



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 270/16

MINUTES FOR THE MEETING OF TUESDAY, November 22, 2016

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

Board Members Present

Stephanie Hsie
Carol Leong
Tiernan Martin, Vice Chair
Miye Moriguchi, Chair
Herman Setijono
Valerie Tran

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Chair Miye Moriguchi called the meeting to order at 4:40 pm.

- 112216.1 APPROVAL OF MINUTES**
October 25, 2016
MM/SC/TM/HS 4:0:0 Minutes approved.
- 112216.2 SPECIAL TAX VALUATION**
- 112216.21 Louisa Hotel
665 S. King St.

Ms. Frestedt explained the Special Tax program and verified that the building is a contributing building in the International Special Review District. The rehabilitation period was January 26, 2015 – April 12, 2016. Submitted and eligible rehabilitation costs were \$1,054,338; there were no disallowed costs. She explained that the total assessed value was L - \$ 1,728,000; I- \$ 1,000; T - \$1,729,000 and the percentage value of rehabilitation was 1054 %. She explained that the work performed received

approval from the International Special Review District Board. Responding to questions she explained that the owner can apply multiple times considering different work. She said that this board's approval is advisory to the Landmarks Preservation Board.

Action: I move that the International Special Review District Board recommend to the Landmarks Preservation Board to approve the following property for Special Tax Certification: Louisa Hotel, 665 S. King St. This action is based upon the criteria set forth in Title 84 RCW Chapter 449; and based on the review and approval of the building exterior renovation by the International Special Review District Board; that the property is a contributing building located in the International Special Review District, and has not been altered in any way that adversely affects those features that identify its significance or contribution to the International Special Review District; and has substantially improved in the 24-month period prior to application, and that the recommendation is conditioned upon the execution of an agreement between the Local Review Board as required by Title 84 RCW, Chapter 449.

MM/SC/TM/HS 4:0:0 Motion carried.

112216.3 CERTIFICATES OF APPROVAL

112216.31

Publix Hotel
510 5th Ave. S.

Applicant: Laura Brodax, artist, presenting on behalf of Kiki Gram, Spectrum Development

Ms. Moriguchi recused herself.

Mr. Setijono disclosed that his firm was involved at the beginning of this project but not this portion of work.

Ms. Frestedt explained the proposed installation of artwork, by Laura Brodax, along the concrete wall on the 5th Ave. S. façade. The artwork consists of 12" x 12" screen printed tiles adhered to the wall and wrapped in metal trim. Exhibits included plans and photographs. She reported that the Publix Warehouse building was constructed in 2015-2016. It is adjacent to the historic Publix Hotel (1927), which is a contributing building located within the Asian Design Character District. A Certificate of Approval for revisions to the final design, related to window and paint colors, was issued in November 2015.

Applicant Comment:

Ken Louie, Uwajimaya, explained the art will be durable, fit the character of the neighborhood and honor the Publix which has been here since 1928.

Artist Laura Brodax said she was honored to be selected and said the work will give a nod to the history of the building and the neighborhood. She explained that the grandmother of

a family that lived in the building had a garden in buckets that she referred to as her 'garden in the sky'; this has served as inspiration for the three arrangements, two of which are ikebana and one has more the feeling of the grandmother's garden. She said that the porcelain tiles will display names from original registries – actual signatures from the registries that she obtained from Wing Luke Museum. There will be a 5' repeat of names. She said that signatures bring back that part of history – the signature which is rarely done anymore and tells a lot about who you are. She said the 12" x 12" porcelain tiles are a high fired material that is rust and graffiti proof. She said the colors are sepia tones with highlights of green for leaves and sanded gray grout.

Mr. Setijono expressed concern about moisture intrusion.

Ms. Brodax said that she has history with this type application which she said is durable. She said this application has been used for the green street and a bus shelter and they are holding up well.

Mr. Martin asked if there will be any interpretative signage.

Ms. Brodax said they are thinking of framing one of the original registry pages for use in the lobby.

Mr. Louie said they are going to do something inside but nothing on the exterior.

