



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 199/19

### MINUTES FOR THE MEETING OF TUESDAY, August 27, 2019

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

#### **Board Members Present**

Stephanie Hsie, Chair  
Yuko Kunugi  
Sergio Legon-Talamoni  
Russ Williams  
Tanya Woo  
Andy Yip

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

Chair Stephanie Hsie called the meeting to order at 4:30 pm.

#### **082719.1 CERTIFICATES OF APPROVAL**

082719.11 1200 S. Jackson St. – Jackson Square  
*Applicant:* Robert Mak, property representative

Ms. Frestedt explained the proposed revision to exterior paint colors. Exhibits included photographs and samples. She said the Jackson Square building was constructed in 1985. It is a non-contributing building located in Little Saigon, east of I-5, within the portion of the ISR boundaries that were expanded in 2018.

Applicant Comment:

Robert Mak provided context of the site. He explained that Central Seattle Management had invested in the building and was doing upgrades to the building, including structural, mechanical, and painting. He said they will market to new tenants for the vacant spaces

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when the work is done. He proposed three colors for the exterior paint: Dove White for the base, Fremont Gray trim, and neutral gray storefronts at bottom to anchor the building. He said it is a visible corner.

Ms. Woo asked what the color of the gates will be.

Mr. Mak said some will be removed and security glass will be used instead. Gates remaining will be painted the Fremont Gray. Responding to questions he said the masonry at the bottom is brick and will be painted gray. The signage from the stores will pop.

Public Comment: There was no public comment.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Paint Colors, 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 August 27, 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 23.66.336 – Exterior building finishes**

- A. General Requirements**
- C. Exterior Building Design Outside of the Asian Design Character District**

**Secretary of the Interior’s Standards #9 and #10**

MM/SC/AY/SLT      6:0:0    Motion carried.

Ms. Hsie said it was helpful to see mock up of paint and where it will go.

Ms. Frestedt said that any changes in use would be reviewed by board. She said removal of the gates is a positive improvement.

082719.12      803 S. Lane St. – International Community Health Services  
*Applicant:* Tim McDade, ICHS

Ms. Frestedt explained the proposed installation of a 2-sided blade sign (dimensions: 2’6” w x 5’7” h) ICHS PACE. The existing 2-sided Legacy House blade sign to remain. Exhibits reviewed included photographs, plans and material samples. This building is a non-contributing building located outside the Asian Design Character District. The Board recommended approval for installation of a wall sign at the meeting of Aug. 13, 2019 and requested additional information about the proposed blade sign and existing conditions.

Applicant Comment:

Gracia Mueller explained that ICHS bought Legacy House. She said that ICHS PACE is in the building now; both services are in the building. She said the existing Legacy House sign will remain on 8<sup>th</sup>; the new ICHS PACE sign will go on South Lane where there is an entry for both services. She said the Education Center is accessed on that side as well. She said that one wall sign will be removed and replaced with ICHS PACE. She said the Denise Louie sign will remain.

Public Comment: There was no public comment.

Board Discussion:

Ms. Hsie appreciated clarification of information on signage and building programming.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for Signs, 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 August 27, 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**  
**II. Design Guidelines**  
**A. Buildings with multiple tenants**

MM/SC/SLT/AY 6:0:0 Motion carried.

082719.13

600 5<sup>th</sup> Ave. S. – Uwajimaya

*Applicant:* Miye Moriguchi, property owner representative

Ms. Frestedt explained the proposed replacement of Uwajimaya store signage over north and south entries and revision to Uwajimaya Village logo signage. Dimensions for each sign are on plans. She said the proposed work consists of removal of the existing canopy and garage door entrance on the south façade; replacement of the storefront system at the south entry; revision to storefront configuration at the north-facing entry; proposed revision to exterior paint colors for the residential stories and for the existing metal gate on the south façade. Exhibits reviewed included photographs and plans. Uwajimaya and Uwajimaya Village was constructed in 2000. It is a non-contributing building partially located within the Asian Design Character District and retail core. The Board recommended approval for exterior alterations and paint colors for the residential stories in November 2018.

Applicant Comment:

Detailed drawings in DON file.

Miye Moriguchi explained the proposed remodel work. She said the interior flow will help with interaction with customers. She said they have collaborated with upper portion work to create a holistic building. She said there is more work to come – street level signage and lights. She provided context of the site and history of Uwajimaya.

Ms. Moriguchi said the biggest change is the new grand entry. The umbrella has not operated as originally planned. She said their putting a flat plane across the entry and a new larger storefront opening. Signage will come later. She said they will change the relite to one glazing, with steel surround. She said there will be no concrete cuts. She said that mid-block on the north side of the building they will retain the same storefront patterns but will install a vestibule; they will pull the storefront out 2' to add that. Two blue canopies will be cut back slightly, roof overhang will be cut back, and two horizontal wood members will remain. Two Uwajimaya signs on upper walls will be removed.

