspection approval, LADBS will issue the Certificate of Occupancy (C/O) for the project.

Adaptive Reuse Ordinance

Effective 12/20/01

The following excerpts of the Planning and Zoning Code are related to the Adaptive Reuse Projects in the Los Angeles downtown areas. The Planning and Zoning Code is available on the internet : http://www.cityofla.org/pln/zone_code/2000zc/zonecode.htm

Subdivision 26 of Subsection A of Section 12.22 of the Los Angeles Municipal Code:

26. Downtown Adaptive Reuse Projects.

(a) Purpose. The purpose of this Subdivision is to revitalize the Greater Downtown Los Angeles Area and implement the General Plan by facilitating the conversion of older, economically distressed, or historically significant buildings to apartments, live/work units or visitor-serving facilities. This will help to reduce vacant space as well as preserve Downtown's architectural and cultural past and encourage the development of a live/work and residential community Downtown, thus creating a more balanced ratio between housing and jobs in the region's primary employment center. This revitalization will also facilitate the development of a "24-hour city" and encourage mixed commercial and residential uses in order to improve air quality and reduce vehicle trips and vehicle miles traveled by locating residents, jobs, hotels and transit services near each other.

(b) Application. If the provisions of Subparagraph (2) of Paragraph (h) and of Subparagraphs (1), (2) or (3) of Paragraph (j) of this subdivision conflict with those of any specific plan, supplemental use district, "Q" condition, "D" limitation, or citywide regulation, any of which were adopted or imposed by City action prior to the effective date of this ordinance, then this Subdivision shall prevail.

(c) Definition of Adaptive Reuse Project. Notwithstanding any other provisions of this chapter to the contrary, for the purposes of this subdivision, an Adaptive Reuse Project is any change of use to dwelling units, guest rooms, or joint living and work quarters in all or any portion of any eligible building.

(d) Eligible Buildings. The provisions of this subdivision shall apply to Adaptive Reuse Projects in all or any portion of the following buildings in the CR, C1, C1.5, C2, C4, C5, CM, or R5 Zones in the Downtown Project Area:

(1) Buildings constructed in accordance with building and zoning codes in effect prior to July 1, 1974. A Certificate of Occupancy, building permit, or other suitable documentation may be submitted as evidence to verify the date of construction.

(2) Buildings constructed in accordance with building and zoning codes in effect on or after July 1, 1974, if:

(i) Five years have elapsed since the date of issuance of final Certificates of Occupancy; and

(ii) A Zoning Administrator finds that the building is no longer economically viable as an exclusively commercial or industrial building, pursuant to Section 12.24 X 1(b).

(3) Buildings designated on the National Register of Historic Places, the California Register of Historical Resources, or the City of Los Angeles List of Historic-Cultural Monuments. Contributing Buildings in National Register Historic Districts or Contributing Structures in Historic Preservation Overlay Zones (HPOZ) established pursuant to Section 12.20.3 of this Code are also eligible buildings.

(e) M Zones. The Zoning Administrator may, upon application, permit Adaptive Reuse Projects in all or any portion of buildings in the MR1, MR2, M1, M2 and M3 Zones in the Downtown Project Area, pursuant to Section 12.24 X 1(a).

(f) Unified Adaptive Reuse Projects. The Zoning Administrator may, upon application, permit floor area averaging in unified Adaptive Reuse Projects, pursuant to Section 12.24 X 1(c).

(g) Downtown Project Area. The Downtown Project Area includes the following areas:

(1) The Central City Community Plan Area as shown on the General Plan of the City of Los Angeles; and

