



The City of Seattle

## International Special Review District

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
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ISRD 112/08

### MINUTES FOR THE MEETING OF TUESDAY, April 22, 2008

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

#### Board Members Present

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

#### Staff

Rebecca Frestedt  
Melinda Bloom

#### Absent

Weng Chan  
Joshua Osborn-Klein

Chair Amalia Gonzalez-Kahn called the meeting to order at 4:35 PM

*Misun Chung Gerrick arrived at 4:37.*

#### **042208.1 APPROVAL OF MINUTES**

March 25, 2008

MM/SC/JC/RH 5:0:0 Minutes approved as amended.

April 8, 2008

Ms. Frestedt indicated that the minutes for April 8<sup>th</sup> were not ready and would be deferred to an upcoming meeting.

#### **042208.2 CERTIFICATES OF APPROVAL**

042208.21

Dome Tavern

214 4<sup>th</sup> Ave. S.

**Staff Report:** Retroactive request for approval to repaint the exterior façade of the business located at 214 4<sup>th</sup> Avenue S. Ms. Frestedt said that the business is located outside of the Asian Design Character District. She said she is concerned about the lack of transparency on the business entry door. Ms. Frestedt introduced the applicant, business owner Charles Sim.

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

"Printed on Recycled Paper"

Mr. Sim said he opened the Dome Tavern six weeks ago; the exterior was dirty so he had it painted to make it look nicer. He said he didn't know until he received a letter that there was an ordinance and he apologized. He said the recessed entry door was painted, as well. He said after he found out that it was not appropriate to paint without approval, his wife removed the paint covering the plastic where the window used to be. He said he is asking the board if he can keep the yellow paint outside.

Ms. Frestedt asked for clarification about the material within the window frame of the recessed door.

Mr. Sim confirmed that it was white plastic, there was no glass; it was that way when he purchased the business.

Board Questions:

Ms. Chung Gerrick asked if the door has a transparent opening now.

Mr. Sim said it is just white plastic and you can't see through it.

Public Comment: There was no public comment.

Board Discussion:

Mr. Chihara said the color seems appropriate for the district and commented that the requirements call for earthen colors. This yellow is a more of a mustard yellow so it would be appropriate. He supports the painting.

Ms. Chung Gerrick supports as well; having been vacant for a year she said it is good to see a new business in that spot and in the neighborhood. She would approve the color change.

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

SMC 23.66.336 – Exterior building finishes

- A. General requirements.
- C. Exterior Building Design Outside of the Asian Design Character District

**MM/SC/MCG/RH                      5:0:0 Motion approved.**

042208.22

Asian Pacific Associates  
619 S. Jackson Street

**Staff Report:** Change of Use; Signage. The applicant proposes retroactive change of use from retail to travel agency (1,476 sq. ft.); to install an open channel letter sign (40”h x 48”w) and an interior-lit cabinet box sign (24”h x 108”w) on the Jackson Street façade above the entrance. Ms. Frestedt said that the business is located within the Asian Design Character District. She said the business is allowed 61 sq. ft. of signage, pursuant to SMC 23.66.338 Table 338D. She said the total proposed signage equals 31.3 sq. ft. Ms. Frestedt introduced Felicity Wang, business owner.

Ms. Wang said they just moved in a couple weeks ago. She said they need signage to attract customers. She added that they have a Spanish-speaking employee to service the Mexican market so they're proposing multi-lingual signage so they can promote the business.

Board Questions:

Mr. Chihara said the Asian Pacific Associates (APA) is the main business name and asked if the other two subsidiaries of it.

Ms. Wang said yes, APA is the business name and the other two are DBA Asian Pacific Tour and Travel and DBA Viejas Hermosa Vista.

Mr. Chihara asked what the Chinese characters represent.

Ms. Wang said they represent Asian Pacific Tours.

Public Comment: There was no public comment.

Board Discussion:

Mr. Chihara said the Change of Use seems consistent with other businesses that are located on ground floor that are travel businesses.

Ms. Frestedt said she is comfortable that it does meet the guidelines and the fact that Mr. Ha's business is similar and across the street, that there are a number of travel agencies that are located on the ground floor. The fact that there is a lot of walk in traffic helps to support the pedestrian oriented nature of the business.

Mr. Chihara said it is kind of unusual, the Board hasn't seen an application with multiple business names trying to be incorporated. He said because they are under the signage allowance he doesn't have major concerns but asked Ms. Frestedt if there was anything the Board should note.

Ms. Frestedt said there is nothing in the Design Guidelines that address the co-location of multiple entities under one main business. She said that since Ms. Wang is the business owner of each entity and the signage text relates to the business, she said she doesn't see anything that would conflict with the existing code. It is something that could conceivably come up when applying for permit from DPD.

