



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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ISRD 148/18

MINUTES FOR THE MEETING OF TUESDAY, August 14, 2018

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

Board Members Present

Eliza Chan
Sergio Legon-Talamoni
Tiernan Martin, Chair
Russ Williams

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Stephanie Hsie

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

081418.1 APPROVAL OF MINUTES

May 8, 2018

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

May 22, 2018

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

081418.2 CERTIFICATES OF APPROVAL

081418.21 504 5th Ave. S. – Hood Famous

Applicant: Sonia-Lynn Abenojar, la union studio

Mr. Legon-Talamoni recused himself.

Ms. Frestedt explained the application for proposed temporary signage (on butcher block paper) for duration of the build-out and permanent business signage,

consisting of a two-sided neon blade sign (diameter: 24”) and vinyl window decals; proposed installation of mechanical louvers; and proposed sidewalk furniture (tables and chairs). Exhibits included plans, photographs and samples. The historic Publix Hotel was constructed in 1927. It is a contributing building located within the Asian Design Character District. A Certificate of Approval for use was issued in April 2018. The building has a sign plan, which determines the size and location of signage.

Applicant Comment:

Sonia-Lynn Abenojar explained the mechanical alterations will have minimal visibility and went over drawings. She said the system mimics the system to the south; intake will be at front entrance and exhaust will go toward the back. She said they can't locate at the back because of restriction of louver where another exists. She said intake will be in transom window and mirrors condition at Evergreen next door; they are using the same subcontractor. She said the blade sign meets all size requirements; it is made of vinyl, laminate wood frame, with “Hood Famous” letters neon lit. She said the sign is back lit as well. She proposed three sets of street furniture similar to that in Hing Hay Park but with different finishes. She said the placement meets SDOT requirements for clearance for ADA. She showed how the seating fits in context of the sidewalk. She said temporary signage is in windows during construction.

Ms. Abenojar said that illustrations have meaning in Filipino heritage and is meant to pay homage. She said the window treatment will also let in lots of light. She said the temporary signage on brown paper mimics the permanent signage.

Ms. Frestedt explained the mechanical will have minimal visual impact, is respectful of the transom and is consistent with adjacent space.

Mr. Martin asked about appearance of east side exhaust from exterior.

Ms. Abenojar said it is a louver similar to what is shown on the façade; there is nothing above the parapet.

Mr. Williams asked how long the buildout will take.

Ms. Abenojar said they will start after approval is received and it will take eight weeks.

Mr. Martin asked if they planned on Asian characters or language in signage.

She said no.

Ms. Chan asked if they planned to chain the furniture together.

They will bring it in each night.

Public Comment: There was no public comment.

Board Deliberation:

Ms. Chan appreciated mimicking the adjacent mechanical for continuity.

Mr. Martin concurred. He appreciated the temporary sign bringing cultural elements into it with imagery. He said the imagery is tasteful and transparency requirements are met. He said imagery is good and maybe better than characters. He said that neon is a tradition and contributes to the feel of the district.

Ms. Frestedt said the decals are interesting and are used in a modern way; they maintain transparency and add character.

Mr. Williams confirmed that the decals are white.

Mr. Martin said the sidewalk furnishings meet the goal of 23.66.302 B and E.

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

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 August 14, 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 23.66.030 – Certificates of approval – Application, review and appeals

SMC 23.66.334 – Streets and Sidewalks

SMC 23.66.336 – Exterior building finishes

A. General Requirements

B. Asian Design Character District

SMC 23.66.338 – Signs

District 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/EC/RW 3:0:1 Motion carried. Mr. Legon-Talamoni recused himself.

081418.22

511 S. Dearborn St. – Shell Station

Applicant: Steven Thomson, Insignia Sign, Inc.

Ms. Frestedt explained the application for proposed refacing of the existing freestanding Shell sign and replacement of two new canopy signs, featuring the new Shell logo. Exhibits included plans, photographs and samples. This site is located outside the Asian Design Character District.

Steven Thomson proposed refacing of existing signs with new images. He said the sign meets code and is internally illuminated. He said the gas canopy signage is two 2' x 8' signs and will be replaced with two 4' x 4' signs; the square footage remains the same – 16 square feet. He said sign will be internally illuminated with LED. He it will shine onto fascia only; he provided a nighttime photo. He said the white part will be halo lit logo. He provided material samples and said it is a more modern layout, but the colors remain the same.

Mr. Williams asked if the light intensity is different.

Mr. Thomson said there is no real different impact at the ground level; it is comparable to existing. He said light temperature is 2700 K.

