

**MASTER PLAN**  
For  
Hakone Estate and Gardens

THE HAKONE FOUNDATION  
SARATOGA, CALIFORNIA, U. S. A.

April 6, 2011

**WORKING DRAFT**

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## **I. PURPOSE STATEMENT**

This Master Plan establishes the conceptual framework which will guide the Hakone Foundation in its efforts to become a self-sustaining international cultural institution, and a flagship example of building bridges between the Japanese and Asian Cultures and those of the Western Hemisphere.

The Master Plan will serve as a guide to restoring and enhancing the buildings and other structures and facilities both throughout the historic Japanese Gardens and in the surrounding, protective natural park area of the 18-acre land parcel. During its 96 years of history the garden has matured, but time has taken its toll on some of the unique elements of the gardens. It is the aim of this Plan to provide technical and aesthetic guidelines that can be followed in rejuvenating the gardens, and maintaining their cultural and historic nature while enhancing its status as a national and international cultural attraction.

Some of the basic tenets of the Master Plan include:

- Japanese estates and gardens are meant to change, because nature is always changing, and Hakone must continue to change in this same spirit and traditional framework.
- When we are in a Japanese garden, we are to experience it as an enchanted and timeless place of soothing and healing. Aesthetics is thus a primary consideration.
- The original founder, Isabel Stine, aspired to build a “country estate” to serve as an international retreat for artists, dignitaries and cultural leaders. We wish to promote this vision in the future, while enhancing the usability and functionality of the site.
- Hakone has been named a “Save America’s Treasures” site by the National Trust for Historic Preservation. This distinction must be maintained over time through sustainable management practices, as well as cross-cultural outreach and community activities.
- Hakone will work cooperatively with local and international resources, such as skilled gardeners from Japan, as a means of both maintaining the gardens and fostering cross-cultural relationships and knowledge transfer.

This Master Plan addresses many activities related to preservation and enhancement of the gardens and structures, and encompasses major activities as well as the construction of an International Visitor and Retreat Center.

### **Design and Construction of an International Visitor and Retreat Center**

Employing traditional Japanese architectural features, an indoor venue will be built outside the historic gardens to serve as a year-around center for visitors, especially during inclement weather. Seating up to 250 people with an approximate size of 3,000

square feet, this proposed International Visitors and Retreat Center will address a variety of functional needs including a gift shop, kitchen, rest rooms, and eating areas.

## **II. History of Hakone**

San Francisco philanthropists Oliver and Isabel Stine in 1915 attended the Pan-Pacific Exhibition and became interested in Japanese culture. The following year they visited Japan and were fascinated by the beautiful scenery of the Hakone area near Mt. Fuji, especially the atmosphere of the historic Fujiya Hotel and its well-kept Japanese gardens.

After returning to America, they hired carpenters and gardeners from Japan and began building a garden which they named "Hakone." The country villas were built in 1917 and represent Japanese-style houses created in a style that blends the Shoin and Sukiya styles of buildings. Natural materials were used to build the house which is decorated in a minimalist style, with an emphasis on creating a light, airy atmosphere.

The main garden was built in the style of a "strolling pond garden", with the central pond as the main attraction, enhanced by a waterfall on the south side of a mountain. In every detail, from its shape to the placement of the stepping stones, viewers are reminded of the skillful techniques of traditional gardens from the Japanese Meiji Era.

The gardens remained in the Stine family until 1932 when it was purchased by Major Tilden whose family cared for and maintained the estate until 1961. Major Tilden's nephew, Michael Gregory sold the estate to a group of four Chinese American Families who kept the authentic Japanese architecture and grounds intact through 1966 when they sold Hakone to the City of Saratoga.

Today Hakone is operated by the Hakone Foundation and serves as a multicultural center for the vast number of cultures on the West Coast. In 2004 Hakone was designated the oldest Asian Estate, Gardens and Retreat in the Western Hemisphere by the National Trust for Historic Preservation – one of only 12 historic sites in America to receive the Trust's top grant award: Save America's Treasures.

### **III. Value and Significance of Hakone**

Because Hakone is the oldest Japanese and Asian Estate Gardens in the Western Hemisphere, the importance of her unique horticultural, landscape and cultural evolution is especially significant for citizens throughout the Americas, Japan and Asia. Hakone represents a unique bridge between the civilizations of Asia, and the Eastern Hemisphere, and the civilizations of both American Continents, and the Western Hemisphere. Hakone is located geographically in one of the most diverse population centers in the world, Silicon Valley, thus providing us with an exceptional opportunity to participate in a unique historical opportunity to build and participate in the emergence of a global civilization.

In fact, Hakone has been the site of many important events, including the Anniversary of the Treaty of Peace and Amity successfully negotiated by Commodore Perry. The site received international acclaim and media coverage when the three-time Oscar winning movie "Memoirs of a Geisha" was filmed on this historic site.

The roots of Hakone are found in Japan, and the Hakone Foundation has for ten years hosted the annual Hakone Festival (matsuri), a signature event that takes place each May with the help of Japanese leaders who together with Japanese corporations have formed the "Hakone Garden Support Committee". All the profits from the matsuri, whether from sales of food and beverages or from auctions of donated goods, go to the Hakone Foundation. Thus the support system for Hakone is well-rooted in the community.

Hosting such culturally diverse activities as the Chinese Lunar New Year celebrations, Indian Diwali, Persian poetry reading, Korean Tae Kwon Do demonstrations and West African Drumming and Dancing, Hakone is revealing its destiny as a cross cultural gathering place. In fact, the Foundation has been actively working to reach out to the broad spectrum of cultures and heritages in California and abroad, as it transforms itself into a true global forum. See Attachment 3, Partnerships, for a deeper explanation of the many partnerships that are at work to support Hakone today.

#### **IV. Hakone Foundation's Financial Objectives**

Since Hakone is the oldest Japanese Estate Gardens and one of the finest examples of the Japanese garden history in the United States. It represents a unique garden style called "Sanso-fu" and displays a variety of garden techniques and material uses. The garden's historical value and significance also rely upon the fine architecture in the garden. The buildings exhibit the aesthetics values and technical refinements of their time and, as a group, they represent a rare collection of Japanese architecture in this country.

The gardens at Hakone, and in particular the buildings, exhibit the inevitable aging that comes from being more than 94 years old. Several of the buildings are in urgent need of repair and rehabilitation. The gardens also face technical as well as financial challenges as the Foundation works to establish a solid business model to support this large operation on its 18 acre site.

Fortunately, Hakone has begun to overcome some of the financial challenges that in the past have overwhelmed and led to the destruction of many other public estates and garden. In addition with nearly a half-century of insufficient and unreliable funding sources, only in recent years have the buildings and gardens received the necessary technical expertise and skilled labor to address years of deterioration. This master plan is an attempt to provide a set of aesthetic and technical guidelines and standards for repair, restoration and maintenance that will bring the gardens and buildings to the appropriate quality level.

Coupled with these grass-roots efforts our active fundraising endeavors have borne fruit in recent years. Hakone has been fortunate to receive \$120,000 from the Santa Clara County Historic Heritage Commission, which will be used to refurbish and repair the Lower House (see Map, Figure 9, Attachment 5) to bring it back to its original glory and make it suitable for large gatherings. In addition, recent fundraising efforts have also resulted in pledged commitments of \$350,000; a portion of the funds required to build an International Visitors and Retreat Center.

## **V. Overview of the Gardens, Structures and Surrounding Areas**

### **A. Major Gardens**

Hakone Gardens as a whole represents the “Sanso” or mountain villa style of a strolling garden. Authentic Japanese buildings are nestled in the lush vegetation on its steep slopes. There are four major gardens at Hakone:

- The Hill and Pond Garden
- The Tea Garden
- The Zen Garden
- The *Kizuna-en Bamboo Garden*

The **Hill and Pond Garden** was built around 1917 and is one of the oldest Japanese garden styles. This, the largest and centrally located garden, is one of the main attractions of Hakone. Visitors are able to enjoy strolling through the landscape around the ponds.

The **Tea Garden** is entered via curved stepping stones in a lush field of moss. A water basin (*tsukubai*) enables the ritual of washing hands and rinsing of mouth prior to entering the tea house. This garden is an essential part of the tea house and helps guests leave the mundane world behind and prepare themselves spiritually.

The **Zen Garden** is to be contemplated and viewed without entering. Often called a Rock Garden, it represents mountains, islands and Buddha floating over the white sand which represents the ocean. The combination evokes the vast expanse of the universe.

The **Kizuna-en** was built in 1987 and was a gift from Saratoga’s sister city of Muko in Kyoto, Japan, with contributions from the Bamboo Society of Japan. It is renowned for its collection of rare bamboo species.

All natural materials - plants, rocks and water - are skillfully and harmoniously employed, utilizing traditional methods of Japanese gardening.

