



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649 Seattle WA 98124-4649
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ISRD 115/09

MINUTES FOR THE MEETING OF TUESDAY, April 14, 2009

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

Board Members Present

Robert Ha
John Bisbee
Joshua Osborne-Klein
Bill Lee

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Misun Chung Gerrick
Weng Chan
Rich Murakami

Chair Robert Ha called the meeting to order at 4:36 p.m.

041409.1 APPROVAL OF MINUTES

February 10, 2009
MM/SC/JOK/BL

4:0:0 Minutes approved.

February 24, 2009
MM/SC/MOK/JB

4:0:0 Minutes approved.

041409.2 CERTIFICATES OF APPROVAL

041409.21 Dim Sum King
617 S. Jackson St.

Change of Use: Proposed change of use from retail to restaurant/café.

Ms. Frestedt explained the proposed change of use from retail to restaurant (1278 sq. ft.). She said the proposed use is consistent with SMC 23.66.320. She introduced business owner Amy Eng.

Applicant Comment:

Amy Eng, business owner, and Jerry Kai her brother in law, had no additional comments.

Public Comment: There was no public comment.

Board Discussion:

Messrs. Osborne-Klein and Ha stated that they saw no issues with the application.

The Board 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 a change of use, as proposed. **This action is based on the following:**

Applicable Guidelines

SMC 23.66.320 – Permitted Uses

MM/SC/JOK/JB

4:0:0 Motion carried.

Ms. Eng asked about the process for receiving the Certificate of Approval. Mr. Ha provided translation assistance. He explained in Cantonese that the applicant would need to come back with another application for proposed signage. Ms. Frestedt offered to meet with applicants to help with the application process.

041409.22

Tropics Thai

606 S. Weller St.

Signage: Proposed installation of a neon business identification sign to be located above the entrance.

Ms. Frestedt explained the proposal to install a neon channel letter sign (dimensions: 12’w x 2’h) on the storefront below the awning. The sign will feature a Dibond backing with red and green neon and a Lexon logo. She distributed drawings, photographs and attachment details. The proposed signage meets the allowance requirements of SMC 23.66.338. The amount of signage proposed is 24 sq. ft. The allowance is 42.7 sq. ft., adjusted for the lack of Asian characters. The business is located within the Asian Design Character District. Ms. Frestedt explained that the Board denied a proposal for a new awning featuring back-lit signage in December 2008, based on the proposal’s incompatibility with the District Design Guidelines. She said this is a proposal for a different type of sign in response to the Board’s concerns. Ms. Frestedt introduced the applicant TR Nguyen and business owner, Kai Huang.

Applicant Comment:

Mr. Huang explained the material had changed and he chose a black background.

Mr. Osborne-Klein asked about the illumination for the sign and wanted to know if it would be backlit.

Mr. Nguyen explained the sign was not backlit. He further explained the proposed neon illumination. He said all wiring would be located behind the backing and only the neon lettering would be visible. He said there will be vinyl lettering on the surface and the neon would be around the lettering. The white sign face will not be illuminated. Channel letters will be white with yellow vinyl and red neon. The logo will be lit and the rest will be exposed neon. The logo will be pretty much flush with the sign face.

Ms. Frestedt explained the method of attachment seemed appropriate.

The Board discussed the preference for and benefits of the addition of Asian characters and Mr. Nguyen said it is something they can consider at a later date.

Ms. Frestedt explained that the mechanical box must be painted to match the face of the building in accordance with the Design Guidelines. She said a black box would be inconsistent with the guidelines in this instance.

Mr. Nguyen said he would paint the cabinet to match the sign face.

Public Comment: There was no public comment.

Board Discussion: There Board 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 signage, as proposed with a recommendation of adding Thai characters to sign at some point in the future.

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
IV. Signage**

Design Guidelines for Signs

II. A. Buildings with Multiple Tenants

The following design guidelines apply to buildings with multiple tenants:

1. All signs on a single building shall be coordinated as to size, shape, color and location. They shall be of shapes, colors, and textures compatible with each other and with the architecture and exterior finish materials of the building.

MM/SC/BL/JB

4:0:0 Motion carried.

041409.23

Milwaukee Hotel
672 S. King St.

Applicant: Paul Wu, Wu Architecture

Ms. Frestedt explained the application for proposed construction of a housing unit for rooftop access. The housing unit is proposed on the northwest corner of the building. She noted that the feature isn't visible from King Street or the alley but it is fairly visible from Jackson. She expressed concern about the compatibility of the proposed cement fiberboard cladding with SMC 23.66.336 B1. Exhibits included photos, drawings, and paint and material samples.

Applicant Comment:

Paul Wu stated that cement fiberboard is 90% cement and sand which he considered earthen. When painted out it looks just like stucco. He said if concrete is considered earthen then cement should be as well. He said it is appropriate and this would only be seen from a distance.

Ms. Frestedt noted that she called the State Office of Archeology and Historic Preservation regarding the use of cement fiberboard. She said Hardi Plank is discouraged in some historic district guidelines but is not explicitly called out in ours. She noted that there has been a trend toward the use of cement fiberboard because it is affordable and easy to maintain. She said the visibility from the ground is minimal. From a preservation standpoint the composition of the material is not characteristic of materials used when the building was built.

Ms. Frestedt stated that the plan sets submitted with the application include two conflicting references to the cornice; she said there is currently an appeal related to the cornice so it is not part of this application. She stated the Board's review does not involve the cornice today.

Chris Koh, building owner, said the material being considered is also fireproof.

Mr. Wu said Hardi Plank is pre-fab siding material in standard sizes; this is a raw material. It is a tough material and used in a lot of apartment systems. It provides a rain screen system where the secondary waterproofing is behind the board. He preferred this over stucco which can crack and retains water.

Mr. Koh said the rooftop access was added on as a fire department requirement and is not part of the original drawings – it is a fire stairwell to the roof so they want to use fire proof material.

Mr. Bisbee understood why the material was selected but expressed concern it opens a precedent for others to point to when considering exterior materials. He added that from a traditional standpoint it would have been metal or brick.

Mr. Osborne-Klein said it was acceptable because it is on the roof and not on a primary façade.

Mr. Lee asked about the weight of the material.

Mr. Wu said the roofhouse is appropriately supported and has walls built all the way down to the floor.

Mr. Osborne-Klein asked about the benefit of cement board over stucco.

Mr. Wu said it is lightweight, affordable, once painted it will look just like stucco, easy to maintain and clean.

Mr. Ha thought it was okay because it was on the roof.

Public Comment: There was no public comment.

Action: I move that the International Special Review District Board approve a Certificate of Approval for the rooftop installation as proposed. **This action is based on the following applicable Ordinance citations and standards:**

Relevant Code sections:

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

Relevant Design Guidelines

Design Guidelines for Awnings and Canopies, façade Alterations, Security and Signs

II. Storefront and Building Design Guidelines

The following guidelines will be used by the board in the evaluation of requests for storefront and building design approval and shall apply to the Asian Character Design District:

B. Earthen materials such as brick, wood, concrete and tile shall be used for entry doors, windows and the main façade.

Relevant Secretary of the Interior standards:

#9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

MM/SC/JOK/BL

4:0:0 Motion carried.

041409.3 BOARD BUSINESS

Ms. Frestedt said that there was no Board business.

Mr. Ha adjourned the meeting at 5:38 PM.

Rebecca Frestedt, Board Coordinator
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