

Downtown Community Plan Implementation Overlay Appendix C

Historic Cultural Neighborhoods Best Practices

Downtown CPIO Ordinance per Section 1-9

The Best Practices in Appendices B, C, and D of this CPIO are not mandatory and shall not be used to approve, deny, or condition any Project, including those requiring an administrative review, CPIO Director's Determination, CPIO Adjustment, or CPIO Exception, or any other discretionary application filed for a Project in the Downtown CPIO District boundaries. The Best Practice Appendices B, C, and D, provide resources that encourage livable and sustainable development in Downtown Los Angeles.

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CHINATOWN

INTRODUCTION

Chinatown is characterized by low- to mid-scale residential uses, and commercial and retail services oriented around a system of interior pedestrian streets and plazas. The architecture is predominantly mid-century, although a substantial number of Historic Cultural Resources with architectural features that are common to traditional styles are embedded within this neighborhood. Consequently, architectural features such as complex roof-lines, flared eaves, rafter tails, decoratively carved brackets and projecting balconies stand out against a more subtle mid-century context. The residential component of Chinatown predominantly consists of multi-family units and are present in the form of townhomes, garden courts, or apartments interspersed with single family homes. The urban form includes a variety of building heights ranging from one-story single family homes and retail establishments to multi-family mid-rise buildings.

More recent developments are taller in height and generally line the boundaries of Chinatown. Design elements such as plazas, water features, and public art and murals contribute to the overall character of Chinatown. Guidelines for Chinatown are intended to ensure new infill buildings are compatible with the existing context and complement its historic and cultural identity, while incorporating design, details and materials to form an integrated and interconnected neighborhood. In order to guide new construction and changes to existing buildings which contribute to this condition in a compatible manner, designers can look to traditional Chinese architectural styles and approaches. There are multiple branches of Chinese architectural styles, each with unique design rules that evoke distinct cultural context and connotation. Appendix B provides an overview of these architectural themes, with recommendations and examples of how to pair and apply traditional design elements within a modern context.

■■■ SITE PLANNING

Intent: An integrated relationship between buildings, streets, and open spaces that contribute to and conserve the prominence of historic and cultural structures.

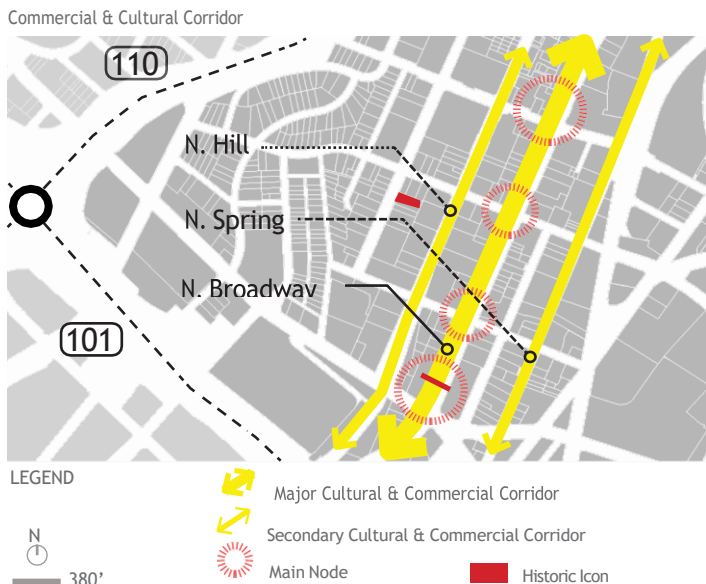
When located adjacent to buildings of significance, acknowledge their presence through appropriate building setbacks and stepbacks, so as to not overwhelm their importance.

Development along major commercial streets such as North Broadway, North Spring Street and North Hill Street can provide public plazas, interior atriums, and pedestrian passageways to break up large blocks and promote pedestrian circulation through a network of interconnected shops.

Where buildings are set back from the property line, consider designing these areas to accommodate seating or open display of products associated with businesses lining the streets.

Recognize the importance of plazas and similar gathering spaces in this neighborhood. Integrate public pedestrian pathways into new development to create a porous built environment that contributes to further enhancing this neighborhood.

When a project is sited at a strategic location such as at a prominent node or gateway, explore making the site serve as an identifiable icon, landmark, or gateway to the neighborhood.



