



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 255/15

MINUTES FOR THE MEETING OF TUESDAY, December 8, 2015

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

Board Members Present

Miye Moriguchi
Martha Rogers, Chair
Herman Setijono
Valerie Tran

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Carol Leong, Vice Chair
Marie Wong

120815.1 CERTIFICATES OF APPROVAL

120815.11 Multiple locations within the Right-of-Way
Applicant: Quyhn Pham, SCIDPDA

Ms. Frestedt explained the installation of translated street name signs in Little Saigon. Exhibits included photographs, translations and project description.

Applicant Comment:

Jamie Lee, SCIDPDA, provided samples of the transit signs that will provided a more cohesive look and give Little Saigon its own character. She provided maps of the area covered.

Public Comment: There was no public comment.

Board Discussion:

Ms. Moriguchi said it was straightforward and added cohesion to the neighborhood.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for street use, as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the December 8, 2015 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed street use 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 23.66.334 – Streets and sidewalks

MM/SC/MM/HS 4:0:0 Motion carried.

120815.12

Publix
504 5th Ave. S.
Applicant: Kiki Gram, Spectrum

Ms. Moriguchi and Mr. Setijono recused themselves.

Exterior alterations: Proposed fire escape removal.

Ms. Frestedt explained the proposed removal of the fire escape on the north façade. Exhibits included written narrative, photographs and plans. The Publix Hotel was constructed in 1927 and is a contributing building located within the Asian Design Character District. A Certificate of Approval for revisions to the final design, related to window and paint colors, was issued in November 2015. A Certificate of Approval for Use and Final Design for rehabilitation of the building was issued in August 2014. The Board received a design briefing on August 12, 2014 in which the modifications to the fire escape were discussed. The Board supported retaining the frame and the landings. She noted that although the fire escape is not called out specifically in the National Register listing, staff considers the fire escape a character-defining feature of the building due to its visual prominence and the fact that it's an original feature of the building that speaks to the era of its construction.

Applicant Comment:

Kiki Gram explained the fire escape is not structurally safe and the proposal to decommission it in a way so there is no confusion that it is an egress route. She said they propose to remove the stair, landings and treads, and horizontal surfaces. She said that windows will be signed "not an exit". She said this will meet Fire Department requirements. She said that rehabilitation would be a challenge and noted the high lead content in the paint. She said the need for bracing and lead remediation together makes it impossible to keep without grinding. She said there is no soil beneath the sidewalk – there is about a 2' void and they would have to stage from the street. She said it is a significant amount of work. She noted the 619 Western project where the fire escape was removed and rebuilt offsite before it was then replaced. She said that they contacted NPS because they are seeking tax credits; NPS doesn't deem the fire escape a significant component and is ok with its removal. She said the fire escape is on the side – not a primary façade; and is not a character defining element in the district. She said this should be looked at

on a case-by-case basis because it doesn't apply across the district. She noted the proximity to the China Gate which is a significant cultural element in the district.

Ms. Frestedt said that from her perspective as staff, the fire escape contributes to the essence of the era.

Public Comment:

Andrew Moll, resident, said the fire escape is very important but in this case with its proximity to the gate it is visually distracting. He said it would look strange without its function features.

Mike Omura, SCIDPDA, said he sent a letter in support of removal. He said it is not purely historical. He said the PDA mission encourages sensitive treatment of historic buildings; this fire escape doesn't add that much. He said that the building has been in a blighted state for years and is now being rehabbed.

Larry Larson, employee and CIDBIA member, said the transformation of the building is good and he agreed the old fire escape crowds the entry. He said it gets in way of looking at the building and noted it is rickety and full of lead.

Board Discussion:

Ms. Rogers said that applications are reviewed on a case-by-case basis. She said the fire escape is an important element and is part of the texture throughout the district. She further stated that the applicant did a thorough job and said in this case the argument is valid. She said it is a tough decision and she appreciated all the work.

Ms. Tran noted a lot of research was done and the applicant provided a good rationale for why it should be removed.

Ms. Frestedt thanked the owners and the family for the amount of work being done on the building – it will transform the neighborhood. She appreciated the discussion and difficult decision as well as the community input.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for revisions to final design to allow removal of the fire escape on the north façade.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the December 8, 2015 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

SMC 23.66.302- International Special Review District goals and objectives

SMC 23.66.336- Exterior building finishes

A. General Requirements

Secretary of the Interior Standard #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.

MM/SC/VT/MR 2:0:2 Motion carried. Ms. Moriguchi and Mr. Setijono recused themselves.

Ms. Frestedt thanked community members for their comments on this application.

120815.13

Jade Garden
424 7th Ave. S. – Bing Kung Apartments
Applicant: Keith Ta, Great Sun Corp.

Ms. Frestedt explained the proposed replacement and expansion of the existing exhaust duct on the exterior of the south façade. The existing duct is 12” x 18”. The new duct would be 18”x 24”. Exhibits included photographs and plans. The Bing Kung Apartment Building (also referred to historically as the New American Hotel) was constructed in 1916 and is a contributing building located within the Asian Design Character District. She reported that the preferred location for mechanical equipment is typically on the interior of the building or located on a secondary façade, such as the rear of the building or an alley. She noted she asked the applicant to explain which alternatives to expanding the equipment on the face of the building have been explored.

