



The City of Seattle

International Special Review District

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ISRD 71/07

MINUTES FOR THE MEETING OF TUESDAY, April 24, 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
Amalia Gonzalez-Kahn

Staff

Rebecca Frestedt

Absent:

Freeman Fong
Austen Chan

Ms. Johnson called the Board meeting to order at 4:40pm

042407.1 APPROVAL OF MINUTES: April 10, 2007

Moved to approve the minutes, as amended.
MM/SC/JC/HT 5:0:0

042407.2 BOARD BRIEFING/ ARCHITECTURAL REVIEW COMMITTEE

042407.21 Buu Dien Deli
923 S Jackson St

Briefing on proposed exterior alterations and new construction on a one-story commercial building that houses the Buu Dien Deli. This project involves removal of two non-contributing additions to the existing building, on the east and south façades.

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

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Staff Report: Ms. Frestedt said the proposal does not include rebuilding the eastern addition upon removal. The sliding gates and the old sign above the eastern addition would also be removed. The owner proposes to repaint the metal siding on the primary building and side the southern addition with Hardi-plank. In the interiors, the owner proposes to add an ADA restroom, a kitchen with new equipment in order to expand the menu. Ms. Frestedt said the eastern addition was likely built without a permit.

Applicant comment: Lana Tran, business owner, said she purchased the restaurant four years ago. The previous owner added the southern addition in 1993. She said she is interested in improve the appearance of the building and the neighborhood.

Board Comments: The Board asked the applicant to clarify the footprint of the existing building. Ms. Johnson said she supports the removal of the security gates and shares the owner's goal of improving the building.

Mr. Chihara asked about the siding material on the existing building and asked if all vertical surfaces had metal siding and whether it was intact. Ms. Tran said yes.

Mr. Chihara asked if only the southern addition would have new surfaces. Ms. Tran said yes.

The Board asked the owner to review the three siding options. Ms. Tran said the three options are: 1) to re-side the whole building, 2) to clean and paint the existing building and apply T1-11 in back or, 3) alternatively, to side the new addition with Hardi-plank.

Mr. Chihara expressed concern about the longevity of T1-11 and said that he would prefer the use of horizontal siding.

Mr. Antonioli said he was not sure how the opening on the eastern side would be in-filled, but he is considering the addition of a glass door where the window is now.

Mr. Chihara commended the building owner for her interest in improving the building and the District and hoped the Board could contribute ideas to make this happen. He asked Ms. Tran how she chose the color scheme. Ms. Tran said she had no particular design scheme in mind and is open to the Board's suggestions on two proposed color schemes. Mr. Chihara said the proposed beige is a neutral background color, but weak when contrasted with the proposed orange trim. He suggested that a darker paint color on the body of the building would be an improvement. Mr. Antonioli said he didn't mind the proposed colors. Ms. Johnson asked what colors Ms. Tran would prefer. A discussion of alternatives followed. Ms. Frestedt said she would provide the applicant with a historic paint color pallet for considering alternative color schemes.

Mr. Chihara suggested the proposed southern addition's false parapet be revised to be more compatible with the original. He added that it said it might be better to make

the addition's parapet appear secondary to the parapet on the primary building. He said if there is no functional requirement for the addition's parapet, the applicant may want to consider lowering the addition's roof line.

The Board discussed the height of the addition. Mr. Antonioli said he could align the parapet with the bottom of the trim. He said for the full Board meeting he would bring a revised set of plans that shows the lower height of the addition, revised paint colors and horizontal Hardi-plank cladding on the southern addition.

042407.2

BOARD BUSINESS

The Board discussed the compliance and perceived lack of enforcement of guidelines in the District.

Meeting adjourned at 5:58pm

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