Architectural, Historic Preservation & Structural Engineering Services

INTERACTIVE RESOURCES architects + engineers

1973 2023

Celebrating 50 years of excellence

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Firm Overview

Interactive Resources has provided architectural design services for the last 48 years. With a focus on architectural design, historic preservation and structural engineering, the firm has become well known for our exemplary performance — providing high-quality architectural and engineering services.

The firm is comprised of a diversified group of highly specialized and technically proficient architects, structural engineers and historic preservation architects. Many of the firm's staff has authored hundreds of historical reports, evaluations, and nominations, primarily focused on the architectural history of the Western United States and California in particular. Further, we have significant experience in preparing documents to the standards of the National Park Service and in working successfully with government agencies.

Interactive Resources has an extensive background in guiding projects of all types, particularly historic preservation, effectively and efficiently from initial design through project close-out.

We commonly manage complicated projects with multiple stakeholders through the design process using effective project management tools in order to maintain schedules, tasks, and cost.

Interactive Resources' clients range from large public institutions to individual building owners to contractors. We also frequently work with smaller non-profit groups and religious organizations for their various architectural design, historic preservation and engineering needs.

Historic Preservation

Interactive Resources has a long and successful practice of providing historical preservation services. We have designed and overseen the construction of hundreds of historical projects completed in compliance with the Secretary of the Interior's Standards and employing the California Historical Building Code. We thoroughly understand the nuances of the Standards and how to apply them to both straight forward and complex situations.

Our historical projects range from complete restorations and rehabilitations to compatible additions and reconstructions. These projects typically begin with a thorough programming and conceptual design phase. We are well versed in investigating existing conditions, material and envelope failures, and accessibility and code compliance and have an excellent record in finding creative and historically-sensitive solutions to building deficiencies. We have prepared project reviews for Section 106 compliance, tax credit certifications, and federally funded energy upgrade projects, and are well versed in all issues regarding historic evaluations for CEQA and NEPA compliance.

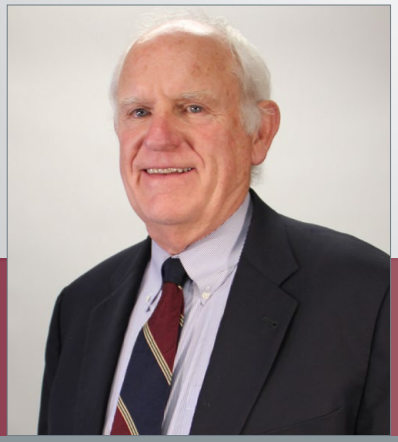
We have extensive experience with archaic material remediation and restoration. In historical projects, we look to restore materials where possible, and if alternative means are required, we investigate the appropriateness of replacement in-kind versus the introduction of substitute material. First and foremost we strive to retain a building's historic integrity, while designing a project that will function effectively.

Historic Preservation Services

- Programming and development studies
- Conceptual design
- Contract documents for preservation
- Historic building rehabilitation
- ADA compliance design
- National landmark nominations
- State and National Register Nominations
- Historic context statements
- Historic resource evaluations
- Historic resource surveys
- Condition surveys
- Section 106 documentation
- Tax credit documentation
- DPR forms
- Mills Act applications
- Design/peer review
- Historic structures reports
- Historic American Building Survey documentation (HABS)
- Historic American Engineering Record (HAER) documentation
- CEQA cultural resource assessments
- Secretary of the Interior's Standards Analysis
- Environmental review and analysis
- Ordinance development and historic preservation planning
- Secretary of the Interior's Standards Analysis
- Development urban design review

Our Historic Preservation Team

Our passionate preservation design team is well versed in preservation and are experienced in the design of historic building rehabilitations, re-use design, existing condition surveys, architectural surveys, historical research, historic resource evaluations, context statements, historic structures reports, Secretary of the Interior's Standards project compliance evaluations, Historic American Building Survey documentation, urban design reviews, State of California Department of Parks and Recreation (DPR) forms, and Section 106 consultations and tax credit applications.