Ms. Moriguchi talked about elements of a welcoming Japanese-influenced entry. She provided proposed finishes: fibrous cement base, darker surround in a Dekton materials that has more texture. She went over the tile and awning color. She said they tweaked colors to better match the upstairs work – darker gray with cedar corners, and one mass a lighter variation. She said the gate at south elevation leads up to residential units and will be painted red. She said signage that is part of this application includes update of logo and installation of two icons about the same size. She said they have reduced the number from nine to two and they are more strategically placed.

Ms. Hsie summarized proposed work at south entry, northwest corner entry, door and storefront modifications, grand entry new façade material, awning replacement, and change to residential above, gate color change, and reduction in logo signage from nine to two.

Ms. Moriguchi said that some signage to be removed and there is no intention to replace: two above the umbrella, and “Uwajimaya Village” on the north, east, and west elevations. She indicated areas on drawing.

Public Comment: There was no public comment.

Responding to clarifying questions by the board, Ms. Moriguchi explained that the awnings are not all blue because they wanted to highlight the entry and there is already lots of blue. The rest of the awnings are gray. The steel metal portion on the drawing is ¼” steel trim plate, blackened steel. The northwest corner canopy is lit; the wall sconce will be removed. Light in new grand entry façade will become an interior item. The upper level exterior painting was approved on separate project. The current gate is mauve; it will be painted red. Seven logos will be removed; detail on drawing.

### Main Entry

Ms. Moriguchi reported that the cedar on the towers is real wood and then indicated entry storefront detail on the drawing. She said the column and glass umbrella will be removed and a new opaque roof installed. Doors will be removed; entry will be slightly angled back.

Board members indicated a preference for continuation of concrete all the way across.

Ms. Frestedt noted that it looks like a modern material with color and texture more than it is trying to be wood. She said she had no significant concerns about the proposed product; this building is not a historic building, it is not on the National Register, and it is not in the Asian Design Character District.

Mr. Legon-Talamoni said the proposed amount is not prevalent; the other elements and materials conform. They are making a statement that this entry is significant.

Ms. Hsie said it is a unique entry. She expressed concern about durability of product and the number of customers coming to the store but noted it was a limited amount. She said it is a modern approach.

Ms. Woo said she didn't think it looks like wood.

Ms. Kunugi appreciated it is a through-product color that will wear all over.

#### Northwest Entry

Ms. Kunugi supported the reduction of logo signage. She appreciated that all holes will be patched and repaired. She said the colors are complementary and she appreciated they are back lit. She asked the meaning of the logo.

Ms. Moriguchi said that all logo attachments will be new. She said the logo is a modern version of existing one – two halves representing old and new.

Mr. Legon-Talamoni cited SMT 23.66.338 and removal of some of the signage helps to avoid undue proliferation.

Ms. Hsie said she was fine with the materials as proposed in the packet.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for exterior alterations and paint colors, with consideration of option to revisit concrete block base material and wall clad tile product.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the August 27, 2019 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

The proposed exterior alterations and paint colors 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**

##### **B. Exterior Building Design Outside the Asian Design Character District**

**SMC 23.66.338 Signs**

**Secretary of the Interior Standard #9 & #10**

MM/SC/YK/SLT 6:0:0 Motion carried.

**082719.2 BOARD BUSINESS**

**082719.3 SITE VISIT**

082719.31 614 and 620 Maynard Ave. S.

The Board met on site to review building conditions. Gary Reddick, Otak and Bruce Zhang, DCI Engineers, pointed out construction type and structural conditions as identified in the previously submitted building report (in DON file). The design team spoke of poor soil conditions and settling floors. They noted different brick types on the south and west facades and noted discoloration along the top wall of the south façade.

Mr. Legon-Talamoni asked if the mortar was holding and asked about the flooring condition.

Mr. Zhang said that 75-80% of mortar was in poor condition or missing. He said that the flooring is not tied to the walls.

Mr. Legon-Talamoni asked if the north and east facades are in better shape than the west.

Mr. Zhang said that all three sides are bad.

Mr. Williams asked about the elevation change in the alley and if a survey had been done.

Mr. Zhang said that they have the survey. He said that due to the poor condition they cannot repoint and regROUT the mortar due to “bad material and bad workmanship”.

Mr. Williams noted that the comparisons to the New Central Hotel next door were not comparable situations, since that building had undergone a rehabilitation.

In response to a question about whether there has been any seismic retrofitting after the Nisqually earthquake, Mr. Zhang referred to wooden post bracing the building.

Ms. Frestedt reminded the Board and observing community members that no deliberations or discussion should occur. The Board determined that they did not have any additional questions and the tour concluded.

**Adjourn at 6:36 PM.**

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