### **B. Smaller Gardens**

Hakone Estate and Gardens comprises several smaller gardens, in addition to the major gardens listed above. These include the Camellia Garden, the Tea Plantation Garden, and the Pine Moon Tea House (Shogetsu-an) and surrounding enclosed garden.

### C. Existing Buildings

There are eight buildings on the Hakone grounds at present. These include:

- The Upper House (Moon Viewing House)
- The Lower House (Zen Garden House)
- The Cultural Exchange Center (CEC)
- The graceful Upper Tea House (Shogetsu-an or Pine Moon House)
- The Office Building (Converted from the original barn)
- The Historic Gardeners House
- The Office Building, the Pump House Storage Shed and the Gift Shop (Converted garage)

The **Upper House** was built in 1917 by *Tsunematsu Shintani* (1877-1921) and is a mix of two Japanese architectural styles, *Sukiya*-style and *Shoin*-style. *Shoin* is formal in arrangement and characterized by the ornamental alcove and staggered shelves. *Sukiya*-style, on the other hand, lacks obvious ornamentation and its aesthetics rely upon the state of natural materials with little or no modification. The building, located high above the garden and far from the entrance, provides a spectacular view and is especially important for moon viewing in the autumn. A refuge for visitors, this structure is both historical and authentic; it was almost entirely built without nails.

The **Lower House** was originally built in 1922 as a summer retreat. During the 1980's it was partially remodeled to serve as a community facility, and the adjacent garden was modified and tea rooms were added.

The **Cultural Exchange Center** (CEC) was built in 1992. It is a replica of a tea merchant's house in Kyoto. The traditional Japanese building and its structural members were fabricated in Japan, shipped to Hakone and assembled on site. The CEC provide a venue for a wide range of cultural and educational classes, workshops and exhibitions as well as a lodging facility for the occasional artist or researcher-in-residence.

The **Small Upper Tea House** (Pine Moon or Shogetsu-an) is a small wooden structure that can accommodate a small group of people. It is opened for special tea ceremonies.

The **Historic House** (staff residence) is of historical significance. It was recently renovated and is used for ensuring 24-hour safety and security for the Gardens.

The **Office Building, Storage Shed and Gift Shop** are not of historical significance. All were renovated over the past ten years to accommodate the executive staff, the garden specialist staff, and the Sales and Gift Shop staff.

## **VI. Future Plans for the Gardens, Existing Structures and Surrounding Areas**

### **A. Four Major Gardens**

In general, the future plans for the four major gardens center around two issues: restoring the gardens, using traditional Japanese techniques and employing local technical expertise where possible, and enhancing the gardens. Equally important is the need to provide a safe and enjoyable environment. We are fortunate to have at our disposal historical records and technical documents that play an important role in guiding this plan. The Hakone Foundation has recently established a partnership relationship with the renown Ogata Kai Landscape Architectural professional association. Ogata Kai is composed of the top Japanese Landscape Architects from throughout Japan and part of March 2011 and February of 2009 at Hakone restoring some the key landscape features of Hakone's hill and pond garden and the main entrance.

**Garden Restoration:** The restoration work requires careful planning of multiple tasks: design; approach; project funding; scheduling; material selection and procurement, and securing technical expertise (preferably local, supplemented by national or international expertise where appropriate). Technical improvements and training of the garden's maintenance staff continues to be an important goal in this plan. Inviting garden professionals from Japan is an effective way to improve the skills of the garden staff as well as to enable Japanese professionals to adapt their skills and knowledge in an international setting. This process of teaching and learning will benefit Hakone in further understanding the technical and cultural aspects of Japanese gardening and in assuring the overall quality of the gardens.

**Garden Improvements:** Only minimal, strictly necessary improvements should be made, and only after being thoroughly tested against the Hakone vision and purpose, cultural and historical values, and emerging needs. Construction techniques and materials available locally should be examined closely in terms of their compatibility with traditional methods: techniques and materials vary widely in Japanese gardening, but new or foreign yet traditional materials and techniques should be introduced with care. Casual and mixed use of new and foreign materials or techniques may cause confusion in the garden's maintenance practice and disarray in the appearance of the garden.

### **Governing Principles**

1. The preservation of Hakone is the first priority.
2. No radical changes will be made to the established line of walkways.
3. When stones (ishi-gumi) fall or are moved from their original position they should be replaced.
4. Any new stones (kei-seki) will be placed in the most appropriate location.
5. When possible, only the weakest part of any wooden structure will be replaced or repaired.

6. Trees, shrubs and ground cover will be planted using traditional techniques.
7. Any necessary repairs will be decided upon after a thorough discussion with involved parties.
8. Any repairs or modifications will be thoroughly documented and disclosed.

The **Hill and Pond Garden** – Future plans are to maintain this central garden as a strolling and gathering place for visitors. The space must be enhanced for group activities.

The **Tea Garden** – Future plans are to enhance the sequestered nature of this garden.

The **Zen Garden** – Future plans are to enhance the size of this significant garden so that it can display traditional designs.

The **Kizuna-en Bamboo Garden** – Future plans include protecting and enlarging the garden. The land at the top of the garden will be the focus for future expansion.

#### **B. Smaller Gardens**

Likewise, plans for the smaller gardens focus on protecting and enlarging them and enhancing the educational nature of the gardens.

The **Camellia Garden** and the **Tea Plantation Garden** – Future plans include protecting and increasing the size of the gardens and adding to the number of plant specimens. In addition, Hakone plans to enhance public education programs related to these gardens.

The **Pine Moon Tea House** and surrounding garden – Future plans are to maintain and enhance this traditional space that is used for special events. The surrounding small garden and bamboo fence will be refurbished and redesigned to enhance the privacy and traditional design.

#### **C. Existing Buildings**

The existing buildings must be maintained and, in some cases, brought up to modern code requirements.

The **Upper House** – Future plans are to maintain and enhance the building. The foundation must be shored up to meet present codes. The entrance and exit areas should be re-landscaped for better flow of foot traffic.

The **Lower House** – Plans include enhancing the entrance to meet ADA codes, and refurbishing the food service area so it can be used for wider public use. The entrance will be broadened and will allow for wheelchair access. Visitors will leave the building from the front (North) exit and will easily access the nearby Cultural Exchange Center. As mentioned above, the Zen Garden in front of the building will be restored to a more authentic design, as well as to add a new gate and perimeter fencing.

The **Cultural Exchange Center** – Future plans are to increase the capacity of the building so it is able to handle larger groups of people. This would allow for sit-down meals for larger groups, as well as buffet service. The CEC would also be enhanced to meet the electronic communication needs of the business users. Plans include evaluating the heating capacity of the building so that it can be used for comfortable group meetings during the winter months.

The **Small Upper Tea House** (Pine Moon or Shogetsu-an) – Future plans are to enhance the simple landscape and the bamboo fence to deepen the experience of privacy and retreat.

The **Historic House**, with its tight landscaping, will be incorporated into the Visitors Center (see below, Section VII) when constructed. The **Office Building, Storage Shed** and **Gift Shop** are of no historical significance. When the Visitors Center (see below, Section VII) is built, they will be removed or relocated if necessary.

## **VII. Future Plans for New Structures**

### **A. Visitor Center - Overview**

Hakone has for years suffered from the lack of an open, inviting yet sheltered area where visitors can come during inclement weather and sit, have a cup of tea or a small meal, and learn about Hakone and her unique heritage. Such a place would be ideal to house traveling or permanent art exhibitions, historical artifacts and photos, and videos. In addition, a Visitor Center would enable larger gatherings to take place year-round, and would be an ideal venue for performances by dancers, musicians, storytellers and other talented groups and individuals representing a wide variety of cultures.

### **B. Visitor Center – Design Concepts**

The Visitor Center design is intended to evoke an atmosphere of peace and of the expression of traditional Kyoto townhouse or *machiya* with lattice windows and doors. Although the building as currently conceived is approximately 3,000 sq. ft. - small by American standards - its wide eaves and generous wide passageways under the eaves and around the building perimeter promote an open feel. See Illustrations 1-3, Attachment 5, for a visualization of a possible design for the Visitor Center. In addition, the eaves provide shelter and seating space without interfering with the use of the interior space. Folding benches, *shyogi* (see Illustration 4, Attachment 5) on the side of the building provide additional seating space when needed. The Visitor Center would thus both enhance visitors' experience and boost the profile of Hakone as a cultural destination.

A wide and generous open space, the Terrace, is adjacent to and is an integral part of the Visitor Center. The Terrace provides not only open dining and gathering spaces but also accommodate an open-air exhibition and display space. Various kinds of *Cha-bana* (tea ceremony) plants are displayed for viewing and for sale and a nearby booth will be available for explaining and teaching the way of arranging *Cha-bana*. Similarly, another booth displays and sells miniature Bon-sai (called 'palm-size' bonsai). The Visitor Center would ideally be located adjacent to the existing restrooms.

