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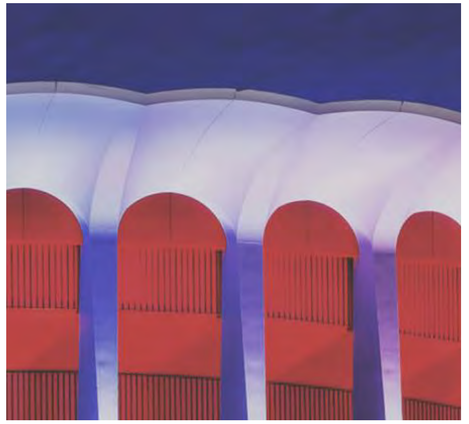
Secretary of Interior Standards

Case Example Discussion

22 June 2017



Case 1

The White House

A Fire-damage Rehabilitation

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Architectural
Resources Group

Architecture
Planning
Conservation

Anaheim White House Restaurant
Fire Damage Rehabilitation Recommendations

Anaheim White House Restaurant
887 South Anaheim Boulevard
Anaheim, CA 92805

Prepared for
City of Anaheim Planning Department

Prepared by
Architectural Resources Group

April 3, 2017

East Elevation

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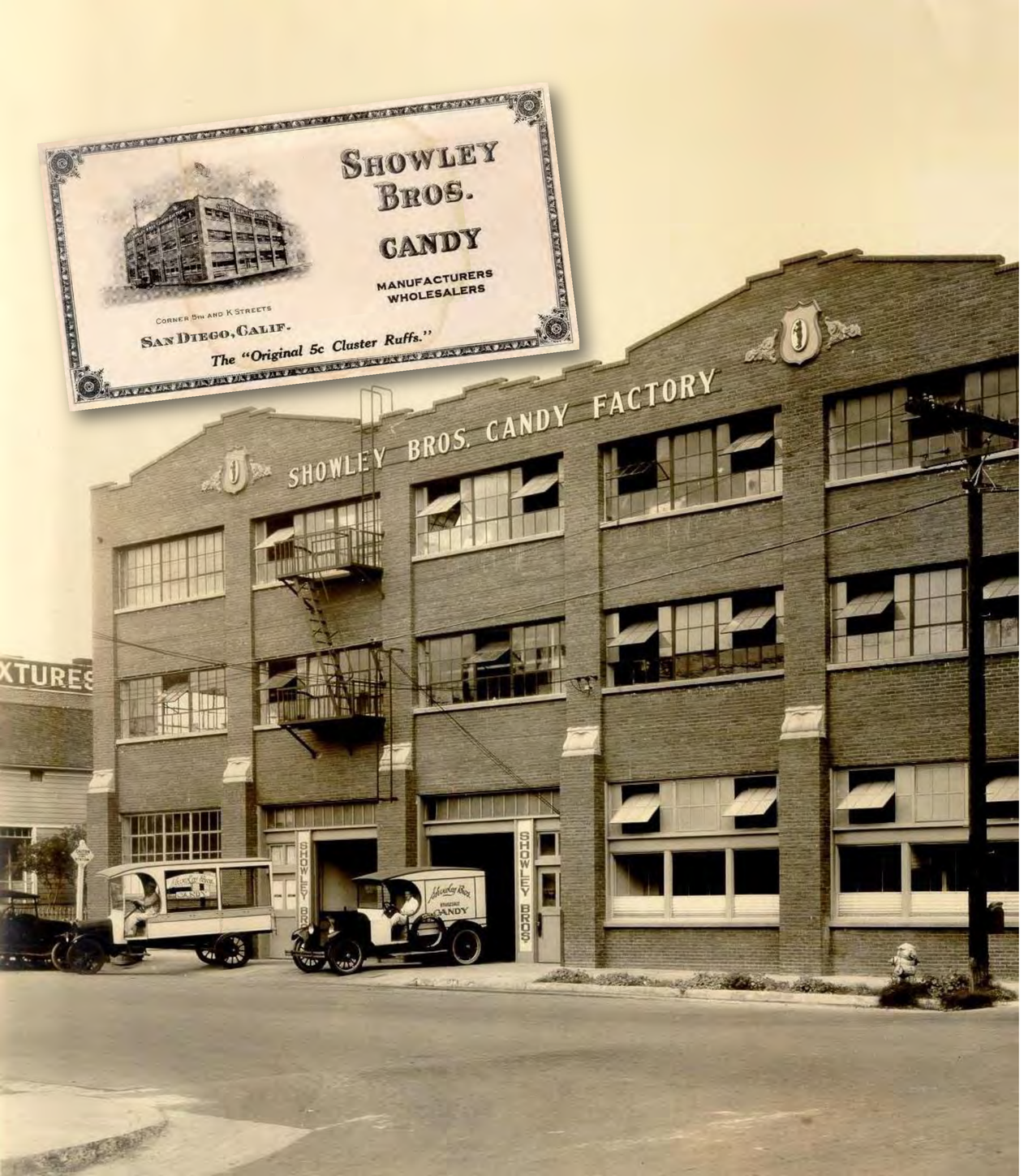
Case 2