(2) All that real property in the City of Los Angeles, described by the following boundary lines: Bounded northerly by the centerline of Freeway Number 10 (commonly called the Santa Monica Freeway); bounded southerly by the centerline of Vernon Avenue; bounded easterly and southeasterly by the following centerline courses: beginning at the intersection of the Santa Monica Freeway and Grand Avenue, then southerly along Grand Avenue to the most easterly line of Freeway Number 110 (commonly called the Harbor Freeway), then southerly along that right of way to the centerline of Martin Luther King, Jr. Boulevard, then easterly along Martin Luther King, Jr. Boulevard to the centerline of Grand Avenue, then southerly along Grand Avenue to the centerline of Vernon Avenue. Bounded westerly and northwesterly by the following centerline courses: beginning at the intersection of Vermont Avenue and Vernon Avenue, then northerly along Vermont Avenue to Jefferson Boulevard, then easterly along Jefferson Boulevard to University Avenue, then northerly along University Avenue to 28th Street, then westerly along 28th Street to Severance Street, then northerly along Severance Street to Adams Boulevard, then westerly along Adams Boulevard to Scarff Street, then northerly along Scarff Street to 23rd Street, then southerly along 23rd Street to Bonsallo Avenue, then northerly along Bonsallo Avenue to Washington Boulevard, then westerly along Washington Boulevard to Oak Street, then northerly along Oak Street and its northerly prolongation to the Santa Monica Freeway.