### **C. Visitor Center – Facilities**

Guests would enter through a gate (see Illustrations 7-8, Attachment 5), and would enjoy the following facilities (see all proposed Visitor Center plans in Attachment 5):

- ① Ticket counter for entrance fee and administration space
- ② Hakone's historical displays
- ③ Interpretation and orientation booth to highlight unique garden elements, features and tour routes
- ④ Gift Shop
- ⑤ Tea restaurant with kitchen space that can be used to prepare and serve tea and light meals; the adjacent terrace space would permit open dining and other uses

The Terrace space could accommodate:

- ⑥ Display of *Cha-bana (tea-ceremony flower)* plants and their arrangement for tea ceremonies
- ⑦ Display space for miniature Bon-sai (dwarf trees) which could be sold
- ⑧ Display and demonstration space for various types of bamboo fence

#### **D. Proposed Changes to Other Structures, Facilities and Improved Areas**

Other long-term solutions involve examination and improvement of the process of garden admission in terms of: 1) the flow of vehicular and pedestrian traffic; 2) easy and comfortable access; and 3) uplifting and welcoming experience. The garden entrance and experience of entering to the garden is important in setting a tone in the mind of a visitor for his/her expectation for the rest of their experience throughout the estate and gardens. A suitable and permanent solution for the garden entrance should encompass the entire area around the gate and beyond.

##### **D-1 Front Garden**

Hakone proposes to modify the front garden by adding entry and exit gates, as well as a ticket counter. These modifications will provide a safe and enjoyable route that meets both ADA requirements and garden aesthetics, introducing a graceful and stately approach to the existing main gate and will play a key role in welcoming visitors to the Visitor Center and the Gardens.

##### **D-2. Parking Lots**

The present parking lot is capable of holding 90 cars. It should be updated to allow for maximum parking capacity. The retaining walls surrounding the parking lot need to be evaluated for strength and safety. In addition, other parking opportunities are being discussed with the City of Saratoga, since more parking space is needed for the expected growth of Hakone's usage.

Another issue is where to park group buses. Since buses cannot negotiate the steep driveway, parking at the nearby Quarry with small vans moving groups of people up to Hakone is a potential option that is being discussed with the City.

##### **D-3. Entrance Road**

The present road is steep and windy. Its surface is old and deteriorating, but recent renovations during 2010 have involved resurfacing and trenching to allow electricity and water to be brought down to the Highway 9 entrance to the site. Hakone is working with the City of Saratoga to enhance the ability of the road to handle increased auto traffic.

##### **D-4. Ponds**

The Koi Pond island (shaped like a turtle, representing long life) is home to a large established school of koi. The Lily Pond is used for introducing new koi into the old established school of fish to prevent disease. Both ponds are shallower than is the standard for koi ponds, so future plans involve deepening them to bring them up to standard.

**D-5. Entrance sign, gate and decorative wall beside the road**

The current sign, gate and decorative wall will all be evaluated, redesigned and enhanced or rebuilt. Electrical conduit and water pipes have been brought down to the site to allow for decorative lighting and sustainable landscaping.

**D-6. Arbors and Vine Covered Walkways**

The wisteria arbor walk is covered by a wooden arbor that is too short for many visitors; in addition, the wooden arbor is rotting. Plans call for rebuilding it with more durable materials to withstand the elements and hold the weight of the large vine. In addition, it will be made taller to allow for visitors to walk comfortably under it.

**D-7. Fence Around the various gardens**

Plans call for bringing the fence to a standard size and making it opaque. The purpose of the fence is to provide protection against deer and to provide privacy for garden visitors. Being opaque, the fence will also prevent those on the public hiking trail from seeing the backs of buildings, thus focusing their view on the oak forest.

**D-8. Paths Inside the Gardens**

The path from the Mon (main gate) to the CEC is to be redirected away from the old oak roots. In general, paths are constructed from a variety of materials. Plans are underway to evaluate them for visitor safety, and to rebuild them to meet changing standards for Japanese Gardens when necessary.

**D-9 Garden Entry Restoration (Walkway, Footsteps and Mountain Path)**

The Garden walkway will be improved and repaired with concrete aggregate (arai-dashi) or natural stone or granite (kiri-ishi) with consideration given to safety and to harmonize with the existing scenery. Walkways will be smoothed or flattened so as to remain safe and dry.

**D-10. Hiking path outside the Gardens**

The City of Saratoga has plans to connect this path to the larger hiking path system. This path starts at the street level near the Garden's entrance sign. It winds through the natural oak forest outside of the Garden's fence up to the top of the hill property. Plans are to connect the path to another future trail. This simple dirt path needs to be maintained and kept free of brush and tree limbs.

**D-11. Forest surrounding the Japanese Gardens**

This California oak forest is to remain in a natural state with some maintenance for public safety sake and for fire safety sake. Forest acts as a buffer for the Japanese Gardens from the modern world of noise and traffic. This is a traditional buffer. Plans are to do minimal clearing of fallen trees and limbs. Work with the City of Saratoga.

**D-12. Picnic Area for Visitors**

The picnic area now stands below the CEC and across from the Gift Shop. Future plans are to coordinate its placement with the new Visitors Center

**D-13. Gardening Staff staging area**

Garden staging is presently done by the staff in various areas around the Gardens. Future plans are to evaluate and coordinate needed staging areas for more efficiency and better aesthetics in relation to the public areas. A larger space will be needed for storage and garden planning as the garden grows. Hakone may explore the option of using some available space at the Quarry site. The Foundation is currently discussing option with the City to investigate this option.

**D-14. Stage, Madrone Mound**

Plans are to move the stage to a new area on the Madrone Mound and to enlarge it. Electricity for lighting and sound needs to be evaluated.

**D-15. Mon or Main Gate, Bridges, Pavilions, Viewing Benches, Lanterns and Sculpted Rocks**

At present no plans exist to make modification to these items.

## **VIII. Budgetary Requirements to Meet Future Plans**

Hakone has, through careful management and strict attention to detail, managed to bring the Estate and Gardens from a major deficit to a break-even operation over a period of just seven years. Generous donations from our member and donor base, coupled with significant contributions from the National Trust for Historic Preservation, Japanese Corporation and Foundations, the David and Lucile Packard Foundation, and the Santa Clara County Historic Heritage Commission have enabled us to undertake major renovations in recent years. Examples include new roofs for the historic buildings, restoration of the many garden structures, gates, bridges, pathways, stone steps and supporting structures.

Today the Foundation is looking toward some significant financial requirements in the future. We will again rely heavily on donations, corporate matching grants, foundations, and other institutional philanthropies to meet these needs.

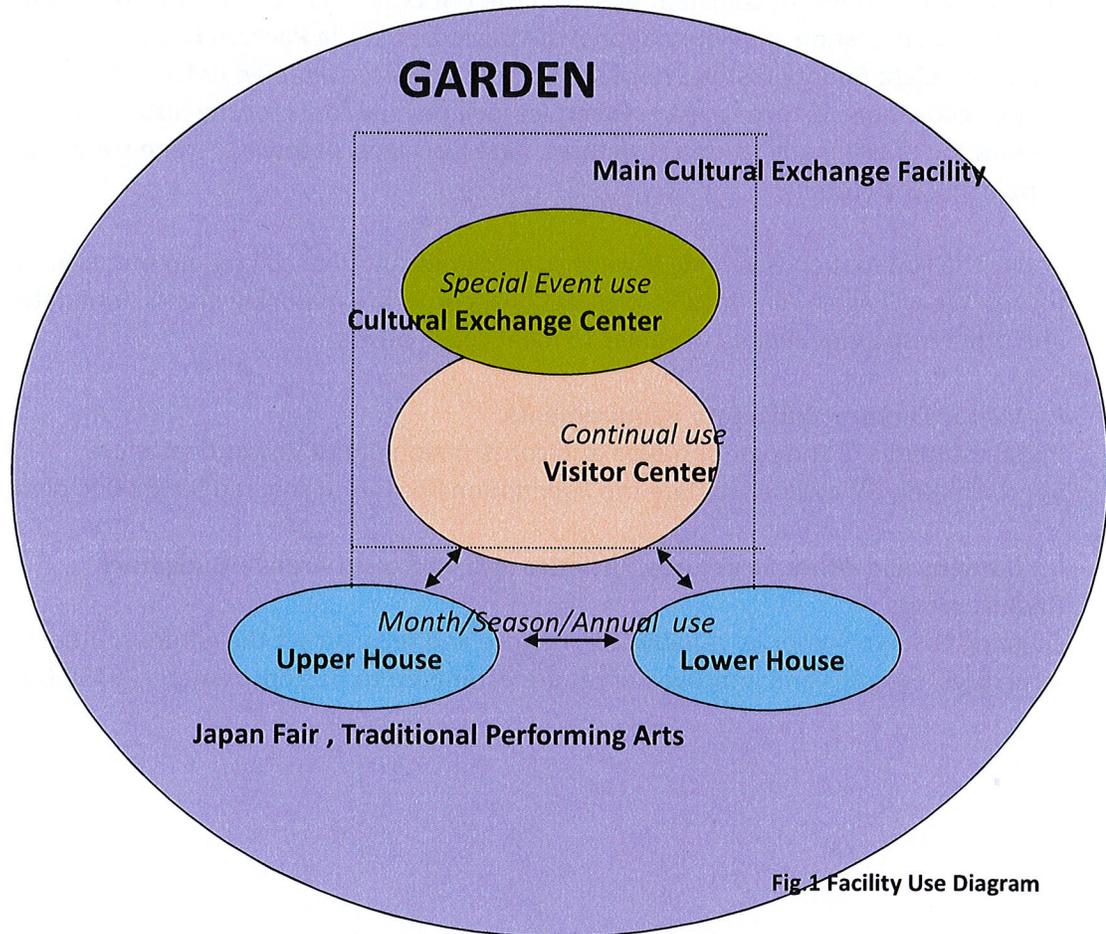
### **A. Visitor Center – Budgetary Requirements**

