



The City of Seattle

International Special Review District

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

ISR D 42/17

MINUTES FOR THE MEETING OF TUESDAY, February 28, 2017

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

Board Members Present

Eliza Chan
Stephanie Hsie, Vice Chair
Tiernan Martin, Chair
Herman Setijono
Valerie Tran

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Carol Leong

Chair Tiernan Martin called the meeting to order at 4:30 pm.

022817.1 APPROVAL OF MINUTES

January 24, 2017
Deferred.

022817.2 CERTIFICATES OF APPROVAL

022817.21 720 8th Ave. S., Suite 718
Applicant: Ellen Hagen, Miller Hayashi

Ms. Frestedt explained the application for proposed change of use from “retail” to “medical Services” for the ICHS optometry clinic (1,140 sq. ft.). Exhibits included photographs.

Applicant Comment:

Ms. Chan disclosed the PDA is landlord of this building, but that she had no knowledge or involvement with the application.

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

“Printed on Recycled Paper”

Ellen Hagen, Miller Hayashi, explained the current use of the space is retail / salon and they want to change it to medical services for an Optometry Clinic – ICHS. Responding to questions she said the space isn't highly visible from the street because the entry is setback from the sidewalk entrance off of the courtyard. She said that the windows will be clear and that merchandise will be visible through the glass. They will come back later with signage.

In response to a question from the construction representative Duane Wald, Ms. Frested confirmed that window treatments require a Certificate of Approval.

Public Comment: There was no public comment.

Board Discussion:

Board members determined they had enough information to make a decision.

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

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the February 28, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

SMC 23.66.320 – Proposed uses

MM/SC/VT/HS 5:0:0 Motion carried.

The following item was reviewed out of agenda order.

022817.4 BOARD BUSINESS 022817.3 BOARD BRIEFING

Ms. Frestedt explained that the Mayor has decided on the board candidate and she would let the board know when confirmation is complete. She said final design for the 6th and Yesler project are coming up in March.

022817.31 608 6th Ave. S.
Presenter: Ed Linardic, architect

Briefing on facade design and fenestration alternatives for proposed new construction of a 7-story mixed-use building.

Ed Linardic reported back with changes had not been made to design per board input at last briefing. He said that the stairs were moved back so they are not exposed to exterior of building. The retail spaces have fewer mullions and they will now be dark anodized to match brick and deck color was changed to red.

He guided board members through options and said dormers were added; trim was added around windows at sill and at head; Option 1 has dormers are on either side of building elevation; dormer façade will be a different color; top floor is set back; reduced bands on side where there are no windows. He said that Option 2 has brick cladding all the way up the building; two dormers on one side. He said Option 3 has brick to the 7th floor, dormers on sides, concrete sills and headers; Hardi vertical panel on dormers. He said that Option 4 has no deck; dormer in middle, Hardi plank and brick on façade; concrete lintels; trim at dormers to provide relief. He said scheme 1 is the preferred scheme.

Mr. Setijono asked why both Nichiha and Hardi are proposed.

Mr. Linardic said they are different size which provides differentiation.

Ms. Frestedt asked about how the windows fit into assembly of wall.

Mr. Linardic said they can't do modulation with the Nichiha so used the Hardi there.

Mr. Martin asked for views from the north.

Mr. Linardic said he would provide those next time.

Ms. Tran asked if the balconies are functional.

Mr. Linardic said they are; they will be 4' deep.

Ms. Hsie said this is much better and she appreciates that the stair is pulled back. She had no preference for bays. She appreciated that brick goes all the way up – it is helpful and breaks the scale of the building. She asked what kind of windows are proposed.

Mr. Linardic said they are aluminum-clad vinyl. He said the trim will help provide dimension.

Mr. Linardic explained the balconies are 4' as are the bays.

Ms. Hsie said she was curious to see the back side; she said that banding helps but noted the large swaths of monotone color on the side. She said there is opportunity to do something with building name and signage.

There was discussion about the design of the north façade, noting the importance of perspectives from different places in the district.

Ms. Frestedt said it will be helpful to see more fully rendered version of north elevation.

Mr. Martin said the dark anodized window system works better and he supports the extensive use of brick as an earthen material. He said stopping brick at the 2nd story works because the material differentiation the use. He suggested wrapping colors and patterns to the north and south elevations.

Mr. Linardic said they will wrap 2' on the corners.

Mr. Martin said the arrangement of bays is strong; asymmetry is OK; and he is glad the stairs are pulled away. He said suggested adding relief to the non-bay window – trim and depth is important. He said there are many non-bay windows on north. He supported the decks and the red color option.

Mr. Setijono agreed. He said he likes the Nichiha instead of brick all the way up and noted it would be easier to maintain.

Ms. Hsie asked about transition detail between Nichiha and brick. She asked about flashing and coping and what happens at the bottom of the bay when it drops into brick.

Mr. Linardic said it goes about a foot below the bay.

Ms. Tran said she likes the brick at the end of the 2nd floor and she likes the black – red contrast.

Ms. Chan said her preference is Scheme 3.

Public Comment:

James Wong, adjacent property owner, said he likes the red balcony and that it provides a modern look with Asian influence that shows quality and character. He said the black adds contrast. He said it looks like three storefronts even though one is an entry. He asked what color brick the board preferred.

Ms. Frestedt said in looking at historic buildings you see variation in brick type and color. She commended Mr. Linardic for the studies provided and his response to board input.

Responding to questions Mr. Linardic said the balcony railings meet code.

Ms. Hsie said the railing, proportion of windows, the building is loaded with quality and character. She said any opportunities to bring that down to ground floor is good and noted signage and canopy details.

Mr. Setijono said he has done a great job with material selection.

Ms. Frestedt advised the applicant to start putting construction documents together and to bring in material samples.

Ms. Hsie said to bring in header footer detail and transition detail for brick and Nichiha.

Adjourn 5:18 pm.

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