



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

ISRD 25/07

MINUTES FOR THE MEETING OF TUESDAY, February 13, 2007

Time: 4:30 p.m.
Place: Bush Asia Center
409 Maynard Avenue S.
Basement conference room

Board Members Present

Jerry Chihara
Robert Ha
Jan Johnson
Hoa Tang
Freeman Fong
Amalia Gonzalez-Kahn
Austen Chan

Staff

Rebecca Frestedt
Joanne Walby

Ms. Johnson called the meeting to order at 4:30 pm.

021307.1 APPROVAL OF MINUTES: January 9, 2007

Ms. Johnson noted that she did not call the meeting to order, as stated in the minutes, due to the fact that she arrived late to the meeting. The Board decided it that was likely Freeman Fong who called the meeting to order. Move to approve the minutes as corrected.
MM/SC/JC/FF 6:0:1 Minutes adopted

021307.2 CERTIFICATES OF APPROVAL

021307.21 New Star Restaurant 516 S Jackson St.

Application: Proposed design and installation of new signage. The proposed sign will be on the west face of the building.

Staff Comments: The western street frontage is 83 linear feet. The total signage proposed is approximately 48 square feet. The Asian characters do not appear to total 40% of the signage; however, this does not impact the size allowance permitted under the guidelines (approximately 80 feet). A Certificate of Approval for the signage along Jackson Street was issued March 23, 2002.

Applicant Comment: Kevin Lai, from Signs of Seattle, stated that this location was chosen to help increase the visibility of the restaurant to stadium traffic.

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

"Printed on Recycled Paper"

Board Questions:

Mr. Chihara asked for more information about the sign attachment details out of concern that it would be attached to terra cotta. Mr. Lai did not know the English name of the building material that the sign would be attached to. Ms. Frestedt confirmed that the sign would not be attached into concrete and added that currently there is a sign at this location.

Public Comment: There was no public comment.

Board Discussion:

Mr. Chihara asked if the signage on the west and south façades was included in the overall signage limit calculations. Ms. Frestedt said it was not.

Mr. Fong asked if the previous signage was over the signage limit prescribed in the rules. Ms. Frestedt said she was not sure, but noted that it had been previously approved by the Board.

Members of the board discussed their opinions about the color selection. Dr. Chan stated that red and blue are common sign colors in China. He added that Board members personal opinions are not relevant to this discussion. Ms. Frestedt reminded Board members that their decision must be based on the ordinance, ISRD guidelines, and Secretary of the Interior's Standards.

Action:

Dr. Chan moved that the International Special Review District Board approve a Certificate of Approval for the signage as proposed. This action is based on the following:

The alterations meet the following sections of the SMC Chapter 23.66:

SMC 23.66.338 – Business identification signs

ISRD Design Guidelines for Signs

Section II – Design Guidelines, Part C

MM/SC/AC/AG 5:2:0 RH/FF Opposed

021307.22

Homestyle Hong Kong Cuisine

615 S King St

Application: Proposed new signage and canopy cover for the existing awning and new colors for painted trim on door and windows. The applicant is Mr. Kuen Kow Chim. Mr. Chim's daughter, Hoi-Yan (Chloe) Chim, presented the application and provided translation for her father.

Staff Report: Ms. Frestedt said the street frontage is approximately 14 linear feet and the applicant is allowed 59 square feet of signage since at least 40% of the message area contains Asian characters. The total signage proposed is approximately 24 square feet, well within the guidelines. The proposed trim color, a brown/red blend, was selected to match the new canopy.

Ms. Frestedt stated her concerns that the proposed materials for the canopy may not meet the design guidelines for permanent signage. She asked the Board to review the following sections of the ordinance and guidelines: SMC 23.66.336 – Exterior building finishes, B. Asian Design Character District, 2. Colors and SMC 23.66.338 – Business identification signs, and ISRD Guidelines Section I: Awnings and Canopies, A: Permitted elements and B: Prohibited elements.

Applicant Comment: Ms. Chim explained that the existing canopy is blue and that her father plans to wrap the new canopy cover over the existing canopy and awning. Since the wrap

does not cover the top of the existing canopy, the applicant proposed to paint the top of the existing canopy to match the new signage. Ms. Frestedt interjected to say she had not been aware that the plan was to paint the canopy.