Initial estimates of the cost of design and construction of the Visitor Center are approximately \$2 million. To date the Foundation has raised secured \$350,00 in pledges.

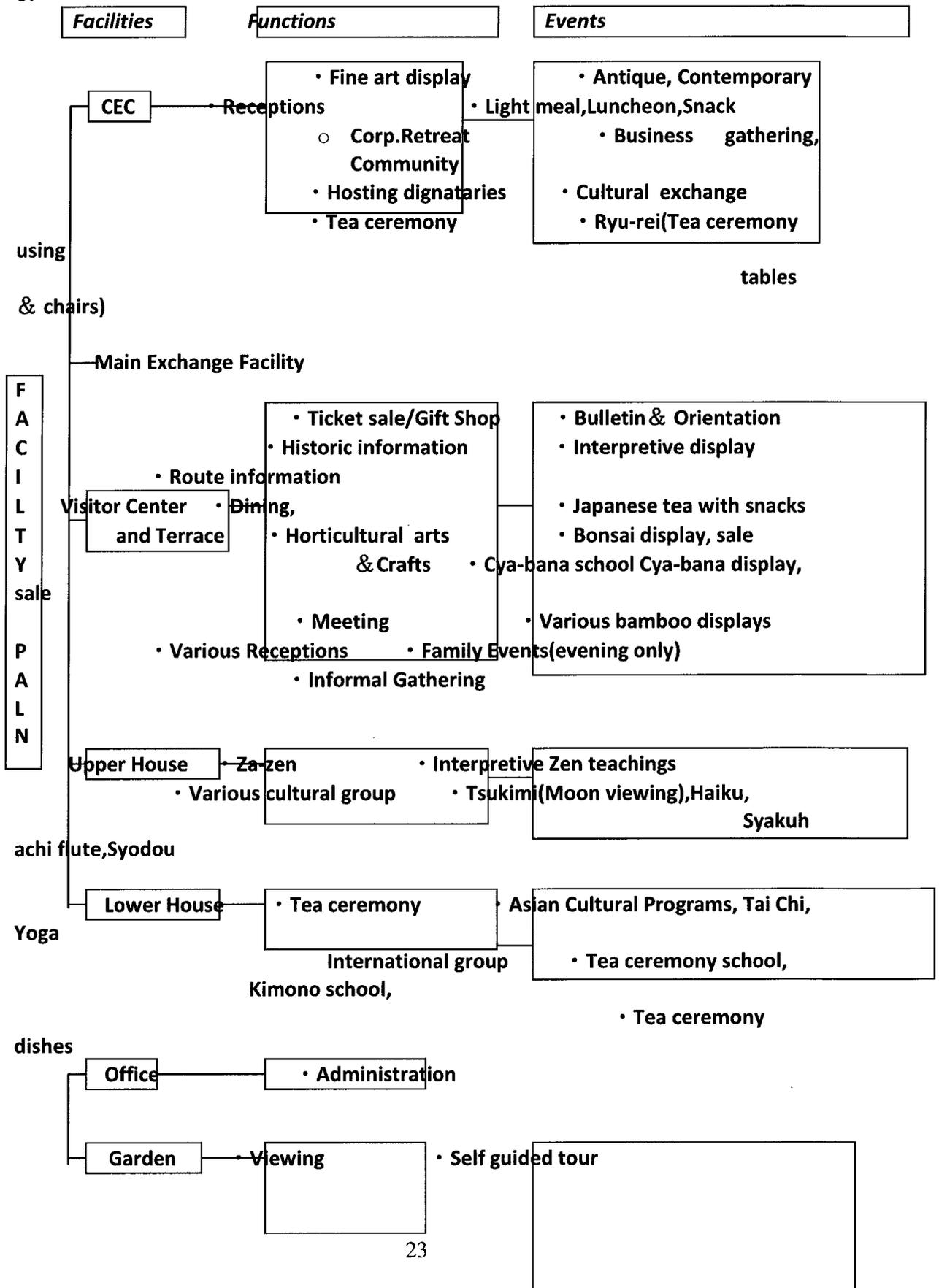
### **B. Gardens and Other Structures, Facilities and Improved Areas – Budgetary Requirements**

Ongoing costs to preserve, rehabilitate, restore and reconstruct the gardens, other structures, facilities and improved areas are estimated to be approximately \$450,000.

## 8. VISITOR FLOW THROUGH ALL OF THE GARDEN AREAS



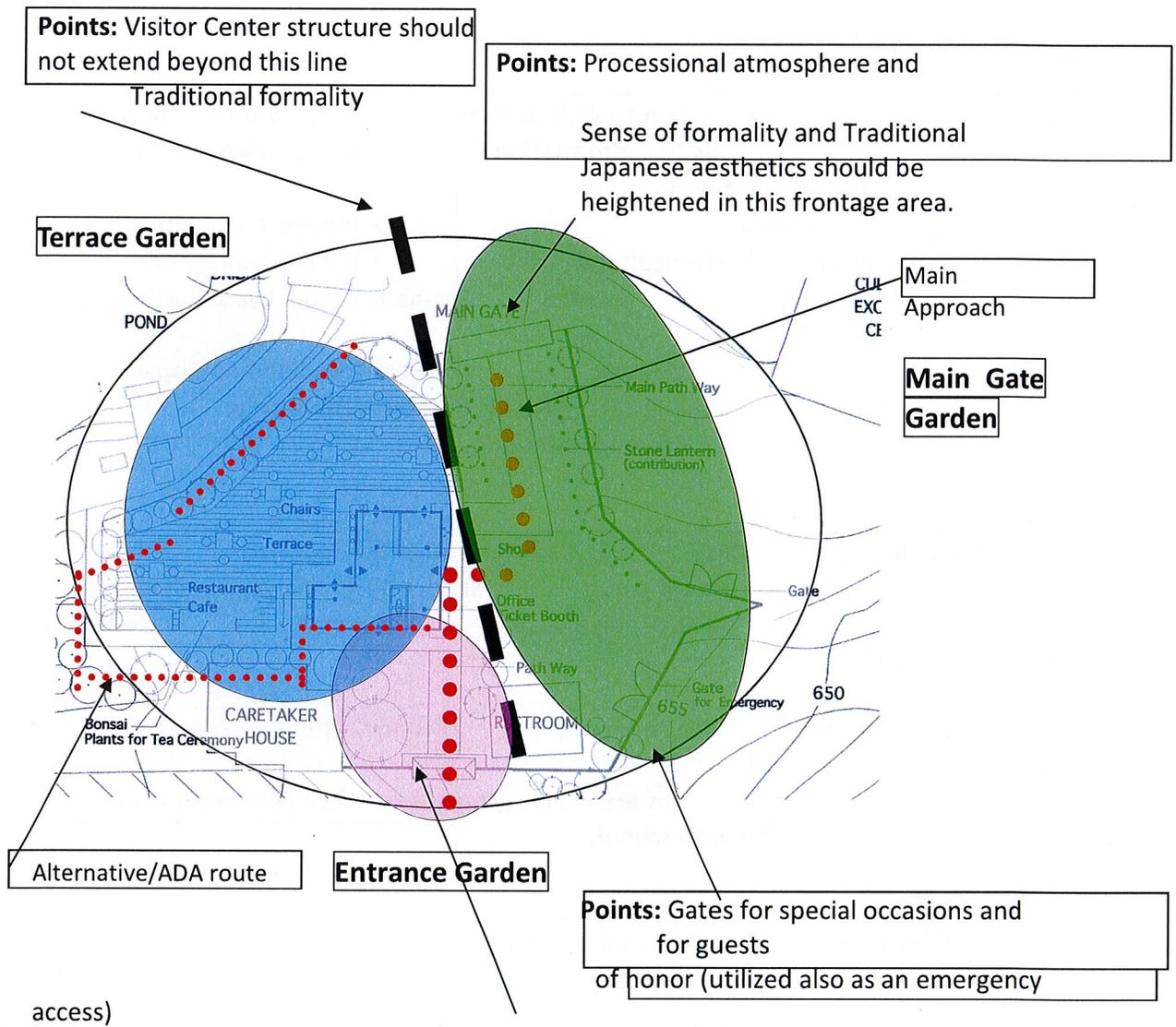
9.



