



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649 Seattle WA 98124-4649
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ISRD 227/09

MINUTES FOR THE MEETING OF TUESDAY, September 8, 2009

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

Board Members Present

John Bisbee
Weng Chan
Misun Chung Gerrick
Robert Ha
Bill Lee
Rich Murakami
Joshua Osborne-Klein

Staff

Rebecca Frestedt
Melinda Bloom

Chair Robert Ha called the meeting to order at 4:33p.m.

090809.1 APPROVAL OF MINUTES
August 11, 2009
Review of minutes postponed.

090809.2 CERTIFICATE OF APPROVAL

090809.21 WE Mart
302 4th Ave. S.
Applicant: Eyasu Tebellu, business owner

Summary of proposed changes:

Ms. Frestedt explained the proposed change of use from medical offices to deli/café (1200 sq. ft.) and distributed a set of floor plans. She said the Board previously approved a Certificate of Approval for a change of use for WE Mart to expand into the former gallery space to the south of the existing business in August 2009. She said that she would present the application on behalf of the owner who was not present. She explained the owner's intent to lease the corner storefront in the same building for a deli counter and café. She said the proposed use is allowed

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by Code and she noted they would come back with a proposal for signage. She explained that there are two entrances into the new space and they will use just one. In response to a question from the Board she could not confirm which door would be the primary entrance. She said she wasn't sure if the name would remain the same.

Public Comment: There was no public comment.

Board Discussion:

Board members determined they had enough information to make a decision.

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

The proposed alterations meet the following sections of the **International Special Review District Ordinance:**

SMC 23.66.320 – Permitted uses
SMC 23.66.326 – Street level uses

MM/SC/JOK/RM

6:0:0 Motion carried.

090809.22

Bush Hotel

409 Maynard Ave. S.

Applicant: Bob Hale, Kovalenko Hale Architects

Summary of proposed changes:

Ms. Frestedt explained the proposal to replace mechanical louver at the mural with a new window and said that three different framing options would be presented in response to Board feedback from the meeting of April 28, 2009. Drawings, photographs and specification sheets were provided. She said the Board approved exterior alterations (at the northwest corner), lighting and paint colors in July 2009. At that meeting, the Board denied a proposal to replace the louver with an aluminum double-hung window on the basis that the window design did not meet the District ordinance or design guidelines. The Board asked to see alternatives, including inoperable window with single-pane glazing. She said the Bush Hotel was constructed in 1915 and is located in the Asian Design Character District.

Ms. Frestedt stated that the nature of this opening is different from the existing double-hung windows; therefore she supported the consideration of other window types, nonetheless she said a wood frame window best meets the intent of the District design guidelines and ordinance, pursuant to SMC 23.66.336. She had no objection to the proposed paint color revision. Ms. Frestedt introduced the applicant, Bob Hale from Kovalenko Hale Architects

Mr. Hale summarized the proposal and explained the window will add more eyes on to the park. He said the preferred alternative is an aluminum storefront frame. Other options included: aluminum storefront with solid piece of glass with window division similar to sunroom, a wood option with the same clean lines as the aluminum storefront; or wood double hung window matching as best as possible existing wood double hung window, replicating the cement sill with wood sill.

Discussion ensued about the appropriate paint color and it was determined that the painter use the same mottled gray that is currently the background on the mural.

Mr. Murakami suggested the single panel aluminum window to keep it as simple as possible.

Public Comment: There was no public comment.

Board Discussion:

Mr. Chan said that aluminum was acceptable. Mr. Lee agreed.

Mr. Murakami reiterated his preference for the aluminum single pane window with it being painted to pick up the background color.

Board members were generally in agreement with Mr. Murakami except Mr. Osborne-Klein who preferred a wood frame window which, he said, is in keeping with the guidelines.

There was Board discussion about the color options for the window frame. Mr. Bisbee suggested painting the sills to match the other windows to preserve the 1915 aspect of the building and noted the mural was not an original part of the building.

In reference to the proposed material, Ms. Frestedt said the opening was not original and although wood material is preferred. She stated that the Guidelines allow consideration of anodized aluminum under certain circumstances.

Mr. Osborne-Klein countered that wood is feasible and there isn't much difference in size.

Members took a straw poll on aluminum versus wood for the window with Messrs. Chan, Ha, Murakami and Lee voting in favor of aluminum and Messrs. Osborne-Klein and Bisbee voting in favor of wood.

