Encouraging Historic and Environmental Stewardship
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HISTORIC BUILDING ENERGY EFFICIENCY PRESERVATION

The Historic Building Energy Efficiency Preservation (HBEEP) helps introduce owners of historic homes to energy efficiency programs and rebates available from SoCalGas®. HBEEP is designed to help educate homeowners by demonstrating how restoration and preservation activities can be combined with energy-efficient upgrades.

This initiative addresses a gap in the market by targeting this unique building type, which includes older single-family homes located in designated historic districts such as the City of Los Angeles’ designated Historic Preservation Overlay Zones (HPOZs). In some cases, these customers are constrained by specific building alteration guidelines intended to preserve neighborhoods with distinct architectural and cultural characteristics. Other customers have a heightened awareness of their home’s architectural value and a desire to tailor home improvements to avoid impacting its unique features.

HBEEP is designed to help educate owners of historic residences, by demonstrating how restoration and preservation activities can be combined with energy-efficient upgrades. The initial strategy is to target owners/buyers of pre-1940 homes located in designated historic districts and enroll customers in energy efficiency programs.

PURPOSE OF GUIDE

The purpose of this publication is to provide information on how to identify historic architectural styles and to serve as a basic guide on how to properly install energy efficiency measures in typical historic homes.

DISCLAIMER

• This guide is not intended to include a complete list of architectural styles.
• This guide is not intended to detail every incentivized energy-efficient measure that could adversely impact a historic home.
• Always check with the local building authority for design guidelines and approvals governing historic districts and landmarks.
• Projects involving designated historic structures should comply with the Secretary of the Interior’s Standards for Rehabilitation.
Late nineteenth century styles found in Southern California, commonly grouped together under the name Victorian styles, include the Queen Anne, Eastlake/Stick and Folk Victorian styles.

QUEEN ANNE

Popular in Los Angeles starting in the 1880s, examples of this style continued to be built through approximately 1910. Always asymmetrical, this style drew inspiration from earlier English Medieval and Renaissance architectural styles. Queen Anne residences often incorporate elements from other styles.

Typical exterior and interior features include:

- Asymmetrical plan and massing
- Patterned wood or brick cladding
- Turrets
- Exposed structure
- Wood windows and doors
- Prominent porches, often wrap-around
- High ceilings
- Wood floors, patterned or inlaid
- Asymmetrical floor plan
- Plaster walls
EASTLAKE/STICK

Dating to the late 1800s in Los Angeles, this style was popularized through pattern books and was among the first styles to utilize mass-produced building elements. Related to the Queen Anne and Gothic Revival styles, it often displays patterned exterior walls that harken back to Medieval English architecture. The “Painted Ladies” of San Francisco typify the style, although it also appears in the Los Angeles area.

Common **interior** and **exterior** features include:

- Vertical massing
- Spindle and lattice work
- Steeply pitched roofs
- Wood siding and shingles
- Asymmetrical composition
- Wood floors, patterned or inlaid
- One- to three-story heights
- Box bay windows
- Rectangular plans
- Wood windows and doors
- High ceilings
- Plaster walls

FOLK VICTORIAN

Found in one and one-and-a-half story forms, this style first appeared in Los Angeles around 1885 and retained popularity until about 1905. Conceived and constructed as housing for working people, these small dwellings were modest expressions of the higher style design concepts found in the Queen Anne, Eastlake and Stick style dwellings popular at the same time.

Character-defining **interior** and **exterior** features include:

- One or one-and-a-half stories
- Often, but not exclusively, symmetrical
- Decorative lattice-work and turned spindles
- Small footprint
- Small porches
- Wood windows and doors
- Plaster walls
- Compact floor plan
- Wood cladding
- Wood floors
ARCHITECTURAL STYLE:
ARTS AND CRAFTS

The Arts and Crafts style encompasses Craftsman Bungalows and Transitional Arts and Crafts style dwellings. Typically constructed between 1900 and 1915, this style traces its roots to the English Arts and Crafts movement of the mid-19th century, which emerged in response to the industrial revolution. The movement emphasized hand craftsmanship, earthy color palettes, the generous use of wood details and expression of structural/decorative elements in building design. Residences in this style are commonly found in one-story, one-and-a-half story and two-story variations.