- Cultural Events
- Weddings
- Group tour
- Wedding photo
- Art (painting & photo)
- Classes

Fig.2 Overview of The Hakone Garden Facilities ,Functions and

Activities



**Points:** Entrance garden is to enhance visitors' sense of expectation and aesthetical experience of the Visitor Center. The spatial arrangement in which the Visitor Center is screened or partially seen would increase the visitors' interest and expectation.

Fig

.3 Zoning

**Tab.1 Characteristics of Gardens**

<b>Variety of Gardens</b>	<b>Function, Image and Goal</b>
<b>F</b> <b>Main Gate Garden</b> of <b>R</b> <b>O</b>	Main Gate Garden is the face, the physical and spiritual symbol,  Hakone. In this space, Japanese aesthetics are heightened and traditional garden techniques prevailed.
<b>N</b> <b>Entrance Garden</b> as a firm <b>T</b> <b>G</b>	Entrance Garden is to provide a welcoming atmosphere as well  aesthetic impression of what is expected to be seen. The garden provides an expressive spatial “void” or distance to frame the best proportional beauty of the architecture of the Visitor Center.
<b>A</b> <b>Terrace Garden</b> aesthetic and <b>R</b> Entrance <b>D</b> <b>E</b> <b>N</b>	Terrace Garden is an integral part of the Visitor Center in both  functional ways: to provide the necessary spatial void/distance, like the  Garden, to heighten the architectural beauty and its harmony with the surroundings ; and to accommodate gathering, outdoor dining and other activities necessary to expand the ability of otherwise the limited interior space of the Visitor Center.

**Attachment 1 – Definitions**  
**Approaches and Definitions of Improvements for the Historical Site**

**“Preservation”** is an act or a process to maintain the current state or conditions (whole or partial) of the site or building. The work focuses on restoration and implementation of protective measures and avoids a total replacement or re-construction.

**“Rehabilitation”** is, while maintaining its historical, cultural and/or aesthetical values, to repair, renovate or enhance the site or building in an attempt to bring it to today’s standards or use. It encompasses “restoration” and “re-construction”: The term **“restoration”** is an attempt to bring the current state or conditions of the site or building to a certain point in its history or its original conditions or state, while **“reconstruction”** means to recreate the original site or building for a specific purpose. These terms are further defined as:

**“Restoration”** is re-construction efforts to bring the site building back to a specific time in place. It involves the removal of past restoration that had, intentionally or unintentionally, changed or erased the characteristics of the site or building at the specific time in place.

**“Reconstruction”** is an act or process to reproduce or recreate a site, landscape, building, structure, object or detail to its state or condition at a specific time in place in its history. It is essential in the restoration of a historical site to repair and renovate the whole and all details adhering to its true historical characteristics. “remodeling” is not considered as an appropriate approach to a historical site as it typically entails removal and replacement of essential parts – staircase, windows and walls in case of a building remodeling – often resulting in an intended loss of its historical significance.

**“Development”** In conjunction with restoration efforts, additional site improvements with the current techniques and aesthetics are proposed as a new “development” A clear understanding of these approaches and their definitions and limitations is critical in any attempt to work on a site of historical significance such as Hakone Gardens. Preservation, Rehabilitation and Development are all essential approaches and should be balanced: when and where or whether to apply any of the three approaches will determine the quality of this historic garden.

Reference: The Secretary of Interior

Standards for the Treatment of Historic Properties

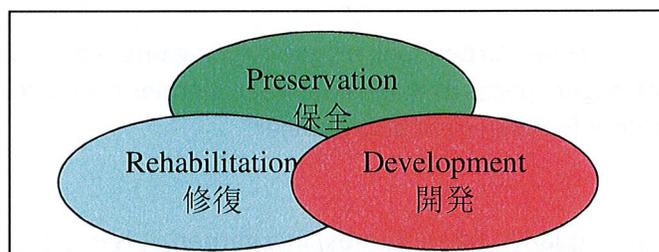


Fig.1 Approaches and Definitions of Improvements Diagram

## **Attachment 2 – Traditional Garden Techniques**

### **Traditional Garden Composition and Techniques Including Garden Concepts and Terms.**

#### **Shin-Gyo-So," Pure flowing-cursive**

This is a traditional way of expressing beauty, passed on throughout the long history of Japanese gardening. "Shin(pure)" refers to vigor which strikes accurately, leaving no gaps,

"So(cursive)" is the form of elegance within decay and the two are linked by a flowing movement called "Gyo."

#### **Ten-Chi-Jin, " Heaven-earth-man**

Here, the basic arrangement is an irregular triangle with depth. This is called "Ten(heaven)," "Chi(earth)" and "Jin(man)" or "Shin Soe Hikae," which refers to the relationship between three forces. It is a technique which manipulates space and is expressed by pointing up the difference between strong, medium and weak; large, medium and small; high, medium and low; and far, medium and near.

#### **Emphasizing far and near**

This method is not unique to Japanese gardens, and has been inherited from the past as one of the traditional landscaping techniques. For example, a tall tree with a thick trunk is planted close to the house, and a small, slender tree is placed in the distance. The technique creates perspective by the deliberate positioning of near, middle distance and distant scenery. Another deformed technique which emphasizes distance is used in making winding streams or paths in the lawn. These are only slightly compressed to the right and the left when seen from the house, while the far and near perspective is compressed to the maximum.

#### **Manipulation of accent and stress**

Highlights and less important points are clearly defined in the arrangement of a Japanese garden. This does not apply to a symmetrical style garden, but in other styles, the highlight or main feature is not brought to the center of the garden, but placed to the left or right (manipulation of accent and stress) and given particularly forceful expression. In this way, the whole garden achieves a strong sense of balance.

#### **Use of Illusion**

Techniques of making a small garden look bigger by using fine-leaved shrubs or allowing glimpses of bright spaces in woods between slender tree trunks or dividing up the garden with double hedges are also popular.

#### **Direction/power**

In arranging the objects (plants, trees, shrubs) in a garden, it is not enough simply to line up what you have available. The highlights of the overall structure must be

clearly defined. Similarly, these must be expressed by matching them to a sense of solidity produced by the contrast of high and low. These have an "élan" or vital dynamic of their own and a more beautiful scene can be created by altering and unifying the balance, the direction, the contrast between high and low and the sense of rhythm.

Even trees and stones have a quality and feeling of their very own. A certain kind of direction and force emanates from the shape of these and formal combination of their positioning, slant, height and plotting. This is what is meant by spirit or élan.

The art of unifying and harmonizing élan and giving it a sense of balance is important in garden construction. A dynamic balance is also achieved by ingenious expression of élan.

### **Psychological effect of suggestion**

Here, the scenery which you wish to show, for example, a stone lantern, a waterfall, etc. is partially hidden by trees or shrubs. In this way, the psychological effect of suggestion or association is used to complete the aesthetic pleasure.

### **Eye stop (focal point)**

A technique which has been in use from days of old consists in providing striking additional scenery in conspicuous places such as garden paths or at the end of paths or in bright spaces which can be seen from cramped, dark spots. This method of arresting the line of vision on something striking is known as "eye stop".

In addition to the traditional techniques of expression mentioned above, there are also others which suit the temperament of the Japanese people. These include imitation.

### **The crossing corner**

It makes a new balance with destroying the balance of the division which depends symmetrically on either side and dividing by the slanted line.

The basic principle of the 1-3 plan The garden restoration and the preservation

## **ATTACHMENT 3 - Partnerships**

### **3-1. Relationship with Japan**

Throughout the long history of Hakone, an enormous number of Japanese people, organizations, groups and sister cities have entered into relationships with Hakone in a variety of forms, thereby supporting our cultural exchange endeavours.

In the future, such relationships should be re-examined and the reasons for the attenuation or cessation of any of these investigated. Moreover, with regard to those that can be maintained and further developed, it is vital to build friendly relations anew. In terms of introducing Japanese culture and providing more profound insights into Japanese gardens at the Hakone Gardens, it will be important to seek and construct new sister garden relationships and build up collaboration with new personal connections and related support groups, thereby developing active relationships of friendship.

