



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 3/23

### MINUTES FOR THE MEETING OF TUESDAY, January 10, 2023

Time: 4:30pm

Place: Remote Meeting

#### **Board Members Present**

Lizzy Baskerville, Vice Chair

Ryan Gilbert

Nella Kwan

Adrian Lam

Ming Zhang

Andy Yip, Chair

#### **Staff**

Rebecca Frestedt

Melinda Bloom

#### **Interpreters**

Qingci Cai

Lillian Young

#### **Absent**

Michael Le

Chair Andy Yip called the meeting to order at 4:30 pm.

#### **011023.1 APPROVAL OF MINUTES**

June 28, 2022

MM/SC/LB/MZ 4:0:2 Minutes approved. Messrs. Gilbert and Lam abstained.

August 23, 2022

MM/SC/LB/RG 5:0:1 Minutes approved. Mr. Zhang abstained.

#### **011023.2 PUBLIC COMMENT**

There was no public comment.

#### **011023.3 CERTIFICATES OF APPROVAL**

011023.31 701 S. Jackson St.

*Applicant:* Anton Dekom, Neiman Taber Architects

Ms. Frestedt explained the proposed establishment of use for a mixed-use residential building, with 3000 square foot ground floor commercial space and proposed final design for new construction of an 8-story mixed-use apartment building to include 202 apartments (66 congregate dwellings, 18 small scale efficiency units, and 118 one bedrooms) and ground floor commercial space. No onsite parking proposed. Demolition of a one-story non-contributing commercial building and related service station island is proposed. Proposal includes: materials/finishes/colors, landscaping and right-of-way improvements. Building signage will be submitted under a separate application.

She said the existing buildings consist of a 1927 service garage and a 1946 gas station island. The gas station island had been relocated to the site. The 1927 garage is listed as a secondary contributing building within the Seattle Chinatown National Register District listing. She referenced historic property report by BOLA Architecture + Planning, photos, plans, renderings, specifications, cut sheets and sign plan.

Ms. Frestedt referred to the following Departures/Exceptions, as detailed in the staff report:

**Departure 1 – Street-level Transparency**

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

*The applicant requests a departure to allow a reduction of the required transparent area from 50% to 45% for the 7<sup>th</sup> Ave frontage.*

**Departure 2 – Overhead Weather Protection and Lighting**

**SMC 23.49.018 A** – Overhead Weather Protection and Lighting

*The applicant requests a departure from the required coverage to allow a reduction of the required overhead weather projection from 100% to 70%.*

**Departure 3 – Overhead Weather Protection and Lighting**

**SMC 23.49.018 D** – Overhead Weather Protection and Lighting

*The applicant requests a departure from the required coverage to allow an increase in the maximum height of the canopy from 15' to 15' 9".*

**Departure 4 – Structural Building Overhangs and Minor Architectural Encroachments**

**SMC 23.53.035 C** – Canopies

*The applicant requests a departure from the required coverage to allow a reduction in the minimum canopy setback from the curb to 5' for three canopies on the 7<sup>th</sup> Ave S. façade and a reduction to 4' for one canopy on the 7<sup>th</sup> Ave S. façade.*

Ms. Frestedt referred to the project chronology in the staff report (in the project file). The applicant has given five briefings to the Board since September 2021. The briefings took place on: September 28, 2021; December 14, 2021; May 10, 2022; October 11, 2022; and November 22, 2022 (Architectural Review Committee). She said the site is located inside

the National Register District and inside the Asian Design Character District and Retail Core.

Brad Padden, Housing Diversity, introduced the project and said they appreciate all the feedback received as they create more affordable housing that respects and contributes to the neighborhood. He said there have been no changes on the design since the last presentation, to the Architectural Review Committee.

Anton Dekom, Neiman Taber, walked board members through a recap of design iterations that informed the final design. He provided context of the site in the Chinatown International District, Asian Design District Retail Core, and National Register District. He said the site is contaminated from former use and needs cleanup. He said cleanup requires shoring and removal of contaminated soil. He said BOLA's historic resources report detailed the history of the area and significant people associated with the site. He noted the poor condition of existing structures. He noted they have engaged in collaboration with Wing Luke Museum with a plan to incorporate artifacts into the building. He said two exhibits are proposed, one exhibit in the residential lobby and one in the commercial lobby. He said two themes have been discussed, one about auto ownership and the other to honor Barry Mar and the Mar family. The exhibits would be incorporated into the museum's neighborhood tour.