Applicant Comment:

Weng Chen, business owner, presented the application. He explained the need to change the duct to a larger one and noted difficulty in cleaning the existing one. He said that the kitchen temperature is between 85-95 degrees and very uncomfortable for employees. He said they will use existing brackets and attachments on the west side; it will be 6” wider than existing. He said they will make changes to the holder on the right side only and will patch hole.

Mr. Setijono said the duct seems small and asked if calculations have been done to confirm that the proposed is large enough.

Mr. Chen said it is the max they can do because of the window; he said it doesn’t affect the rooftop fan that remains. He said the ductwork will be painted to match the building.

Public Comment:

Mr. Moll asked which street it faces.

Mr. Chen said King Street.

Board members were in agreement that the neutral paint color is preferred to retaining the green color.

Ms. Rogers said they can’t route it anywhere else.

Ms. Moriguchi said the straight run will clean it up; at least minimize the curves on the façade.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for exterior alterations to replace the ductwork on the south façade,

conditional upon the applicant returning to the Board with alternative neutral paint colors that will minimize the visual impact of the equipment.

The Board directs staff to prepare a written recommendation of approval, with conditions, based on considering the application submittal and Board discussion at the December 8, 2015 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

SMC 23.66.302- International Special Review District goals and objectives

SMC 23.66.336- Exterior building finishes

- A. General Requirements**
- B. Asian Design Character District**
 - 1. Materials**
 - 2. Colors**
 - 3. Surfaces**

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.

MM/SC/HS/VT 4:0:0 Motion carried.

120815.14

Gee How Oak Tin Hotel

519 7th Ave. S.

Applicant: Aileen Zavales of Lynx Consulting (for Verizon)

Ms. Frestedt explained the proposed expansion of the minor communications utility equipment and related screen wall on the rooftop. Exhibits included photographs, plans and photo simulations. The Gee How Oak Tin Hotel was constructed in 1907 and is a contributing building located within the Asian Design Character District. The installation of the existing equipment and screening shroud were approved in 2006. The original approval involved painting the screen wall to match the interior light wells and rooftop. The existing screen wall design, consisting of fiberglass painted to look like brick, has not been approved and is, therefore, out-of-compliance with the District requirements.

Ms. Frestedt reported that it is the professional opinion of staff that a faux-brick finishing treatment, as proposed, does not conform to Secretary of the Interior's Standard #3, which states: *"Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."*

Applicant Comment:

Aileen Zavales, Lynx Consulting explained they will increase from 12 antennas to 14; existing antennas are not very visible now. She said that in the original approval the 48” high wall was painted a faux brick and it should be painted to match the parapet. She said the wall is increasing 3’ north and south and 1’ from the east and moving to the east edge. She said they will add two panel antennas – the panel is manufactured fiberglass and can be painted any color. She explained the fiberglass is porous and allows the radio frequency to transmit through. She said the antennas are lower and will sit below the wall. She said the enclosure is visible in only two spots – it is barely visible. She said the surface can be rough or smooth.

Ms. Rogers asked clarifying questions about the dimensions and asked about the screening material.

Ms. Zavales provided a material sample, stating that it can be painted any color.

Public Comment:

Tanya Wood, Louisa Hotel, asked about the view of the roof from the Louisa Hotel and said signs say ‘danger – radiation’. She asked how it would impact their building.

Ms. Zavales said it is just adding two more antennas. She said the sign is a federal and code requirement that radio frequency transmission be measured; it has to meet safety standards NIER which are submitted to DPD as part of permit process.

Ms. Woo asked if signage could be minimized so it would not be as scary to future tenants.

Mike Omura, SCIDPDA, noted the porous nature of the enclosure wall and asked if a building could block transmission.

Ms. Zavales said that the enclosure is in the middle of the hotel. She said that placement would be reviewed later if there are transmission challenges.

Ms. Rogers said the enclosure should be neutral so that it doesn’t conflict with the façade.

Ms. Tran agreed.

Board members noted they had no issue with the mass, setbacks and sight lines. Color should match existing roof color and be reviewed by staff.

Ms. Rogers said she had no problem with proposed texture. She said that trying not to replicate brick is more appropriate.

Ms. Moriguchi agreed that proposed color be reviewed by staff and said that the color should not have a sheen.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for exterior alterations to expand the existing minor communication facility equipment and shroud, ***conditional upon the enclosure walls being painted to match the interior light wells and roof (consistent with the approval granted in 2006 under Certificate of Approval ISRD 32/06) with color reviewed by Staff.***

The Board directs staff to prepare a written recommendation of approval, with conditions based on considering the application submittal and Board discussion at the December 8, 2015 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

SMC 23.66.302- International Special Review District goals and objectives

SMC 23.66.336- Exterior building finishes

- C. General Requirements**
- D. Asian Design Character District**
- 4. Materials**
- 5. Colors**
- 6. Surfaces**

SMC 23.66.332 Height and Rooftop Features

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.

#3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

#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.

