



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649 Seattle WA 98124-4649
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ISRD 128/09

MINUTES FOR THE MEETING OF TUESDAY, April 28, 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
Misun Chung Gerrick
Weng Chan
Rich Murakami

Staff

Rebecca Frestedt

Absent

Chair Robert Ha called the meeting to order at 4:38 p.m.

042809.1 APPROVAL OF MINUTES

March 10, 2009
MM/SC/JOK/MCG

5:0:2 Minutes approved, as amended. Messrs. Murakami and Ha abstained.

March 24, 2009
MM/SC/JOK/WC

5:0:2 Minutes approved as submitted. Mr. Murakami and Ms. Chung Gerrick abstained.

042809.2 CERTIFICATES OF APPROVAL

042809.21

American Hotel
520 S. King St.

Applicant: Leann Crist and Jim Graham, Graham Baba Architects

Ms. Frestedt explained the application to establish the use for a new restaurant/café in the space currently used as the dining hall for the Union Gospel Mission. The application includes proposal to reconfigure the storefront resulting in the creation of a new entry into south façade. Proposed alterations include: the addition of a recessed entry with a wooden door to match

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The Seattle Department of Neighborhoods**

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adjacent storefronts and installation of new glazing. Exhibits included drawings and photographs.

Ms. Frestedt noted that the American Hotel was built in 1925 and is a contributing building within the National Register District. She said the staff recommendation is to retain as much of the original molding around the storefront windows as possible. Storefront paint colors will be consistent with building color scheme approved by the Board at the March 24, 2009 meeting. She said that the Architectural Review Committee (ARC) reviewed the application on April 21st. The Committee determined that the proposed alterations are appropriate and will maintain consistency along the south façade and will not negatively impact the character of the building. The Committee supported the proposal. Ms. Frestedt stated she was initially concerned about the proposal and its responsiveness to Secretary of Interior Standards; however, after the discussion that occurred with the Architectural Review Committee and further review she stated support for the proposal. She said the work that is proposed here may not be appropriate at other buildings and façades. Ms. Frestedt introduced Leann Crist, from Graham Baba Architects.

Applicant Comment:

Ms. Crist said the space under consideration does not have its own independent entry and for a new restaurateur to be successful they need to have the direct connection with the street. She noted that each of the other retail spaces along King Street has its own entrance and this proposal would be consistent with the existing configuration of storefronts on the street. She said they want to maintain as much of the original detailing as possible. She referred board members to the demo plan and pointed out walls that would remain and trim that would be replaced if needed. The new entry way is configured – and looks similar to – the Union Gospel entry now. She said on the eastern façade three of the four bays have a similar configuration who what is proposed. She said that everything would be painted out to the new color scheme.

Board Questions:

Mr. Murakami clarified that they were going to reuse as much of the existing store front trim as possible.

Ms. Crist concurred.

Mr. Murakami asked Staff for clarification on interpretation of the Secretary of Interior Standards in relation to the proposal to create an entrance where there wasn't originally an opening in the façade.

Ms. Frestedt referred to Standard #9, which states, "...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." She said in terms of the trim detail, if any portion of the trim detail needed to be replaced it would be more appropriate to select a different trim detail than to replicate the design of the original trim if the original detail is no longer available. She said it should have a slightly different appearance so that someone looking at it could see what was original and that there had been a change. When reviewing the proposal to create an opening where there originally was not one, she said the Standards may not support the proposal. She said this was one of the tensions she struggled with when reviewing the proposal. However, taking into account the functionality of the space and the fact that the storefront will contribute to the pedestrian environment –

something that is supported by the ordinance and encouraged by the Board – she said the Board should weigh the various factors against one another. She said the staff opinion is that the benefits of creating a new opening to allow for an active pedestrian-oriented retail space outweigh retaining the space in its original configuration.

Mr. Osborne-Klein asked about needing the new entry because the drawing shows that space is accessible through the Hotel lobby entrance. He said there is a lot of window space already – where people can be seen eating - and if appropriate signage is added he wondered about the necessity of putting in an entry.

Ms. Crist said it is also a matter of security in keeping the two businesses separate. The hotel entrance will serve just the hotel and its hours will not correspond to those of the restaurant.

Ms. Frestedt went over the floor plan to provide a better understanding of the relationship of the door to the interior.

Scott Shapiro, property owner, said that the door to the hostel or hotel will close after 10 or 11 PM, but the restaurant would hold later hours.

Ms. Frestedt explained that she supported the application because if it didn't have an opening on the street it may not appear to passers-by that this space is open and accessible to non-hotel customers.

