



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 35/21

### MINUTES FOR THE MEETING OF TUESDAY, February 23, 2021

Time: 4:30pm  
Place: Remote Meeting

#### **Board Members Present**

Matt Chan  
Matt Fujimoto  
Faye Hong  
Russ Williams  
Tanya Woo  
Andy Yip, Vice Chair

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

Sergio Legon-Talamoni, Chair

Vice Chair Andy Yip called the meeting to order at 4:30 pm.

**In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation is limited to access by the WebEx meeting link or the telephone call-in line provided below.**

#### **022321.1 PUBLIC COMMENT**

There was no public comment.

#### **022321.2 CERTIFICATES OF APPROVAL**

#### **022321.21 409 8<sup>th</sup> Ave S. – Diamond Bay (formerly House of Hong)** *Applicants: Rochelle Jones, Catch Design Studio*

Ms. Frestedt explained the proposed storefront remodel, including reconfiguration of the entrance on the east façade and the addition of a new storefront system and secondary entrance; the addition of glazing on the west

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

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façade, window treatments, and new materials and paint colors and proposed business signage for the north and east facades. She said the building was constructed in 1941. It is a non-contributing concrete and wood frame building located within the Asian Design Character District. The applicant shows a small 1' foot deep "canopy" under the wall signs. Staff considers this feature an architectural detail rather than a canopy intended for weather protection. Therefore, it is the staff opinion that the 5' depth requirement noted in the Guidelines for Awnings and Canopies is not applicable.

Applicant Comment:

Rochelle Jones, Catch Design, provided an overview of the existing space which has been used as a restaurant. She said the client will over a large kitchen space for dim sum. She said upgrades are needed and the focus will be on the interior but that there will be changes to exterior. She proposed installing a wood storefront façade of interlocking pine finished with a shellac coat. Casual dining space will be delineated by new storefront doors surrounded by grey. She said channel letter signage will be installed at the northeast corner for the highest impact for attention. She said that on the east façade the signage will convey entry options. She said signage is 15" h x 25' long; Chinese characters translate to "clay pot".

Ms. Jones explained that the exterior north façade geometric windows will be preserved but two windows will be covered by furred out walls that will be installed as part of code requirements for kitchen hoods. There is also a physical barrier on the interior created by a stairway.

Mr. Chan asked if the existing windows will just be covered.

Ms. Jones said yes and noted on drawing where new kitchen and two Type 1 hoods will go. She said the window work is reversible.

Ms. Woo appreciated that all signage is presented in the same way throughout the building. She asked if the goose neck lamps on the east side are new.

Ms. Frestedt responded they are existing.

Responding to a question, Ms. Jones said the previous sign was a light box, but the new signage will be channel letters with LED.

Ms. Frestedt commented on the proposed reduction of transparency on the north façade. She noted that the proposed window treatment is not commonly seen in the district. She noted the setback from the sidewalk and said if the building abutted Jackson, it would feel different. She considered the intent of SMC 23.66.336B – Transparency requirement. She noted that the work is reversible and given the location of the building and its siting, she did not consider the proposal in conflict.

Mr. Chan asked if there will be illumination in the windows.

Ms. Jones said the windows will be backlit with rope light, day and night. She said it will help add more lighting on the north side.

Mr. Yip said the proposed changes give a modern look, which is a departure, but given that it is a non-contributing building, and it is tastefully done, he said he would support it.

Ms. Woo said it is sad to see front facing windows gone. She said it will be modern looking, but it keeps the footprint and the feel. She said she supports the proposed changes.

Mr. Fujimoto said the windows are in front of hoods; it is important to comment that a case where it is not fronting the street directly and there is a parking lot in front. He said the owner tried to locate necessary equipment and other windows are being presented.

Mr. Williams asked if the hoods are being vented horizontally.

Mr. Jones said the dim sum kitchen needs hoods for the cooking equipment. She said exhaust is vertical to the roof.

Mr. Chan said the design provides activation at the northeast corner and draws attention to that corner. He said it is an anchor entry to the CID and activation there is good.