### **3-2. Relationship with the Community**

As far as the relationship with the local community is concerned, Hakone has been actively reaching out to embrace the culturally-diverse local community. We encourage the use of the gardens as a venue for conducting practical study and gaining hands-on experience through international cultures and programs. In addition, there is an active and expanding docent volunteer program that accompanies the wide array of international programs and guided tours.

### **3-3. Collaboration with Organizations Involving Japanese Gardens around the World (Friendship)**

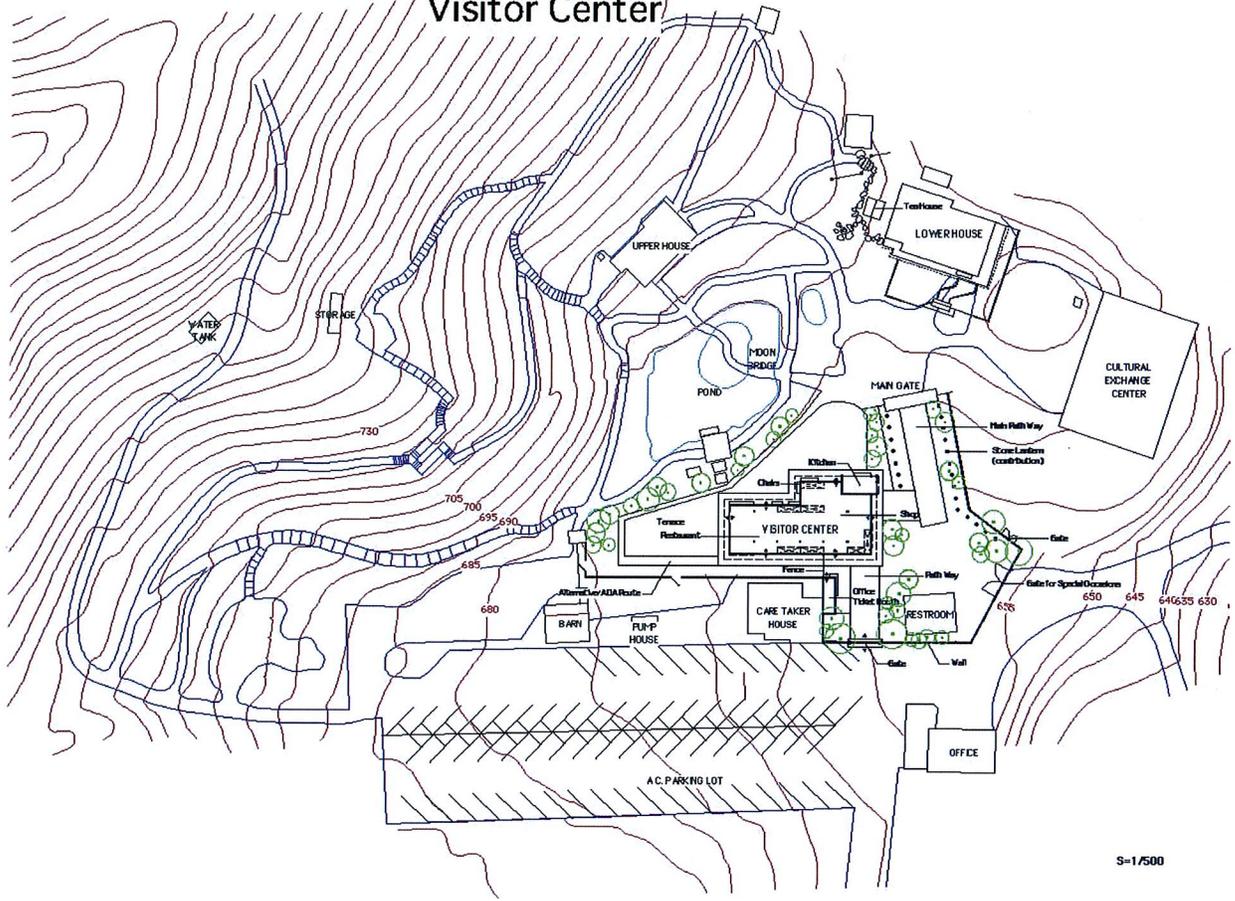
Hakone plans to take the initiative in developing a network that exchanges information concerning topics, issues and problems common to the numerous Japanese gardens around the world. As a start, the Japanese gardens that exist within the USA should become members of each other's organizations, exchanging information and providing support. Hakone has already developed a partnership with the Japanese Garden Society of Oregon (Portland), with a view to engaging in exchange with that organization. By doing so, we have developed a forum to discuss problems shared by both organizations and will incorporate the results of such discussions into the future of the gardens.

ATTACHMENT 5 – Illustrations

FIGURE 1 - Front Garden (Visitor Center) 、 Lower House Garden

# HAKONE JAPANESE GARDENS

## Visitor Center



S-1/500

**FIGURE 2**  
**Front Garden (Visitor Center to be used only as an example) 、**

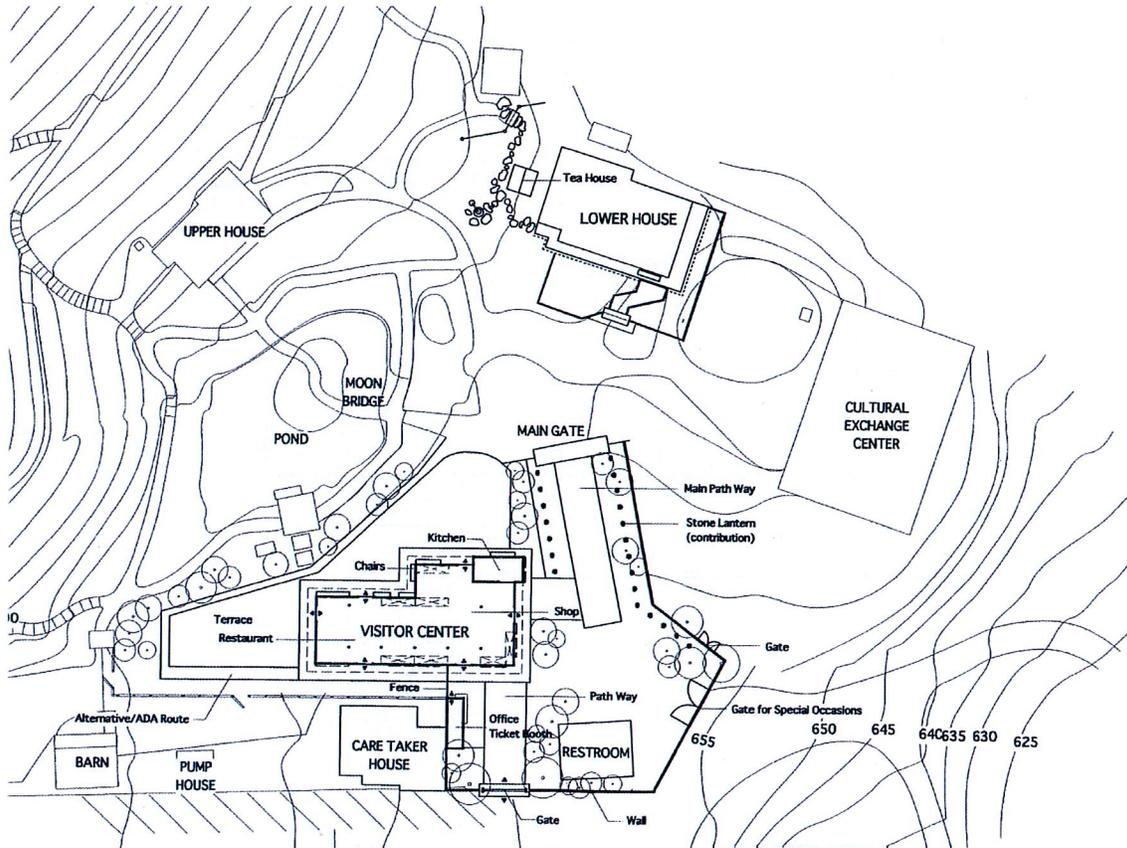
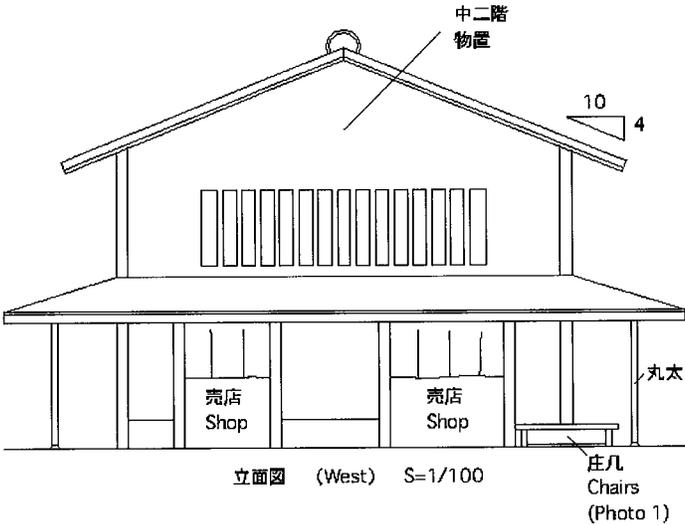
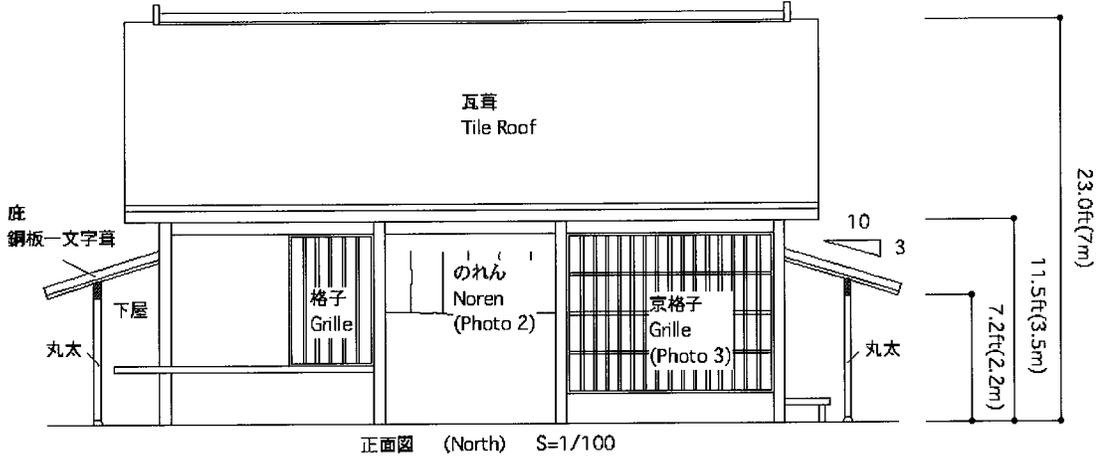




