Project Schedule: Updated

- Landmarks Commission
  - Concept Report: 3/28
  - Discussion Draft: 4/26
  - Proposed Draft: 6/7
  - Recommended Draft: 9/12

- Stakeholder Advisory Committee
  - Concept Report: 3/16
  - Discussion Draft: 4/26
  - Proposed Draft: 5/24

- Open House
  - Concept Report: 5/3
  - Discussion Draft: 6/15
Guideline Principles: Revised

1. The Design Guidelines will guide compatible infill development, changes to existing buildings in the district and non-standard improvements to the right of way; Design Guidelines are not use-related or interior-related.

2. The Design Guidelines must consist of simple and clear wording that can be easily understood, describes their purpose, and is legally defensible.

3. The Design Guidelines will be informed by the National Register nomination, by additional supplementary information about the district, and by the physical defining characteristics of the district’s past and present. The guidelines will not prioritize between primary and secondary contributing buildings.

4. The Design Guidelines will ensure that changes in the New Chinatown/Japantown Historic District balance the past and present by preserving the character of the district while being sensitive to cultural misappropriation.

5. The Design Guidelines shall not address the underlying base zoning or Plan District overlay. The guidelines will recommend methods for achieving compatibility of infill acknowledging the existing allowances on a site.

6. The Design Guidelines will direct new construction in a way that reinforces the historic significance or story of the district in a compatible yet distinct manner.

7. The Design Guidelines will recognize that new construction and historic rehabilitation is critical to promoting economic vitality, urban density, activation, safety, and tourism within the district and therefore must be cognizant of economic feasibility.

8. The Design Guidelines will embrace “telling the story of the district” through:
   - Sense of place
   - Historic character and context
   - Cultural respect and authenticity
   - Connectivity
   - Enduring, quality improvements
   - Vibrant, active streetscapes and built environment

New Chinatown/Japantown Historic District Design Guidelines
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<thead>
<tr>
<th>New Chinatown Japantown Design Guidelines</th>
<th>Old Town Chinatown 5-Year Action Plan</th>
<th>Central City 2035 Plan</th>
<th>Other</th>
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<tr>
<td>• Artwork</td>
<td>• Build connectivity</td>
<td>• Height</td>
<td>• Clean</td>
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<td>• Asian signage</td>
<td>• Need more housing</td>
<td>• Floor Area Ratio</td>
<td>• Limit</td>
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<td>• Authentic</td>
<td>• Not enough parking</td>
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<td>• Honest and sensitive cultural</td>
<td>• Support ethnic community</td>
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<td>• Vibrant community &amp; active</td>
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<td>• Historic memory and character</td>
<td>streetscapes</td>
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<td>• Icons</td>
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<td>• Non-standard improvements in ROW</td>
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<td>• No Franken-buildings</td>
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<td>• No kitsch</td>
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<td>• Not overly restrictive</td>
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<td>• Quality</td>
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<td>• Streetscape continuity &amp; activation</td>
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Presentation Overview

Strategic Direction

Compatibility and Differentiation
Authenticity
Skidmore/Old Town Historic District Overlap

Design Guideline Report & Concept Guidelines

Report Format

Alterations
Additions
New Construction
General
Compatibility
The quality of being similar to another, sympathetic to or achieving harmony with others. Architectural compatibility in a historic district is achieved when a project reflects many, but not necessarily all, of the important characteristics of the district.

Differentiation
The quality of being distinct from another. Architectural differentiation is achieved when a project is seen as clearly a product of its own time; a contemporary insertion.

Authenticity
The quality of being genuine or real. Cultural authenticity is achieved when a project is planned, designed, and carried out according to the owner’s or designer’s own cultural competency.
Strategic Direction: Compatibility and Differentiation

All projects in a Historic District should achieve some level of both Compatibility and Differentiation. Types or size of projects may inform the appropriate place on the figure.

