



The City of Seattle

## International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
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ISR D 140/17

### MINUTES FOR THE MEETING OF TUESDAY, July 11, 2017

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  
Carol Leong  
Tiernan Martin, Chair  
Herman Setijono  
Valerie Tran

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

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

#### **071117.1 APPROVAL OF MINUTES**

May 23, 2017

MM/SC/VT/HS 6:0:1 Minutes approved, as proposed. Ms. Leong abstained.

#### **071117.2 SPECIAL TAX VALUATION**

##### **071117.21 Publix Hotel**

504 5<sup>th</sup> Ave. S.

Mr. Setijono recused himself.

Ms. Frestedt explained the Special Tax Valuation program and the scope of work that was done; board members reviewed photos. Submitted rehabilitation costs were \$13,023,119; eligible rehabilitation costs were \$13,073,811 after a math correction. Work performed previously received approval from the International Special Review District Board. She said the special tax valuation is in place for a period of ten years.

**Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

Board members expressed appreciation and agreed that it's wonderful to see the building come to life.

Action: I move that the International Special Review District Board recommend to the Landmarks Preservation Board to approve the following property for Special Tax Certification: Publix Hotel, 504 5th Ave. S. This action is based upon the criteria set forth in Title 84 RCW Chapter 449; and based on the review and approval of the building exterior renovation by the International Special Review District Board; that the property is a contributing building located in the International Special Review District, and has not been altered in any way that adversely affects those features that identify its significance or contribution to the International Special Review District; and has substantially improved in the 24-month period prior to application, and that the recommendation is conditioned upon the execution of an agreement between the Local Review Board as required by Title 84 RCW, Chapter 449.

MM/SC/CL/EC 6:0:1 Motion carried. Mr. Setijono recused himself.

### **071117.3 CERTIFICATES OF APPROVAL**

071117.31 670 S. King St. – Milwaukee Hotel  
*Applicant:* Karleen Ilagan, business owner Mōksha

Ms. Frestedt explained the proposed installation of a painted, 96" w x 15.5" h wooden wall sign above the storefront and the proposal to repaint storefront and green to be consistent with the remainder of the Milwaukee's storefronts. Exhibits included photographs. She said the Milwaukee Hotel was constructed in 1911 and is a contributing building within the District. The building is located within the Asian Design Character District.

Applicant Comment:

Robin Guilfoil, partner Mōksha, explained the business has operated in the University District for 14 years; he said they took over the business in 2013 when the original owner decided to focus on wood carving. He said the sign was made by the original owner.

Ms. Frestedt said the storefront was not remodeled during the building renovation; repainting will provide visual continuity. She said there is no glazing behind the wood at the transoms.

Mr. Guiloil said the owner may want to renovate the storefront to match the others.

Public Comment: There was no public comment.

Board members had no objection to what was proposed.

Mr. Martin noted the sign's simple, earthen material.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Signage and Paint Colors.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the July 11, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

**SMC 23.66.030 – Certificates of approval – Application, review and appeals**

**SMC 23.66.336 – Exterior Building Finishes**

**A. General Requirements**

**B. Asian Character Design District**

**2. Colors**

**SMC 23.66.338 – Signs**

**Design Guidelines for Signs**

**II. Design Guidelines**

A. Buildings with Multiple tenants

I. All signs on a single building shall be coordinated as to size, shape, color and location.

They shall be of shapes, colors, and textures compatible with each other and with the architecture and exterior finish materials of the building.

**Secretary of the 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/HS/SLT      7:0:0    Motion carried.

071117.32      422 ½ 8<sup>th</sup> Ave. S. – Hip Sing Association Building  
*Applicant:* Xiao Ling Tang, business owner

Tony Wong provided interpretation assistance for Xiao Ling Tang.