1. N. Broadway serves as the cultural heart of Chinatown with unique local businesses, legacy organizations, and iconic landmarks. Design buildings along N. Broadway to reinforce its identity as a main "Cultural & Commercial Corridor", with a variety of uses and facilitate a network of gathering spaces during cultural and community celebrations.
2. To help promote a vibrant street and neighborhood, N. Hill and N. Spring streets are envisioned to serve as secondary "Cultural Corridors", with more mixed uses.
3. Celebrate buildings and structures at key intersections and corner sites, and utilize opportunities to create visual focus.



The Figure shows a pedestrian oriented cultural commercial corridor in Beijing, China. Features such as clear signage, seating, window displays, and shade have been incorporated to enhance the pedestrian experience.



The Figure shows a vibrant mixed use neighborhood. This image demonstrates how building setbacks can be activated with uses such as outdoor dining, display, and seating.

The image on the right shows design gestures that respond to the prevalent architectural styles in Chinatown.

Projects are encouraged to provide a porous ground floor design with space for open display of products and seating along the sidewalk.



■■■ BUILDING DESIGN AND ARTICULATION

Orient active uses, common gathering spaces, and balconies away from adjacent freeways in order to minimize exposure to sound and air pollution.

Place, orient, and shape building facades to enhance and complement adjacent open spaces.

Incorporate a variety of gathering spaces that meet the needs of a broad range of users, including families with children, seniors, and pet owners.

Design open spaces to include playground, facilities for children, as well as amenities and seating for adults and seniors to promote informal guardianship.

Employ a variety of high quality materials in public spaces that can support a range of activities.

Oriental Activities



The images above show some common activities, especially popular among seniors: exercising, kite flying, chess, Tai Chi, plaza dancing etc.

Figures A-C show various paving materials. These public places do not need to be large; small to medium sizes are more desirable. Spaces that encourage multi-use spaces through variety in paving material/paving pattern, areas with shade and sunlight, and active play zones for children alongside passive seating areas for adults that support guardianship, are generally preferred.

Intent: Overall building design, articulation, and massing contribute to and strengthen Chinatown's role as a cultural heart of Los Angeles, characterized by buildings which contribute to a memorable and cohesive corridor.

Incorporate prominent entryways, outdoor dining, outdoor display, street furniture, or unique facade treatments to enliven the street along North Broadway.

Utilize architecturally integrated overhangs and canopies, as well as conventional and unconventional landscaping installations to provide shade and reduce heat island effect.

Highlight visibility of small neighborhood serving retail uses when adjacent to residential uses by incorporating identifiable entrances and maximum transparency along street facades.

Visually display public history or background through imagery, text, or plaque displays visible from the public right-of-way.

Create linear continuation, such as a strong cornice line or upper-level step back, to respect similarities with nearby existing structures.

Prominent architecture as landmark - Chongqing Guotai Arts Center



Figure above shows an example of having a prominent building as the landmark. These kind of buildings, as well as Chinese Gardens, that appear at key intersections or street corners, help to form strong mental maps. These buildings serving different uses celebrate aesthetic/cultural features.

Figures D - G show various ways of public display to emphasize historic and cultural identities;. Elements like traditional Chinese stone/metal engraving and calligraphy are incorporated into plaques.

Image A source from Shutterstock; Images B - E and G sources from Getty; Image F source: Mafengwo.

ARCHITECTURAL DETAILS AND MATERIALS

Intent: Architectural details and materials echo traditional and modern building function and design in harmony with the existing built environment.

Incorporate thoughtful expression of Chinese architectural design, through the use of varied materials and textures to create patterns and dimension, rather than overt gestures. Building design and material that are internally coherent, and have minimal focal points are appropriate.

Incorporate natural materials, or natural material substitute, such as wood, stone, tile, terracotta, ceramic, and clay brick to add texture.

Consider employing a color scheme that utilizes prominent colors like red as accent colors, rather than as primary facade colors.

Provide paving materials such as tile or stones to create distinctive open spaces and building entrances.

The roof, cornice, or parapet that are visually distinctive and well integrated into the overall design of the building are desirable.

Consider employing signage that has dimensional qualities, to create a layered or stacked effect.

Retain historic signs to help preserve the district's character.

Explore making signage that is multilingual and incorporates locally spoken languages.

Incorporate existing neon signage as part of new buildings to retain this character defining feature of Chinatown.



Source: Shutterstock
Sino-Ocean Taikoo Li

This figure shows a cultural commercial corridor in Chengdu, China which successfully combines modern and historic design elements.



