



RETAINED ELEMENTS

SPECIAL TOPIC DESIGN GUIDELINES



PLANNING COMMISSION Adoption Hearing
5 December 2019

How existing fabric serves the public



How retention works now



“Facadism” policy discussion



Previous Public Hearings

- » **March 18, 2015** HPC clarifies expectations regarding the preparation of preservation alternatives in Environmental Impact Reports.
- » **December 8, 2015** HPC discuss the issue of façade retention and explored a range of projects.
- » **April 6, 2016** HPC discuss examples of façade retention with context about process.
- » **August 2, 2017** HPC reviews draft policy and directs staff to prepare as design guideline document for public use.
- » **January 24, 2019** Joint HPC and Planning Commission hearing to discuss draft design guidelines

November 6, 2019

Historic Preservation Commission hearing to discuss revised design guidelines in anticipation of Planning Commission adoption hearing.

December 5, 2019

Planning Commission hearing with resolution for adoption.

Guideline Intent

The Retained Elements Special Topic Design Guidelines direct the respectful and appropriate retention of existing building elements.

The application of these guidelines will *not* achieve conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Guideline Intent

Increases options. These guidelines establish more respectful options for the use of existing fabric in future development.

Does not change or reduce process. These guidelines do not change the decision-making process around the demolition or rehabilitation of a historic resource. **They may be used in EIR alternatives development, however, they would not meet the Standards.**

Guideline Applicability

These guidelines apply when:

- » Project applicants choose to use them voluntarily;
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- » either the Planning or Historic Preservation Commission require their use by applicants for project approval; or
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- » Planning staff recommend their use by project applicants on behalf of either Commission, subject to their approval.

It is not available for application to properties identified as City Landmarks or districts under Article 10 or Significant or Contributory Buildings (Category I-IV) under Article 11 of the Planning Code.

Racial & Social Equity Assessment

What are the **intended racial and social equity impacts/outcomes?**

- » To build upon architecture and preservation community efforts to broaden inclusion of cultural expression, creative viewpoints, and decision-making; processes where people of color and women have been historically underrepresented.
- » To expand retention of the built environment in design practice to encourage projects that support neighborhood identity.

Who will benefit from or be burdened?

- » Potential increased housing costs could burden tenants/owners > Mitigation: look for ways to reduce costs, review overall benefits in balance, and adapt the element to accommodate feasibility.
- » Minor limitations on design flexibility > Mitigation: Seek to adapt the retained element(s) to the needs of the project without diminishing its integrity.

Application of these guidelines is discretionary by decision-making bodies and intended to help support equitable site outcomes.

Weighing the Options

Determine the **visual contributions** of an existing structure.

- » What exterior features establish the public identity of the structure(s)?
- » Does or has it included a public use?
- » Is it an informal marker?
- » Does it help establish a pattern of similar buildings?
- » Does it present features, scales, or qualities not found commonly in contemporary architecture?

Technically evaluate the existing structure for feasible integration.

- » What is the condition of the existing structure?
- » Will its integration contribute important public-serving aspects in the project?

Weighing the Options

Determine the ideas found in the existing architecture.

- » How much should be retained to support neighborhood context and use?
 - » Which critical materials, walls, volumetric elements or details should be retained?
 - » Do the potential design options find the right balance of public benefits and project objectives?
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If a new building is proposed, evaluate its replacement.

- » Is the new architecture superior to the existing structure?
- » Does the replacement project contribute better in the long-term?
- » Does the replacement project express the same level of detail, materials, and response to distinct neighborhood conditions?
- » Does the replacement project provide the important uses?

