



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 134/18

MINUTES FOR THE MEETING OF TUESDAY July 24, 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

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

072418.1 APPROVAL OF MINUTES
May 8, 2018 and May 22, 2018 Deferred.

072418.2 CERTIFICATES OF APPROVAL

072418.21 519 6th Ave S. – Nagomi Plaza
Presenter: Miye Moriguchi, Uwajimaya

Ms. Frestedt explained the proposed installation of an egress door on the north façade and proposed restoration of the existing freestanding sign post to incorporate building and tenant signage. Exhibits reviewed included samples and plans and drawings for location details. The site is located within the Asian Design Character District and the Retail Core.

Applicant Comment:

Miye Moriguchi, Uwajimaya, oriented board to site and noted it is in a portion of old Uwajimaya. She provided photos of sign as it is now and what is proposed. She said they

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

"Printed on Recycled Paper"

will restore the metal box, add new sign material and clean up the sign. She said they will use the same historic flavor and colors. She said the congee characters mean ‘shopping area’.

Ms. Hsie arrived at 4:42 pm.

Ms. Moriguchi said the exit door is on grade and to the left of what used to be the main entry. She said the north elevation faces the parking lot. She said the door will be dark bronze security door. Responding to questions she said the sign will stay in existing location; conduit will be cleaned up. She said the next step is to address the trees. She said there will be no light to the sign.

Public Comment: There was no public comment.

Mr. Martin said it is straightforward.

Ms. Chan appreciated that the original look of the sign will be retained.

Mr. Martin concurred; he noted the congee and stated that inclusion of Asian characters is appreciated.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for exterior alterations and signage, at 519 6th 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 July 24, 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:**

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.** 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 tiled awnings and marquees if appropriately integrated into the overall design.

SMC 23.66.338 - Signage

MM/SC/SLT/EC 5:0:0 Motion carried.

072418.3 BOARD BRIEFINGS

072418.31 Jackson Hub

Presenters: MaryKate Ryan, SCIDPDA, and Mackenzie Waller, framework

The Jackson Hub Project is a community-driven public space planning project aimed at improving the pedestrian realm and connections along S Jackson St between 5th Ave S and 3rd Ave S, including adjacent plazas and public spaces.

Ms. Chan recused herself.

MaryKate Ryan, SCIDPDA, and Leslie Bain, framework, presented via PowerPoint (in DON file).

Ms. Ryan explained the collaboration between SCIDPDA, Alliance for Pioneer Square, Historic South Downtown, Toole Design Group, and framework. She said the goal is to improve transportation.

Ms. Bain said the area is a multi-modal transportation hub, located where two neighborhoods come together. She provided context of the neighborhood and said the vehicular traffic is overwhelming causing constraints and pressure on the streets. She said they are looking at opportunities to make things better for pedestrians. There are five goals: that the Jackson Hub be safe and comfortable; engaging to sustain interest of pedestrians; connected to transit systems; embedded and recognized as a place and destination and being reflective of community culture; iconic and memorable. She mentioned the inclusion of bicycle parking, lighting and seating elements.

Ms. Ryan said visual preference cards were used at public meeting.

Public Comment:

Barry Blanton, Alliance for Pioneer Square board member, voiced appreciation of the project.

Mr. Legon-Talamoni asked next steps.

Ms. Bain said they will explore design options and review community input and then will bring ideas back to the Board.

Mr. Martin asked if the goal is physical/aesthetic, or programming.

Ms. Bain said mostly physical, being mindful of stewardship/ownership to make sure it will be maintained. She noted the number of agencies involved.

Mr. Martin asked if there is a principal owner.

Ms. Bain said they are represented on the Advisory Board - Sound Transit, Vulcan, SDOT.

Mr. Martin asked if they are working with all owners, and small businesses.

Carl Leighty, Alliance for Pioneer Square, said he had done outreach with adjacent businesses in Pioneer Square.

Mr. Martin appreciated the good community-oriented process. He disclosed that he completed a survey.

Ms. Ryan said they are pleased with the turnout for the public events.

Ms. Hsie noted the public events had translators and it was great to see the community outreach; she encouraged continuation of that.

Ms. Frestedt said they will brief the Pioneer Square Preservation Board on August 1, 2018.

072418.32 614-620 Maynard Ave. S.

