



The City of Seattle

## International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
Street Address: 600 4th Avenue, 4th Floor

ISRD 139/17

### MINUTES FOR THE MEETING OF TUESDAY, June 27, 2017

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

#### **Board Members Present**

Eliza Chan  
Stephanie Hsie, Vice Chair  
Sergio Legon-Talamoni  
Carol Leong  
Tiernan Martin, Chair  
Herman Setijono  
Valerie Tran

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

Chair Tiernan Martin called the meeting to order at 4:30 pm.

#### **062717.1 APPROVAL OF MINUTES**

May 9, 2017

MM/SC/VT/HS 5:0:2 Minutes approved. Mmes. Leong and Hsie abstained.

#### **062717.2 BOARD BRIEFINGS**

062717.21 101 6<sup>th</sup> Ave. S. – Hana

*Presenter:* Paul Hanson, NK Architects

Ms. Frestedt introduced the design briefing on optional color schemes and detailing of a portion of the residential façade associated with Final Design. She said the application for final design was reviewed in the spring; the board asked for an exploration of paint colors on the residential portion of the building.

Paul Hanson, NK Architects, explained they explored design options for color and pattern of panels that would reduce the number of colors on the darker portion. He provided comparison of the original pattern to other options and noted the preference for Option D. He provided photos of colors in the neighborhood; he said they still retally like the original scheme, explored other options. He provided material samples of warm gray, cool gray, dark teal. He said they eliminated the window trim color on the base. They propose to keep the interior courtyard colors. He said the white windows would retain the poppy trim. The darker portion will have a reveal, painted to match the cladding.

### Pattern

Ms. Hsie said Option D does the best job of simplifying.

Mr. Martin agreed and said of the 4 options, it is most reminiscent of brick patterning. He said he liked the alignment of fenestration.

### Panel Colors

Mr. Martin noted the board's concern with the originally proposed dark color as a "heavy, dark mass".

Ms. Leong said at the last meeting it was difficult to see how the proposed color scheme complemented the district. She preferred the dark teal for the tone and vibrancy that goes well with other buildings in the district; she said it is a good complement.

Ms. Tran said that the cool grey is most earthen of all the alternatives. She did not support teal.

Ms. Hsie agreed and said the blue is nice but that she likes the grays that bring out a nod to a modern industrial building. The teal, in combination with the yellow and red, would add yet another color.

Ms. Chan agreed with Ms. Tran and Ms. Hsie, noting that the teal is still very dark.

Mr. Martin appreciated the earthen color options. He said that all the options are successful and noted the blue is similar to that on the Hirabayashi Place. He said the grays evoke industrial, materiality. He asked the applicant how they came to these schemes.

Discussion ensued about the color options and board determined that they were supportive of removal of teal fin. Board members were also in agreement that they did not support the dark gray. A straw poll was taken with preference noted for light gray options B and C and elimination of two dark colors: dark gray and teal.

062717.22

657 S. King St. – Rex Hotel

*Presenter:* Bob Hale, Rolluda Architecture

Briefing on a storefront restoration study for the Rex Hotel. Two (2) optional approaches to restoring the storefronts will be presented.

Bob Hale, Rolluda Architecture, said they are reviewing two approaches to storefront restoration as part of a long term master plan for the building. He said that historically the transom windows and aprons were leaded glass, which is no longer there. He said they propose to keep the rhythm of the mullions. He said there were two open stairs in the middle and in an early 1990's renovation they were closed off, and an elevator was installed. He provided images of the storefront configuration now and noted the awning will be removed; approved by the board at a previous meeting. He said that they will paint the band underneath white. He said they will clean up the grill work at the Tai Tung Kitchen. He said that the transom windows at Gossip are covered and storefront was replaced with aluminum storefront. He said they would restore the Gossip storefront, if possible.

Maynard Storefront

Option 1 would work with existing tenants, incorporating the changes over time; the same floorplan, wood frame storefront in same configuration, keep fonts/brands the same, apply signage on transom windows, clean up louvers.

Option 2 would update storefronts to the original configuration as tenants change over.

The property owner, Ling Chinn, asked if they could take the elevator section and make it like a reception area.

Mr. Hale responded "possibly". He went on to say that there would be configuration changes at the acupuncture clinic and kitchen clean up at Tai Tung. He said they propose to bring the entry back to its original condition.

Mr. Martin said that the alternatives are slightly different: Option 1 keeps all existing businesses there with minimal changes; Option 2 is more dramatic and brings the storefronts back to original conditions and looks at a master plan for the building. He said since changes are all depending on the existing tenants, how can the board help give feedback?

Mr. Hale said they are looking for board's reaction to proposed changes, specifically, the grill work, changes to acupuncture clinic, and one other bay.

Ms. Hsie said she supports the direction for option 1. She said it's hard to know what guidance to give without knowing the plans for the tenants, but both options bring back the original rhythm and configuration. She said she appreciated seeing

the sections, and that they would retain millwork and preserve the look and integrity of the building.

Ms. Chinn noted the Tai Tung Kitchen space and said there are three storefronts and they might eventually like to take the banquet room and make another storefront. She said the building is special; they have a commitment to the building, community and CID.

Mr. Martin said changes to the acupuncture unit and reinstating the original place of entrance meet the Secretary of the Interior's Standards and are feasible now. He said that Option 2 takes the building in the direction of original look.

Mr. Hale said Tai Tung is an iconic restaurant.

Mr. Setijono said it is the oldest Chinese restaurant in the International District.

Ms. Chinn said Tai Tung can stay there as long as they want to be there.

Mr. Martin suggested future renderings express realistic window treatment so non-architects can read it better.

Ms. Frestedt noted the mid-century design of the existing Tai Tung storefront and questioned if community would want to keep existing and suggested getting community feedback. She suggested presenting images of changes to the storefront over time.

Board members had no problem with painting flashing white.

### **062717.3 BOARD BUSINESS**

Ms. Frestedt requested topics for upcoming board retreat; date to be determined. She reported that she received an application for determination of significance of the Bush Garden Building. She said in the near future she anticipates that the ACME Poultry site design team will be coming for review and Thai Binh will be coming back for paint, signage, and streetscape.

Mr. Martin suggested board members provide vacation schedules to ensure quorum.

Ms. Hsie asked about upzoning in the district.

Ms. Frestedt said legislation has been proposed; it would involve expansion of the district boundaries. She said a resolution would give City direction for future discussion; the board can't approve departures.

Mr. Martin suggested revisiting design guidelines for Little Saigon.

Ms. Frestedt said there is interest in creating neighborhood guidelines for Little Saigon; discussions are underway. She said effort has been made to work with Friends of Little Saigon, OED, to make sure it is a coordinated effort.

Mr. Martin said it has already moved out of committee and will go before the full council.

**Adjourn      6:00 pm.**

Rebecca Frestedt, Board Coordinator  
206-684-0226  
rebecca.frestedt@seattle.gov