Retained Elements Design Guidelines

Site Design

S1.1 SUSTAIN EXISTING FEATURES THAT DEFINE A NEIGHBORHOOD

S2.1 ESTABLISH NEW MASSING TO BE COMPATIBLE WITH THE CONTEXT

Architecture

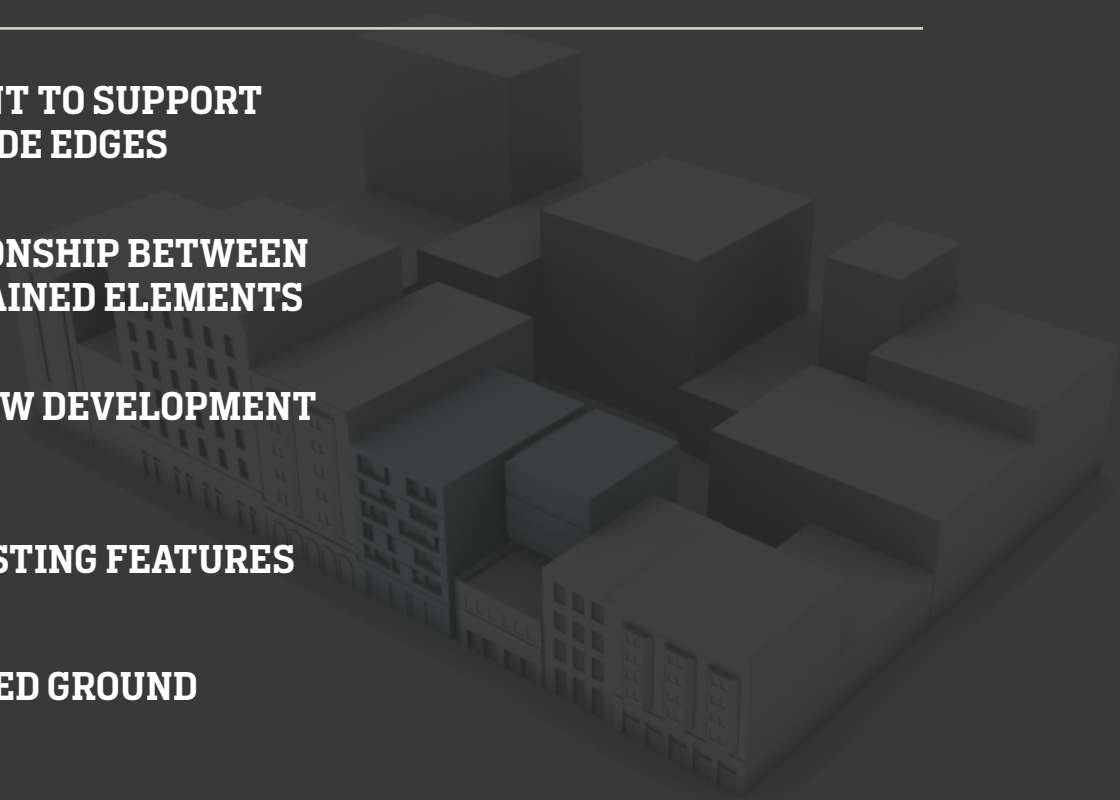
A2.1 MODULATE NEW DEVELOPMENT TO SUPPORT RETAINED MASSING AND FAÇADE EDGES

A2.2 ARTICULATE A CLEAR RELATIONSHIP BETWEEN NEW DEVELOPMENT AND RETAINED ELEMENTS

A3.1 HARMONIZE MATERIALS IN NEW DEVELOPMENT WITH RETAINED ELEMENTS

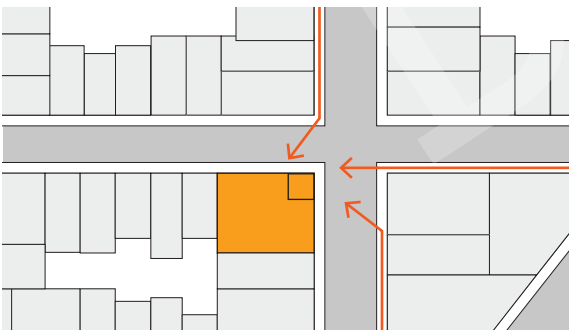
A6.1 RESTORE AND HIGHLIGHT EXISTING FEATURES

A8.1 REVIVE AND ANIMATE RETAINED GROUND FLOOR ELEMENTS



S1.1 SUSTAIN EXISTING FEATURES THAT DEFINE A NEIGHBORHOOD

Buildings often present important and distinct elements that act as landmarks for residents and visitors. Examples include: spires, large signage, clocktowers, murals, gateways, unusual rooftop elements, or other distinct markers.