MM/SC/VT/MM 4:0:0 Motion carried.

120815.15

Louisa Hotel

669 S. King St.

Applicant: Bob Hale, Rolluda Architects

Mr. Setijono disclosed that Marpac was involved with the demolition but that he was not involved at all.

Ms. Frestedt explained the proposed work consists of a change of use from SRO hotel to apartments (qty. 84) and substantial alterations of the existing mixed use building, including reconstruction of the fire damaged areas. The scope of work includes: Restoration and reconstruction of storefronts along S. King Street and 7th Ave. S.; restoration of the storefront at the corner of the west (alley) façade; repointing the existing masonry, as needed, construction of a new brick veneer wall on the south and west facades and construction of two storefronts on the west façade; reconfiguration and new construction on the interior and construction of a new rooftop penthouse. The project also includes the addition of 25 below grade parking stalls, accessed off the alley. Exhibits included photographs, plans, construction documents and specifications. She noted that paint colors,

signage, lighting and mechanical equipment were not included as part of this application. The use of the storefront spaces will be considered as tenants are confirmed.

She explained that 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 on Dec. 24, 2013. A SEPA Determination of Non-significance (DNS) with conditions was issued October 5, 2015. The Board received informational project briefings on October 28, 2014, May 26, 2015 and a more detailed design briefing on September 22, 2015. An Emergency Certificate of Approval (ISR 238/14) was issued in December 2014 to allow demolition of portions of the building, stabilization and weatherproofing of the north wall and portions of the west-facing wall.

Applicant Comment:

Bob Hale updated the schedule and went over color renderings. He noted the intent to restore existing transoms and he said they will leave the storefront on 7th as it is. He explained that windows on the south elevation will be restored and any new will be metal clad wood windows. He noted the site plan indicates where they are bringing in new utilities: gas, water, telecom line, fire. He said that alley will probably be repaved by utilities.

He said they will expose the transom windows and do repair work on aprons on the King Street storefronts. He said that at the apartment lobby entrance they will remove paint from transom and will do sidewalk edge repair. He said that the two stair entrances on King will service: one to the apartments and the other to parking level. He said that Mon Hei storefront will be demolished and replicated based on original drawings. He said that at the book store they will restore the transoms and repair apron. He said that the Palace Gift Shop entrance will be moved to the corner.

He said that the storefront on 7th – the Sea Garden Restaurant – will have no significant changes. He said that they will repair / replace windows blown out by fire hoses with metal clad wood windows. He said they will revisit the canopy next year. He said they will repaint and restore the two street facades. He said that they will repair and restore the bay windows on the southeast alley and they will use pre-manufactured transom unit windows. He said they will use them across garage entry as well. He said that the garage door will be perforated metal. He said that they are doing sight line studies per NPS for mechanical equipment and solar panels. He said that metal clad wood windows will be double hung. Transom above alley will have applied muntins; there will be a steel channel above to support the brick.

Ms. Rogers asked how much brick replacement they will do.

Mr. Hale said just a few and they will match existing. He said that most replacement will be in the alley. He said that on the alley there will put in a stop closet for City Light requirement – a full size man door flush with face of wall. He said that gas meter will be in the basement, on the alley. He said that they will put in a grill for Type II exhaust. He said the Community Bulletin board will remain. He said that they propose cement fiber panels for the penthouse material. Wood storefront material will be used on 7th Avenue.

Public Comment:

Mr. Moll asked about the penthouse appearance.

Mr. Hale said that NPS preferred it be painted brick color.

Bernie Kay, adjacent property owner, asked about dumpster locations.

Mr. Hale said it will be on the south side.

Ms. Tran asked about parking spaces and whether or not they were for residents.

Kim Orr, Barrientos, explained that the parking would be shared between residents and businesses during the day.

Mr. Setijono asked about gas meter location.

Mr. Hale said they would be in the basement. In response to a question from the Board he added that the penthouse material would be cement fiber panels.

Ms. Moriguchi said it will be very exciting to see the building lived in and worked in again.

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 December 8, 2015 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 23.66.320 – Permitted uses

SMC 23.66.328- Uses above street level

SMC 23.66.332 – Height and Rooftop Features

SMC 23.66.336- Exterior building finishes

a. General Requirements

b. Asian Design Character District

SMC 23.66.342 Parking and Access

ISRD Design Guidelines

II. Storefront and Building Design Guidelines

- A. Any exterior façade alteration shall respect the original architectural integrity of the storefront.
- B. Earthen materials such as brick, wood, concrete and tile shall be used for entry doors, windows and the main façade. The painting of brick shall be discouraged.
- C. Recessed entryways and/or alcoves shall be maintained for existing street level storefronts.
- D. 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.

#3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

#6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

#7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

#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/MM/HS 4:0:0 Motion carried.

Ms. Frestedt thanked the family for working with the community and others. She said that tremendous effort was being made and she noted the huge impact on the future of the neighborhood.

120815.2 BOARD BUSINESS

Ms. Frestedt welcomed new board members. She noted there would be one meeting in December. She said Ms. Rogers will be on board through first January meeting.

Adjourn

Rebecca Frestedt, Board Coordinator
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