



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 95/18

MINUTES FOR THE MEETING OF TUESDAY May 22, 2018

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

Board Members Present

Eliza Chan
Sergio Legon-Talamoni
Tiernan Martin, Chair
Russ Williams

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Stephanie Hsie, Vice Chair
David Leong

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

052218.1 APPROVAL OF MINUTES
April 10, 2018
MM/SC/EC/RW 4:0:0 Motion carried.

April 24, 2018
Deferred.

052218.2 CERTIFICATES OF APPROVAL

052218.21 501 S. Jackson St. – Buty Building
Applicant: Shari Rust, New Image Creative

Ms. Frestedt explained the application for proposed installation of window film for 85c Bakery and Café. The window film will provide screening and include business signage. Exhibits included photographs, plans and samples. The Buty Building was constructed in 1901 and 1911. It is a contributing building located within the Retail Core and the Asian Design Character District. The Board recommended approval for a signage October 24, 2017. The Board deferred a decision on window film pending

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

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submission of alternatives that minimized the amount of text proposed. Exhibits include letter to the applicant which summarized the Board's recommendations and minutes from the October meeting.

Applicant Comment:

Greg Rust provided photos and window film graphics for the north and west facades, for screening purposes. He said the film is a graphic logo and he indicated on the plan where it will go; it won't be illuminated. He didn't know interior activities behind the filmed areas.

Ms. Frestedt noted that a bathroom and portion of the kitchen would be screened, based on the last presentation to the Board, during the use review.

Ms. Chan asked if they intend to translate signage.

Mr. Rust said no, but he can ask the owner if they want it.

Mr. Legon-Talamoni said it would be good to pose the question to the owner; it is a prominent corner in the Asian Design Character District.

Mr. Rust said that the client provided the graphic design for the film.

Public Comment: There was no public comment.

Board Deliberation:

Mr. Martin said the proposal achieves the request of what the Board had requested; they have reduced the busy-ness and this better integrates into the district now. He said he would like to see incorporation of Asian characters.

Ms. Frestedt noted the application was deferred once and the applicant responded; she cautioned against causing undue burden and said that while multi-lingual signs are desired, they are not required. She said the board could make a recommendation to consider adding Asian characters.

There was general board agreement about adding a recommendation to propose adding Asian characters / translation.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for window film and design (option #3), as proposed with recommendation to return with proposal to add Asian characters / translation.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the May 22, 2018 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:**

Design Guidelines for Signs

SMC 23.66.336 – Exterior building finishes

- A. General Requirements**
- B. Asian Design Character District**
- 4. Transparency requirement**

SMC 23.66.338 - Signs

Secretary of the Interior 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.

#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.

#10. New additions and adjacent or related new construction shall 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/SLT/EC 4:0:0 Motion carried.

Ms. Frestedt said that while she can't suggest a service, she can provide a list of area translators.

052218.22 668 S. Jackson St. – Jackson Apartments
Applicant: Trevor Taylor, Liberty Tattoo

Ms. Frestedt explained the application for proposed change from “retail” to “service” for a tattoo shop and proposed installation of green neon tubes to be installed around the storefront windows and proposed green neon signage to be hung within the storefront windows. Exhibits included photographs, plans and samples. The Jackson Apartments Building was constructed in 1917. It is a contributing building located within the Retail Core and the Asian Design Character District.

Applicant Comment:

Trevor Taylor explained he has operated a shop in Queen Anne for 18 years; this will be his second location and eventually the only one. He said he wanted the font to fit in with the neighborhood; he loved the Hong Kong sign and wanted to tie in with that. He said the neon border will be there for opening and lettering will be gold leafed in window. He said they will use congees for Liberty Tattoo, Japanese translation on one window and Chinese on the other.

Ms. Frestedt said the Code allows for miscellaneous signage that is hand painted, gold leaf, decals less than 4” can be installed without board approval.

Mr. Williams asked if his branding is changing.

Mr. Taylor said he doesn’t have a specific font or brand he just wants to be compatible with district.

Public Comment: There was no public comment.

Board Deliberation:

Ms. Chan said she supported the change of use and decision to include translated signage. She said the font is consistent with a style seen in the district.

