



International Special Review District

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

ISRD 119/26
Meeting of 07.28.26

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: 676 S. Jackson St.

Record #: DONH-COA-02175

Applicant Representative: Jeremy Protacio, SCIDpda

Design: Proposed temporary installation of decorative window graphics for screening of a vacant storefront, featuring artwork by Nolen Lee. Graphic banners to be installed on tension rods behind the windows.

Additional information:

The Jackson Apartments Building is located within the Asian Design Character District and Retail Core.

Staff comment:

This proposal is not responsive to the transparency requirement under [SMC 23.66.336 B4](#); however, the applicant is requesting consideration of the approval on a temporary basis to allow the screening on a temporary basis due to the storefront vacancy and unfinished interior.

PROPOSED MOTION WITH CONDITIONS

I move that the International Special Review District Board recommend approval of a Certificate of Approval for design – temporary window treatments, at 604 S. Jackson Street, with the following condition:

Approval will only be granted for a duration of (Board shall confirm approved timeframe).

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the July 28, 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, Design Guidelines and Standards**

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**
 - 4. Transparency Requirement. Street-level uses shall have highly visible linkages with the street. Transparent surfaces shall be provided for at least 50 percent of the exposed street-facing facade measured between sidewalk level and a height of 10 feet or the height of the second floor level, whichever is less. The average height of window sills shall be no greater than 3 feet above the sidewalk. A decrease in the percentage of required transparency may be permitted by the Board if:
 - a. There is a design constraint, such as permanent wainscoting, and removal or alteration would detract from the structural or architectural integrity of the building; or
 - b. The existing layout of the building or other physical constraints such as the placement of load bearing walls or columns creates a hardship. If transparency requirements are reduced, wall murals, landscaping, colored awnings, display cases, or other means appropriate to the setting shall be provided to create visual interest.

Secretary of the Interior Standard

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.