Mr. Chihara asked if there was a master plan for where all the signage on the building is.

Ms. Frestedt said she is not aware of an existing master plan. She said she had requested that no signage be placed in the transom windows and noticed that the "Open" sign has been placed there. She also commented on the addition of the video monitor near the window. She indicated that the PDA is supportive of this application.

Mr. Chihara asked if the building was a type of clay tile structure and wondered about the attachment method. He recalls a lot of effort to repair it after the Nisqually Quake and wouldn't want to see attachment damage anything.

James Park, Speedy Signs, said the material was just concrete, that up above it was clay tile.

**Action:** I move that the International Special Review District Board approve a Certificate of Approval for a Change of Use and Signage, as proposed.  
This action is based on the following:

SMC 23.66.326 B. – Street-level uses

SMC 23.66.336 – Exterior building finishes  
i. General requirements.  
ii. Asian Design Character District

SMC 23.66.338 – Business identification signs

ISR Design Guidelines  
IV. Signage [for interior-lit cabinets]

**MM/SC/JC/HT                      5:0:0   Motion approved.**

042208.23

Hing Hay Park  
411 Maynard Ave. S.

**Staff Report:** Exterior design – landscaping. The applicant proposes to add 4 to 6 sets of metal and maple wood tables and bronzed metal and teak chairs for temporary use in Hing Hay Park. The furniture will be chained together and stored in the winter time. Maintenance of the furniture will be the responsibility of CIDBIA staff and City Park Rangers. Ms. Frestedt introduced Julia Nelson from CIDBIA.

Ms. Nelson said the furniture is easily maintained; they will be stacked next to the building and will be chained together. She said that the BIA will be talking with the Park Rangers soon; they will be able to oversee the use somewhat.

Board Questions:

Ms. Chung Gerrick asked where the furniture would be stored.

Ms. Nelson said it will be stacked next to the building, chained together. She said a couple of other parks do this: Freeway Park, Occidental Park.

Ms. Frestedt noted that Occidental Park is in the Pioneer Square historic district and that she believes that the furniture in that park is maintained by Parks staff and the Pioneer Square Community Association staff.

Ms. Chung Gerrick asked the applicant to explain the reason for the furniture.

Ms. Nelson said so the park would be more activated with people eating lunch and providing legitimate uses.

Mr. Chihara loves the idea of getting greater use of the park as long as there is some type of oversight that ensures it is used for its proper intentions.

Ms. Nelson said the park rangers will be able to help with that; they are meeting with them on May 9 and will get a better idea of when they will be able to start.

Mr. Chihara asked Ms. Nelson to speak to the color choices and how it is compatible.

Ms. Nelson chose red and green because it matches the pagoda.

Mr. Chihara asked if the photos (showing colors) are accurate.

Ms. Nelson said they were.

Ms. Chung Gerrick said it looks more purple than red.

Ms. Nelson said she thinks it is a deep wood red. She hasn't seen them in person.

Mr. Chihara said it looks purple to him as well.

Ms. Nelson didn't think it would look purple at all; she said it would be more burgundy.

Ms. Chung Gerrick said what she likes about the tables and chairs at Occidental Park is that they don't compete with colors.

Ms. Nelson asked if she meant plain metal would be preferred and that they could look into that; they are on a time limit.

Ms. Frestedt said if the board is not comfortable with the color selection, and part of their review for this application is to ensure that any changes are compatible with the guidelines and features of the park and surrounding buildings. She said the Board could deny the request or defer taking action until they were presented with an alternative.

Ms. Gonzalez-Kahn said she didn't mind the look of the ones presented; she asked if they are easy to move.

Ms. Nelson said they are easy to move and easily stacked and chained.

Ms. Chung Gerrick likes the idea of having more use in the park and having tables and chairs will help bring more people to the park. She doesn't like the look of the furniture presented and would prefer something more neutral.

Ms. Chung Gerrick said bringing color samples would be helpful.

Ms. Frestedt agreed and recommended applicant contact the manufacturer to get samples to bring back to the Board and that it may be in applicant's interest to also bring an alternative.

Ms. Nelson said she would do that.

Mr. Chihara asked how the proposed to chain the furniture together.

Ms. Nelson said they are just stacked and then chained while stored. They won't be chained during normal use.

Ms. Gonzalez-Kahn thought that would be important with regard to positive uses of the park; a lot of community members feel intimidated by the not so positive elements. She is a little concerned about providing more spaces for people to sit may increase negative activities.