Ms. Crist stated that it is a new business in an existing dining hall could be confusing to locals and regulars in the area.

Mr. Osborne-Klein maintained that a good sign would take care of that

Ms. Chung Gerrick said when ARC reviewed this application it seemed like what they were proposing was very consistent with a store front. ARC also looked at how many of the storefronts have been modified along King Street. She said design of the new entry door was very similar to the others on King St. She explained that activating the street with more retail and pedestrian activity is a positive aspect to this proposal. She noted the applicant's earlier project for the H & R Block space where they reconfigured the store front and were very sensitive to the façade and said she was comfortable with this application.

Mr. Murakami noted that the existing door that goes into the space from the lobby was not easily accessible. He said in order to make the space a viable restaurant it needs its own entry.

Public comment: There was no public comment.

Board Discussion:

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 and exterior alterations, as proposed.

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
- B. Asian Design Character District

ISRD District Design Guidelines

II. Storefront and building design guidelines

Secretary of the Interior’s Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

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/MCG/RM

7:0:0 Motion approved.

042809.22

Northwest Wushu

605 8th Ave. S.

Applicant: Tianyuan Tenison, business owner

Ms. Frestedt explained the application for proposed change of use from retail to educational use (martial arts school) and a proposal to repaint the building exterior and add business identification signage. Exhibits included drawings, photographs and material samples. She said this building is located within the Asian Design Character District. It is a non-contributing building. The amount of proposed signage does not exceed the allowance pursuant to SMC 23.66.338. She introduced the business owner, Tianyuan Tenison.

Applicant Comment:

Ms. Tenison summarized the proposal and welcomed questions from the Board.

Ms. Frestedt noted that the signage would be painted directly on to the building.

Ms. Tenison said the whole building would be brown and the base of the sign would be white and the characters would be red.

Ms. Chung Gerrick asked if other ways of removing the graffiti had been explored other than painting over.

Ms. Tenison tried a lighter paint and it didn’t cover so she chose a darker paint.

Ms. Chung Gerrick was pleased Asian Characters were proposed and that pedestrian activity in that area would be positive. She expressed concern about the idea of painting the building

especially using a very dark color. She noted anti-graffiti coating that could be put on the concrete block.

Mr. Lee, who does graffiti removal for the Chinatown International District Business Improvement Association, advised there wasn't much that could be done to get paint off concrete and that the applicant painting the building would actually improve it. If graffiti were put on the building he would likely have to paint over it anyway. He said adding color would create a presence for the building and adding color would improve that corner.

Ms. Frestedt noted that if this were a brick building painting it would not be appropriate and would not be consistent with the Guidelines; however, this is a non-contributing building and there isn't a lot of architectural character so in her opinion painting would not negatively impact it. She said she thinks the proposal is appropriate in light of the District regulations.

Ms. Tenison said they would be keeping the clear glass and the garage doors would be painted the same color as the building. She thought the color was historic and would fit in the District.

Mr. Ha said more lighting might help prevent graffiti.

Public comment: There was no public comment.

Mr. Chan liked the color but agreed with Ms. Chung Gerrick that perhaps finding a color more closely matching the concrete brick might be best.

Mr. Bisbee said the brown seemed a bit too dark and liked the green on the doors. He recognized the challenge of lots of graffiti and tagging that was ongoing but suggested a different color.

Mr. Murakami agreed and suggested considering keeping the garage door green. He said the garage door being a different color helps to break up elevation.

Mr. Bisbee noted that painting the garage door a different color also helps to define where the entrance is.

Mr. Osborne-Klein wasn't concerned as much with the color as he was the monotony of one color and agreed a different color for the door would be preferred. He did not like the green and suggested lighter brown tones.

Mr. Ha agreed that the garage doors should be a different color than the building.

Mr. Lee said a dark color is easier to maintain with graffiti. He agreed the garage door to be a different color.

Ms. Chung Gerrick encouraged a different color door to differentiate the door from the building.

Discussion ensued about passers-by knowing what the business is based on the modest sign proposal. Mr. Ha suggested adding the text "marshal arts school" to the signage.

Ms. Frestedt noted that she had not heard of Wushu prior to meeting Ms. Tenison. She said the application may choose to come before the Board for additional signage or graphics in the future. She supported the Board's comments about differentiating the color of color of the door

from the rest of the building. She summarized the proposed work and advised the Board to be clear about what is being approved.

Action: I move that the International Special Review District Board approve a Certificate of Approval for a change of use and signage and to defer action on the paint color until alternative options are submitted that include differentiating the color of the garage door entrance.

