



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 29/24

### MINUTES FOR THE MEETING OF TUESDAY, March 12, 2024

Time: 4:30pm

Place: Hybrid Meeting

#### **Board Members Present**

Heather Hargesheimer

Nella Kwan

Kyle Jacobson

Adrian Lam

Gary Lee

#### **Staff**

Rebecca Frestedt

Melinda Bloom

#### **Absent**

Paul Lee

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

#### **ROLL CALL**

**031224.1 PUBLIC COMMENT**

**031224.2 MEETING MINUTES**

January 9, 2024

MM/SC/HH/KJ

4:0:1

Minutes approved. Mr. Lee abstained.

**031224.3 CERTIFICATE OF APPROVAL**

**031224.31 611 8<sup>th</sup> Avenue S. – Eng Family Homestead**

Ms. Frestedt explained the home was constructed in 1937. This site is located within the Asian Design Character District and Retail Core, but outside of the National Register District. The Department of Archeology and Historic Preservation has

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

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determined that the property is National Register eligible. On October 10, 2023, the Board received a briefing on the project; there was discussion about the primary entrance for visitors of the museum and the location of the lift. The Board encouraged exploration of options to utilize or activate the front entrance, since it was the primary entrance for the home.

Cassie Chinn, Wing Luke Museum, said the museum acquired the Eng Family Home (aka the Homestead) in Fall 2021 from its original owners. The museum proposes to preserve and restore the largely intact house for the purpose of conducting guided immersion tours and exhibits with historical context. A 160 square foot second story addition is proposed at the house's existing garage to provide space for a lift/stair as an accessible route up to the main level of the house and down to the basement. The project will also restore the exterior rockery, fence, and plantings at the front (8th Ave S) and introduce new garden landscaping at the back of the house. The existing loquat (Chinese fruit) trees will be saved. There will be a change of use from R-3 to B.

Ms. Chinn said the Homestead, just one block south of the Museum, is one of the last remaining single-family homes in the CID. The home was constructed despite the Chinese Exclusion Act, which disallowed citizenship and therefore property ownership for Chinese immigrants. Discriminatory housing policies also restricted residence for Asian Americans, Native Hawaiians, and Pacific Islanders (AANHPIs) in many neighborhoods and disallowed single-family homes in the commercially zoned Chinatown. Second-generation siblings, now in their 80s and 90s, entrusted it to the Museum to preserve its legacy, a pioneering Chinese American family's modest house with a basement bean sprout business. The home's interior remains largely intact and includes a garden with original fishpond and loquat trees. The proposal aims to restore the period home, while upgrading the electrical and security systems and adding audiovisual capacity. The immersion setting, similar to those already in operation at the Museum's East Kong Yick Building, is intended to be as close to the "look and feel" of the original place as possible, while making reasonable accommodations for modern safety and ADA access logistics. She said the Board's prior input had been helpful.

Nicole Lew, SKL Architects, provided information on the home, which was built in 1937 with CMU walls and a concrete foundation. She provided a summary of proposed work which includes replacement of non-original windows, addition of new lighting, paint exterior, installation of new fencing, installation of inclined platform lift, installation of landscaping, replace asphalt paving, among others. The addition to the rear of the home will retain the existing building footprint. She said the addition will be clad in cedar siding to distinguish it from the home. Paint colors are passed on memories from members of the Eng family, which have guided the project. An addition is proposed to the existing garage workshop. She said they met

with Crime Prevention through Environmental Design (CPTED) group and incorporated CPTED principles into the design by retaining visibility and addition of lighting. She said the lift will be installed on the elevation with the least historic significance. The work will also provide a future link to Canton Alley.

Debbie Ramos, Murase Associates, went over the landscape design. Ms. Ramos said much of the site at the front will remain the same. Some plantings will be added and the giant Loquat tree and camelia will remain. She said a gathering / event space will be created in the back. Fencing will enclose the space on the north and west sides and will allow some screening with a bit of visibility. She proposed a 3-layered trellis and raised beds for seasonal plantings. Trellis material options included aluminum for durability or wood, with aluminum the preferred option. The proposed trellis color is white, to make the plantings “pop”. She said asphalt will remain. An optional water feature of natural stone has been explored. She said a fence with gateway is proposed for the Canton Alley side. Mr. Murase described the courtyard as intimate. A seating area will provide another small gathering spot.

Ms. Lew went over lighting and security camera plans and provided cut sheets.

Ms. Hargesheimer appreciated the presentation and noted lots of information was provided. She said her earlier questions from the briefing had been addressed.

Mr. G. Lee said the project is a great addition to Chinatown and the District.

Mr. Jacobson agreed. He appreciated the work to involve community feedback.

Ms. Kwan said it is a great idea.

There was discussion about the material and color for the trellis.

Ms. Ramos reiterated the preference for aluminum, painted white, due to durability.

Ms. Hargesheimer suggested painting the trellis cream/off white to match the house.

Mr. Jacobsen expressed concern about the Board getting in too deep with paint colors etc. Paint shade is a design choice.

Ms. Frestedt appreciated the comment. She said there is a lot of flexibility as long as it is compatible with the design of the site. The final trellis color could be reviewed administratively, if not finalized during the meeting.

Mr. Lam suggested lighting the water feature. He appreciated the family stories and said it is a thoughtful project.

Ms. Lew said lighting is focused on the building, rather than the landscape.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for use and for exterior and site alterations as identified on the applicant's site plan and per the submitted application materials with the trellis color being reviewed administratively by staff.

The Board directs staff to prepare a written recommendation of approval, based on considering the application submittal and Board discussion at the March 12, 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 23.66.320 – Permitted uses

SMC 23.66.326 – Street-level uses

SMC 23.66.336 – Exterior building finishes

- A. General Requirements.
- B. Asian Design Character District

**ISRD Design Guidelines**

II. Storefront and Building Design Guidelines

III. Security systems

**Secretary of the Interior Standards**

**2.** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

**5.** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

**6.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**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/HH/GL

5:0:0

Motion carried.

**031224.4 Staff Summary and Board Business**

Ms. Frestedt provided an update about appointments, noting that Mr. Lam's reappointment and the Mayoral appointee, Samantha Wong, are awaiting City Council confirmation.

Mr. Jacobsen reiterated his comment about getting too 'into the weeds' on project details that could possibly negatively impact a project's timeline.

Ms. Hargesheimer noted that color and materials are part of Board purview.

Ms. Frestedt said the Board has jurisdiction over the site and building exterior. She said differing opinions will occur as part of a healthy discussion. She appreciated Mr. Jacobson's comments. She encouraged the Board to be mindful that direct constructive feedback, rooted in the district's design requirements, will help move an application forward.