



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 170/24

### MINUTES FOR THE MEETING OF TUESDAY, August 27, 2024

Time: 4:30pm

Place: Hybrid Meeting

#### **Board Members Present**

Eric Chan  
Nella Kwan  
Kyle Jacobson  
Adrian Lam  
Gary Lee  
Samantha Wong

#### **Staff**

Rebecca Frestedt  
Melinda Bloom

#### **Absent**

Heather Hargesheimer

Chair Adrian Lam called the meeting to order at 4:30 pm.

#### **ROLL CALL**

**082724.1**      **Approval of Meeting Minutes**  
July 23, 2024    Deferred.

**082724.2**      **PUBLIC COMMENT**  
There was no public comment at the meeting.

**082724.3**      **CERTIFICATES OF APPROVAL**

**082724.31**      410 8<sup>th</sup> Ave S.  
Record number: DONH-COA-01275  
Applicant: Paul Jackson, Mayor's Office, Director of Graffiti Programs

Ms. Frestedt explained the proposed installation of a three-dimensional, multi-story, fiberglass artwork adhered onto the north façade. The proposal is a collaboration with the property owners to add art as a prevention measure for frequent and on-going graffiti tagging. She said this building was constructed in 1910 and is listed as a contributing (secondary) building within the National Register District. She said when reviewing artwork, the Board considers placement, materials, colors, scale and method of attachment. The surface brick on the north wall was painted the existing color without

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

receiving a Certificate of Approval. It is the staff understanding that no additional painting is part of this proposal, other than on the surface of the artwork.

Mr. Jackson explained the ongoing challenges with tagging. He introduced others involved with the project, including Sire, an artist, who joined the graffiti response team staff. He said the goal is to combine art with graffiti abatement. He noted the cost of repeated abatement.

Mr. Jackson explained the panel would be installed with lag bolts into the mortar. The artist would maintain the mural for two years after which it would fall to the property owner to maintain. He noted this is the first design of its kind in the city.

It was noted that the panel system allows them to adjust to building's actual needs at installation. The relief design is proposed to match the underlying building color and resemble the relief of a terra cotta pot, as referenced in the application submittal.

Ms. Frestedt said the building was painted within the last two years. The property owners have been in ongoing discussions with city. She said the staff concern is that the addition of mural painted on the building could potentially impact the breathability of the brick.

Mr. Jacobsen said the design is thoughtful and the 3-D element will add a nice visual piece. He expressed concern that it would get tagged but he said he hoped he was wrong.

Mr. Sire said the design will be modular 3D printed panels, set 2 4" from the wall to not trap moisture behind it; the edges were designed to be less appealing to put hands or feet on.

Mr. Jackson said they talked about rounding the edges. He said the bolts will go  $\frac{3}{4}$ " into the wall and will be epoxied. He said they are working with David Wang, an artist assisting with design and fabrication.

Ms. Wong said there are lots of attachments. She said she hoped the art will be a deterrent and that she was excited to see the concept actualized.

Mr. Chan asked if the contract / MOA has been done elsewhere in the city. He asked about durability of the artwork.

Mr. Sire said he thought artwork lifespan would be 10 years. He said the material is lightweight and would have approximately 7" depth relief.

Ms. Kwan asked about the inspiration for the flower. She said a plaque would be a nice addition to explain what the flower means, to hear the story behind the art.

Mr. Jackson said there could be a plaque with a QR code explaining the theme and who the artist is.

Mr. Lam said the stories are important to share. He asked about the condition of the brick wall and why no additional paint can be added.

Ms. Frestedt said there is an absence of information about the wall's condition and integrity. She met with building owner representatives to encourage them to pursue analysis of the integrity of the wall. She said she is not aware of any recent tuck pointing on the building and she noted the spalling of paint, which is the basis for some of the comments.

Mr. Lam expressed concern about wind load issues adding greater stress on walls. He asked about structural analysis.

Ms. Frestedt said it is out board jurisdiction to require it, but the board can recommend that the applicant obtain structural analysis or review by the Seattle Department of Construction and Inspection engineering staff.

There was a question from a Board member about liability. Ms. Frestedt said she cannot speak to that. She said when the Certificate of Approval is issued it states that it does not exempt the applicant from other permits that may be required. She noted that blade signs, for instance, are reviewed by structural engineering.

Board members expressed concern about impact to the wall. Ms. Frestedt explained that the board is guided by the Land Use Code, Design Guidelines, and Secretary of the Interior's Standards (SOI). She said that this approach has not been proposed in the District, but it doesn't mean there can't be other options explored.

A board member said he is not sure the property owners understand the waiver of liability and potential consequences.

Discussion ensued about making a recommendation for structural analysis within the motion. Concern was noted about liability of approving something that may or may not be structurally appropriate. The Chair asked each of the Board members to share how they are leaning in considering the proposal. The majority of members said they leaned toward support of the proposal, with some expressing concerns about the structural conditions and need for structural analysis.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for exterior alterations for installation of artwork on the north facade, per the submitted application materials; the board recommends the applicant obtain a structural engineers report prior to installation.

The Board directs staff to prepare a written recommendation of approval, based on considering the application submittal and Board discussion at the August 27, 2024 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the **following applicable sections of the International Special Review District Ordinance and relevant Standards:**

**Seattle Municipal Code (SMC)**

SMC 23.66.336 - Exterior building finishes

General Requirements

Asian Design Character District, subsections 1.-3.