Ms. Frestedt said those are issues the Pioneer Square Preservation Board also struggled with. The observation and monitoring of uses was an essential part of that.

Public Comment:

Jan Johnson, resident and business owner, said there will be seven Park Rangers for the whole City and asked if there is no Ranger there, will it be the responsibility of the local people to maintain. She is concerned about illegal activity and asked who will be monitoring that.

Ms. Nelson said they just plan to have them out there at lunch hour it wouldn't be all day.

Ms. Johnson said it is a good idea but it needs to be monitored.

Ms. Gonzalez-Kahn asked who would be deciding when the furniture would be out and if it would be a BIA responsibility.

Ms. Nelson said yes, and they would have their sanitation crew assist.

Ms. Frestedt said the applicant didn't specify the times and duration and asked if it would be out just over the lunch hour.

Ms. Nelson said they are thinking 11:00 a.m. – 2:00 pm.

Cassie Chin from WLAM said it might tie in nicely with Park's busker music program so those two elements would help support one another.

Board Discussion:

Mr. Tang asked where the chairs and tables are proposed to go.

Ms. Nelson said they were thinking of placing them along the steps but they can play around with it to see what works best.

The Board discussed their support for the idea but expressed concern about the colors, and materials proposed and requested samples.

**Action:** I move that the International Special Review District Board approve a Certificate of Approval for exterior design - landscaping, as proposed conditional upon the final color and material selection be submitted for final review. This action is based on the following:

SMC 23.66.030 Certificates of Approval

**MM/SC/JC/RH**

**5:0:0 Motion approved.**

Ms. Frestedt informed the applicant that before the Certificate of Approval can be issued the applicant must come back before the board with additional information about the colors; she recommended bringing a more new neutral alternate.

042208.24

Wing Luke Asian Museum  
719 S. King Street

*Ms. Chung Gerrick recused herself as she has involvement with WLAM through her job at Olsen Sundberg and stepped out of the room.*

**Staff Report:** Street use. Applicant proposes to convert three parking spaces (approximately 67 feet) along 8<sup>th</sup> Avenue S. to a 30 Minute Load/Unload zone from 8 AM – 6 PM. The change will accommodate school buses and touring groups. Ms. Frestedt introduced Cassie Chinn, Wing Luke Asian Museum (WLAM) and Matt Martell, from Homesight.

Mr. Martell said there is no adequate place for school buses, tour buses to park when bringing visitors to the new WLAM museum. They worked with Nora Chin at SDOT who recommended this proposal.

Ms. Frestedt added that after 6:00 PM the use of the space isn't monitored so would be available for customers of area businesses and residents just as it had been when it was metered.

Ms. Gonzalez-Kahn said as one who frequently comes into the neighborhood with a 15 passenger van and trying to unload, there are too few of these zones and thinks the need will be greater once the new museum opens. She said although it decreases parking that is available to the community she thinks it is a good idea.

Mr. Chihara supports the proposed change because the educational component of WLAM is so important to the overall mission of what WLAM is about that it seems appropriate that there is space that will accommodate the school buses in particular. He would like to see it limited for truck load zone and used primarily for the buses and isn't sure how that could be enforced but he fully supports as accommodation for school buses and tour groups.

Ms. Chinn said the majority of use would be for tours; they have multiple tour options which include new permanent exhibits and walking neighborhood tours. She said the number of drop off/pick up times is high during the day. Secondarily is the exhibit fabrication which is periodic throughout the year; the museum marketplace store which will only see small deliveries mostly by UPS.

Mr. Tang asked the zone time duration; if it is just 30 minutes between 8:00 am and 6:00 pm and then sits empty the rest of the time.

Mr. Martell said yes; it will be empty more often than other zones will be because there is a time limit of 30 minutes. He said they worked with SDOT and this is what they recommended.

The Board was supportive of the proposal but expressed concern about parking for the school and tour buses while they are waiting and asked that their intermediate waiting location be considered due to the lack of available parking in the district.

Ms. Chinn said the proposal was framed that way in order to balance the need to still have the parking spaces available for the customers of other businesses so SDOT took that into account.

Public Comment: There was no public comment.

Board Discussion: The Board agreed they had enough information to make a decision.

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

**SMC 23.66.334 – Streets and sidewalks**

MM/SC/RH/JC 4:0:1 Motion approved. Ms. Chung Gerrick recused herself.

