



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

ISRD 7/15

MINUTES FOR THE MEETING OF TUESDAY, January 13, 2015

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

Board Members Present

Carol Leong
Miye Moriguchi
Martha Rogers, Chair
Joann Ware
Marie Wong

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Ben Grace
Stephanie Carrillo

011315.1 APPROVAL OF MINUTES
December 9, 2014
MM/SC/JW/MW 4:0:0 Minutes approved, as amended.

011315.2 CERTIFICATES OF APPROVAL

011315.21 Washington Federal
601 S. Jackson St.
Applicant: Jessica Bradley, Craft Architects

Ms. Frestedt explained the application for relocation of a night deposit box and light fixture; installation of an ATM and signage on the south façade, and installation of an illuminated ATM sign (dimensions: 2' in diameter) on the west façade. Exhibits included plans and photographs. She said the building was constructed in 1973. It is a non-contributing building located in the Asian Design Character District and in the Retail Core.

Ms. Frestedt said it is the staff opinion that the pattern, color and illumination of the ATM surround will be of an intensity and brightness that is not characteristic of façades in the ISRD. She said she recommended that the applicant consider options for the design of the surround that are more subdued. It is the staff opinion that a non-illuminated surround would minimize the visual intensity of the proposed design.

Applicant Comment:

Jessica Bradley, Craft Architects, explained that the night depository would be moved to make room for the ATM; a new light will be installed above each that will 'throw' light per bank requirements. She said that a 24" diameter button sign will be installed on the 6th Avenue elevation and will be illuminated; it will be surface-applied with a junction box and wiring going through wall. She said that the ATM surround is customizable. She said that there is a down light in the existing soffit which doesn't provide the required light levels so the new one will be installed above the ATM. She said that the green ATM surround matches the existing green sign panels at the roofline on the building.

Public Comment: There was no public comment.

Ms. Frestedt noted concern with the intensity of surround color; she said she saw an illuminated version installed downtown which validated her concern. She said that the surround is branding more than security lighting and noted mitigation that was done with H & R Block sign, which had a similar color and intensity. She noted that the setting here is different – on a secondary façade – but it is still visible from 6th Avenue.

Ms. Wong confirmed with the applicant that the surround was for branding only.

Ms. Bradley said it is for wayfinding. She said the illuminated surround doesn't have a function; it is purely marketing.

Ms. Frestedt said they could achieve the same thing without the illumination.

Some board members discussed the ATM surround lighting and noted that with area safety and security concerns the additional light would be good. One board member felt that the ATM surround lighting is more branding than security and with task specific lighting being installed above the additional illumination is not needed.

Ms. Bradley said that light throw is not as successful in recessed installations and noted that the proposed lighting fixture that will be located above the ATM fulfills the first level requirements of ATM lighting.

Board members discussed safety and security concerns associated with of the ATM. Members stated that the light fixture above may provide sufficient lighting. There was a discussion about the intensity of the proposed light fixtures. Ms. Bradley explained that bank electrical engineer does a light layout and the proposed light fixtures are used at other branches. She said that the bank conducts a light survey before and after installation to make sure it meets their standards. She said that the light above meets their safety criteria.

Following their deliberations, Board members agreed that the ATM surround should be non-illuminated and the motion would include a condition to reflect that.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for exterior alterations at 601 S. Jackson St., conditional that the ATM surround, below the sign, will not be illuminated or backlit.

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

B. Asian Design Character District. To strengthen and preserve the existing Asian architectural character of the Asian Design Character District, tiled awnings, recessed balconies, heavy timber construction, and materials and colors as specified below are encouraged.

1. **Materials.** Building facades are limited to earthen materials such as brick, concrete, stucco and wood. Other materials may be used if approved by the Director of Neighborhoods.
2. **Colors.** Building facade colors must be reviewed by the Special Review Board and approved by the Director of Neighborhoods. Colors shall be compatible with those of adjacent buildings.
3. **Surfaces.** Textured concrete, brick and wood surfaces are preferred over non-textured surfaces. The design and location of mechanical equipment visible from the street must be reviewed by the Board and approved by the Director of Neighborhoods.

SMC 23.66.338 – Signs

The intent of the standards in this section is:

1. To encourage signs that by their design, location and number are consistent with the goals and objectives of the International Special Review District, and the Union Station Corridor where applicable, and in particular the Asian character of the area;
2. To promote effective communication of sign messages by avoiding undue proliferation;
3. To enhance views and sightlines into and down streets; and
4. To reduce driver distraction and visual blight.

Design Guidelines for Façade Alterations

E. Anodized aluminum or other metal materials shall be reviewed by the board and permitted when:

1. The historic appearance of the building and district is preserved by replicating visual building details.
2. The aluminum or metal material is painted of a compatible color.
3. The building is a non-contributing historically or architecturally significant building.
4. The appearance does not impact a primary facade.

Secretary of Interior’s Standard #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/JW 4:0:0 Motion carried.