Source: Shutterstock



Source: Getty

Figure A & B shows durable, three-dimensional signage that incorporates local languages and adds visual interest to the building facade. Use of Chinese calligraphy, as shown in Figure A is also encouraged.

An Ancient Town in Suzhou



Source: Shutterstock



Source: Getty



Source: Shutterstock

The figure shows a color scheme in a traditional village in China: using unsaturated and calm color as basic tone, and darker color for roofs and window frames to create contrast.

Note that bright colors are used sparingly and the red color is used only as a highlight to emphasize entrances and direct views. Figures C and D shows the application of red color on street furniture and decorations.

The figure shows the lighting design in Chongqing, China. Good lighting reinforces the architectural features of a building, improves the district's safety and avoids light pollution. Consider applying lighting along distinctive roof lines, cornices, columns and balconies; to achieve design coherence especially along cultural-commercial corridors like N. Broadway.





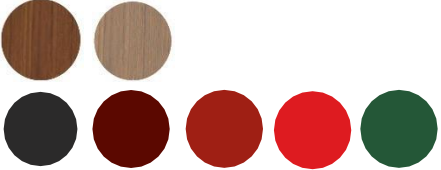



Source: Shutterstock

Color and Material Palette

A key component of traditional Chinese design is the selection of building colors and materials, which are often paired together to signify particular meanings or occasions. The application of these elements in contemporary construction can help new buildings integrate harmoniously into Chinatown's existing fabric.

Color & Material Palette

	Color	Material
Roof	 <p>It is customary to use dark colors for roof or ridges, and are often the same color tone as the facade color, but in a different shade. Roof color can include black; Dai (黛, a bluish-black color); dark and light grey; or burgundy, similar to the color of a brick.</p>	 <p>Roof materials can include tile, composed of clay, concrete, glazed, solar, or ceramic tile; asphalt shingles; slate; wood; brick; metal; or a green roof; or similar texture substitutes.</p>
Facade	 <p>The facade is often a soft or tranquil tone, such as white, grey, beige, light yellow, brown, or burgundy, similar to the color of a brick.</p>	 <p>While the facade color is subtle, the facade material can include texture or patterns to create visual interest. This can be achieved through textured concrete; wood or its substitute; masonry veneer, comprised of stone, brick, or tile, or its substitute; metal panels; or glass and its substitutes, which can serve as a good transitional material between modern and ancient architecture styles.</p>
Window & Door Frames	 <p>Dark tones such as a deep red, burgundy, or black can be applied to windows and door frames. New development should avoid applying white to window and door frames.</p>	 <p>Window and door frames can utilize wood, fibrex, aluminum, composite, fiberglass.</p>

Accentuate Color



Minimal but consistent use of color. The color can be used prudently as a method to highlight components of a building or district. Examples of this include red lanterns or other decorations at the entrances to a building, alley, or district; street furniture; and some window frames. Judicious application of the color red can also support other objectives such as pedestrian wayfinding and visual connection.

Transitional Color



Avoid abrupt color combinations. Transitional color and tones such as murals between the roof and primary facade material are used as a strategy in traditional Chinese architecture to avoid jarring transitions.

Texture



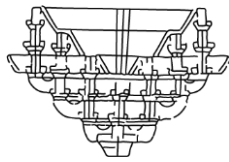
Texture is the key to success. Appropriate texture/material can play an important role in linking both traditional and modern identities. For more information, please see Material section on the left and Appendix A for application examples.

Image sources: Getty.

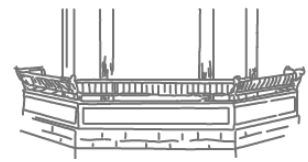
Iconic Chinese Features

Detailed descriptions and application see Appendix A, on following pages.

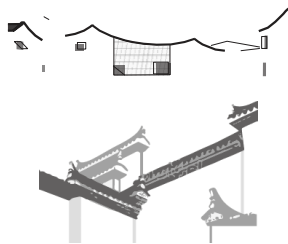
1. Dou Gong



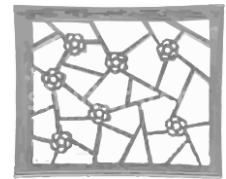
2. Mei Ren Kao



3. Sloped Roofs & Tile Ridges



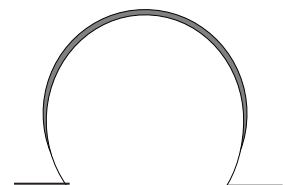
4. Lattice Pattern Windows & Screen Walls



5. Gate House (Men Lou)



6. Moon Gate



APPENDIX A

Iconic Chinese Architecture Design Features For Inspiration

Applying Identifiable Traditional Chinese Architecture Elements into Modern Architecture (referencing Neo-Chinese/Contemporary Chinese Style: Xinzhongshi (新中式建筑))

Below are traditional Chinese architectural approaches that cohesively integrate traditional elements with modern building design, to achieve both functionality and aesthetic beauty.

