



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

ISRD 53/18

MINUTES FOR THE MEETING OF TUESDAY, March 27, 2018

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

Board Members Present

Eliza Chan
Stephanie Hsie, Vice Chair
Sergio Legon-Talamoni
Tiernan Martin, Chair
Russ Williams

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Tom Cheng
David Leong

Chair Tiernan Martin called the meeting to order at 4:30 pm.

032718.1 APPROVAL OF MINUTES

January 9, 2018
Deferred.

032718.2 CERTIFICATES OF APPROVAL

032718.21 509 S. Jackson St. – Buty Building
Applicant: Don Sohn, Union Station Market

Ms. Frestedt explained the proposed retroactive request for approval for installation of two neon signs (dimensions: 67”w x 17 ½”h) and proposed application of window screening film in the lower portion of the windows to the right of the entrance. Exhibits included photographs, plans and samples. The Buty Building was constructed in 1901 and 1911. It is a contributing building located within the Retail Core and the Asian Design Character District. The ISRD Board approved an application for a Certificate of Approval for a change of use and signage for 85c in the Union Station Market’s former location in 2017.

Applicant Comment:

Don Sohn, business owner, explained that window film would be affixed to lower portion of windows – about 12” up from sill.

Ms. Frestedt noted that the Lotto sign is non-compliant, and she has suggested it be moved to an inside wall or alternate location. She said it is not part of this application.

Mr. Legon-Talamoni arrived at 4:37 pm.

Mr. Martin noted two neon signs will be installed: “Union Market”

There was discussion about the proposed height of the window film and allowing up to 24” h application of the film, from the 12” originally proposed.

Public Comment:

Shanti Breznau, SCIDPDA, commented that there has been a big improvement, greater transparency and less negative activity since the security grills have been pulled back and materials removed from the doorway.

Board Discussion:

Mr. Martin explained that the store has moved to a different part of the building, necessitating proposed changes.

Ms. Frestedt said that the application is retroactive; signage has been installed.

Mr. Martin said what is proposed meets SMC 23.66.336 B 4.

Board members agreed and noted that window film up to 24” was acceptable.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for signage and window film, as proposed with film on windows up to 24” from the sill.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the March 27, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed signage meets the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

Design Guidelines for Signs

SMC 23.66.336 – Exterior Building Finishes

- A. General Requirements**
- B. Asian Design Character District**
 - 4. Transparency Requirement**

SMC 23.66.338 - Signs

Secretary of the Interior 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/SH/EC 5:0:0 Motion carried.

Ms. Frestedt thanked Mr. Sohn for his work and said it looks much better.

032718.22

669 S. King St. – Louisa Hotel

Applicant: Bob Hale, Rolluda Architects

Ms. Frestedt explained the application for proposed exterior alterations and revision to the storefront level design. Work consists of the following:

- Demolition of the canopy for Sea Garden restaurant at 509 7th Ave. S.
- Restoration of the historic transom windows at 507 and 511 7th Ave. S.
- Revision of the door configuration at the SE corner on 7th Ave. S. to include installation of a glass panel to reveal historic murals.
- Rebuild existing stair and door replacement at the basement on the south façade. Addition of railings.
- Installation of new louvers within the storefront transoms, per elevation drawings.

Exhibits included photographs, plans, construction documents and specifications. The Louisa Hotel was constructed in 1909. It is a contributing building located within the Asian Design Character District. The building was substantially damaged by a fire that occurred in Dec. 2013. A Certificate of Approval was granted in December 2015 for restoration of the exterior and reconstruction of the interior, to repair and rebuild portions of the building following the fire.