Public Comment: There was no public comment.

Board Deliberation:

Ms. Frestedt said changing neon to LED has been proposed as energy efficiency option but that is not applicable here. She said LED in neon is typically not appropriate since it's not true neon but, in this context, there is no issue. She said each application is considered on a case by case basis; this is not a precedent for changing neon to LED.

Mr. Martin appreciated that the lighting color temperature was provided.

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

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 August 14, 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 23.66.030 – Certificates of approval – Application, review and appeals
SMC 23.66.338 – Signs

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/SLT/EC 4:0:0 Motion carried.

081418.23 416 7th Ave. S. - Republic Hotel
Applicant: Paul Wu, Wu Architecture

Ms. Frestedt explained the application for proposed revision to primary use, from single-room occupancy hotel to apartments (qty: 43 units), with ground floor commercial (3,925 sq ft) and community space (2,180 sq ft) on the mezzanine-level. The Republic Hotel was constructed in 1920. It is a contributing building located within the Asian Design Character District. Individual commercial uses at street-level will be proposed at a later date.

Applicant Comment:

Paul Wu noted that the building owner was unable to attend. He explained the building is already gutted inside; it is vacant upstairs and has had no upkeep. He proposed changing use to 43 units of housing with retail at ground level. He said the second level will be for community and family association uses. He said they will do a seismic upgrade, install elevator. He said they will retain the ornate steel balcony and the nice street level motif and doors. He said they will do a window survey.

Ms. Chan asked the percentage of affordable units that will be provided.

Mr. Wu said nothing is planned at this point but there will be small units so will be affordable.

Mr. Williams said it is an SRO now.

Mr. Wu said it is vacant; the use must be re-established because the use was vacated. He said there will be 12 studio / efficiency units.

Mr. Williams asked how many rooms there are now.

Mr. Wu said there are two floors of rooms.

Ms. Frestedt said the applicant was asked to submit current configuration, existing and proposed, in packet. She said many units are combined into one, similar to the Milwaukee and Hong Kong buildings. She said that the board has no jurisdiction over interior. If they apply for tax credits, certain criteria would have to be met.

Mr. Wu said the stairways don't meet fire egress requirements.

Ms. Frestedt said there isn't much there, there is much deterioration.

Ms. Chan asked if they will keep the neon bird lights.

Mr. Wu said they will if they can.

Public Comment: There was no public comment.

Board Deliberation:

Mr. Wu noted that they are proposing to submit the building permit this fall for work to begin next spring.

Mr. Legon-Talamoni said having more housing fits into the goals of the district.

Ms. Chan encouraged the applicant to include affordable housing. She said to keep the historic quality of the building and the windows.

Mr. Martin said changing Use to apartment for upper floors and retaining ground floor retail meets 23.66.304, 23.66.326 B, 23.66.328 B.

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

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 August 14, 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 23.66.030 – Certificates of approval – Application, review and appeals
SMC 23.66.320 – Permitted uses
SMC 23.66.326 – Street-level uses

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

081418.3 BOARD BRIEFINGS

081418.31 652 S. Dearborn St. – Spic’n Span Cleaners

Design briefing by Jason Porter, Aspect Consulting, on proposed remediation/clean-up (via electrical resistance heating – ERH) of soil and groundwater contamination, including installation of treatment equipment and construction fencing options.

Jason Porter and Delia Massey, Aspect, and Joel Ostroff, property owner representative, presented.

Mr. Porter provided site plans and indicated the location of the contaminated area. He explained the process: electrodes are inserted and heat up the ground; solvents are collected and treated with clean air released and water directed to sewer. He said it will take four to six months to install and run the system; they will periodically take samples and will remove the equipment. It will take one year for the ground to cool back down. He said they will drill 25 – 30’ deep, install electrodes, pipes, and trench to equipment. He said equipment includes condenser unit, blower, and carbon vessels; equipment will be screened by fence, however cooling towers will be visible.

Mr. Prorter proposed two options for fencing: plywood fence painted brown, or chain link covered with plastic. He said a temporary electrical pole will be installed. He said they plan to leave building exterior as it is. He said signs, light posts will remain. He said electrodes will go into right of way sidewalk; they will replace brick after.

Ms. Frestedt asked if they considered artwork to create activation at the site.

Mr. Porter said it is costly and timing is too long to go with construction schedule. He said at the last briefing they discussed two fencing options: 1) plywood, painted brown, and 2) coated chain link. The second option is preferred due to weathering and stability.

