



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 52/25
Meeting of 4.22.25

Staff Report

Board Members Please Note: The citations from the District Ordinance, International Special Review District Design Guidelines, and Secretary of the Interior's Standards listed below are for your consideration in addition to any other citations you find relevant in considering each application.

Address: 418 8th Ave S. – Hip Sing Association Building
Record #: DONH-COA-01323

Applicant Representatives: Larry Feinstein, attorney, and Tony Wong, Hip Sing Association

Exterior alteration – Paint colors: Proposed painting of the west and the lower portion of the south façade, to restore the color of the façade to be more consistent with the original unpainted brick.

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

Additional details:

The Hip Sing Association Building was built in 1910 and is listed as contributing building to the Seattle Chinatown National Register District. It is located within the Asian Design Character District. The south and west facades are originally buff-colored, hard-fired brick, with cast stone decorative elements. The east façade is a dark colored, soft-fired brick.

The west façade of the building was painted (Glidden “*Sweet Spiceberry*” PPG1059-7) without a Certificate of Approval in an effort by the owners to address graffiti.

On November 26, 2024, the applicant presented a proposal to the ISRD Board with a request to retain the paint color on the west façade. Following deliberation, the Board did not support the proposal to retroactively approve the red paint applied to the building, since it was not consistent with the Secretary of the Interiors Standards #3. The Board discussed the applicant's alternate proposal to repaint the building with a buff color

to match the south façade and tabled the application until the applicant returned with a more detailed proposal for that scope of work.

Staff comment: The historic balcony on the top floor is a character-defining architectural feature of the building. Attention to the paint scheme for this portion of the west façade is recommended, to retain its visual prominence.

DRAFT MOTION

I move that the International Special Review District Board recommend approval of a Certificate of Approval for paint colors, per the submitted application materials.

As a condition of approval, the applicant shall submit to staff, for final review, a plan to restore the paint scheme for the historic family association balcony and related architectural details on the top floor.

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.