Historical re-creation/reconstruction

Modern insertion with contextual underpinnings

Contemporary study of historic style

Juxtaposition

New Chinatown/Japantown Historic District Design Guidelines
Strategic Direction: Compatibility and Differentiation

Fieldstone Colonial
Potomac, MD

New Chinatown/Japantown
Historic District Design Guidelines

Historical re-creation/reconstruction
Strategic Direction: Compatibility and Differentiation

Harold Washington Library Center
Chicago, IL

New Chinatown/Japantown Historic District Design Guidelines
Contemporary study of historic style
Strategic Direction: Compatibility and Differentiation

Mercy Corps HQ, Portland, OR

New Chinatown/Japantown Historic District Design Guidelines

Modern insertion with contextual underpinnings
Strategic Direction: Compatibility and Differentiation

University of Michigan Museum of Art
Ann Arbor, MI
Strategic Direction: Authenticity

New Chinatown/Japantown Historic District Design Guidelines
Strategic Direction: Authenticity

East Kong Yick Building
Seattle, WA

Nishi Hongwanji Buddhist Temple
Los Angeles, CA
Strategic Direction: Authenticity

The character of the district reflects a unique mix of cultures over time.

**Buildings:** primarily a historic Caucasian American typology

**Interventions, additions, and other changes:** made by the Japanese and Chinese communities as they gained a foothold in the area. Unlike other districts, there are few identifiably Asian building types.

**Culturally authentic projects are encouraged,** but building forms should remain rooted in the styles that make up the District.

“No Kitch”.
Strategic Direction: Historic District Overlap

For Discussion

All projects adding floor area should use both sets of Design Guidelines.

Smaller projects could be exempt from the New Chinatown/Japantown Historic District Guidelines.
Strategic Direction: Discussion

What are your opinions on how to incorporate Compatibility and Differentiation?

How do you envision new development, additions, and alterations with the District?

How do we retain this district's authenticity?

How do we reach compatibility and differentiation while addressing authenticity?

What are your opinions on proposed overlap guidelines?
New Chinatown/Japantown Historic District Guidelines

Format Includes:

Chapter 1 – Introduction
Terms/Concepts of Compatibility v. Differentiation and Authenticity

Chapter 2 – History, Character & Context
Styles of Contributing Buildings in the New Chinatown/ Japantown Historic District Change and Ethnic and Cultural Impacts

Chapter 3 – Design Guidelines
Order will be changed as presented
1. Alterations should retain original character-defining (noted on style photos) or significant features of the building. If replacing a missing feature (such as a cornice), use historic evidence as a basis for the design.

2. If previous changes to the building have acquired historic significance, those changes should be retained.

3. Alterations should be respectful of the original style, type, and design of the building. Architectural elements from other building styles or types should not be introduced, except for culturally authentic and architecturally compatible insertions similar in scale and type to other ethnic alterations that have achieved historic significance in the district.
4. Seismic improvements to the building should be undertaken in the most unobtrusive way possible.

5. New materials used on existing buildings should be compatible with existing historic materials. Historic materials should be retained and repaired (as much as possible).

6. Alterations or new elements should be visually secondary to the original features of the building.
Concept Guidelines: Alterations Discussion

What can we add?
What can be removed?
What did we miss?
What would you like to see addressed?
Are they promoting the guideline principles?
Concept Guidelines: Additions

1. Additions should be compatible with the original style, form, and massing of the existing building. Compatibility should also be based on nearby Contributing resources, and on the overall district.

2. Additions should be visually secondary to the primary original building.

3. Horizontal additions to Contributing buildings should either appear to be a new building, or should be designed with a change of plane (inset) and/or change of materials between the new and existing volumes.
4. Vertical additions to Contributing buildings should set back from street façade(s) to retain a visual sense of the original volume of the building and to limit the visual impact of the addition.
Concept Guidelines: Additions Discussion

What can we add?
What can be removed?
What did we miss?
What would you like to see addressed?
Are they promoting the guideline principles?
Concept Guidelines: New Construction

1. The new structure should be inspired by, but differentiated from, one of the historic styles found in the neighborhood. The design of the structure should be of its time, while compatible with neighboring Contributing buildings.

2. Authentic design expressions of an Asian cultural group with ties to the District are encouraged. (See discussion of Authenticity)

3. The form of the new structure should be simple and blocky, with flat roof, like Contributing building forms in the District.
4. The massing of the new structure should reflect a similar scale and proportion to Contributing building massing in the District. Generally, the largest buildings are a quarter-block (100’ by 100’) in size.

