



The City of Seattle

International Special Review District

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ISRD 85/07

MINUTES FOR THE MEETING OF TUESDAY, May 8, 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

Staff

Rebecca Frestedt
Joanne Walby

Absent:

Austen Chan

050807.1 APPROVAL OF MINUTES: April 24, 2007
Approval of minutes deferred until the May 22, 2007 meeting.

050807.2 CERTIFICATES OF APPROVAL

050807.21 Danny Woo Community Garden
620 S. Main Street

Application for a new seating area, ornamental screen and an entry gate.

Staff Report: Ms. Frestedt said the proposal is the result of a Design Build course featuring students in the Architecture program at the University of Washington. It includes a new seating area, exercise area, the addition of an ornamental screen, and an entry gate. Alterations are located in the southwest corner of the garden adjacent to South Main Street.

Ms. Frestedt said the proposed ornamental screen is thirty feet (30') long. The dimension from the top of the footing to the top of the column is 8' 2". The screen will be sited on the western edge of the garden. It will be constructed of cedar beams

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and steel columns, secured by carriage bolts and set into concrete footings. The purpose of the screen is to conceal the dumpsters and driveway. She referred to drawings presented for the Board's review. She said the proposed gate will be constructed of cedar and steel and be located east of the screen at the top of stairs facing Main Street. The gate will span eight feet (8') across at the top cross beam, which will be cedar. The clearance under the highest point of the decorative arch is eight feet (8') from the ground. The support posts will be constructed of 4"x 4" steel tubes, set into a concrete pier.

Ms. Frestedt said the proposed wave-shaped cedar seating on the northern rise of the garden would be constructed over reinforced concrete footings, stepped up to match the existing grade. The seating will consist of cedar decking and be supported by reinforced concrete walls. The proposal includes five cedar beam tables with fixed benches, set into poured concrete. Two of the tables (3'x6') at the base of cascade seating and two (6' x 6') near retaining wall. The application includes a proposal to replace two retaining walls that are in deteriorating condition.

Applicant Comment: The application was presented by Jennifer Brower, Erin Paysse and Adrian Parke - students in University of Washington School of Architecture. Ms. Brower said they initially proposed to add an exercise area for Tai Chi, but decided to replace the exercise area with seating and tables and relocate the exercise area to a more private area of the garden.

Board Questions:

Mr. Chihara noted that it appears that the screen may be a few feet higher than the Land Use Code allows. Mr. Parke said that the height of the screen would be adjusted, if necessary to meet the Code.

Ms. Gonzalez-Kahn asked for additional details about the plan to add an exercise area. Ms. Brower said that once a location is identified, they will create a gathering space, with a gravel floor. Mr. Gonzalez-Kahn suggested this level space could also be used as a performance space. Ms. Brower said they may put down flat stones between the gravel if the budget allows.

Mr. Chihara said he was concerned that this proposal isn't as well balanced in regards to hardscape and greenscape. Ms. Brower explained that there are plans for landscaping (bamboo, shrubs and trees), but they will be included in a separate application.

Ms. Frestedt said that she learned earlier that day that work on the work on the project had already begun and that she had spoken with the applicant about the need for a Certificate of Approval prior to making any additional changes to the garden. Ms. Brower apologized for not following proper procedure. She added that the City of Seattle Department of Fleets and Facilities owns the property and that they had signed off on the work schedule. She was unclear about the process.

Ms. Johnson asked how the applicant plans to collect water from the hardscape and asked about run-off. Mr. Parke described a drainage patten that will disperse runoff and minimize pooling. He said the walls on the cascade seating have weep holes that will facilitate proper drainage.

Public Comment: Jim Chiu, architect, asked for additional history about the design of the site. Mr. Parke said they designed this project in the past six weeks since the beginning of the academic quarter. Mr. Chiu commented that site work in general is a weak element in Seattle's landscape design community and suggested they try to improve the pedestrian-friendly access to the park. He said one could easily trip in a lot of places. Ms. Paysse noted that they are trying to keep it pedestrian friendly.

Board Discussion:

There was no additional Board discussion.

Action:

I move that the International Special Review District Board approve a Certificate of Approval for the exterior alterations, as proposed. This action is based on (SMC) 23.66.336 A and B.

MM/SC/JC/AG-K 5:0:0 Motion carried.

Freeman Fong arrived at 5:00pm

050807.23 New Star Restaurant
516 S Jackson Street

Replacement proposal for window and frame on Jackson St. façade.

Applicant Representatives: Claudette Zimmer (Glacier Management), Ron Tilden and Randy Peterson (Governor LLC).

Staff Report: Ms. Frestedt said this is a follow up from the April 10th, 2007 meeting, when the Board issued a Certificate of Approval for installation of a new window, conditional upon the applicant returning to the Board with a proposal for a replacement that includes transparent glazing.

The applicant is proposing to replace the existing mirrored glass window with a clear glass window, approximately 10' w x 4' h. The proposal includes casing the existing steel window frame with 3 1/2" clear cedar trim that will be painted to match the existing chocolate brown trim. Ms. Frestedt said the replacement proposal is more appropriate and consistent with the International Special Review District Guidelines.

Ms. Frestedt said the owner, Ms. Mae Pang, had initially wanted a larger window, but was informed by George Gundlach, of Julius-Stewart, Inc. that structural issues would likely prevent installation of a larger window in that location. Ms. Frestedt noted that Ms. Mae expressed a desire to be in compliance with the ISRD guidelines and had previously misunderstood the Board procedures.

Applicant Comment: There was no comment.