Responding to questions about color Mr. Brodax said that she uses sepia - no black. She said the print is sepia and the background is an ivory color base with sepia added. She said it looks like a hand colored photo.

Public Comment: There was no public comment.

Mr. Martin said it is an artistic way to celebrate history and it is fantastic the registers were preserved. He noted the connection to the past.

Ms. Hsie said it is a nice idea and nicely executed. She said she wished it filled the entire concrete face.

Ms. Brodax said that the concrete wall was part of original steam works plant and they left some exposed as an ode to the original building.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for design, 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 22, 2016 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 District Design Guidelines:**

SMC 23.66.030 – Certificates of approval – Application, review and appeals
SMC 23.66.336 – Exterior building finishes

Secretary of the Interior’s 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/HS/SH 3:0:1 Motion carried. Ms. Moriguchi abstained.

112216.4 BOARD BRIEFING

112216.41 525 Yesler Way
Presenter: Paul Hanson, NK Architects

Mr. Setijono recused himself.

Design briefing on Final Design of a new 7-story mixed-use building with one level of underground parking. Final Design includes, but is not limited to: architectural details, building materials, colors, right-of-way improvements and landscaping.

Paul Hanson and Emily Evanson, NK Architects, presented via PowerPoint (full report in DON file).

Mr. Hanson said they made revisions based on board input about details expressed at cornice and floor plates, how to tie this building to the neighborhood and how the building fits into the historic context of Japantown.

Ms. Leong arrived at 5:20 pm.

Mr. Hanson explained the consistent window sizes and patterning similar to the Panama Hotel, Nippon Kan and Publix buildings and noted they have added depth and color to windows with break shape metal. He said the primary entries will be double height; they will use double height storefront system to express the entries. They will bring up concrete and bring down window pattern. He said they studied their massing strategy – the proportion and where there are breaks. He said the north wing and south wing are broken by an element. He said there is different height space in the front and that works with the concrete base. He went over details of the Nippon Kan Theater Building and noted that its upper level is typical of other buildings of its time in Japantown. He showed massing options and said their intent is to break it into smaller pieces and give it breaks. He said they compared the massing with that of the Panama Hotel and said they are trying to emulate the break in the building. He said they added bands of color at the base that repeat what is happening with color in the storefronts – poppy and gold at both ends and then add teal at the childcare entry. He said they are looking at ways to introduce something different at the childcare

entry and prefer to keep the difference subtle for long term flexibility of use. He said they will add some seat cubes outside, signage, lighting, screening, landscape.

He went over proposed materials:

- Canopy: steel channel, wood on bottom; integrated lighting and signage.
- Residential entry: lighting
- Lighting: three fixtures proposed for 1) landscape and signage, 2) downlights on canopy and recessed entries, and 3) on face of building.
- Signage: will be integrated into canopy.
- Screening: details in packet. Pattern similar to storefront, datum line for top; color and spacing.
- Window flashing: break shape metal in teal and poppy.
- Garage door: alley gate, security gate detail.
- Glass railing: level 7 deck.
- Rooftop mechanical: pressurization of elevators and stairs; stair hatch, stair overrun and elevator overrun – all invisible.
- Courtyard design: design by childcare consultant includes Japanese Maple, bamboo, corrals for different aged children.

Mr. Hanson said that they are proud of their design and think they are going in the right direction. He said Options 1 or 4 would be successful and they want board input so they can come back with final.

Ms. Moriguchi said that she can see the thought and work put in to the design concerning board input; she said as you progress through drawings you can see that. She thanked the design team. She said massing of Options 1 or 4 makes the most sense.

Mr. Hanson said they prefer Option 1; the owner prefers Option 4.

Ms. Hsie asked about what drives the color choices.

Mr. Hanson said that the teal is from the Nippon Kan Theater window; the gold is from other buildings in the district.

Mr. Martin asked if prayer flags were used as inspiration.

Mr. Hanson said that was part of an older packet and was how they got to the screening element with texture and repetitive pattern.