Action: I move that the International Special Review District Board approve a Certificate of Approval for exterior design consisting of window option 1A (aluminum) with the frame color to match the background of the mural. This approval is based on the following:

The proposed alterations meet the following sections of the **International Special Review District Ordinance**:

SMC 23.66.030 Certificates of Approval – Application, review and appeals

SMC 23.66.336 – Exterior building finishes

A. General Requirements

B. Asian Design Character District

1. Materials

2. Colors

ISRD District Design Guidelines

II. Storefront and building design guidelines

Relevant Secretary of Interior Standard's for Rehabilitation:

#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 or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the property and its environment would be unimpaired.

MM/SC/JOK/RM

6:0:0 Motion carried.

Mr. Hale asked if the Board should vote separately on the request to renew the paint colors for the window frames on the upper stories, as well as the cornice. He confirmed that this was part of the original approval, but that the Certificate of Approval had expired. Ms. Frestedt stated that the Board should make a separate motion for the colors. Mr. Hale summarized the proposed colors as shown on the submitted plans and elevations.

Public comments: There were no public comments.

Board discussion: There was no additional Board discussion

Action: I move that the International Special Review District Board approve a Certificate of Approval for paint colors. This approval is based on the following:

The proposed alterations meet the following sections of the **International Special Review District Ordinance**:

SMC 23.66.030 Certificates of Approval – Application, review and appeals

SMC 23.66.336 – Exterior building finishes

C. General Requirements

D. Asian Design Character District

1. Materials

2. Colors

ISRD District Design Guidelines

II. Storefront and building design guidelines

MM/SC/JOK/BL

6:0:0 Motion carried.

090809.23

Ascona Apartments

200 5th Ave. S.

Applicant: Chris Wright, Group3 Architects

Summary of proposed changes:

Ms. Frestedt explained the proposed exterior alterations on the west and north façades consisting of the following:

- Replacing the existing storefront windows with new aluminum frame windows featuring a dark anodized finish;
- Reconfiguration to the storefront entrances, per attached plans;
- Leveling a portion of the sunken court on the north façade and add a short concrete retaining wall;
- Removal of the non-original brick planters on the west and north façades;
- Enlarging a window on the ground level of the north façade to replace two smaller existing windows; and,
- Reconfiguring a portion of the security gate on the north façade.

Drawings, photographs and specification sheets were distributed as exhibits. Ms. Frestedt provided background information. She said the Ascona (formerly the Alki Hotel) was constructed in 1910 and is located *outside* of the Asian Design Character District. The building has undergone extensive alterations, particularly at the storefront level. She explained that the Architectural Review Committee reviewed the proposal on August 11, 2009. The Committee was supportive of the proposal and recommended approval. She said the applicant intends to return with a proposal for new lighting, signage, paint colors and security elements under a separate application. She introduced the applicant, Chris Wright, from Group3 Architects.

Mr. Wright identified the area where the proposed work is to occur on the storefronts along Fifth Ave. S. and S. Washington St. He confirmed that the original storefronts had been substantially altered. He explained they will add two doors on the north façade at the corner and said they will level the pavement to provide access to the door. He referred to the renderings and said the security gate will be moved back from the property line.

Ms. Frestedt added that the existing security gate on the north property line will be retained and recommend that the applicant return to the Architectural Review Committee with gate alternatives.

Mr. Wright explained they will add a new window in the concrete wall on the north façade where there are currently two smaller windows.

Ms. Chung Gerrick explained that at ARC they supported the removal of the brick planters and stated that the proposed work would clean up the façade and contribute to a clearer division of windows and doors. She noted that looking at the floor plans, the changes made sense.

Mr. Wright said they are adding one additional unit.

Ms. Chung Gerrick noted the window on the north side will enhance the unit.

Mr. Osborne-Klein said that street-level residential is not preferred in the Code. He asked about the choice of material for the windows.

Mr. Wright said that most of the windows that remain are aluminum and they are matching what is already there.

Ms. Frestedt noted that depth will be added to windows with wood trim and detailing. She said the space is currently permitted for residential use.

Mr. Wright explained concrete at grade, wood trim detail around windows and will come back with colors, materials and signage.

Ms. Frestedt noted this building lies in a residential zoned district so there is more dominant residential use.

