



International Special Review District

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

ISRD 114/25
Meeting of 7.22.25

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: 800 S. Maynard Ave S. – RDA Building
Record #: DONH-COA-01488

Applicant Representatives: Anton Dekom, Neiman Taber

Design: Proposed revisions to previously approved plans and proposed exterior alterations. Work consists of: revisions to the upper-story floor plans; installation of a panel system behind the upper-story windows; revision to an opening on the south façade, and construction of a stair and railing system on the south facade.

Additional details:

A Certificate of Approval for use and exterior alterations was issued in February 2025.

The applicants will submit a separate application for design of the ground floor artwork.

DRAFT MOTION

I move that the International Special Review District Board recommend approval of a Certificate of Approval for design and proposed alterations, per the submitted application materials.

The Board directs staff to prepare a written recommendation of approval, based on considering the application submittal and Board discussion at the July 22, 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 23.66.336 - 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 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 Standards

- 1.** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2.** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 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.