5. The height of the new structure should relate to the height of Contributing buildings nearby. Cornice lines and parapets should be acknowledged or extended into the new design. Visually minimize any additional height through strategies such as setbacks, change of materials, and color shifts.

6. The mass of the new structure should extend to street-facing property lines in order to provide or restore a sense of the street wall.
Concept Guidelines: New Construction

7. Set back rooftop elements such as stair over-runs or mechanical enclosures from street-facing façades. Provide a unified design for rooftop elements.

8. Provide visual interest to exposed lot-line walls through elements such as structural expression of floor lines, art, or inclusion of openings where allowed.

9. Design street-facing walls with a regular rhythm of bays and features.
10. Use durable, high-quality materials and finishes. Brick and painted stucco finishes predominate in the District. Use of brick patterns and depth details at window heads and cornices are encouraged. (Concrete stucco, masonry, no mirrored glass, no vinyl windows, etc?)

11. New windows should use a similar proportion to and general alignment of sills to windows in nearby buildings. Glass should not be predominate in walls above the ground floor.

12. At the ground level of buildings, provide changes of plane and small-scale detail to enhance the quality, richness, and compatibility of the street environment. Contributing (or historic) storefront has a low base typically with inset panels or a rough-textured masonry. Glass is inset from the storefront frame and the frame inset from the pilasters or wall.
Concept Guidelines: New Construction

13. Base, middle, top? (Or is this sufficiently implied in C1, above?)
Concept Guidelines: New Construction Discussion

What can we add?
What can be removed?
What did we miss?
What would you like to see addressed?
Are they promoting the guideline principles?
Concept Guidelines: General

1. Lights and exterior lighting should be focused on the pedestrian environment. Upper-level spot lighting may be used to highlight architectural features, but not to wash large areas or as a linear feature.

2. Awnings or canopies should be held within the storefront opening at the ground floor, and if possible, below the transom. Awnings should be open at the ends to preserve a pedestrian view.

3. Signs should be compatible with the District. Historic faded painted signs should be retained where practical. Large flat wall signs or banners are discouraged. (NOTE CCFDG sign district still applicable- is this working?)
4. Security features, if desired, should be carefully integrated to the building. Moveable gates or roll-down doors are preferred to minimize the visual impact on storefronts during the day. Safety lighting on a motion sensor is preferred over harsh all-night illumination.

5. Surface parking must incorporate an architectural edge along the sidewalk to provide a sense of a street wall. Food carts or other temporary active uses may be used as part of the edge.

6. The size and expression of garage entries should be visually minimized. Openings should be designed with a door which should typically remain closed.
Concept Guidelines: General

7. Improvements in the Right-of-way, -tree species at certain areas? -utility boxes, meters, etc? - sidewalk paving?

8. If a project includes below-grade work, there is a potential for archaeological finds. The development team or contractor must ensure that such finds are protected and professionally recorded and removed.

9. Rooftop mechanical or equipment (HVAC, solar arrays, antennas, etc) must be hidden or only minimally visible from the right-of-way.
10. Demolition site plaques.

11. Balconies facing the street are encouraged if compatible with the building’s style. Balconies should be visually open, even at the floor surface if practicable.
What can we add?
What can be removed?
What did we miss?
What would you like to see addressed?
Are they promoting the guideline principles?
New Chinatown/Japantown Historic District Design Guidelines

Project Schedule: Updated

- **Landmarks Commission**
  - March 3/28: 1
  - April 3/16: 1
  - May 4/26: 3
  - June 5/24: 4
  - July 6/7: 5
  - August 9/12: 2
  - September 9/26: 3

- **Stakeholder Advisory Committee**
  - March 3/16: 1
  - April 3/29: 2
  - May 4/26: 3
  - June 5/24: 4
  - July 6/7: 5

- **Open House**
  - May 5/3: 1
  - June 6/15: 2

- Concept Report
- Discussion Draft
- Proposed Draft
- Recommended Draft