



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649 Seattle WA 98124-4649
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ISRD 220/08

MINUTES FOR THE MEETING OF TUESDAY, August 26, 2008

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

Board Members Present

Jerry Chihara
Robert Ha
Weng Chan
Joshua Osborne-Klein

Staff

Rebecca Frestedt
Melinda Bloom

Board Chair Robert Ha called the meeting to order at 4:40 pm.

082608.1 APPROVAL OF MINUTES
July 22, 2008
MM/SC/JC/WC 3:0:1 Minutes approved. Mr. Osborne-Klein abstained.

082608.2 CERTIFICATES OF APPROVAL

082608.21 Utopia Yogurt
600 5th Ave. S.
Applicant: Peter Lai, Action Design Signs

Signage: Proposed installation of a 7'w x 3'h business identification channel letter sign to be attached to the northwest corner of the Uwajiyama building. The business is located within the food court and does not have street frontage. Ms. Frestedt said that the proposed placement of the sign is consistent with that of signage that was recently approved for an internally located cosmetic shop.

Applicant Comment:

Peter Lai described the sign and said it will be internally lit and has a self contained transformer behind the letters with a 1.3 amp power supply. He said the letters will be aluminum with an anodized bronze color to match the window frame. A trim cap will be molded around the letter. The sign will be interior lit with white lettering. Neon will be in the channel.

Mr. Osborne-Klein asked if the applicant if he considered including Asian characters.

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

"Printed on Recycled Paper"

Mr. Lai explained that the business is a franchise from California and the owner chose not to include Asian characters.

Public Comment: There was no public comment.

Action: I move that the International Special Review District Board approve a Certificate of Approval for signage, as proposed. This action is based on the following:

Applicable Guidelines

SMC 23.66.338 – Business identification signs
E. Illumination

ISR Design Guidelines
Design Guidelines for Signs

MM/SC/JC/WC 4:0:0 Motion approved.

082608.22

H.I.S. Travel
610 Maynard Ave. S.
Applicant: Toshi Nishizawa, Nandemoya Inc.

Ms. Frestedt explained that this is an application for a change of use and signage. She said the applicant proposed to change the use from retail to a travel agency. She said the application includes a request for new business identification signage. The signage consists of 36”w x 18”h adhesive vinyl letters located in the transom window above the entrance. She distributed floor plans, drawings and a photograph. She said that the New Central Hotel is a contributing building located within the Asian Design Character District. She confirmed that the proposed use is allowed pursuant to SMC 23.66.336.

Applicant Comment:

Toshi Nishizawa explained he proposes to a simple vinyl window sign which is smaller than the allowed limit. He provided a vinyl sample.

Ms. Frestedt explained the sign will consist of a rectilinear white background with blue lettering. She said that the use of adhesive vinyl letters on windows is fairly common in the District.

The Board discussed the sign style and Mr. Nishizawa stated the client already has graphics associated with this business and this is consistent with their logo. Mr. Nishizawa said H.I.S. is the biggest travel agency in Japan and this is a Seattle branch. He said his client considered neon lights, but did not have a budget it at this time. He said the business is heavily advertised in Japanese language newspapers and on the web.

Ms. Frestedt advised that the Board will need to approve any additional signage and reminded the applicant about the transparency requirement. She said the addition of unapproved signage has been an issue with other travel agencies in the District.

Mr. Ha was surprised there were no Japanese characters in the sign.

Mr. Nishizawa said his client chose not to include them.

Public Comment: There was no public comment.

Action: I move that the International Special Review District Board approve a Certificate of Approval for a change of use and signage, as proposed. This action is based on the following:

Applicable Guidelines

- SMC 23.66.320 – Permitted uses
- SMC 23.66.326 – Street level uses
- SMC 23.66.338 – Business identification signs

ISR Design Guidelines
Design Guidelines for Signs

MM/SC/JOK/JC 4:0:0 Motion approved.