Board Questions: There were no questions.

Public Comment: There was no comment.

Board Discussion: Mr. Chihara noted that the issue of transparency and materials brought up by the board at the last meeting seems to have been addressed by the

applicant. He said they regret that the Board was not given the opportunity to give their input before the window was installed.

Action:

I move that the International Special Review District Board approve a Certificate of Approval for the exterior alterations, as proposed.

This action is based on the following: (SMC) 23.66.336 and Design Guideline II. Storefront and Building Design Guidelines, F, and Secretary of the Interior's Standards for Rehabilitation #9 and #10

MM/SC/RH/JC 6:0:0 Motion carried.

050807.24

Buu Dien Deli
923 S. Jackson Street

Exterior alterations and new construction.

Staff Report: Ms. Frestedt said this application includes a proposal to remove two secondary, late additions to the primary building, a 1008 sq ft former gas station. She said neither addition is a contributing feature of the historic district. The deteriorating wooden addition (approx. 480 sq ft) was added in 1993 and the applicant proposes to remove it and construct a 545 sq ft addition in its place that will house an expanded kitchen and storage area.

The proposed finish for the new addition is horizontal Hardi Board siding, with a 1"x 3" or 1" x 4" corner trim. The siding will be painted the same color as the primary building. The applicant is proposing the addition to facilitate an expanded menu for the deli.

Ms. Frestedt said the date of the eastern addition is unknown, as it was likely added without ISRD Board approval. The applicant proposes to remove it and open the eastern façade in order to expose an entryway near the Jackson Street side of the building. She said the applicant proposes to replace the glazing on the doors and add an ADA-accessible handle and latch.

Regarding exterior finishes, Ms. Frestedt said the applicant proposes to remove the blue siding on the northeast corner of the building and the old sign located above the siding. The existing metal siding on the primary building will be cleaned and repainted with Benjamin Moore Kingsport Grey (HC-86) and the cornice will be painted Benjamin Moore Audubon Russet (HC-51) or New London Burgundy (HC-61). She said the applicant is seeking Board feedback on the proposed colors for the cornice. The existing yellow awning will remain in place and be cleaned and she presented drawings and color samples for the Board's review.

Ms. Frestedt reminded the Board that they were briefed on this project at the April 24th International Special Review District Board meeting.

Applicant Comment: Lana Tran, Buu Dien Deli owner and Mark Antonioli, architect were present to answer Board questions. Mr. Antonioli added that the application includes a proposal to remove the security gate.

Board Questions: Ms. Frestedt asked the project representative, Mark Antonioli, to clarify where the glazing would be on the east façade.

Mr. Antonioli said he proposes to infill the opening. He said there will be a new glass door on the north side where there is currently a doorway. He said he has addressed the Board's previous concerns about the height of the new building's cornice, noting that it would be lower and line up with the existing cornice.

Mr. Chihara asked if the whole building is covered in metal siding. Mr. Antonioli said yes, as far as he could tell. Mr. Chihara suggested that the applicant consider using a smooth Hardi panel, without texturing. Mr. Antonioli said he felt this was a reasonable approach to this infill.

Ms. Frestedt said that she met with Ms. Tran to discuss color options in response to feedback that Ms. Tran received during the April 24th briefing. Ms. Tran proposed two alternative color schemes and asked the Board if one of the proposed colors, Audubon Russet, would match the existing bright yellow awning. The Board agreed the colors were appropriate.

Ms. Tran said she was interested in adding a new awning that ran the length of the building and asked for Board input. Mr. Chihara said in his opinion this would make diminish the building's storefront, and make it less attractive. Ms. Frestedt said that a request for a new awning would have to be included in a separate application.

Public Comment: There was no public comment.

Board Discussion: The Board reviewed the color samples and agreed the proposed colors are an improvement.

Action:

I move that the International Special Review District Board approve a Certificate of Approval for the exterior alterations and new construction, conditional upon use of Audubon Russet paint color for the cornice, King's Court Grey for the base, the use of smooth-faced Hardi plank siding on the new addition. This action is based on the following:

SMC 23.66.336 – A and C and ISRD Guidelines II Storefront and Building Design Guidelines and Secretary of the Interior's Standards for Rehabilitation #9 and #10.
MM/SC/AG-K/HT 6:0:0 Motion carried.

Freeman Fong and Robert Ha left the meeting early due to schedule conflicts.

050807.22 Global Services
659 S. Weller Street

Application: Signage.

Staff Report: The proposed signage involves business identification signage (vinyl letters) applied to the transom windows above the entry. The King Street frontage is approximately 14 linear feet. The Asian characters total at least 40% of the signage.

The business does not exceed the maximum signage allowance. The application is for retroactive approval of installed signage.

Applicant Comment: The applicant was not present. Ms. Frestedt presented the application on behalf of the applicant.

Board Questions: Mr. Chihara asked if the color of the exterior trim is expected to change with the building remodel. Ms. Frestedt said she believed so, although could not recall if the colors had been approved. *[Staff confirmed that the Board issued a Certificate of Approval in 11/05 for paint colors for the trim (forest green).]*

Public Comment: There was no public comment.

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

Action:

I move that the International Special Review District Board approve a Certificate of Approval for the signage, as proposed. This action is based on the following: Exterior Design Review, SMC 23.66.338 – Business identification signs, ISRD Design Guidelines for Signs, Section II – Design Guidelines.
MM/SC/JC/HT 4:0:0 Motion carried.

Meeting adjourned at 6:04pm

Issued: May 21, 2007

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