



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

ISRD 39/16

MINUTES FOR THE MEETING OF TUESDAY, February 23, 2016

Time: 4:30pm
Place: Bush Asia Center
409 Maynard Avenue S.
Basement meeting room

Board Members Present

Carol Leong, Vice Chair
Miye Moriguchi
Martha Rogers, Chair
Herman Setijono
Valerie Tran
Marie Wong

Staff

Rebecca Frestedt
Melinda Bloom

Absent

022316.1 APPROVAL OF MINUTES

January 12, 2016

MM/SC/TM/MS 5:0:1 Minutes approved. Ms. Leong abstained.

022316.2 CERTIFICATES OF APPROVAL

022316.21 108 5th Ave. S. – Tobira Apartments

Applicant: Ai McCarthy, business owner, berry berry

Ms. Frestedt explained the application for proposed change of use to “service, for a hair salon”. No established prior use is on file. Exhibits included floor plans. The building is a non-contributing building located outside the Retail Core and Asian Design Character District.

Ai McCarthy said there will be no outside alterations. There will be no signage but she is looking at putting sign on internal wall. She said the previous owner had put panel in window and that will be removed. She said she will put business hours on the window. Ms. Frestedt confirmed that is allowed without Board approval so long as the decal signage is under four square feet, per the code allowance.

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

“Printed on Recycled Paper”

Public Comment: There was no public comment.

Ms. Moriguchi said it was a very straightforward application.

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

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the February 23, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed work meets the applicable sections of the International Special Review District Ordinance and District Design Guidelines:

SMC 23.66.030 – Certificates of approval – Application, review and appeals

SMC 23.66.320 – Permitted uses

MM/SC/HS/CL 6:0:0 Motion carried.

022316.22

442 S. Main St. – Hirabayashi Place

Applicant: Joann Ware, InterimCDA

Mmes. Wong and Tran and Mr. Setijono recused themselves.

Ms. Frestedt explained the application for proposed installation of 1) building signage to be located on the face of the canopy and proposed installation of the following:

- “Illuminating History” and “Man from White River” illuminated glass art panels (each 16”x40”) to be installed on the exterior façade.
- A painting by Roger Shimomura “Gordon Hirabayashi, American Patriot” to be located in the entry.
- Basalt pavers and exposed aggregate concrete paving around the building perimeter – Phase I. (Phase II, consisting of quotes from Gordon Hirabayashi and commemorative names sandblasted into the pavers, will be submitted for approval at a later date.)

Exhibits included plans, photographs and samples. Ms. Frestedt stated that the building is under construction. It is located outside the Asian Design Character District. The Board recommended a Certificate of Approval for Revisions to paint colors in August 2015. She said Use and Final Design of the new construction was approved in March 2014.

Applicant Comment:

Joann Ware, Interim CDA, explained that they will mount signage over south elevation entry canopy via 12” steel channel; letters are 8” x ¼” flat cut aluminum dimensional. The sign will be custom painted China Doll White which is used elsewhere on the building. She said the font is Champagne and Limousines which is consistent throughout. The first two Japanese characters are from the family. She went over proposed art:

“Illuminating History” - The panels reference Hirabayashi’s history and puts it into context. She said the panels will be attached to CMU pilasters around the perimeter. There will be seven laminated glass panels, framed with brushed aluminum illuminated from the back by LED light sheet. She said the community committee pulled together the art work. She said that Aki Sogabe and Amy Nikaitani were commissioned for the images.

Ms. Moriguchi asked about illumination.

Ms. Ware said that it will be on a timer and dimmer that will correspond with timing of exterior lights. She said it will be a soft illumination from behind. They will use 4000 Kelvin with the sepia color because 3000K was too yellow. The attachment will be to panel with French cleat.

“Man From White River” - She said the construction type will be the same here – laminated glass on CMU and aligns with the CMU modules. She said the poem is by Larry Matsuda. There will be three separate panels mounted together flanked by narrative.

“American Patriot” - Roger Shimomura was commissioned to do the diptych; the entry has been designed around it. The painting tells the story of Mr. Hirabayashi’s childhood, incarceration and legal case. It will be mounted inside and will be inside a temperature-controlled cased. The top and bottom will be illuminated by a linear light fixture that will provide a wash of light. Lighting will be on the same timer but it might come on a little earlier than other lights if it is shaded; she said they will test when the building is done.

“In Gordon’s Words” Phase I - Linear 2” thick basalt pavers installed within property line inspired by traditional Japanese garden pavers. Each bay corresponds with CMU pilaster so it will follow rhythm above. Under Phase II, not part of this application, Gordon Hirabayashi quotes will be sandblasted in. She said they plan commemoratives that they will sell to raise money.

Public Comment: There was no public comment.

Ms. Moriguchi said it has been thoroughly designed and is an exciting project.

Ms. Frestedt said it is a beautiful way to integrate the character and Asian influence within new construction.