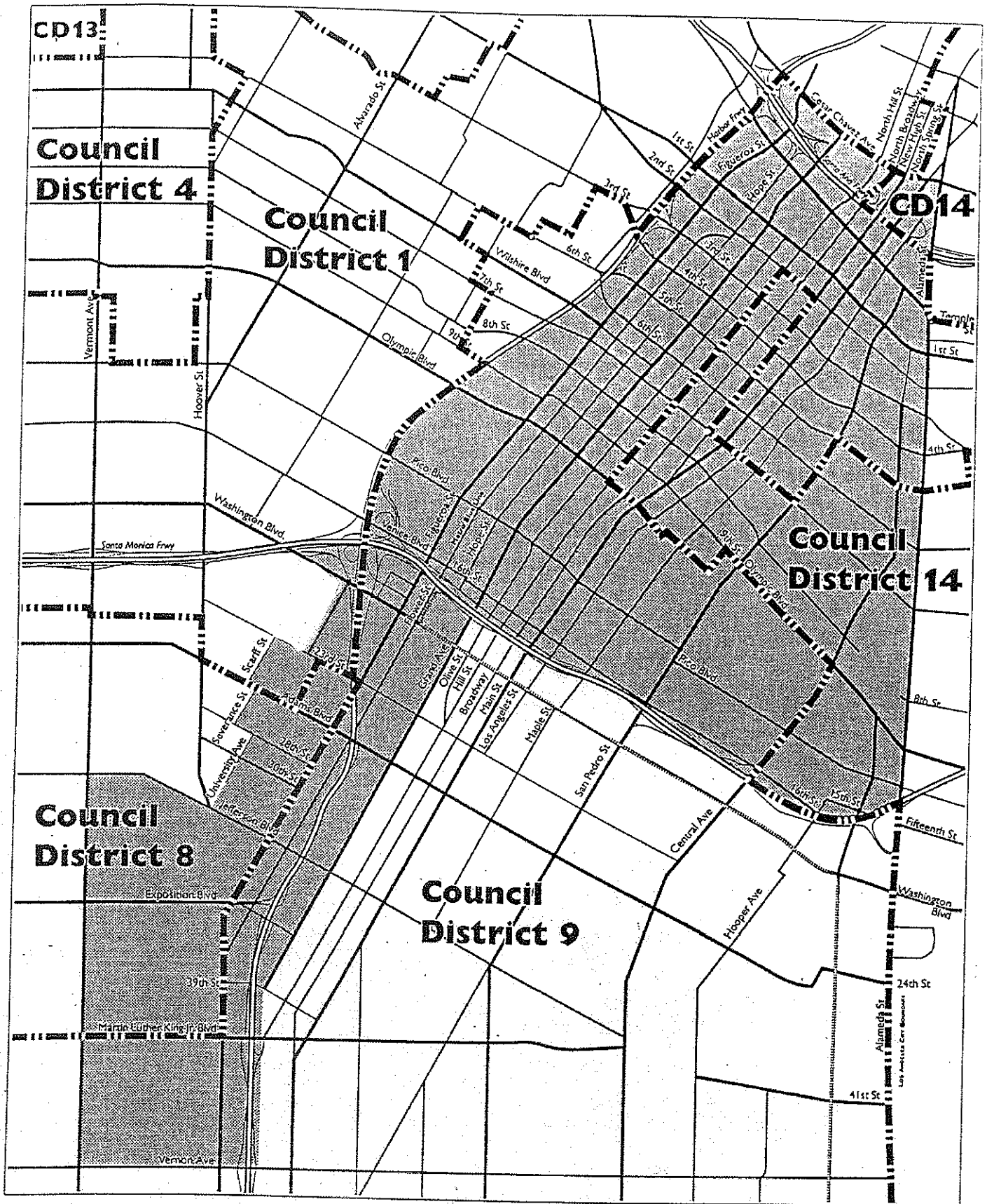


Exhibit 1
Project Area
 Downtown Adaptive Reuse, Live/Work Ordinance



(h) Incentives. Notwithstanding any other provisions of this chapter to the contrary, Adaptive Reuse Projects shall be entitled to the incentives set forth below. Except for the provision concerning mezzanines set forth in Subparagraph (1) below, these incentives shall not apply to any new floor area that is added to an Adaptive Reuse Project.

(1) Mezzanines. Loft spaces in joint living and work quarters, dwelling units and guest rooms which do not exceed more than 33 percent of the floor area of the space below shall not be considered new floor area. Mezzanines may be included in the calculation of floor area for the purpose of determining compliance with the standards set forth in Paragraph (i) of this subdivision.

(2) Density. Dwelling units, joint living and work quarters and guest rooms shall not be subject to the lot area requirements of the zone or height district.

(3) Off-Street Automobile Parking. The required number of parking spaces shall be the same as the number of spaces that existed on the site on June 3, 1999, and shall be maintained and not reduced. Adaptive Reuse Projects shall otherwise be exempt from the provisions of Section 12.21 A 4 (m) of this Code.

(4) Mini-Shopping Center and Commercial Corner Development Regulations. Adaptive Reuse Projects shall be exempt from the mini-shopping center and commercial corner development regulations set forth in Section 12.22 A 23.

(5) Site Plan Review. Adaptive Reuse Projects shall be exempt from the requirements for Site Plan Review set forth in Section 16.05.

(6) Loading Space. Where an existing loading space is provided, the provisions of Section 12.21 C 6(h) shall apply. If no loading spaces exist, then a loading space shall not be required in conjunction with the development of an Adaptive Reuse Project.

(i) Standards. Adaptive Reuse Projects permitted pursuant to this subdivision shall be developed in compliance with the following standards:

(1) Dwelling Units and Joint Living and Work Quarters. The minimum floor area for new dwelling units and joint living and work quarters shall be 450 square feet. Floor area shall not include hallways or other common areas, or rooftops, balconies, terraces, fire escapes, or other projections or surfaces exterior to the walls of the building. The floor area of both the living space and the work space shall be combined to determine the size of joint living and work quarters. The average floor area, as defined above, of all the dwelling units and joint living and work quarters in the building, including those that existed prior to the effective date of this ordinance, shall be at least 750 square feet. That minimum average size shall be

maintained and not reduced.

(2) Guest Rooms. Guest rooms shall include a toilet and bathing facilities.

(j) Exceptions. Notwithstanding the nonconforming provisions of Section 12.23, the following exceptions shall apply to the buildings in which Adaptive Reuse Projects are located. These exceptions shall also apply to any building in which new floor area or height was added or observed yards changed on or after July 1, 1974, as evidenced by a valid Certificate of Occupancy.

(1) Floor Area. Existing floor area which exceeds that permitted by the zone, height district, specific plan, supplemental use district, or any other land use regulation shall be permitted.

(2) Height. Existing height which exceeds that permitted by the zone, height district, specific plan, supplemental use district, or any other land use regulation shall be permitted.

(3) Yards. Existing observed yards which do not meet the yards required by the zone, height district, specific plan, supplemental use district, or any other land use regulation shall be permitted.

