

Law Offices of
VORTMAN & FEINSTEIN

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Larry B. Feinstein P.S. (lbf@chutzpa.com)

April 2, 2025

Business/Project Name: Hip Sing Association Building

Business/Project Address: 420 8th Ave S.

Record #: DONH-COA-01323

Seattle Department of Neighborhoods
600 Fourth Avenue, 4th Floor
Seattle, WA. 98124

Atten: Rebecca Frestedt

Per your request, this is a consolidated Response to the Department's **Correction Notice** uploaded in response to our application for Certificate of Approval of the painting of my clients building located at 420 8th Avenue South, Seattle, WA. As our previous responses, the Correction Notice raised a concern "about the existing paint color's non-compliance with Seattle Municipal Code Section 23.66.030." We filed a Response and two Supplemental Responses, and we have made several suggestions regarding remediation of the building to address compliance with the Code and with the existing and surrounding neighborhood color scheme. The last response from the City was to combine the responses into a single Response, eliminating the various "options" provided, and basically provide the City with our combined Response to that all the options are consolidated into one merged document for easier review and finalization.

Following the hearing we had with the Department and the ISED Board, we have obtained several bids for the repainting of the building façade to match as closely as possible the original unpainted South façade of the building. Following up those conversations and hearing, we have tried several "samples" on the building to attempt to match the underlying original brick colors, and submitted those to the City for on-site inspection. **My client and the City seem to agree that the best color match is Sherwin Williams "#1015 "Skyline".**

The wood trim around the windows would be Sherwin Williams #6300 Burgundy.

The masonry sills and decorative features above the windows would be in the same color family as the #1015 Skyline, but the next darker shade, giving the windows and decorative features an accent color. That would be Sherwin Williams #7641 "Colonnade Gray".

We have submitted photographs of the existing conditions of the west and south façade. We have also provided a "Photoshop" version of the west and south façade attempting to colorize the building as close as Photoshop can provide with the chosen Sherwin Williams paint colors. Those are attached again to the consolidated Response.

We have updated the painting contractors bid and filed that separately, but again it is attached to this consolidated Response for easy reference. We have confirmed with the painting company that they will power wash the building prior to painting with a low pressure washer so as to not damage the brick masonry or mortar. We have reviewed and provided to the contractor the article by Robert Mack, AIA, on "*Assessing Cleaning and Water Repellent Treatments for Historic Masonry Buildings*" and Anne E. Grimmer's "*Dangers of Abrasive Cleaning to Historic Buildings*". No acidic chemical or abrasive cleaning material will be used, and the contractor said that he is going to clean the "dirt & grime" on the building, with just water in a low pressure setting. [He stated that would be about 300psi.].

Our proposal, then, is that the Hip Sing shall re-paint the brick on the West façade of the building be repainted in Sherwin Williams #1015 Skyline paint. The wood frames around the windows and doorways be painted in the SW #6300 Burgundy as shown on the attached Photoshop mock-up of the South façade. [The window on the right with fan is the new color; matching the window on the left being the original trim.] The color on the attached Photoshop mock-up is as close to SW #1015 Skyline that Photoshop would generally permit; the actual color is more closely shown on the attached "paint sample" photo, with the color flagged with masking tape. The masonry trim over the windows would be the accent color of SW #7641 Colonnade Gray.

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Hip Sing Supplemental Response

Hip Sing also proposes to paint the bottom third of the South side of the building, currently gray, with the same Sherwin Williams #1015 Skyline. See Photoshop mock-up of the South façade with the gray repainted to match the West façade.

We would ask that the Department submit our Responses and attachments to the International Special Review District for their review, and to note the matter up for the next convenient scheduled hearing. My client and I will attend via Zoom.

Thanks.

Very truly yours,

/s/ Larry B Feinstein

Larry B Feinstein

Cc: client



Window trim. New color on the right, SW #6300 Burdundy; window on the left is original trim. Window on the right will be painted and all windows with masonry trim and features will be SW #7641.

