



The City of Seattle

## International Special Review District

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
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ISRD 293/08

### MINUTES FOR THE MEETING OF TUESDAY, November 4, 2008

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

#### Board Members Present

Robert Ha  
Misun Chung Gerrick  
Weng Chan  
Joshua Osborne-Klein  
Jerry Chihara  
Amalia Gonzalez-Kahn

#### Staff

Rebecca Frestedt

#### **110408.1 APPROVAL OF MINUTES** October 14, 2008

MM/SC/AGK/SC 5:0:1 Minutes approved. Mr. Chihara abstained.

#### **110408.2 CERTIFICATES OF APPROVAL**

##### 110408.21 Ho Ho Seafood Restaurant 653 S. Weller St.

Ms. Frestedt explained the proposal to install an awning on the S. Weller St. façade above the restaurant's entrance. The awning will be constructed of bronze sheet metal and attached to an aluminum frame anchored to the building. The awning will feature internally lit sign modules, each with flat trim-capped acrylic faces. No illumination under the awning is proposed. She said the proposed signage meets the allowance, pursuant to SMC 23.66.338, and added that the business is located in a contributing building within the Asian Design Character District. Ms. Frestedt introduced business owner, Pauline Lui.

Ms. Lui stated that the landlord wanted the awning to be simple and smaller than the previous one. She tried to simplify the design, add signage, and match the building. She said the material is a high quality aluminum coating that will be durable.

There was general agreement that the Board appreciated the attention to design detail and would be a nice addition to the building.

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The Seattle Department of Neighborhoods**

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Mr. Chihara asked for clarification on the colors of the underside, support and frame.

Ms. Lui responded the frame supports would be black and the top of the awning would be copper. She provided a material sample. She said the letter returns will be purple to match the face. She said the letters are proposed to be channel letters similar to Uwajimaya.

Public Comment:

Maribeth Ellis of the Chinatown ID Business Improvement Area voiced support for the application.

Board Discussion:

Mr. Chihara asked about the weatherization of the copper material. He wondered if it would be too shiny. He would like to see a material that weathers and dulls with time.

Ms. Lui explained the material is weather resistant and the contractor recommended this color as looking best with the building.

Mr. Chihara expressed concern about the color on the back and wondered if it would be possible to apply a color to the back to be dark to match the frame.

Ms. Lui stated she would like the underside to be lighter to be more welcoming.

Mr. Chihara said that would be a strong contrast to the building and was concerned that the contrast between the frame and underside would be too great.

Ms. Gonzalez-Kahn agreed and noted the Guidelines state the underside should match.

Ms. Frestedt said that her interpretation of the guidelines language about color relates more to fabric awnings that provide screening underneath.

Ms. Lui called her sign contractor, Mark Weissenbuehler, via speaker phone to determine if the material was stainless steel.

Mr. Weissenbuehler stated that the material has a baked enamel Kinar 500 paint finish.

Ms. Chung Gerrick asked if there would be a return on the awning.

Mr. Weissenbuehler said the sides would be open and only the arm returning to the wall will be visible. He said the frame can be painted any color.

Mr. Chihara wasn't concerned with the color of the frame but asked if they could change the back of the awning metal.

Ms. Lui responded no and that was the only color it comes in.

Mr. Chihara said the black frame color is neutral to the building and he liked that. He asked Mr. Weissenbuehler if the copper finish would weather and become less bright.

Mr. Weissenbuehler explained there will be a slight fade and dull over time. The sheen will diminish in six months or so.

Mr. Chihara noted this as a desirable aspect of copper finish.

The Board discussed the ribbed design of the awning and confirmed with the contractor that it will not contribute to oil canning.

Mr. Weissenbuehler said the awning would have a standing seam that will stand up 1” and will come down with border trim 4-5”. He said from the side the underside of panels will not be visible; they will be visible only from below.

Mr. Osborne-Klein stated he was comfortable with what he’s heard but expressed concern about the contrast. He understood the applicant’s desire to lighten it up. He thought it best to not apply paint over. It is a substantial permanent sign; he appreciated attempts to match the building.

Mr. Chihara was pleased to hear it will oxidize over time. He preferred the black frame especially those that support the sign.

Ms. Gonzalez-Kahn agreed.

Mr. Ha supported Mr. Osborne-Klein’s comment about lightening the color.

Ms. Gonzalez-Kahn asked for clarification on the frame color.

Ms. Lui stated they propose the original option of black; it matches the building and the letter framing.

Board members were supportive of the application.

**Action:** I move that the International Special Review District Board approve a conditional Certificate of Approval for the installation of the exterior alterations and signage provided that renderings are submitted for Staff review for details on gables, framing and return colors.

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

**ISRD Design Guidelines for Awnings and Canopies, Façade Alterations and Signs**

**I. Awnings and Canopies**

**SMC 23.66.336 – Exterior Building Finishes**

**B. Asian Character Design District**

**5. Awnings**

**SMC 23.66.338 – Business identification signs**

MM/SC/JOK/AGK

6:0:0 Motion carried.

**110408.3 BOARD BUSINESS**

**ADJOURN**

The meeting was adjourned at 5:37 p.m.

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