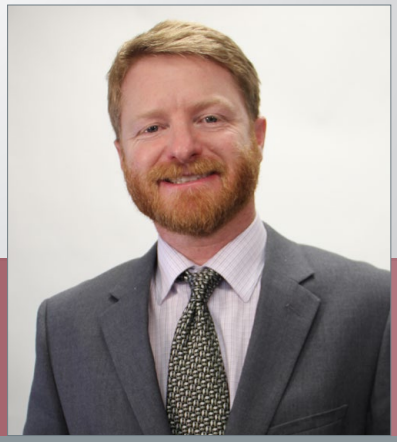


Thomas Butt, FAIA, LEED AP BD+C
President / Historical Architect

Tom has more than 52 years of architectural design experience and his specialties include historic preservation, building envelope technology and failure analysis, including expert witness services for litigation.

Tom is highly respected throughout the preservation community for both his professional and political accomplishments. He has played the defining role, as a community activist, architect and elected official in preserving Richmond, California's substantial historic heritage. As author or legislator, he has been responsible for placing nearly 400 buildings in Richmond on the National Register of Historic Places, either individually or in districts

Tom serves on multiple regional commissions, including: the Bay Conservation and Development Commission, Contra Costa Transportation Authority, Marin Clean Energy, Association of Bay Area Governments, Contra Costa Local Agency Formation Commission and the Local Government Commission.

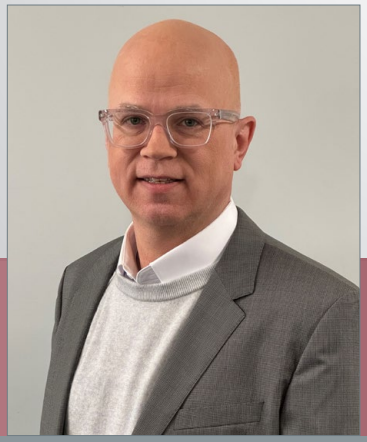


Andrew Butt, AIA, LEED AP BD+C
Managing Principal / Architect

Andrew is the Director of Design and Managing Principal at Interactive Resources. With 25 years of project management experience, Andrew focuses on establishing strong communication and trust between the design team and his clients. Andrew manages new business opportunities and client relations, and brings a combination of design excellence and technical expertise to each project.

Andrew has been the lead architect on many historical projects, including the City of Novato City Hall/ Community Center, Alten Construction's Corporate Offices in Richmond, California and the Nystrom Elementary School Modernization and Rehabilitation in Richmond, California.

Andrew has served as planning commissioner for the cities of El Cerrito and Richmond, and chaired the Richmond Design Review Board and El Cerrito Planning Commission. Andrew is board president of Point Richmond Music, and serves on the boards of several non-profits.



Chris Lutjen, AIA, LEED AP BD+C
Architect

Chris brings over 20 years of experience in design and project management of a wide variety of building and project types, including historic, civic, educational, commercial, and retail.

An enthusiastic and passionate architect registered in California, Chris is inspired by the craft of both historic and modern buildings. He has a strong, core belief in social justice and buildings that respect our shared ecology.

Chris has been a LEED Accredited Professional for 20 years and sees all projects through the lens of sustainability. He has a passion for integrated design and enjoys leading large teams through the design and construction of technically complex buildings.

Chris has experience working on many significant, historic landmarks throughout California. His recent experienced includes the Electrical Substation 8 and Wheeler Hall projects for U.C. Berkeley, John Hinkel Park Amphitheater Improvements, and the Berkeley Adult Health Center.

Alten Construction Office Rehabilitation, Richmond, California

Interactive Resources oversaw the design, permitting, and construction support for the full restoration of a historic early industrial-modern factory within the Richmond Kaiser Shipyards Historic District. Our firm was the architect and structural engineer of record for the project, working with Alten Construction as a design-build team. The project entailed adaptive re-use of the former lighting manufacturing factory into the headquarters of Alten Construction, a Richmond-based general contractor who has collaborated on other historical restoration projects with Interactive Resources.

Space planning, programming, schematic design and construction documents were prepared for the remodel that included 30 private offices, an open office area, conference rooms, kitchen/break room, deck, conference rooms, bid room, restrooms, shower, janitor/storage and lobby area. The overhead roll-up doors were replaced with a glazed storefront, and the historic steel windows were carefully removed, transported to a nearby powder-coating facility where they were bead-blasted and refinished, re-glazed, and then re-installed in the building. There were over 200 steel windows restored - each with 12 panes of glazing.