Contemporary structures which have incorporated these traditional elements successfully (新中式建筑) have done so through simplified and appropriately abstracted building structures, allowing the traditional elements to shine, as the main accentuating feature of the building. The following sections provide a selection of precedents and best practices.

1. Dougong

Dougong is an interlocking set of wooden brackets, traditionally utilized as supportive and decorative structure. The use of Dougong first appeared in buildings of the late centuries BC and evolved into a structural network that joined pillars and columns to the frame of the roof. As an iconic and identifiable structure in traditional Chinese architecture, it can be innovatively adapted to modern buildings.

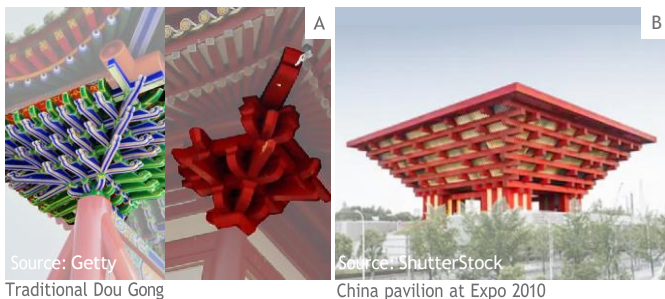


Figure A shows two examples of traditional Dougong structure, one with intricate colors and layering and the other more simplified.

Figure B is the China Pavilion Exhibition Hall, constructed in 2010 during Expo in Shanghai. This is an example of Dougong inspired architecture, which combine both the iconic geometry and rhythm of Dougong, with modernism. However, consider the building mass and surrounding environment to contextualize the application of such features.

As demonstrated in image B above, designers are encouraged to reinterpret Chinese architectural elements to a modern architectural vernacular.

2. Mei Ren Kao

Mei Ren Kao (“beauty leans on”), a long linear bench that functions as both seating and parapet. It is commonly seen in the upper floor hallway, pavilion and corridor of traditional Chinese buildings. It can be appropriately modified and applied to new buildings to better connect the interior and exterior space transitions, provide resting spaces for elderly users, and offer views of the cityscape.

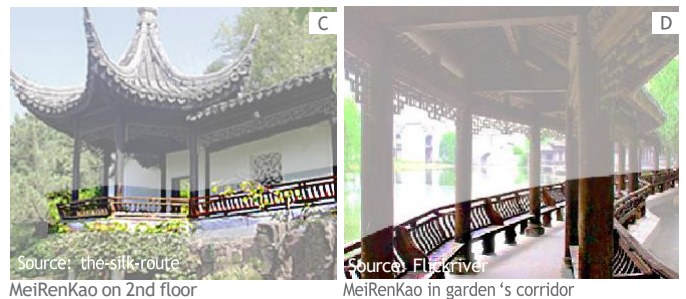


Figure C & D show different ways of applying Mei Ren Kao, a kind of bench, in traditional Chinese architecture. In some cases, the benches can also combine with a low retaining wall.

Mei Ren Kao can be incorporated into new buildings to function as a balcony and support businesses like bars, tea houses and restaurants. This design element also helps connect the indoor and outdoor spaces, and the upper floors to the street.

Image sources from Shutterstock.

3. Sloped roofs & tile ridge

List A below identifies four of the more common types of traditional Chinese roofs. Although sloped roofs are not necessary in Los Angeles due to dry climate, and minimal rain and snow, they are an identifiable feature due for their unique rhythm and can easily evoke the identity of Chinese design. Designers may consider incorporating a variation of the sloped roof to fit a contemporary building's overall design.

The eave is another common characteristic of Chinese architecture, which is applied as a linear cap on walls and screen walls. These can be utilized in contemporary design to define the shape of a building and function as an accent.

Below images show several ways of reinterpreting the sloped roofs and eaves in modern architecture design.

