



The City of Seattle

International Special Review District

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ISR 290/18

MINUTES FOR THE MEETING OF TUESDAY, November 27, 2018

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

Board Members Present

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

Staff

Rebecca Frestedt
Melinda Bloom

Absent

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

112718.1 CERTIFICATES OF APPROVAL

112718.11 315 Maynard Ave. S. – International Apartments
Applicant: Matt Aalfs, Building Works

Ms. Frestedt explained the proposed replacement of the residential windows and proposed storefront remodel. Exhibits included plans, photographs and plans. The International Apartments (historic name: U.S. Hotel) was constructed in 1910. It is a contributing building listed in the National Register. It is located within the Asian Design Character District and retail core. The existing aluminum windows were installed in the 1980s.

Applicant Comment:

Matt Aalfs explained the windows are not original. He said the original windows were double hung. He explained that the original retail entrance was on the southern bay. He said they will re-establish the retail entrance. He showed the existing horizontal sliders and provided a photographic window survey. He said the windows are in poor condition and

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some are broken. He proposed a fiberglass window that replicates the original – vertical slider paired units with divider in center. He proposed Andersen aluminum clad wood system for storefront entry. He said they will re-establish the 400 square foot retail space and entrance; he noted the grade change.

Mr. Martin asked what use is in the corner retail location now.

Mr. Aalfs said it is unoccupied. It used to be office, but they want to change the use to retail. He said that the fiberglass framing system will be extended to fill the space in between.

Ms. Hsie asked if it will be dark bronze.

Mr. Aalfs said the material will match other ground floor spaces. Responding to questions he said the original was wood, but he didn't know the original color.

Public Comment:

Robert Lowman, resident, asked about effect of displacement during work.

Billy Sanchez, Cadence Real Estate, said they are undecided; they prefer to keep tenants in unit, but may move tenants into open units during remodel.

Board Discussion:

Mr. Legon-Talamoni appreciated that they are restoring to the original configuration. He asked if they explored using wood.

Mr. Aalfs said they did but it was cost prohibitive. They wanted to avoid vinyl at all costs, and fiberglass was a good option because the dimensions are similar to wood.

Ms. Hsie appreciated the clear presentation and it will be an improvement to go back to original configuration. She said the dark color will be nice on the building.

Ms. Frestedt said that typically with contributing buildings replacing with wood would be preferred. She said the distinction here is they are not the original windows and the replacement will bring it closer to the original look.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for exterior alterations, 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 November 27, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed exterior alterations meet 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

1. Materials

2. Colors

ISRD Design Guidelines

II. Storefront and Building Design Guidelines

Secretary of the Interior Standard #2, 9 & 10

MM/SC/EC/SLT 5:0:0 Motion carried.

112718.12

669 S. King St. - Louisa Hotel

Applicant: Bob Hale, Rolluda Architecture

Ms. Frestedt explained the proposed replacement (preferred alternative) or modifications (alternate proposal) to the existing fire escape. Exhibits reviewed included photographs, plans and structural engineer's report. She said that the Louisa Hotel was constructed in 1909. It is a contributing building located within the Asian Design Character District. The fire escape is located along the alley, on the west façade. The ISRD Board recommended approval for modifications to the fire escape in October 2018. At that time the topic of potential removal was discussed.

Applicant Comment:

Bob Hale, Rolluda Architects, said they want to remove the fire escape based on structural engineer's report. He said it is in poor condition; they have already removed the ladder.

Ms. Frestedt asked about guidance received from the WA Department of Archeology and Historic Preservation (DAHP), given the use of Historic Rehabilitation Tax Credits.

Alexandra Moravec, Barrientos Ryan, said they relied heavily on the ISRD Board's guidance. She said DAHP was okay with removal of ladder and grating; to remove the whole thing requires ISRD approval and then an amendment to the tax credit form. She said there it is not needed for egress.

Mr. Martin asked if alternatives were explored.

Mr. Hale said removal, rather than retaining portions of the fire escape, is preferred.

