



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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ISRD 206/25

MINUTES FOR THE SPECIAL MEETING OF TUESDAY, October 23, 2025

Time: 4:30 p.m.

Place: Hybrid Meeting

Board Members Present

Samantha Wong (SW), Vice-Chair
Gary Lee (GL)
Jade Yan (JY)
Heather Hargesheimer (HH), Chair
Eric Chan (EC)

Staff Present

Rebecca Frestedt (RF)
Sarah Sodt (SS)
Melia Brooks (MB)

Absent

Kyle Jacobson (KJ)
Adrian Lam (AL)

Key

BM Board member
AP Applicant
SM Staff member

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

102325.1 ROLL CALL

102325.2 MEETING MINUTES

There were no meeting minutes to approve.

102325.3 PUBLIC COMMENT

There was no public comment at the meeting.

102325.4 CERTIFICATE OF APPROVAL

102325.41 606 12th Ave S. – Pearl Warren Building

Record number: DONH-COA-01888

Applicants: Hanna Lindblad, Urbal Architecture, and Demarus Tevuk, Seattle Indian Services Commission

SM Rebecca Frestedt provided a brief overview of the application. The application is a proposed demolition of a 2-story commercial/office building to the slab, constructed in 1995, referred to the Pearl Warren Building, also home of the Seattle Indian Services Commission. Application includes proposed installation of a chain link fence around the perimeter of the lot. This is outside of the National Register District and outside of the retail core, located in a portion of the district that was expanded to include portions of Little Saigon in 2018. No new use or development proposed at this time.

AP Demarus Tevuk, the development manager for the Seattle Indian Services Commission (SISC), which owns the building, gave an overview of the property details. The original and current use is an office building, that is currently vacant. Site was purchased in 1994.

The site history includes being the site of a residential home built in 1893 and 1904; from 1950-1994 the site was used as a junk yard. Used by the SISC until 2017. It was used by Downtown Emergency Service Center for the Navigation Center from 2017-2025.

AP Tevuk gave an overview of the current building conditions, both interior and exterior. Plywood was installed over the lower windows after the Navigation Center vacated the property. Recent vandalism includes broken windows, plumbing, graffiti and needles.

AP Tevuk presented an existing site plan and then a site plan showing the proposed interim plans. Fencing will be added, and the trees on the site will remain and be protected. Fencing along the east is covered with blackberries so that will not need to be replaced. Getting quotes also for barbed wire on the top and installing the fence by pounding the fence into the ground.

Board questions:

BM Jade Yan thanked the applicant for the presentation and asked about the timeline for demolition.

AP Alec Thomas, Great Expectations, shared that the City is trying to expedite the demolition permit. The Mayor's Office has committed funds for the first of next year, but may commit to funding in the next 60 days. There have been a few fatalities inside the building.

According to AP Tevuk, The Seattle Department of Construction and Inspections (SDCI) says the demolition permit will be issued between 1-3 weeks of the Certificate of Approval being issued. AP Tevuk said the covered parking garage attracts people and it is hard to secure the garage.

BM Hargesheimer asked about the timeline for the redevelopment and how long the applicants anticipate the site be in the interim state.

AP Thomas said the goal is to go in for permit in the next few months and hopes to break ground in the next year. Depends on the backlog of SDCI.

BM Hargesheimer said BM Adrian couldn't attend, had the question about timeline and supported the demolition. BM Kyle Jacobson couldn't attend. BM Hargesheimer read his email into the record. A copy of the email is on file

SM Frestedt read in comment received from Friends of Little Saigon. A copy of the comments is in the project file.

BM Wong asked about responding to special meeting. AP Tevuk said the special meeting was requested because of the conflict with SISC meeting on 10/24; as well as the urgency around demolishing the building. AP Tevuk said the building was not left in a condition to be able to offer the building to a future tenant. AP Thomas said it was not a fair assessment that it was just an unsightly building condition, people are actively dying inside the building; want to be clear that this is not a political issue.

BM Chan said the building is not a pretty sight. Businesses are struggling. He said he hopes the owner has good plans for redeveloping the site. Every single person is struggling. He pleased with the developers to do something for this area and this neighborhood.

BM Yan said barbwire could add to a certain energy, but also that the existing fencing might not be effective. There is definitely a tension between barbed wire and no barbed wire.

BM Lee said barbed wire is unsightly, but is needed. Unless the property owner will be able to abate the encampments every day. Otherwise BM Lee supports the option of using the razor wire.

BM Wong, agrees with what has been said about the fencing, and sees that the existing fencing hasn't worked; wouldn't disagree with using razor wire.

BM Chan said he agreed with utilizing the razor wire for this instance.

BM Hargesheimer agreed with the tension between using razor wire or not.

Action:

I move that the International Special Review District Board recommend approval of a Certificate of Approval for Demolition and Site alterations, per the submitted application materials; including the option for using razor wire on the fencing.

The Board directs staff to prepare a written recommendation of approval, based on considering the application submittal and Board discussion at the October 23, 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 23.66.030 - Certificates of approval - Application, review and appeals

SMC 23.66.032 – Contributing structures; determination of architectural or historic significance

SMC 23.66.302 – International Special Review District goals and objectives

SMC 23.66.318 - Demolition

SMC 23.66.334 – Streets and sidewalks

Secretary of the Interior Standards

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

MM/SC/JY/GL

5:0:0 Motion carried and passed unanimously.

102325.5 STAFF SUMMARY AND BOARD BUSINESS

SM Frestedt went over the administrative approvals and provided an update about the ISRD Board election. Four nominations were received. Press release was finalized for the candidates and ballots were put in the mail today. Ballots need to be received by November 18, 2025.

Chair Hargesheimer adjourned the meeting at 5:21 p.m.