



The City of Seattle

## International Special Review District

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
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ISRD 268/08

### MINUTES FOR THE MEETING OF TUESDAY, October 14, 2008

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

#### Board Members Present

Robert Ha  
Misun Chung Gerrick  
Weng Chan  
Joshua Osborne-Klein  
Amalia Gonzalez-Kahn

#### Staff

Rebecca Frestedt  
Melinda Bloom

#### Absent

Jerry Chihara

Chair Robert Ha called the meeting to order at 4:37 p.m.

#### **101408.1 APPROVAL OF MINUTES**

*September 9, 2008*  
MM/SC/JOK/MCG

4:0:0 Minutes approved.

Amalia Gonzalez-Kahn arrived at 4:42 p.m.

#### **101408.2 CERTIFICATES OF APPROVAL**

101408.21 Ton Kiang B.B.Q. Noodle House  
668 S. Weller St.

Ms. Frestedt presented the application on behalf of the applicant. The Board reviewed the application materials and determined that they did not have enough information about the proportions of the proposed awning in order to take action on the application.

Action: I move to defer consideration of this application until detailed information about the dimensions of the proposed awning and existing transom windows is submitted by the applicant.

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

"Printed on Recycled Paper"

101408.22

Seattle Oriental Art  
661 S. Jackson St.

Ms. Frestedt explained the application for security gates and decorative window film. She stated this is a retroactive request for approval for the installation of fixed security gate on the storefront east façade; installation of accordion-style security gates on the storefront's north façade; and, application of decorative window film on the interior of the storefront windows. Exhibits include photographs and material sample. She stated that the T&C Building is a contributing building within the Asian Design Character District. She said the applicant received a Certificate of Approval for signage on October 3<sup>rd</sup>, following the submission of additional details requested by the Board at the meeting of September 23<sup>rd</sup>. She confirmed that the window film covers less than 50% of the storefront windows. She explained that the storefront's east façade faces an alley. Ms. Frestedt said stated that in her opinion the fixed, permanent-style gates on the east façade do not meet the Design Guidelines for Security Systems. She said the applicable Code sections and Design Guidelines are: SMC 23.66.336 and ISRD Design Guidelines III. Security Systems

Applicant Comment:

Thu Tang, Business owner, explained that he put the bar gate on the alley side for security after his windows were broken.

Ms. Frestedt described a previous site visit to the Board. She said that she met with Mr. Tang and discussed possible security alternatives; including the installation of security film that would strengthen the window to prevent a break in.

Mr. Osborne-Klein asked about putting bars on the inside as opposed to the outside of the window.

Ms. Frestedt advised that interior bars would still be subject to Board approval, since it would still impact the visual appearance. She advised the Board that the application was for the existing system and should be reviewed in light of the District Guidelines.

Board Questions:

Ms. Chung Gerrick was uncertain about how to address the gate in the alley. She said that the installation of security bars gives the neighborhood a different character. She said that because the work is in the alley it might help if the bars were painted to match the window color.

Mr. Tang said he would be willing to paint the bars to match the window.

Mr. Osborne-Klein stated that although the work is in the alley it is right around the corner and visible from Jackson. He said that allowing bars on windows would be setting a precedent that the Board would want to avoid.

Ms. Gonzalez-Kahn said she was sorry that Mr. Tang's window was broken and she understood his desire to protect his shop. She stated that she didn't think she could approve the bars because they are a permanent fixture to the building and go against the guidelines. She stated she had no problem with the window film but would not approve the bars or sliding gate.

Public Comment: There was no public comment.

Board Discussion:

Mr. Ha stated that he preferred the one in the alley over the one on the front because the one on the front is more visible. He said there are a lot of passersby and traffic in the front and thought the alley might be more vulnerable.

Mr. Tang said there is a lot of traffic in front of his building because of the bus stop; a gate at the front would protect his business.

Ms. Chung Gerrick thought a lot of traffic in front of the store would prevent crime.

Mr. Osborne-Klein asked if the black gate along Jackson St. was considered a sliding scissor gate.

Ms. Frestedt said it was. Referring to the Guidelines, she asked the Board to consider in its comments that permanent window and security bars shall be discouraged but sliding scissor gates is preferred to minimize the visual impact during business hours.