Ms. Ware said the project has been a huge effort by many in the community contributing volunteer time.

Ms. Moriguchi said is shows. All members agreed.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for signage and design, as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 23, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the following:

The proposed work meets the applicable sections of the International Special Review District Ordinance and District Design Guidelines:

SMC 23.66.030 – Certificates of approval – Application, review and appeals

SMC 23.66.336 – Exterior building finishes

A. General Requirements

C. Exterior Building Design Outside of the Asian Design Character District

SMC 23.66.338 – Signs

SMC 23.66.224 – Streets and Sidewalks

Secretary of the Interior Standard #9 & #10

MM/SC/CL/TM 3:0:3 Motion carried. Mmes. Wong and Tran and Mr. Setijono recused themselves.

022316.3 GUIDELINE REVISION WORK SESSION

022316.31 Board review and discussion of proposed guideline revisions. The focus of this session will be the guidelines for Exterior Materials, Detailing and Colors.

Ms. Frestedt confirmed that the session would review Exterior Materials, Detailing and Paint Colors. She referred to page 14 of the draft.

She said the Guidelines supplement the underlying code; SMC 23.66.336 is proscriptive in Asian Design Character District (ADCD) but provides minimal specific guidance for materials and design outside of the ADCD). She asked the Board to think of new construction and consider guidelines that help to differentiate design in this area from other parts of the city; how can design reflect the character of the district so you know you are in the ISRD.

Mr. Setijono asked if the Board should create separate guidelines for new construction and historic rehabilitation.

Ms. Frestedt said that the current draft has been written to address both new construction and alterations/renovations of existing buildings, but that the Board could expand on it in a later phase.

Ms. Moriguchi said when it had been split into two separate sections it was very repetitive. The fine detail is in the bullet points. She said she liked the idea that they're all grouped together.

There was discussion about the underlying code and the way in which the guidelines reiterate and expand on, but not replace, the provisions of the code (Chapter 23.66). This was followed by a review of the zoning map and the National Register boundary.

Ms. Frestedt explained the development standards associated with the underlying zone. The zones west of I-5 are International District Mixed (IDM) and International District

Residential (IDR). She said where there is conflict ISRD takes precedence. She explained that the Secretary of the Interior's Standards say little about new construction unless it is an addition. She went on to explain some of the elements addressed in new construction guidelines in other district and municipalities. She said that vinyl windows are prohibited in some cases. She noted use of synthetic or Hardiboard materials and where and when those materials might be appropriate. She said to think about unintended consequences of too much leniency without being overly proscriptive.

Ms. Frestedt said the board has some discretion. The Board can consider an application and say a design doesn't go far enough and can ask how a design responds to the guidelines; board can ask to see studies done that show the neighborhood has been studied.

Ms. Leong: would projects at the edge have to respond to Asian Design Character District?

Ms. Frestedt: can relate through material and color. How does fenestration relate to district? The Board can request presentation of storefront or building studies, etc.

Mr. Martin recommended language that there must be relationship between ground level and above for more cohesiveness with neighborhood. Keep all guidelines together but highlight text specific to Asian Design Character District.

Ms. Moriguchi: make it really clear. Guidelines are for district as a whole; in Asian Design Character District there are specific guidelines.

Ms. Leong said she doesn't know if the differentiation between the National Register District boundary and the Asian Design Character District boundary would be clear to readers. It is confusing. She said we want applicants to think about what is best for district. How do we make this understandable for applicants?

Ms. Moriguchi said most applicants don't read Land Use Code so try to make guidelines user friendly.

Ms. Leong: make sure new buildings complement district.

M. Moriguchi said it's important to remember that board sees project after long period of time working with staff.

Ms. Frestedt encouraged the board to look at pages 8 & 9 and how they set the stage for material discussion. She said new construction outside Asian Design Character District allows the board to consider synthetic materials on a case-by-case basis. She noted the nature of changing technologies.

Ms. Moriguchi referenced the materials section 5d. She said it is about quality of materials because we don't know what technology will be there. There might be different versions of different materials and need to look at how it weathers and ages and that it is not trying to be something that it is not.

Ms. Wong asked about review of use at the ground floor noting that Pike Place Market addresses uses and mix of use and suggested incorporating similar language in the ISRD. She noted the abundance of massage parlors concentrated in a small area. She noted the

applicants' desire for privacy being counter to transparency requirements. She wondered if that would be enough to say 'no'.

Ms. Frestedt clarified that modifications to the municipal code require legislative action. Difficulty with the massage businesses is that all except came to the board after the fact (requesting retroactive request for approval). Circumstances would likely be different if the businesses before the first. It is reasonable for the Board to inquire about how a business will present itself to the street. What is being proposed may not tell the whole story.

022316.4

BOARD BUSINESS

Discussed Financial Impact Statement forms; two candidates interviewed for open positions.

Adjourn

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