



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 58/25

MINUTES FOR THE MEETING OF TUESDAY, April 22, 2025

Time: 4:30pm

Place: Hybrid Meeting

Board Members Present

Heather Hargesheimer (HH), Chair

Kyle Jacobson (KJ)

Samantha Wong (SW), Vice-Chair

Jade Yan (JY)

Staff Present

Rebecca Frestedt (RF)

Maribel Stephens (MS)

Absent

Gary Lee (GL)

Eric Chan (EC)

Adrian Lam (AL)

Key

BM Board member

AP Applicant

Chair Heather Hargesheimer called the meeting to order at 4:33 p.m.

ROLL CALL

042225.1 MEETING MINUTES

1/14/25 MM/SC/KJ/JY 4:0:0 Approve

2/11/25 deferred

042225.2 PUBLIC COMMENT

There was no public comment at the meeting.

042225.3 BOARD BRIEFING

042225.31 418 8th Ave S. – Hip Sing Association Building

Presenters:

Larry Feinstein (LF), Attorney (*Attended remotely*)

Tony Wong (TW) and Alex Lee (applicant), Hip Sing Association (*attended in person*)

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

Applicant started to present, but had technical difficulties with audio. Due to disruptions, the meeting was paused to allow applicant to call in.

4:46 p.m. paused due to Mr. Feinstein's access and audio issues

4:52 p.m. resumed.

Larry Feinstein stated that he approached review board in Nov. to ask to retroactively approve paint colors as shown on p. 16 of presentation, to match immediately adjacent building. The Board did not approve the retroactive proposal and asked to come up with an alternative to get building closer to original beige to match south façade. Contractor came up with different colors and a preferred alternative.

Proposed colors:

Sherwin Williams "Skyline" SW1015 - for the primary body color on the west façade and the lower painted portion of the south façade

Sherwin Williams "Colonnade Gray" SW7641 - for the sills and decorative features above the windows

Sherwin Williams "Burgundy" SW6300 - for the wood trim around the windows

The applicant said the proposal is to clean and power wash exterior following guidelines, low pressure (300 psi), using no chemicals, to clean. The proposed beige color would pretty much match original. The west façade and the bottom ¼ of the south façade that is currently grey would be painted. The applicant said they selected the next darker, accent color for under windows on 2nd & 3rd stories. This would eliminate red and whole building would match.

On west façade, the mezzanine storefronts will remain white. The applicant showed photoshop mock up of what the new color will look like (Sherwin Williams 1075). They explained that the Board Coordinator did a site visit and was in agreement with the proposed color. Noted that photo shop mock up is not true to color. The windows will be painted mahogany. Showed an example of existing and proposed colors of windows. Accent balconies will remain as is.

Board questions:

SW asked about window color. Given efforts, it's commendable to go back to a color that matches the original brick.

LF: Reiterated the plan to paint windows burgundy.

Discussion of west façade and intention to retain original balcony coloring and the accent color of window details and sill trim (SW Colonnade).

Mr Wong, Hip Sing Association, confirmed that balconies on second floor mezzanine will remain white and upper left most association balcony will not be painted.

KJ said that this situation resulted with property owners in a difficult situation. Board statutes require consideration of a narrow set of circumstances. This proposal seems a reasonable compromise.

SW agreed with KJ's statements.

JY said one thing that stands out is minimizing chemicals to remove paint. They appreciate that effort due to overuse of chemical cleaners.

HH had no further concerns and appreciated the thoughtful response.

There was no further discussion.

Action: I move that the International Special Review District Board recommend approval of a Certificate of Approval for paint colors, 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 April 22, 2025 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, Design Guidelines and relevant Standards:

Design Guidelines for Awnings and Canopies, Façade Alterations, Security and Signs

II. Storefront and Building Design Guidelines

B. Earthen materials such as brick, wood, concrete and tile shall be used for entry doors, windows and the main facade. The painting of brick shall be discouraged.

Seattle Municipal Code (SMC)

SMC 23.66.336 - Exterior building finishes

A. General Requirements To retain and enhance the visual order of the District, which is created by existing older buildings that provide unique character and form through their subtle detailing and quarter-block and half-block coverage, new development, including exterior remodeling, should respect the architectural and structural integrity of the building in which the work is undertaken, through sympathetic use of colors, material and style. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the existing buildings in the immediate area.

B. Asian Design Character District The boundaries of the Asian Design Character District of the International District are as shown on Map B for 23.66.326. To strengthen and preserve the existing Asian architectural character of the Asian Design Character District, tiled awnings, recessed balconies, heavy timber construction, and materials and colors as specified below are encouraged.

2.Colors. Building facade colors must be reviewed by the Special Review Board and approved by the Director of Neighborhoods. Colors shall be compatible with those of adjacent buildings.

Secretary of the Interior Standards

#3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.

#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 features 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.

Motion carried. MM/SC/KJ/JY 4:0:0

Mr. Feinstein, Wong and Lee thanked the Board for their assistance.

Staff thanked the applicants and building owners for their efforts to correct the conditions and bring the building back closer to its historic appearance.

042225.4 Staff Summary and Board Business

Staff went over applications that were reviewed administratively, summarizing the scope of work for several applications and spoke of Financial Impact Statement requirements and deadlines.

Adjourn at 5:33 p.m.