



International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

ISRD 150/26
Meeting of 09.22.26

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: 412 12th Ave S. – Hau Hau Market

Record #: DONH-COA-02184

Applicant Representative: Quyen Nguyen, architect

Design – exterior alterations: Proposed construction of a 2,798 square foot single-story accessory addition to the Hau Hau Market, to be located the front of the building, The enclosed interior space will provide storage for the produce, weather protection for the existing walk-in freezer and cooler, and a walkway to the grocery store and storage space. Exterior finish and colors to match the existing building.

Staff comments:

The existing, mixed-use building was constructed in 1992 and consists of concrete and timber framing.

DRAFT MOTION

I move that the International Special Review District Board recommend approval of a Certificate of Approval for construction of a single story-addition to the west façade of the building at 412 12th Ave. S., per the submitted application materials.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the September 22, 2026 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 23.66.302 – International Special Review District goals and objectives

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 Building 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's Standards

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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.