



The City of Seattle

International Special Review District

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

ISR 192/17

MINUTES FOR THE MEETING OF TUESDAY, September 26, 2017

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

Board Members Present

Stephanie Hsie, Vice Chair
Sergio Legon-Talamoni
Carol Leong
Tiernan Martin, Chair
Valerie Tran

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Eliza Chan
Herman Setijono

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

092617.1 APPROVAL OF MEETING MINUTES

July 11, 2017

MM/SC/VT/CL 5:0:0 Minutes approved.

August 8, 2017 Deferred.

092617.2 CERTIFICATES OF APPROVAL

092617.21 622 S. Jackson St. – Far East Building

Applicant: Disma Kagarabi, Gold & Silver Traders

Ms. Frestedt explained the proposal to establish use as “service” for a business that purchases jewelry and precious metals and for proposed business signage to be placed on the face of the canopy. Exhibits included photographs and plans. The Far East Building is a contributing building located within the Retail

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

“Printed on Recycled Paper”

Core and the Asian Design Character District. This business is relocating from a storefront one block to the east.

Applicant Comment:

Disma Kagarabi said they have been in the neighborhood for nine years. Landlord changes necessitate their move. He said they will provide the same service but in a new location. The configuration is the same as the old location. No other changes.

Public Comment: There was no public comment.

Board Discussion:

Ms. Leong asked if hours would be included to signage.

Mr. Kagarabi said yes, on the door. Their hours are Monday – Friday 10:00 – 6:00 and Saturday from 11:00 – 4:00. He said there will be a sign at the bottom ‘We Buy Gold’.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use and signage, as proposed.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the September 26, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed use and signage meets the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

SMC 23.66.320 – Permitted uses
SMC 23.66.326 – Street-level uses
SMC 23.66.338 - Signs

Secretary of the Interior Standard #10

MM/SC/SLT/VT 5:0:0 Motion carried.

092617.22

101 6th Ave. S. – Hana

Applicant: Paul Hanson, NK Architects

Ms. Frestedt explained the proposed revisions to façade and window framing colors on the residential portion of the building, resulting from conditions associated with the approval for Final Design. Exhibits included renderings, plans, construction documents and samples. The site is located outside of the Asian Design Character District and the Retail Core. The Board received a project briefing on the proposed Final Design revisions on June 27, 2017. Four color schemes were presented. The Board stated a preference for either the “warm grey” or “cool grey” options. The Board supported the alternating patterning that was inspired by brick. On March 28, 2017, the Board recommended approval for Final Design

conditioned on returning with design options for: the pattern of the panels on the dark grey residential portion of the building; alternative colors for the dark grey portion of the residential massing, and exploring a reduction in the number of colors used in the dark grey residential portion of the building. A Certificate of Approval for Demolition, Use and Preliminary Design was issued on August 3, 2016.

Mr. Martin read the relevant code sections, standards and guidelines from the staff report.

Applicant Comment:

Paul Hanson explained they made changes to patterning and framing around windows and provided two color options: one warmer grey, one cooler grey. He said they chose to go forward with the warm color. He presented samples on painted Hardi panel. He said they started with the base Benjamin Moore color and added 15% more black. He confirmed that the teal color has been eliminated.

Ms. Hsie asked if there is a soffit.

Mr. Hansen said there is; it is painted gray to match.

Ms. Hsie asked why the joint pattern doesn't extend on back portion (page 19).

Mr. Hansen said the joint patterning will match.

Public Comment: There was no public comment.

Board Discussion:

Board members indicated preference for the warm color option.

Mr. Martin said all else is in line with guidance the Board gave. He appreciated the reduction in the color palette. He said it looks like a successful design.

Mr. Legon-Talamoni asked about coping at parapet.

Mr. Hansen said it is gray to match.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for revisions to the Final Design at 101 6th Ave. S, as proposed.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the September 26, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

SMC 23.66.302 – International Special Review District goals and objectives
SMC 23.66.336 – Exterior building finishes

- A. General Requirements.** To retain and enhance the visual order of the District, which is created by existing older buildings that provide unique character and form through their subtle detailing and quarter-block and half-block coverage, new development, including exterior remodeling, should respect the architectural and structural integrity of the building in which the work is undertaken, through sympathetic use of colors, material and style. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the existing buildings in the immediate area.
- C. Exterior Building Design Outside the Asian Design Character District.** Outside the Asian Design Character District, earthen colors and masonry construction with nonmetallic surfaces are preferred. Concrete construction will also be permitted if treated in a manner or incorporated into a design that provides visual interest and avoids large unbroken surface areas.

Secretary of the 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/CL/VT 5:0:0 Motion carried.

092617.23

508 7th Ave. S. – West Kong Yick
Bernie Kay, property representative

Ms. Frestedt explained the proposed storefront alterations at #3 and #5 Canton Alley, consisting of construction of a new concrete curb along the alley and repairs to water damaged portions of the two storefronts. Exhibits included photographs and plans. The West Kong Yick Building was constructed in 1910. This is a contributing building, located within the Asian Character Design District. In December 2014, the Board issued a Certificate of Approval for storefront alterations at #1 Canton Alley, that included construction of a concrete curb under the storefront.