082608.23

Mar Hotel Building

507 Maynard Ave. S.

Applicant: Scott Harrison, TNT Mechanical

Summary: Proposed installation of a painted stainless steel ventilation system on the alley façade of the Mar and Alps Hotel Building. The proposed vent will be attached via three angle brackets bolted into the mortar joints. Ms. Frestedt distributed elevation drawings, photographs and a manufacturer specification sheet to the Board. She said the proposed work is located within the Asian Design Character District and noted that both of the impacted buildings are contributing properties within the District. She said the Board issued a Certificate of Approval for a Change of Use from office to restaurant in March 2008.

Scott Harrison, TNT Mechanical, explained that Mr. Koh, the building owner, requested to extend the installation of the vent from the Mar to the Alps Building in order to avoid a conflict with the rooftop penthouse in the Mar. Mr. Harrison submitted a photograph which showed the 24” x 24” window that was installed during the renovations had been built to anticipate this use. It includes a space for the duct to through and any gaps around the duct would be filled with anodized material. He said the window is an approved replacement window made of anodized aluminum. He said the Kohs are open to any color changes to blend the ductwork into the brick. They are proposing a galvanized finish since this is common on other buildings in the District and holds up better.

Ms. Frestedt thought that because this was a secondary façade on the alley she didn’t have a strong opinion about the proposed finish and asked if the Board had comments.

Mr. Harrison explained it is pretty well hidden in a discrete location. He said the space has been approved for restaurant and they are trying to avoid using a fume scrubber because of the odors they give off.

Mr. Chihara agreed that it is not on a primary façade nor is it affecting any historic fabric or detailing.

Ms. Frestedt shared her earlier concerns about attachment not impacting historic materials. She said the work appears to be reversible.

There was discussion about painting the duct work; if the wrong paint is used it will chip off. The Board agreed that the proposed galvanized finish is flat and fairly neutral.

Public comment: There was no public comment.

Action: I move that the International Special Review District Board approve a Certificate of Approval for exterior alterations, as proposed. This action is based on the following:

Applicable Code sections and Guidelines:

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

SMC 23.66.336 – Exterior building finishes

B. Asian Design Character District

3. Surfaces. The design and location of mechanical equipment visible from the street must be reviewed by the Board and approved by the Department of Neighborhoods Director.

Secretary of the Interior’s Standards for Rehabilitation

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.

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

10. New additions and adjacent or related new construction will 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/JC/JOK 4:0:0 Motion approved.

082608.24

HTK Building
513 S. Main St.

Board member Jerry Chihara was the applicant for the proposed change of use at 513 S. Main St. *Prior to presenting the application Mr. Chihara recused himself from taking Board action on the application.*

Change of Use: Proposed change of use for the building’s second story from restaurant/night club to office. The ground level uses will remain unchanged.

Ms. Frestedt explained the application for change of use and passed out floor plans to the Board.

Mr. Chihara stated the space has been vacant for two or three years and has been a difficult space to lease for a 2nd floor restaurant. He said the space was originally designed as office space when built in 1924 and in 1944 was changed to a restaurant use. The entire second floor is 6000 square feet of leasable space; current entry is from the southeast corner at Main and 6th. He said the long term plan will involve some changes to the entry but that those changes are not part of this application. .

Ms. Frestedt said office above street level is a preferred use, in accordance with 23.66.328.

Public Comment: There was no public comment.

Action: I move that the International Special Review District approve a Certificate of Approval for change of use as proposed.

MM/SC/JOK/WC 3:0:1 Motion approved. Mr. Chihara recused himself.

082608.3 GUIDELINE REVISION WORK SESSION

Ms. Frestedt said that the guideline revision work session would be deferred to an upcoming meeting due to the absence of two Board members.

082608.4 BOARD BUSINESS

Ms. Frestedt stated the Mayor has selected a new appointee for the vacant seat; however, she is delaying the release of the new members name pending confirmation from City Council. She reminded the Board about the upcoming annual election and said that two positions are up for re-election this year. Those positions are: Position #3, held by Robert Ha and Position #5, held by Amalia Gonzalez-Kahn. She said that she would send out election information in September.

Ms. Frestedt added that Mr. Chihara's term, a Mayoral appointment, is up in November and that since this is his second term he is not eligible to run again. She asked members of the Board to think of possible candidates for the Mayoral appointment position.

Adjourn: The meeting was adjourned at 5:30 p.m.

Rebecca Frestedt, Board Coordinator
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