Showley Brothers Candy Factory

Adaptive Reuse + Moved Building



Showley Brothers Candy Factory Rehabilitation

Heritage Architecture & Planning

- Located in San Diego's warehouse district
- 1924 Candy Factory
- Continued to operate through the 1950s.
- Later uses included offices and artists lofts.
- In 1982, the building became a San Diego Historic Site.

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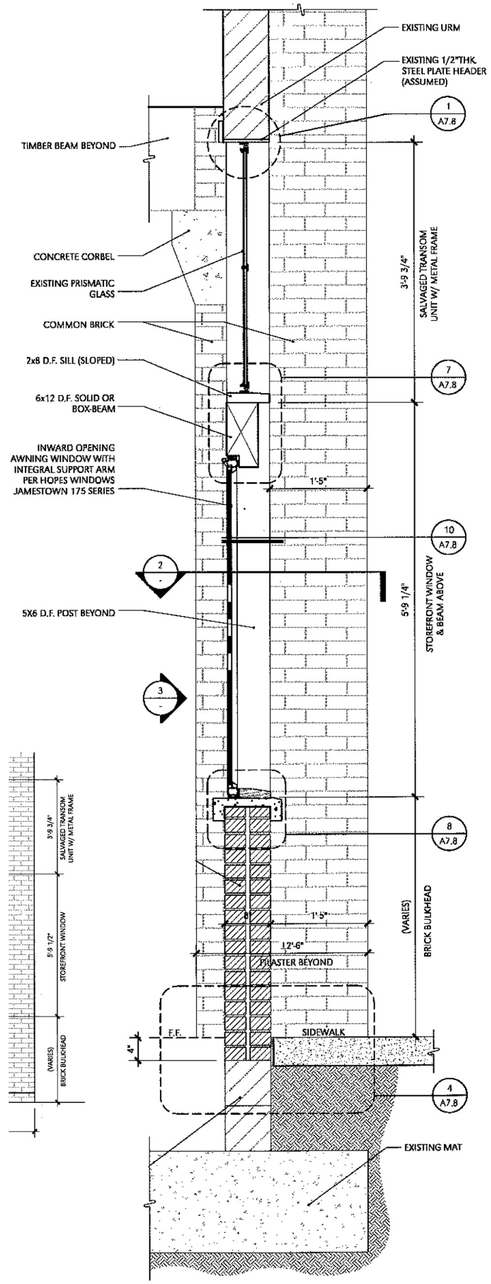
Showley Brothers Candy Factory Rehabilitation

- In 1999, the San Diego Padres entered into the “Ballpark Settlement Agreement” with the City of San Diego, the National Trust, and Save Our Heritage Organisation.
- As part of the Agreement, a treatment plan was developed for the retention and rehabilitation of several historic buildings.
- Showley Building was a 100’ x 100’, unreinforced brick building weighing 3 million pounds, was moved on wheels, requiring over 42 hydraulic dollies and an intricate cable winch system.