011315.22

499 12th Ave. S. – vacant lot

Applicant: Carlos Alegria, business co-owner

Ms. Frestedt explained the application for retroactive approval for construction of an outdoor seating area adjacent to the food truck. Materials: Wood framing and lattice work with a corrugated metal roof. Dimensions: 8' x 10' with a height of 6.5'-7'. Exhibits includes plans and photographs. She said this site is an undeveloped lot adjacent to a parking lot and a shopping center. She reported that the ISRD Board received a briefing on the design of the seating area in August 2014. At that time, the Board recommended maintaining visibility into the seating area and suggested replacing fiberglass panels with a material that is more compatible with the neighborhood. The Board also recommended minimizing areas of a blank façade and adding lighting for security purposes. She clarified that the food truck is not subject to review since it is a mobile vehicle.

Applicant Comment:

Ottumn Lee, represented the owner, and said the structure made out of wood.

Ms. Frestedt said that business owner Carlos Alegria was unable to attend, but that she had talked with him and met with him numerous times and can attempt to answer questions based on their conversations. She confirmed the material is wood lattice.

Ms. Ware asked if there is a plan to address graffiti if the structure is tagged.

Ms. Frestedt explained that the issue of graffiti had not come up in her conversations with Mr. Alegria.

Board members discussed how graffiti should be handled to keep a consistent look. It was noted that the lattice has been up for a while and has not been tagged and perhaps that is because it really wouldn't show up. Board members said that tagging could be painted over with paint to match wood color but noted the subjectivity of what constitutes a 'match'. Also board members said that once tagged all the lattice should be painted so that as tagging is painted over there is consistency in color throughout and not a patchwork. Members also recommended painting the structural columns along with the lattice for consistency's sake.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for exterior alterations at 499 12th Ave. S. conditioned on applicant submitting plan for graffiti remediation to Staff that contains paint color that matches natural wood color and would cover the lattice work and structural members.

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 Characteristics.** 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. Design outside 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 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/JW/MW 4:0:0 Motion carried.

011315.3 BOARD BRIEFING

011315.31

Woodrow Jewelers

308 4th Ave. S. – The Addison

Briefing on proposed window treatments and decorative screening.

Woodrow Ng explained the need for blinds for after-hours privacy/security and sun blockage. He said they are leaning toward a darker color blind to create a less “cut off” feeling than white. He said they had previously looked at solar shades, but was concerned that they wouldn’t allow ability for security cameras to view out. They are now opting for blinds instead of shades. He said they also want to build a feature wall for the two easternmost windows on the north façade to create privacy and came up with three surface treatment options: 1) wood block wall with a natural stain; 2) penny wall; and 3) sheetrock display case with revolving works of Chinese art and brush paintings. He said that the wall will cover the entire window – set back 6” – 1’ deep- and that some lighting would be installed. He said that they would have access to change out the art. He explained that the business is word of mouth and there would just be a small decal for signage on the window.

Ms. Frestedt explained that signage less than four square feet that is decaled or gold leaf is not subject to board review per the Miscellaneous Signs provisions of the sign code, SMC 23.66.338.

Ms. Rogers spoke in support of maintaining pedestrian interest in the window displays. She noted that if there is not enough depth to properly illuminate the display case it could defeat the purpose. She said the wall treatment options are

interesting, but preferred the revolving art alternative because it relates best to the neighborhood.

Ms. Frestedt noted precedent for a window display at the Wing Luke Museum— no advertisement or signage; parameters on content, frames and dimensions reviewed.

Board members discussed the decorative screening options for the eastern two bays. Members agreed that the modern nature of the penny wall is not be compatible with the district character. Members different in opinion about the wood block proposal.

Ms. Ware preferred Chinese art gallery with or without the wood because it aligns with the art and frame shops of Nihonmachi. She wanted to see detail of how access door will look as well as the lighting and the set back of wall from glass.

Ms. Wong agreed and said the penny treatment is interesting but not here; the Chinese art relates to the history of the district and will let the wall recede a bit.

Ms. Leong appreciated the options. She said she preferred the Chinese revolving art and would leave it to him to decide wall treatment.

Board members discussed the proposal for blinds and stated a preference for the dark color with a suggestion for matching the blind color to the window frame color.

Mr. Ng said they want blinds on everything on west but the door; blinds will be used to block sun in summer and at night for privacy.

Ms. Ware said a sunshade is preferred but she said she understood that wouldn't work well for security.

Ms. Rogers said she would in this case; she said that during the day blinds will be open or lifted so there will be transparency. She preferred no blinds on the door.

Ms. Ware said she understood the security issue and would support blinds; she said that they should maintain transparency during the day except for when sun glares in.

Ms. Leong agreed and said that it should be as open as possible; she said there should be no blinds on the door.

011315.4 BOARD BUSINESS

Ms. Frestedt said that typically chair and vice chair are selected the first meeting in January but because half of the board is absent it will be done January 27, 2015 meeting.

Adjourn

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