Mr. Williams agreed.

Mr. Hong noted his history with the building He said he was sad to see the changes to what he put in 36 years ago but that he was glad some features he put in would be retained. He said it is time for a refresh and he said he likes and supports what is proposed.

Ms. Frestedt asked Mr. Hong to clarify that he no longer has a financial stake in the building or business.

Mr. Hong said that is correct.

Ms. Woo said she appreciated the materials are natural looking. She asked what will line the new windows.

Mr. Jones said the new windows are commercial rated aluminum; the current windows are wood.

Ms. Frestedt said the wood treatment is real wood. She said the proposed tiles seem a reasonable material. She said it is a non-contributing building and treatments used here may not be appropriate in other buildings in the district.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for exterior alterations, paint colors 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 February 23, 2021 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 and District Design Guidelines:**

**SMC 23.66.336 – Exterior building finishes**

**A. General requirements**

**B. Asian Design Character District**

**SMC 23.66.338 – Signs**

**District Design Guidelines**

**II. Storefront and Building Design Guidelines**

**Secretary of the Interior’s Standards**

**#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.

**#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/MF/TW          6:0:0    Motion carried.

**022321.22**

**416 7<sup>th</sup> Ave S. - Republic Hotel**

*Applicants:* Paul Wu, Wu Architecture

Mr. Frestedt explained the proposed work including masonry repair and cleaning; removal of brick chimney and duct work on the north façade; removal of piping downspouts and conduits; removal of the original cornice and reconstruction of the cornice (in fiberglass); canopy and balcony refurbishment; construction of a rooftop stairway penthouse, removal of skylights, and reconstruction of ground level façade along the alley. She said a Certificate of Approval for Use (from SRO to apartments) was issued in 2018. The Republic Hotel was constructed in 1920. It is a contributing building located within the Asian Design Character District.

Applicant Comment:

Paul Wu presented old photos of the building and explained the intent to resurrect the building and bring it back to its former glory. He said the features will be maintained in accordance with the Secretary of the Interior’s Standards. He said the masonry building must be structurally reinforced to bring up to seismic code. He said they will install an interior framing system that will not be visible. He said because of the thickness of the wall, they won’t have to

penetrate. They will use epoxy anchors from the interior. He said they will remove the graffiti. He said the building now is an eyesore in the CID. He said sprinklers will be installed and more exits will be added. He said the alley has been vacated for 80 years so they can't use it as a means for egress. He said the iron and steel balconies system won't be used but will be restored for appearance only. He said the canopy frame was cited by the City as a safety hazard 20 years ago and the clay tiles were removed. The goal is to retain and refinish it. He proposed removal of cornice and replacement with fiberglass replica that will match original in shape and location, as had been done on the Milwaukee Hotel. He said they will retain a section as a sample, to recreate the same proportions. He said work is Phase I. Phase II will be submitted later and involve color samples, additional details, and window details and survey.

Mr. Wu said all existing storefronts will be retained; they will make repairs and keep as much as possible. He said four neon decal signs for restaurant will be restored under Phase II. He mentioned history of the building included connection to the African-American community and that there used to be a nightclub on the third story. He proposed removal of chimney and kitchen vent / shaft, removal of skylights, roof drainpipe. He said on the alley elevation they will remove all piping, re-do wall fronts as part of apartment units. He said they alley use is limited and will become an 8' courtyard. He said they will clean up the main entry to the apartments and restore two phoenixes with clouds neon features on 7<sup>th</sup> Ave S. He said a new penthouse will be constructed and will be mostly obscured by new 8-story building at the Four Seas location. He said railing at the stairway at 7<sup>th</sup> Avenue street level to below grade access. Rail will be prefab aluminum rail system. He said the roof cap will be replaced with heavy gauge metal. He said windows on the rear alley will be aluminum clad wood windows. He said the rest of the windows will be part of Phase II. He said cement-based siding will be used on penthouse that looks like wood lap siding. On alley elevation openings will be infilled with siding at the second level elevation.