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

- C. General Requirements
- D. Asian Design Character District
 - 2. Colors

SMC 23.66.338 – Business identification signage

ISRD District Design Guidelines

- II. Storefront and building design guidelines

MM/SC/JOK/MCG

7:0:0 Motion carried.

The Board recommended selecting a lighter color for the building as one of the alternatives.

042809.23

Bush Hotel

409 Maynard Ave. S.

Applicant: Bob Hale, Kovalenko Hale Architects

Ms. Frestedt summarized the scope of the proposed exterior alterations and proposed paint colors as explained in the staff report. She described the proposed replacement of mechanical louver at the mural with an aluminum storefront window. The Board approved replacing the louver with a wood window in July 2008. The applicant is requesting approval for the aluminum window; addition of an ornamental fence and gate on the west façade to provide screening for the waste storage area; removal and replacement of the concrete topping slab and waterproofing on the west façade; installation of rooftop mechanical equipment; addition of landscaping elements on north façade; and installation of light fixtures on the west, south and east facades. Exhibits included drawings, photographs, specification sheets and proposed paint colors. Ms. Frestedt noted the Bush Hotel was constructed in 1915 and is located in the Asian Design Character District. She said the Board approved a renewal of the Certificate of Approval for Design and Exterior Alterations in July 2008. This proposal is a continuation of that application. She introduced the applicant, Bob Hale from Kovalenko Hale Architects.

Applicant Comment:

Mr. Hale noted this project has been before the Board on a couple of occasions. He provided an overview of some of the previously approved work. He said the main thrust of the project is to provide air conditioning for the bottom three floors which is the commercial portion of the building. A new storefront is being added on Maynard; historically there was a storefront there so they are putting it back. The space has been designed for a restaurant tenant. The new sunroom will replace the existing greenhouse. At this point they are seeking approval for colors and he presented examples.

Ms. Frestedt directed Board members to the drawing that calls out the location of the proposed colors.

Mr. Hale said the sun room is made out of sheet metal; he provided a sample of the proposed color.

Ms. Frestedt clarified the colors that were submitted on A71 were part of the current application and said the atrium design had already been approved and just the color was being reviewed.

Mr. Hale said the concrete balcony is proposed to be painted as well as the lower story, which he identified on the drawing. He said there is a transparent finish on mahogany storefronts and they will be refinishing that. In response to a clarifying question he said there are no aluminum storefronts in the building and said they chose aluminum as opposed to wood because they were not trying to be historical and it seemed appropriate.

Ms. Chung Gerrick asked about the materials in the existing sunroom.

Mr. Hale stated it was steel with curved Plexiglas.

Ms. Frestedt cited the specific language in the design guidelines and the ordinance (23.66.336) related to exterior building materials. She noted her concern that this was switching out a material that is not a preferred material with one that had been approved. She said although the preferred material is wood, she didn't find the proposal entirely objectionable since the opening is not on the primary façade, although she commented on the visibility from Hing Hay Park.

Mr. Osborne-Klein said it was odd to have one aluminum window with the rest of the facade being wood.

Ms. Frestedt said it was something the Board should discuss and consider.

Mr. Hale continued with his presentation and said the other part of exterior paint was on the front façade and pointed to the lower band that would be painted. He said they will be adding a gate and a fence to the vacated alley which will provide screening for the garbage area for the building. He said they used Chinese lattice as inspiration for the gate design which would be steel.

Discussion ensued about how the former alley space is used and if putting up a fence and gate would negatively impact access. It was noted it primarily has dumpsters and there is a storage area in the back and there is interior space below it. It was determined that screening in this area would be appropriate.

Mr. Hale said the former restaurant had the green house space but entry was not desirable so they are trying to make more of a connection between the sun room and the park on that corner of the building. He said there are a couple large Chinese ceramic pots with bamboo and Japanese maple and showed where they would be located. He went over the lighting plan and said on the west side of the building over that overlooks the garbage area and courtyard they will add some lighting. One light on the park side would light up the balcony. In the entry vestibules on Maynard and on the park level they will replace the existing can lights with energy efficient can lights. He provided an overview of the rooftop mechanical system and said they are putting the air conditioner units on the roof because there is nowhere else to put them.

He provided a cut sheet of the three units that are about 6' high x 5'3" wide. He provided sight line studies. They will not be screening the units; the parapet is about 3' high so the units stand only another 3' above that; since it is in the middle part of the building they won't be real visible.

Ms. Frestedt cited the Guidelines that address roof top features, 23.66.332 and said the height impact was negligible and she had no objection.