Applicant Comment:

Bob Hale explained that they received historic tax credits and as a condition, the National Parks Service requested removal of the non-original canopy from the Sea Garden storefront. He said removal will expose the original transom windows; the condition is unknown, and they won't know more until the canopy is removed. He proposed installation of louvers in original operable sash in transom on ends; louvers will fill entire opening. He explained they can't bring ventilation through the building as there is no room to get ductwork up to the roof. He said the louver gives more flexibility for leasing the space. He proposed installation of a glass panel at southeast stair entry to reveal historic murals. He said that they will eventually add lighting and interpretive signage about the jazz scene in the 1930s. He said they are fundraising to repair the mural. He said that a new exit from

garage will be on south façade. He said they will add a garbage room in the basement and will reuse the existing stair. He said an ADA door operator for the main apartment entrance will be mounted to post.

Ms. Hsie asked about relocation of garage entry.

Mr. Hale said the original entrance to the basement is off the alley; it had a recessed vestibule. He noted the stairwell on the southeast elevation won't be operable, just viewable.

Ms. Hsie appreciated the grills at the end and not the entire section.

Mr. Hale said they will paint grills to match storefront. Responding to clarifying questions he said that the stairs will be a second exit for the garage. He said the glass panel will be clear safety glass. He said they have no plans for a gate over the glass.

Mr. Williams noted that removal of the canopy will expose two transoms; he asked about the center transom.

Mr. Hale said that it is not there anymore, and they will just restore the two that exist.

Public Comment:

Kristen Ryan, Barrientos Ryan, said removing canopy and exposing transoms will provide consistency across the façade and will allow activation of the façade.

Mr. Hale said that they are exposing the transoms to get closer to original condition.

Tanya Woo, one of the property owners, said the stairway is not the sole egress; she clarified the garage exit and door location. She said they wanted to save the murals.

Board Deliberation:

Board members agreed that the proposed changes were straightforward and acceptable.

Mr. Martin said that the changes help activation and invite tenants.

Ms. Hsie said they have done a good job and she appreciates putting grills on the ends.

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

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 27, 2018 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

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

SMC 23.66.336- Exterior building finishes

- A. **General Requirements**
- B. **Asian Design Character District**

ISRD Design Guidelines

II. Storefront and Building Design Guidelines

- A. Any exterior façade alteration shall respect the original architectural integrity of the storefront.
- B. Original storefront fenestration shall be preserved (i.e. bay windows, transom areas and door design).

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.

#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/SLT/SH 5:0:0 Motion carried.

Ms. Frestedt thanked the Woo family for their commitment to the building and said it is thrilling to see work underway. She said it is a benefit to the neighborhood.

032718.3 BOARD BUSINESS

Ms. Frestedt passed out Financial Impact Statement forms to board members and noted that completion of the forms is required each year by Ethics and Elections.

She explained the upcoming work session and tour on Thursday, March 29. She explained the process and said it will include focus and stakeholder groups; interpreters will be provided. She said there will be a gathering of work group members, core and community stabilization group on April 29. She noted proposed adoption of final is July 2018.

She reported that Ms. Hsie has been re-appointed by the Mayor and we are awaiting confirmation.

Ms. Frestedt said that this is a period of intense development in the City and she has been thinking about how that impacts the neighborhood now and in the future. She noted a recent article circulated by the Wing Luke Museum about gentrification in Chinatowns across the country. She commented on the Board being created in 1973 to protect the character of the neighborhood and support the goals of the community. She said that the board can’t dictate or influence which business come in but could shape how they fit in aesthetically.

There was discussion about the number of new construction projects proposed in the neighborhood and recognition that there would be increased demand for project briefings. The Board and staff discussed the possibility of convening a separate standing Architectural Review Committee (ARC), if needed.

Board members recommended having the full Board attend an initial briefing when a new project's preliminary design alternatives are presented, and then having the project move into design review briefings with members of the ARC. The board discussed the importance of providing feedback on the elements of Preliminary Design – bulk/massing/scale – early on, before focusing on more specific design details.

Ms. Hsie stated that the new construction projects that have been most successful show the process of how the design team arrived at their preferred design alternative.

Discussion ensued about application, review and SEPA process for large projects which can take a year to approve for Certificate of Approval. Ms. Frestedt reiterated that the board can't take action until after the SEPA decision is published.

Adjourn 5:48 pm.

Rebecca Frestedt, Board Coordinator
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