



The City of Seattle

## International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
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ISRD 131/19

### MINUTES FOR THE MEETING OF TUESDAY, July 9, 2019

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

#### **Board Members Present**

Stephanie Hsie, Chair  
Russ Williams  
Tanya Woo  
Andy Yip

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

Yuko Kunugi  
Tim Lee  
Sergio Legon-Talamoni

Waited for quorum. Chair Stephanie Hsie called the meeting to order at 5:10 pm.

**070919.1 APPROVAL OF MINUTES**  
Review of minutes moved to the end of the meeting.

**070919.2 CERTIFICATES OF APPROVAL**

070919.21 318 6<sup>th</sup> Ave. S. – Jackson Building  
*Applicant:* Tuan Nguyen, Spiral Signs

Ms. Frestedt explained the proposed replacement of a blade sign on the second story. The proposed sign will be a 2-sided internally lit aluminum cabinet sign. The mounting brackets will be painted (Color: Sherman Williams SW7721 – Crescent Cream) to match the brick. Dimensions: 36”w x 72”h. Exhibits included plans, photographs and samples. The Jackson Building was constructed in 1932. It is a contributing building located within the Asian Design Character District. The existing blade sign will be removed.

Tuan Nguyen indicated sign installation on drawing and said installation will be in mortar. The black portion will match the building; conduit will be inside box. He said the power will run along window and through window.

Ms. Woo asked if the conduit is noticeable.

Mr. Nguyen said it is; it is green, and they will paint it to match the building.

Ms. Woo asked if the window can still be closed.

Mr. Nguyen said it can.

Ms. Hsie asked why the 45° angle.

Ms. Frestedt noted for visibility.

Ms. Woo asked the age of the existing sign and why the Chinese characters are removed.

Mr. Nguyen said he didn't know the age of the sign and there is a new owner.

Public Comment: There was no public comment.

Ms. Williams said he had no issue with the corner placement.

Ms. Hsie noted the visible cable will be painted to match the brick and the internally illuminated sign mounting frame will be powdercoated metal.

Ms. Frestedt recommended routing of electrical conduit be submitted to staff for approval. She said board can suggest addition of Chinese characters, but it is voluntary for the applicant.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Signs, conditional upon the applicant submitting details about the location and attachment of the electrical conduit to the Board coordinator and with suggestion that Chinese characters be added to the sign.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the July 9, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action meets the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

**SMC 23.66.338 – Signs**

**ISRD Design Guidelines for Signs**

**Secretary of the Interior's Standards #9 & #10**

MM/SC/AY/RW 4:0:0 Motion carried.

070919.22 515 7<sup>th</sup> Ave. S. – Deng’s Studio & Art Gallery  
*Applicant:* Gilbert Chin, representative

Ms. Woo recused herself, she disclosed that she is a member of the Gee How Oak Tin Association.

Ms. Frestedt explained the proposed installation of a neon sign with clear backing for “Beacon Plumbing” installed on the interior of the storefront window. Dimensions: 44” w x 33 3/4”h. Exhibits included plans, photographs and samples. The Gee How Oak Tin Hotel was constructed in 1907. It is a contributing building located within the Asian Design Character District. Beacon Plumbing subleases an office space within Deng’s Studio.

Gilbert Chin explained proposed use within the existing business and said that the only proposed change will be to install the sign.

Ms. Hsie asked if Chinese characters would be used.

Mr. Chin said they could add a sign to the bottom under the neon sign.

Ms. Frestedt said it is preferable to add that to the sign itself.

Ms. Hsie said it is a recommendation, not a requirement.

Public Comment: There was no public.

Board Discussion:

Ms. Frestedt said it is important to understand the overall change inside; the principle use is the same and there is no change to overall use.

Ms. Hsie reiterated a suggestion to include Chinese characters for ‘plumbing’.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Signs, as proposed. The Board recommends including Chinese characters within the sign.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the July 9, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action meets the following sections of the **International Special Review District Ordinance and applicable Design Guidelines:**

**SMC 23.66.338 – Signs**

## **ISRD Design Guidelines for Signs**

### **Secretary of the Interior's Standards #9 & #10**

MM/SC/AY/RW 3:0:1 Motion carried. Ms. Woo recused herself.

