



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649 Seattle WA 98124-4649
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ISRD 123/11

MINUTES FOR THE MEETING OF TUESDAY, June 14, 2011

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

Board Members Present

Rich Murakami, Chair
Misun Chung Gerrick
Bill Lee, Vice Chair
Josh Osborne-Klein
Julia Park
Marvin Rosete

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Brien Chow

061411.1 APPROVAL OF MINUTES

Meeting of May 10, 2011

MM/SC/JOK/MR 4:0:0 Minutes approved.

061411.2 CERTIFICATES OF APPROVAL

Applications reviewed out of agenda order.

061411.22 Happy Times Bistro

710 8th Ave. S.

Applicant: Peter Lai, Action Design Signs

Ms. Frestedt explained the application for proposed installation of a 9'10" w x 3'h sign featuring illuminated raceway channel letters. The sign will be set within the entryway and attached to the side walls and use an existing power source. Exhibits included renderings, photos and material samples. She said that the building is a non-contributing building located outside of the Asian Design Character District. She stated that the ISRD Board recommended approval of a Certificate of Approval for use in January 2011.

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

"Printed on Recycled Paper"

Sign contractor, Peter Lai, walked the Board through the information he provided noting the proposed sign location within the entryway – flush to the wall. He went over the recessed entry details and said that the sign had been modified to fit within the recess to align with other lines on the building.

Ms. Frestedt reported that other designs – to which the owner was not supportive – had been suggested. She said that what was proposed appeared to be an acceptable alternative due to the height of the opening and the degree to which the transoms are set back and still visible from the right of way.

Mr. Lai said that the proposed sign is lightweight and is easily removable. He noted the raceway is located behind the sign.

Ms. Chung Gerrick arrived at 4:46 p.m.

Public Comment: There was no public comment.

Board Discussion:

Board members raised concern about placement of the sign. Members noted that the signage would partially obscure the transom windows which is not characteristic in the district. Members also noted the placement of other signs on the building above the entryway.

Ms. Park arrived at 4:55 p.m.

It was determined by the Board that while the design was acceptable; however, the sign's proposed placement was problematic.

Action: I move that the International Special Review District Board deny approval of a Certificate of Approval for signage because the proposed sign location disrupts the design of the building exterior façade and is not consistent with signage elsewhere on the building.

MM/SC/JOK/BL 4:0:2 Motion carried. Ms. Chung Gerrick and Mr. Rosete opposed.

061411.21

Gom Hong Market and Café

516 7th Ave. S.

Applicant: Randall Fong, Randall Fong Architecture

Staff Report: Ms. Frestedt reported the request for change of the principal use from restaurant/café to retail for a market. She said that approximately 40% of the interior will continue use as a restaurant/café and 60% will be retail. Exhibits included plans. She said that the ISRD Board recommended approval of a Certificate of Approval for Exterior Alterations in May 2011. She said that the use is a permitted use under the code.

Architect Randall Fong identified the retail and restaurant locations on a plan. He said the retail portion would be a grocery store.

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

The proposed alterations meet 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

MM/SC/JOK/MR 6:0:0 Motion carried.

061411.3 BOARD BUSINESS

Ms. Frestedt provided handouts of the district showing recent how and where recent code changes would impact the district. She stated that the information was downloaded from the Department of Planning and Development’s Livable South Downtown website.

Ms. Chung Gerrick left at 5:30 p.m.

Ms. Frestedt noted the newly expanded boundaries and proposed a walking tour of the area. She said that in this new area is the current Charles Street maintenance facility where the street car maintenance facility is proposed. She said that the existing guidelines and code don’t provide a lot of direction for new construction in the expanded boundaries and that the Secretary of Interior Standards will be the primary point of reference until the expanded design guidelines are completed.

Ms. Frestedt pointed out that the sign code had changed – the table is gone – and the Board will have more discretion. She said that she will provide more information when it becomes available. Until then, she will include detailed citations of the revised text in the staff reports, where relevant.

Mr. Rosete left at 5:40 p.m.

Adjourn Meeting adjourned at 5:44 p.m.

Rebecca Frestedt, Board Coordinator
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