Mr. Williams said Urban Artworks is doing artwork on a project he’s involved with outside of the District and they were able to jump right in; it was \$4,000 for 250 linear feet. He encouraged exploring the option.

Mr. Porter said he would investigate. He said the fence will be up seven months along Dearborn and Maynard. Responding to clarifying questions, he said noise will be comparable to HVAC systems and should meet Code. He went over other clean up methods explored and noted that the clean up is voluntary and not financial assistance is available via grants. Security will be provided via fence and cameras. He said a website will be available to public; data will be posted. If levels of concern are discovered, they are required to provide notification to agencies. He clarified that the chain link would be covered with sheets of woven fabric.

Board members discussed fencing options. The issue of potential graffiti and tagging was discussed. The Board agreed that the chain link with fabric is an easier option to maintain and encouraged exploration of artwork / mural via Urban Artworks, WILD Youth Program. It was noted that the BIA may do graffiti removal under 10'. Applicant was encouraged to share information with community, especially elders and residents.

081418.32

521 S. Weller St. - Uwajimaya Village

Design briefing by Ken Rowan, Nexus, on proposed recladding, window replacement and paint colors for the upper-level, residential portion of the building.

Ken Rowan, Nexus, explained the stucco is failing and cracks have allowed water intrusion into the building. He said there is deterioration, mold and mildew and he noted life and safety issues. He said 40 – 60% of what they will do is structural repair. He said all windows, except those on the north façade, have to be replaced; a similar profile PVC window is proposed. He said they will remove the stucco, do necessary repairs including some stud replacement. He said work will take 9-12 months. He said they propose to replace stucco with a rain screen system, Hardi-Panel with concealed fasteners and a painted surface. He said that Uwajimaya will be doing a facelift as well. He provided color options 1 and 2.

Ms. Frestedt said uniformity is important and this must meet provisions of Asian Character Design District. She noted concern with the contrast shown in the color schemes and the placement not being characteristic of the District.

Mr. Martin cited 23.66.336 B.1. He asked about the potential for use of brick instead of Hardi.

Mr. Rowan said the building is not designed structurally to withstand brick. He said that the building, as designed, didn't take into consideration 40% loading from stucco.

Mr. Martin asked if leaving stucco on north side is problematic.

Mr. Rowan said it is only on the north side where there is limited moisture. He said it would be another half million to include the north side.

Mr. Martin requested a structural engineer assessment to substantiate the need for lighter material and noted the use of Hardi-Panel in the Asian Character Design District is problematic. He said that the board has no purview over structural issues, but the structural engineer's report can substantiate why the board might relax the need for consistency.

Mr. Rowan said that Hardi is a cementitious material. He said the foundation of the building has another owner and they are trying to not be impactful.

Mr. Martin said the more information provided to the board, the better.

Ms. Frestedt said that hearing that there are proposed ground floor changes is new information and she will follow up to know comprehensively what they are planning.

Mr. Rowan said that the blue band is being removed.

Mr. Martin wanted to see more detail on window replacement.

Mr. Rowan said he will provide sample and said they will use white, which is what us there now. Responding to questions he said that work will run 10 months to a year; they will start on the east side. Scaffolding will be used because of the weight of the stucco, and they will screen it off.

Mr. Legon-Talamoni said either color option is appropriate, but preferred Option 1 for the delineation and contrast between colors. He said the red does a good job of expressing the towers. He liked the lighter colors.

Mr. Williams asked if they will stick with the Reveal product.

Mr. Rowan said they are going with a better product; there are other alternatives, but they are limited in panel sizes. Responding to questions he said the plan shows where the stucco will remain on the north and that they will do a mock up of colors in place.

Ms. Frestedt asked for detail and relief on panel texture.

Mr. Rowan said that stucco has a sand finish and they will propose something similar to that.

Board members supported use of either color scheme.

Ms. Frestedt said a complete application is needed with owner consent; staff needs to review it. She said either color option is supported.

Mr. Martin reiterated request for structural engineer report supporting reason Hardi Panel is proposed.

Ms. Frestedt requested an electronic set of plans to board members for review prior to meeting.

081418.4 BOARD BUSINESS

Ms. Frestedt said ARC meeting would be held Monday August 20; ACME site is moving forward with final design rather than preliminary. She noted that the current quorum is three members. She said that Schemata will present August 28 with updated design guidelines.

Ms. Chan asked about translation.

Ms. Frestedt said not at this time although some pull out sheets may be. She said they are still being worked on. She said context is needed for what the Guidelines are and why they are important.

Adjourn 7:21 pm.

Rebecca Frestedt, Board Coordinator
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