*Mr. Williams stepped away at 5:35 PM and returned at 5:41.*

Ms. Woo said she was excited for the work to be done. She asked about a ghost sign on the building if it will be preserved.

Mr. Wu said it won't be visible when the next-door site is developed. He said there is no plan to repaint it. He said they will remove graffiti. He said it is hard to maintain ghost signage. He said the penthouse is not visible from the street level and there is no access to the roof. He said air handling units will go there.

Ms. Woo asked if the metal roofing will be reflective and if it could impact freeway traffic.

Mr. Wu said no.

Mr. Chan appreciated the project and asked if the medallions would be re-electrified.

Mr. Wu said the medallions will be restored as true as possible to original design.

Mr. Fujimoto asked if the canopy and tile would be restored.

Ms. Frestedt said the tiles came down in an earthquake and a correction notice was issued to removed them.

In response to a question about brick restoration upon removal of pipes, Mr. Wu said if anchors are in joints there will be no impact because the building will be re-tuck pointed. He said if anchors are in masonry holes will be patched and repaired.

Ms. Woo asked if they would maintain the gating at the storefront.

Mr. Wu said it will be removed.

Mr. Chan asked about removal of skylights.

Mr. Wu said they are part of the original building. He said the entire third floor was a restaurant and now is being made into apartment units. He said the skylights need to be removed to provide light and air to units.

Mr. Yip asked where double hung windows will be installed.

Mr. Wu said Phase I windows are on alley elevation which is a floor higher than the street. He said there will be six total windows this phase. Rest of the windows will be part of Phase II.

Ms. Woo asked why the façades are different colors.

Mr. Wu said that two different types of brick were used.

Mr. Williams appreciated the project and said it will bring a big improvement to the community. He asked about the proposed timeline and if there was a lightwell now.

Mr. Wu said there will be two phases because there are a lot of unknowns in the building. He said there is no lightwell. The building is shaped like an H on upper two levels; the third floor is the entire footprint. He said they are creating the light wells for apartment units and will create interior courtyard.

Mr. Williams asked if the north wall facing Jackson will be cleaned.

Mr. Wu said masonry will be restored on the entire building and then it will be sealed.

Mr. Williams said the building is in desperate need of help.

Mr. Wu said the masonry restoration alone is \$500,000.

Mr. Fujimoto disclosed he was a secretary of a benevolent society that used to occupy this building. He said he has no financial interest in the project.

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

The Board directs staff to prepare a written recommendation of approval, with conditions, based on consideration of the application submittal and Board discussion at the February 23, 2021 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 and District Design Guidelines:**

- SMC 23.66.302 = International Special Review District goals and objectives**
- SMC 23.66.304 – International District Mixed (IDM) Zone goals and objectives**
- SMC 23.66.332 – Height and rooftop features**
- SMC 23.66.336 – Exterior building finishes**
  - A. General requirements**
  - B. Asian Design Character District**

#### **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.

**#5.** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

**#6.** Deteriorated historic 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.

**#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.

#### **Preservation Briefs**

- #1 – Cleaning and Water repellent Treatments for Historic Masonry Buildings**
- #2 – Repointing Mortar Joints in Historic Masonry Buildings**
- #6 – Dangers of Abrasive Cleaning to Historic Buildings**
- #38 – Removing Graffiti from Historic Masonry**

MM/SC/MF/MC          6:0:0    Motion carried.

Ms. Frestedt thanked Mr. Wu for working with the board; she said this will be a positive project for the District.

**022321.3 PROJECT BRIEFING**

022321.31 **Sound Transit West Seattle and Ballard Link Extensions & CID Station overview & update**

*Presenters:* Alexis Lair, Leda Chahim, Stephen Mak and Sloan Dawson - Sound Transit  
Lizzie Moll and Magda Hogness - Seattle Department of Transportation

Briefing on Sound Transit’s West Seattle and Ballard Link Extensions project, including a project overview and timeline, with a focus on the Chinatown-International District Stations alternatives.

