



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 190/18

MINUTES FOR THE MEETING OF TUESDAY, September 25, 2018

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

Board Members Present

Eliza Chan
Stephanie Hsie, Vice Chair
Tiernan Martin, Chair
Russ Williams

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Sergio Legon-Talamoni

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

092518.1 APPROVAL OF MINUTES

June 26, 2018

MM/SC/EC/SH 4:0:0 Minutes approved.

August 14, 2018

Deferred.

092518.2 CERTIFICATES OF APPROVAL

092518.21 625 5th Ave. S. – Wells Fargo
Applicant: Natalie Sell, Emg Corp

Ms. Frestedt explained the application for proposed exterior light fixtures. Exhibits included plans, photographs and specifications. The 625 Union Station Building is a non-contributing building.

Applicant Comment:

Erica Hay, Legacy Lighting, said the lighting foot candle readings at the ATM and night depository is required to be brought into compliance with federal requirements. She explained on S. Weller St. three wall sconces will be centered on blue column. Conduit is external and painted to match. Light will have full cut off fixture; there will be no glare, no bleed. It is essentially a downlight. She said the color temperature will match what is there now – 3000 Kelvin. She said power will be drawn from existing source. Conduit will run in line with seam of architectural element. Color is bronze to match existing. She said there are only three recessed cans around the Wells Fargo space. They will install a retrofit kit, LED, same color temperature to match what is there now.

Mr. Williams asked if existing wiring could be used to achieve code requirements, eliminating the need to add new conduits.

Ms. Hay said they would try to if they can, but it is sited in the least noticeable spot. She said they always run the existing plan to see what is possible. They use existing where possible. Here those lights are owned by the building and not Wells Fargo. What is there is not sufficient to meet foot candle requirements.

Ms. Hsie asked if installation will be between mortar joints.

Ms. Hay said they can do a J-box surface mount.

Mr. Martin said mounting is consistent with others on building.

Public Comment: There was no public comment.

Board Discussion:

Mr. Williams said he thought the existing fixtures could be upgraded and thought the add-ons appeared tacky. He said the neighborhood deserves better.

Ms. Hay noted there is a tension to meet the guidelines and to look pleasing. They try to re-use fixtures when possible. She said the fixtures Mr. Williams is referring to are not part of the Wells Fargo panel and are not under their control.

Mr. Martin agreed with Mr. Williams but noted the Federal guidelines and placement needs. He said he would approve despite the visual awkwardness. He said the sconces will be mounted to brick and painted bronze to match brick.

Ms. Hsie said there are already sconce installations like this on the building now.

Ms. Frestedt said the building is not historic.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for exterior alterations, as proposed. noting the bronze directly mounted to brick. It is not a historic building and like-installation already occurs around the corner

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the September 25, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the following:

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

SMC 23.66.030 – Certificates of approval – Application, review and appeals Secretary of the Interior’s Standards: #9 & #10

MM/SC/SH/EC 4:0:0 Motion carried.

Ms. Chan noted N was shown incorrectly on the drawing.

092518.22 660 S. King St. – Atlas Hotel
Applicant: Kevin Park, Signs of Seattle

Ms. Frestedt explained the proposed sign revision. The revised sign will be an interior-lit channel letter sign. Dimensions: 2’9” high x 10’ long. Exhibits included plans, photographs and samples. The Board recommended approval for a new sign in this location in August 2018. This is a revision to that design. The Atlas Hotel was constructed in 1920. It is a contributing building located within the Asian Design Character District.

Applicant Comment:

Peter Lai, presented on behalf of Kevin Park, provided photo of old sign and said the owner wanted something more artful. Will still have LED lighting. It is the same size as the other one.

Ms. Frestedt said it will project above the canopy, but not below.

Public Comment: There was no public comment.

Board Discussion:

General agreement amongst the Board that the new sign is an improvement.

There was discussion about the translation. Ms. Frestedt suggested that the Board consider conditioning a motion for approval on having the applicant submit the new Chinese characters to staff.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for signage alterations, as proposed, conditional upon submission of the final selection Chinese characters to staff.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the September 25, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the following:

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

SMC 23.66.030 – Certificates of approval – Application, review and appeals
SMC 23.66.338 – Signs

ISR Design Guidelines for Signs
Secretary of the Interior’s Standards: #10

MM/SC/EC/SH 4:0:0 Motion carried.

092518.23 620 S. Main St. – Danny Woo Garden
Applicant: Lizzy Baskerville, InterimCDA

Ms. Frestedt explained the proposed mural to be painted on a 100’ long portion of a retaining wall facing S. Main St. Exhibits included plans, photographs and proposed colors.

Applicant Comment:

Lizzy Baskerville provided context of the garden and wall and explained the process of selecting the muralist. She said there is a steering committee comprised of local arts, city, CID, Office of Civil Rights, and business owners from KOBO and Momo. An RFP was sent to over 50 applicants. There were three finalists and artist Kenji Stoll was selected. She said research and community engagement included WILD Youth, gardeners’ meeting, pig roast, CID forum and the steering committee. She said the evaluation process was based on artistic merit, ability and community piece, understanding of local culture and history. She noted his experience in the garden as a youth, and his use of the bold lines, floral design and

color of his submission. She said Kenji did research and the mural reflects Nissei influence, Hawaiian influences, and Japanese cracker wrappers.

