



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 181/07

### MINUTES FOR THE MEETING OF TUESDAY, August 28, 2007

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

#### Board Members Present

Jerry Chihara  
Jan Johnson  
Dr. Austen Chan  
Misun Chung  
Robert Ha  
Amalia Gonzalez-Kahn

#### Staff

Rebecca Frestedt  
Joanne Walby

Absent: Hoa Tang

**082807.1**      **APPROVAL OF MINUTES** August 14, 2007  
MM/SS/JC/JJ    2/0/3 – Ms. Gonzalez-Kahn, Ms. Chung, and Mr. Ha abstained.

#### **082807.2**      **CERTIFICATES OF APPROVAL**

082807.21      Kaname Restaurant  
610 Jackson Ave. S.

Application: Signage.

Staff Report: Ms. Frestedt said that the applicant proposes to replace the face of the interior-lit, projecting cabinet sign to reflect the name of the new business. The existing frame will remain. The sign will have a red background with white and black logo and letters. The dimensions are 4' x 6'.

Applicant Comment: Todd Kuniyuki, the owner of Kaname Restaurant, introduced himself.

Board Questions: Mr. Chihara asked if the symbols on the sign were derived from Japanese letters. Mr. Kuniyuki said yes.

Ms. Misun asked if the white color would be back lit. Mr .Kuniyuki said yes and added that he will use the existing sign framing. He said the Takohachi sign would be donated to the owners of KOBO at Higo, to be displayed within the store.

Public Comment: There was no public comment.

**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:

The proposed alterations and additions 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

**MM/SC/AGK/JC      5:0:0      Motion carried.**

082807.22

**City of Seattle – SDOT**

Various locations between 4<sup>th</sup> Avenue and 6<sup>th</sup> Avenue South.

Application: Signage and Street use.

Applicant Representative: Christine Alar and Barbara Gray, Seattle Department of Transportation (SDOT)

Staff Report: Ms. Frestedt said the proposal to install five way-finding or directional sign posts and one four-panel information kiosk in the pedestrian right-of-way. The signs will be made with powder coated aluminum. The number of directional blades on each post will vary. This application is part of a city-wide way-finding signage plan.

Applicant Comment: Christine Alar and Barbara Gray, from SDOT, presented the application. Ms. Gray explained that the way-finding program started 5 years ago and are the result of conversations and a walking tour with community members.

Ms. Gray described the signs. She stated that the Chinatown/International District directional posts would be red. The posts will point to major destinations within the neighborhood. The color will correspond to references to the neighborhood on a citywide map. The applicants did not have a sample of the proposed red color. Ms. Gray said the kiosks will include two maps, one will be specific to the neighborhood and the other will include neighborhoods within the city's core. She said that the information kiosk will provide space for two community-designed panels that are part of a neighborhood-specific way-finding system.

*Dr. Chan arrived at 4:50pm*

Ms. Frestedt noted that Tom Im, from InterIm, was unable to attend today's meeting. Mr. Im is coordinating the pending community way-finding sign proposal. Ms. Frestedt noted that the signage proposed by the community by come before the Board in the future, as part of a separate application for a Certificate of Approval.

Board Questions: Ms. Johnson asked where the main kiosk would be located. Ms. Gray said it will be in the International District transit station plaza, on the axis with King Street. Ms. Johnson followed by asking why the kiosk wasn't proposed closer to Jackson Street. Ms. Gray said that the size of the kiosk would interfere with pedestrian and wheelchair access if placed near the bus stop, where groups tend to congregate.

Ms. Frestedt stated that the kiosk's dimensions would be 105" w x 98" h x 39" d.

Mr. Chihara noted that the Board recently approved Sound Transit signage at the International District Station. He asked whether or not SDOT had coordinated with Sound Transit to prevent duplication of signage. Ms. Gray said that a representative from Sound Transit attended the stakeholder meetings. She said they want to help direct pedestrians to the transit hub and place signs in areaways to minimize sidewalk damage.

Mr. Johnson commented that she has frequently seen people needing direction north of Jackson Street. She asked if signage would be added to this area. She also emphasized the importance of consistency in neighborhood signage.

Ms. Gray said it was not part of this application at this time. The current installation is focused on transit connections along the Third Avenue tunnel and 3<sup>rd</sup> Avenue. SDOT will consider more signs and locations in the future. She added that the material is relatively inexpensive and they can amend or add signage easily.

Ms. Chung asked if similar signage was approved in other parts of Districts. Ms. Gray said yes, and explained that they have designed a consistent, color-coded system for each part of the City. The signage plan was modeled after similar signage in Philadelphia, PA, which references quadrants of that city.

Ms. Gonzalez-Kahn said that she liked the system and was happy to see signage directing people into the neighborhood.