Ms. Frestedt explained the initial briefing by Melissa Glenn, Graham Baba Architecture and James Wong, Vibrant Cities, on proposed redevelopment plans for the properties at 614 Maynard S. (Elgin Hotel/Bush Garden) and 620 Maynard Ave. S. (warehouse). Briefing will include a presentation of the historic property reports and exploration of potential massing options. She provided a summary of the site conditions:

- Zone: IDM 85/85-170 (up to 170' with a non-residential use included)
Lot area: 14,402 sq ft
- Maynard Ave. S. and S. Lane Street are designated Green Streets
- This site is located just outside of the National Register District.
This site is located outside of the Asian Design Character District/Retail Core.
- Breakdown of specific proposed uses: *TBD*
- Departures requested: *TBD*

Jim Graham and Melissa Glenn, Graham Baba Architects, presented via PowerPoint (in DON file).

James Wong, owner, introduced the project and provided an autobiographical overview of his family's ties to Beacon Hill and Chinatown; he noted that his father worked at the House of Hong. He said he wanted this to be a place where families could again live in close proximity. He said he talked to Karen Sakata who wants to continue Bush Garden in the new building.

Historic Building Report presentation

Larry Johnson, The Johnson Partnership, presented historic property report (in DON file). He provided context of the district and site and said the building was originally a Single Room Occupancy (SRO) building which is a dominant typology in the district; there are 30. Mr. Johnson said the building was constructed in 1910 as the Elgin Hotel. It was designed by Sabro Ozasa, the first Japanese American architect in Seattle and who also designed the Panama Hotel. He said it was built in two phases, with a later addition. He said that the warehouse next door was started in 1946, as foundation for a church, but never finished. He provided an overview of the history of the Bush Garden Restaurant, originally owned by Joan and Bob Seko. It was a gathering place for organizers, including Bob Santos and Bernie Whitebear. The dining room had shoji screens on the second floor, originally part of the light well. The lightwell was enclosed in the 1920s.

Mr. Johnson said that after the 1970 Ozark Hotel fire the City Council enacted stringent new fire codes, which forced hotel and apartment owners to add sprinklers and fire doors and abide by other fire codes or be forced to close; many closed. He said the wood double hung, wood sash windows have all been replaced and the sheet metal cornice has been removed; mostly the massing and red brick remains. He indicated damage from the Nisqually earthquake had been repaired. He said there are structural flaws in the building and it could collapse in an earthquake. He said he doesn't support the building as a contributing building.

Mr. Graham, Graham Baba, spoke of his love of old buildings. He said that his firm worked on the Publix and American Hotel renovations. He went over zoning for the area and provided massing options explored. He said the site is at the intersection of two green streets and they will follow the guidelines for Green Street development. He said that residential entry would be on Lane. He went over inspiration for the design exploration. He said the district is very active at night; ground level uses are important to pedestrian experience. He noted the street front texture and said that is what makes the district special. He noted family balconies in the district and they are exploring how to re-introduce those.

Ms. Glenn said the design will align with ISRD goals and honor the history of the district. She explained their exploration of existing buildings for design inspiration; she noted the punched openings, storefronts, upper level character, materiality. She noted the importance of a vibrant and active street level and locally owned businesses. She said they will preserve the legacy of Bush Garden, the stories of the space. She said that Wing Luke Museum collected oral history as a way to remember events and pay homage.

Ms. Frestedt explained what a contributing building in a district is and said clarification on whether or not this building is contributing has not been made yet.

Steve Sawada asked about the determination process. He said that the building meets the criteria for contributing status based on cultural aspects.

Ms. Frestedt said it is already in a historic district and the building will be considered in light of District goals and the Code. She said it is possible to nominate an individual building as an individual landmark – like the Eastern Hotel, but that is not being considered today. She said the board will consider the contributing status of the building.

Public Comment on historic property report:

Christine Nguyen, district resident, read from *Humbows Not Hotdogs* by Bob Santos, and noted specific passages that related to the Bush Garden. She said the restaurant was a long-time destination of “Uncle Bob”, as told in his own words. She noted the importance of the restaurant/building as a meeting space and said it is culturally relevant and important. She said they carry the legacy of the leader to keep Bush Gardens here.

Lulu Carpenter said she is a 13-year patron of the restaurant and she noted its special history. She said not enough community people have been talked to and she expressed concern about the use of the Bush Garden name.