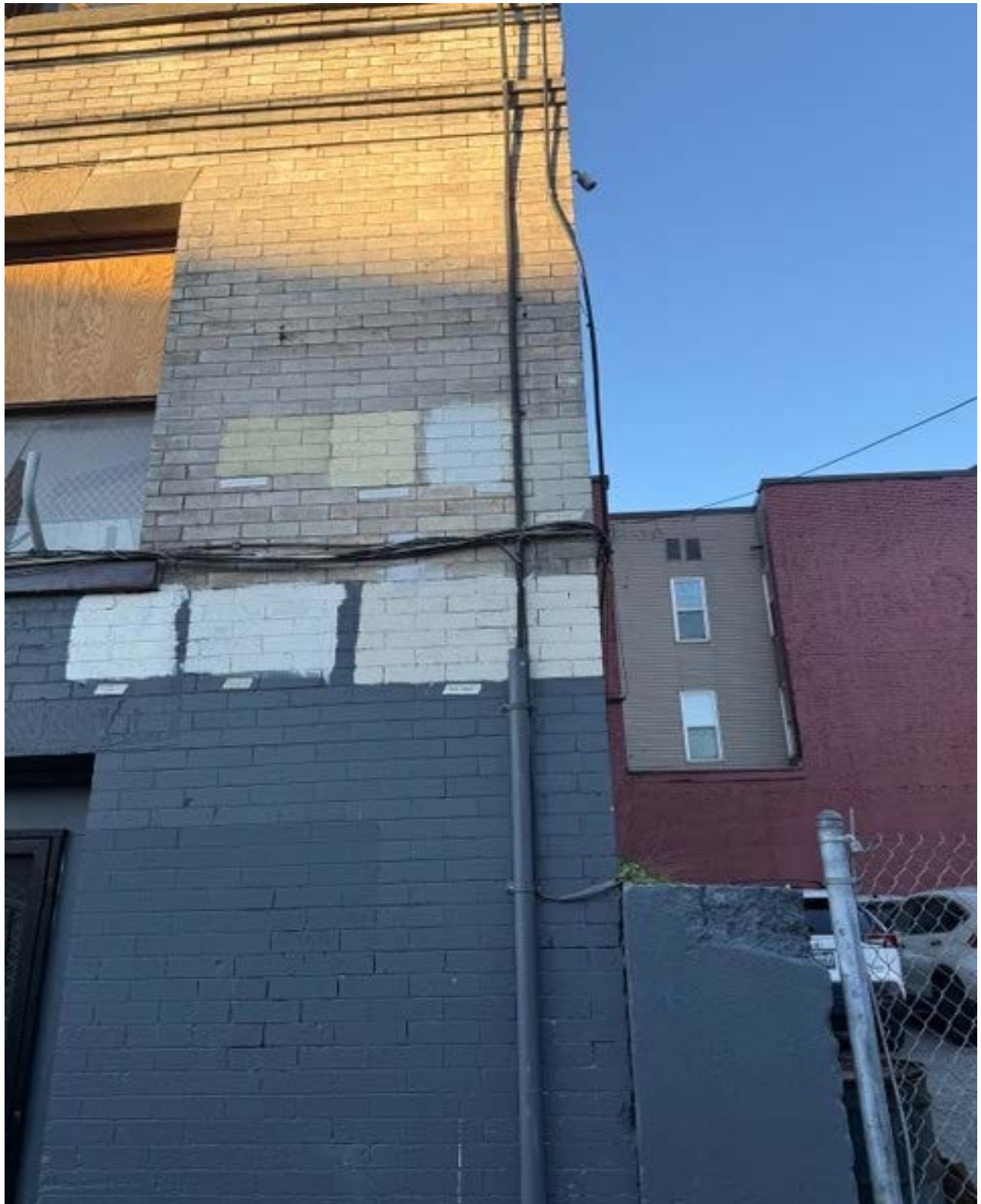
The sills and decorative features above the windows will be the accent color of SW #7641 Colonnade Gray.

Window trim; Sherwin Williams \$6300 Burgundy



Showing the color make-up from Sherwin Williams

Next photo: Showing the various samples used to determine the best match for the original brick color on the South façade. Note that Skyline is the top right sample. (Please note that in a previous submission, the painter said the sample was “Skyline 1075” but the sample is actually “Skyline 1015” when we obtained the paint sample and double checked with Sherwin Willims. It was just a typo)





Next photo:

This shows a Photoshop mockup of painting the bottom of the South façade that currently has a gray paint, which is shown on the current photo of the building also attached.

The photo after shows the Photoshop of the West façade in SW 1015 Skyline.

The 3rd photo shows a Photoshop of both the West and South façade's removing the red brick of the current building and removing the gray of the South façade.





