



The City of Seattle

## International Special Review District

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ISRD 253/15

### MINUTES FOR THE MEETING OF TUESDAY, November 24, 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**

**112415.1 APPROVAL OF MINUTES**  
October 27, 2015  
MM/SC/JW/BG 6:0:0 Minutes approved.

#### **112415.2 CERTIFICATES OF APPROVAL**

112415.21 Wing Luke  
719 S. King St.  
*Applicant:* Ching Chan, SCIDPDA

**Signage:** Proposed application of gold-leaf signage reproduced to reflect the original storefront signage in the northeastern storefront window for the Sew Ying Chong Co. (a prior tenant at 725 S. King St.). The window will include a vinyl decal in the lower right hand corner of the window providing interpretive text confirming that the sign is a replica of the original signage. Exhibits included photographs and plans. The Kong Yick West is a contributing building located within the Asian Character Design District. A Certificate of Approval for interpretive storefront window signage for the Yick Fung Co., located at the western end of the north façade, was approved in 2008. During the Board's review of that proposal there was discussion about the Secretary

of the Interior's Standard #3, which states: "Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken." The addition of interpretive signage confirming that the gold-leaf sign was not original, was required as a condition of the approval. This type of interpretive signage may not be appropriate in other storefronts or locations within the District.

**Applicant Comment:**

Ching Chan provided context of the site and project and explained they had received an OED Façade Improvement grant that helped to fund this project.

Cassie Chinn, Wing Luke Museum, commented on the success with the Yick Fung installation and its ability to enhance the historic roots of the building. She said that 8<sup>th</sup> and King is a prime location and it will be good to enhance it. She said the proposed signage will harken back to what is on the earliest photos. She said that the Sew Ying Chong business was original to the building and she noted the ties to Ron King, an active member of the community. She said they love the tie to an active and engaged property owner who can share oral histories and archival material. She said they will share the very compelling story of Mr. King's mother who was a U. S. Citizen who lost her citizenship when she married a Chinese citizen. Mr. King will donate furniture from his family. She said the question became, what could this sign originally have looked like. Other businesses of the era, such as Yick Fung, featured signage with capital letters, arched, hand-painted signs. She said that PhD student who specialized in overseas laborers assisted with the research and selection of the appropriate Chinese characters. Joulie Deng will do the calligraphy. Responding to questions, she explained that the lettering will be done in reverse on the interior; it will not be in direct sun and should be durable.

**Public Comment:** There was no public comment.

**Board Discussion:**

Ms. Rogers supported replicating what was done with the Yick Fung installation.

Ms. Leong said she was excited about the project and said that for the community it is important to have concrete history in this format about the pioneers of this neighborhood. She said it was a difficult time period for people and the hardships they endured. She noted her personal connection - that her family probably shopped there.

Ms. Moriguchi said the tie to the museum reinforces the museum's mission.

Ms. Rogers said the original store operated briefly and asked if more history would be included about the other businesses that have occupied the storefront.

Ms. Chinn said the sign is symbolic and will serve as a touchstone to engage people in a specific story and an entry point to learn about what followed. She said the store was open a brief period of time and the museum has information and materials related

to businesses that came later. She said that there are unused hotel rooms upstairs and they could expand there with the story of the King family.

Ms. Leong asked if history of the other store will be included.

Ms. Chinn said it could be as part of walking tour; this window gives a spot to talk with folks.

Ms. Leong said to make sure that all businesses that were there are acknowledged verbally and written. She said the rich history should be captured.

Ms. Chinn said they could make adjustments to the interpretative vinyl.

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

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the November 24, 2015 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed signage meets 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 23.66.338 – Signs**

**Secretary of the Interior Standard**

**#3.** Each property shall be recognizes as a physical record of its time, place and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.

**#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/JW            6:0:0    Motion carried.

112415.22

**Yesler Bridge**

Yesler Bridge over 4<sup>th</sup> Ave. S.

*Applicant:* Amanda Tse, Seattle Dept. of Transportation

Ms. Frestedt explained the proposed alterations to the bridge including replacing portions of the bridge, restoring portions of the bridge, alterations to the public rights of way including paving, guard rails, street lights, and sidewalks. She said the proposal includes rehabilitation of the east abutment wall. Exhibits included historic property assessment, photographs, plans and specifications. The bridge is a contributing structure located outside of the Asian Character Design District. The majority of the bridge is located within the Pioneer Square Historical District. A Certificate of Approval from both the ISRD Board and the Pioneer Square Board (PSB) will be required. The ISRD Board and the PSB have received briefings and conducted site visits throughout the

development of the proposal. The ISRD Board received briefings in May 2015, March 2014 and November 2012. This project required a SEPA review. SDOT issued a Determination of Non-Significance (DNS) on November 2, 2015.