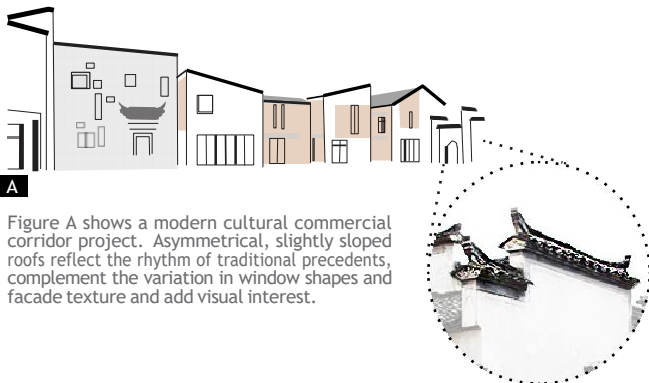


Figure A shows a modern cultural commercial corridor project. Asymmetrical, slightly sloped roofs reflect the rhythm of traditional precedents, complement the variation in window shapes and facade texture and add visual interest.

Source: Yingshi Huang.

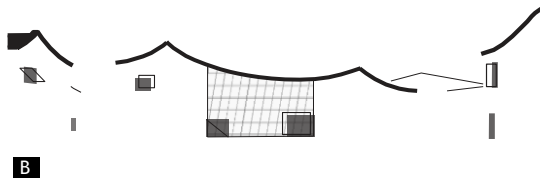


Figure B. The sloped roof is slightly curved to create a modern expression of a traditional design feature.

4. Lattice Pattern Windows & Screen Walls

Decorative window frames and screen walls are used throughout traditional Chinese architectural and landscape design to separate interior and exterior environments.

Contemporary buildings can incorporate lattice pattern windows and walls in numerous functional ways: 1) to articulate building facade and break up blank walls (Figure C); 2) bring in daylight to the interiors through semi-permeable walls (Figure D); 3) to create separation or sense of privacy between indoor and outdoor spaces, or to screen patio areas (Figure E); 4) to frame focal points (Figure F).

Chinese screen wall patterns typically employ cultural meanings. Thus, precedent study in advance is necessary.



Source: Shutterstock

Source: Shutterstock

Wood panel on facades

Wood lattice for passive design



Source: Shutterstock

Source: Shutterstock

Wood lattice to separate spaces

Screen walls to guide views

List B: some traditional lattice pattern categories include:

- Square (grid, diamond, overlapping-diamond)
- Circle (round mirror, moon, coin, fan)
- Chinese Characters (ten (+), secondary (亚), relates to sacrifice ceremony & means noble, field (田), work (工),
- MISC (foliage, animals, etc.)

5. Gate House (Men Lou)

Gate House elements are commonly used in Chinese traditional design. It originated from the Han dynasty and has evolved for thousands of years. It can be placed on the wall of a garden, a temple, or at the entrance of a street.

Gate house is usually viewed as the “face” of the family or the owner, thus varies largely based on size, height, structure, style, decoration, and material etc. Some modern Chinese-inspired architecture use Gate House element directly on the building facade to create focal point, add visual interest or indicate an entrance. Most of these buildings function as restaurants or commercial uses.



Figure A & B give examples of a Gate House.

6. Moon Gate

In Chinese tradition, the full moon is a symbol of peace, prosperity, and family reunion. The moon gate is a common element used in Southern Chinese Garden design. The gate is often used to connect two adjacent spaces; it functions as a frame, to mediate and guide one’s attention toward a particular view, such as a focal point in the garden. The circular moon can be sometimes substituted by a similar shape, such as an octagon.



Figure C & D shows the full moon shape in traditional Chinese design. In modern design, the shape can be used creatively in various locations.

Figure C shows an example of a moon gate simulated using a reflective surface.

Texture Application Examples



Image sources: Shutterstock.

Incorporating appropriate textures and architectural details can reinforce the identity and enhance the visual quality of this neighborhood.

These examples show Chinese Embossments: Metal panel on wall; stone lions at entrances; carved wood cornices.



Image sources: Shutterstock.

Texture & Identity: Two examples demonstrate the use of different textures to reflect both traditional and modern identities.

