



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

ISRD 242/07

MINUTES FOR THE MEETING OF TUESDAY, November 27, 2007

Time: 4:30 p.m.
Place: Bush Asia Center
409 Maynard Avenue S.
Basement conference room

Board Members Present

Jerry Chihara
Misun Chung
Robert Ha
Amalia Gonzalez-Kahn
Hoa Tang

Staff

Rebecca Frestedt

Absent:

Jan Johnson
Dr. Austen Chan

Meeting called to order by Amalia Gonzalez-Kahn at 4:41pm

112707.1 APPROVAL OF MINUTES Oct. 23, 2007
Moved to adopt the minutes as presented.
MM/SC/JC/RH 4:0:1 Minutes adopted. Mr. Tang abstained.

112707.2 CERTIFICATES OF APPROVAL

112707.21 Mak Fai Washington Kung Fu
9 Canton Alley

Application: Proposed change of use to martial arts school; proposal for two business identification signs: #1) A white aluminum business identification sign located above the entry on Canton Alley (dimensions - approx. 30" w x 45" h), and #2) A 8' w x 4' h foam core sign with a nylon finish attached into the masonry near the roofline along Canton Alley.

Staff Report: Ms. Frestedt stated that this is an application for retroactive approval of a change of use and signage for the Mak Fai Washington Kung Fu school. She explained that the proposed change of use is for a martial arts school that will serve children and adults. She said that the school has been in the District for approximately 11 years and was previously located at

501 S. Jackson Avenue (Buty Building). The school relocated to the second story of 9 Canton Alley in the summer of 2007. The application is for retroactive approval for Use and Signage.

Ms. Frestedt said the proposed use is allowed, pursuant to *SMC 23.663.28 – Uses above street level*. Ms. Frestedt noted that sign currently located above the school's entrance was reviewed and approved at its previous location by the ISRD Board in July 2006. The signage is well within the allowance outlined in the guidelines; however, Ms. Frestedt informed the Board that the location of the larger sign is problematic due to the fact that it obscures a portion of the historic advertisement/mural painted on the building's eastern façade. She also noted that the attachment for both signs penetrates the masonry, which is a violation of the Secretary of the Interior Standard #2 because the process of penetration damages the historic material. Staff recommends relocation of the sign or proposal for a new sign in a new location.

Ms. Frestedt introduced the applicants, Fai and Betty Mak, owners of the school.

Board Questions: Mr. Chihara asked the applicants if they had considered alternative locations for the larger of the two signs.

Ms. Mak commented that in the Chinese tradition it is bad luck to remove a sign. She said that she didn't think it was problematic to cover the deteriorating historic sign and she was not aware of the Certificate of Approval requirement for the new signs. There was a discussion about the historic status of the painted sign/mural.

Jan Johnson arrived at 4:48pm

Ms. Frestedt stated that the Board's role is to uphold the District ordinance and design guidelines and preserve the history and character of the District. She said that the location of the proposed 8'x4' sign covers part of the historic character of the building.

Ms. Johnson stated that historic signs should be maintained because they contribute to the character of the city. She commented that the sign over the mural is distracting to the eye because one cannot see the old sign text. She did not have any objections to the sign over the entrance.

Mr. Mak said she has received approval from the landlord, Faye Hong, and reiterated that he did not know that they were required to obtain approval from the Board. Ms. Frestedt reminded Mr. and Ms. Mak that they had previously gone through the Certificate of Approval in 2006 after installing signage at there former location without approval.

Ms. Frestedt noted that the proposed signage was installed into the masonry and that this type of installation is discouraged because it can damage historic materials. Mr. Chihara stated that installation into the mortar is preferred. He added that the historic sign contributes to a sense of history and place even though it has not been maintained.

Public Comment: Pong Ngo, from Harbor City Restaurant, asked what happens if the Mak Fai Kung Fu sign is removed and someone covers the historic sign with graffiti. Ms. Johnson responded that it would be the responsibility of the property owner to remove the graffiti.

Board Discussion: Ms. Gonzalez-Kahn said that the location of the larger sign clearly violates the District guidelines and therefore, she could not support it. Ms. Chung agreed and said it

would be better to have signs that “work together”. Mr. Chihara concurred, stating that the Board’s task is to preserve historic elements of the District and uphold the guidelines.

The Board discussed the need to increase awareness of Board procedures and District rules.

Action: I move that the International Special Review District Board approve a Certificate of Approval for the use application and the signage located directly above the entry and deny the request for retroactive approval of the sign located near the roofline. This approval is conditional on the applicant’s commitment to repair the masonry that was damaged during installation.

MM/SC/AC/AGK 5:0:0 Motion carried.

These actions are based on the following sections of SMC Chapter 23.66, Design Guidelines and Secretary of the Interior’s Standards for Rehabilitation:

- SMC 23.66.328 – Uses above street level**
- SMC 23.66.338 – Business identification signs**
- ISRD Design Guidelines for Signs, Section II Design Guidelines**
- Secretary of the Interior Standards #2, #4 and #6.**

BOARD BRIEFING:

Ms. Frestedt introduced a proposal from Mr. Mak to install three flagpoles and flags on the roofline of the building above his studio. The flags would be modeled after those flying above family associations within the District. Ms. Mak showed the Board an example of one of the flags and asked for the Board’s feedback in response to the proposal.

Ms. Johnson said she strongly supported the proposal, so long as the proposal meets the guidelines and SMC 23.66. Mr. Chihara was also supportive of the proposal. Ms. Gonzalez-Kahn asked about the proposed location of the poles. Ms. Mak said they would be installed near the southeast corner since the business is located in the alley.

Ms. Chung noted that when she was working on the Wing Luke project they had considered installing flagpoles and flag, but decided against it because high winds and the height of the poles would create too much movement for the building. She also questioned whether or not the Code would allow graphics or text on the banners. Ms. Mak said they will take this into consideration when they submit their proposal. Ms. Frestedt offered to meet with Mr. and Ms. Mak to review their application and the related regulations, should they choose to pursue the request.

112707.3 BOARD BUSINESS

The Board decided to table a scheduled discussion regarding the creation of New Construction Guidelines until a later date.

ADJOURN 5:51pm

Issued: December 31, 2007

Rebecca Frestedt, Board Coordinator
206-684-0226 or rebecca.frestedt@seattle.gov