Presentation documents in DON file.

Alexis Lair, Sound Transit explained the project to expand light rail service to Ballard and West Seattle. She went over the project timeline and noted they are in planning now and plan to be in construction from 2026 – 2036. She said the Draft EIS should be published in mid-2021 and the final EIS should be published in 2023. She noted financial challenges given the pandemic-driven recession and real estate pressures. She said they are realigning expansion plans and looking at what might need to change due to lower revenue. She provided renderings of alternative plans specific to the CID. She said Sound Transit and the City of Seattle are working together.

Lizzy Moll, SDOT, said Mayor Durkan and Councilmember Juarez sit on the Sound Transit board that will make the final decision. She went over the Guiding Principles and said Sound Transit is focusing on stations and alignment and the City is focused on the larger context including housing, businesses and open spaces. She said the City is establishing strong relationships with Sound Transit to identify issues early and craft solutions. She said together they are creating teams for permitting, planning, and public engagement; are working to support delivering light rail faster and within budget; and are collaborating with Sound Transit on a Racial Equity Toolkit to center issues of race. She noted guiding principles of equity, dependable transit, vibrant communities, and climate action. She said the CID is a segment in the larger line.

Stephen Mak, Sound Transit (ST), provided an overview of the CID segment and the four alignment alternatives: 4<sup>th</sup> Avenue S. – deep and shallow options and 5<sup>th</sup> Ave S. – deep and shallow options. He said there is no EIS preferred alternative here. He said alternatives include a deep station option and shallow station option. He said options that run along 4<sup>th</sup> Avenue would require demolition and reconstruction of 4<sup>th</sup> Avenue.

Leda Chahim, ST, went over the environmental review process. She said alternatives are looked at in EIS review process in terms of scope, range of alternatives, potential impact, and mitigation. She said they are in the process of developing impacts and mitigation at this point. She said the EIS looks at the effects on transportation, natural environment and the built environment during construction and operation and went on to define in more detail. She said equity and inclusion have been looked at with environmental justice focus which describes demographics; evaluates if the project disproportionately minority and low

income communities; considers potential project benefits such as improved access to opportunity; and documents what is heard from outreach efforts.

Sloan Dawson, ST, explained station planning and how the station will interface with urban realm around it and how to modify it and improve circulation. He said the stations will be mobility hubs where resources are aligned to improve services such as pedestrian, car, biker, ADA, pickup / drop off, and access to rail. He walked board members through the website [wsblink.participate.online](http://wsblink.participate.online) and said information has been translated into several languages and contains everything just presented. He explained what will be considered in the station plan including: where entrances are located, circulation patterns, and development around the station. The said CID station include deep and shallow alternatives placing station centered under 4<sup>th</sup> Avenue or under 5<sup>th</sup> Avenue. He noted location of tunnel entry south of the district and the approximate locations of proposed station locations.

Mr. Williams noted a presentation by the City on pedestrian improvements and asked if work is being coordinated amongst all parties.

Ms. Moll said they are looking at past planning efforts to make sure everything is integrated there as well.

Mr. Chan asked the difference between the deep versus shallow station alternatives.

Mr. Mak said the depth of the shallow station is 100' deep and the deep station, 200'. He said they don't currently have a preferred alternative.

Mr. Dawson said once they are past a certain threshold of depth, the only access is via elevator.

Ms. Frestedt noted the Beacon Hill station as a reference to a deep station.

Mr. Mak said yes, it is a good example and noted the only access is via elevator.

Mr. Yip asked if the station on 5<sup>th</sup> is shallow.

Mr. Mak said yes, similar to the UW station.

Mr. Fujimoto asked when the next community briefing will be and what content will be presented.

Ms. Chahim said they are doing an overview of options and alternatives and when they get closer, they will let people know how and when they can comment. She said when the draft EIS is published they will share information about that comment period. She said they will walk through key findings, station concepts. She said the draft will be a full analysis of all the topics that will be pulled out to understand impacts to those elements. She said the ISRD Board may be asked to identify comments and preferences to inform the Sound Transit board.