Public Comment: Betty Lau, supervisor at the Chinese School at 7<sup>th</sup> Ave. and Weller St., said she is on the Signage Committee, with Mr. Im, from InterIm. She said there is strong interest within the neighborhood to identify the neighborhood on way-finding signs as "Chinatown/Japantown/Little Saigon" instead of grouping them together. She suggested they use these three names, followed by "International District" in small letters. She also asked if it would be possible to use Chinese, Japanese and Vietnamese characters and letters on the signs.

Ms. Gray said they are limited to three lines of text on the signs. She said the directional signs will point toward destinations, such as International Children's Park and the stadiums, not to the specific neighborhoods. She said the proposed community sponsored way-finding signage will be more specific and include references to Chinatown, Japantown and Little Saigon.

Board Discussion: The Board discussed the issue of using "Chinatown, Japantown and Little Saigon" or "Chinatown/International District" on the SDOT signage. There was not consensus on the Board about which name should be used. Ms. Gray said that the signage in Westlake Center is in production and will refer to "Chinatown/international District." Changes to the name of the neighborhood included on signage within the International Special Review District would create inconsistencies with planned signs located elsewhere downtown.



082807.24

Freedman Building

616 S. Weller St./515 Maynard Ave. S.

Application: Change of Use.

Staff Report: Proposed change of use from retail to a 20-stall parking garage (7800 sq ft), for use by tenants of the residential units and the public. Access to the basement parking will be via stairways from Maynard Ave. The applicant also proposes to change approximately 500 sq ft in the Southwest corner of the space from retail to residential.

Ms. Frestedt said this space was previously home to the 1,2,3 Dollar Store and the Ritz Dance Studio. This building is located within the retail core where street level uses are typically required; however, only the entrance is located at street level. The majority of the floor space is located below grade. The applicant will submit a separate application for exterior alterations, including the construction of a 16' w x 7' h opening in the alley for vehicular access. Ms. Frestedt introduced the applicant, Paul Wu, of Wu Architects.

Applicant Comment: Mr. Wu said this project will create 20 parking stalls, which he noted are needed in the District. He said the corner unit has high ceilings and an alley entrance and it would make a good apartment unit. He said the alley dumpsters would be relocated inside the building. He explained that the basement is 3-4' below the alley's grade. He said there are no structural concerns related to this change.

Board Questions:

Mr. Chihara commented that it is difficult to consider the change in use if they don't know how the garage door would be designed.

Ms. Frestedt said the owners will submit a separate application for exterior alterations in the future. She said that she advised the applicants to submit the requests simultaneously, but that they chose to apply for a change of use first.

Ms. Gonzalez-Kahn asked if there would be any change in use of the retail spaces along Maynard Avenue. Mr. Wu said no.

Ms. Johnson asked if the parking would be open to the public. Mr. Wu said yes.

Public Comment: Mr. James Koh, a property owner in the District, stated that he was in support of this application because there is a need for more parking in the District.

Board Discussion: Mr. Chihara stated that retail uses are preferred on street level, but he would support this application because the existing retail space is fronted by a mid-block surfacing parking lot and doesn't have the traditional storefront on the sidewalk. He stated that the characteristics of this space are rare within the District and the granting approval for this request should not establish a precedent for allowing non-retail use on a ground level space facing the street.

**Action:**

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

The proposed alterations and additions meet the following sections of the SMC Chapter 23.66:

SMC 23.66.320 - Permitted Uses  
Secretary of the Interior Standards #2 and #10

**MM/SC/AC/RH          6:0:0   Motion carried.**

082807.25

Union Station  
401 S Jackson St.

Application: Change of Use.

Staff Report: The applicant proposes a further expansion of the existing security office on the south end of the building by approximately 1,200 sq ft. The expansion would encompass the southern end of the building in the area that was previously occupied by the Union Station Café. A portion of the concourse will remain unchanged and be accessible to the public.

Ms. Frestedt reported that the ISRD approved a change of use for a 300 sq ft expansion of the security office on July 10, 2007. The Architectural Review Committee (ARC) reviewed the application on August 14, 2007 and expressed concerns about how the proposed changes, the dropped ceiling in particular, would affect transparency into the space. The ARC concluded that the applicant had taken measures to minimize this impact.

Ms. Frestedt stated the Union Station is listed on the National Register of Historic Places. She noted that there are no controls on this building and the ISRD does not have jurisdiction over physical alterations within the building's interior. The Board should consider the proposed use and the potential impact to the transparency when viewed from the exterior. Union Station is also located within the boundaries of the Pioneer Square Landmark District.

Applicant Comment: Bob Hale, project architect, and Fred Wilhelm, of Sound Transit, presented the application. Mr. Hale explained that since the Board last heard this application, Sound Transit had decided to move all of their entire security office to this space. He said the dropped ceilings and full-height walls were necessary for privacy reasons, as this office space is for security personnel. He said the interior changes are all reversible.

