

The following information is offered as background on the design process for the Soboleff Center, and specific steps taken relative to the CBJ Historic District Standards. This project is unique, in that the design incorporates traditional Tlingit/Haida forms interpreted in a contemporary style.

The site itself is on the edge of the historic District, with the very modern Sealaska building across Seward Street to the south, with historic district properties extending up Seward to the northwest, and along Front Street to the East.

From the outset, the design was intended to be respectful to the historic context of Downtown Juneau, while also expressing visual elements of the Tlingit/Haida tradition – this was viewed as essential to the Sealaska Heritage Institute purpose and vision. This approach seems to match closely with the philosophical intent of new construction in the historic district, as identified in the following:

Chapter 1, Basic Principles: This Chapter offers several general goals on new construction within the Historic District:

“There are sites (in the Historic District) where new infill construction will occur. For these situations, the focus of design should be on being compatible with the historic context, and not on the principles of treatment for a historic property.... More flexibility is afforded to these sites, in terms of the details of design. While a storefront should be provided when ...constructing new, it need not have a historic appearance.”

“Rather than imitating older buildings, a new design shall relate to the traditional design characteristics of the area while also reflecting the architecture of its time.”

We believe, as illustrated with the explanations following, that the design of the Walter Soboleff Center does strongly meet this goal of compatible massing and form to buildings of the Historic District, while also reflecting the cultural goals of the Sealaska Heritage Institute.

Chapter 2, Building Types and Styles. This Chapter provides detail of the architectural styles of the District. Somewhat surprisingly, it does not mention the Tlingit Native traditional buildings that were located near the central core, and co-existed with other early buildings which were being developed. The Design Standard’s focus is primarily on the “Victorian” and “Deco” commercial styles, which have become the administrative frame of reference for the Historic District.

Chapter 7, Design Guidelines for New Construction: This chapter is specific to design goals for new construction. The following provides specific details of the Walter Soboleff Center design, and efforts to comply with applicable standards.

7.1 *Maintain alignment of buildings at street edge:*

- The Walter Soboleff Center is built out to the property line on Front Street, and it aligns with the building to the south on Seward Street.

7.2 *Street facades shall span lot widths:*

- The Walter Soboleff Center complies.

7.3 *Lots that have multiple street fronts shall be built to address each street façade:*

- The Center has main entrances on both Seward and Front Streets. A secondary stair opens onto Shattuck Way.

7.4 *Buildings on angular lots shall be built to the lot lines:*

- The Center complies.

7.5 *Traditional spacing patterns created by the repetition of uniform building widths along streets shall be maintained:*

- The Center has a building width on Front Street matching the widths of the Valentine's Building, Viking Lounge and Gross Alaska Theatre. Along Seward Street, the SHI Cultural Center has a building width matching the building to the south, but even this facade is broken up by the main entry to more closely resemble historic patterns.

7.6 *A new building shall incorporate a base, middle and cap:*

- The Center complies by having a base separated from the main portion of the building by a canopy and a "cap" of siding proud of the main portion of siding at the parapet line.

7.7 *A new building shall maintain the alignment of horizontal elements along the block:*

- The canopy aligns with the canopies of the buildings immediately adjacent along both Seward and Front Streets. The top of the windows of the second floor align with the top of windows on the building to the south.

7.8 *Floor-to-floor heights shall appear to be similar to those seen historically:*

- The Center's floor-to-floor heights are very similar to those of the Valentine's building directly across the street with a very tall first floor and more modest additional floors.

7.9 *Maintain the visual building scale of two to four stories in height:*

- The Walter Soboleff Center is three stories above grade and complies.

7.10 *New materials shall convey a sense of scale similar to that seen in historic materials:*

- The Center has vertical, full-dimension cedar siding which will be allowed to naturally weather. These cedar panels are contrasted with glass panels, and knit together with the canopies. The general vertical rhythm of the panels is similar to buildings in the historic district, especially other building along Front Street.

7.11 *Building materials shall have similar characteristics as materials used historically:*

- The Walter Soboleff Center utilizes exterior materials of vertical, full-dimension cedar siding, copper flashings, and local native artwork. Although these materials are different than those seen on other buildings in the historic district, it is very appropriate to the Native building typology which was originally found in the area but has now disappeared. The use of glass at the main entry along Seward Street allows visual access to an interior "clan house" complete with carved screens and heavy timber posts.

7.12 *All materials used shall be durable and appropriate for the climate:*

- The full-dimension cedar siding at the Center is based on exterior walls of clan houses such as Chief Shakes House in Wrangell and Chief Son-I-Hat House in Kasaan which have stood without treatment for over 50 years.

7.13 *New interpretations of traditional building styles are appropriate. Infill construction shall be a balance of new and old design, draw upon fundamental similarities in old buildings without copying them, and avoid literal imitation:*

- As identified above, the Soboleff Center is keenly aware of presenting a new interpretation of traditional building style – but in this case, the stylistic basis is Native NW Coast clan structures. It is a balance of new and old, and draws on traditional design basis, without literal imitation.