FIGURE 4 Visitor Center



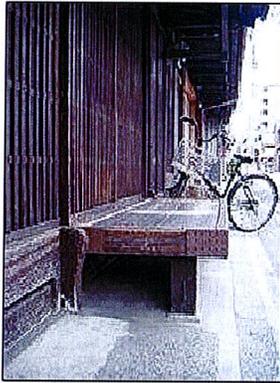


Photo.1 床几(Syoudgi)

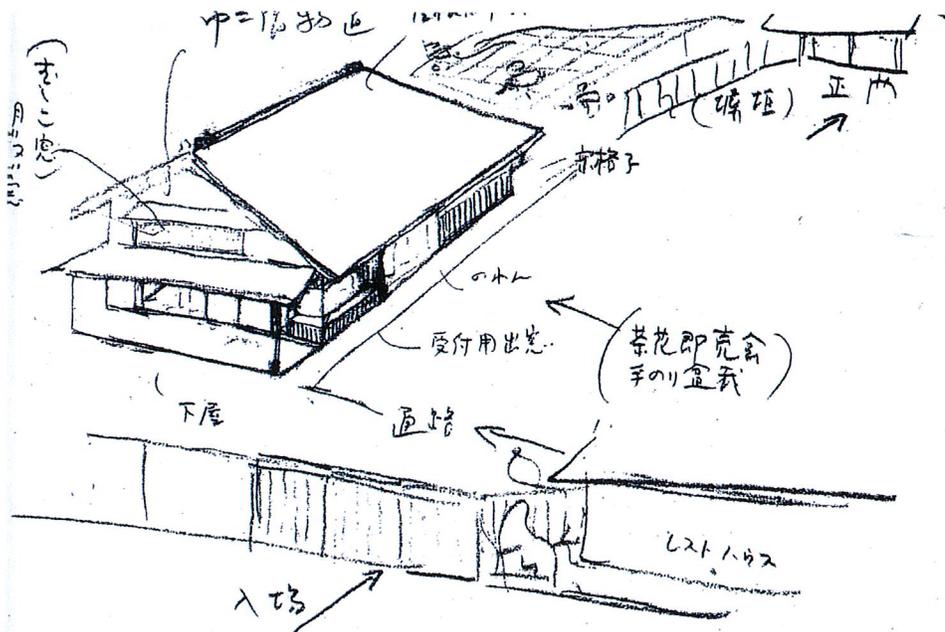


photo.2 のれん(Noren)



photo.3 京格子(Kyo-Goushi)

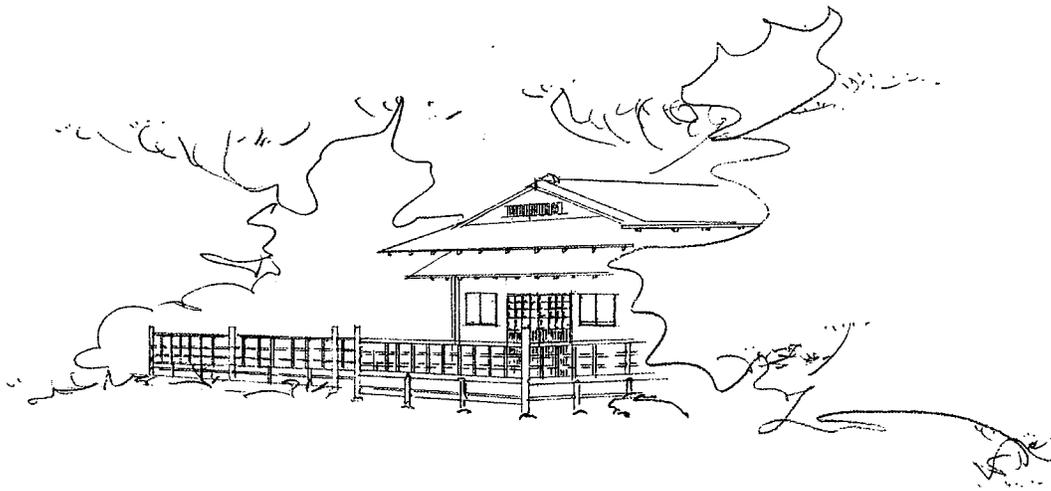
**FIGURE 5 Visitor Center**



Yasui

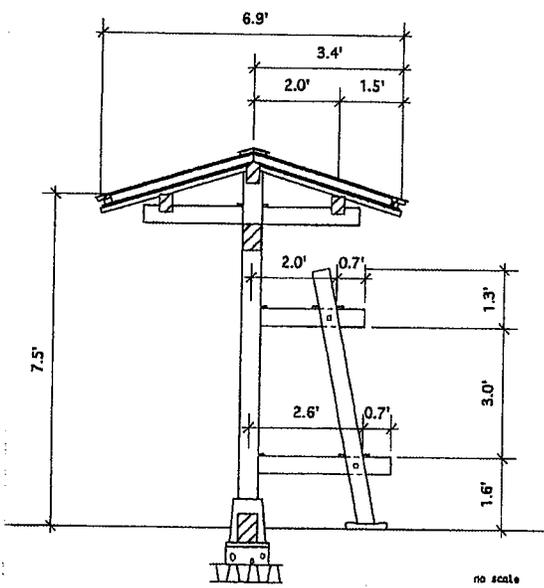
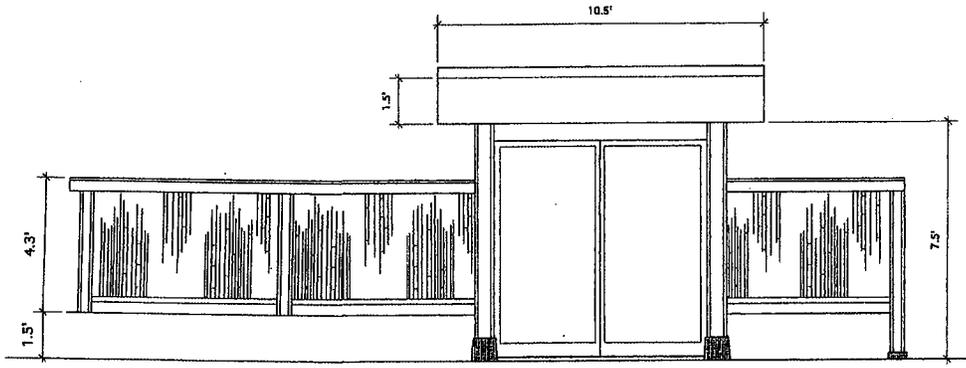
Kiyoshi