Mr. Osborne-Klein added that the Jackson St. gate was installed in such a way that it covers the historic features of the building because it covers the brick façade. He asked if it could be installed so that it only covers the window portion.

Ms. Chung Gerrick stated that being a retroactive application she thought the gate in the alley looked okay and said if it is painted to match the windows she would approve. She said that she would not approve the gate on Jackson Street because it is a more prominent façade and it contributes more to the neighborhood. She said she would approve the film, but commented that it is difficult to see through the windows due to the combination of the temporary sign and curtains.

Mr. Tang said the sign will be removed once the new sign is installed.

Ms. Chung Gerrick encouraged having more visibility through the store. She suggested keeping the curtains open during business hours but close in the evening.

Mr. Chan agreed with Ms. Chung Gerrick.

Mr. Tang advised he opens the store from 9:00 p.m. until 6:00 p.m. He worries about being broken into at night and doesn't want it to happen again.

Mr. Osborne-Klein stated that neither gate is consistent with the guidelines. He said the guidelines are clear that an alley is considered a primary façade and it is especially true since it is visible from Jackson. He said the gate on the alley it is a permanent fixed gate which is clearly discouraged by the guidelines; he cited part D of the Security System Provision which says we should "emphasize other security systems besides gates if feasible". He didn't think it has been demonstrated that there isn't another feasible way to deal with the security issue besides having a fixed gate. He stated the black gate on Jackson Street also violates the guidelines for much the same reasons although this one is a sliding scissor gate it covers the

historical feature of the building which is the brick and there has been no demonstration that something less obtrusive wouldn't be feasible in terms of dealing with the security situation.

Ms. Gonzalez-Kahn agreed with Mr. Osborne-Klein but adding that the window film is consistent as there is still 50% transparency. She stated the gates are inconsistent with the guidelines.

Mr. Osborne-Klein noted that by approving a precedent is being set making it harder to say "no" to others. The rules are clear and the Board should keep the line clear and keep the guidelines the way they are because they exist for a purpose. He stated that we don't want to live in a community where there are gates everywhere.

Mr. Ha suggested looking for alternatives.

Mr. Osborne-Klein agreed.

Ms. Frestedt advised if there is a portion of the application the Board could support it should be included in the motion and suggested deferring approval on either one or both of the security systems.

Ms. Chung Gerrick noted the guidelines state that security bars shall be discouraged and it doesn't say it isn't allowed in the community. She referred to the history of break-ins at this site she didn't want the gate to have to be removed and then have the window broken in again.

Mr. Osborne-Klein advised that provision has to be read in conjunction with part D which states "you should use other security systems if feasible." He said reading the whole provision together says we shouldn't allow these gates unless that is the only feasible security system in this situation.

Ms. Chung Gerrick asked if the security camera across the alley is for the applicant's store.

Mr. Tang stated it was for the other building.

Ms. Frestedt suggested delaying decision about alternatives and recommend applicant come to the ARC meeting.

Ms. Gonzalez-Kahn stated if the Board is looking to defer she wanted to know what other information Board members needed in order to make a decision because she was pretty clear that this is not the right decision.

Ms. Chung Gerrick said that she would like to know what other options would be considered. .

Mr. Osborne-Klein referred the two alternative options included in guidelines (internal alarms and transparent film coverings) and said he'd like to know why these options are not feasible.

Members of the Board discussed an alternative gate design.

Mr. Osborne-Klein didn't think a fixed gate in the alley would work no matter what color it was painted and wondered if a gate on the inside would be an option because it would be much less visible. The rules are less prohibitory on the scissor gates but it would have to be redesigned in a less impactful way.

Mr. Ha suggested denying the alley gate and then defer the one on Jackson.

Mr. Osborne-Klein thought they could both be denied as they are proposed because neither is consistent with the guidelines.

I move to approve the film covering and deny the rest of the proposal.

MM/SC/JOK/AGK 2:0:0

The motion died.

The Board continued to discuss possible alternatives to security gates.

Ms. Chung Gerrick said she would be interested in seeing an alternative security system which could be redesign of the gate or a different security system.

Mr. Ha agreed and thought that perhaps more lighting in the alley might be helpful.

