

# Planning and Sustainability Commission Briefing September 27, 2016



New Chinatown/Japantown  
Historic District Design Guidelines



PDC | PORTLAND  
DEVELOPMENT  
COMMISSION

waterleaf



# New Chinatown/Japantown Historic District

- District listed in the National Register of Historic Places in 1989
- Currently the district is subject to the River District and Central City Fundamental design guidelines
- Design guidelines address new construction, additions, and alterations to contributing and non-contributing buildings
- Once adopted by City Council, the historic district-specific design guidelines will replace the River District Design Guidelines in New Chinatown/Japantown. Together with the Central City Fundamental Design Guidelines, the new guidelines will serve as land use approval criteria for the historic district.

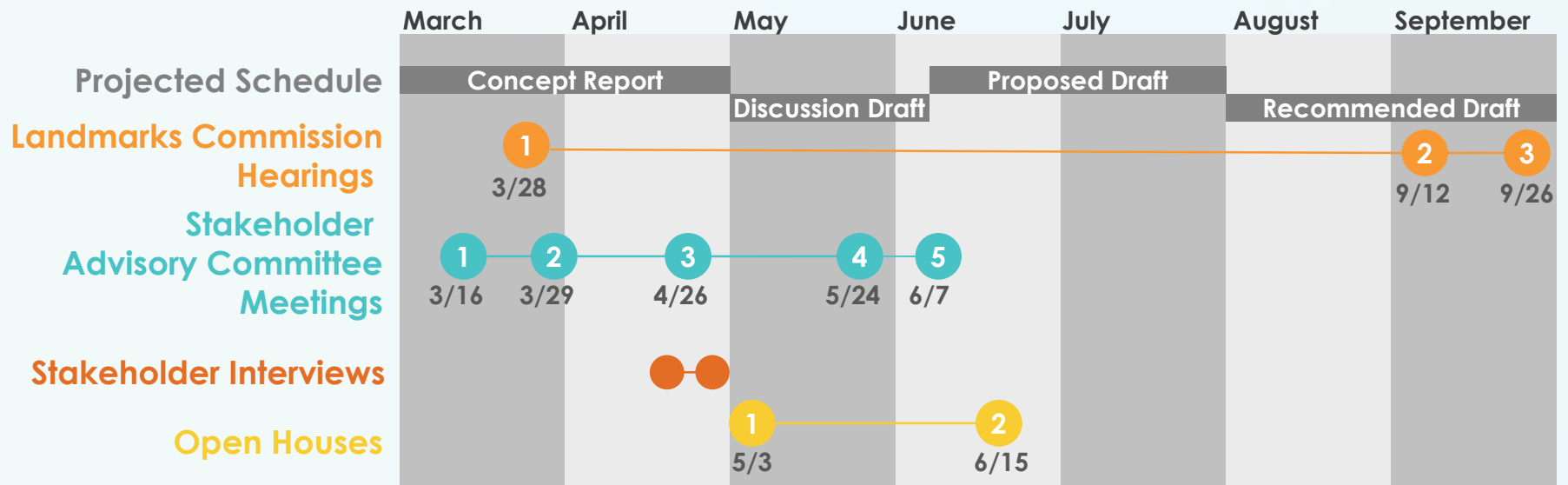


# Design Guideline Project

- Design guidelines developed by Portland Development Commission, Bureau of Planning and Sustainability, and a 10-member Stakeholder Advisory Committee, with assistance from a qualified consultant team.
- West Quadrant Plan Implementation Action for New Chinatown/Japantown: *Development of new, culturally sensitive design guidelines and development standards.*
- Portland Historic Landmarks Commission reviewing guidelines in advance of recommendation to City Council.



# Project Schedule



Following a vote of the Historic Landmarks Commission, the Recommended Draft will be forwarded to City Council for a final hearing and adoption in winter 2017.

# What are Historic District Design Guidelines?

- Adopted land use approval criteria that protect and enhance the architectural integrity and cultural significance of a historic district.
- Used by BDS staff and the Historic Landmarks Commission to make decisions in the Historic Resource Review process for alterations, additions, and new construction.
- Context-responsive statements that are applied on a site-by-site basis.



# Using Design Guidelines

The **TITLE** is in capital letters, bold, and uses an alpha-numeric prefix that relates to the framework described on the preceding pages. For example, Guideline B2: HISTORICALLY SIGNIFICANT FEATURES is the second guideline of Section B, ALTERATION GUIDELINES.