Ms. Baskerville said they received feedback and made changes; photos were provided of iterations. She said there are fourteen panels; the mural will be painted directly on the wall. Kenji will use primer, paint and anti-graffiti coating. They will paint by numbers to allow for community engagement – people can come help paint.

Mr. Williams asked if they will close the sidewalk.

Ms. Baskerville said they will during the painting which will take about one week. She said they will relocate the dumpster.

Ms. Chan asked if there will be informational signage to accompany the mural.

Ms. Baskerville said none is planned.

Mr. Martin asked what the Japanese element was.

Ms. Baskerville said it means “one heart” and means dignity, community. It is used a lot in the neighborhood.

Public Comment: There was no public comment.

Board Discussion:

Ms. Hsie was appreciative of the good process and community work.

Ms. Chan noted the great community effort and research; she appreciated the community painting project.

Mr. Martin agreed and said the presentation highlights the process was helpful. The community input changed the design.

Action: I move that the International Special Review District Board approve a Certificate of Approval for site alterations, as proposed.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the September 25, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the following:

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

SMC 23.66.030 – Certificates of Approval – Application, review and appeals
SMC 23.66.336 – A. Exterior building finishes
B. Asian Design Character District

Secretary of the Interior’s Standards #9 and #10

MM/SC/EC/SH 4:0:0 Motion carried.

092518.24 620 S. Main St. – Danny Woo Garden
Applicant: Shannon Glass, Parks

Ms. Frestedt explained the proposed replacement of deteriorating wooden retaining walls with a concrete block. Exhibits included plans, photographs and specification sheets. A Certificate of Approval was issued for replacement of a retaining wall (with concrete block) in October 2016.

Applicant Comment:

In absence of applicant, Ms. Frestedt provided specifications for materials. The existing railroad ties are wood and have creosote. Concrete block is proposed and is used in other locations in the garden. She provided photos of existing conditions, site map, context of work. The new materials are part of an effort to address overall maintenance issues.

Ms. Hsie asked if they are replacing the wood ties with concrete.

Ms. Frestedt said there will be some excavation to add stabilizing element, then soil will be restored.

Public Comment:

Bill Lee, InterIm, said the ties are rotting and need replacement.

Lizzy Baskerville, InterIm Garden Manager, said that gardeners have worked on soil for a decade and requested that soil not get compacted.

Ms. Hsie said that pages 3 and 4 address that – do not compact, do not drive heavy equipment over.

Ms. Baskerville said there were instructed to remove garden fences but didn’t know anything about this. She asked when the work will start.

Ms. Frestedt said that she will check with the Parks Department; there is an 18-month time frame in which the work can be done.

Ms. Baskerville asked if they will restore pathways and if they will indicate where the old garden plots are or if they will just install walls and leave the gardeners to put it back together.

Ms. Frestedt said she will relay these questions to the applicant.

Board Discussion:

Mr. Martin said it is a necessary improvement.

Ms. Hsie said the rotting wood creates a safety hazard.

Action: I move that the International Special Review District Board approve a Certificate of Approval for site alterations, as proposed.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the September 25, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the following:

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

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

Secretary of the Interior’s Standards #9 and #10

MM/SC/EC/SH 4:0:0 Motion carried.

092518.25

510 5th Ave. S. – Publix Apartments

Applicant: Craig Brunkenhoefer, Velocitel (for AT&T)

Ms. Frestedt explained the application for proposed use and installation of Minor Communication Utility equipment on the roof of the newly constructed portion of the Publix Apartments. The site is located within the Asian Design Character District. SDCI determined that this project is SEPA exempt. A variation of this proposal was presented to the ISRD Board in October 2017. Following the applicant’s presentation and Board deliberations (see meeting minutes ISRD 205/17), the Board deferred action on the proposal pending submission of documentation (photo sims, plans and construction documents) that includes the following:

- a) An alternative placement of the equipment on the roof that does not involve attachment to the existing penthouse (the “tripod” option with and without screening);
- b) An alternative that shows what the design and massing would be if the proposed equipment, on the existing penthouse, was screened or enclosed.

Applicant Comment:

Ms. Frestedt said the board had concern with visibility from west façade and requested exploration of options.

Craig Brunkenhoefer provided photo of existing roof and sight lines and photo renderings of what is proposed. He provided shadowing affect issues and said it would need to be elevated 20’ above the roofline.

Mr. Williams asked why the need to add antennas.

Mr. Brunkenhoefer said more capacity is needed and this is the best location.

Mr. Williams asked if it is related to the stadium traffic.

Mr. Brunkenhoefer said the stadium has its own cell system. This is for residents and patrons in the neighborhood.