Eugenia Woo, *Historic Seattle*, said there are more stories to be told. She said the district was formed when the Kingdome was built, and the neighborhood was borne out of activism. She said the story of the district is more than just cornices and architecture. She said its period of significance continues and the Bush continues that. She said storefronts gain significance over time. She said she thinks the building is contributing.

S. Surface said the presentation refers to the Bush in the past tense. She wants to ensure the long-term community can continue to use the space.

Peter Schaible said that the building is more significant than other buildings on the block; he said it has integrity and adds to the neighborhood. He said the building tells the story of immigrants in Seattle, redlining. He said the Bush Gardens tells the story of community connecting there, weddings, community events; it is a small village. He said it is a place to experience non-mainstream culture. He said the space is important to save and is concerned about a tear down.

Karen Akada, Bush Garden, said the history of the building is significant in a social way. The building tells the story of how communities connect with each other. The story is too important to lose. We lose the story, we lose a lot.

Cynthia Brothers thanked James Wong for his story. She said he dreamed of building a place to provide a place to live; she questioned who will live here. She asked if the building will be for people who are here now, working people, immigrant families. She expressed concern about affordability. She noted the Bush’s legacy and the project should go beyond façadism. She said community has been at the Bush for decades and continues to thrive there. She asked what they will do for the community who is there now. She said it sounds like window dressing. She said to preserve this historic, social, cultural legacy.

Holden Banu said the Bush Garden is more than a karaoke bar. He said people there make the difference and it is in the community. He said no one is treated differently. He said that keeping community space is important and he noted the impact and value the place has and what it brings to the community.

Sarah, Bush Garden employee, said it means a lot to her. She asked if there is commitment to Bush Gardens being in the new building. She asked what happens to them for the two years it is under construction.

Deyland Somer, community members, said if you kill something you shouldn’t be able to write its eulogy. He said if you destroy community, you shouldn’t write its history. He said Bush Gardens is here now and it can’t be replaced with oral history and a façade.

Dennis Su, retired architect, said is so glad that so many people respect its history. He said he understands the architectural side and construction realities. He said the building needs preservation the way it is. He said he appreciates what Wing Luke went through to rehabilitate the Kong Yick building; it took a long time to renovate it. He said to preserve the legacy, but to be realistic.

Board Discussion:

Ms. Hsie said that it's hard to know, based on the presentation, what is being proposed. She said if you look at the National Register nomination the building has integrity to convey its history as an SRO; the massing is what tells the story. She said preserving the building is interesting and noted that the people and programs are important. She said there are better examples of SRO buildings north of the site. She suggested studying the inside more closely would be interested to see structural engineer documentation.

Mr. Legon-Talamoni said he echoed Ms. Hsie's comments and wanted to know more about what is being proposed. He noted the volume of interest in the project and the value of Bush Gardens to the community. He asked the presenters to say more about the outreach that they have done so far.

Mr. Martin said the historic report highlighted the building's massing. He said the cornice is there in spirit, the fenestration pattern is there and there aren't many buildings that look like this and have this combination of material, massing, patterning of the windows. He said the mid-century storefront is interesting, but he wasn't sure if it is relevant. He wanted more information about structural integrity. He asked about the church foundation.

Ms. Mirro said the focus will be on the Elgin Hotel, the church next door was never completed and is not significant.

Ms. Glenn said the church was never used as a church and is now just used for storage.

Briefing on proposed development

Jim Graham explained that everything they have heard from community aligns with what they want to do; they need continued and greater involvement and support for what they want to do. He said they would brief the board on ideas to determine where to take them. He said there is much energy behind this project.

Ms. Glenn provided context of the two buildings and showed the zoning envelope. She went over massing options and breakup, including one (scheme #3) that retains a portion of the existing building, as seen from the street. She said residential entry would be on Lane Street, center, with services located on east edge. She said 8600 square feet of apartments is proposed. She said the ground floor is an important connection to Maynard Ave. S. She said departures would be requested to help break up massing on the north façade.

Mr. Graham said that departures would fit in conceptually with what is going on on Lane Street and will honor the existing building.

Ms. Glenn said they would differentiate new from old using a gasket to separate new mass from existing building. She said the images they were presenting weren't intended to represent the design that they're looking at, but rather represent the massing.

Public Comments on proposed massing options:

Written comment -- Sharon Lee, LIHI, noted support for Option 3. She supported affordable housing, affordable small retail establishments/micro retail, and the collaborative development and early design input from community.

Emily Murphy urged for the preservation of Bush Gardens, as an historic institution.