042208.25

Wing Luke Asian Museum  
719 S. King Street

**Staff report:** Signage and exterior alterations. Ms. Frestedt read from the staff report and summarized the sign plan for the Wing Luke Asian Museum. She said the proposed signage includes: Corner sign: Double faced aluminum cabinet sign (16'4''h x 2'6''w) installed to project from the second story of the building's northeast corner. Lettering will consist of ¼'' push through copy and be internally illuminated. The sign will extend into the right of way by 40'' and be positioned 20' above the sidewalk. Main entry sign: Proposed aluminum faced sign (4'9''h x 2'w) to be located on the interior of the window to the left of the King Street entrance. The sign will be illuminated with up and down lights installed within the sign frame. The sign background will be applied vinyl. Secondary entrance signs: Proposed white and gray vinyl window lettering to be installed in three locations. Ms. Frestedt said this application also includes a proposal to add a translucent window film to the exterior window surfaces. She said the graphic will match the main entry sign. She passed out photographs and material samples.

Ms. Frestedt said the proposed corner sign exceeds the allowance for double faced signs in the code, pursuant to SMC 23.66.338 (D)(4) – Business identification signs. She said the code states that the maximum size of a double-faced sign on the second story can only be 80 sq. ft. She said the proposed corner sign is 81.6 sq. ft. and that the applicant requests that the Board grant an exception to the maximum allowance as part of the decision on this application. She said the Board received a briefing on the sign proposal on February 12, 2008.

Ms. Frestedt introduced Wing Fong, WLAM signage designer.

Mr. Fong described the overall project goals: to identify the building as being the WLAM and to do it in a visually appealing way and to present it in a way that complements the neighborhood; serve as wayfinding technique; the building wrap is to bring all the windows and facades into one unified brand. He presented a material sample for the wrap which is a textile pattern inspired from fabric in the museum's collection. He said it is translucent so allows for light penetration. He said the band will be up high so it won't obscure anything but the rafters. He said the color for the corner sign and the main entrance sign is a gray to match the trim on the doors and that during the day the sign will look orange and at night when the sign is lit it will glow orange. He said the corner sign previously raised concerns by the Board for being too large has been reduced in size and lined up with rockcrete bands along the side.

Ms. Gonzalez-Kahn appreciated the applicant listening to the board and having the sign lined up with the rockcrete band looks better. She is supportive of letting the sign go just above the sign limit because they did address the board concern.

Mr. Chihara agreed with Ms. Gonzalez-Kahn and said being in rockcrete versus in the masonry area is a good solution.

There was a discussion about the placement of the entry sign and the transparency requirement.

Ms. Frestedt said there is a 50% transparency requirement. She said since this sign is limited to one window and the others are open and clear she didn't see it as a conflict with the code.

Mr. Chihara said what he liked best was the overall goals of WLAM and how the sign package meets those goals; it is well stated and clear; it is a good proposal.

Ms. Frestedt said in the applicant's initial proposal there was additional signage that had been included on the alley and south sides of the building and asked if signage at those location is still being considered.

Ms. Chinn stated they received their bid proposals and had to make choices regarding priority and selected main entry, corner sign and overall building band. The other signs related to wayfinding so they will wait to see how visitors approach the building and if there is confusion about where the main entrance is.

Ms. Frestedt informed the applicants that they could come back before the board at a later date to add more signage.

Mr. Chihara said there was some detailing on the corner signs in an earlier briefing; he appreciated consideration for revisiting this design detail. He said that this is a better proposal and is cleaner. He said there is no confusion about what is historic signage.

Ms. Frestedt asked if there was still a proposal to add the Yick Fung signage to the window of the storefront.

Ms. Gonzalez-Kahn asked if the Yick Fung window signage is something that could be included in this proposal.

Ms. Frestedt said since the graphics have been proposed at a briefing and the only omission is it isn't included in the description, she thinks the Board can discuss it and if the Board is supportive of the proposal this could be included if there are no changes to the graphics. She would ask Mr. Martell to submit a revised description that includes it for the record.

Ms. Chinn said as part of the new museum project they have relocated the original Yick Fung store which is in the West Building into a similar storefront size to be able to preserve it as what they are calling an "immersion exhibit". She said it would be preserved with all the cabinetry, fir flooring, all the goods, candy jars on display. She said in a previous application before the Board WLAM has received approval to remove the historic windows and preserve them in the museum's collection. The proposal now is to recreate them using hand painted signage as they looked in the West Building.

Ms. Frestedt commented on the inclusion of the former street address which will no longer correspond with the address at the new building. She suggested including a reference to the relocation with the interpretive aspect of the sign. She said Sarah Sodt, the former coordinator, said the Board at the time discussed the Secretary of Interior standards and that some preservationists may see this as a violation of the standards because it is creating a false sense of

history. She doesn't suggest a denial of the proposal but notes that it is a concern that others may take it as a kind of precedent.