Mr. Hale said there are four DX air conditions scattered around the site that will be replaced by these (new) units.

Ms. Frestedt noted there has been much discussion in the past about security gates both in their visual impact and their location. She said this proposal is considerably different from some of the others the Board has seen recently because it is not covering up the storefront and is not an "out of the box" sliding gate. She said a lot of thought went into creating an ornamental piece that will enhance the space. She said it is reversible and it would not have a permanent impact on a contributing building.

Mr. Lee appreciated the gate and said just the way they have done the concrete wall will greatly improve the look of not only the building but what that space looks like.

Ms. Chung Gerrick said the gate is a big improvement over what is there now. She liked the design of the gate as it has Asian character and the paint colors are appropriate.

Mr. Hale stated with regard the proposed aluminum window he said they had considered replacing it with an historic double hung window but it is a larger opening so would involve infilling around the mural. He said he thought there was an advantage to keeping the same dimensions

Mr. Lee asked if it would be apparent from a distance that the window was not wood.

Mr. Hale didn't think so. He said it is about 30' off the ground.

Ms. Frestedt said looking closely you would be able to tell but given the location of the sunroom, mural and other factors, it will be a minimal difference compared to infilling around the space.

In response to a Board member's question Mr. Hale said they could do a custom window any size. It would not be operable.

Ms. Chung Gerrick said suggested a fixed window so it would just disappear and may not be as noticeable.

Mr. Osborne-Klein agreed with Ms. Chung Gerrick.

Ms. Chung Gerrick appreciated the earthy colors proposed.

Public Comment: There was no public comment.

Board Discussion:

Mr. Ha said the colors were appropriate and thought they would bring life back to the building.

Mr. Chen noted it was pretty closely matched.

Mr. Osborne-Klein was okay with the colors and said the gate was an example of the type of gate that is more respectful of the design guidelines than those that the Board has recently considered. He said it is more attractive and consistent with the overall character of the District. With regard to the window he said if it isn't earthen it should be differentiated from all the other windows.

Mr. Bisbee agreed with Mr. Osborne-Klein and acknowledged security is a big issue at this location.

Mr. Hale said they are planning to put the large pots back there so there is no room to hide. He said the commercial tenants would make use of the space to throw their garbage away there. It would also be a service entrance for commercial tenants.

Ms. Chung Gerrick asked if the color of the brace frame on the interior side is currently shown as the bronze green and asked why that color was chosen instead of the typical store front color.

Mr. Hale said they hadn't really thought about painting that – it is just a raw shell. He asked if Ms. Chung Gerrick preferred a brown color.

Ms. Chung Gerrick concurred. She said the green seemed to be the horizontal datum that goes around the circle.

Mr. Hale noted that black might be a color to consider.

Action: I move that the International Special Review District Board approve a Certificate of Approval for the proposed paint colors and exterior alterations, with the exception of replacement of the mechanical louver with an aluminum store front window which is denied because the proposed materials are not compatible with the district design guidelines and exterior building finishes. 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 23.66.332 – Height

C. Rooftop features

SMC 23.66.336 – Exterior building finishes

E. General Requirements

F. Asian Design Character District

1. Materials

2. Colors

ISRD District Design Guidelines

II. Storefront and building design guidelines

III. Security systems

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/WC

7:0:0 Motion carried.

042809.3 BOARD BRIEFING

042809.31 International Children's Park

Presenters: Joyce Pisanont (SCIDPDA) and Karen Kiest, landscape architect

Briefing on the proposed redesign of the International Children's Park.

Mr. Osborne-Klein noted he is the President of the Asia Condos which is the Fiscal Sponsor for this project. Ms. Frestedt explained that because this was a briefing he would not have to recuse himself but he would when it came time to vote.

Karen Kiest presented the briefing via PowerPoint [the full briefing PowerPoint is on file with the Historic Preservation Program]. She stated that the presentation had recently been given within the community.

Ms. Frestedt asked which of the three options shown in the presentation received the greatest feedback at the recent public open house about the project.

Ms. Kiest said there were about 60 people at the meeting. She said the majority of comments related to specific elements in each option, rather than stated preferences for a preferred option. She said people liked the gathering area and wanted to use it for Tai Chi; they requested diversity of seating – some seating with backs; they wanted a shelter that felt open and safe; they requested play equipment and to assure that the sand would not turn into a problem. She said that some people liked lawn and the current lawn is muddy; people liked to have a walk around the park and everyone liked the proposed plantings. She summarized community feedback on each of the options.

