



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649 Seattle WA 98124-4649
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ISRD 139/15

MINUTES FOR THE MEETING OF TUESDAY, AUGUST 11, 2015

Time: 4:30pm
Place: Bush Asia Center
409 Maynard Avenue S.
Basement meeting room

Board Members Present

Stephanie Carrillo
Ben Grace
Carol Leong, Vice Chair
Miye Moriguchi
Joann Ware
Marie Wong

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Martha Rogers, Chair

081115.1 CERTIFICATES OF APPROVAL

081115.11 Sierra School
1025 S. King St.
Applicant: Philip Riedel, NAC Architecture

Ms. Frestedt explained the proposed revisions to exterior lighting plan. Exhibits included plans, drawings and specifications. She reported that this site is located east of I-5, outside of the Asian Design Character District. The ISRD Board recommended approval for use and final design on February 24, 2015. As a condition of the Certificate of Approval, the Board asked the applicant to submit details about a lighting plan, elevations for the north and south entries and fixture cut sheets.

Applicant Comment:

Jim Howe, presented on behalf of Philip Riedel, went over revisions to lighting plan and noted they used the design guides to determine foot candles. He said that in the

parking lot design was revised to address sidewalk and architectural component issues. He said they put double heads on poles in the front and added one light fixture on the trellis. He said that the foot candles in the parking lot are now almost double that of most parking lots. He said that perimeter lighting has been revised to add low lighting; 40 watts LED lighting on east west faces – six lights on both sides. He said it will double the output of original lighting design. He said that on the south face they will add fixtures to perimeter wall which, he said, brought foot candles up considerably. He said the unit sits flatter on the wall and has a wider base; he provided before and after photo metrics.

Natalia Nesmeianova's, NAC, said that lighting color will be bronze to match the door.

Ms. Moriguchi asked about power to the light at the trellis.

Ms. Nesmeianova said that the new conduit will be behind the trellis; the conduit will be painted red to match the trellis.

Ms. Leong asked if the lights will go on automatically.

Mr. Howe said they will all be timed.

Ms. Ware noted the earlier conversation with the board about transition from bright to dark areas.

Mr. Howe said that they can tip the lights around and adjust them as needed. He said the LED lamps have a different perception by the eyes and casts light over a broad area.

Public Comment: There was no public comment.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for design at 1025 S. King St.

This action is based on the **following applicable sections of the International Special Review District Ordinance:**

SMC 23.66.308 – International District preferred uses east of Interstate 5

SMC 23.66.336 – Exterior building finishes

A. General Requirements

C. Exterior Building Design Outside of the Asian Design Character District

Secretary of Interior's Standards #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/MM/BG 6:0:0 Motion carried.

081115.12

Addison

400 S. Jackson St.

Applicant: Jeff McCoy, PSE/Infrasource

Ms. Frestedt explained the proposed utility work for gas main installation. She reported that the Addison is a contributing building located outside of the Asian Design Character District.

Applicant Comment:

Jeff McCoy, PSE, explained the proposed installation of a gas main on Main St. He said that the line will go through retaining wall. He said the steel gray pipe will run to existing meter; he went through detail on drawing that shows route. He said they will add a new meter and remove the temporary service in front of the building.

Public Comment: There was no public comment.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for street use and utility work at 400 S. Jackson St. conditioned that applicant submits to Staff final design and elevation to show screen instead of bollards.

This action is based on the **following applicable sections of the International Special Review District Ordinance and Guidelines:**

SMC 23.66.334 – Streets and sidewalks

SMC 23.66.336 – Exterior building finishes

B. General Requirements

D. Building Design Outside of the Asian Design Character District

Secretary of Interior's Standards #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/BG/JW 6:0:0 Motion carried.

081115.13

Hirabayashi Place

442 S. Main St.

Applicant: Jeff McCoy, PSE

Ms. Ware recused herself.

Ms. Frestedt explained the proposed utility work for gas main installation. She reported the adjacent Addison is a contributing building located outside of the Asian Design Character District.

Applicant Comment:

Jeff McCoy, PSE, explained the project to extend gas main further down the street. He said they will run it down the alley to a team meter manifold in an alcove inside the building with a cage enclosure. He said that just the cage/screen cover will be visible.

Ms. Moriguchi asked if bollards were also being used.

Mr. McCoy said no, just the screen.

Public Comment: There was no public comment.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for street use and utility work at 400 S. Jackson St.

This action is based on the **following applicable sections of the International Special Review District Ordinance and Guidelines:**

SMC 23.66.334 – Streets and sidewalks

SMC 23.66.336 – Exterior building finishes

C. General Requirements

E. Exterior Building Design Outside of the Asian Design Character District

Secretary of Interior’s Standards #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/MM/BG 5:0:1 Motion carried, conditional upon submission of final drawings for the alley screening to be reviewed and approved by staff. Ms. Ware abstained.

081115.2 BOARD BUSINESS

Ms. Frestedt provided an update about Ms. Carrillo’s resignation and the pending vacancy. He said the notice of vacancy was advertised. She said that one resume was received and will be reviewed.

Adjourn

Rebecca Frestedt, Board Coordinator
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