Map of past relocations in downtown San Diego (Page & Turnbull)

Candy Factory Rehabilitation

- The historic orientation of the building was maintained, though it was moved 300 feet.
- The original steel transom units were refurbished and reinstalled with ribbed glass to simulate missing historic prismatic glass.
- Steel moment frame was inserted inside the building leaving the historic wood trusses and brick walls unaltered.
- Long-missing parapet signage, shields, and garlands were replicated from historic photographs. High-density urethane castings were used for lettering. Ornate shields and garlands were replicated in cast-concrete after hand-carved foam mock-ups were created and approved.



WALL SECTION

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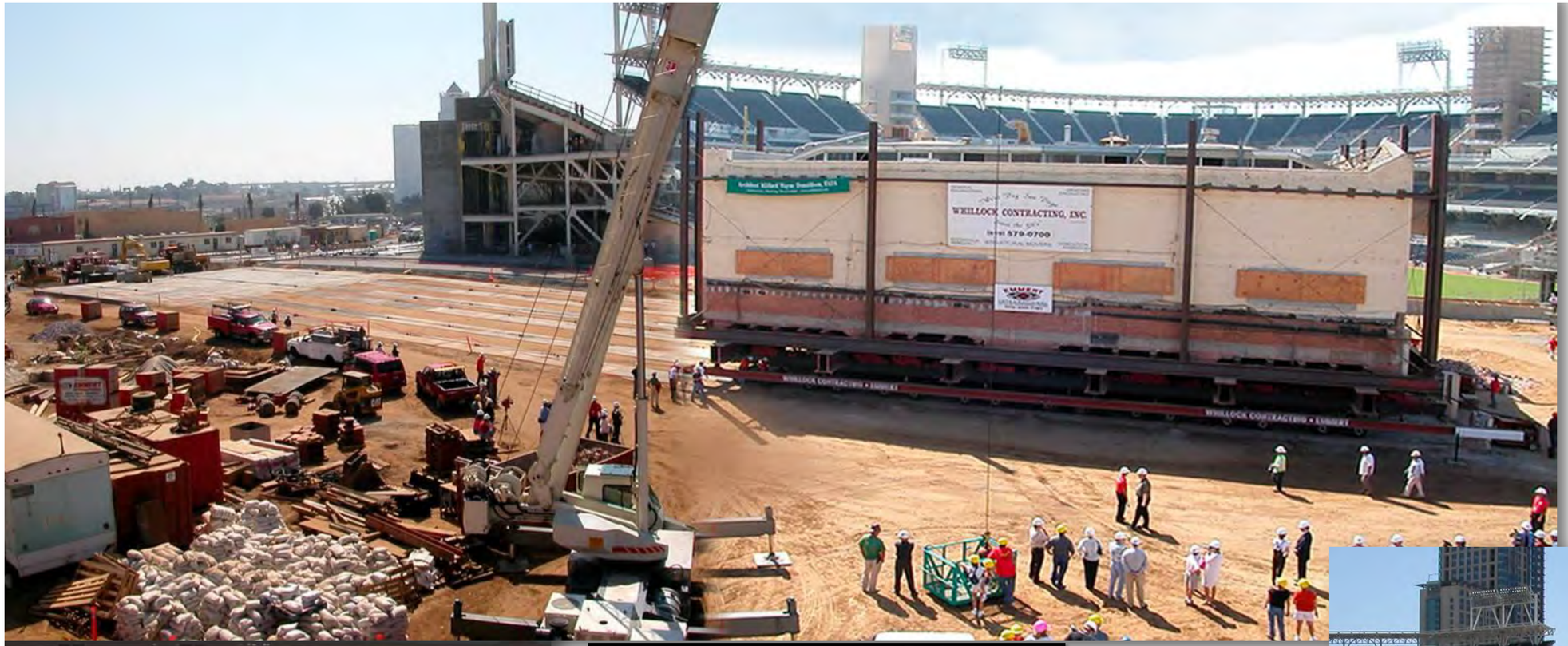
One analyst estimated that preserving the building's 3 million pounds of brick saved the embodied energy equivalent to powering 145 homes a year.