Analyze: Identify distinct volumes or large design features. Diagram how they are perceived in the neighborhood and how to maintain those vantage points.

- » Retain and highlight interesting roof forms and elements, such as clocktowers, spires, architectural features, fenestration as part of the new building. Maintain their visual presence from key locations and public view corridors.
- » Maintain existing pedestrian pathways and gateways when possible to continue existing pathways, edges, and boundaries in the neighborhood and add new development where volume already exists or naturally participates in the overall massing.
- » Retain partial or fragments of walls only in exceptional circumstances where existing textures, material qualities, or architectural

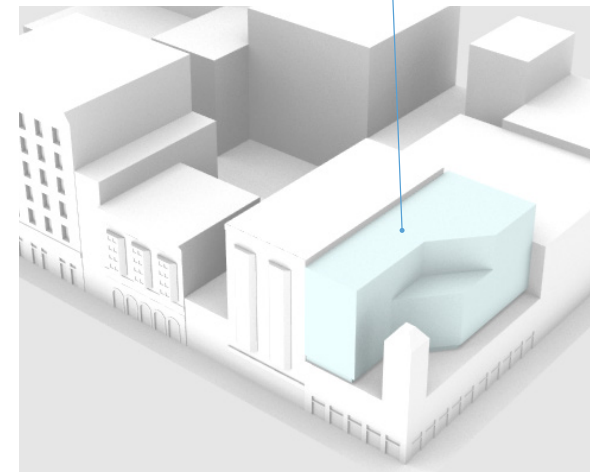


Types of important building elements that mark neighborhoods.

reference produces a distinct neighborhood experience.

- » New volumetric elements can be retained or isolated from other parts of existing structures if they are visually distinctive.
- » Maintain existing murals or art installations when recognized as important to the neighborhood or broader community. This can be done by either leaving them in place or providing a new and sustainable backdrop for their visibility. Provide additional protection for their long-term durability and maintenance.

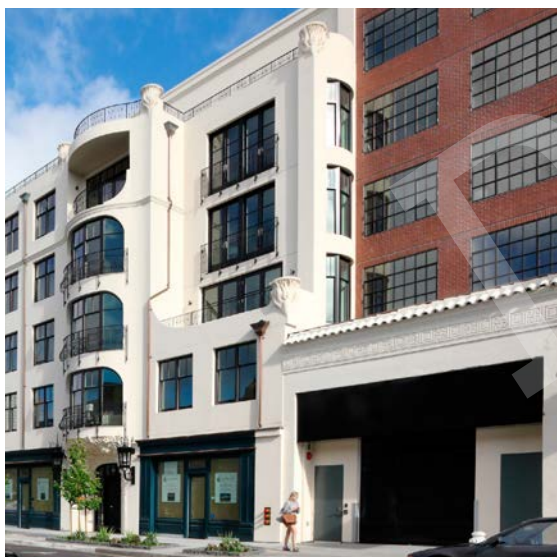
NEW MASSING IS SCULPTED AROUND THE EXISTING STRUCTURE



Roof types that are more architecturally shaped may require further setbacks and sculpting.

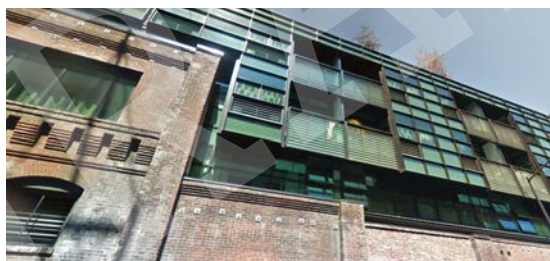
A2.2 ARTICULATE A CLEAR RELATIONSHIP BETWEEN NEW DEVELOPMENT AND RETAINED ELEMENTS

Demonstrating a clear or intentional relationship between new and old parts of building helps a viewer to read the more complex layers of a project. This layering of information, or expression of evolution feels natural in a city environment.