Ms. Gonzalez-Kahn said as a museum exhibit it could perhaps be seen differently, to recreate for the purpose of an exhibit she would feel OK with especially if it means the original ones are in fact preserved. She felt this is a special circumstance.

Mr. Chihara agreed; it seems like it would be a conflict to approve the moving of the space and then not approve the signage to go along with the recreation of the space. He said there are extenuating circumstances on this particular instance.

Ms. Frestedt stated that she is grateful the museum has preserved the original glazing.

Ms. Gonzalez-Kahn stated that the Board has not yet seen a copy of the interpretive text.

Ms. Chinn didn't bring a copy of the interpretive text but said it is a short line indicating where the original store was located in the West Building; the donation of the store by the Mar Family; and that guided access to the store is available.

Ms. Frestedt said if it is important to the Board to see the text before it is approved, they could request to see it first as a condition or ask that it comes back as a revision. A condition in this case may be more appropriate.

Mr. Tang asked if the text would be in Chinese. He said he thinks in Chinatown it should be available for immigrants that don't speak English so they can know more about the Wing Luke Asian Museum.

Ms. Chinn said they hadn't planned on having it translated; they had been using English because of the difficulty of Pan Asian Pacific American mission of the museum.

Mr. Fong asked Ms. Chinn if the museum will make translated sheets available to guests.

Ms. Frestedt said this is the approach that Fire Station 10 is discussing regarding public art.

Ms. Gonzalez-Kahn asked if the interpretive text could include that the original glass in on display or is part of the museum's collection and that the glass has been repainted.

Ms. Chinn said they haven't sent it in for production yet; they could add that the store moved over including an additional clause including preservation of the original store windows.

Ms. Gonzalez-Kahn thought this mention might help to address the Secretary of Interior Standards.

Public Comment: There was no public comment.

Board Discussion: The Board agreed it 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 the additional approval for exceeding the allowance for the double face on the corner of the building and that the further approval for the Yick Fung window signage. This action is based on the following:

SMC 23.66.336 – Exterior building finishes

- b. General requirements.
- c. Asian Design Character District

SMC 23.66.338 – Business identification signs

Ms. Frestedt advised the Board at this point it is possible for a member of the Board to amend the motion to address the window signage in the corner that doesn't currently have the exact text. As interim Chair Ms. Gonzalez-Kahn cannot make the amendment.

Ms. Gonzalez-Kahn said she is comfortable with the just saying that her preference that the fact it is not the original windows be included in the interpretive text.

Ms. Chinn agreed with Ms. Gonzalez-Kahn.

**MM/SC/JC/RH                      3:1:0   Ms. Gonzalez-Kahn opposed.**

Ms. Frestedt agreed and said she will include a letter that accompanies the Certificate of Approval to support the proposal. She said she is grateful that the applicant agrees.

042208.26

Gyro House  
212 5<sup>th</sup> Ave. S.

**Summary of proposed changes:** Signage. Ms. Frestedt said the applicant requests retroactive approval for the following signage: Addition of white vinyl lettering on the face of the awnings along 5<sup>th</sup> Ave. S.; white vinyl text adhered to the entry doors; This application includes a proposal to: Add white vinyl business identification signage to the extant canvas projecting banner, mounted to the west façade; and, Repaint the existing 4' x 8' sign face on the south façade (black background with white text) to reflect the new business.

Ms. Frestedt said the Code allows 93.8 sq. ft. of signage (amount adjusted for English only text) on the west façade. The amount of signage proposed on this façade totals approximately 80 sq. ft. She said the amount of proposed signage on the south façade falls well within the Code. She said the "Gyro House" lettering on the awning does not appear to meet section I. Awnings and canopies, item #5 of the ISRD Design Guidelines.

Applicant Comments: Ms. Frestedt presented on behalf of the business owner, Kifly Elwaild, who was unable to attend. She noted that the adjacent business, Tenoch has similar sized signage on its canopy which was previously approved by the Board. She said the owner of Gyro House was not aware of the approval process.

Board Discussion:

Ms. Chung Gerrick asked if the sign on the south façade would be painted over.

Ms. Frestedt said the applicant proposes to paint over that sign in black and white.

Ms. Chung Gerrick commented on the owner's business card and said that she prefers the design represented on the card to the proposal. She stated that the proposed signage is very bold and does not seem characteristic to the District.

Mr. Ha said that the awning reminds him of a temporary banner that would be used for “Grand Opening” and is not interesting.

Ms. Frestedt said the Board does not have to approve it because it is there. She said if it had not yet been installed and was only a proposal and the Board felt it was not compatible then there could be a recommendation to come back with alternatives and that same recommendation can apply. She said it is unfortunate that the expense had already been made to purchase and install the signage but that shouldn’t influence the consideration of the application.