Mr. Martin said that massing Option 4 is not monolithic; the top and bottom are differentiated enough to break it up. He said he likes the way it steps down in relation to the topography. He preferred Option 4.

Ms. Hsie agreed. She said she would like to see more elevations of what patterning will look like and noted she is having a hard time seeing the tatami pattern. She said it is expressing as one mass and said she wants to see elevations and more exploration of patterning - it will be important in Japantown context. She said she liked the example – Panama and New Panama Hotel are successful buildings. She said earthen materials are preferred.

Mr. Hanson said they started with board form concrete at base and they could express patterning from above or let it die into Hardi.

Ms. Moriguchi said she is not as concerned with concrete. She said that the Hardi needs more creativity to get texture, patterning and interest. She said with the tatami inspiration the two to one portion isn't maintained and she questioned if it reads correctly.

Mr. Martin said it looks they tried to squeeze it in and it is hard to read the pattern. He said he would like to see comparison between this design and where they used the form of windows as inspiration.

Ms. Moriguchi said tatami is really about rigor to the proportion; the form and functionality of the window here is paramount.

Mr. Martin said that the metal storefronts really jump out as deviant from the preference for earthen materials. He said that it feels out of place but that he likes the use of pattern that wraps around and connects with the rest of the building. He said the storefronts are two stories high and asked if they had considered other materials that might align better.

Mr. Hanson cited the Nippon Kan Theater and said it reads as one open light space.

Ms. Hsie said she likes that but noted the Asian Design District Guidelines note a preference for earthen materials. She appreciated the color brought out and that has been used elsewhere but how does all this metal get grounded in Japantown. She said color is not a strong enough driver to ground it in Japantown.

Mr. Martin agreed and said it leans too far on color. He said to integrate the colors into the district.

Ms. Moriguchi said color takes up too much focus of the storefront and to look at how ornamentation can add another layer and noted a project where the canopy was detailed – it was a nice break in detailing and tied the building to surrounding feeling.

Mr. Martin said the color elements are used to achieve tying it together and to the district.

Ms. Moriguchi said that it looks like it is pushing that way but they aren't there yet. She said ornamentation, texturing, material selection – this seems more modernist.

Ms. Leong said they are leaning more to a design interpretation and she asked what is the inspiration and how does it tie in. She said at the pedestrian level it could carry a strong story.

Mr. Hanson said they came up with the landscape concept and the screening element developed; they brought that into the storefront and brought it around the building.

Ms. Hsie said the screen concept is nice and allows visibility in; she wondered how it might work in wood. She said it should celebrate the Asian Cultural district with ornamentation like in temple art is integrated into components and the community is reflected in the building. She said the massing looks good.

Mark (owner) said they are looking at long term durability of materials which is why they haven't gone with wood.

Ms. Frestedt said it comes up in the district a lot.

Ms. Moriguchi said that some materials age better than others – some patina well over time. She said she is not as concerned with screening. She noted that powdercoated metal looks different from paint.

Mr. Hanson said that glass painted on the back side picks up on the powdercoated metal.

Ms. Frestedt said we need to know if it will matter or glossy; colors don't always render true. She said to show preferred versus alternate color scheme.

Ms. Moriguchi noted the success of panels on Hirabayashi Place.

Mr. Martin said that he had no strong preference but that it is important that colors ties into district.

Ms. Hsie said to focus on texture – it could be a finer grain.

Ms. Frestedt said she was concerned that Poppy is too bright an orange than what is seen in district.

Ms. Moriguchi said that it depends on how much you are seeing at one time – just a pop of color around the windows or more at storefronts.

Ms. Evanson said that they propose to fence the entire 16' alley width. She said it will keep people out for safety.

Mr. Hanson said they want it a bit different from the building – the alley is owned by SDOT but will be controlled by owners of this building.

Mr. Martin said to continue the pattern of verticals like the guard rail that is already there.

Ms. Moriguchi said it should just ‘disappear’.

Mr. Hanson said they are waiting for SDOT guidance on materials etc.

