Starin, Nicholas

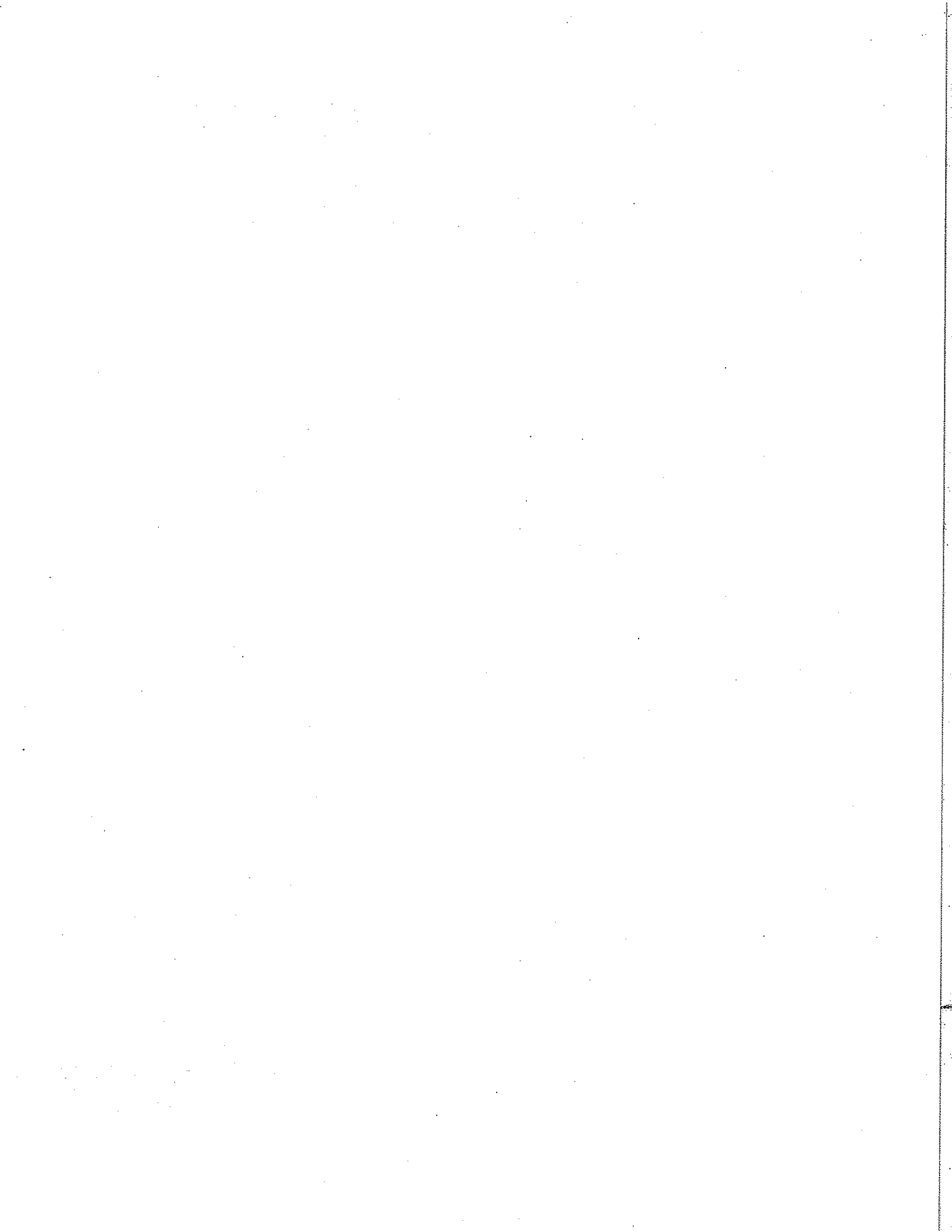|	
From:	Robert Dortignacq <robert@dortignacq-architecture.com>
Sent:	Friday, January 22, 2016 3:54 PM
To:	Starin, Nicholas
Subject:	Skidmore Historic Design Guidelines

Nicholas:

I wanted to convey a couple comments regarding the proposed guidelines. Overall, they are a good set of guidelines, and body of background - educational material.