Ms. Moravec said they could leave just the railing and remove platforms, so people wouldn't climb it; they can look into it.

Mr. Williams asked if the windows are operable.

Mr. Hale said that historically they were double hung wood; they just put an opening control device to prevent operation.

Matthew Gee, Gorder Development, LLC, said they prefer to remove everything from a safety perspective.

Mr. Martin asked if it was a safety concern.

Ms. Morevac said it is safety and security concern; people climb up and in to the building to do graffiti and vandalism.

Mr. Hale said it is on a non-primary façade. He said they'd look at it differently if it was on a primary façade, but this is on the alley.

Ms. Morevac said that removal is the least expensive option and noted that the material is rusted through.

Ms. Chan asked if the ladder is removed would people still be able to get up.

Ms. Morevac said the ladder goes to the roof. She noted the roof deck and apartments behind the windows.

Public Comment: There was no public comment.

Board Discussion:

Ms. Hsie said that costs is not in board purview. She said it is a non-primary façade. She said that ladders and railing cast lovely shadow and that just leaving railing is too much character degrade. She supported removal because of the safety concern. She said it this were a primary façade she would feel differently.

Messrs. Legon-Talamoni and Williams concurred.

Ms. Chan said the storefront is on the corner and asked impact of whether or not ladder is visible. She supported removal.

Mr. Martin noted the importance of alleyscapes, which have character. As a resident the alleys have history. He said safety needs to be addressed and the second proposal would achieve that. He said he is not compelled about the need to remove. He noted fire escapes are historic assets that are challenging to maintain. He said the character of the neighborhood is not just primary façade. He said he would prefer that the applicant remove what is unsafe and make good faith effort to repair the rest.

Ms. Hsie said there is no option to restore it in its entirety; if there was, she would approve 'restore all'. She said that once the ladder and landing are gone and all that is left is remnant of the railing.

Mr. Martin said full restoration would not alleviate the problem, if someone want to access it from the roof, they would. He noted the importance of the profile of the railings. He wanted to keep some elements that show a different profile – something that we will never see again on a new building. He was

concerned about precedent-setting. He cautioned to think hard how this could apply elsewhere in the future.

Ms. Hsie asked if limiters would be removed if ladder were to be removed.

Mr. Hale said limiters are a Code requirement now. He said that all connections need to be addressed. They will remove bolts, connectors, and will repoint mortar joints when they tuck point.

Ms. Hsie wanted to know if leaving the base was an option.

Ms. Morevac said the platform would have to be totally rebuilt.

Public Comment: There was no public comment.

Mr. Williams appreciated all aspects presented and noted his preference to preserve shadows and historic components of fire escape on a building. He said that once the standpipe, ladder and grating are removed, there is not enough left to truly preserve or showcase the history of the building.

Mr. Legon-Talamoni said he leaned toward removal, and that not enough is being preserve to merit anything else.

Mr. Martin said fire escape is a character-defining feature and preferred preservation of the railings.

Ms. Chan preferred preservation of railings and noted a little history is better than none. She said it is so close to the end of the alley, it will be noticeable.

Ms. Hsie said she supported the preferred option; there is not enough to save. She said it is not the right solution for every project in the future.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for exterior alterations – fire escape removal, 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 October 23, 2018 public meeting and the November 27, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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

Secretary of the Interior Standards #2 and 9

MM/SC/SLT/SH 3:2:0 Motion carried. Mr. Martin and Ms. Chan opposed.

112718.2 BOARD BUSINESS *(out of agenda order)*

Ms. Frestedt went over election results; Tim Lee was elected to Position 3 and Andy Yip was elected to Position 5. She thanked Mr. Martin and Ms. Chan for their service on the board. She said two vacant seats are yet to be filled by Mayoral appointment.

112718.13 450 S. Main St. – KODA
Applicant: Yang Lee, KMD Architecture

Design briefing on Final Design of a 17-story condominium development with ground floor retail. The focus of the briefing will be on materials/colors/finishes, landscaping, construction details and elements associated with Final Design.

Ryan Stevens, KMD, explained there will be no visible joints or fasteners in Equitone panel details.