Mr. Dekom went through the application materials (all materials in DON file). He proposed construction of an 8-story building with 202 apartments including one-bedrooms and congregate housing units. He noted the simple massing, masonry cladding and repetitive window arrangement. He said step in massing with reveal helps break down scale of the building. He noted horizontal banding at base, middle and top with storefront heights inspired by existing buildings in the CID. He said the storefront with tall transom is in keeping with the district. He said the spaces are being constructed with restaurant uses in mind including hoods and plumbing. He proposed a non-continuous canopy that would break at the pilasters; he said it is a departure request. He said they are anticipating restaurant uses and building mechanical details and bathrooms, accordingly.

Mr. Dekom said the 7<sup>th</sup> Avenue entry would provide ADA and community use access. He noted the Flemish bond patterned masonry and decorative coursing at the windows. Vents will be incorporated into the façade. He said canopies were aligned on 7<sup>th</sup> Avenue with the Republic Hotel. He provided a rendering of view showing future development. He sent over the elevations and noted the pattern of repetitive, punched windows grouped differently at the top and the bottom.

He said the design team carefully considered a wide variety of brick colors and finishes in order to select materials that will mesh well with nearby contributing structures. He stated that many of the buildings in the vicinity are clad with light color brick, and there is noticeable color variation within this color range, from the more orangey, saturated tans of the Republic Hotel, Bing Kung Association Apartments and Atlas Hotel to the more creamy, sandy beiges of the Milwaukee Hotel and the Hip Sing Association Building. Also considered as part of the color selection process is the effect of soot build-up caused by pollution from Interstate 5. There is also a lot more color variation in historic brick masonry than is found in modern brick where production methods result in a more

uniform product. The design team intends to achieve subtle color variation by specifying a blend of two brick colors for the base brick rather than simply selecting a single color. The texture of the brick can also add some subtle shadow and color variation, and the project proposes using a “mission” or “grain” finish rather than a smooth finish. This will help to achieve additional color variation and it more closely match the existing buildings throughout the district. He said Swiss Pearl fiber cement is proposed in specific areas with all metals in same gray color family. He said fiber cement would be painted with lighter gray painted in courtyard. He went over proposed landscaping extending into the right of way noting trees, use of flexi-pave in tree well, bike furniture and match of existing brick being used in intersection.

Mr. Dekom proposed departures, as detailed above:

1. Street level transparency
2. Overhead weather protection – reduce to 70%
3. Overhead weather protection – increase canopy height to 15’9”
4. Structural building overhangs and minor architectural encroachments – reduce setback of canopy from curb to 4’ and 5’ as noted and drop in height

He went over the sign plan, including: canopy-mounted signage running perpendicular to the façade and vinyl graphical signage to be applied to glazing with non-adhered signage mounted to inside of glass only. He proposed as much flexibility as possible and keep consistent with district. He said they have completed the Master Use Permit (MUP) and hope to break ground in the spring.

Board questions:

Ms. Kwan asked about incorporation of cultural relevance in the design and about the materials/color selection.

David Neiman said the masonry is the “star of the show” and was designed to be compatible with patterns in the district. He said it is subdued, neutral tones. He said the upper portions are less textured. He said the building will provide a neutral foundation and the uses going into the retail spaces will add cultural elements through signage, restaurants, stores.

Ms. Frestedt said noted the chronology in the staff report, which summarizes discussion about the design evolution over time.

Mr. Lam said the design team did a good job and he commended them and the ownership group. He called it a ‘model project’ for the CID. He said the materials fit well in the context as do the mass, window proportions. He said it is a high-quality building even as they address affordability.

Ms. Baskerville (*who stepped in as Vice Chair when Mr. Yip had technical difficulties*) echoed Mr. Lam’s comments and said the design is quality and thoughtful; it matches the historic quality of the neighborhood. She said it will be nice having more housing and especially at this corner. She asked the team to speak to the size and flexibility of the commercial spaces.

Mr. Dekom referred to floor plan and said the tenant spaces at grade are accessed from commercial lobby and there are ten spaces in the basement that could be used as a bar / speakeasy. He said the spaces can be used individually or combined. He said restrooms would be shared by commercial tenants and event space.

Ms. Frestedt advised to confirm the section of SMC 23.66 that provides maximum widths for street-level spaces when considering tenants.

Mr. Gilbert echoed comments thus far and said it is a beautiful building and it will have a great impact on residential and economic development. He said it is a disappointment that parking is not included because working class families need parking, but he recognized that is outside of Board purview.