Ms. Frestedt explained the proposed installation of a wall sign (dimensions: 3' x 3') to be installed over the entrance and installation of a barber pole on the brick pilaster to the right of the entrance. The barber pole will be attached into the mortar joints. Exhibits included photographs. The Hip Sing Association Building was constructed in 1910 and is a contributing building within the District. The building is located within the Asian Design Character District. She explained the business is on the lower level where there is no street frontage. She said the review was in response to enforcement activity; the sign was not approved and she had concern about the sign in comparison with others. The sign was extending over onto the brick pilaster which is a character defining detail. She said the existing sign is uncharacteristically large and the corrugated plastic is very temporary looking. She said what is proposed is more durable and with the reduction in dimension the sign won't project out as much.

Applicant Comment:

Mr. Wong said the sign will be attached into the grout.

Public Comment: There was no public comment.

Board Discussion:

Ms. Leong said it was straightforward and the proportions look appropriate.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Signage.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the July 11, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

**SMC 23.66.030 – Certificates of approval – Application, review and appeals**

**SMC 23.66.338 – Signs**

**Design Guidelines for Signs**

**II. Design Guidelines**

B. Buildings with Multiple tenants

I. All signs on a single building shall be coordinated as to size, shape, color and location. They shall be of shapes, colors, and textures compatible with each other and with the architecture and exterior finish materials of the building.

**Secretary of the 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/EC/VT            7:0:0    Motion carried.

071117.33

656 S. Jackson St. – Rainier Heat & Power Building

*Presenter:* Michael Liao, business representative

Ms. Frestedt explained the proposed change of use from service to retail (for a retail store/Chinese herb shop and proposed installation of painted, wooden wall sign (dimensions: 96" w x 28"h) to be installed over the entrance and 8"h vinyl decal letters to be installed on the storefront windows. The sign will be relocated from their former location on 7<sup>th</sup> Ave. S. Exhibits included photographs. The Rainier Heat and Power Company Building was constructed in 1917 and is a contributing building within the District. The building is located within the Asian Design Character District and Retail Core.

Applicant Comment:

Michael Liao, spoke on behalf of his father. He said new building owners at the Republic Hotel, where they have been located for 30 years, plan to remodel so they needed to move. He said they put a fresh coat of paint on the wooden sign. They also plan to apply 10" vinyl decal on the window.

Public Comment: There was no public comment.

Ms. Hsie noted that the fonts don't match.

Mr. Liao said the original was handwritten by his grandfather; the new is computer-generated.

Mr. Martin said reuse of the sign within the neighborhood speaks to the history and adaptation.

Ms. Leong said the family and store have been here for 30 years; she noted the continuity of the business and product and the cultural contribution to the neighborhood. She said she was happy they are going strong.

Ms. Frestedt said it is wonderful to have a long-standing business remain in the neighborhood. She asked board members to speak to the signage on side windows.

Mr. Liao said the windows are angled and all are not visible at the same time.

Ms. Tran asked if they explored another option.

Discussion ensued; Some businesses would have a blade sign, but that would be difficult at this building. It is not often to see windows on interior vestibule. While there is a lot of signage given the limitation of blade sign and the angled-in windows there are fewer options at this site.

Mr. Liao noted that two blocks also block the building; with angled windows and this being a new location, the signage is needed.

Mr. Setijono agreed and said he was fine with what was proposed.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Use and Signage recognizing that trees are obstructing main signage and windows are angled into vestibule in a way that allows visibility of signs walking either direction.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the July 11, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

**SMC 23.66.030 – Certificates of approval – Application, review and appeals**

**SMC 23.66.320 – Permitted uses**

**SMC 23.66.326 – Street-level uses**

**SMC 23.66.338 – Signs**

### **Design Guidelines for Signs**

#### **II. Design Guidelines**

##### **C. Buildings with Multiple tenants**

I. All signs on a single building shall be coordinated as to size, shape, color and location. They shall be of shapes, colors, and textures compatible with each other and with the architecture and exterior finish materials of the building.

