SAC Meeting #4 - May 24, 2016
Guidelines Workshop

New Chinatown/Japantown Historic District Design Guidelines
Public Input: Key Themes

Key Themes

1. Clear, consistent design guidelines
2. Promote compatibility with some flexibility for development.
3. Tell the story of the District
4. Establish a “sense of place” by preserving existing unique design elements and through use of unique architectural features
Design Guidelines: Document Overview

Chapter 1: Introduction
- Purpose of Document
- Historic Resource Review in Portland
- Terms & Concepts
- How to Use this Document
- Thresholds and Procedures

Chapter 2: History, Character, and Context
- Background
- Setting
- Historical Context
- Urban and Architectural Character
- Street, Lot, and Block Patterns
- Streetscape Elements and Public Realm
- Styles of Contributing Buildings
- Change and Ethnic and Cultural Impacts

Chapter 3: Design Guidelines
Design Discussion Guidelines: Overview of Changes

Re-ordering
• “General” guidelines section moved to the front (“A”).

Applicability
• For projects in the Skidmore Old Town Historic District overlap area, the Skidmore Old Town Historic District Design Guidelines will apply, as well as New Chinatown/ Japantown guidelines x, y, and z (TBD).

Guidelines changes:
• Text revisions including “positive voice” and updated photos to ensure clear intent and ease of understanding
• Consolidation of some previous concepts; section changes for applicability considerations
• Added additional background and “accomplished by” examples
General Guidelines (A)

3. Use **signs** to help preserve the District’s character. Design dimensional, multi-part signs compatible with the District. Retain historic faded painted signs where practical, but other large flat wall signs are discouraged, unless re-establishing a historic painted wall sign.

Size and place signs and their structural support systems so that significant architectural or historical features of the building are not concealed or disfigured.
General Guidelines (A)

7. Reflect the desired character of the District when making improvements in the right-of-way and at exterior walking surfaces that are extensions of the sidewalk.

Where buildings have frontage onto Festival streets, consider the design of the right-of-way elements in building facades (whether new or existing buildings) and ground plane surfaces.
9. Hide **rooftop mechanical** or equipment (HVAC, solar arrays, antennas, etc) from the right-of-way by pushing it back from street-facing roof edges, or at new construction or new additions, by designing the building with a compatible parapet edge.

Other rooftop elements such as stair over-runs or mechanical enclosures should be only minimally visible from the street plane. Provide a unified design for rooftop elements.

12. Use **durable, high-quality materials and finishes** for new construction or additions. Consider brick, masonry, or painted stucco finishes for the primary exterior surfaces in the District. Brick patterns and depth details at window heads and cornices are encouraged.
General Guidelines (A)

13. **Authentic design expressions of an Asian cultural group** with ties to the District are encouraged for new construction or new additions.

Cultural Authenticity is achieved when an owner or designer's own cultural competency drives design or detail decisions.
2. Design **horizontal additions to Contributing buildings** either to appear to be a new building, or as a visually secondary and more contemporary version of the original façade, using highly compatible massing, materials, and design features.

3. Design **vertical additions to Contributing buildings** to limit the visual impact of the addition. Additions should be visually secondary to the primary original building.
New Construction Guidelines (D)

2. Reflect the **form, scale and proportion of the District’s Contributing buildings** in new construction. Compatible forms are simple, with a flat or minimally pitched roof and strong cornice lines or parapet edges.

Use intermediate scale shifts to visually break full-block facades into smaller components.
Guidelines Test Exercise: Alteration

Applicable Guidelines

- **General**: apply to all exterior alterations, additions, or other exterior projects.
- **Alterations**: projects that make changes to the exterior of existing buildings but do not increase the existing building’s height or size.

Before (1980s photo)
Minnesota Hotel Building (c 1915)

After (current photo)
Guidelines Test Exercise: Addition

Applicable Guidelines

• **General:** apply to all exterior alterations, additions, or other exterior projects
• **Alterations:** projects that make changes to the exterior of existing buildings but do not increase the existing building’s height or size.
• **Additions:** projects that add floor area to an existing building, as long as the new floor area does not add more than 25 feet of new street façade and a pedestrian entrance. Additions guidelines are used for the new portions of the building, and Alterations guidelines apply to the existing portions of the building.
Guidelines Test Exercise: New Construction (2 test cases)

Applicable Guidelines

- **General:** apply to all exterior alterations, additions, or other exterior projects
- **New Construction:** projects that add floor area to an existing building (as long as the area includes at least 25 feet of linear street-facing wall and a new pedestrian entry) or to new infill projects.

Tuck Lung Co. Building (1977)
# Project Schedule

## New Chinatown/Japantown Historic District Design Guidelines

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### Key Dates:
- **March 16** (Submission of Concept Report)
- **April 26** (Discussion Draft)
- **May 24** (Proposed Draft)
- **September 12** (Recommended Draft)
- **June 15** (Stakeholder Interviews)
- **June 7** (Advisory Committee Meeting)
- **April 26** (Open House)
- **March 28** (Landmarks Commission Meeting)
- **March 16** (Stakeholder Advisory Committee Meeting)