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/KJ/GL

6:0:0

Motion carried.

**082724.32**

RoW adjacent to 670 S. Weller St.

Record number: DONH-COA-01401

Applicants: Patrick Pirtle and Joel Miller, Seattle Department of Transportation, SDOT

Ms. Frestedt explained the proposed installation of a prefabricated curbside café, as part of a pilot program, in the right-of-way adjacent to Gan Bei. This is part of a pilot program where installation is planned for one- to two-years, after which time the structure would move to a new, as yet to be determined, location. When reviewing this application, the Board should consider siting and scale of the structure in relation to existing buildings and storefronts, materials, colors, and method of installation.

Philip Sit, Office of Economic Development (OED), explained the need for more outdoor cafés particularly for businesses with a small footprint. He proposed maintaining the outdoor cafés until after the World Cup is over in 2026. He noted the value of experimenting if small businesses can benefit from having outdoor seating. He said the hope is that outdoor seating will have a positive impact on the businesses and help businesses get ahead and others would elect to do so as well. He said he hoped to help businesses get public benefits of the World Cup.

Patrick Pirtle said the project is a “safe start” project with fast-tracked installation. He explained the same outdoor café structure would be used at each business; the footprint is the same with two wheel stops on either side to protect it from cars. He provided elevations and dimensions and said overall the structure would span to 7’ from the face of the curb. A transition plate will span from curb to structure for ADA access. He said drainage will go to roadway. The structure is made from powder coated steel with wood decking floor and corrugated powder coated steel roof. He said a Crime Prevention through Environmental Design (CPTED) analysis was done and recommendations were followed. He said that lighting is not included. He said the OED contract outlines maintenance expectations and insurance needs. He said this is a SDOT, OED, and BIA collaboration.

Mr. Pirtle said if they hear concerns from the community, they will remove them.

Joel Miller said the modular unit is easy to set up and take down.

Mr. Lee asked if only Gan Bei can use it.

Mr. Sit said that Gan Bei is partnering with the program and during their open hours, they will have use of the café space. Outside of Gan Bei's open hours, the space is available to the public.

Mr. Lee expressed concern about the structure being used by the unhoused at night and asked who is responsible to see they are used appropriately. He said he sees people sleeping in them.

Mr. Miller said it is the business owner responsibility to maintain the units and to maintain it as a safe space.

Mr. Sit noted this is a pilot phase of the program. He said the U-district had the same concerns, but they haven't seen it happen. He described the selection process for the pilot and said they looked for businesses who expressed interest in participating, who had a previous structure, who worked a wide range of hours, and whose business had a small footprint. He said the two selected businesses are in the same neighborhood but not close in proximity.

Mr. Lam asked if future expansion is possible.

Mr. Miller said it is too early to determine but if the pilot is a success and businesses are interested, it would be a CID conversation about what that could be.

Mr. Lam asked if local fabricators were considered for structure.

Mr. Sit said they were, but they gravitated toward this structure which is modular, easy to use and durable.

Mr. Lam asked if structures were customizable and if owners could add their brand to it.

Mr. Miller said they haven't had those conversations yet. He said all will learn through this pilot program.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for installation of a prefabricated curbside café, per the submitted application materials.

The Board directs staff to prepare a written recommendation of approval, based on considering the application submittal and Board discussion at the August 27, 2024, public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the **following applicable sections of the International Special Review District Ordinance and relevant Standards:**

**Seattle Municipal Code (SMC)**

SMC 23.66.326 – Street-level uses

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/KJ/GL

6:0:0

Motion carried.

Mr. Chan left the meeting at 6:47 p.m.

**082724.33**

RoW adjacent to 515 S. Main St.

Record number: DONH-COA-01402

Applicant: Patrick Pirtle, SDOT

Ms. Frestedt explained the proposed installation of a prefabricated curbside café, as part of a pilot program, in the right-of-way adjacent to Onibaba by Tsukushinbo. She reiterated that this is a pilot and what the Board considers in its review.

Patrick Pirtle provided context of the area and indicated placement of the curbside café structure (same design and materials as Gan Bei). He said the ramp to provide ADA access won't impact pedestrian clear space and would not be a trip hazard. He said they are exploring installation of a bike corral in front and access to the alley would be blocked. Furniture would be different than that at Gan Bei, he provided images of proposed furniture. He said CPTED evaluation was done, and recommendations received. He said leveling feet were custom made for this location to accommodate 10% grade change.

Mr. Sit said there are parking challenges in the district and noted there are two passenger and one truck loading zone here.

Mr. Lee asked if other businesses could use the structure.

Mr. Pirtle said they could when Onibaba is not open but there might not be seating. He said he assumes tables and chairs would be taken in each night.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for installation of a prefabricated curbside café for up to two years, per the submitted application materials.

The Board directs staff to prepare a written recommendation of approval, based on considering the application submittal and Board discussion at the August 27, 2024 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

This action is based on the **following applicable sections of the International Special Review District Ordinance and relevant Standards:**

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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/SW/KJ

5:0:0

Motion carried.

**082724.4      Staff Summary and Board Business**

Adjourn