Ms. Chung Gerrick asked if the signage on the south façade had been installed.

Ms. Frestedt said the wooden sign panel is already there but the text is not there yet.

Mr. Chihara said he encourages the applicant to look at a different font style for the other signage to be more like the Manila Bay signage use to be, it was a much nicer font and signage that would be more compatible with the District Guidelines.

Ms. Gonzalez-Kahn said it is unclear what the font is going to be because it looks like they were planning to keep “the lounge” font; she asked if the Board can ask for clarification.

Ms. Frestedt said the Board can defer consideration of the application until there is more information.

Ms. Gonzalez-Kahn asked if the Board could, while deferring, give input into more compatible signage.

Ms. Frestedt said this is an opportunity to provide feedback to the applicant. She reminded the Board that members should not consider the economic impact of the decision, but rather should focus on the compatibility of the Design Guidelines and the Ordinance.

Ms. Chung Gerrick said they should reconsider the design to look similar to their business card, or at least use a font that is closer to business card that has less solid font than what they are proposing.

Ms. Gonzalez-Kahn said it is a unique building that is not within the character of the District and looking at the existing signage as it relates to the building next to it she does think it fits in with what is there on the awning. She would be open to supporting the existing signage because a precedent has been set on that block and it is a unique building in a unique place on the edge of the neighborhood. She said as far as the proposed work there isn’t a lot of clarity about what the proposed signage is, she would like to defer the decision on that until there is clarification on what that font will look like. She would like to encourage the applicant not to submit something that looks similar to the awning.

Mr. Chihara said it is hard to ground it in the ordinance because it seems like it is in compliance in terms of total area. There is some question whether it is out of compliance regarding signage on the banner but the precedence with Tenoche seems to suggest otherwise. He said the text does seem out of scale with the amount the face dimension of the awning.

Ms. Chung Gerrick recommended colored text.

Ms. Frestedt noted that the proposed font on each sign appears different and the ordinance calls for overall consistency and compatibility.

Ms. Gonzalez-Kahn asked if the Board could defer the decision on the entire application and ask that they come back with more clarification on what they are proposing on all of the signage so the Board can take a look at it for compatibility because it is difficult to make a decision.

Mr. Ha thought it was bulky and would like to see a better font and better color.

Public Comment:

Jan Johnson, said it is a fringe building but is on the pathway into the District. She said this is an opportunity to change that and make it more inviting.

Ms. Johnson said keeping signage consistent would be helpful and would be good for his business.

Action: I move to *defer* the decision on this proposal until the applicant completes the additional information on the proposed work and have a complete package.

**MM/SC/JC/HT                      5:0:0    Deferred.**

**042208.3                      BOARD BREIFING**

042208.31                      214-220 4<sup>th</sup> Ave. S.

**Staff Report:** Proposed demolition of a surface parking lot (200 4<sup>th</sup> Ave. S.) and two extant buildings (216 and 220 4<sup>th</sup> Ave. S.) and new construction of a mixed-use building on the site. Ms. Frestedt said the focus of this preliminary briefing will be on the proposed demolition of the extant buildings. The Board will also have an opportunity to comment on general themes related to bulk, scale, and use for the proposed new construction.

Ms. Frestedt explained the relevant details and distributed the Historic Property Report from HRA, Inc. She said she agrees with the consultant’s findings that significant alterations to the original buildings have compromised their architectural and historic character.

Ms. Frestedt noted that the area under consideration is *outside* of the Asian Character Design District. She said the site is currently zoned International District Mixed (IDM) 100/120. She said the proposed Livable South Downtown rezone proposal will incorporate the project site. She said the Board received their first briefing on this project on March 25, 2008. At the first briefing, the Board and staff requested additional details about past uses and potential cultural significance of the extant properties.

Applicant comments:

Hugh Schaeffer, Pb Elemental provided historical context of the site which is on the edge of Japantown and close to Pioneer Square. He said South Main Street was the principal street heading up to the economic center of Japantown which would have been the Panama Hotel up at 6<sup>th</sup>. He said the earliest known structures are 1884 there were about twelve different small sheds; one was labeled a Chinese washroom, there was an insurance office, a jewelry office, and an optical company; businesses came and went. He said by 1888 there was only one structure was left on the site and was just labeled “shed”.

Mr. Schaeffer said in 1904 they had the first reference to the Gilbert Building which housed the NP Hotel, a series of retail structures, a rice mill, a Japanese restaurant, a Japanese printer, and several saloons. He said the lodging was principally used for railroad workers; it was split between one level of Japanese housing and one level of Chinese Housing. There was another structure up Main Street which was demolished in 1943. Shortly after the internment ownership changed and significant changes were made to the building.

