



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649 Seattle WA 98124-4649
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ISRD 58/15

MINUTES FOR THE MEETING OF TUESDAY, APRIL 15, 2015

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

Board Members Present

Ben Grace
Carol Leong, Vice Chair
Miye Moriguchi
Martha Rogers, Chair
Joann Ware
Marie Wong

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Stephanie Carrillo

041415.1 APPROVAL OF MINUTES

March 10, 2015 Deferred.

March 24, 2015

MM/SC/CL/JW 4:0:2 Minutes approved. Ms. Ware and Mr. Grace abstained.

041415.2 CERTIFICATES OF APPROVAL

041415.21 West Kong Yick

508 7th Ave. S.

Applicant: Bernie Kay, Kong Yick Investment Co.

Ms. Wong recused herself as she is on the Kong Yick board.

Staff Report: Ms. Frestedt explained the proposed installation of thirteen (13) painted plywood panels (dimensions: 37”w x 65”h) representing the Chinese Zodiac calendar within the third- and fourth-story windows along Canton Alley. The panels will be installed on the interior of the building. Exhibits included photographs and

renderings. The building was constructed in 1910. It is a contributing building located within the Asian Character Design District.

Applicant Comment:

Mikala Woodward, Wing Luke, explained the panels were created by Youth CAN which is a Wing Luke youth program. She said the zodiac animals are painted on plywood.

Bernie Kay explained the color-coded plan that shows where the panels will be inserted into the window openings. Responding to questions about attachment he said details are in the packet and noted that four screws will be put into interior of window frame per the plan. He said there is no particular time frame for them to be up. He said they want to repair the windows eventually as they have funds.

Public Comment:

Ching Chan, SCIDPDA, said it is a great step forward in reactivating the alley. She is in support of the proposal.

Board Discussion:

Ms. Ware said in another context she would be hesitant to allow screws into the frame of a wood window, but in this context it's okay because of the deterioration of the windows. This is temporary and an improvement. In another building it may not be appropriate.

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

This action is based on the following:

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

SMC 23.66.336 – Exterior Building Finishes

- A. General Requirements**
- B. Asian Design Character District**

ISRD Design Guidelines

II. Storefront and Building Design Guidelines

Secretary of the Interior's Standards

#9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

#10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/BG/MM 5:0:1 Motion carried. Ms. Wong abstained.

041415.22

Harbor City

707 S. King St.

Applicant: Paul Wu, Wu Architecture

Ms. Wong recused herself as she is on the Kong Yick board.

Staff Report: Ms. Frestedt explained the proposed installation of an exhaust vent within the transom window of a storefront in Canton Alley. Frame and vent will be painted to match the storefront. Exhibits included photographs and plans. She said that the West Kong Yick building was constructed in 1910. The building is a contributing building, located within the Asian Character Design District. The ISRD Board issued a Certificate of Approval in December 2014 for exterior alteration of the storefront to accommodate a change to the door swing for egress purposes. The ISRD Board issued a Certificate of Approval for change of use for the expansion of the Harbor City Restaurant in November 2013.

Applicant Comment:

Paul Wu explained the proposal to install a needed 6” exhaust vent from the new restrooms. He said they would remove the transom window and put in a muntin to create a blank panel to vent out. He said the vent will be painted to match existing trim. He said they will put in non-insulated tempered glass and will keep the same molding. He said that screening will be left as is and wire mesh painted. The vent will sit at the same plane as the glass.

Public Comment:

John Hom, Facilities Operations Director for the Wing Luke Museum, asked about fresh air supply and expressed concern about odors.

Mr. Wu said that it is make up air in the restroom. He said the fan will be on during business hours and he is confident it won’t contribute to odors in the alley. In response to a question he said the noise from the fan is negligible.

Ms. Frestedt said that the window is one of the older ones. She said this is in response to building code requirement and the impact is minimal.

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

The proposed exterior alterations meet the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

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

SMC 23.66.336 – Exterior building finishes

- A. General Requirements**
- B. Asian Design Character District**

ISRD Design Guidelines

II. Storefront and Building Design Guidelines

Secretary of the Interior’s Standards

#2 The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#6. Deteriorated features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

MM/SC/MM/BG 5:0:1 Motion carried. Ms. Wong abstained.

041415.23

400 S. Jackson St.

Applicant: Kathleen Warren, Urban Artworks

Mr. Grace recused himself as he is on the board of Urban Artworks.

Staff Report: Ms. Frestedt explained the proposed multi-panel horizontal mural (dimensions: 80' w x 8' h) to be installed on the north-facing wall at the ground floor. Exhibits included photographs, rendering and paint samples. She said that the American Hotel was built in 1925 and is a contributing building within the District. The building is located within the Asian Design Character District.

Applicant Comment:

Kathleen Warren, Urban Artworks, explained that in conjunction with Spring Clean on April 25th they propose a multi-panel art mural communal project. She the mural would be painted the day of Spring Clean and installed later. She said the mural will be on plywood and will depict the Night Market. She said it will be installed with concrete screws.

Diem Ly, Comcast, said that they are funding this as part of Comcast Cares Day.

Ms. Warren said that the mural depicts the past through the present starting in sepia tones and becoming more colorful through time.

Ms. Leung asked if the installation is permanent.

Ms. Warren said it is. She said the panels will be painted at community center and then installed on the building. Responding to questions she said they can do an anti-graffiti coat. She said that they use a deck sealer coating that is pretty durable and thought the mural could last five years.

Public Comment:

Maria Batayola said aside from social media outreach there were many face-to-face meetings with the community to get good input for this project. She said that the

applicants were very responsive when the community asked to have Filipinos included in the mural.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for design at 520 S. King St. with the recommendation that an anti-graffiti coating be used.

This action is based on the following:

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

SMC 23.66.336 – Exterior Building Finishes

C. General Requirements

D. Asian Design Character District

ISRD Design Guidelines

II. Storefront and Building Design Guidelines

Secretary of the Interior’s Standards

#9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

#10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/CL/JW 5:0:1 Motion carried. Mr. Grace abstained.

041415.3 BOARD BUSINESS

The board was ahead of schedule and took a recess from 5:12-5:30 PM.

041415.4 SITE VISIT

041415.41 Hing Hay Park expansion

414 6th Ave. S./423 Maynard Ave. S.

The Board will visit the site of the proposed Hing Hay Park expansion, starting with the existing park and then walking the permitted of the former Post Office site, where the expansion will occur.

Kim Baldwin, Seattle Parks Dept., and Melanie Davies, SVR, led a walk through the site of the Hing Hay Park expansion. The walk included a discussion of two alternative treatments for the brick pavers around the tree pits along S. King Street and the side streets (Maynard Ave. S. and 6th Ave. S.). The Board stated a preference for the option that keeps the brick at the corner of Maynard & King St. intact, but removes brick along S. King. Gravel fill was preferred over wood chips (Option 1). Members said that the health of the trees should be taken into account.

Ms. Baldwin and Ms. Davies pointed out changes to the landscaping around the pavilion and under the overhang of the Bush Hotel, and they identified where benches and wooden block seating would be removed.

There was discussion about the treatment of the concrete wall along the northwest corner of the parking (former Post Office wall). A Board member stated that inclusion of the perforations through the wall were more important than what color it would be painted.

The Board thanked Ms. Baldwin and Ms. Davies for the walk through.

Adjourn

6:05 PM

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