(k) Uses. Notwithstanding the nonconforming provisions of Section 12.23, dwelling units, guest rooms, and joint living and work quarters shall be permitted in Adaptive Reuse Projects, so long as the use is permitted by the underlying zone.

(Amended by Ord. No. 174,315, Eff. 12/20/01.)

Subdivision 1 of Subsection X of section 12.24 of the Los Angeles Municipal Code:

1. Adaptive Reuse Projects in the Downtown Project Area.

Pursuant to Section 12.22 A 26, a Zoning Administrator may, upon application, permit Adaptive Reuse Projects in the M Zones, and in the R5 and C Zones in all or any portion of a building constructed on or after July 1, 1974. The Zoning Administrator may also permit floor area averaging in unified Adaptive Reuse Projects.

(a) M Zones. A Zoning Administrator may, upon application, permit Adaptive Reuse Projects in all or any portion of a building in the MR1, MR2, M1, M2 and M3 Zones in the Downtown Project Area, subject to the following:

(1) Eligible Buildings. A Zoning Administrator shall only permit Adaptive Reuse Projects in the following buildings:

(i) Buildings constructed in accordance with building and zoning codes in effect prior to July 1, 1974. A Certificate of Occupancy, building permit, or other suitable documentation may be submitted as evidence to verify the

date of construction; or

(ii) Buildings constructed in accordance with building and zoning codes in effect on or after July 1, 1974, if: five years have elapsed since the date of issuance of final Certificates of Occupancy; and the Zoning Administrator finds that the building is no longer economically viable as an exclusively commercial or industrial building.

The Zoning Administrator may only make this finding after reviewing information submitted by the applicant concerning vacancy rates, profit and loss statements, or other relevant data as the Zoning Administrator may require. The Zoning Administrator may require the applicant to submit an independent audit or other independently verified documentation; or

(iii) Buildings designated on the National Register of Historic Places, the California Register of Historical Resources, or the City of Los Angeles List of Historic-Cultural Monuments. Contributing Buildings in National Register Historic Districts or Contributing Structures in Historic Preservation Overlay Zones (HPOZ) established pursuant to Section 12.20.3 of this Code are also eligible buildings.

(2) Provisions. The Zoning Administrator may apply some or all of the provisions set forth in Section 12.22 A 26 to Adaptive Reuse Projects.

(3) Signs. The Zoning Administrator shall require that one or more signs or symbols of a size and design approved by the Fire Department are placed by the applicant at designated locations on the exterior of each Adaptive Reuse Project to indicate the presence of residential uses.

(4) Findings. In addition to the findings otherwise required by this Section, the Zoning Administrator shall also find:

(i) That the uses of property surrounding the proposed location of the Adaptive Reuse Project will not be detrimental to the safety and welfare of prospective residents;

(ii) That the Adaptive Reuse Project will not displace viable industrial uses; and

(iii) That the Adaptive Reuse Project complies with the standards for dwelling units, joint living and work quarters and guest rooms set forth in Section 12.22 A 26 (i).

(b) Buildings constructed on or after July 1, 1974. The provisions of Section 12.22 A 26 shall apply to Adaptive Reuse Projects in all or any portion of a building constructed on or after July 1, 1974, in the CR, C1, C1.5, C2, C4, C5, CM, or R5 Zones in the Downtown

Project Area, if: five years have elapsed since the date of issuance of final Certificates of Occupancy; and a Zoning Administrator finds that the building is no longer economically viable as an exclusively commercial or industrial building.

The Zoning Administrator may only make this finding after reviewing information submitted by the applicant concerning vacancy rates, profit and loss statements, or other relevant data as the Zoning Administrator may require. The Zoning Administrator may require the applicant to submit an independent audit or other independently verified documentation.