Typical exterior character defining features include:

- Wood windows and doors
- Expressed structural elements
- Prominent full or partial-width front porches
- Earthy colors, emphasizing greens, browns and reds

Important interior elements include:

- Wood floors
- Wood wainscot
- Wood moldings, plate rails and picture rails
- Prominent brick or stone fireplaces
- Sand finished plaster walls

- Wood siding and wood shingles
- Horizontal massing
- Wood built-ins
- Wood ceiling beams
ARCHITECTURAL STYLE:
COLONIAL REVIVAL

The Colonial Revival style was most commonly built in Southern California from 1915 to 1925. It evokes “traditional” American residences, taking inspiration from early American dwellings of the colonial era. Often highly symmetrical, Colonial Revival style residences appear in both one and two story variations. Columns and pediments frequently appear as decorative elements.

Common **exterior** character defining features include:
- Wood windows
- Wood siding
- Columns and pediments
- Wood doors (including sidelights)
- Symmetrical design
- Central porches/entrances

Notable **interior** features include:
- Wood floors
- Wood and plaster moldings
- Plaster walls
- Wood built-ins
- Fireplaces

A variation of this style, Dutch Colonial Revival, is always two stories high and is characterized by a gambrel roof.
A highly eclectic style, the Spanish Colonial Revival style became popular in Southern California after the Panama-California Exposition in 1915, held in San Diego’s Balboa Park to commemorate the opening of the Panama Canal. Buildings designed for the Exposition reflected a combination of architectural styles and influences from Spain, Italy and North Africa. Homes designed in this style also often incorporate elements that evoke the early Pueblo culture and the Spanish missions of the American Southwest. It remained a popular style through the 1930s.

Among the **exterior** character-defining features of this style are:

- Red clay tile roofs
- Wood windows and doors
- Stained and leaded glass
- Arched window and door openings
- Stucco exterior cladding

Important **interior** features can include:

- Arched openings
- Tile and magnesite floors
- Plaster moldings and fireplaces
  
- Asymmetrically designed facades
- Decorative metal work
- Towers and turrets
- Wood floors
- Textured plaster walls
- Coved ceilings
ARCHITECTURAL STYLE:
ENGLISH REVIVAL/TUDOR REVIVAL

Broadly encompassing of both the English Cottage and Tudor Revival styles, this style became popular in Southern California in the 1910s and remained popular through the 1920s. Like the Arts and Crafts style, the English Revival styles evoked a romantic vision of the pre-industrial world by reviving characteristics of late medieval English cottages.

Common **exterior** character defining features are:

- Steeply pitched roofs
- Wood doors
- Decorative metal work
- Wood and steel windows
- Brick and stucco exterior cladding
- Half-timbering

Notable **interior** features can include:

- Wood floors
- Metal work
- Textured plaster
- Coved ceilings
- Built-in storage
- Arched openings
ARCHITECTURAL STYLE: MEDITERRANEAN REVIVAL/ITALIAN REVIVAL

Most often seen in large homes, this style was popular in Southern California throughout the 1910s and 1920s. It was based on Italian residential architecture of the Renaissance period and was considered a natural fit for coastal Southern California, which is often compared to the topography and climate of the Mediterranean. Frequently, Mediterranean Revival style homes express a mixture of styles, including elements of the Colonial Revival and Spanish Colonial Revival styles.

Typical exterior character-defining features include:

- Two-story heights
- Wood windows and doors
- Arched and square window and door openings

Important interior features include:

- Decorative plaster
- Wood floors
- High ceilings

- Rectangular plan and massing
- Red or green clay tile roofs
- Arched openings
- Plaster walls
ARCHITECTURAL STYLE:
ART DECO/ART MODERNE

More commonly seen in multifamily residences than single-family residences, this style was popular in the Los Angeles area throughout the 1930s and 1940s. It was inspired by the emerging International style of the 1910s and 1920s, including Eelie Saarinen’s unsuccessful 1922 design for the Tribune Tower in Chicago and the 1925 Paris Exposition Internationale des Arts Decoratifs et Industriales.