Mr. Fujimoto asked if the EIS process is concurrent with technical advisement going on.

Ms. Chahim said the focus during the comment period is the respond to all comments, give tools to allow people to comment. She said they will have analysis and station planning information.

Mr. Fujimoto asked how input from groups like the Seattle Design Commission is being taken into account.

Ms. Chahim said it will likely be later in the process. She said to maximize and improve access is important for people. She said they will engage with community and planning partners. She said the next phase will be how to engage to allow input in the planning process.

Mr. Dawson said there are some unique considerations in the CID on a larger scale that they need to consider. He said this is a major hub off a major transit system, plus historic districts on either side. He said it is a special burden to think about. He noted COVID impacts on community capacity. He said the next phase of review they will engage in these topics more vigorously.

Mr. Frestedt said Historic Preservation staff is part of interagency conversations and raises considerations shared by the ISRD Board.

Ms. Moll said she appreciated the great and helpful work Ms. Frestedt has done. She said the community is not one voice, it is a continual planning process.

Mr. Chan said a main concern for the community is safety not just for users but for the residents in the community. He said right now there is a lot of activity that is not good and much of it happens around the transit station.

Mr. Fujimoto said to be aware of the confluence of different forces at this important station.

Ms. Frestedt noted that former board member, Tiernan Martin was in attendance. She asked the Board chair if he could be recognized and comment.

Board members were supportive.

Tiernan Martin asked how the station variation mid-block between 5<sup>th</sup> and 6<sup>th</sup> Avenue come to be. He asked if it is possible to do deep and shallow versions as the impacts are different from 5<sup>th</sup> Avenue version.

Mr. Mak said the variations are in response to work direction for staff to study a way to better balance impacts and benefits with long term operation. He said the shallow 5<sup>th</sup> Avenue station alternative would have more impacts to traffic. Moving it could help.

Ms. Chahim said they will have more information when they publish the Draft EIS to understand if tradeoffs is an option.

Ms. Woo asked for more information on impacts to properties and businesses along 5<sup>th</sup> Ave S. and what they think of the options. She asked about community outreach efforts to those stakeholders and said she wants more information.

Mr. Chan was interested in hearing more feedback from the community and what the community's goals and desires are.

Ms. Frestedt said the feedback has been helpful so the team can address specific questions when they come back. She asked the Board to forward any follow up questions to her and she will forward on to the team.

#### **022321.4 BOARD BUSINESS**

Ms. Frestedt said typically at the first meeting of the year the board selects Chair and Vice Chair and suggested that is postponed to an upcoming meeting. She asked board members to think about willingness and interest in serving as Chair or Vice Chair. She said Mr. Legon Talamoni's term has expired but he has agreed to continue to serve until his replacement is identified.

Ms. Frestedt said the briefings on new construction projects will resume. She noted public comment about accessibility and access. She said she has been working with the Office of Immigrant and Refugee Affairs and Seattle IT and they have been looking at different online platforms that can accommodate live interpretation. She said she hopes platform will allow simultaneous translation, but the more successful option has no call-in option. She said she is hoping to have this up and running this spring.

Mr. Chan encouraged the City to figure out a platform and said the WebEx is difficult to access.

Ms. Frestedt said others are being explored. The City does not allow Zoom because of security and privacy issues but that she is looking to get approval to use it. She wants to make it as user-friendly as possible especially considering elders or limited-English speakers; WebEx is not.

Mr. Chan asked if there have been more broad discussions about community concerns in general, feelings about development and the state of the neighborhood. He said he sometimes feels a disconnect, with no attachment to the community. He said accessibility is an issue for the community if we want more dialog. He said it feels like the board is making decisions in a vacuum.

Ms. Frestedt said that is very real, that she used to have office hours in the district which provided a greater level of attachment. She said appreciated the feedback. She said she has talked about involving the Community Liaisons in that process and she hoped to help elicit that information.

**Adjourn 7:45 pm**

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