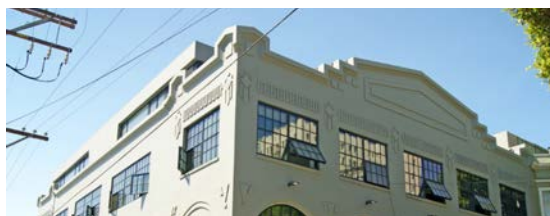


Setbacks and material variation in combination help articulate when different parts of the building were built.

- » New development should be volumetrically distinct from retained elements. Employ a vertical or horizontal hyphen to create a sense of volume change between new development and retained elements. Vertical hyphens should be tall and deep enough that they do not visually collapse from the viewpoint of pedestrians.
- » Contrast material type between an existing wall and a new wall to clarify the use, meaning, access, or construction technique between the two projects. This is especially useful where entry points may be added.

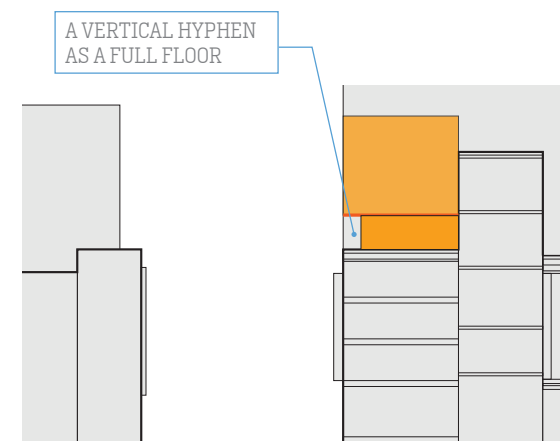


Hyphens can move horizontally and vertically with the profile of the existing structure.



Vertical additions can contextually sit on top of new development by crafting setbacks appropriate to pedestrian viewpoints.

- » Interior spatial volumes defined by existing elements should be distinct from those defined by new development. Retained elements should naturally define, scale, and coordinate with the volumes that sit behind them.
- » For unique locations, such as abandoned industrial sites, retention of features, such as cobblestones, rail spurs, or existing “ruins” should highlight and authentically demonstrate their distinct landscape and organic edges.
- » Avoid minor or architecturally-scaled hyphens or setbacks that only highlight an existing facade as a “surface.”



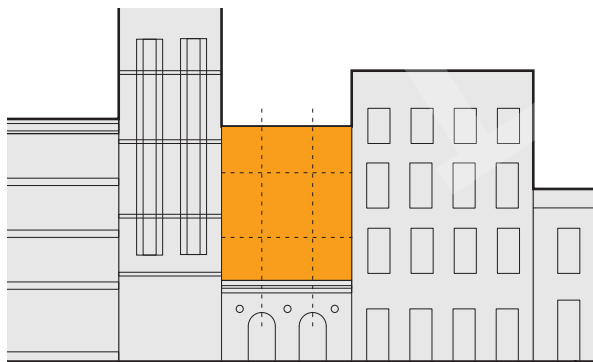
Indent or setback new floors that sit above retained elements to highlight the change in structure, space, and age of new construction.

A3.1 HARMONIZE MATERIALS IN NEW DEVELOPMENT WITH RETAINED ELEMENTS

The choice, quality, location, and detailing of materials and openings can greatly enhance the compatibility between new buildings and existing structures. They should feel like a family rather than trying to match or have one part look like an accessory to the other.

- » In new construction, express a pattern of structural elements and organizing geometry that extends and relates to the overall rhythm of the existing building
- » Extend a common architectural expression between existing and new development, such as: frame and infill, volumetric projections, layered volumes, compositional grids, etc.
- » Intentionally offset or inverse elements in the new development to provide conceptual consistency in the union of the existing and proposed architectural components.

- » Contrast the material qualities of a new development in specific situations to highlight the existing element.
- » New facades should not only be harmonious with retained elements but offer their own architectural integrity.
- » Synchronize or extend fenestration and material patterns and proportions in retained elements; such as: deep punched openings, extensive glazed curtainwall, solid/void ratios, align elements between old and new parts even when other elements are more randomized.