Board Questions:

Ms. Gonzalez-Kahn asked if the full height wall would obstruct sunlight into the space. Mr. Hale said it would but noted that the bamboo outside already significantly obstructs light into the space.

Ms. Johnson asked if the work is reversible. Mr. Hale said yes. He said only the blank plaster walls and ceiling would be affected and would be patchable.

Ms. Chung asked if the existing door on the south elevation would be opened. Mr. Hale said this existing historic door has been bricked in and there are not exterior alterations included in this application.

Mr. Chihara noted that the dropped ceiling is setback 5' from the exterior wall and would not cover the existing detail of the ceiling. He said this would minimize the impact on the exterior views; however, he added that in the future when the building owners consider their spacing needs that they select more appropriate use of this space, given the building's inclusion on the National Register of Historic Places and that it was not originally intended for office use. Ms.

Johnson seconded these comments. Ms. Gonzalez-Kahn noted that this space does not feel like a community space anymore.

Mr. Wilhelm said that the remainder of the floors they occupy are “maxed out” and noted that Sound Transit does not have plans to apply for any further changes.

Public Comment: Betty Lau commented that there is a similar dropped ceiling in the Chinese School classrooms. She does not care for their appearance.

Board Discussion:

Mr. Chihara asked if the existing lighting fixtures are historic. Mr. Hale said no.

Ms. Chung asked if the suspended ceiling could be raised and therefore, less visible. Mr. Hale said the duct prevents them from raising the ceiling height.

Ms. Frestedt said the question was asked at ARC whether or not the concourse was original to the building. She confirmed that it was included in plans dating back to 1926 and believes that it was part of the original design.

Action:

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

The proposed alterations and additions meet the following sections of the SMC Chapter 23.66:

SMC 23.66.320 – Permitted uses  
SOI Standards #2, #9 and #10.

**MM/SC/JC/RH**

**6:0:0 Motion carried.**

082807.26

Mar Hotel Building  
507 Maynard Ave. S.

Application: Exterior alterations.

Staff Report: Ms. Frestedt said the applicant proposes to replace the existing wooden window units with new frames and sashes on floors 2-4 on the alley façade. The need for replacement is due to extensive settling on the West side of the building. This was confirmed by a report submitted by Les Tonkin, of Tonkin/Hoyne/Lokan.

Ms. Frestedt said the applicant proposes the following two options for replacement: white Pella Vinyl windows (which match those being used on the 5<sup>th</sup> story façade and interior courtyards), or Milgard all aluminum windows, dark bronze finish; reuse and or remill wood brick molding to match existing.

Ms. Frestedt reviewed the background of this application. She said at the August 14, 2007 ISRD Board meeting, the applicant proposed to replace the historic wood windows with vinyl windows. There was not a consensus in support of vinyl windows. After a lengthy Board discussion, the applicant withdrew the application.

Ms. Frestedt said that Mr. Tonkin’s submitted a revised report, dated August 20, 2007, which states that, “The difference between aluminum windows and wood windows would not be easily

distinguishable from the alley or nearby streets.” She introduced the applicants, Property owner James Koh, and Randy Sibley, project manager.

Applicant Comment: Mr. Sibley stated that they choose to propose metal to be true to the historic materials and that the windows in the alley are metal windows. He proposed a dark bronze finish, because white is no longer available. He said these windows will be exposed to the elements so long term maintenance is a concern.

Ms. Frestedt noted that because this building will take advantage of tax credits for this renovation they are required to get approved by the State Department of Archaeology and Historic Preservation (DAHP) to ensure that any alterations are not negatively impacting the overall condition and integrity of the building. Mr. Sibley said he spoke to Steve Matheson, from DAHP. Mr. Matheson said that aluminum would be acceptable replacement because as a metal is it is considered a natural material.

Mr. Koh noted that there are several historic buildings in the district that have aluminum windows, including the New Central Building.

Board Questions:

Ms. Johnson asked why they did not propose a wood framed window. Mr. Sibley said that they are more costly and difficult to maintain.

Ms. Frestedt stated that chapter 23.66.336 b)1 of the Seattle Municipal Code states a preference for natural materials, including metal. She said the Secretary of the Interior standards #2 and #6 would also apply in this case. She said the Board should also take into account the above referenced statement by Les Tonkin regarding aluminum as an acceptable replacement material if wood is not proposed. She said per the ordinance, anodized aluminum could be used, if approved by the Board.

Mr. Chihara asked what windows are proposed for the lower two floors on the alley side. Mr. Sibley said they proposed the same aluminum system because the original caulked-in steel sash windows are no longer available.

Mr. Chihara asked if the aluminum windows would have the same profile as the originals. Mr. Sibley said yes, but he noted that the existing windows do not include molding.