This photoshop does not show the window trim, but all window trim shall be painted SW Burgundy, as noted in the narrative; and all masonry trim above the windows and architectural details on the façade of the building shall be painted in the same color family as \$1015 Skyline, with the next darker accent shade, #7641 Colonnade Gray. (On the photoshop picture above, the masonry trim to be painted the accent color is visible above each of the windows on the 2 – 4 floors. The architectural trim is between the 1st and 2nd floor, and above the retail mezzanines.

On the previous picture showing the photoshop of the South façade, the architectural trim is already noted on the photograph. The west façade would be similar.

The next photo is the photoshop combining the West façade and south façade.



Attached is the Site Plan, previously filed, but requested to be incorporated into this consolidated Response:



Next attached is the **current photos of the Building** showing the current color scheme on both the West façade that would be painted SW #1015 Skyline, and the bottom of the West façade that is currently gray and would be painted the matching color of the West façade.



Next attached is the Painting Contractors bid previously filed.

SEATTLE PAINTING AND LANDSCAPING CO.

Bid Date: March 6, 2025

Project to repaint Hip Sing Building, 420 8th Ave. South, Seattle

1. Scope: Prepare all surfaces for re-painting, including any power-washing or cleaning noted in #3 below, so that all surfaces are clean and ready to re-paint.
2. Cover and mask all landscaping, walkways, and windows, etc. prior to painting.
3. Scape and sand all peeling paint by hand, and apply primer to any repaired areas for applying paint. Power wash as needed with a low pressure, water-only, wash of no more than 300psi.
4. Paint the West façade of the building in Sherwin Williams #1015, “Skyline”. Painting includes all brick/cement walls, soffits, exterior doors, fascia, and downspout and windows. Color for the trim, windows, doors to be per #6 below. Brick/cement to be SW Super Paint flat sheen.
5. Paint the bottom one-third of the south façade of the building in Sherwin Williams #1015, Skyline. [Currently Grey]
6. Paint the window trims on the West façade of the building in Sherwin Williams #6300 Burgundy. And paint any accent currently on the building in the same #6300 Burgundy. Paint to be SW Super Paint satin sheen. Accent trim on/over masonry, rather than wood, on the window trim, sills, and architectural details will be SW #7641 Colonnade Gray.
7. Price includes all paint, labor, and materials.
8. Clean up premises after painting of all tarps, debris, taping, etc.

9. Excluded are fire escapes, decks, and railings.
10. Comply with all applicable Federal Laws for "Lead; Renovation, Repair, and Painting" (40 CFR Part 745), if required.
11. Scheduled walk-through inspections both at the approximate mid-point and at the end of the project to review project details, progress, and scheduling to ensure your complete satisfaction.
12. Maintenance of a neat and tidy job site, with complete clean up at the end of the job.
13. Compliance with environmental regulations for the disposal of hazardous waste.
14. Provision the leftover paint, in all colors used, in sealed and labeled containers.
15. A portable toilet for the- crew's convenience and to reduce their need to leave the job site or have access to a bathroom inside the building; to be determined at onset of the job.
16. This contractor is registered with the state of Washington, and has posted with the state a bond for the purpose of satisfying claims against the contractor for breach of contract including negligent or improper work in the conduct of the contractor's business. Contractor shall obtain all necessary permitting for this project prior to commencement of the work herein.
17. You may withhold a contractually defined percentage of your construction contract as retainage for a stated period of time to provide protection to you and help insure that your project will be completed as required by your contract. It is agreed that will be 5% of the total contract price.
18. FOR ADDITIONAL PROTECTION YOU MAY REQUEST THE CONTRACTOR TO PROVIDE YOU WITH ORIGINAL "LIEN RELEASE" DOCUMENTS FROM EACH SUPPLIER OR SUBCONTRACTOR AT YOUR PROJECT.
19. Warranty: 3-year warranty on all labor and material.

20. Job costs and payment: The contract price for this project is **\$13,009.05**, which includes all taxes and permitting fees.

21. Payment of \$6,504.75 due on commencement of the project and the balance of \$6504.75 is due upon completion. A holdback of 5% of \$650.50 may be held back until final inspection and all lien releases, if any, have been executed.

Agreed to this _____ day of March, 2025

 x *Seattle Painting and Landscaping* _____

Seattle Painting and Landscaping

 x *Tony Wong* _____

Hip Sing Association, by its Manager