#### **070919.3 BOARD BRIEFING**

070919.31 409 Maynard Ave. S. – Bush Hotel  
*Presenter:* CJ de Leon, Seattle Department of Parks and Recreation

Briefing on proposed conversion of office space on the plaza level of the Bush Hotel, facing Hing Hay Park, into the Parks Concierge office and public restroom.

C. J. de Leon explained they are in the schematic phase now and they are seeking board input. He provided a photo of existing building and said the subject area was not part of the original building design. He said that SCIDpda built the extension over Parks' property. In exchanged, Parks is supposed to have access to bathrooms. He said that hasn't been working well. The restroom will be used by Parks concierge; they propose an exterior access and want a more robust facility that is up to Parks' standards. He proposed a Dutch door for security and noted the bottom portion will remained locked while the upper is open. He said there will be visibility into lower portion of restroom to prevent lingering, drug use. He said they will call it a Comfort Station, ut want to make it uncomfortable so people don't linger.

Susan Wheaton, Rolluda Architecture, explained the proposal to paint the doors the same color as the panels into the storage area; colors are in keeping with what is there now.

Mr. de Leon said the room will not have air condition or heat; temperature will be same as exterior conditions. He said they will add exhaust. He said they will add blue light which makes it hard to find a vein. He said access to the restroom will be provided by concierge. He said that when safety issues are gone, the restroom will be opened up to the public. He said the restroom will have an occupant sensor which connects to the Park Rangers; there will be limited visibility into the space.

#### **Public Comment:**

Nora Chan asked how tall the door is and expressed concern about privacy.

Mr. de Leon said the door is normal height. He said feet will be visible but not the toilet; you will be able to see someone on the floor.

Mike Omura, SCIDPDA, said they met several times with Parks. He said to be sure that signage is clear, signs in park direct people there, and signage about limited park hours. He said he hoped eventually they will be able to remotely open the door.

Ms. Frestedt confirmed that the building is contributing, but the storefront is not historic. She said the Guidelines and SOI apply.

Robert Lohman, resident, asked if there is a timer system if people are in there too long.

Mr. de Leon said the concierges are trained to deal with issues that arise.

Mr. Yip asked why they aren't doing a stand-alone building or structure.

Mr. de Leon said free-standing units are not utilized properly. He said they are looking at other free-standing options; they are mimicking some features such as louvers, blue lights, more robust finishes, and ability to power wash.

Ms. Wheaton said the steel door has solid panel with slight relief. It will have painted grill that goes back to storage area and will match existing colors.

Ms. Hsie asked if they are just modifying existing window frame.

Mr. de Leon said yes but they will change out to steel frame; they will use hollow metal doors and will mimic window detail as it is now.

Ms. Hsie said she wanted to see detail; there is opportunity for design detailing.

Ms. Wheaton said the space is for storage and they don't want to encourage people to go there.

Ms. Hsie said signage is more important and encouraged multi-lingual signage with instructions about concierge providing access.

Mr. de Leon said signage will be durable and easy to maintain; if there are too many details is it difficult to replace.

Ms. Wheaton said the sign will be on wall adjacent to door; there are louvers at the bottom and signage will go between the louvers.

Ms. Hsie said they can still make the signage inviting.

Ms. Frestedt commented on the applicability of Chapter 23.66, guidelines and standards. She said the challenge is meeting Parks goals while adhering to the standards. The Board will review for proportion, location, and compatibility.

Responding to clarifying questions Mr. de Leon said the information cart/kiosk on site will eventually go away. He said the restroom is ADA accessible.

Ms. Hsie wanted to see detail of the Dutch door.

Ms. Wheaton said the top half is glass, bottom is solid.

Ms. Woo had concern about safety but noted having the concierge there will help a lot.

Mr. de Leon said they will increase lighting levels there. He said they are hoping to start construction in 2020.

Agenda reordered.

**070919.1 APPROVAL OF MINUTES**

February 26, 2019

MM/SC/AY/RW 3:0:1 Minutes approved. Ms. Woo abstained.

March 12, 2019

MM/SC/RW/SH 2:0:2 Minutes approved. Ms. Woo and Mr. Yip abstained.

March 26, 2019

MM/SC/RW/AY 3:0:1 Minutes approved. Ms. Woo abstained.

April 23, 2019

MM/SC/AY/TW 4:0:0 Minutes approved.

**070919.4 BOARD BUSINESS**

Ms. Frestedt said retreat / executive session needs to be scheduled and she will send a Doodle Poll to board members to select date and time.

**Adjourn 6:17 pm**

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