Jason McLeary, KMD, explained the details of the canopy and residential entry; he wanted to discuss the entrance and transition into the building. He said the cherry blossom concept will go along the entry front on Main Street canopy. The canopy along 5th will be a thinner one. He said the cherry blossom canopy will be lit (white) through blossoms. He said they will incorporate seating in entry. He noted the “signature building” of the Panama Hotel as a gathering spot. He said they explored history of the neighborhood which was vibrant until WWII and incarceration of Japanese Americans. He said they wanted to recognize this significant element of history and incorporate it into the design. He said this could be a gathering spot for the community.

Yang Lee, KMD, noted the importance / significance of telling Gordon Hirabayashi’s story at Hirabayashi Place.

Mr. McCleary explained the idea of a concrete element symbolizing suitcases left behind, referencing earlier residents. He said it would be an art installation and they hope if the concept were to be approved, they would engage community to further develop it, referencing the suitcases (past) and cherry blossoms (future). He said this isn’t the final design of the art element.

Mr. Lee provided an overview of outreach. He said they went to Panama Hotel and met with Jan Johnson, reached out to the Wing Luke Museum, spoke to Vivian Chan and contacted the Japanese American Cultural Center. Mike Omura at SCIPDA recommended that they talk to Leslie Morishita at Interim.

Mr. McCleary said an interpretive plaque explaining the suitcase association could be added. He described details of “shadow boxes” that could be incorporated into the raised floor plate area at the corner as part of the art elements.

Richard Gee, Da Li International, said they are committed to incorporating a placeholder for art elements to honor Japanese Americans, referring to the suitcases, plaque and shadow boxes. He said more extensive outreach and community engagement is required. He said they are committed to the actual element be included.

Mr. Stevens said glazing at the lobby will maintain transparency and the rhythm of mullion will take on character of shoji screen; there will be a variety of heights and modulation.

Mr. McCleary said they will continue to foster community engagement. He noted the uniqueness of elements in the neighborhood.

Mr. Lee said KODA is the name of a Japanese tree and translates to 'lucky farm field'. He said they will use the same font as Hirabayashi Place.

Mr. Stevens they will use Katakana instead of Kanji. Katakana is more literal; Kanji has so many different meanings.

Mr. Lee said wood is an important element in Japanese architecture; they plan to add wood at the front entry.

Mr. Stevens said at the entry portal they will honor the scale and proportion of Japanese shoji screen. He said they will use laser cut metal rather than mullions on the glass to represent the shoji screen.

Mr. McCleary said that responding to safety concerns they propose lighting of alley. He provided a view from front desk out of building.

Mr. Lee said that responding to board desire for more seating they propose along 5th, to use polished stone as seating element. Along Main, they will use similar stone elements and plantings.

Mr. McCleary said that seating will provide respite and reflection; there will not be a lot of landscaping. He said they want to do something special for the neighborhood as placement and they think they are on the right track.

Mr. Stevens said that signage will be part of the building's identity and that they will have a plan for retail program.

Mr. Gee said today they would focus on building signage; retail will be reviewed later.

Mr. Stevens said KODA in block letters mimicking Katakana style will be softly illuminated and attached to canopy. On 5th Avenue they propose a blade element. He said they will have signage guidelines for retail but that will come later. He said there will be a horizontal element above doorways or a blade sign projecting off building.

Ms. Frestedt asked about landscaping, bike parking, materials.

Ryan Stevens said there have been no changes to proposed building materials.

Mr. Lee said that they will have to include eight bike parking spots on the streetscape.

Public Comment:

Midori Liu, resident, likes the changes but was concerned about durability of the wood.

Mr. Stevens said need coatings and long-term maintenance.

Mr. McCleary said it is a vinegar infused wood with 25-year longevity.

Ms. Liu questioned if people will understand the suitcases.

Mr. McCleary said there will be a plaque.

Dana Lee said she was excited to see the large-scale windows and it is a great opportunity to have a piece of local art. She said the suitcases seems meek. She recommended artist Electric Coffin. She said to align typography with Japanese Katakana. She said the K in KODA doesn't seem to align with Japanese lettering; it should match Katakana. K is too big.