Important interior and exterior characteristics include:

- Either vertical or horizontal massing
- Stucco cladding
- Steel windows, often in ribbon pattern
- Glass block
- Elaborations such as chevrons, geometrically stylized florals, sunrises
- Band courses
- Curved walls
- Metal accents
ARCHITECTURAL STYLE: MINIMAL TRADITIONAL

Applied to both one and two story residences, this style was developed in the 1930s in response to requirements of the Federal Housing Authority. Real estate developers were required to design and construct houses that met certain “minimum” requirements to secure federal loan guarantees, partly inspiring the name “Minimal Traditional.” Emphasizing economy and efficiency in a small but well-designed package, this style remained popular through the 1950s. The one story variation is often found in large tract developments. The two-story version can appear as in-fill in older neighborhoods.

Primary exterior and interior character-defining features include:

- Minimal exterior decoration
- Boxy massing
- Compact floor plan
- Small footprint
- Wood or steel windows
- Modest porches
- Stucco cladding with wood or brick accents
- Wood floors
- Plaster interior walls
Most designated historic districts have adopted design guidelines to ensure that a district’s most important historic architectural qualities are preserved. These guidelines primarily govern exterior changes and often prohibit the replacement of original windows and doors, except in special cases. Always be sure to review the design guidelines that apply to any property on which you are working.

Historic district design guidelines are typically based on the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties, which are a set of common sense principles and best practices that guide projects involving historic buildings. Although there are four separate sets of “standards” that apply to different types of projects, the most flexible and commonly used are the “Standards for Rehabilitation”:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design,
color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
Although all work performed in historic homes must be installed with utmost care and concern for its character-defining features, some measures have a greater potential to damage a house’s important historic elements.

<table>
<thead>
<tr>
<th>Measure</th>
<th>Potentially Impacted Character Defining Features</th>
<th>Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Insulation (drill and fill)</td>
<td>Interior wall finishes; exterior cladding</td>
<td>Many historic homes have horizontal fire blocks spanning the vertical structural members, often installed in unexpected places. Take care to select installation locations that allow the comprehensive wall coverage. Use of infrared photography can assist in pinpointing their locations. To avoid penetrating moisture barriers, install from the interior whenever possible. If installation from the exterior is unavoidable, ensure that no moisture barrier exists. For installation from the exterior, avoid penetrating wood siding or shingle, which is very difficult to patch. If penetrating wood siding or shingle, replace damaged siding or shingle in-kind, matching wood species and texture. For interior installations, select locations that are finished with plaster or dry wall, which can be effectively patched. Avoid installation locations that impact highly decorative interior features such as wood wainscoting or specialized plaster finishes such as scoring. Take special care to match the existing plaster finish when patching.</td>
</tr>
<tr>
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<tr>
<td>HVAC Ducting</td>
<td>Interior wall and ceiling features and finishes</td>
<td>To the extent possible, install ducts in existing crawl spaces and other concealed areas in walls and ceilings. Avoid visible ducts. Avoid impacting interior ceiling features and finishes such as box beams and coved ceilings. Avoid installing new duct openings in areas with distinctive materials such as magnesite flooring, decorative moldings or wood wainscoting. Retrofit to existing historic registers and controls whenever possible. When it is not possible to retrofit to original registers, leave them in place and install new registers in a different, unobtrusive location.</td>
</tr>
<tr>
<td>HVAC Air Return Placement</td>
<td>Interior wall finishes and features</td>
<td>Avoid installing air returns in a location that is highly visible and place them in an unobtrusive location, away from public rooms such as living and dining rooms. For example, if installing a return in an upstairs hallway, avoid installing it at the top of the stairway, which is a highly visible location. If possible, choose a location away from primary rooms, such as the living room, dining room and study. Rather than installing one large air return, consider establishing two or more smaller air returns in unobtrusive locations to reduce overall visual impact. Avoid impacting interior finishes such as wainscots and built-ins. The site of an obsolete floor furnace can be a good location for the air return.</td>
</tr>
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</tbody>
</table>
| **Air Sealing (envelope penetrations)** | Interior wall finishes, exterior cladding, windows | Take care to carefully match interior and exterior wall finishes.  
Repair rather than replace or remove distinctive features.  
Installation of chimney dampers typically requires installation of a spark arrester at the chimney opening. Select a spark arrester with a minimal visual impact. |
| **Air Sealing (windows and doors)**    | Windows and doors                                | Leaking windows and doors should be repaired to original working condition. Air leakage around windows and doors can be sealed with caulking. Poorly sealed windows and doors can be sealed using v-bronze or spring bronze weather-stripping.  
Replacing original windows and doors is only appropriate in rare instances where they are too damaged or deteriorated to repair. Replacements, when appropriate, should be in kind.  
Consider engaging a subcontractor that specializes in window and door repair and retrofitting. |
| **AC Unit and Water Heater Placement** | Exterior façade                                  | Site the AC and/or water heater unit in an unobtrusive location, not visible from the public right-of-way.                                                                                                           |
**CHECKLIST**

