



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 117/25

### MINUTES FOR THE MEETING OF TUESDAY, July 22, 2025

Time: 4:30 p.m.

Place: Hybrid Meeting

#### **Board Members Present**

Heather Hargesheimer (HH), Chair

Kyle Jacobson (KJ)

Gary Lee (GL)

Samantha Wong (SW), Vice-Chair

Jade Yan (JY)

#### **Staff Present**

Rebecca Frestedt (RF)

Nelson Pesigan (NP)

#### **Absent**

Erick Chan (EC)

Adrian Lam (AL)

#### **Key**

BM Board member

AP Applicant

SM Staff member

Chair Heather Hargesheimer (HH) called the meeting to order at 4:31 p.m.

#### **ROLL CALL**

#### **072225.1 MEETING MINUTES**

April 22, 2025 MM/SC/KJ/SW 4:0:1 Approved: 4/0/1 GL abstained

May 27, 2025 MM/SC/JY/KJ 4:0:1 Approved: 4/0/1 SW abstained

#### **072225.2 PUBLIC COMMENT**

There was no public comment at the meeting.

## CERTIFICATES OF APPROVAL

**072225.31**     412 12<sup>TH</sup> Ave S. – Hau Hau Market  
Applicant: Friends of Little Saigon  
Presenters: Quynh Pham  
Record number: DONH-COA-01784

Quynh Pham (QP), Friends of Little Saigon, presented an application for a painted mural at Hau Hau Market. The goal is to enhance safety and vibrancy and support small businesses in Little Saigon. Craig Cundiff is the artist who will paint on a blank concrete on the south façade. The design represents a kitchen god looking over food.

BM Jade Yan inquired about the project timeline.

QP responded that the proposed start date is scheduled for late August or early September.

Chair Hargesheimer asked about protective measures against potential graffiti.

QP noted that the mural wall will be coated with an anti-graffiti material.

There was no further discussion.

**Action:** I move that the International Special Review District Board recommend approval of a Certificate of Approval for a painted mural on the south facing concrete wall, 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 July 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 and relevant Standards:**

**Seattle Municipal Code (SMC)**  
**SMC 23.66.336 - Exterior building finishes**  
**A. General Requirements.**  
**C. Exterior design outside the Asian Design Character District.**

**Secretary of the Interior Standards**  
#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.

M/SC/GL/KJ  
5:0:0  
Motion carried

**072225.32**     800 Maynard Ave S. – RDA Building  
Record number: DONH-COA-01746  
Application: Anton Dekom, Neiman Taber

Benjamin Wong, Tourbineau Real Estate, provided an update on the work on the interior. He said the proposed new use is akin to the original warehouse use.

Anton Dekom, Neiman Taber, presented a proposed revision to previously approved plans and proposed exterior alterations to the RDA Building. The proposed work includes revisions to the upper-story floor plans; installation of a panel system behind the upper story windows; modification of an opening on the south façade, and construction of a stair and railing system on the south façade.

BM Jade Yan inquired about the stair rendering. Anton confirmed that the design will not include open risers.

HH asked for details regarding the wall and roller shades and about potential concerns if objects were thrown behind the wall. Anton responded that the shades will be open at the top and that safety precautions are in place to prevent such incidents.

HH asked about the gap dimensions and whether there would be challenges accessing the light fixtures or maintaining the roller shades. Anton noted that the lights are long-life LED fixtures designed to minimize maintenance needs, and that sufficient head height will allow access for necessary upkeep.

Anton introduced Lawrence Pitre, who spoke briefly about his current work. Lawrence is a commercial and fine artists with several works in the Central District area, including pieces at the Bob Santos Building. His intention is to enhance the building's artwork in collaboration with multiple artists through a design approval process.

The Board Coordinator informed the board that the proposed draft motion for approval includes a note allowing the board to deviate from relevant guidelines or citations since the proposed work is reversible and does not involve permanent changes to the upper-level windows.

**Action:** I move that the International Special Review District Board recommend approval of a Certificate of Approval for design and proposed alterations, 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 July 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 and relevant Standards:

**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.

**C. Exterior design outside the Asian Design Character District.** Outside the Asian Design Character District, earthen colors and masonry construction with nonmetallic surfaces are preferred. Concrete construction will also be permitted if treated in a manner or incorporated into a design that provides visual interest and avoids large unbroken surface areas.

**Secretary of the Interior Standards**

**1.** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

**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.

**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.

M/SC/JY/KJ

5:0:0

Motion carried

**072225.4      Staff Summary and Board Business**

Staff noted preparations for the upcoming elections and will provide an update on which board positions are up for election at next meeting.

RF also reviewed the applications that were processed administratively and summarized the scope of work for each.

Adjourn at 5:41 p.m.