Mr. McCleary said they are trying to split between Hirabayashi Place font and Katakana.

Robert Lowman said the signage seems like a misspelling as it is missing the macron.

Rachtha Dahn, community member, stated that 110,000 people were incarcerated, 7000 of whom were from the immediate area, referencing the significance of the incarceration during WWII on the neighborhood. He suggested a vine maple or nashi tree instead of Gingko which is a Chinese tree.

Rie Shintani, Interim, recommended engaging a Japanese graphic designer. She expressed concern about the suitcase concept. The art concept should be more community-driven rather than architect-driven.

Ms. Chan asked if there would also be a plaque for the shadowbox.

Mr. McCleary said it could come out of the community process and there is opportunity to provide verbiage.

Mr. Gee said he understand true community and board input are required and they want to take the right process. He said artwork element will be approved separately, they just want to identify the places. Lettering, shadowbox will be developed with board and community.

Ms. Chan asked about the idea of the suitcases.

Mr. McCleary said it came out of request for seating, concept came from architects.

Ms. Chan said the suitcase is not appropriate for seating; she said she would have a hard time sitting on belongings of people that are gone. She said the Panama has that concept. She said to look at the stories, who are the people who carried those suitcases. She said she loves adding seating and the idea of art and shadowbox are wonderful, just not the suitcase. She questioned the use of KODA definition of 'lucky farm field'.

Mr. Lee said KODA has so many meanings. He said that 'lucky farm field' is what they are going for. It has a stronger connection to farm and stores.

Ms. Chan asked how farm would be translated for the shadowbox stories.

Midori Liu said rice field, water.

Ms. Chan said they had done a good job of responding to feedback. She suggested work on artistic elements.

Tower Detail

Mr. Legon-Talamoni thanked the presenters. He said he appreciated the level of commitment to community concerns and said to continue that conversation. He appreciated they got rid of the mid-glass joint.

Ms. Hsie appreciated the presentation and said the concealed fastener system is great. She wanted to see more details with undersized soffits.

Art Plan

Ms. Hsie commended the team for putting forward a concept; it was a great discussion. She said to engage community and artist and finding a connection will get stronger. She said to keep an open mind and find a deeper connection with the site. The location of the artwork is appropriate.

Mr. Legon-Talamoni said he would defer to the community on the suitcases. He said to move forward with community outreach and refine elements. He said the suitcases idea is meek and depressing. He said to celebrate prominence of the Japanese-American community and tell a story. He said the impression of cherry blossoms is great as is the shadowbox idea. He said the art plan should be multi-faceted.

Mr. Stevens said the shadow boxes as part of the storytelling will resonate throughout the building; the whole story will be told as passing by.

Mr. Gee asked how they should proceed.

Ms. Frestedt said to be clear on specific elements in final design and a sign plan.

Ms. Hsie said to identify art location; have an outreach plan.

Mr. Legon-Talamoni said to look at other aspects of Japanese culture – fashion, food.

Ms. Hsie said they will defer to the community and it is important how the design group engages them.

Glazing at Entry and Storefront

Mr. Stevens said mullions will be applied to large expanse of glass – in front or inside glass. They will shrink the scale at portal and use a laser cut element.

Ms. Hsie said it is a nice pattern and it relates to Hirabayashi Place. She said she can see the elevation of patterning, and back side of wood as you step inside. She asked if the column is concrete.

Mr. McCleary said yes.

Mr. Legon-Talamoni said it is successful thus far.

Mr. McCleary said behind the portal is a recess that retains the standard mullion size.

KODA Lettering and Size

Ms. Hsie said to refine the font and be more specific.

Ms. Chan said a good translation should be included.

Ms. Hsie said it would be nice the sign was illuminated.

Mr. Lee said it will be carved out and backlit.

Ms. Frestedt cautioned against matching Hirayashi Place too much and noted the chaos of signage as part of the identity of the district.