☐ Gather important information prior to meeting with the historic homeowner
  - What is the architectural style of the home? 
    *This will help you navigate the tips and guidance of this reference guide and communicate with the homeowner.*
  - Is the home an individual landmark? 
    *If yes, be sure you understand the applicable design guidelines and approval process.*
  - Is the home located in a historic district? 
    *If yes, check with local building authority for design guidelines and approvals governing the historic district.*

☐ Reinforce whole building approach

☐ Avoid negativity and/or scare tactics; be factual rather than alarming

☐ Provide customized Energy Assessment Report:
  - Remove any boilerplate that doesn’t apply
  - Avoid recommending measures inappropriate for historic homes (i.e. window replacement)
  - Clearly identify actual performance (vs. typical performance)
  - Prioritize recommendations by cost and energy savings
  - Compare cost of measure with estimated incentive
  - Use tables to show data, costs and savings

☐ Schedule consultation with Historic Advisor and customer
  - As an added value to your business, HBEEP will partner with you to ensure your customer has added support and access to historic building expertise.
  - To enhance your customer service offerings, HBEEP historic advisors are available to assist in presenting findings, strategizing next steps and navigating historic district requirements.
**ADDITIONAL RESOURCES**

**DESIGN GUIDELINES**

Secretary of the Interior Standards  
nps.gov/tps/standards.htm

Secretary of the Interior Guidelines for Rehabilitating Historic Buildings  
nps.gov/tps/standards/rehabilitation/rehab/index.htm

Secretary of the Interior Guidelines on Sustainability for Rehabilitating Historic Buildings  
nps.gov/tps/standards/rehabilitation/guidelines/index.htm

**SELECTED HISTORIC DISTRICT INFORMATION**

City of Los Angeles Historic Preservation Overlay Zones (HPOZs)  
http://preservation.lacity.org/hpoz/

Pasadena Historic & Landmark Districts  
ci.pasadena.ca.us/WorkArea/linkit.aspx?LinkIdentifier=id&ItemID=6442462526&libID=6442462494

Anaheim Historic Districts  
anheim.net/741/Historic-Districts

Fullerton Historic Districts  

Glendale Historic Districts  
glendaleca.gov/government/departments/community-development/planning-division/historic-preservation/historic-districts

Glendora Historic Districts  
ci.glendora.ca.us/home/showdocument?id=1044

Orange Historic Districts  
http://www.cityoforange.org/262/Old-Towne-District

Santa Ana Historic Preservation  
ci.santa-ana.ca.us/pba/planning/HistoricPreservation.asp

Santa Monica Historic Preservation  
smgov.net/Departments/PCD/Programs/Historic-Preservation/
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