Ms. Frestedt noted the tension of screening – community members’ comments on chain link and metal fencing. She said to add an aesthetic complement – even black coated versus galvanized.

Mr. Martin said he likes the playground and likes that it includes trees.

Ms. Moriguchi liked the playground.

Ms. Evanson said it was designed by the childcare provided – there are strict guidelines to follow.

Ms. Leong appreciated the name of the building “Hana”.

Ms. Moriguchi said that buildings can have branding and identity.

Public Comment:

Dennis Chinn said they have done a great job. He asked why they have focused on the Nippon Kan Building.

Mr. Hanson said it is a gorgeous building with great proportions; it has had a great restoration and is a handsome building.

Ms. Frestedt said it is listed on the National Register.

Ms. Moriguchi said she wants to look at the whole package before commenting on lighting – she said don’t try to do everything now.

Ms. Leong said that pedestrian illumination is important.

Mr. Hanson said they have to have more than typical lighting.

There were comments about the appearance / visibility of the courtyard at night and Mark said they aren’t sure at this point. He said there will be lighting at the overhang in courtyard. They may have 24-hour security lighting but they also don’t want to disturb the residents.

Mr. Hanson said that they will have a standard box sign on the canopy; they expect a 10 – 20-year tenancy – maybe longer.

Responding to questions Ms. Frestedt said 2700 Kelvin is standard for lighting in the district.

Ms. Moriguchi noted the importance of consistency along pedestrian walkway.

Summary:

Scheme 4 massing preferred.

Next level of detail – texture and patterning and storefront level concept to tie into each other and to Nihonmachi.

Tatami texture a great start but how do those elements translate to a building this size.

- Mr. Martin said to scale it down a bit from what is seen now.
- Ms. Frestedt said to provide a more detailed elevation to show patterning.
- Ms. Moriguchi said the sensibility of patterning is important. These patterns can add depth so not just that it is tatami.
- Ms. Hsie appreciated the fine detail and asked for more visual detail and relief that patterning can provide.
- Ms. Frestedt noted contrast of white vinyl windows on black building.
- Mr. Hanson said that the building is separated from the windows by a metal transition so they are not right up to each other. He said the putty color is muddy and white is the best option. He said that black vinyl is made but they want color around the window.
- Ms. Frestedt noted there is black on black at the Angeline in Columbia City.
- Ms. Moriguchi said the Adobe color is not horrible – it was used on the Publix. She said she appreciates the metal trim. She said she would like to see a small mock up to test the white versus black windows and metal trim, and how deep it is etc.
- Mr. Martin said the color contrasts more in real life than it does in the rendering so he would like a better sense of how that will look.

Add characters to signage, building.

Ms. Hsie said to reduce amount of anodized aluminum; integrate it into strong concept. Color itself needs to have stronger story and needs to speak to Japantown. Patterning needs to read as strong if you took color off. Color shouldn't be the concept.

Mr. Martin said that pattern materiality or rhythm should tie into district.

Ms. Moriguchi said that time effort and thought put in to design shows.

112216.5 BOARD BUSINESS

Ms. Frestedt introduced new board member Eliza Chan who will join following confirmation. She reported that Ms. Moriguchi's position expires the end of December and she has received three resumes for potential replacement. She said that the position is a mayoral appointment with council confirmation; she asked Ms. Moriguchi to stay until the new person arrives. She explained that multiple construction projects are upcoming.

Ms. Hsie asked if another project can be referenced when providing guidance for applicant. She explained that she wants to talk about successful aspects of other projects.

Ms. Frestedt said that it depends on how it is referenced.

Ms. Frestedt said that Hirabayashi Place is another great example with integrated meaningful cultural designs into the panels. She noted the subtle design elements incorporated into the Publix Building and how those details were brought in. She said you can talk about the edge transitions of cornice lines and the color changes in brick that creates strength.

Discussion ensued about how board members can convey this in a meaningful and appropriate way.

Adjourn

Rebecca Frestedt, Board Coordinator
206-684-0226
rebecca.frestedt@seattle.gov