A steel supporting frame on dollies was used to carry the building to its new site. The first floor was disassembled and the bricks and storefronts were stored for later rehabilitation, 2004.



The building was rolled 280 feet east where a new foundation was waiting.

With the building on its new site, the original brick piers and historic storefronts were reconstructed.

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With historic photographs as a guide, the long-lost parapet signs and ornaments were reproduced and installed in their original positions.

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Originally built of unreinforced load-bearing masonry, a steel skeleton was carefully inserted to give the building additional strength and seismic stability. The historic timber members remain.

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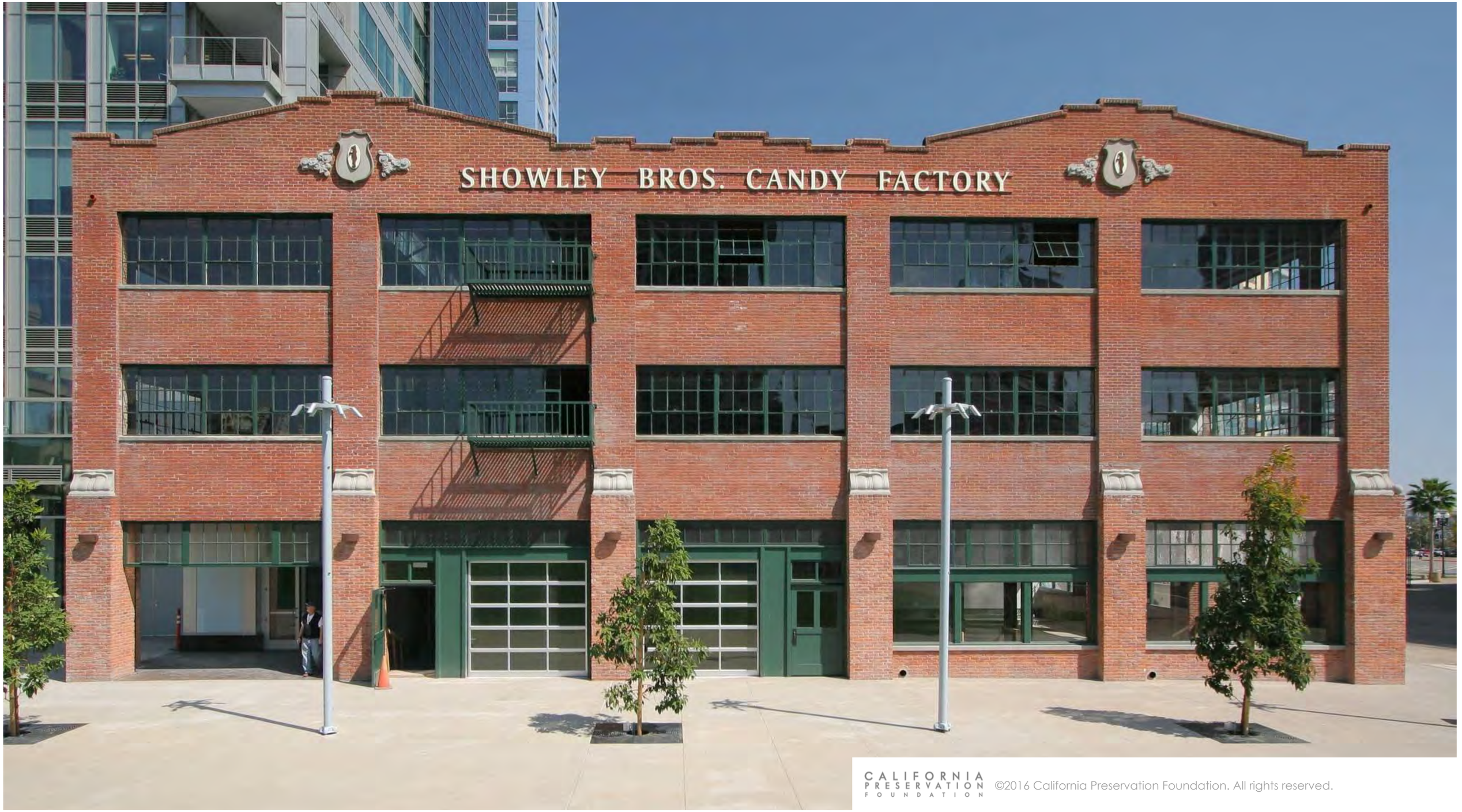