**Secretary of the 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/VT/HS            7:0:0    Motion carried.

## **071117.4            BOARD BRIEFING**

### **071117.41            1029 S. Jackson St. – Acme Poultry**

*Presenter:* Bill Barton, Tiscareno Associates (on behalf of Intracorp)

Design briefing on proposed Preliminary Design (bulk/massing/scale) options for a new 6-story mixed-use development, with one level of below grade parking, on the Acme Poultry site. Proposal includes demolition of the existing buildings on the site.

Ms. Frestedt provided an overview of the last briefing of this project.

Bill Barton, Tiscareno Associates, presented via PowerPoint (full report and handouts in DON file). He said they’re seeking feedback that they’re headed in the right direction. He said they looked at district mid-rise massing precedents – Thai Binh, Hirabayashi Place, Publix, Alps – the study of storefront features and canopies. He reported on the modulation exploration they did and presented three options, with Option 3 being the preferred. Option 3 has a single vertical break on Jackson and the main pedestrian feature is entry to the passage into micro-retail space; it is the primary feature of the façade and will be set off with accent material. He said they propose another layer of articulation and modulation in line with what is in the district. He said they are excited about the standalone e a ‘jewel box’ building on S. Jackson St. It will be more transparent and feature a primary entry. He said it will not have a canopy. He said on the King Street side there will be an accent canopy on the roof deck. Level 7 would be a lighter color. He went over the SW perspective and how they will break down the massing. In

response to a question he said that the average retail space of the passage will be 570 sq ft.

Ida Ottesen, Nakano Associates, provided an overview of the landscaping concept. On Jackson, there will be a landscape strip as a pedestrian buffer; there are currently existing cherry trees and they propose to add two more. She said they will add red ornamental pedestrian lighting, consistent with elsewhere in the District. She said paving will mark the entrance to the passage and there will be an ornamental gate on each side of it. She said catenary lighting is proposed and on the east / alley side they will add a bamboo screen to screen the parking lot and create a gardenlike character. She said that along King Street they respond to the Green Street guidelines and will include a continuous planting strip and permanent seating. She said a trash enclosure at the corner will be softened by a planter. She explained grading conditions relative to residences and said residential entry will be at grade.

Mr. Barton said they're relocating the transformer, but cannot relocate the pump room abutting S. King St. He said that for most of the façade the relationship of the retail is proud of the building.

Ms. Ottesen went over the sections long the residential entrances along S. King St., noting that the grade change lowers as you move to the east.

Public Comment:

Rachtha, community member, asked about SDOT's decision to put the garage entry on King Street, noting that it is a Green Street.

Ms. Frestedt read from an SDOT email (in DON file); each site is reviewed on a case by case basis and various factors inform the decision.

Board Discussion:

Ms. Leong cautioned that tree foliage can obscure signage and have an impact on visibility of businesses. She asked how this will be considered.

Ms. Ottesen said they want to preserve existing trees. She said they have not yet talked to an arborist, but will do so. She said they will keep the open-ness for the signage and will bring this to discussion on the streetscape plan.

Mr. Barton noted that through the Street Improvement Process there can be a request for a reduction in the quantity of trees.

Ms. Leong said the keep the tenants in mind.

Mr. Martin summarize three key themes for board discussion:

- Expressions of modulation
- Design changes to the "market passage"
- King St./Jackson St. experience

## Modulation

Ms. Hsie asked why the base sits proud of residential floors in each option.

Mr. Barton said it provides a more traditional scale of the retail base. He said they will have power lines to work around and they have a setback for retail to allow for outdoor seating in line with the Little Saigon Streetscape Concept Plan.

Mr. Martin said the two vertical breaks on Option 3 are an opportunity for something interesting.

Bob Tiscareno noted that most of the buildings around the site are 1-2 stories, so it helps with integration.

Regarding the building design, Mr. Barton referenced the opportunity for a strong vertical expression and a signature element of a different color, material, or texture for contrast with the residential massing.

Mr. Martin asked if the break in the massing on S. Jackson St. relates to use or if it is just over the 120' line.

Mr. Barton said the break does not correspond to a specific use. He referenced the visual break at 120' at the Publix as inspiration.