**FIGURE 6 Visitor Center, Terrace Garden**

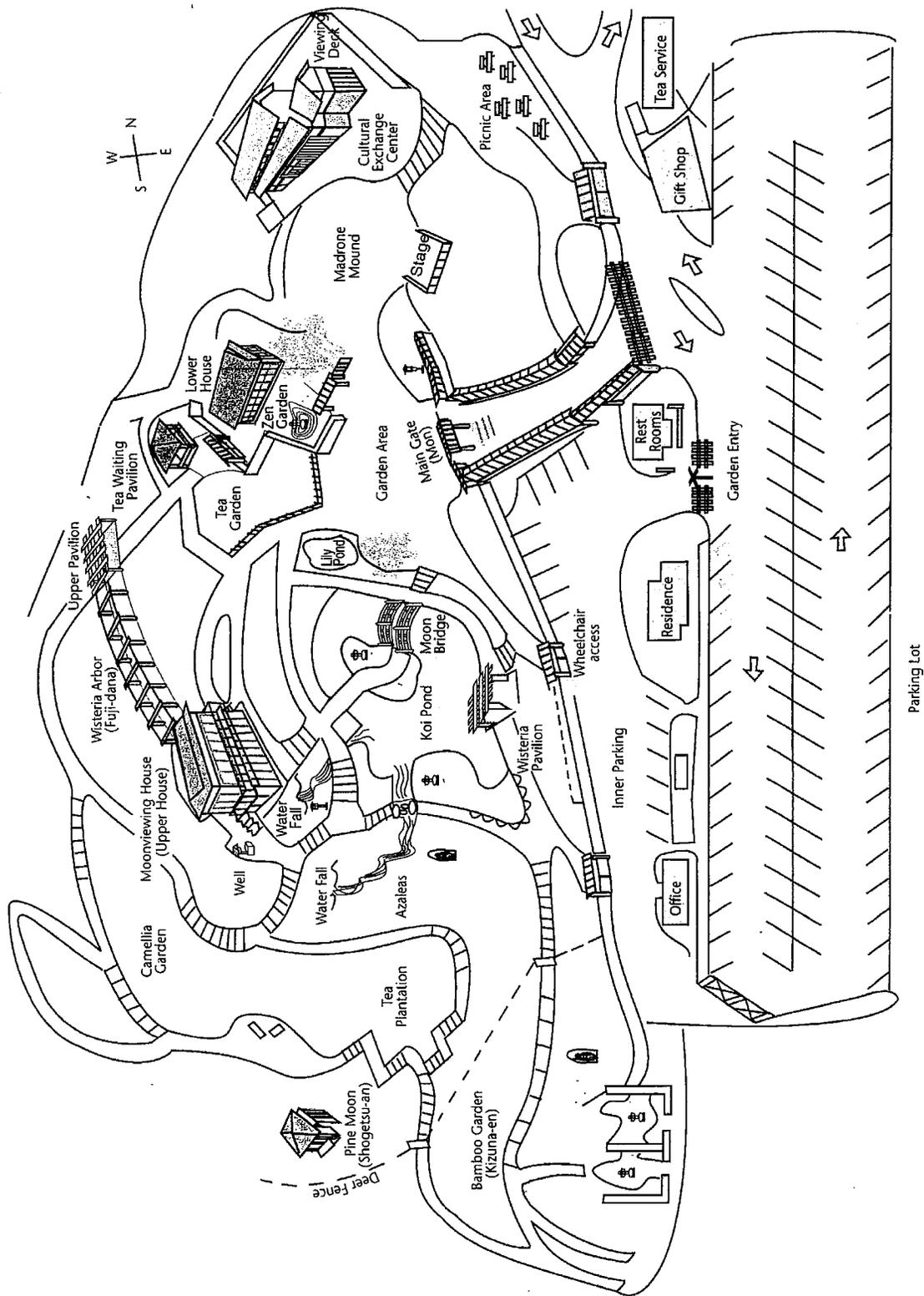


**FIGURE 7 Mon (Entrance Garden) –**

**FIGURE 8 (details): Entrance Gate**



## MAP OF HAKONE GARDENS



**Exhibit B**

**Needs Assessment for Hakone Estate and Gardens**

RETREAT CENTER FOR HAKONE GARDENS and SEPARATE BUILDING FOR ENTRANCE/EXIT  
WITH ATTACHED GIFT SHOP AND TEA ROOM

NEEDS ASSESSMENTS

**Mission**

To improve and enhance visitors' experience at Hakone Gardens throughout all seasons  
To establish Hakone as a year-round destination and create a stable 12-month income stream

**Needs**

1. Improve entrance/exit experience for visitors
2. Improve and increase amount of indoor space for visitors
3. Improve and increase year-round food service for visitors
4. Improve gift shop space for additional revenue
5. Improve and increase Asian interpretive history wall space for visitors

**Improve entrance/exit experience for visitors**

**Present situation**

Tokens and separate toll gates are used presently.

1. This situation is confusing to visitors who sometimes wander around asking how to get in.
2. There is a safety issue because visitors must walk across the busy front intersection of the parking lot to buy the token and then cross over to the toll gate entrance.
3. There is a safety issue for the disabled as staff has to manually open a special gate for the visitor to get past the tollgate.
4. This is an unsightly first impression of the garden due to cement parking lot and the bathroom house at the tollgate.
5. The whole entrance is open to the elements so it can be unpleasant experience in inclement weather

**Future Improvement**

The new entrance will be indoors and have ramps for the disabled.

1. It would be attached to both the Gift Shop and the Tea Room
2. It will be an attractive indoor entrance, providing proper ambiance in all weather conditions.
3. All levels of ability/disability will be easily accessible. Safety issues in parking lot will be addressed.

**Improve and increase amount of indoor space for both group reservations and individual visitors**

**Present situation for visitors needing indoor space**

1. Cultural Exchange Center – group rental only. Individual visitors can not access CEC because there is not enough staff to monitor this facility.  
Holding capability  
80# standing/sitting in rows of chairs  
60# sitting at tables
2. Lower House- group rental or wedding party dressing area  
Holding capability  
70# standing/sitting in rows of chairs  
50# sitting at tables  
Lower house is also now used as food café open to the public on weekends.  
There is a conflict-of use when wedding parties need it for clothes changing/staging on weekends

**Future**

There is a severe lack of indoor space, especially for large groups, so the Retreat Center will have a rental space for groups

#200 (sitting in rows or standing)  
#175 sitting at tables

1. Hakone can be a year-round destination (especially during the months of October to April) for large groups

2. More large group rentals will enhance Hakone's financial stability every month,

### **Improve and increase year round food service for visitors-Tea Room and outdoor deck**

#### **Present situation**

Lower house is now used as a tea room open to the individual public on weekends only. During weekdays, no tea/snacks or indoor sit-down area are available to public.

25# sit down visitors

1. This situation often conflicts with wedding party needs on weekends
2. This situation is a temporary solution since the tables and café service area have to be set up and put away each weekend day so that the indoor area can be used for other rentals or meetings.
3. This situation is not in the best spot for public access by individuals
4. This is a fragile situation since it is run by volunteers.
5. During inclement weather (on weekdays November-April), there is no warm indoor-area with refreshments available for the public.

#### **Future**

As a year-round destination, Hakone needs to provide a small indoor/outdoor designated as -The Tea Room serving snacks and hot beverages for visitors on a daily basis.

30# sit down visitors at small tables

1. The indoor/outdoor Tea Room connected to the Gift Shop and Entrance/Exit space.
2. It would provide year round daily tea/soup/limited food for individual visitors.
3. The Tea Room would provide an inviting and pleasant area for visitors in inclement weather conditions (November-April). More visitors would be drawn to Hakone during these colder months, increasing revenue.
4. Year round indoor/outdoor Tea Room would free up the Lower House for more group rentals.

### **Improve Gift Shop space connected to the Tea Room**

#### **Present**

Hakone's excellent gift shop with artistic, attractive goods is in a drafty remodeled shed set apart from the visitors' foot traffic at the end of their visit.

600#square footage with no space for seating

#### **Future**

The Gift Shop will be conveniently located with the Tea Room and Entrance/Exit space. Its placement is designed to move all visitors through the shop particularly at the end of their visit.

1600# square footage to include seating for Tea Room

1. This will increase sales and revenue. This will further enhance the image of Hakone and add to the visitors' experience.

### **Improve and increase Asian Interpretive History wall exhibit space**

#### **Present**

There is Asian Interpretive History exhibit wall space only in the Cultural Exchange Center.

1. It is open for public viewing only when groups rent the CEC space.
2. Individual visitors can only view from afar when the front doors are open (unless staff or volunteers are in the CEC to manage/guard.

CEC space 40# footage of cabinet wall space

#### **Future**

There will be additional Asian Interpretive History exhibit wall space in the Retreat Center.

40# footage of additional exhibit wall space

1. The Asian Interpretive History exhibit wall space would be open for public viewing when groups rent the Retreat Center space.
2. Individual visitors will only view from afar when the front doors are open (unless staff or volunteers are in the Retreat Center to manage/guard.
3. This will provide another feature attraction to Hakone Gardens, and help promote Hakone as a key destination for visitors to Saratoga.

DECEMBER 7, 2013 (final)