He said that mid-block there was a two-story building shown in a 1937 photo; it was demolished in 1944. He said the historical report emphasized the empty parking lot; which was the Montana Livery and Stable which was one of only seven in the City at that time. The vacant lot at one time played an important role adding to the industry development of the railroad.

Mr. Schaeffer said in 1910 the Gilbert Hotel housed numerous businesses including the Swift Café and a tea store. These were both located on South Main side. Following 1943 everything changed; originally the building was a wood framed structure; all the brick, rockcrete was added later.

Ms. Frestedt asked the Board to weigh in on if additional historical information is needed at this time.

Mr. Chihara thanked Mr. Schaeffer for going through the effort to look into the history of the site. He wanted to be sure there weren't elements that rose to the status of landmark significance socially, culturally, and politically; it sounds like activities and business of that block don't rise to significance.

Ms. Frestedt advised the Board could consider as part of demolition there could be a recommendation to include some interpretive signage or display honoring that past use; no decision has to be made now but that is something the Board can think about.

Ms. Chung Gerrick agreed and thanked Mr. Schaeffer for the information. She said it is easier to make a decision knowing it is not a significant building.

Mr. Schaeffer provided context of the site. He said there is 60 feet of frontage on S. Main, 240 feet of frontage on 4<sup>th</sup> Avenue and 120 feet of frontage on S. Washington which provides a lot of street frontage to work with in terms of ground level of building.

He noted that the building is at an intersection between the International District, Pioneer Square and Downtown. He commented on the proposed rezone. He said the project would include building on top of a bus tunnel 40 feet below the site. To building on top of the tunnels will require a complex structural system which will be expensive and will put some limits on what they will be able to do. He said structural and geotechnical engineers will advise what kind of structure they can build on the site; at this time that is not determined.

Mr. Schaeffer said their first, but not preferred, alternative would be to max out the site; it would make it a big block and they would have zero lot line situation because they don't have the property at the corner at the alley at S. Washington. He said the 2<sup>nd</sup> option is to do a bar which they would lose square footage and articulation so they moved to a more articulate scheme which would enable them to carve out a visually interesting building. The propose ground floor commercial and would like to put in a hotel. Depending on height limit they would like to put in residential. If the 240 feet is allowed (in the rezone) they would include about 140 hotel rooms and 120 condominiums. He said parking would have to be provided within the structure due to the bus tunnel below. He said there is about a four foot slope up on S. Main and about 12 feet on Washington; there is a platted alley of 16 feet and they will give up about two feet of their property to meet the City alley standards; per City code garage access would be provided off the alley.

Mr. Schaeffer explained their efforts to provide a building that is compatible with the Asian character and also create something that is modern and contemporary. He said they have been looking at modern architecture by Asian architects and architecture in Asia. He said they are inspired by clean, simple forms, glass and keeping it simple and straightforward in terms of materials. Glass is the preferred material. He said they see this building as marking the International District's presence in downtown.

Ms. Frestedt said it is a challenge of how to honor and recognize design influences but to couple that with how the design relates to the historic district. The buildings that are here are not modern Asian buildings but rather they address the Asian-American history within the neighborhood; it is a fine line that is focused more in the Architectural Review Committee. She recommended the Board consider the massing options and how would massing respond to and complement the historic district and the existing buildings that are here; it isn't just the adjacent buildings but the district as a whole.

Mr. Schaeffer said it is unusual to see a full block development; they are already starting to work out how to split the building so they are not creating a full 240 foot mass.

Mr. Chihara said diagrams and zoning envelopes are fairly straight line geometric shapes but he asked that applicant consider compatibility with regard to historic context. He said there are ways to make a modern/contemporary interpretation of some concepts or historic elements that may be a prevalent idea within multiple districts you are located within. He recommended site considerations regarding topography; how it

slopes up the hill and perhaps a gesture toward terracing as it goes from east to west and articulation may not be only in terms of plan but in elevation. He appreciated the applicant's presentation about how blocks have been developed over time. He said he has seen projects that have been developed that try to break up the mass of a building by trying to suggest that there are different buildings within one that has been done so poorly. He said the C-shaped approach suggested by the applicant in terms of articulation seems more appealing in terms of breaking up the mass. He said it is important to maintain as much commercial retail along the frontages as possible and keep edges and scale pedestrian friendly. He would like to see a study of that.

Mr. Schaeffer agreed and reiterated they have 420 feet of frontage; it is a good opportunity to provide space for small retail.