7.14 *New buildings shall be compatible with architectural and scale-giving elements traditionally found in the district:*

- The Center has a canopy at a height and scale which matches similar buildings, with important linking elements such as aligning canopies. The fenestration pattern matches the pattern found throughout the district of double window units ganged together and separated from the next windows by siding. In the Walter Soboleff Center, the window pattern is that of 6'-4" wide glazing units (approximately the width of 2 traditional double-hung windows) separated by 7'-4" of solid siding. Additionally, the window units align vertically.

7.15 *Modern interpretations of architectural features historically used are appropriate:*

- The Center is emulating Native traditional architecture, with its emphasis on strong, vertical cedar panels. Glazing is detailed to be minimal in appearance, and to be experienced as a void between panels. Emphasis is on the wood, with secondary emphasis on Native art motifs and copper trim.

7.16 *The scale and proportion of a new storefront shall be similar to those seen historically:*

- The Center complies with the glazing around both the Seward and Front Street entries. The design includes high clerestory glazing above the canopy.

7.17 *Window patterns in storefronts shall be similar to those seen historically:*

- The Center complies with the glazing around both the Seward and Front Street entries. Glazing includes high relites into the first floor level, with daylight entering from above the canopies.

7.18 *Alternative designs that are contemporary interpretations of traditional storefronts may be considered:*

- The Center storefronts are similar to historic storefronts in layout and appearance from the street (as well as function), utilizing aluminum curtainwall systems with 2 ½" mullions.

7.19 *Building canopies are required:*

- The Center complies, with full canopies along Front Street, Seward Street, and a partial extension at the stairway exiting to Shattuck Way.

7.20 *Mount canopies to accentuate character-defining features and window openings:*

- The Center complies with a canopy that matches adjacent canopies, is at a functional height for pedestrians, and serves to outline the storefront openings at both the Front and Seward entries.

7.21 *Use colors and materials in the canopy which are compatible with the overall design of the building:*

- The Center canopies will be trimmed in copper flashing which will coordinate with the rest of the building.

7.22 Canopies shall step down to maintain a consistent height over the sidewalk:

- The Center canopies are consistently level over the sidewalk except at the entries. The pitched roof of the canopies at both main entries is both allowed to designate the entry (as seen at the Baranof Hotel) and matches the historic clan house facade in the lobby off Seward Street.

7.23 Projecting horizontal canopies are most appropriate:

- The Center complies.

7.24 Balconies may be considered:

- The Center does not have a balcony.

7.25 Roof top uses may be provided as long as their location does not impact the quality or appearance of the streetscape:

- The Center has a roof-top ventilation unit which is well set back into the center area of the roof.

7.26 Upper-story windows with a vertical emphasis are required:

- The Center uses a fenestration size that is similar to the widths found throughout the district (typically double window units ganged together and separated from the next windows by siding). In the Center, the window pattern is that of 6'-4" wide glazing units (approximately the width of 2 traditional double-hung windows) separated by 7'-4" of solid siding. Additionally, the window units align vertically.

7.27 Windows shall align with others in a block:

- The Center complies, with the top of the windows of the second floor aligning with the top of windows on the building to the south.

7.28 Materials used in and around windows shall be similar in scale and proportion to those used historically:

- The windows at the Center are similar in size and proportion to others in the district as discussed above. The window detailing, differing from other buildings in the district, tend to minimize the window frames, and emphasize the cedar siding.

7.29 A building entrance shall appear similar to those used historically:

- The Center complies, with both main entrances set in a storefront configuration.

7.30 Develop the ground floor level of a project to encourage pedestrian activity:

- The Center complies, providing a continuous canopy along primary frontages, storefront at the entries, landscaping at the corner of Seward and Front Streets, and an active carving space located along Seward Street.

7.31 Avoid blank walls or the appearance of a vacant lot:

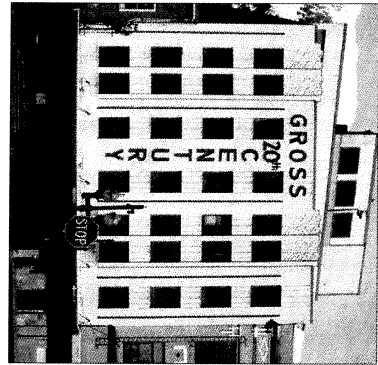
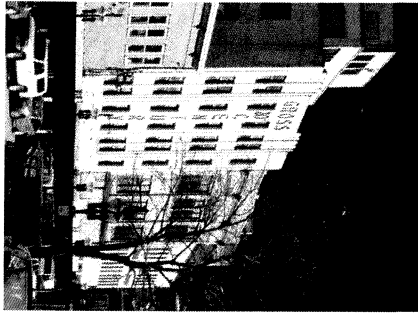
- The project is dynamic, visually open, and projects life and invitation along Front Street and Seward Street.