Ms. Frestedt suggested the Board move to approve the existing security film and defer the decision on the security gates until the applicant can submit additional information regarding alternative approaches to security gates including interior gates and scissor gates on the alley.

Mr. Osborne-Klein added “other non-gate based security” like alarm systems.

**Action:** I move that the International Special Review District Board approve a Certificate of Approval for window film, as proposed but deferring approval on the security bars and gate and to ask to provide alternative security gate design or security system and for the applicant to demonstrate that other security measures are not feasible. This action is based on the following:

The proposed alterations meet the following sections of the International Special Review District Ordinance and applicable Guidelines:

SMC 23.66.336 – Exterior building finishes  
B. Asian Design Character District  
4. Transparency

ISRD Design Guidelines  
III. Security Systems

MM/SC/MCG/JOK 5:0:0 Motion approved.

101408.23

Maynard Ave. Green Street  
Maynard Ave. S. between S. Main St. and S. Jackson St.

Proposed design of a cistern to be installed on the East side of the Maynard Ave. Green Street. Design includes exterior alterations on the west façade of the Nihonmachi Terrace and alterations to the right-of-way.

Ms. Frestedt explained the proposed changes for Street Use, Design and Exterior Alterations. This is a proposal for design of a concrete and steel cistern to be installed on the East side of

Maynard Ave. S. The proposal includes the extension of three downspouts on the West façade of Nihonmachi Terrace that will consolidate into one pipe and run underneath the sidewalk and connect to the cistern. The piping will redirect water from Nihonmachi Terrace to the cistern and pass under a metal grate in the sidewalk. The proposed cistern is 5' in diameter with a concrete base and decorative structure surrounded by vertical round, steel tubes. The structure will include four 36" h x 14" w signage panels.

Ms. Frestedt explained the applicants received a Certificate of Approval in September 2008 for landscaping, street trees, benches, lighting and smaller cisterns in the right-of-way between the curb and the sidewalk along Maynard Ave. She said that approval was conditional upon submission of additional details for the large cistern and proposed signage. Proposed signage will be included in a separate application. She said since the ISRD Design Guidelines and Ordinance (SMC 23.66) do not explicitly address this type of design proposal, the Board could consider the proposal in terms of the compatibility of the proposed materials and design with the surrounding buildings and District as a whole. The Board can also consider the impact of the proposal on the streetscape and public right of way.

#### Application Comment:

Tom Im, Inter\*Im Community Development Association, explained that they looked at how to improve the design of the overhead pipes to the cistern so it won't be visible.

Dave Rogers, SVR Design, said they decided to leave the downspouts on the outside and route around the window to come down and enter into the planter. One will see the water in the trench drain that comes across the walkway. They propose putting in a decorative trench drain grate that will mimic the artwork serpentine and showed various examples. The water will move through that trench drain into the 1400 gallon cistern. The decorative manhole cover at the top will be specially cast with the ring upside down in the cover so it will be completely flush. The intended look of the cistern would mirror the texture of the concrete planter on Nihonmachi Terrace. Plants will be native, drought tolerant, yet lush. The system will collect water over the winter and through the summer less water will move from cistern to cistern but it will still be functioning. There will be a hand pump on top of the cistern system and will have a lockout on it that will prevent people from drinking the water. Water can be pumped into the upper cistern that feeds the irrigation. Mr. Rogers said they thought of painting the pipe red to be in complete contrast with the building and would like Board input. The pipe would be attached to the building using a standard attachment method that would be painted the same color as the building.

Ms. Frestedt noted the original design had been to have the piping run from Nihonmachi Terrace 12 – 15' over the sidewalk and then down into the cistern and the Board had asked them to come back with alternative designs.

Ms. Chung Gerrick stated the Board is supportive of the concept of this project and the only concern was with the pipe coming out of the building and into the cistern. She thought this revised design was a good idea and said having the pipe be a different color so one can see where the water is coming from was a good way of differentiating it from the building.

There was discussion about the proposed design of the manhole cover since the graphic showed three design alternatives.

Mr. Osborne-Klein asked if water would be visible through the trench drain.

Mr. Rogers said it would be and they will collect water from the sidewalk as well. He stated the flower pattern would be the upper cover and the wave pattern for the other and chose the wave pattern for the trench drain cover.