Ms. Chung asked if the alley side windows have true divided light. Mr. Sibley said no they do not; they have single unit sashes.

Mr. Sibley said they felt he bronze color is more appropriate than a silver aluminum. He said the original windows are white and they had initially proposed vinyl windows because they come in a white color, while the aluminum windows do not. He presented a sample of the proposed bronze aluminum windows.

Public Comment: Betty Lau said she likes this proposal.

Board Discussion: Ms. Gonzalez-Kahn said she appreciates the revisions the applicant proposed today and stated a preference for aluminum.

Mr. Chihara said even if the Board approves the use of aluminum windows in this case, he said aluminum generally is not preferred on historic buildings in the district and the applicant’s reference to other historic buildings with aluminum windows should have no bearing on this



She introduced the applicant, Dennis Su, who is the project architect.

Applicant Comment: Mr. Su indicated that the proposed materials were included on the plans, as a response to the Correction Notice from the Department of Planning and Development. He distributed photos of the site. As part of his request for demolition of the existing building, he provided an assessment of its historic and social contributions to the District. He said the warehouse was built in 1966 and part of the industrial use of the community at the time. He commented on the changes that have occurred within the neighborhood since it was built. He does not believe that the existing building makes a significant contribution to the historic district.

**Board Questions:**

Ms. Chung asked about the timeframe between demolition and construction. Mr. Su said demolition is part of the first phase of construction. He said that he has submitted the materials requested by the Coordinator in response to Seattle Municipal Code 23.66.318 – Demolition approval, including a letter to confirming that the owner has secured funding for the project and that the work will be completed within two years.

Ms. Gonzalez-Kahn asked if the new building will be tallest on block. Mr. Su said it will be the same height as 705 Weller building.

Public Comment: Betty Lau said she supports the application for demolition.

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 the Demolition of the warehouse located at 605 8<sup>th</sup> Ave. S., as per the applicant's submittal. This action is based on the Board's finding that the buildings have no important architectural or historic significance as described in the applicant's report and based on the following sections of SMC 23.66:

23.66.030 – Certificates of Approval – Application, review and appeals  
23.66.318 – Demolition approval

**MM/SC/AGK/RH                      5:0:1    Motion carried. Dr. Chan recused himself.**

Next, the Board then considered the application for Use and Preliminary Design.

**Board Questions:**

Mr. Chihara asked for clarification of the plans regarding the space for dumpsters and garbage. He commented that the retail space looks bigger than what was shown in earlier plans and commented that the proposed design includes a better use of space. He said that it is important to maximize ground level retail. He was disappointed at the amount of parking, but understands the applicant's interest in including it.

Mr. Ha thought the latest plans looked good.

Mr. Chihara said that the proposal is consistent with the IDM zoning.

Ms. Chung asked about the garage doors and whether or not it was possible to have one door for both the garage and the garbage, instead of two separate openings. She noted that in many new condominiums the garbage is set inside the garage.

Mr. Su said that he would prefer not to have two separate doors, but commented on security issues and accessibility. He said he would revisit this issue before submitting the final design proposal.

Ms. Johnson said that she prefers the internal orientation as a means of keeping the dumpsters off of the street or sidewalk and agrees that placing them within the garage is a safety issue.

Ms. Gonzalez-Kahn said that she would prefer not to have multiple curb cuts on Weller, but doesn't believe that there is a better alternative. Mr. Chihara questioned whether or not the proximity of the two curb cuts was too close and suggested that Mr. Su confirm this with DPD.

Ms. Gonzalez-Kahn said that she appreciates the applicant keeping the curb cuts as small as possible. Ms. Johnson said that she likes the progress that has been made on the project.

Public Comment: Ms. Lau said that she liked the project and thinks that the Wellness Center will compliment existing businesses within the neighborhood.

Action:

I move that the International Special Review District Board approve a Certificate of Approval for Use and Preliminary Design per the applicant's submittal. This action is based on the following:

This application meets the following sections of the SMC Chapter 23.66:  
**23.66.030 - Certificates of approval - Application, review and appeals**  
**23.66.320 - Permitted uses**  
**23.66.326 - Street-level uses**  
**23.66.328 - Uses above street level**  
**23.66.332 - Height**  
**23.66.334 - Streets and sidewalks**  
**23.66.324 - Parking and access**

**MM/SC/RH/JC                      5:0:1    Motion carried. Dr. Chan abstained.**

082807.3                      **BOARD BUSINESS**

Ms. Frestedt welcomed Ms. Chung to the Board and distributed an updated staff roster.

*The meeting was adjourned at 7:20 PM.*

Issued:                      September 7, 2007

Rebecca Frestedt, Board Coordinator  
206-684-0226  
rebecca.frestedt@seattle.gov