Ms. Hsie spoke about the simplicity of industrial building design in the District. She said that, in most cases, design relates to the use. In reference to the presentation materials, she said it is helpful that one break aligns with the lobby / end. She said on the front there is an opportunity to explore cuts and how they relate to the interior. She wondered how the façade & modulation tie to the floor plan. She said seeing the floor plan and how it relates to openings would be helpful. For example, she noted how the breaks in the Thai Binh project relate to corridors. She said it is helpful to know how the landscaping works to soften the wall. She said option 3 is going in a good direction. She said the special inset on the corner of Option 3 is not necessary; the jewel box will speak to that.

## Market Passage

Mr. Legon-Talamoni asked about change in material at retail and insets.

Mr. Barton said they will use a consistent palette throughout – maybe wood.

Mr. Martin cited 23.66.336 and noted earthen materials and said he appreciated wood. He said the market passage concept provides an interesting way to express cultural heritage. He noted the Little Saigon Streetscape Concept planning work and noted mid-block passages as an expression of space and for gathering; he said to look at how the paving spills out into the public right of way.

Ms. Leong said the ornamental gate is an opportunity to blend tradition with modern building. She noted the traditional courtyards in Asian culture – homes, business; she said it is a small, significant opportunity to recognize traditional aspects.



Ms. Chan commented on the number of design elements – ornamental gate, signage, jewel box – associated with the market passage.

Mr. Martin said there is a spectrum of different levels of design, from simple to bold.

Mr. Barton said they need to make the entry visually prominent to attract people.

Mr. Martin asked how the jewel box parapet will be used.

Mr. Barton said it will be entry to residential. He said because of the slope of the street this is the way to bring it out to the street.

Ms. Hsie stated that the program and foundation need to relate to each other, while differentiating uses. She said it is a nicely proportioned building.

Mr. Legon-Talamoni asked if the designers have considered bringing some of the modulation into the market passage and retail corridor. This is an opportunity to introduce some of the same design language.

Mr. Barton said they will have a consistent palette throughout the building.

### King Street

Mr. Legon-Talamoni appreciated seeing the section and how the planters are elevated and sunken in; different conditions as go up.

Mr. Martin said diagrams are helpful. He said he got a good sense of pedestrian experiences and eyes on the street. He said he was happy to see the direction the west façade was heading – removing ‘mass-i-ness’.

Ms. Hsie questioned if the vines will survive and said to make maintenance and irrigation are planned for. She said at the Hana Building they are planning for an artist to do a mural on the interior to enliven the space. She said this is an opportunity to involve the community.

Ms. Frestedt noted community discussion about active street level design and to avoid uninterrupted blank façade. She said there is not a strong sense of what the scale of the pedestrian experience will be – it still seems high and a long stretch of building. She suggested doing a 3-D model to provide a better sense of experiencing this building at grade on King.

Ms. Hsie agreed that a model would be helpful.

Mr. Barton said the deck is at 6’ and the planters are 5-6’ or less. He said they can create more modulation. He noted the tension between having eyes on the street and privacy for residents; they are looking to strike the right balance.

Mr. Martin suggested seeing rendering with future development ghosted in and providing a progression of pedestrian height views on King Street.

Ms. Hsie said the way the plan is colored on the market passage suggests everything has the same language.

Mr. Martin recapped Board feedback. He said the board expressed support for the direction of option 3 with a desire to see vertical breaks coinciding with the use. Show the spectrum of options for spaces within the openings. He said it would be helpful to see renderings showing massing of future buildings ghosted in, going forward. He recommended pedestrian scale renderings along S. King Street. He asked if more community meetings are planned.

Liz Soldano said they will come back to the community.

Ms. Tran said she was interested to see how entrances will be encouraged on S. King Street. Make sure that people see S. King as an opportunity for entrances and not just exits.

**071117.5 BOARD BUSINESS**

Ms. Frestedt requested topics for the board retreat. Responding to clarifying question she said that there will be no discussion about open applications at the retreat.

**Adjourn 6:45 pm.**

Rebecca Frestedt, Board Coordinator  
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