Ms. Johnson asked if the sign would be tied or glued to the awning frame and canopy. Ms. Chim said the canopy would be tied to the awning frame and glued to the existing canopy. She presented a sample of the yellow and white nylon rope that would be used to tie the sign to the awning. She did not have the product details for the glue. She said she would bring that to the next meeting. The Board asked that she also bring the sign installer who might be able to provide more details for the attachment plan.

Board Questions/Discussion:

Mr. Chihara said he was concerned that the canopy's attachment method looks temporary. He asked about the white trim on the top edge of the proposed wrap and asked how it would be covered. He was also concerned that water could seep in and undermine the adhesive. Mr. Fong followed by asking what kind of paint would be used and if it was specifically created for canopies.

Ms. Chim responded that the paint was not created for canopies, but that a paint professional reviewed the proposal and said that the paint would be water and sunlight resistant. Ms. Chim reiterated the method of attachment and added that the white border would not be visible. She explained that the white portion of the canopy would be removed and that the top of the new canopy would be attached to the awning with fishing wire. She said that the proposed canopy was a gift to the family from a friend in Hong Kong.

Mr. Chihara approved of the colors and the design, but was concerned about the method and integrity of the installation. He suggested having a contractor from the sign company who would install the canopy attend the next meeting to review the attachment details.

Ms. Gonzalez-Kahn concurred with Mr. Chihara and asked that the applicant return to the next meeting with further attachment details, otherwise she would not have enough information on the proposed attachment to vote today. She asked about the underside of the canopy and wondered if it would also be painted. Ms. Chim responded that there is netting on the underside to mask the lighting underneath. The netting would not be painted.

Public Comment: There was no public comment.

Action:

Mr. Chihara moved to approve the application for color and design of the canopy and for the colors of the painted trim on the doors and windows. The Board did not approve the proposed attachment to the awning frame. The Certificate of Approval is *conditional on Board approval of additional attachment details submitted by the applicant*, per the following sections of SMC Chapter 23.66:

- SMC 23.66.336 – Exterior building finishes
 - B. Asian Design Character District
- SMC 23.66.338 – Business identification signs
- ISRD Guidelines
- Section I: Awnings and Canopies
 - A: Permitted elements
 - B: Prohibited elements

MM/SC/JC/FF 7:0:0 Motion carried.

021307.23

Danny Woo Community Garden

Located north of Main Street between 6th and 8th Avenues.

Applicant: Design review for proposed plot expansion and path improvements for community garden. Matt Trokan and Jennifer Brower of Inter*Im Community Development Association presented the application.

Staff Report: Ms. Frestedt said the applicants are submitting their proposal in response to the need for increased public safety and activation of underused spaces in the garden. The design was informed by a garden master plan developed by community stakeholders in 2001. The proposal includes: the location of new garden plots and pathways, improved sightlines, a new vegetable washing station, and the location for a memorial for a community member who passed away in 2006. The applicant received a Certificate of Approval in May 2003 for design and landscape of the section between 7th Ave South and Maynard Ave. S. Certificates of Approval were also issued in 2001 for a retaining wall and a gate at the entrance of the garden.

Applicant Comment: Mr. Trokan said the impetus for this new design was to increase sight lines and eliminate spaces that have been used for illicit uses in the past. He said having wider paths would help on retaining the slope, improving sightlines, and provide access to new vegetable plots. In order to widen the path it will be necessary to build a retaining wall to retain the slope.

Board Questions:

Ms. Johnson asked if there would be any new lighting fixtures. The applicant said that lighting is not part of this application. They plan to submit another application for lighting later this year. Mr. Trokan said the proposed new native plants would include tarragon and artichokes.

Mr. Chihara asked for more information on the “material chute” since it was such a visible feature of the garden. Mr. Trokan said it will be located along the side stairs next to the Metropolitan Apartment building. The proposed chute will be made of prefab steel on risers and be used for dumping mulch and gravel. Ms. Frestedt stated that the material chute is a feature of the garden; therefore, the Board is allowed to request schematics. Mr. Trokan offered to come back with the drawings.

Public Comment: There was no public comment.