Mr. Osborne-Klein understands the desire to have the pipe be a different color (from the building) but wasn't sure that red would be the right color. He suggested a color that would set it apart from the rest of the building but wouldn't be so completely opposite.

Ms. Frestedt suggested that the Board consider including a condition in the motion related to later submission of the proposed paint color.

Public Comment: There was no public comment.

Board Discussion:

Mr. Ha said the new design was an improvement.

Mr. Im stated they had discussions about the original design being too industrial so they came up with this revised approach.

Mr. Rogers noted it was more of an organic look and gives a bamboo feel and less industrial.

Mr. Osborne-Klein asked what materials it is made out of.

Mr. Im stated it was a round metal tube.

Mr. Rogers was happy with the outcome of re-looking at that element.

**Action:** I move to approve the Certificate of Approval as submitted on the condition that the final paint color for the pipe is submitted to the Board for review.

General Requirements Seattle Municipal Code (SMC) 23.66.336

SMC 23.66.334 – Streets and sidewalks

SMC 23.66.336 – Exterior building finishes

- A. General requirements
- B. Asian Design Character District

Secretary of the Interior's Standards for Rehabilitation and New Construction

#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 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/AGK/MCG

5:0:0 Motion approved.

101408.3  
101408.31

**BOARD BRIEFING**  
701 S. Jackson St.

Ms. Frestedt said that this is a preliminary briefing on the proposed development of an 8-story mixed use building featuring: a hotel, ground-level retail, and underground parking. The proposal includes a request for demolition of existing structures on the site, including the garage building, which is a contributing building to the National Register District. Ms. Frestedt introduced the applicant, Bruce Hayashi of Miller Hayashi Architects.

Mr. Hayashi explained they are seeking a demolition permit and plan construction of a new hotel. He introduced Susan Boyle, BOLA Architects, who would provide historic analysis of the site.

Ms. Boyle explained there were conflicting dates on the property that is made up of 13,440 square feet on two parcels. The building was developed in 1927. The garage is set at the back and is an L-shaped building and originally included a retail building which was a beverage store on Jackson Street. The garage was divided into separate sections which may have housed separate businesses. The gas station doesn't seem to be an early dated building; it was moved from 5<sup>th</sup> and Seneca in the 1950s. Barry Mar's family owns it; his grandfather bought it in 1921. Ted Imanaki and Ted Toshi operated the gas station for a while with Mr. Imanaki establishing it after returning from internment; it was his idea to move the gas station from the other site and for a while it was a Phillips 66 station. Mr. Toshi had the garage until the 1980s.

*Mr. Osborne-Klein left at 5:55 p.m.*

Ms. Boyle explained there were lots of losses to the building due to age and deferred maintenance: infill of storefront windows, replacement of brick cladding with stucco, removal and replacement of original doors. All changes have impacted the integrity of the building. The garage doesn't tell the history of the building or the District. The gas station expresses Moderne architectural ideas and inside it looks like a prototypical structure that was likely built by one of the national fuel companies. It was moved in 1956-57 so it is outside of the period of significance for the District.

Ms. Frestedt stated this property is located within both the local International Special Review District and the National Register District. She said the L-shaped building is a contributing building to the Historic District based on the period of significance for the District and its age. She acknowledged that there appears to have been a number of changes that start to erode the architectural and historic integrity of the building.

Ms. Chung Gerrick found the report thorough and said she wished there was more development in that area because there isn't much activity there. She said that Jackson St. is a prominent part of the neighborhood. She is interested to see what new construction is proposed.

Mr. Hayashi explained they proposed to develop the site as a hotel. The ground floor would be lobby and retail along Jackson Street. The entrance would be on 7<sup>th</sup> as well as entry to parking structure. They propose three floors of underground parking with seven to eight stories of hotel above. The floor plans would be similar all the way up the building and 18-20 units per floor are proposed. There would be a strong street edge on Jackson and 7<sup>th</sup> streets. It will be similar the Bush Hotel in how it anchors the street. There is a 75' height limit; if it was residential it could go up to 85'. They will be able to achieve about eight floors. Most of the services, parking, and vehicular access will be hidden and discrete. They intend for it to be an

understated building in the community. The materials will be concrete and glass along the street front. The upper stories would be metal window system and brick masonry façade. He said they plan to submit for a MUP this week.