The project included minor structural work, new roof and stucco, accessibility improvements, energy-efficient electrical and mechanical upgrades, new restrooms and plumbing fixtures, a shower room, re-use and restoration of interior and exterior finishes, new audiovisual power/data, and historically appropriate landscaping — including drought-tolerant planting, new paving, and a new flagpole and monument sign.

Originally built in 1946 by National Oil Products to house offices and a vitamin factory supporting the war effort, the space is the former world headquarters and manufacturing hub of Shaper Lighting. Alten Construction and Interactive Resources have collaborated on other historical restoration projects, including the renovation of The City of Novato's iconic red "City Hall" building.


EXIT

Suisun-Fairfield Train Depot Rehabilitation, Suisun City, California

The Suisun-Fairfield Depot was one of two dozen "colonnade-style" stations erected by the Southern Pacific Railroad and is the only one remaining in Solano County. Originally constructed in 1914, the building had undergone several previous additions and alterations. Interactive Resources, working with the City of Suisun City and the Solano Transportation Agency, prepared a conceptual design study, construction documents and the Caltrans historic compliance documentation. The goal was to improve the depot and its surroundings, provide ADA accessibility improvements, and to create a gateway to Old Town Suisun City.

The project design was completed in compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties, and the work included: a return to the original Southern Pacific color scheme, the installation of new windows, the design of improved building access, numerous interior and exterior upgrades such as new signage and period-appropriate lighting and refurbished accessible restrooms.

The depot now provides improved conditions for Capitol Corridor commuters and once again serves as a landmark building for the City of Suisun City.


SUISUN-FAIRFIELD


SUISUN CITY
TRAIN DEPOT
1914


SUISUN-FAIRFIELD


Transportation
Info
Depot

Nystrom Elementary School Modernization and Rehabilitation
Richmond, California

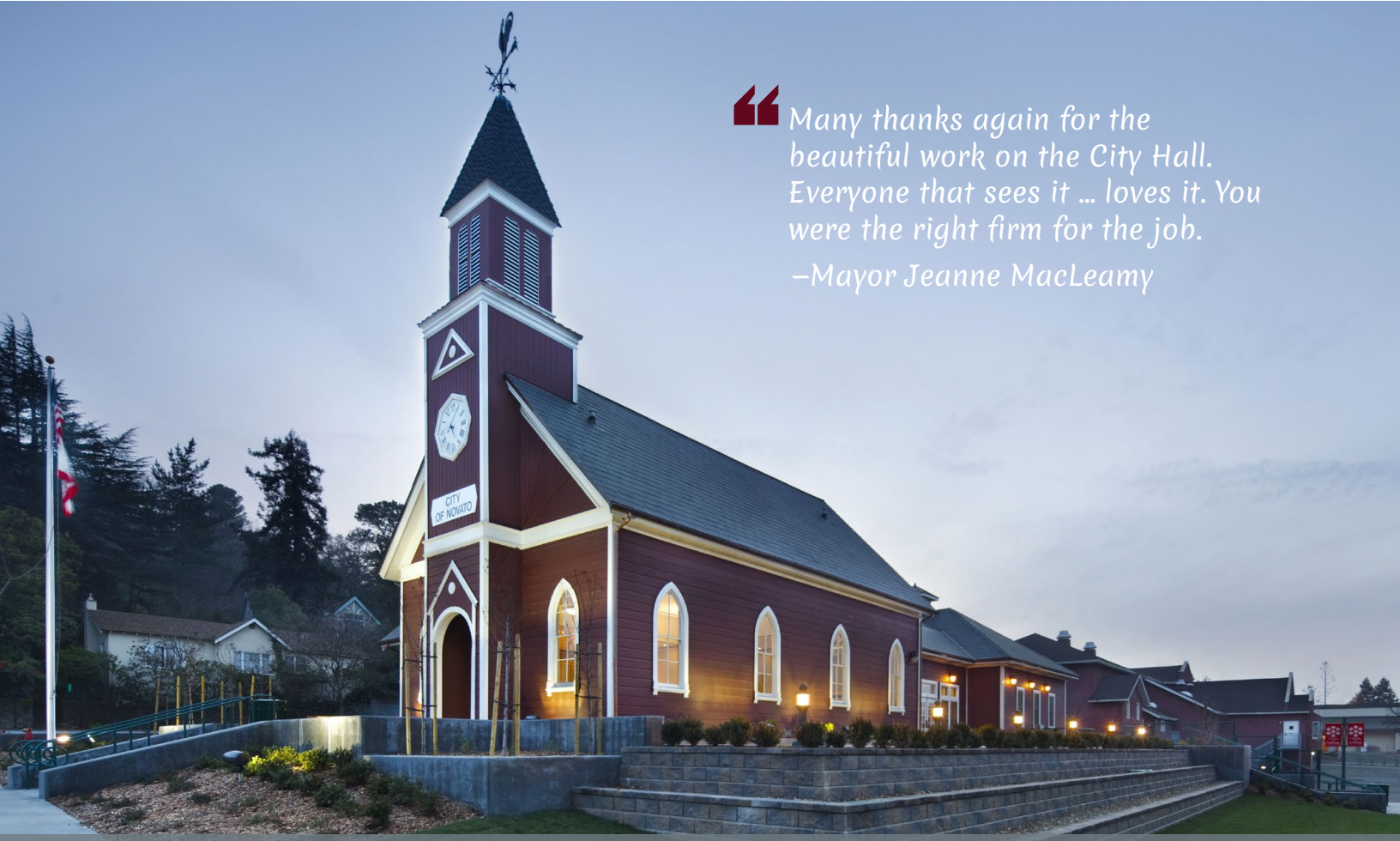
Interactive Resources was the architect and structural engineer-of-record for the modernization and expansion of the historic school. The project included a complete rehabilitation of a two-story classroom and administration building, originally, as well as the construction of a brand new 13,000 sf state-of-the-art multipurpose building, designed to double as a community center for the surrounding neighborhood.