APPENDIX B
Interpreting Modern Precedents

Case Study: Sino-Ocean Taikoo Li, Chengdu, China



The Sino-Ocean development, completed in 2014, is an example of Neo-Chinese Architecture, a winner of ULI’s 2015 Global Award for Excellence, and a LEED ND Gold-Certified development. The large-scale retail heavy development is located between a thousand-year old structure, the Daci Temple, and the most prosperous commercial and financial district in Chengdu, Chunxi Road. The development meets sustainability objectives by applying architectural fins on the facade and roof eaves for solar shading, and by employing computational fluid dynamics (CFD) analysis to inform the building orientation study and improve its surrounding micro-climate.

The development also bridges the cultural and aesthetic gaps between ancient Chinese architecture and modern skyscrapers, by selecting and thoughtfully abstracting traditional design elements into the development’s design. The development simplifies Southeastern Chinese roof designs, to visibly reflect traditional roof rhythms, where roofs sit at varying elevations and setbacks. The development also reflects local texture and color theme, through the use of materials such as wood panels, bricks, tile roofs, and subdued colors such as the lime wall.

In sections of the development with more active commercial and retail activity, the designers have incorporated contemporary glass walls. These establish high levels of transparency on the ground floor, allowing for more natural light (Chengdu is famous for its gloomy climate), which reflect the modern characteristic of the context accurately while also providing each business more opportunity to play with interior designs and lighting. This modern innovation is viewed as successful, due to the traditional roof lines and materials throughout the rest of the development.



Source: Shutterstock
Sino-Ocean Taikoo Li



Source: Shutterstock

Modern material: contributes to a modern identity; responds to surrounding tall building context; activates street frontages and highlights commercial use.



Source: Shutterstock

Cultural identity is reflected through material and shapes; eaves in different elevations mimic ancient towns and adds visual interest.

Interpreting Traditional Precedents: Three Architecture Classes

There are mainly three classes in traditional Chinese architecture. Though new buildings are not encouraged to mimic traditional buildings, an understanding of the underlying theories and correlated elements are important to avoid meaningless and extravagant designs.

New building designs are encouraged to reflect Chinese identities, however, also consider sustainability, durability and functionality to avoid designs that are economically and environmentally inefficient.



Northern Vernacular Style

Northern Vernacular Style

This image shows an example of the Northern vernacular architecture, where the building has been designed with a dark grey tile roof, a light grey brick facade, and a white lime facade for the overall color tone. Northern China has extreme winters, resulting in a natural landscape that is often barren. To infuse color and vibrancy into this context, the Northern vernacular architecture includes wooden windows and doors that are often painted in dark red or green, and sometimes the wood frames remain unpainted. Many buildings in the Northern Vernacular Style also include murals, featuring scenes or landscapes with cultural meanings. These murals are oftentimes green or blue in general, and located under the roof or cornice.



Southern Vernacular Style

Southern Vernacular Style

An iconic example of Southern vernacular architecture is Hui Style (徽派). This style incorporates dark grey tile and white lime facade to establish a muted tone. The windows and doors are traditionally made from wood, which are left unpainted or painted with dark red or grey. Careful introduction of color and texture forms a clean and neat aesthetic.



Royal Architecture Design

Royal & Religious Architectural Design

In ancient China, only royal palaces included yellow roofs. Other royal related and religious structures could use yellow-green, green, or green-grey roofs. This is in contrast to other types of buildings, which were limited to grey roofs. The facade of Royal or Religious structures were typically red, and in particular instances were painted green. Similar to those murals found in the Northern Vernacular Style, royal and religious structures would often feature murals under roofs and upon the cornice. These mural paintings are typically a green or blue tone. Royal & Religious structures were traditionally the only buildings that include dragons in the mural design.

Chinese Architecture Spirit

When all elements and components of a building tell a cohesive story, demonstrate a fluent rhythm and express a unified spirit, they are often successful. If intending to reflect traditional Chinese Architecture spirit, here are a few references to choose from:

- "Harmony between universe and human" (天人合一, 因地制宜)
- Sense of ordinance: stately and magnificent (Northern Royal theme)
- Sense of relaxation, romance, freedom and philosophy (Southern Chinese Garden style)
- Sense of prosperity, auspicious and lively (vernacular theme)



ARTS DISTRICT

INTRODUCTION

The built environment of the Arts District reflects its history as a terminus of three major railroads and a center of industrial activity. High ceilings, large openings and open interior spaces later lent themselves for the reuse of these structures as live-work units, artist lofts and production uses. The predominant character in the Arts District is an industrial structure generally built prior to the 1930's. Features such as unrefined façades, durable materials such as concrete, steel and brick, large glass openings and exposed building structures, provide a visual continuity throughout the neighborhood. Large, open, unpolished and flexible interiors found throughout the district have accommodated the artisan and manufacturing uses which make the community distinct. Elements such as abruptly ending streets, and occasional loading docks in place of sidewalks, define the neighborhood's streetscape. The guidelines below are intended to direct new buildings to adopt site planning and building design principles that would help retain the unique industrial character and urban form of this neighborhood, while facilitating the reuse of old structures. It is the goal of these guidelines to foster buildings that respect and respond to the building typology in the District, but not mimic them.