Ms. Frestedt said she has been told there are lots of dropped calls and delays and that infrastructure is lacking here, and the antenna are needed.

Mr. Brunkenhoefer said he hasn’t seen the propagation maps and this site will help this area. He said the second concern was aesthetics. As indicated on existing and proposed photos the antenna will be mounted inside enclosure and hidden; it will be painted to match.

Public Comment: there was no public comment.

Board Discussion:

Ms. Hsie said this is an improvement over what was shown before.

Mr. Martin concurred.

Ms. Hsie said it sets a new example for what we can expect – to seamlessly fit in with the building.

Mr. Martin noted the contrast between this and the former proposal. He said the renderings show there is a negligible impact. He said it is a successful revision. He

appreciated the applicant bringing in large scale renderings; it makes it easier to see what is proposed.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use and exterior alterations at 510 5th Ave. S.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the October 10, 2017 and September 25, 2018 public meetings, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the **following applicable sections of the International Special Review District Ordinance:**

SMC 23.66.302 – International Special Review District goals and objectives

SMC 23.66.320- Permitted Uses

SMC 23.66.332 – Height and Rooftop Features

SMC 23.66.336 – Exterior building finishes

- A. **General Requirements.** 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.
- B. **Asian Design Character District.** Asian Design Character District. The boundaries of the Asian Design Character District of the International District are as shown on Map B for [23.66.326](#). 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. Brick and concrete may not be painted unless approved by the Director of Neighborhoods. Stucco may be used in conjunction with other contrasting materials such as dark stained wood. Decorative ceramic glazed roof tiles are encouraged, as are tile awnings and marquees if appropriately integrated into the overall design.

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. Recesses and voids that break up monotonous surface areas and create visual relief are encouraged. The design and location of mechanical equipment visible from the street must be reviewed by the Board and approved by the Director of Neighborhoods.

Secretary of the Interior’s Standards

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.

#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 4:0:0 Motion carried.

092518.26 519 6th Ave. S. – Milkie Milkie
Applicant: Nos Narin, Catch Studio

Ms. Frestedt explained the proposal to change the use from retail to restaurant and the proposed installation of an interior-lit, aluminum channel letter sign with white metal returns. Sign dimensions are 7’5” w x 2’4” h. Exhibits included plans, photographs and samples. The site is located within the Asian Design Character District and the Retail Core. A Certificate of Approval for signage on the freestanding sign adjacent to the building was issued in August 2018.

Applicant Comment:

Elizabeth Montgomery, from Catch Studio, provided photos and said they propose a channel letter sign. She provided sign color samples, two browns, a red, green and a yellow. The sign will be interior lit with white LED, above the door. She said they were trying to duplicate the design language of Oasis, next door.

Ms. Montgomery went over the rendering. She said one door will be operable, one is fixed door because of the slope of the street. It allows for ADA entrance. She said they will put in white non-slip tile and will paint the door Island Palm green. She said the existing floor plan was done the landlord. The mezzanine will be walled off. The new door will be red. There will be two new windows; trim will be the same. She said a cabinet will be near the windows on the north elevation.

Ms. Frestedt asked about mechanical and venting.

Ms. Montgomery said they won’t need it as they will mostly serve ice cream.

Ms. Hsie asked about two wood verticals above the sign as shown on A-2.

Ms. Montgomery said it is existing condition; they removed the bottom pieces, leaving the top pieces.

Public Comment: There was no public comment.

Mr. Martin asked what the characters on the bowl mean.

Ms. Montgomery said it is Milkie Milkie in Korean.

Ms. Hsie said it is unfortunate that the entryway lines can't align but said she understood the need for ADA compliance.

Mr. Williams wondered if the entrance could be widened to eliminate the need for the sliver of a window.

Ms. Frestedt said the board could condition the motion or make a recommendation to widen the opening to align with vertical mullion with submission of revised drawing to staff.

Ms. Hsie said it should be a recommendation; it isn't a big deal. If they can do it, great.

Mr. Williams agreed and said it would be great as long as it is not a burden.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use, signage and exterior alterations with recommendation that the south edge of entry moves south to align with mullion and capture sliver of glass. Updated plans be submitted to staff to review, approval and stamp.

The Board directs staff to prepare a written recommendation of approval, with conditions, based on consideration of the application submittal and Board discussion at the September 25, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the **following applicable sections of the International Special Review District Ordinance and District Design Guidelines:**

SMC 23.66.320 – Permitted uses

SMC 23.66.326 – Street level uses

SMC 23.66.336 – Exterior building finishes

C. General Requirements.

D. Asian Design Character District

i. Materials

4. Transparency

SMC 23.66.338 – Signage

ISR Design Guidelines for Signs

Secretary of the 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/SH/EC 4:0:0

Ms. Montgomery asked if hard copy is needed. She said it is no problem.

Ms. Frestedt said to follow up with her; four hard copies are needed.

092518.3 BOARD BUSINESS

Adjourn

Rebecca Frestedt, Board Coordinator
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