The entire campus was modernized, reconstructed and redesigned, including improvements to adjacent streets and sidewalks, the addition of a class 1 regional trail supported by a "walkable schools" grant and all new parking and play areas. The multipurpose building includes a kitchen/cafeteria library and computer lab.

Sustainability was a core factor driving the design. From the decision to renovate instead of replacing the aging classroom building, the selection of materials, the placement of windows to enhance natural daylight, the integration of solar photovoltaic panels on the roof, the use of waterless urinals, automatically operated window shades, "landscape for learning," are among some of these sustainable features.

Interactive Resources prepared the successful application for the National Historic Register nomination and now the Nystrom School is listed on the National Register of Historic Places because of its association with the Richmond Shipyards and Rosie the Riveter WW II Home Front National Historical Park.


ADMINISTRATION



> *Many thanks again for the beautiful work on the City Hall. Everyone that sees it … loves it. You were the right firm for the job.*
>
> *–Mayor Jeanne MacLeamy*

Novato City Hall Rehabilitation, Novato, California

The City of Novato City Hall was originally built in 1896 and was Novato's first Presbyterian Church. The church was built in the Victorian Gothic style of architecture and served as Novato's City Hall from 1963 to 2005. The City retained Interactive Resources to prepare a historic resource evaluation for three properties, and to serve as lead historic architect in the design of the renovation of the historic landmark church building located at 901 Sherman Avenue in Novato, California.

The building was designed for the City of Novato for use as a council chamber, meeting space and event center in the heart of its historic downtown district. The rehabilitation of the iconic nineteenth century structure sensitively transformed the interior of the 111-year-old building, while preserving its historic integrity.

The design included moving the building approximately 12 feet from its existing location and the addition of a foyer or connecting lobby to an adjoining building, which was rehabilitated to include a conference room, toilets and a prep/warming kitchen.

The renovation included new foundations, extensive structural upgrades, new toilet rooms, audiovisual and acoustics enhancements, HVAC systems, and the development of a new civic green for community events. The Sherman project included sustainable measures including: building-integrated solar photovoltaic roof shingles, waterless urinals, onsite storm drainage management, drought-tolerant native landscaping and recycled low-voc materials and finishes.


