



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 20/15

### MINUTES FOR THE MEETING OF TUESDAY, January 27, 2015

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

#### **Board Members Present**

Ben Grace, Vice Chair  
Carol Leong  
Martha Rogers, Chair  
Joann Ware  
Marie Wong

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

Stephanie Carrillo  
Miye Moriguchi

#### **012715.1 APPROVAL OF MINUTES**

January 13, 2015

MM/SC/CL/MW 3:0:1 Minutes approved. Mr. Grace abstained.

*Ms. Ware arrived at 4:31 pm.*

#### **012715.2 CERTIFICATES OF APPROVAL**

012715.21

Leschi Center

611 12<sup>th</sup> Ave. S.

*Applicant:* Wanda Mitchell, Seattle Indian Health Board

Ms. Frestedt explained the proposed revision to sign graphics for an existing freestanding sign. A vinyl adhesive will be applied over the existing sign. Dimensions: 5'h x 3'w. Exhibits included photographs and rendering. She said this site is located outside of the Asian Design Character District.

Applicant Comment:

Wanda Mitchell, Seattle Indian Board, said the application is straightforward

Ralph Forquera, Director, Seattle Indian Board, said they purchased the building in July 2014. He said they are in the process of doing some improvements to the building and site. They eventually plan to redesign the facility to be more reflective of the Native American community, including a possible second story addition. He said they are proposing the sign for recognition. He said this is where Indian people come when they come here. He said they are doing master plan work with John Paul Jones, from Jones & Jones, and they return to the Board to get feedback.

Ms. Mitchell said they propose to scrape off the old sign, clean up the frame and put on new signage.

Responding to questions, Mr. Forquera explained that the logo has a circle which represents earth; red represents the people of the earth; and a house which represents a medical healing lodge. He said the design was done by Lawny Reyes.

Mr. Grace asked if it will have a graffiti coating.

Ms. Mitchell said it is rugged material that can be easily cleaned. She said it is a two-sided sign.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for signage at 611 12<sup>th</sup> Ave. S.

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 23.66.338 – Signage**

**Secretary of 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/BG/CL            5:0:0    Motion carried.

**012715.3            GUIDELINE REVISION WORK SESSION**

Board review of existing guidelines and discussion of proposed revisions. The focus of this session will be a review and discussion of draft guidelines for signs and rooftop mechanical systems and equipment.

Ms. Frestedt provided draft section that included rooftop equipment and mechanical systems. She noted the number of applications and inquiries that have come through as a result of expanding minor communication utilities and technological infrastructure.

Board Feedback:

Ms. Ware questioned if the code is generally read by the applicant before the guidelines.

Ms. Frestedt said it varies, based on the applicant. She said that many of the small business owners may not go to the code first. She added that the guidelines can tie back to and cross-reference the code, as discussed in past sessions.

There was discussion about where equipment can be located based on the location of light wells and required setbacks.

Ms. Frestedt said sometimes it is not possible or accessible to add exhaust vents through the roof and the only choice for mechanical equipment, such as a louver, is to install in transom window and we need language to speak to that. She said that solutions that do not result in modifications of the transoms are preferred.

Mr. Grace said that if there is an apartment above you can't vent out.

Ms. Ware said at Mike's Noodle House it blows into pedestrian area.

Mr. Grace said it adds to the character and he expects those kinds of smells as part of Chinatown.

Mr. Murakami said that mechanical systems should refer to rooftop.

Ms. Frestedt said that the location of the equipment should not disrupt or damage character defining features.

There was a recommendation to strike "louvers" from the section of the draft.

Mr. Grace said that is what makes the neighborhood great are "mom and pop" shops; they may not be able to afford a \$200K rooftop HVAC system.

There was a discussion about "type 1" and "type 2" hoods and air in-take.

Suggestions for the draft included: to try to strip away as much as equipment and conduits from primary facades as possible and not add more; where new equipment is necessary use existing openings; if a business has to vent out using a secondary or alley façade is preferred.

The discussion turned to solar equipment.

Ms. Rogers referred to code requirements for solar collectors which states that they may exceed above 7' and have to be held back from parapet and not be visible from the street. She referenced Guideline draft #8B roof top: add solar collectors and reinforce setback.

Ms. Frestedt asked, should setbacks be called out for solar?

Ms. Rogers noted that ‘all’ rooftop equipment is called out; she said she didn’t know if there is a need to get any more specific.

Ms. Ware asked what if solar panels were a character-defining feature of a new development? Would the draft language impact ability to do that?

Ms. Frestedt said the guidelines could call out existing versus new construction and state that equipment should be set back as to minimize visibility.

Mr. Murakami asked if consideration of visibility refers to the adjacent right-of-way or is more general.

Ms. Frestedt said sightlines from any right-of-way from within district could be considered.

Ms. Ware noted that from 6<sup>th</sup> and Yesler you can see all rooftops – at Kobe Terrace – so all equipment would be visible.

Referring back to minor communications utilities, Ms. Frestedt said that the configuration of equipment varies and it is generally growing in size. She said where possible equipment should be sited on non-contributing buildings.

Mr. Grace said that the electrical infrastructure for some of the buildings in the district may limit their ability to support new equipment.

Ms. Rogers said that clarity on definition of “right-of-way” would be helpful.

#### Fire Escapes

Ms. Frestedt noted that she has received a number of inquiries about removal of historic fire escapes. She said that they can be considered character-defining features. She cited examples in which fire escapes have been retained, but decommissioned by removing platforms; the functionality is gone but framing elements remain.

There was a recommendation to remove the final sentence of this section of the draft.

#### **012715.4**

#### **BOARD BUSINESS**

The board selected the 2015 officers.

Action: I move to approve Martha Rogers as board Chair and Carol Leong as Vice Chair.  
MM/SC/BG/JW                      5:0:0    Motion carried.

#### **Adjourn**

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