Applicant Comment:

Amanda Tse, SDOT, introduced the project and provided context and an overview of project goals. She said the bridge was built 100 years ago. She reported that the bridge is in a deteriorated condition and the original design doesn't meet current standards; she noted the low vertical clearance. She said the abutment walls are deteriorated and rehabilitation is needed. She said they will change from a three-span to a one span superstructure with no interior columns but that they will preserve historical character defining elements. Character defining elements were identified as: fascia girders, columns and cladding, pedestrian railings, column capitals, fascia girder corbels, and decorative lights on the north elevation. She said that east abutment wall will be rehabbed and the west abutment wall will be replaced. She said they will install ADA programs at the Yesler and Terrace intersection and they will re-channelize 4<sup>th</sup> Avenue. She reported they will replace the existing traffic railing with two tubes and will replace a three globe pole lamp with a two globe pole. She said they will add curb bulb and ramp. She said the existing pedestrian rail will be refurbished and they will add steel cable to augment existing openings reducing them to 4". She said they will reconstruct the sidewalk. She reported that various alternatives had been explored.

Donn Hogan, architect with HDR (consultant), said they worked to retain as much historic character as possible. He said they will retain rails on both sides and will refurbish as much as possible. He said they will replace some components to bring up to code and wire cable will be inserted into open areas of railing. He said they will replace rail segments with like-kind with some new vertical posts attached to new concrete deck. He showed side-by-side comparison of as-built and replacement tee posts that exist today. He referred to changes to the pedestrian rail ("Newell posts") over time. He said they will put in a 4" curb to prevent things falling below. He said they will replace underdeck LED lights. He said they will retain the angled rail. He said they will replace three-globe lights with two-globe lights that will provide more light for less energy and have color correct capability. He said the diameter will be the same but there will just be fewer.

Ms. Frestedt said that in upgrade globes to LED some have a diffuser that is visible through the globe; she noted concern about that.

Mr. Hogan said he would have to verify Kelvin range. He said that the walls will be painted St. Helens gray and the roads and sidewalk will have lampblack added. He said they will use paint and pigmented sealers.

Ms. Tse went over construction closures and detours.

Public Comment:

Kathleen Conner, DOPAR, was interested in impacts to City Hall Park. She said that the character has been kept and she is pleased with the proposal.

Board members asked clarifying questions about the proposed colors and discussed Kelvin levels of the lamps, light quality and diffuser visibility, and decided to leave that to the discretion of the Pioneer Square Preservation Board.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for street use with recommendation that two-globe light be consistent with globe lights in Pioneer Square in color temperatures, laps and diffuser within globe.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the November 24, 2015 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed street use/design meets 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 23.66.302 – International Special Review District goals and objectives**

**SMC 23.66.334 – Streets and Sidewalks**

**Secretary of the Interior Standard**

**#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.

**#5.** Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

**#6.** Deteriorated historic 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/JW/BG            6:0:0    Motion carried.

**112415.3            GUIDELINE REVISION WORK SESSION**  
Deferred.

**112415.4            BOARD BUSINESS**

**112415.5            ARCHITECTURAL REVIEW COMMITTEE**

112415.51            New Century Tea Gallery  
416 Maynard Ave. S. – Atlas Hotel  
Briefing by Ching Chan, SCIDPDA, on proposed installation of an angled canopy (material: PVC) and wall sign to be installed over the storefront.

Ching Chan explained that OIS funding was received and they propose to improve the storefront, tidy it up and add signage. She said that they are working with the business owner who has expressed concern for proper signage.

Joshua Brevoort, Zeroplus, when through the presentation materials. He said they walked through the neighborhood and looked at other awning examples. He said that tile is preferred but it is expensive and weighty so are looking at metal instead. He said the cedar framing will be exposed. He said they are working with I.L. Gross on the attachment and structural considerations. He explained that they looked at two attachment options depending on what is behind the brick: 1) if there is a concrete frame – they could run steel between window frames through concrete; 2) if it is a grouted masonry wall – they could anchor it using grout and then through-bolt into floor below.

Ms. Ware asked if the brick was historic fabric and noted that the bolt should go through grout joint.

Mr. Brevoort said they could probably do that and said that it is a  $\frac{3}{4}$ " diameter rod and the masonry joint will be larger than that. He said a little brick may be destroyed.

Ms. Ware asked what is holding up the brick.

Mr. Brevoort said the transom window is beneath drywall material. He said it is difficult to know what is in there and that is why they have two attachment methods.

Responding to questions about water runoff from the awning / gutter Mr. Brevoort said that it will run off each end.

Ms. Rogers and Ms. Moriguchi agreed that sheeting it off would be preferred over addition of a gutter.

Referring to plans, Ms. Frestedt noted that the code requires that awnings must extend be at least 5' over the right-of-way.

Mr. Brevoort said they could meet code requirements for awning. He said they are at 3  $\frac{1}{2}$ ' with the bracket – so are very close.

Ms. Ware said to show that dimension. She said that if no gutter the way the edge detail is treated - and having some type of edge detail - is important.

Mr. Brevoort said that there will be plywood underneath the metal.

Ms. Rogers said to look at edge detail and how that will impact water runoff. She suggested a dispersed water runoff. She said the materials are appropriate, particularly the wood underneath.

Ms. Moriguchi said they are not introducing a completely new idea and the natural cedar helps.

Ms. Rogers said that they are using metal and not tile and asked if another profile – such as flat or standing seam - might help with drainage.

Ms. Ware said they need to figure out ridge measurement.

Ms. Moriguchi said to explore similar metal profiles.

Ms. Ware asked how they will attach to the cedar.

Mr. Brevoort said it will be mechanically fastened and then it will be covered up so it will be a hidden fastener.

There was support for the sign portion of the proposal.

## **Adjourn**

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