CITY
OF NOVATO


EXIT

Santa Fe Reading Room (Trainmaster's Building) Rehabilitation
Richmond, California

The Santa Fe Reading Room built in approximately 1900 is the only remaining structure from the early days of the Atchison Topeka and Santa Fe railroad yards in Richmond. Santa Fe once built and maintained "reading rooms" for their employees in every major town along their routes to serve as community centers for employees and provide a healthy diversion to compete with the local bars.

Tom Butt, President of Interactive Resources, worked in his capacity as a Richmond City Council member and historical architect to save the structure from demolition for almost 15 years. That goal was finally achieved in 2005 when the structure was moved to a location in the Point Richmond Historic District, where it become part of a Gateway Park and is now occupied by Mechanics Bank.

Interactive Resources contributed architecture and engineering services for the relocation, redevelopment and preservation of this historically significant building. Our worked included preparing construction drawings for everything from the new foundation to details for the restoration of the historic windows and wood trim. Further, Interactive Resource worked to design the entry sign that now serves as the gateway to historic Point Richmond.


Mechanics
Bank


EQUITY
EDGE
FDIC
EXIT

East Brother Light Station Historic Restoration and Rehabilitation
Richmond, California

Constructed in 1874, East Brother Light Station was operated by the Light House Service and the U.S. Coast Guard. When the beacon and fog signal were automated in 1969, the buildings, listed on the National Register of Historic Places, were boarded up and the island was deserted for a decade.

Interactive Resources designed restoration plans for the entire island complex, returning it to its turn-of-the-century appearance. The initial project was completed using federal grant funds attained through the National Park Service. This project received awards from the National Trust for Historic Preservation and the U.S. Coast Guard.

Sustainable design measures include:

- Solar water heating.
- Photovoltaics are used for charging batteries for generators and pumps.
- Fresh water comes from rainwater collected on roofs and stored in a cistern.
- All toilets are flushed with salt water.
- Wastewater treatment is a unique intermittent sand filter system that processes brackish water and discharges clean water back into San Francisco Bay.


SPEND THE NIGHT
VOLUNTEERS NEEDED
LIGHT STATION

50 United Nations Plaza Program Development Study for Alterations
San Francisco, California

The National Historic Landmark at 50 United Nations Plaza in San Francisco is a Beaux Arts building and a contributing resource to the larger San Francisco Civic Center Historic District. The original architect, Arthur Brown, Jr. also designed the San Francisco City Hall, Opera House and Coit Tower. The overall vision for this project was to create energy-efficient office space and a modern, comfortable working environment for federal workers in this historically significant building.

The General Services Administration retained the services of Interactive Resources to perform a comprehensive Program Development Study (PDS) for the alterations and renovation of the federal building, which served as the intended scope of work for the architect-engineer design team and the basis for the necessary funding request through the American Recovery and Reinvestment act of 2009 from Congress.

Building systems and components were replaced to meet current GSA standards utilizing sustainable design principals and achieving LEED Platinum Standards for new construction (NC). The project included a major seismic structural upgrade, refurbishment of historic exterior windows, blast protection, and restoration of the exterior stone. A complete realignment of the interior was included along with a new high performance HVAC system, energy efficient lighting, upgraded electrical distribution system, renewable energy, improved security, upgraded fire protection system and restoration of historically significant interiors.

Historic preservation played a fundamental role in the development of the report as all proposed design aspects have to work with the historic nature of the building. The final report compiled information from numerous historic reports that had been completed over the past several decades, as well as the results from our assessment of the building components and the proposed recommendations. This project was programmed to meet LEED® platinum standards (NC) for new construction. The PDS became the basis for the request for funding from Congress and the scope of work for the design team.

First United Methodist Church Post Earthquake Rehabilitation
Napa, California

The First United Methodist Church, built in 1917, was significantly damaged in the 2014 Napa earthquake. Interactive Resources was selected to join the design-build team led by Pullman SST, Inc. and provide historic architectural design services for both exterior and interior repairs.

Working in conjunction with Kwan Henmi Architects, Interactive Resources prepared existing conditions documentation, design development, construction documents, specification review, and construction administration services for this project. The project scope of work included: structural, electrical and acoustical upgrades; window repair; waterproofing; re-roofing; plaster and concrete repair; and interior finish and ornament repair. The completed project won a 2016 Excellence Award from the Northern California Chapter of the National Electrical Contractors Association.