(c) Unified Adaptive Reuse Projects. The Zoning Administrator may, upon application, permit floor area averaging in the MR1, MR2, M1, M2, M3, CR, C1, C1.5, C2, C4, C5, CM, or R5 Zones in the Downtown Project Area. The averaging of floor area in unified Adaptive Reuse Projects may be permitted for purposes of determining compliance with the 750 square foot minimum average unit size standard for dwelling units and joint living and work quarters, as set forth in Section 12.22 A 26 (i). For purposes of this subdivision, a unified Adaptive Reuse Project means an Adaptive Reuse Project composed of two or more buildings, so long as the Project has all of the following characteristics: (1) functional linkages, such as pedestrian or vehicular connections; (2) common architectural and landscape features, which constitute distinctive design elements of the project; and (3) a unified appearance when viewed from adjoining streets. Unified Adaptive Reuse Projects may include lots that abut or are separated only by an alley or are located across the street from any portion of each other.

Individual buildings may fall below the minimum average unit size standard, so long as the average size of all the dwelling units and joint living and work quarters in the Unified Adaptive Reuse Project is at least 750 squarefeet, and no dwelling unit or joint living and work quarters is less than 450 square feet in area. The Zoning Administrator shall determine whether a project meets the definition of a unified Adaptive Reuse Project as set forth above. All owners of the property requesting floor area averaging must sign the application. A current title search shall be submitted with the application to insure that all required persons have signed the application.

If the Zoning Administrator approves the floor area averaging, then all owners of the property requesting floor area averaging and all owners of each lot contained in the unified Adaptive Reuse Project shall execute and record an affidavit. A copy of each executed and recorded affidavit shall be filed with the Office of Zoning Administration. Each affidavit shall run with the land, be approved by the Zoning Administrator prior to the issuance of any building permits and shall guarantee the following: (1) the use of any floor area converted to dwelling units or joint living and work quarters shall be maintained and not changed; and (2) the number of these units or quarters approved by the Zoning Administrator shall not be increased.

(d) Procedures. An application for permission pursuant to this subdivision shall follow the procedures for adjustments set forth in Section 12.28 C 1, 2, and 3. However, the Zoning Administrator may waive the public hearing required in that section if the owners of all properties abutting, across the street or alley from, or having a common corner with the

building have expressed in writing no objections to the Adaptive Reuse Project.
(Amended by Ord. No. 174,315, Eff. 12/20/01.)

Paragraph (d) of Subdivision 13 of Subsection X of Section 12.24 of the Los Angeles Municipal Code:

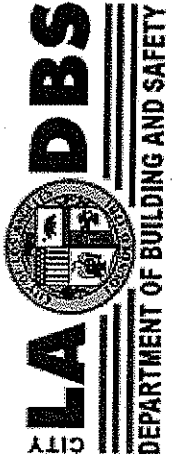
(d) Procedures. An application for permission pursuant to this subdivision shall follow the procedures for adjustments set forth in Section 12.28 C 1, 2, and 3. However, the Zoning Administrator may waive the public hearing required in that section if the owners of all properties abutting, across the street or alley from, or having a common corner with the buildings have expressed in writing no objections to the quarters. *(Amended by Ord. No. 174,315, Eff. 12/20/01.)*

Subsection E of Section 19.01 of the Los Angeles Municipal Code:

Type of Application	Flat Fee	For First Block Or Portion of A Block	For each Additional Block Or Portion Of A Block	Appeal
Adaptive Reuse Projects in the M Zones; post-July, 1974 buildings in the C Zones; and Unified Adaptive Reuse Projects in the M, C, or R5 Zones; in the Downtown Project Area. (Section 12.24 X 1)	\$ 750	None	None	\$50.00 for applicant or non-applicant

The definition of "Greater Downtown Los Angeles Area" in Los Angeles Administrative Code Section 19.141:

"Greater Downtown Los Angeles Area" shall mean the area in downtown Los Angeles located within the boundaries of the Central City Community Plan Area as shown on the General Plan of the City of Los Angeles and the Figueroa Economic Strategy Area, as further depicted on the map attached to the Planning Department staff report, dated October 4, 2001, and identified as Exhibit 1 in Council File No. 97-0648.



GUIDELINES ON OBTAINING PERMITS FOR ADAPTIVE REUSE PROJECTS (ARP)*

*Please see attached for detailed information.

Rev. 10/2005