■■■ SITE PLANNING

Intent: Retain the unique industrial character of this neighborhood by incorporating narrow non-vehicular pathways, consistent street walls and large floor plates to ensure the massing of new buildings are compatible with the prevailing historical building pattern. Consider the following best practices to reinforce the character of this neighborhood and highlight its industrial period:

Sites with significant remnants of the neighborhood’s past such as rail spurs are encouraged to incorporate them into site planning to express a narrative of the site’s history.

Lots that are located around the 6th Street Viaduct to the east of Mateo Street and bounded by 4th Street to the north and 7th Street to the south, can signal their proximity to the Los Angeles River through appropriate building orientation.

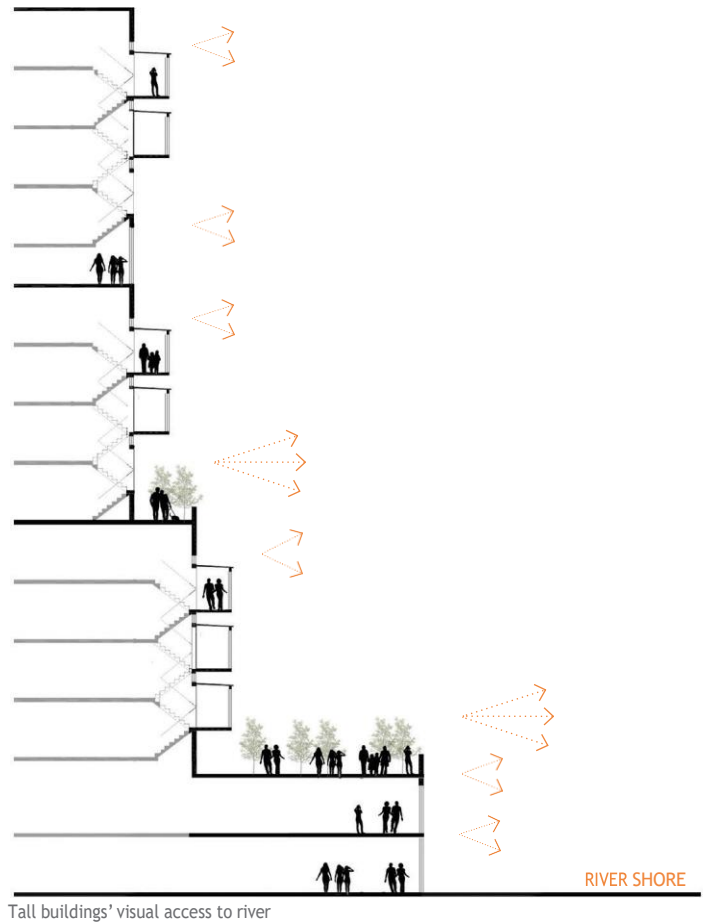
River adjacent properties can engage the riverfront by orienting the site’s open spaces to the river. During site plan development, also consider orienting primary active uses towards the river to allow for a permeable relationship with the riverfront.

Provide paseos and passageways that connect with adjacent streets and alleys to break up large blocks and promote pedestrian circulation.

Placement of buildings that support public views to the River, are encouraged, so that east-west streets continue to provide visual connections to the River.

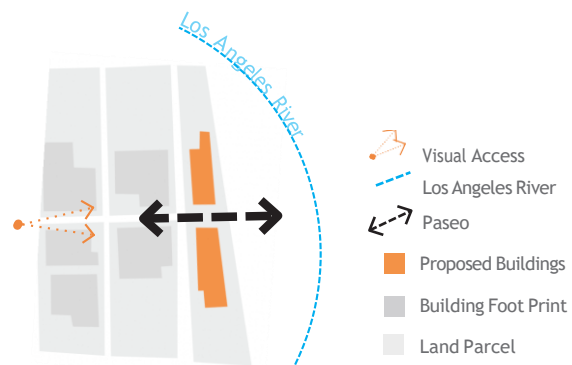
Where an adjacent street intersects with the building’s property line, align paseos and building breaks to extend the path of travel.