Mr. Yip concurred. *He resumed role as Board Chair.*

There was a round robin to provide an opportunity for discussion of departures and stating support or concerns about the project. Board members voiced support for each of the four departures.

Mr. Yip said the team has done a good job working with the Board. He said the Board was ready for deliberation.

Ms. Baskerville said she had sufficient information and fully approved the project.

Mr. Zhang appreciated that the team listened to Board and community comments. He noted the use of quality materials and said the design is timeless. He was pleased with the end result.

Mr. Gilbert said he has all the information he needed and that he supported all the departures.

Messrs. Lam and Yip and Ms. Kwan concurred they had all the information they needed.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Demolition, Use, Street Use and Final Design at 701 S. Jackson St.

Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the January 10, 2023 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The Board has also reviewed the proposed the following departures and recommends that the Director of the Department of Construction and Inspections approve the Departures/Exceptions, as proposed.

**Departure 1 – Street-level Transparency**

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

**Departure 2 – Overhead Weather Protection and Lighting**

**SMC 23.49.018 A** – Overhead Weather Protection and Lighting

**Departure 3 – Overhead Weather Protection and Lighting**

**SMC 23.49.018 D** – Overhead Weather Protection and Lighting

**Departure 4 – Structural Building Overhangs and Minor Architectural Encroachments**

**SMC 23.53.035 C** – Canopies

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 23.66.032 – Contributing structures; determination of architectural or historic significance**

**SMC 23.66.302 – International Special Review District goals and objectives**

**SMC 23.66.304 – International District Mixed (IDM) Zone goals and objectives**

**SMC 23.66.318 - Demolition**

**SMC 23.66.320 - Permitted uses**

**SMC 23.66.326 – Street level uses**

**SMC 23.66.328 – Uses above street level**

**SMC 23.66.332 – Height**

**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**

**SMC 23.66.342 – Parking and access**

This action is also based on the **following applicable sections of the Secretary of the Interior 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.

*The contributing building has been significantly altered and has lost its original architectural integrity. Removal will not adversely impact the integrity of the International Special Review District.*

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.

*Here, the new work is differentiated from the old and is compatible with the massing, size, scale and architectural features to protect the historic integrity of the surrounding environment, because the Board has determined that the scale, massing, materials/colors and proportions respond to the surrounding context and do not adversely impact the character of the International Special Review District.*

MM/SC/LB/RG            6:0:0    Motion carried as amended to correct 'projection' to 'protection' in Departures 2 and 3 language.

**011023.32**    525 S. Jackson St.  
*Applicant:* Brian Brosnan, Heath Northwest

Signs: Proposed sign replacement

Ms. Frestedt explained the application for proposed replacement of business and directional signs with new graphics, consisting of two wall signs, illuminated from within; a flag-mounted sign; vinyl decal door signs; and directional and parking lot signage. Exhibits included plans and photographs. The site is located within the Asian Design Character District and retail core. The building is a non-contributing building, based on age. She said the change is pretty much in-kind and could have been reviewed administratively but was not possible because the order allowing it just lifted. She said the electrical source would be contained within the sign; there would be no visible impact.

Mr. Lam asked if internally lit sign was an issue.

Ms. Frestedt said not in this district but in other districts they are. She said internally lit signs are common in the ISRD.

Mr. Yip asked if there are any brightness requirements.

Ms. Frestedt said none and this sign would be consistent with other signs.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for sign replacement at 525 S. Jackson St.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the January 10, 2023 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:

SMC 23.66.338- Signs  
Design Guidelines for Signs  
Secretary of the Interior Standard #9

MM/SC/AL/MZ            5:0:0    Motion carried.

**011023.4        STAFF SUMMARY and BOARD BUSINESS**

Ms. Frestedt went over administrative approvals since December 13, 2022. She explained legislation was moving forward to make administrative approval permanent. She said the period for interested parties to submit resumes for Ms. Baskerville's seat has been extended.

Ms. Frestedt asked for nominations for Chair and Vice Chair. There was discussion about whether or not Board members were interested in serving in the role or if the vote should be postponed to the next meeting. Mr. Lam expressed willingness to run for Chair. Mr. Yip said it would be fitting with Mr. Lam's architectural expertise. Mr. Zhang concurred. Board voted unanimously to elect Mr. Lam as Chair and Mr. Yip as Vice Chair for 2023.

**Adjourn**

Rebecca Frestedt, Board Coordinator  
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