Point Sur Light Station Historic Restoration and Rehabilitation
Point Sur, California

Point Sur Light Station is the most complete surviving nineteenth century light station complex on the Pacific Coast, and possibly in the United States. The complex contains seven buildings, constructed at varying times over the course of thirty years, beginning in 1889.

U.S. Coast Guard engaged Interactive Resources to evaluate the condition of the building at the site prior to determining future uses. This evaluation included a visit to the site to investigate the condition of each building's exterior, as well as a review of the conditions of the interiors of the Assistant Keeper's Quarters, the Keeper's Quarters, the Blacksmith's Shop and the Barn.

Interactive Resources was subsequently retained by the California Department of Parks and Recreation to further document the condition of several of the Light Station's structures and to develop restoration plans and specifications.

201 West Richmond Rehabilitation, Point Richmond, California

Interactive Resources provided architectural and structural engineering services for the rehabilitation of this one 100 year old building, located in the Point Richmond Historic District. The building is approximately 3,000 square feet, with exterior brick masonry bearing walls and a wood roof and floor framing.

The building has been a contributing structure to the Point Richmond Historic District since it's completion in 1902. The Bank of Richmond was located here until the early '20s when it became the location of the First Richmond Branch Mercantile Trust Company, and then in the late '20s to mid '30s, the American Trust Company. By the early '40s it was a billiard hall, at one time called "Bank Club Billiards."

Throughout the second half of the century, the building housed a variety of commercial enterprises, from markets to beauty salons.

The historic character of the building has been restored to its 1910 appearance. The restoration included reinstating a turret roof over the circular bay window on the northwest second floor corner. Creative engineering techniques were used to preserve the historic integrity of the building, including strategic placement of structural elements to minimize impact on original architectural features.

Southern Pacific Depot Freight Room Rehabilitation, Benicia, California

The Southern Pacific Railroad Passenger Depot in Benicia, California is a two-story, wood framed structure located at the southern extent of First Street along the shore line of the Carquinez Strait. The building was originally built in Banta, California and eventually dismantled and moved to Benicia in 1902. From 1902 until 1930 the depot served as Benicia's main passenger/freight station and train ferry staging center.

The upper story served as the station agents living area. The lower story consisted of a passenger waiting room, station agent office, baggage and freight house. This part of the depot has been restored and now serves as the gift/visitors center, office, and storage space for the Benicia Main Street Program.

Benicia was one of 40 cities initially selected to participate in the California Main Street Program. Main Street is a state and national network of grassroots downtown revitalization projects that focus on historic preservation and the enhancement of the downtown area.

This second story has not been restored and is currently vacant but retains many of the original architectural elements and features. Interactive Resources is providing historic preservation guidance for design, and construction documents and specifications for the adaptive reuse of the existing freight room that will be used as a meeting space, gallery or community events.

The meeting space is being reconfigured to meet ADA accessibility standards and a kitchenette that is being upgraded. New electrical, mechanical, plumbing and fire suppression systems are being upgraded throughout, as well as new architectural finishes.

The project is being designed in compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties.

Due to extensive landscape settlement and proximity to the waterfront, light weight cellcrete was extensively utilized in the design to assure that new accessibility pathways and ramps do not incur differential settlement.

Benicia Clocktower Seismic Retrofit and Window Replacement
Benicia, California

The Benicia Clock Tower is two-story, 20,000 sf unreinforced stone masonry structure originally constructed as a U.S. Army arsenal in 1857. It presently serves as a community assembly hall. The City of Benicia retained Interactive Resources to provide a structural engineering analysis of the historic tower and to design comprehensive plans and specifications for a complete seismic upgrade of the building. Seismic retrofitting of the structure required sensitivity to its historic nature and extensive technical analysis of sandstone restoration techniques.

Architectural services were also provided for the restoration of the clock tower's twenty-eight wood windows, originally installed in 1912, which shown a significant amount of deterioration.

The window restoration project and the structural work followed The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Interactive Resources provided these services to assist the City in receiving the proper approvals from the California State Office of Historic Preservation (SOHP) for work on the structure.

