



The City of Seattle

International Special Review District

Mailing Address: PO Box 94649, Seattle WA 98124-4649

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ISRD 170/25

MINUTES FOR THE MEETING OF TUESDAY, October 28, 2025

Time: 4:30 p.m.

Place: Hybrid Meeting

Board Members Present

Heather Hargesheimer (HH), Chair

Kyle Jacobson (KJ)

Gary Lee (GL)

Jade Yan (JY)

Adrian Lam (AL)

Staff Present

Rebecca Frestedt (RF)

Nelson Pesigan (NP)

Absent

Eric Chan (EC)

Samantha Wong (SW)

Key

BM Board member

AP Applicant

SM Staff member

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

102825.1 PUBLIC COMMENT

There was no public comment at the meeting.

102825.2 SPECIAL TAX VALUATION

102825.21 Eng Family Homestead

611 8th Ave S.

SM Rebecca Frestedt provided an overview of the City of Seattle Special Tax Valuation Program. The program allows property owners of designated landmarks or contributing buildings within a local or national registered district to apply for tax benefits. For eligibility, renovation work must be completed, approved by the respective board or commission (in this case, the International Specialty District Board (ISRD), and the renovation expenses must be equal or exceed 25% of the assessed value of the

improvement. A special tax valuation application has been received for the Eng Family Homestead located at 611 8th Ave S.

SM Frestedt mentioned that this proposal provides an overview of the scope of work for the renovations of the Eng Family Homestead, highlighting the Board's role in reviewing and approving the work based on its eligibility and compliance with the historic district criteria and the Secretary of Interior standards. The review process includes a detailed explanation of applications before they are presented to the board.

SM Frestedt noted that unlike the Certificates of Approval, special tax valuation applications also consider eligible expenses for interior work, which falls outside the ISRD Board's purview but benefits the property owner.

AP Jemma Fagler of Wing Luke Museum and John Kennedy of Side-by-Side Architects presented a brief overview of the scope of work and walkthrough of before and after photographs reflecting the renovations for the Eng Family Homestead, including structural, architectural and systems work as well as interior work.

BM Jade Yan inquired about the necessity of photographing items listed as upgrades and rehabilitations, such as security systems.

AP Kamahanahoukani Farrar Law, Interim Director of the Wing Luke Museum, explained that the facility will not have full-time staff, but will utilize active monitoring, where alerts are sent to a security company 24/7. This allows security guards to monitor any intrusions remotely, and unlike the museum, which has on-site staff and security guards patrolling the exterior and interior, the facility relies on this active monitoring system for security.

Chair Heather Hargesheimer expressed gratitude for the presentation, noting that it was wonderful to see the improvements.

SM Frestedt said she had reviewed the project scope and photos to ensure they accurately reflect the work included in the proposal. She also reviewed invoices to verify eligible expenses.

BM Adrian Lam expressed appreciation for the final project coming to life and highlighting the investment's positive impact on the district's rehabilitation.

Action:

I move that the International Special Review District Board recommend to the Landmarks Preservation Board to approve the following property for Special Tax Certification: Eng Family Homestead, 611 8th Ave S. This action is based upon the criteria set forth in Title 84 RCW Chapter 449; and based on the review and approval of the building exterior renovation by the International Special Review District Board; that the property is a contributing building located in the International Special Review District, and has not been altered in any way that adversely affects those features that identify its significance or contribution to the International Special Review District; and has substantially improved in the 24-month period prior to application, and that the recommendation is conditioned

upon the execution of an agreement between the Local Review Board as required by Title 84 RCW, Chapter 449.

MM/SC/GL/JY

5:0:0

The motion passed and approved unanimously.

102825.3 STAFF SUMMARY AND BOARD BUSINESS

SM Frestedt provided an update on the election process, noting that the nomination deadline was on Oct. 14. She said there was one nomination for Position #1, one for Position #2, and two nominations for Position #4. She explained that there was an administrative error on the initial ballot and candidate insert that had mistakenly reversed the candidates running for Positions #2 and #4. She took responsibility for the mistake and said she had consulted the City Attorney's office to rectify the situation. She said some ballots had already been received. She said the plan is to extend the submission deadline and mail out revised ballots. Only new ballots would be counted.

SM Frestedt emphasized the importance of outreach to communicate the error, noting the language access to communicate with limited and non-English speaking voters and the confusion that the error could cause. She has reached out to the candidates and is taking a multi-pronged approach through social media and direct outreach to notify the community. A postcard will be mailed to registered voters to explain the error in advance of the second ballot mailing.

SM Frestedt provided a review of administratively reviewed applications.

Chair Heather Hargesheimer adjourned the meeting at 5:01 p.m.