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Case 3
Digital Media Arts Center
Adaptive Reuse

1922

Anaconda
California Wire
& Cable Company

2011

Various Usage

2014

Digital Media Arts
Center

Digital Media Arts Center
Adaptive Reuse

- DMAC was formerly the California Wire & Cable Company building
- Built in 1922 / Closed 1982
- 11,236 SF layout
- First electrical wiring factory west of the Mississippi River; in the post-war period became one of the largest wire factories in the western U.S.
- On the National Register, California Register, and the locally designated Old Towne historic district
- Makes use of the original glass and steel frame windows and skylights

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Digital Media Arts Center

Existing Conditions

- Condition was poor.
- Roofing membranes were failing.
- URM walls did not meet seismic safety standards.
- Red brick walls had been painted at the exterior.
- High parapet at the corner built for signage had been previously demolished.
- Original steel casements had been replaced by concrete masonry infills.

August 2012 – Before Construction

October 2016 – After Construction

Meeting the Standards

- Demolished portions of the building were constructed outside of the period of significance (up to 1940).
- Reviewed by City of Orange as having no significant negative impact on the historic resource.
- The walls and roof were retained and restored, and extant openings were maintained
- Exterior trellis added on the north face designed in a simple style for compatibility with the straightforward industrial character of the building and was reversible if removal necessary.