Carolyn Johnson also requested written commitment to preserve Bush Gardens. She said gentrification has destroyed much of Seattle.

Joan Seko, former owner of Bush Gardens from 1957 – 1997. She supported Option 3. She said there has been overwhelming support for the restaurant. She said she live on the 3rd floor for ten years. She said Uwajimaya was a teeny grocery store; it grew and moved and now they have a big place. She said it is an example of how well the district has progressed. She said the building was not secure after the earthquake. She hopes the board will do what is vibrant; it would be nice.

Tomio Moriguchi, Uwajimaya, said he admires the Wong family; it is exciting to take a risk to do a project. He encouraged support of Option 3.

Assunta Ng said she owned the building from 1998 – 2015 and recently sold to Mr. Wong. She said she introduced James to Uncle Bob, 5 months before he died. She said that Bob said it needs to be developed. She said the building is not safe and you can't buy earthquake insurance for it. She said she agreed with Tomio and Joan. She noted support for Option 3 but said she didn't like any of them.

Beth Ku, resident, said there have been noise complaints due to bars and street. He said more activity is needed to grow the economy. He said a roof for gardening is needed. He said there shouldn't be more than eight floors.

Mike Omura, SCIDPDA, supported Option 3. He said as the owners of the New Central, the PDA appreciated the increased setback, allowing more light and air to their building. Speaking as an individual, he said his mother worked as a waitress at Bush Gardens; Joan gave her an opportunity and his mother translated that into her own business in the district.

Andy Yip, Chinese Chamber of Commerce, noted the sentimental value of Bush Gardens. He said market rate housing is needed. He said he supported Mr. Wong and bringing families back to the district with housing that support multi-generational living. He supported Option 3.

Mr. Martin thanked the public for their comments and said the comments are wanted to make the project stronger.

Board Discussion:

Mr. Legon-Talamoni asked if they are planning to demolish part of the building.

Mr. Graham said they are still research feasibility – soils, structure, financial; the intent is to save as much as possible and they will come back with more information.

Ms. Glenn said the lots are small; she said to include parking, there will need to be some demolition of a party wall.

Mr. Legon-Talamoni appreciated the northwest corner setback and said it allows light to neighbors to the north. He asked if they intend to bring back character defining features to the building.

Mr. Graham said they will explore the feasibility and will present at next briefing.

Ms. Glenn said it would be helpful to know whether or not something should come back.

Ms. Hsie said it would be helpful to know structural analysis. She said this is a fine example of an SRO. She questioned why they are looking to keep the height of this building when the historic SROs at the historic core are 5 – 6 stories. She said next door is zoned 75-85. Regarding Option 3, she said a structural analysis is needed. She said there is good setback on the north. She cited 23.66.66 e and d, urban relationship between buildings. She said if a precedent is set there is concern that others will want the same departure. She said the street wall to 75-85' is really important. She urged them to take a closer look at this. She said one-story building accentuates massing. She said further exploration is needed to find the right balance.

Mr. Martin said the use of gaskets is not seen in the district; it sets up visual precedent for urban design character in the future. He said to explore alternatives.

Mr. Williams said he echoed Ms. Hsie's and Mr. Martin's comments and is concerned with precedent-setting. He encouraged the team to extend further and look at options 4 or 5 for massing that don't have the magnitude of #3 for massing on Lane Street. He said a 5' setback is a significant impact to the community.

Mr. Legon-Talamoni likes the idea of building on what is there and to do more exploration with that. He affirmed that the church is not historic. He wondered what it would look like if the datum carried around the church property at 3-4 stories.

Ms. Hsie said she supports adaptive reuse of the existing building and is open to discussion of departures. She said if granted, it would be to strengthen the fabric of the neighborhood, match the datum of the historic building and be a positive contribution. She said to continue to reach out to community and said their use of translators and surveys has provided great information. She said that while the board has no interior purview, she encouraged the perpetuation of cultural features.

Mr. Wong said they have received over 100 signatures of Chinese speaking residents who support Option 3.

Mr. Martin said this project is one of the first to the zoning height in area; he said he looks forward to working on the project and noted that it will set precedent.

Ms. Frestedt encouraged the design team to come back with response to the questions about structural integrity of the building – what is possible, what is not. She said to be careful about proposal, SOI, Code.

Mr. Graham confirmed they received the guidance they were looking for.

072418.4 BOARD BUSINESS

Adjourn 7:20 pm.

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