Mr. Legon-Talamoni agreed and appreciated he considered the location for his business.

Mr. Martin appreciated the Asian characters and said the character is reflective of other branding in the neighborhood.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for installation of neon tubes and neon signage within the storefront windows, 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 May 22, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

Design Guidelines for Signs

SMC 23.66.320 – Permitted uses

SMC 23.66.336 – Exterior building finishes

A. General Requirements

B. Asian Design Character District

SMC 23.66.338 - Signs

Secretary of the Interior Standards #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.

#10. New additions and adjacent or related new construction shall 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/EC/SLT 4:0:0 Motion carried.

052218.3 BOARD BRIEFING

052218.31 Right of Way at Maynard Ave. S. and S. Weller ST and S. Lane St.
Presenter: Jinny Green, SDOT

Briefing on proposed revisions to the brick pavers and curb configuration at two intersections to accommodate updated ADA ramps.

Ms. Frestedt shared a public comment email sent from Betty Lau (a copy is in DON project file)

Jinny Green, SDOT Maintenance Operations, said the pavement base repair was done already to restore existing pavement; that triggered ADA updates. She said this is part of the neighborhood's greenway, so they used a slurry seal to improve the surface and make it better for bikes. She walked board members through plans and renderings. She said they are removing old and installing new brick at Maynard and Lane. They will use the same style of bordering and leave the turning space concrete which provides better friction for turning. She said they will install curb ramp adjacent to building and Maynard and Weller; they have to drop elevation of sidewalk, exposing more of the adjacent building wall. If the building has a basement they won't have to install curbing. She said at the highest point it would be 4" to make sure the building is not compromised; it will taper to zero elevation. She said this type of curb is at Lane Street, but that location has just landscaping and asphalt. She said they didn't want to excavate into private property which is why they are doing curb.

Ms. Green said that at Maynard and Weller there is a lot of brick at the corner, partially on private property; she indicated property line on plan and indicated where they will sawcut, remove and replace everything wrapping the corner. She said the brick is like that on Jackson and they can't match 6th and Main brick. She said bricks will darken over time and the could pressure wash the old to match. She said the bricks will lie on top of concrete and will be embedded into cement.

Ms. Chan asked how work disruption will last.

Ms. Green said they are doing one corner at a time; each corner will take 3 – 5 days. She said that Maynard and Weller will take longer – 2 – 3 weeks; they will do that in sections.

Ms. Frestedt said the brick is not historic; it was installed throughout the district in the 1970s as part of a district beautification project. She said there has been removal of brick around intersections and changes in how brick work has been treated, with more segmentation of brick.

Mr. Martin asked if community input has been sought.

Ms. Green said they typically only go through internal review for this type of project.

Mr. Martin noted the problematic history of maintaining the brick in the district, the replacement of continuous treatment with patched type approach, and said the misalignment is visually apparent. He asked if alternatives to brick have been considered. He said he would like to see what all four corners in concrete would look like.

Ms. Frestedt noted the ongoing challenge SDOT faces. She noted a board preference to retain as much brick as possible for placemaking, continuity; she suggested getting input from the community on whether the preference is to keep or get rid of brick.

Mr. Martin said it warrants a broader discussion to get opinion from community.

Mr. Legon-Talamoni said he doesn't mind fragmentation as long as a uniform strategy is maintained on all four corners. He said to explore how they can relate more cohesively across the street. He suggested just doing concrete in between old and new.

It was noted there is a safety concern for elders and board members stated that the proposal should be opened up to community conversation/input. Board was open to whatever strategy was chosen as long as there is consistency.

Ms. Green said there will be some inconsistency as they don't have funding to do all corners.

052218.4 BOARD BUSINESS

Ms. Frestedt provided updated copies of the Seattle Municipal Code, reflecting the new boundaries and section on departures. She noted the upcoming work group meeting and that use will be reviewed. She said uses don't take into account pre-existing uses from before expansion of boundary. She said Schemata will come in to present a summary of what they have heard and how to categorize and work into the district rules.

She said she reached out to former board members requesting feedback on Guidelines and where challenges are. She said the email was vetted through Schemata and staff.

Adjourn 5:55 pm.

Rebecca Frestedt, Board Coordinator
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