Mr. Osborne-Klein reiterated the guidelines say not to encourage residential on the ground floor.

Mr. Murakami noted that retail activates the street more than residential.

Ms. Frestedt stated the current non-original store fronts were installed before the district was established.

Public Comment: There was no public comment.

Board Discussion:

Board members determined they had enough information to make a decision.

Action: I move that the International Special Review District Board approve a Certificate of Approval for the exterior alterations as proposed. This action is based on the following:

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

SMC 23.66.030 Certificates of Approval – Application, review and appeals

SMC 23.66.336 – Exterior building finishes

A. General Requirements

C. Exterior Building Design Outside the Asian Design Character District

ISRD District Design Guidelines

II. Storefront and building design guidelines

Relevant Secretary of Interior Standard's for Rehabilitation:

#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/MCG/RM

6:1:0 Motion carried. Mr. Osborne-Klein opposed.

090809.3 BOARD BUSINESS

There was no Board business.

The full ISRD Board meeting adjourned at 5:45 PM. The Architectural Review Committee convened immediately thereafter.

090809.4 ARCHITECTURAL REVIEW COMMITTEE

090809.41 Louisa Hotel
667 S. King St. /511 7th Ave. S.

Presenter: Jack Woo, property owner and John Chow, contractor

Ms. Frestedt provided background on the proposed exterior alterations. She explained that the vinyl windows on the upper stories were installed without Board approval and that she was working with the property owners to correct the violation. She said she granted administrative approval to replace the non-conforming vinyl with wood windows.

She explained the proposed storefront alterations and the owner's intent to replace the windows at the northeast corner retail space due to the deterioration. She noted the hodgepodge of different window configuration and detail in that area. She said the applicants propose to retain the character of the original storefront. She introduced property owner, Jack Woo, and contractor John Chow.

Mr. Chow said they plan to take off the wood and expose the transom windows. They will put in a new store front system with tempered safety glass and will paint. They will replace wood below and will keep it as original as possible.

Ms. Chung Gerrick asked if there were any historic photos of the building that show original window configuration. She said it is great for the owner to propose to restore the elevation and it will add to the community and the appeal from the street. She reiterated the desire to look at historic photos to ensure the work is historically correct. She questioned the use of an aluminum door.

Mr. Woo explained the aluminum door had been there since the 1970s. Mr. Chow said it has been there 50 – 60 years and is not original.

Mr. Murakami said it would be nice if they put in wood to match the other wood door. He asked if the wood at the base was original.

Ms. Frestedt said she didn't think that the wooden base was the original design. She read from the building's listing in the National Register of Historic Places and explained that this is a contributing building that was built in 1909. She said the six storefronts had been altered. She said that where there are alterations the preference is to restore back to its more original condition. She stated it is the preference of the Board to preserve as much of the original detailing as possible.

Ms. Chung Gerrick said the plan to expose the transom windows is a big improvement. Mr. Murakami concurred.

Board members discussed the type of glass to be used on the storefronts and advised applicants to check with DPD regarding code and permitting and obtaining an exception, if that would be necessary to retain the original profile.

Ms. Chung Gerrick said in kind replacement of the windows is okay but if new the Board would want to see more details and the profile should look like the old windows.

Ms. Frestedt suggested the applicants show side by side profile drawings that show the profile of the windows that are there now and what is being proposed to confirm that they match.

Ms. Chung Gerrick said that larger panels of glass, rather than breaking the windows into narrower sections, were preferable.

Mr. Murakami reiterated to check with the building code because it could impact what is done. He also suggested checking on the availability and cost of large pieces of glass.

Mr. Woo explained the orange paint color is the original color and what is tan now will be painted the orange. He went over other proposed colors and said the building upstairs would be a mustard color. The windows frames will be brown.

Ms. Chung Gerrick noted that it would be nice if the other store fronts would be the same and Mr. Chow said they intended to do the whole block in a couple years.

Ms. Frestedt requested the applicants provide color drawings to show which areas will be painted orange, which will be painted the brown. She encouraged the owner to make sure the orange paint is a proper match.

Mr. Murakami requested to see a plan section of different sections and how they are being detailed. He said they need to see all the window details and how it interfaces at the corners.

Ms. Frestedt advised the incentives and grants that are available such as tax incentives, challenge grants, and possible funding through Save American Treasures.

Adjourn.

Rebecca Frestedt, Board Coordinator
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