Bernie Kay said water infiltration issues from pressure washing necessitate changes to protect the building to prevent further damage. He said that regular pressure washing is needed because of sanitation in the area. He said repaving is happening now and they want to get this done at the same time. Responding to questions he said the concrete curb will act as a dam to stop water penetration. The front door swings inward; to enter you will have to step up over the curb. He said there is no other way within their means – it is this or sandbags. He said the cover sheet includes other options explored. He said there is no way to deal with this inside the property line without ripping off the storefront off. He said inside they are repairing water damaged areas; the foundation and floor joists are being repaired. He said #1, the yellow storefront, has been done; this proposal is to expand the curb to the rest of the storefronts.

Mr. Martin asked when the yellow storefront was completed.

Mr. Kay said it was in 2015, with board approval.

Board members asked clarifying questions and expressed concern about ADA access and egress if the storefronts are to be occupied in the future.

Mr. Kay said the storefronts are unoccupied and not used for building egress. He said they are replacing floor joists and foundation; the curbs are just part to prevent future water infiltration. He said the green storefront is empty; the red is Sun May's shop.

Mr. Martin asked if there are plans to make changes to storefronts.

Mr. Kay said no. They will take off rotten board, put on bead board, and bring flashing down. He said the threshold at the green door is being replaced with new concrete.

Ms. Hsie asked if this is a temporary fix – eventually something will have to be done to address the problem?

Mr. Kay affirmed that's correct.

Ms. Hsie asked if there is a more permanent solution.

Mr. Kay said they could raise the interior floor and cut the door.

Mr. Martin said it is a contributing building and asked if there is any specific significance to the storefront doorways.

Ms. Frestedt said they are historic, noting that there have been modifications. She said they open to the alley and there is interest within the community in having them reopen someday as part of alley revitalization. She acknowledged the complexity. The alley grade was raised and the pressure washing causes water infiltration.

Ms. Hsie understood the need and asked about impact to business owner at Sun May.

Mr. Kay said the tenant is responsible for changes in their space. He said the reason that they're in this situation is that SDOT keeps raising the height of the alley. He said it used to be a foot lower. He said the building ownership asked SDOT to lower the alley, but they were told it was too cost prohibitive.

Ms. Frestedt asked if there are other building Code considerations and if any additional permits are needed.

Mr. Kay said this is being considered more as a repair.

Ms. Hsie wondered if a Code issue would be created by approving this.

Ms. Frestedt said SDCI will get a copy of the board determination.

Public Comment: There was no public comment.

Board discussion:

Ms. Hsie said the green storefront is not being used so it is appropriate and can be changed later; it will preserve building fabric. She was concerned about the red storefront (Sun May) and safety hazards this could create, noting that the business is in use. She asked the applicant if there are any other options for the curb in front of #5, such as a membrane.

Mr. Kay said they have spent years working on this. He's talked to architects, the City, contractors... He said if the building comes down half of the building will be unusable.

Discussion ensued about Code and safety and egress issues with installation of curb and creation of a potentially non-compliant condition. The Board discussed an ideal situation in which the interior storefront grade issues were addressed at the same time. The Board acknowledged that damage is occurring to the building and it is reasonable to find a stop gap measure to protect the storefront. There was concern that there was not a solution for #5 Canton Alley, the red storefront; board members expressed discomfort with making a decision that may not be permitted and may cause hardship to the business.

Mr. Martin recapped the options: Approve with conditions or defer a decision pending additional information. The main problem is access to the Sun May storefront and how to treat that.

Ms. Leong made a motion to approve the application as proposed, recognizing the need to proceed to protect the integrity of the building.

Mr. Legon-Talamoni suggested a friendly amendment to the motion to make good faith effort with the tenant to resolve any non-compliant Code issues with property.

There was no second on the friendly amendment.

Ms. Frestedt read Roberts Rules, section 4, #5 and #6.

Mr. Martin asked Ms. Leong to restate the original motion.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for exterior alterations at #3 and #5 Canton Alley, as proposed. The Board recognizes that the need for proposed alteration to proceed for the structural integrity of the building. However, the Board recognizes potential Code compliant issues as relates to egress.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the September 26, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

SMC 23.66.030 – Certificates of approval – Application, review and appeals

SMC 23.66.336 – Exterior building finishes

- A. General Requirements**
- B. Asian Design Character District**

ISRD Design Guidelines

II. Storefront and Building Design Guidelines

Secretary of the Interior's Standards

#2 The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#6. Deteriorated features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

MM/SC/CL/VT 4:1:0 Motion carried. Ms. Hsie opposed.

Ms. Leong said the board does not have purview beyond the exterior façade of building, although she recognized the issue is an important piece to indicate in discussion.

Ms. Hsie said she was not comfortable approving something that is potentially in direct violation with code requirements for the storefronts. She said it would be good to get clarification on the difference in the grade on the interior, the timeline, impact to the tenant. She said without that information she didn't feel comfortable approving the proposal. She appreciated all the research and work to preserve this building.

Mr. Kay said there is a lot more to do. He said this is just a minor part.

092617.3 BOARD BUSINESS

Adjourn 6:48 pm.

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