Additional design changes:

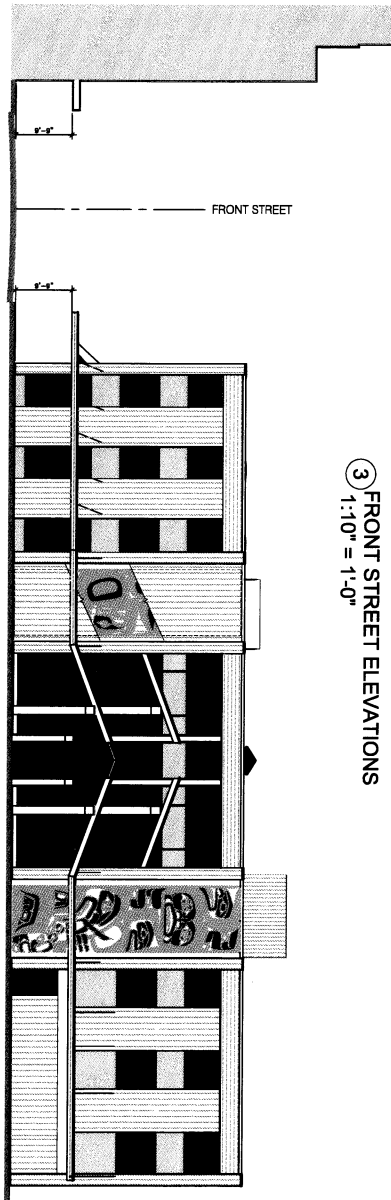
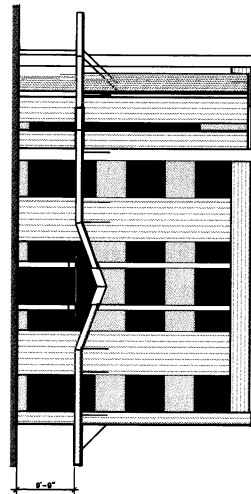
Through the design process, additional changes were made to the project, based on feedback from the Historic District Advisory Committee and Planning Staff. One significant change was to the secondary stairway that is located at the corner of Front Street and Shattuck Way. This stairway was originally glass-enclosed in order to showcase additional Native art. This was changed to a wood panel treatment that was similar to the rest of the building, and less obviously modern in treatment.

Staff was also interested in the potential of adding a pedestrian walkway along Shattuck Way. Due to cost reasons, a canopy cannot be added at this time. However, steel framing was introduced into the structure and panel detailing to allow the potential of a future canopy, should pedestrian patterns ever justify this expense.

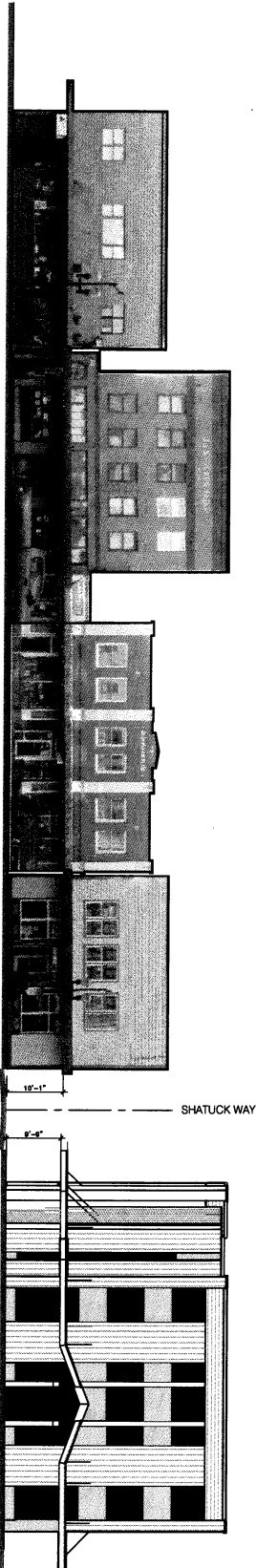
We have endeavored to make the new Soboleff Center one of the most notable architectural additions to Juneau in recent years. We sincerely believe it will be a good neighbor to older historic district properties, and infuse significant vitality to the downtown Juneau core.



3 FRONT STREET ELEVATIONS
1:10" = 1'-0"



2 SEWARD STREET ELEVATION
1:10" = 1'-0"



1 FRONT STREET ELEVATION
1:10" = 1'-0"



NOTE: PRINT 11" x 17" IS HALF SIZE

CONSTRUCTION DOCUMENTS 95%
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SHEET TITLE:
FRONT STREET
ELEVATION
DATE: 03/26/12
SCALE:
DRAWN:
CHECKED:
SHEET NO. 1