When locating a tall building next to a historic structure, consider employing architectural massing strategies such as step-backs to respect the prominence of the historic structure.



Tall buildings’ visual access to river

The diagram illustrates how buildings can maximize visual access to the river. Visual connections can be achieved through innovative massing techniques, higher levels of transparency, or commonly accessible patios.

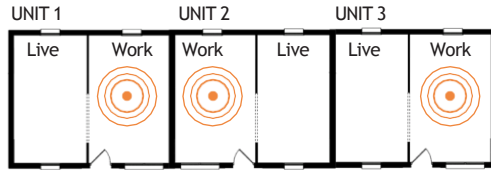


Site planning to guarantee visual access to river

This diagram shows how site planning can ensure visual access to the river. Paseos are encouraged to break-up long buildings and avoid visual barriers. Paseos should align with existing street grids to extend public views and offer visual connections to the river.

■ ■ ■ BUILDING DESIGN AND ARTICULATION

DESIGN CONFIGURATIONS



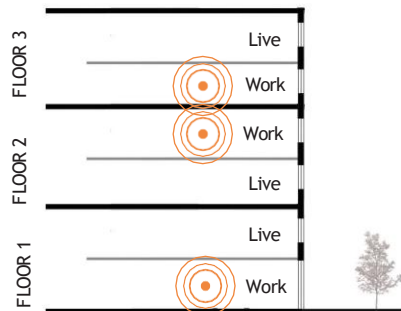
Floor plan example for live/work units

This configuration locates work spaces of adjacent units next to each other, minimizing noise from work spaces to the quieter living areas of a live/work unit.



Floor plan example for live/work units

This configuration reduces sound transfer between units by buffering work spaces with bathrooms, closets, and kitchens.



Configuration example for Loft units

This configuration illustrates vertical placement of live/work units. The work spaces share a common floor plate and act as a buffer between living spaces.

Intent: Ensure new developments retain the industrial character of the neighborhood that are typically expressed in two parts - large windows to allow daylight to the interiors and wide openings to allow for handling equipment. Including character defining features such as high ceilings, large doors and windows, high-quality durable materials and minimalist exterior facades is generally appropriate. Design spaces for vertically integrated businesses where possible, to support coexistence of onsite production, manufacturing and retail. Consider the following best practices:

Properties along the Los Angeles River that incorporate engaging facade treatments such as balconies and large transparent openings are desirable.

Design interior spaces with minimal structural walls to create flexible open spaces and allow for changing uses over time.

Where awnings are proposed, utilize sturdy materials and integrate them with the overall building design.

Incorporate windows, doors, and openings that are larger than typical standard sizes, particularly along the first two floors to maximize daylight access and facilitate movement of goods and equipment.

Transom windows are encouraged, where appropriate.

Considering design and configuration strategies to minimize sound transfer between live/work units.

1. Thoughtful design and activity configurations can help reduce transfer of sound between adjacent units.
2. Sound transfer can also be minimized through material choice and appropriate design of windows, doors, walls, ceilings and floors.



This image shows an example of large transom windows and doors, which reflect the district characteristics.

Source: Shutterstock



High Line, New York, NY

Source: Shutterstock



High Line, New York, NY

These images illustrate how historic rail features can be incorporated into the design of both active and passive spaces. These features can serve many functions such as wayfinding or public art.

■ ■ ■ ARCHITECTURAL DETAILS AND MATERIALS

Intent: Promote the use of high-quality materials and bare ornamentation that allow for a clear expression of the structural elements on exterior facades and contribute to the industrial character of the neighborhood.

Buildings are encouraged to avoid nostalgic ornamentation, “tacked-on” materials, and fake reproductions.

Expose the structural elements of a building to allow for a visual expression of the building’s composition on the exterior facades.

Utilize robust non-residential finishes on the interior spaces that can also withstand manufacturing uses.

Consider incorporating public art, murals, and greenery along the exteriors of a building.

Design roofs, cornices, or parapets to be visually distinctive and integrate these features into the overall design of a building.

Consider incorporating lighting that is responsive to human scale in addition to those that highlight architectural features.