The **BACKGROUND** statement outlines the reasons for the design guideline and the goals that the City wishes to achieve. The background statement also provides clarification among related or similar design guidelines or adds more detail to the guideline language. This information helps inform application of the guidelines, but does not serve as approval criteria.

The **DESIGN GUIDELINE LANGUAGE** serves as the actual approval criteria.

The **accomplished by** statements and photographs are provided to exemplify and illustrate how guidelines may be met. In many cases the descriptions are followed by pictures of examples. The accomplished by's and the examples must not be considered as the only possible design solutions. They are intended to stimulate new ideas and provide direction for designers and developers, but are not approval criteria.

## GUIDELINES FOR ALTERATIONS B2: HISTORICALLY SIGNIFICANT FEATURES

### B2: HISTORICALLY SIGNIFICANT FEATURES

#### BACKGROUND:

Most older buildings have exterior changes that were made over time. If the changes were made 50 years ago or more, those changes may have acquired historic significance. In the New Chinatown/Japantown Historic District, historic physical alterations that were made by one of the predominant ethnic communities are an example of changes that should generally be retained to show the building's and the district's history and affiliations over time.

#### GUIDELINE B2

RETAIN ANY CHANGES TO THE BUILDING THAT HAVE ACQUIRED HISTORIC SIGNIFICANCE.

#### Guideline B2 may be accomplished by:

- Retaining exterior modifications associated with authentic Japanese and/or Chinese cultural adaptations.
- Preserving and rehabilitating historic signs.



*This Italianate building on NW 3rd Avenue retains its added upper-level awning, projecting sign, and fire escape. These alterations have acquired historic significance.*



*The historic and iconic Hung Far Low sign was rehabilitated and re-installed in its original location, though the restaurant is no longer in operation.*

# Design Guideline Document Overview

## Chapter 1: Introduction

## Chapter 2: History, Character, and Context

## Chapter 3: Design Guidelines

\*Note only Chapter 3 serves as land use approval criteria



# Chapter 1: Introduction

Purpose of Design Guidelines

Applicable Design Guidelines

Historic Resource Review in Portland

Potential for Archaeological Resources

Terms/Concepts

- Compatibility and Differentiation
- Authenticity
- Contributing and Non-contributing

How to Use this Document

Thresholds and Procedures





# Chapter 2: History, Character, & Context

Background

Setting

Historical Context

Urban and Architectural Character

Street, Lot, and Block Pattern

- Streetscape Elements and Public Realm

Styles of Contributing Buildings in the District

- 20th Century Commercial
- Italianate
- Moderne

Changes and Ethnic/Cultural Adaptations



# Chapter 3: Design Guidelines

## Organization

- General Guidelines
- Alteration Guidelines
- Addition Guidelines
- New Construction Guidelines



# Proposed Draft Design Guidelines

## General

A1: District Character

A2: Materials and Finishes

A3: Signs

A4: Balconies

A5: Lighting

A6: Awnings

A7: Rooftop Equipment

A8: Streetscape Character

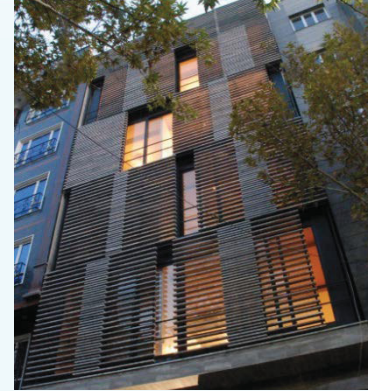
A9: Security Features

A10: Garage Openings

A11: Exposed Lot-line Walls

A12: Architectural Edge

A13: History Displays



# Proposed Draft Design Guidelines

## Alterations

- B1: Character-Defining Features
- B2: Historically Significant Features
- B3: Design of Alterations
- B4: Repair of Historic Materials
- B5: Hierarchy of Alterations
- B6: Seismic Improvements



## Additions

- C1: Compatibility
- C2: Horizontal Additions
- C3: Vertical Additions



# Proposed Draft Design Guidelines

## New Construction

D1: Building

D2: Form and Articulation

D3: Vertical Composition

D4: Building Mass

D5: Street-facing Walls

D6: Ground Floor Texture

D7: Window Openings