A couple points:

- Alterations-Additions: There have been some prior building alterations to historic contributing buildings that led to the building being no longer contributing. These alterations should not be allowed.
- Semantics: 'Orignal' is used often in the guidelines. It should be clear somehow that this does mean historic original.
- References to the Distirct: There are guideline references to the various district-building qualities. These should likewise be clear in that they refer to those of the historic contributing structures.
- A1.c: Glad to see this included. While there were prior agreements for Waterfront Park, it never-the-less does create an artificial district edge that separates the district from the river that was its original source for being.
- A3: Note the picture of our New Market North Wing facade on page 33 - the 'cast iron' is reproduction non metallic castings; the chimneys also appearing on the top of the New Market Theater are not masonry.
- New Infill: With some much of the district missing buildings, this section is particularly important since the new fabric can potentially override the historic resources.
- D3, D6: Overall height is important as well as ground floor; What about numbers of stories, story to story height ranges?
- Allowed-Discouraged: While it may not fit into the format, it can be useful for designers-developers to know what is discouraged.
- Looking Ahead and Technology: An area always difficult to guide, but what about technology additions? Cell towers, solar panels, green roofs, green walls, wind features?
- Public Improvements: All is focused on the individual sites and so often a great project is reduced by site engineering and public improvements in the right of way that compete and conflict with the sensitivity of the project's good work. Urban and Site Accessories: Likely not a problem, but sometimes there can be inappropriate items.

proposed Draft Skidmore/
CASE NO. Old Town Guidlines
EXHIBIT _____

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Text proposed for deletion is marked with strikethrough and proposed new text is underlined. [Nos. 6-19 introduced by Commissioner Engeman]

No.	Page	Proposed Revision	Comments
1	52	Insert image of Mercy Corps addition under "Guideline C2 may be accomplished by: Maintaining the traditional scale and proportion of the original building."	This "may be accomplished by" statement lacks an accompanying image. The Mercy Corps addition to the Reed/Packer-Scott Building is a recent example of a horizontal addition that respects the scale and proportions of the original building
2	55	Revise Guideline D1 background text at bottom of page: " … Appropriate new designs on the redevelopment sites in the District give the opportunity to greatly strengthen the Italianate/cast iron character of the District. The intent of Guideline D1 is to encourage new buildings to respond to and reinforce the principal design elements of the cast-iron buildings that are central to the district's architectural significance and character, not to mimic or copy them in a literal fashion. The principal design elements of the Italianate style cast-iron buildings in the District are: …"	The Old Town/Chinatown Land Use and Design Committee has requested additional revisions to clarify that Guideline D1 is not intended to foster new development that copies the *style* of Italianate buildings, but rather is intended to encourage buildings to respond to the defining characteristics of the 19th century cast-iron structures that give the district its architectural character.
3	56	Revise first "Guideline D1 may be accomplished by" statement: "Designing new buildings so that they complement the character of the Italianate/cast iron buildings around them."	See comment to No. 2.
4	56	Revise second "Guideline D1 may be accomplished by" statement: "Using existing Italianate and cast iron buildings styles in the District as a reference point for designs of modern interpretation."	See comment to No. 2.
5	71	Revise the table of the district's historic resources in Appendix 3 to remove the third column indicating the resources' contributing/noncontributing classifications.	The contributing status of buildings can change over time and applicants and members of the public should contact the Bureau of Development Services to confirm the status of a resource in the district.
6	16	For consistency, add address "205 NW Couch" to the third image.	
7	19	For consistency, switch building name and address in photo caption.	

8	29	Photo is of poor quality. Should be replaced.
9	34	In caption under New Market building, use a dash instead of a hyphen.
10	51	For the two photos of the Yamhill HD penthouse, can we add some text that states something like: "These penthouses may be more visible than what is approvable in the district."
11	53	To clarify: "The 1899 brick addition to the right-hand side of the 1860...."
12	53	My understanding is that the additional design for the Hallock & McMillen has significantly changed to more of a glass box look. Should we reconsider this image?
13	55	Photo caption – appears to have some extra spaces before "strong cornice"
14	56	First photo: "The Scholastic Building (center) was the..."
15	56	Typo: infill
16	57	For consistency – correct "SoHo" in first photo caption
17	57	Second photo: "In 1998, this new building on Greene Street in SoHo was reconstructed based upon an adjacent sister building and historical photographs. Reconstructing cast iron buildings is encourages in the ..."
18	60	Caption under Block 8L: "The visual break in the Block 8L building façade reduces..."
19	67	1st caption: "These buildings in New York show a variety of approaches to reinterpreting the cast iron character while...."