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Before

After


Before


After


After


After
115


After


After

After

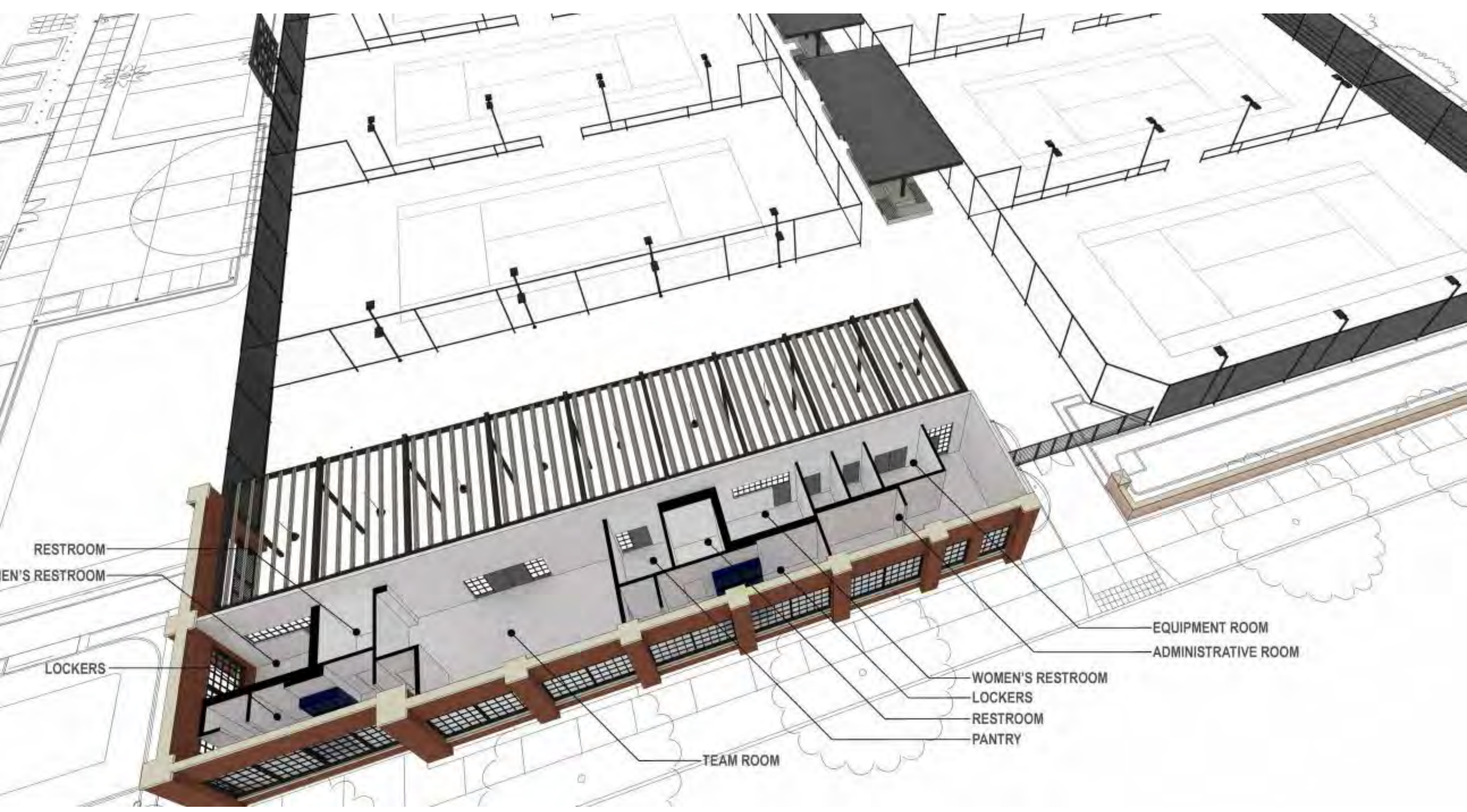

After
MEDIA ARTS

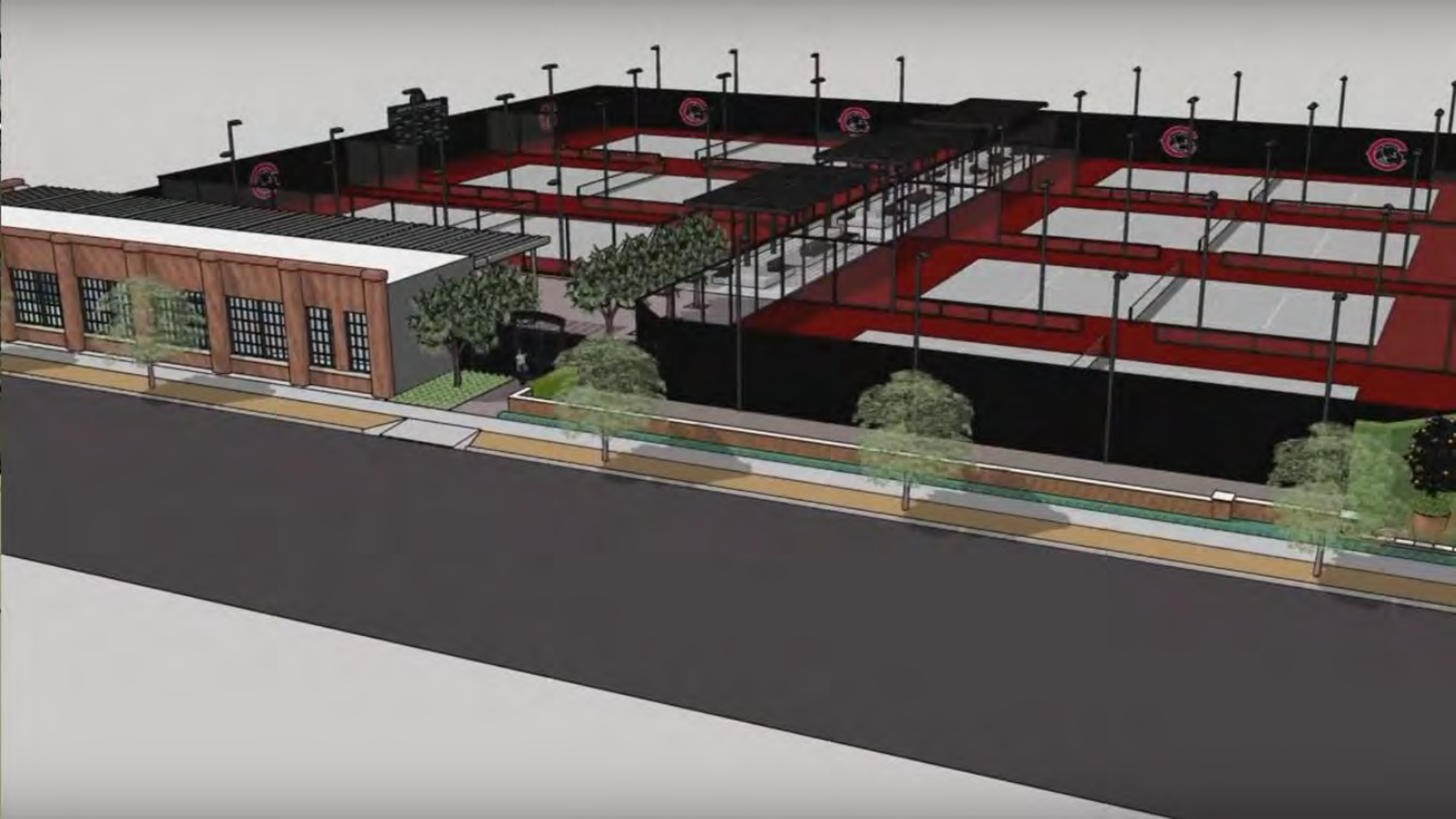
Digital Media Arts Center - Meeting the Standards

- **Walls were repointed with cement and lime mortar formulated** for lower compressive strength and tooled to simulate the original profiles.
- For seismic resiliency, **shotcrete** was added to interior surfaces.
- **Reconstruction of a stepped up parapet** at the street corner to mark the original entrance and provide a surface for replicating original signage seen in archival photographs
- **Steel casement glazing was custom fabricated** to closely match the frame and muntin profiles of original windows while accommodating insulated glass units.
- **Additions:** New locker and restroom building designed in an industrial character compatible with the proposed rehabilitated DMAC building and the surrounding neighborhood

Erin J. Lastinger Tennis Center, Compatibility/Differentiation

- **Phase III** of the project was on the northern portion of the site (completion: fall 2017)
- Construction of seven (7) new lighted tennis courts and a 1,578 square foot locker and restroom building.
- Involves preserving and restoring a portion of the historic building façade along Cypress Street and a portion of the southern end of the building.