Analyze: Look for common window patterns and material types on the existing structure and in the neighborhood.



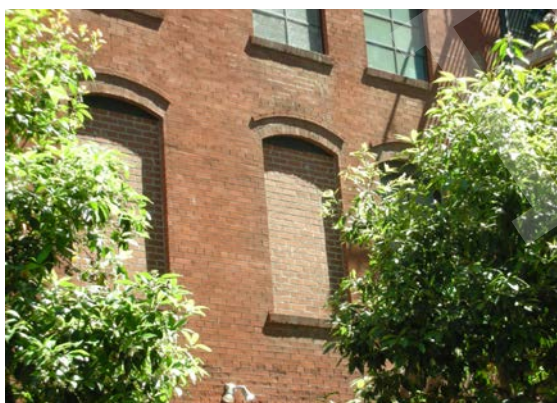
Use a similar material in a different way to find harmony and intentional difference in architectural expression.



Using a strong contrast of material qualities with a setback can help new development read as an urban layer.

A6.1 RESTORE AND HIGHLIGHT EXISTING FEATURES

Over time, many existing buildings have been modified to accommodate new uses and needs. When renovated or incorporated into a new project, retained elements should be restored or re-animated, further enhancing authenticity and cohesion.

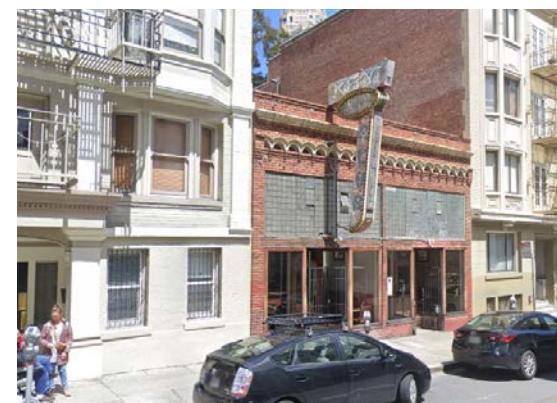


Analyze: review historic drawings or photographs and document previous openings or building elements on the existing fabric.

- » Some interior spaces, such as those within churches, warehouses, assembly halls, or other publicly-accessible spaces, contain details and spatial characteristics that convey a building's original use. Design sensitive transitions from the retained and new building elements to maintain this connection.
- » Design lighting to accentuate the important aspects of the retained element. Consider how it is legible during the day and night.
- » Open previous window or door openings to revive the originally intended wall transparency or operability.
- » On exterior wall surfaces, remove later layers and restore original cladding surfaces, where possible and when desirable, as some surfaces have acquired significance or character in their own right.
- » Cornices are an example of an architectural feature that should be restored, retained, or recreated. Contemporary materials, such as Glass Fiber Reinforced Concrete (GFRC) or Fiber Reinforced Polyester (FRP), may be employed as a substitute for terra cotta, cast stone, or pressed metal. Ghosting, scarring, and other visual evidence may help explain past alterations.
- » Repair or restore details or distinctive architectural features, such as decorative

entry or rooftop features, to original shape and /or texture.

- » Replace decorative features that were removed through an authentic reproduction. In all features that are restored or replaced, use original or similar material types and finishes.
- » Provide moldings, trim, or other original features surrounding windows that have been previously removed or altered.
- » To ensure a harmonious relationship with the overall new development, all mechanical, electrical, plumbing, and interior partitions should not visually interfere with the existing building's character.



Restoration of existing elements, such as prism glass, can greatly contribute to character and context.

HPC Review Hearing

Historic Preservation Commission Review

Comment from November 6, 2019

Discussion topics:

General Comments

Preservation Alternatives Development

Graphics



Recommended Adoption

Resolution for Adoption



RESOLUTION ADOPTING THE RETAINED ELEMENTS SPECIAL TOPIC DESIGN GUIDELINES TO BE APPLIED AT THE DISCRETION OF THE PLANNING AND HISTORIC PRESERVATION COMMISSIONS FOR PROJECTS THAT PROPOSE RETENTION OF EXISTING BUILDING ELEMENTS IN NEW DEVELOPMENT.