Ms. Frestedt stated that when the application is complete the Board will make a decision on demolition and preliminary design approval for bulk, massing, and scale and will final design and finishes as part of a separate application.

Public Comment:

Po Lee, adjacent property owner, expressed concern with the entrance on 7<sup>th</sup> and Jackson and wanted to know about setback requirements.

Mr. Hayashi stated that in the zoning envelope there is no setback requirement because the alley has been vacated.

Ms. Frestedt stated that the Board doesn't have jurisdiction over lot lines and alley vacations and that these details would be handled through the Department of Planning and Development (DPD) as part of the Master Use Permit application.

There was discussion about property lines. Ms. Frestedt stated that she thought there had been an alley vacation in the 1920s or 1930s that would determine where the property line ends. She suggested that Mr. Lee and Mr. Hayashi confirm these details with DPD.

Ms. Frestedt explained that as part of the Boards review the Board is charged with ensuring that any changes to historic properties within the District, including demolition, are consistent with the District ordinance and Design Guidelines. The Board is also charged with ensuring that any new construction is compatible with the existing Guidelines. She added that the underlying zoning and property lines that have been established by DPD need to be taken in account.

Mr. Lee asked if in floor plans would be available to the public at future meetings.

Ms. Frestedt agreed and said meetings would be open to the public. Members of the public are also welcome to contact her with questions. She stated that the project file is also open to for public review.

Alan Kurimura, Uwajimaya, asked what type of construction is planned.

Mr. Hayashi said it would most likely be a concrete frame construction. It might have some aged metal steel and mixed framing within that.

Mr. Kurimura asked about parking.

Mr. Hayashi said there would be 72 parking spaces.

Mr. Lee asked what kind of building is planned.

Mr. Hayashi said it will be a guest hotel for visitors to the community and will be a national flag chain like the Hilton or the Marriott.

Mr. Lee thought it a good idea as it is needed in this area.

Board Discussion:

Ms. Gonzalez-Kahn said looking at the elevations it seems like the massing and windows dwarf the building next door and it doesn't seem to fit in to the scale of the surrounding buildings. She asked about the ghost sign on the building next door and said it is specific to the neighborhood; she asked if it would be saved. She prefers to see a proposal that plays with setbacks and preserves the ability to see it. There are a lot of buildings with storefronts along 7<sup>th</sup> and that seems to be the side of the hotel; she said she was not sure that locating the garage entrance on to 7<sup>th</sup> Street is consistent with the adjacent storefronts. She said her preference would be to have the vehicular access of an alley, if possible.

Mr. Hayashi didn't think there was an alley for them to use and they have no way to borrow other people's property for their use.

Ms. Frestedt said the initial proposal included consideration of having a loop entrance that would cut into the site and impact both Jackson and 7<sup>th</sup> St. She was concerned that the proposal would be out of character for the District and this design has changed its relationship to the streetscape and compatibility with the Design Guidelines.

Ms. Chung Gerrick agreed and said her preference for entrance to parking would be 7<sup>th</sup>. She recommended lots of retail space on the first floor, lots of glass in the lobby area. She expressed similar concern about preserving the ghost sign on the adjacent building. She suggested looking at window proportions in the neighborhood to see how to relate the sense of scale.

Ms. Frestedt stated in terms of the ghost sign, many historic preservationists struggle with how to treat them. They are character defining features of the neighborhood and the building. At the same time there is underlying zoning that allows them to build up to 75' which will potentially obscure the sign. She stated that including an interpretive element into the project which tells the history of the site may be advisable.

**101408.4 GUIDELINE REVISION WORK SESSION**

Ms. Frestedt provided handouts and asked the Board to review revisions. She said that she would abbreviate the work session, given the time, but that she wanted to keep up the momentum and that she would accept Board member comments via email.

**101408.5 BOARD BUSINESS**

Ms. Frestedt introduced the pending Board appointee John Bisbee, owner of KOBO. She said Mr. Bisbee has been selected as the Mayoral Appointment; however, his position will not begin until his appointment has been confirmed by City Council. She said the confirmation hearing is scheduled for November 19, 2008.

Mr. Ha adjourned the meeting at 6:45 p.m.

Rebecca Frestedt, Board Coordinator  
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