Main Building Signage

Mr. Stevens confirmed that the main sign would not be illuminated.

Ms. Hsie said signage is not overly proliferated and is in the right place. She encouraged inclusion of Japanese lettering.

Retail Signage

Ms. Hsie said one blade sign is proposed; it is clear, straightforward.

Ms. Frestedt said to consider window decals – if they will be allowed, if proportions allow, give tenant an idea of what is appropriate.

Landscape

Mr. Legon-Talamoni said the approach to culturally appropriate features is good. He appreciated the introduction of seating element which he said will activate the area.

Ms. Hsie asked them to look into the appropriateness of Gingko tree.

Mr. McCleary said that SDOT has to approve trees.

Ms. Chan appreciated seating elements.

Ms. Hsie said the bring back a lighting plan; she noted the entry portal lighting is important. She asked about soffit material.

Mr. Stevens said the soffit is perforated metal.

Full board meeting adjourned.

Mr. Williams left.

112718.31

1029 S. Jackson St. – Acme Farms

Presenter: Bill Barton, Tiscareno Associates

Briefing on Final Design of a 6-story mixed-use development with one level of below grade parking. The focus of the briefing will be on the construction documents and architectural details.

Presentation details in DON file.

Bill Barton, Tiscareno Associates, provided an overview of the project to date; he went over materials, colors, and where they will be used on each elevation.

Public Comment: There was no public comment.

Board Discussion:

Ms. Hsie asked about the alley passageway materials.

Mr. Barton said on the main plan set; the wood soffit will match and goes all the way through. He said there are almost no interruptions.

Ms. Hsie asked about the soffits at retail.

Mr. Barton said it will be gypsum.

Ms. Hsie asked about thin blade detail.

Mr. Barton referred to pages 7.40 and said it is a 6” projection and will be bronze.

Ms. Hsie asked about the strategy for the long concrete wall on the east face.

Ida Ottesen, Nakano Associates, said it is a 6’ high wall that will be covered with plantings – camelia, bamboo; some wall will still be visible.

Mr. Barton said they will screen as much as they can. The west side slopes up. He said there will be wall packs for lighting that will provide a soft edge. Fiberglass planters on the first floor will spill over and down. There will be an ornamental tree on the corner.

Ms. Ottesen said on the concrete top slab over the garage there will be two weights of sandblasting to create a pattern; it will be a subtle treatment.

Ms. Hsie asked about Juliet balcony patterns.

Mr. Barton said the pattern will be in line with the wood weave idea.

Ms. Frestedt said on the east the Juliet balcony is a more standard balcony rail design.

Mr. Barton said there is not great visibility.

Ms. Hsie asked if the pattern will be custom and said they have done a lovely job with the gates and it would be nice if the balconies related to that.

Mr. Barton said they will be off a catalog.

Mr. Martin said the gates are not a pattern continued throughout. He asked about corner canopy.

Mr. Barton said it was part of a presentation last time. He said there is just one over the resident entry – it will be yellow.

Ms. Hsie asked about alley cladding.

Mr. Barton said they are working on an art element. He went on to say that finishes include aluminum frame, bronze finish, varying widths of wood slats; he said finish is driven by Nichiha panels. He said they were trying for red cedar finish on the south; north side wood will be a little different.

Mr. Legon-Talamoni asked if division of retail space is still being set aside for micro retail.

Mr. Barton said they are and there are a couple things in the works.

Lis Soldano, Intercorp, said there are multiple grease shafts throughout; retail can be demised into eleven spaces.

Mr. Martin said that for future presentation, renderings are easier for public to look at and to make sure changes in plan view are included in renderings. He said the team has come a great distance and that all the pieces are here.

Mike Omura, SCIDPDA, said that other projects are coming along that don't have public space but are accessible by the public and asked for comments about that.

Ms. Frestedt said where interior space is required as part of the public benefit, the board has weigh-in. The passage is not part of the open space bonus.

Mr. Martin said to put all the pieces together so that we can see how all the details come together, including color palette, signage plan, landscaping and lighting.

Adjourn 7:45 pm.

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