WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

Four-Story Industrial Building

Adaptive Reuse of Historic Building
Huntington Park, California

CLIENT

HMC Architects

CHALLENGE

The Los Angeles Unified School District (LAUSD) sought to convert a historic industrial building for educational use as part of a new school campus. As part of the planning and design for the adaptive reuse of the building, an assessment was needed to evaluate reuse feasibility, identify historically sensitive elements to be preserved, determine the existing condition of the building, determine areas requiring restoration, and develop possible seismic retrofit approaches.

STRUCTURE

The building was constructed circa 1928 and has cast-in-place concrete perimeter walls with heavy timber interior framing.

SOLUTION

WJE carried out a detailed assessment of the building as a consultant to the project architect, HMC Architects. Key tasks performed as part of the assessment included the following:

- Preliminary identification of character-defining features
- Development of recommendations as to which elements of the structure might reasonably be altered by reuse and which should be preserved
- Consultation with HMC and LAUSD regarding programmatic feasibility
- Use of the California Historical Building Code to determine reasonable alternatives to prescriptive design requirements in the California Building Code
- Development of schematic recommendations for repairs to the exterior
- Development of schematic seismic retrofit concepts to bring the structure into compliance with the intent of current building code requirements
- Development of four schematic levels of modification to adapt the structure to educational use
- Guidance to a cost estimator for development of cost estimates