



International Special Review District

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

ISRD 200/24

Staff Report

Address: 418 8th Ave S. – Hip Sing Association Building

Record #: DONH-COA-01405

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

Exterior alteration – Paint Colors: Proposed request for retroactive approval to apply paint to the west façade of the building. Proposed color: Glidden “Sweet Spiceberry” PPG1059-7

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 buff-colored, hard-fired brick, with cast stone decorative elements. The east façade is a dark colored, soft-fired brick.

Staff comment: The applicant provided an alternative proposal for paint colors within the application submittal.

When reviewing and deliberating on this proposal, the Board shall consider the **following applicable sections of the International Special Review District Ordinance 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

#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.