Action:

Mr. Chihara moved that the International Special Review District Board approve a Certificate of Approval for the final design, *conditional on Board approval of the design of the “material chute.”* This action is based on the following:

The alterations meet the following sections of the SMC Chapter 23.66:

SMC 23.66.336 – Exterior building finishes
B. Asian Design Character District

MM/SC/JC/HT 7:0:0 Motion carried.

021307.24

Seattle Vision Clinic

677 S Jackson Street

Application: Proposed replacement of lighting fixtures, door and window repair. Proposed signage on window above S. Jackson Street office entrance.

Staff Report: Ms. Frestedt introduced the applicant Dr. Lund Chin, and provided a summary of the application for new signage (12” vinyl letters) above the office entrance on S. Jackson Street, the replacement of light fixtures on S. Jackson Street, and the replacement of a wooden service door along 7th Avenue South. The proposed building identification signage above the office entrance would replace pre-existing signage that was removed when the windows were vandalized and had to be replaced in 2006. This is an in-kind replacement. The door is also an in-kind replacement resulting from the deterioration of the existing door. Ms. Frestedt added that the proposed lighting is more energy efficient and brighter than the current fixtures.

Applicant Comment: Dr. Chin said the acid used to vandalize the windows caused \$3000 worth of damage. He said he wants to replace the sign because people have trouble finding his location. He said he has installed cameras around the building and wants to add brighter lighting on Jackson St. After a recent burglary attempt, he said Seattle Police Department suggested increasing the amount of street lighting. Regarding the side door on 7th Ave, he said he prefers that it be used only as an emergency exit and not a primary or secondary entrance to the adjacent Wing Luke Asian Museum. He added that the replacement door has an odd shape and would need to be specially cut to fit the door jamb.

Board Questions:

Mr. Freeman asked if the side door is a panel door. Dr. Chin said no, and that it is an original door.

Ms. Frestedt said the Board doesn't need to approve the paint on the window if it is in-kind.

The Board asked for more information about the light replacement. Dr. Chin said he will replace eight 50-watt lights on Jackson Street and said they will not be flood lights.

Ms. Gonzalez-Kahn asked if the applicant would choose to use a bronze or gold shroud. The applicant said he would use the bronze shroud.

Board Discussion:

Mr. Chihara asked if glare would be an issue and said that there might be too much light reflected off the tile surface. Dr. Chin didn't expect glare and added that the lights are primarily meant to be a crime deterrent and should be bright. Ms. Johnson noted that these kinds of lights don't actually light the sidewalk well. The applicant said he would add top or side shields to direct the light. Mr. Chihara said some lights have specific recommendations for spacing depending on the amount of light one wants. He asked that the applicant review this and try to alleviate any glare. Dr. Chin agreed to work with an electrician. He noted that the existing lights have been there since 1967. Ms. Johnson said he should use the pink colored lights because they are “warmer” than the yellow lights.

Dr. Chan commended the applicant on his efforts to improve the district and he said he wished more owners would do this.

Public Comment: There was no public comment.

Action:

Mr. Tang moved that the International Special Review District Board approve a Certificate of Approval for the signage, lighting, and service door replacement as proposed. This action is based on the following:

The alterations meet the following sections of the SMC Chapter 23.66:

SMC 23.66.336 – Exterior building finishes

SMC 23.66.338 – Business identification signs
Relevant District Design Guidelines: Storefront and Building Design Guidelines

MM/SC/HT/JC 7:0:0 Motion carried.

021307.3

BOARD BUSINESS

The Board held elections for the positions of Chair and Vice Chair.

Jerry Chihara nominated Jan Johnson for the Chair, based on seniority. All Board members were in favor. Ms. Johnson agreed to accept the position of Chair.

Jan Johnson nominated Freeman Fong for the Vice Chair, also based on seniority. All Board members were in favor. Mr. Fong agreed to accept the position of Vice Chair.

The Board then discussed whether security gates are encouraged or discouraged in the District. One board member stated that the guidelines advise using alternative methods of security, per International Special Review District Guidelines – Part III. Security Systems, Section D.

Ms. Frestedt said that in the future, she will not distribute minutes to each Board member during the meetings. She asked the Board to review the minutes sent by email ahead of the meeting time. She said she will continue to bring copies of the staff report and agenda for the Board's use during the meeting.

The meeting was adjourned at 6:35 PM.

Issued: February 26, 2007

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