Photo by Allie Caulfield

Murphy Windmill Upgrades, Golden Gate Park, San Francisco, California

Interactive Resources worked with Paulett Taggart Architects to remedy safety deficiencies in order to comply with OSHA and be implemented in the context of the Secretary's Standards using the Rehabilitation Treatment. Construction documents were prepared for the following alterations to the Murphy Windmill that included:

- Internal stairs and exterior gallery railing replacement to comply with OSHA standards.
- Gallery deck level wood entry doors replacement.
- Replace existing steel front double doors containing a top and bottom recessed panels with single leaf steel door.
- Installation of exterior lights at door for safety illumination.
- Augmentation of the fantail's open steel deck with additional light bracing to stiffen and reduce deflection in the steel grating surface.
- Replacement of the existing loose aluminum ladder with a permanently fixed ladder of the same size and appearance.
- Adding tie-offs, hand holds, and cables for fall protection.
- Replacement of all existing interior wooden stairs with code compliant painted steel stairs handrails and guard rails.
- Removal of small sections of floor surface on all levels to allow for vertical, code compliant head clearance, in areas of new stair openings.
- Removal of concrete water pump beds in anticipation of creating space for interpretive exhibits.
- Increased lighting levels replacing incandescent fixtures with brighter LED or compact fluorescent fixtures.
- Adding guardrails at Level 6 and 7.

The project's construction has been delayed due to Covid.

656 Quinan Street Rehabilitation, Pinole, California

656 Quinan Street in Pinole's historic district is an Italianate-style cottage constructed circa 1900. The Quinan Street project provides theatre education programming to students in Contra Costa County and school districts. Interactive Resources provided schematic design, planning, design development and entitlements for the historic home project, which involved raising the existing single-story structure in order to provide office space below the residence.

Today, the ground level features a commercial space, lobby, restroom, and an internal staircase leading to the second floor residence with kitchen, living room, bathroom, and two bedrooms. The rehabilitation meets the Secretary of the Interior's Standards, and original features such as the exterior wood siding and front porch were restored and/or replicated in order to maintain the character defining features of the property and its historic status.

Construction administration services were also performed during the construction.

Original 1 story building

Hotel Mac Rehabilitation & Seismic Retrofit, Point Richmond, California

The Hotel Mac, located in the Point Richmond Historic District, was originally built in 1911 and was called the Colonial Hotel and later on in 1930 the new owner renamed it to the Hotel Mac. The Hotel Mac restaurant and bar has been an icon in the Richmond community for decades and served many of the workers from the nearby Standard Oil refinery (now the Chevron Richmond Refinery).

Interactive Resources' President Tom Butt, was a part owner of the Hotel Mac in the 1980s. Restoration efforts were done by Interactive Resources, which included a seismic retrofit of the exterior and also interior restoration was also provided. The project was a tax-credit certified historic preservation project.

Saint Mary's Campus Master Plan EIR, Moraga, California

Interactive Resources provided historical consulting services for the Environmental Impact Report (EIR) on the update to the Saint Mary's Campus Master Plan with Amy Skewes-Cox for the Town of Moraga. In addition to the campus' significance as related to the history of the Moraga Valley and its direct association with World War II, Saint Mary College presents a distinctive collection of Academic Colonial Spanish/ Mediterranean style architecture designed by architect John J. Donovan.

Our work included an existing condition survey with photographs of the built environment, campus layout and historic features. A peer review of the previously prepared Cultural and Historic Resources Technical Study was completed, and the findings of our survey were documented in the Cultural Resource Section of the EIR describing relevant laws, regulations and policies and potential impacts of the project on the historic resources. Mitigation measures were developed to address potential impacts to significant cultural resources.

Get in touch

Our office in Point Richmond, California, is conveniently located near Interstates 580 and 80 for easy access.

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Interactive Resources' architects are licensed in CA, AZ, NC and NV.

Our structural engineers are licensed in AL, AZ, CA, CO, CT, DC, FL, GA, HI, IN, MA, MD, MN, NC, NE, NJ, NM, NV, OH, OR, PA, Puerto Rico, RI, TX, UT, VA, VT, WA

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