Mr. Chihara liked the uses applicant is proposing. He said it is an opportunity to being in a larger customer base for businesses in the International Districts and adjacent neighborhoods.

Ms. Chung Gerrick said the neighborhood is lucky to have a good design firm doing this new modern building in the neighborhood. She suggested do a similar study of buildings in the neighborhood or picking out characteristics in the International District or in other Chinatowns and see how the two might be merged together. She is very interested in seeing what kind of design they come up with.

Ms. Gonzalez-Kahn had concerns with the scale; beyond the historic elements in the International District, the scale is what makes it a special place. She realizes the scale will change especially with rezone but she agrees with many of the suggestions provided by Mr. Chihara about how the human can be maintained even with significant height increases.

Ms. Frestedt said this Board will be able to weigh in on setbacks and how far the property is developed up to the lot line for all stories.

Mr. Chihara said there is a challenge in terms of the design work but also a great opportunity; this area now seems like an urban desert. He said there is an emptiness in the area bounded by Yesler and Jackson, and 2<sup>nd</sup> and 5<sup>th</sup>. He said the neighborhood is looking for something good to happen there to encourage other development that might become a connective tissue for all these neighborhoods that would be beneficial to all the neighborhoods. He said there have been many lost opportunities in that area and there have been developments that haven't been beneficial to the neighborhood, bad buildings that don't contribute to any kind of urban fabric and are only self referencing. He hopes this is the building that turns this area around and is looking forward to seeing what is proposed.

Ms. Chung Gerrick asked about the vacant lot.

Chris Pardo, Pb Elemental, said it is under contract by InterIm and he wasn't sure if anything is proposed for that site.

Mr. Ha agreed with Mr. Chihara that this area is a bridge between Downtown and the International District; it is an important location. They don't want to see a building like Columbia Tower that overshadows the whole ID and that compatibility is most important than being modern or contemporary.

Mr. Chihara had no problem with a contemporary vocabulary within a historic district but some method of referencing of historical elements is important. He referred to another project that has been before the board which referenced certain elements; there were things he didn't agree with but at least they went through the analysis and made an attempt to deal with the issue of compatibility.

Ms. Frestedt said a lot of the details will be addressed as part of the architectural review committee.

Mr. Chihara said that while the massing diagram from 4<sup>th</sup> Avenue is being looked at he encouraged the applicants to also look at adjacent commercial area.

#### Public Comment:

Alan Kurimura, Uwajimaya, said he is excited about the potential development and the uses it could bring to Japantown portion of neighborhood. On a historic note, Uwajimaya's first store opened in 1946 on Main Street between 4<sup>th</sup> and 5<sup>th</sup> so the family has an affinity for this site. The family remembers when Main Street was a very active and vital street within the community and hopefully the residents, hotel visitors and new retail will be the catalyst for bringing back Main Street, both west to connect to Pioneer Square and East beyond the Panama Hotel.

Jan Johnson said she understands the difficulty of building over the tunnel. She likes the building on 5<sup>th</sup> Avenue with the portico that is built out over the sidewalk at the 2<sup>nd</sup> floor level. In the winter when it is rainy it provides a completely covered passage way; with small retail bays it would be fantastic and would encourage more people to be out in the rain totally covered.

Mr. Schaeffer said they have an indication of what the Board would like to see; looking at historic buildings they already have a series of diagrams prepared that start to look at those things.

Ms. Frestedt asked Mr. Pardo if the decision about height will be left until rezone happens or how they plan to proceed in terms of timeline.

Mr. Pardo said they are leaning toward a hotel either way. If the height remains at 120' it will be basically just a hotel, if higher then they will add residential. The design consideration at street level and design modulation up to that level will be similar. They

would continue to modulate separately with condominium. It is possible to move forward designing for 120' but structurally for higher building; he is comfortable doing that, they just haven't made a decision yet.

Ms. Frestedt said ARC cannot appropriately comment on contingency planning at different heights. She said the approach to looking at a building at 120' and to looking at a building at 240' are very different in terms of how they relate at the street level so that would need to be discussed further.

Ms. Chung Gerrick liked the garage entrance from the alley way rather than cutting in from the street.

Mr. Chihara reinforced that alley garage access is a zoning requirement.

Mr. Schaeffer confirmed that it is; they wouldn't ask for a departure for that because given they have to have parking higher within the structure, it helps going in at that level.

**042208.4**      **GUIDELINE REVISION WORK SESSION**  
Deferred until an upcoming meeting.

**ADJOURN**

Ms. Gonzalez-Kahn adjourned the meeting at 7:07 PM.

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