There was a brief discussion about the proposed expansion of the curb on the southwest corner. Ms. Frestedt noted that the design is a departure from the current grid pattern within the neighborhood. Ms. Kiest noted that the expanded curb is not part of the initial proposal, but may be added if there is opportunity for additional funds.

Joyce Pisanont stated that the Department of Planning and Development has designated Lane Street and a short part of 7th Avenue past the park to be Green Streets. The extended curb is in alignment with what DPD is thinking about for that area anyway.

Mr. Bisbee asked if the Parks Department was responsible for the maintenance of the park. He noted that funding is limited for maintaining public spaces.

Ms. Kiest confirmed that Parks is responsible for maintenance.

Ms. Pisanont said that the Friends of International Children's Park group has been talking about developing a maintenance plan for the park – thinking beyond what Parks does already. One of the biggest challenges is the programming in the park and ensuring there is ongoing usage.

Responding to a Board member's question Ms. Kiest said they are early in the design phase and have not yet gotten to the lighting. She said that Parks typically does not light parks but they do light some urban parks.

Ms. Pisanont stated that the request for lighting was also heard at the public meeting.

Ms. Frestedt asked for Board comments on the shelter element and said that the Board would review the shelter design and materials as part of their review when the application is complete. There were no specific comments about the shelter from the Board.

Mr. Ha noted the two entrances and expressed concern about security for children and suggested visibility of both entrances from inside the park.

Ms. Kiest said safety and security is a huge issue; people have asked that the park not be too open because then someone will run through and then leave and then they don't want it to be too closed so they are working on that balance. She talked about raising the screening on the edge both as a screening and a security element. She noted the selection of vegetation that would not block views.

Mr. Lee asked about placement of the benches and noted it took a while to get existing bushes cut down to where there was visibility into the park. He stated that people are uncomfortable using the benches or the park because of common loitering in the area.

Ms. Kiest explained how they were addressing the safety and security issues in their design. She said the park was built in 1981 and knows the Board reviews things for continuity and change and said they wanted to keep the trees and the backdrop and the dragon and then open the park more toward the street. She said they are proposing a relatively new park design although it is within the existing framework.

Mr. Osborne-Klein noted the space might be under-appreciated at times and said the International District has the smallest amounts of park space per capita. He said this is one of two park spaces in the neighborhood and said what happens here is important.

Mr. Lee said only in the last three years has he seen programs actually bringing kids in.

Ms. Kiest said being adjacent from the community center and the Denise Louie Children's Program creates a great synergy.

Ms. Frestedt said a great deal of time, effort and thought have gone into this and asked the Board to comment on the appropriateness of applying significant change to this park to make it more user friendly.

Ms. Chung Gerrick said the proposals seemed valuable and sensitive to the cultural issue as well as circulation and safety. Replacing some of the plantings with Asian plants supports the Asian community. When the application comes to the Board it will look more closely at details on the shelter, lighting. In terms of design she said the proposed changes seem like a good contribution to the community and she noted the connection to the proposed green streets.

Mr. Murakami supported the general direction in which they were headed opening it up visually and keeping the framework of the existing landscaping there. He liked the idea of the tall trees letting in filtered light to the gathering space.

Ms. Kiest said park design has changed in twenty years; refuge used to be sought in parks and now there is a need to be able to see in more. The trees are beautiful but create barriers.

Ms. Chung Gerrick said with the scale of the park less landscape density would be preferred – more filtered light instead of a dark spot.

Mr. Chen supported the shelter and said there aren't spaces like that in the District and suggested chess board be set up beneath for the elders. He said that often it is grandparents taking the children to the park and the shelter would provide a sun block for them. He would like to see seating in the shelter.

Ms. Kiest noted the proposed shelter has been moved closer to the park so that it can serve more people for more purposes. She expressed some concern with providing a shelter that only serves one table.

Mr. Lee reiterated Mr. Chen's comment about providing protection from the sun as well as the rain.

Ms. Kiest was appreciative of the comments about the shelter because it is still at a conceptual stage.

Mr. Ha expressed concern about shelter becoming a gathering place for negative activity.

Mr. Murakami pointed out the importance of children being involved in the plantings – they could watch them grow and claim some ownership.

Ms. Pisanont said the Friends of International Children's Park has been intentional about who is involved and that youth have been involved in many aspects.

042809.4 BOARD BUSINESS

Ms. Frestedt updated the Board Rosters which were distributed to the Board.

Mr. Osborne-Klein noted the availability of a room at his condo building to host a social appreciation for Mr. Chihara's service to the Board and to welcome Mr. Murakami.

ADJOURN