RESTROOM
EN'S RESTROOM
LOCKERS
TEAM ROOM
EQUIPMENT ROOM
ADMINISTRATIVE ROOM
WOMEN'S RESTROOM
LOCKERS
RESTROOM
PANTRY



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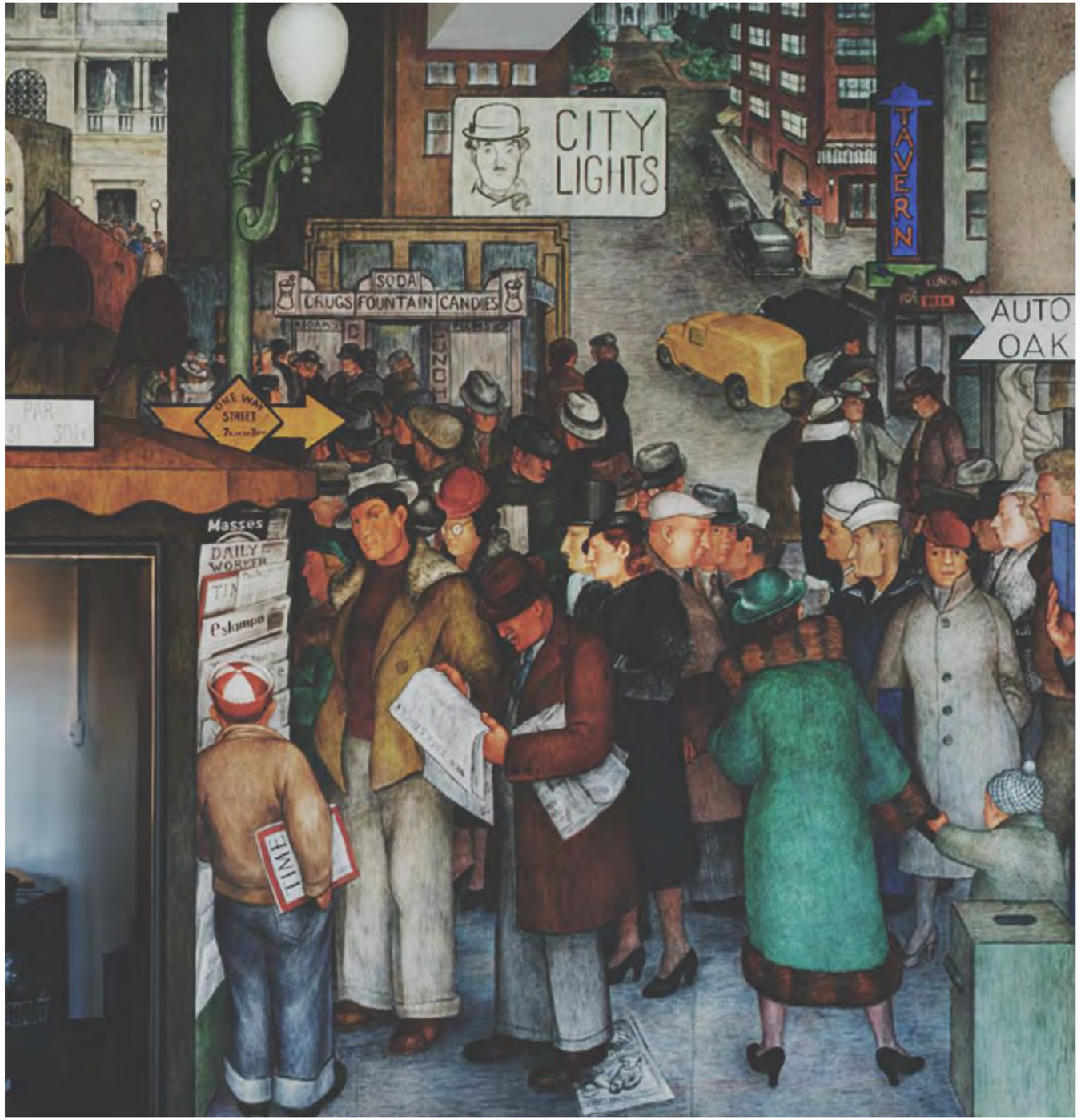

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THANK YOU

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