



The City of Seattle

International Special Review District

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

ISRD 25/23

Staff Report

Address: 1265 S. King St. – R & S Auto Body

Applicant Representatives: Nick Desimone, property owner representative

Project Summary: Proposed demolition of a one-story concrete masonry block building. Following demolition an existing chain link fence would be extended to surround the site. No new construction is proposed at this time.

Chronology

October 2022	Application submitted for a Certificate of Approval for Demolition and Site Alterations
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February 2022	Staff determined that the application is complete.
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Additional information

a) General

- This site is located east of I-5, in Little Saigon, outside the National Register District.
- The existing building was constructed in 1948. It is located in the portion of Little Saigon that was sited outside of the District prior to 2018.
- The lot is 8,800 square feet.
- This project does not trigger SEPA.

b) Demolition Analysis:

When reviewing a proposal for demolition of building or buildings located outside of the Seattle Chinatown National Register District, the Board and DON must make a determination as to whether or not a building is a contributing structure by reviewing a historic property report and taking into account the provisions in SMC 23.66.032 – Contributing structures; determination of architectural or historic significance and SMC 23.66.318 – Demolition.

This site is located outside of the National Register District and in the area of Little Saigon that was incorporated into the International Special Review District (ISRD) in 2018. The contributing status of this building has not been determined. The staff perspective is that this utilitarian building lacks architectural and character-defining features that would be typically be found on a contributing building. While there is a cultural connection to the neighborhood through its past tenants and owners, the fact that it was not originally included within the boundaries of the ISRD is noteworthy. The historic property report documents tenant and ownership history.

What does the Board review:

- *Type of use:* Uses are permitted, prohibited or subject to special review.

No new use is proposed at this time.

- *Public Rights of way (ROW):* Location of access to the site and building. Please review SMC 23.66.334.

Staff comments:

It is the staff opinion that it is appropriate for the Board to consider the provisions of SMC 23.66.318 B in this instance, due to the following:

- This building does not appear to convey architectural and historic significance;
- The applicant has provided documentation to confirm removal would protect the public health, safety and welfare of the District; and,
- Removal of this building would not adversely impact the District.

PROPOSED MOTION TO APPROVE – Demolition and Site Alteration

I move that the International Special Review District Board recommend approval of a Certificate of Approval for Demolition and Site Alterations at 1265 S. King St.

The Board directs staff to prepare a written recommendation of approval, based on consideration of the application submittal and Board discussion at the March 14, 2023, 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:**

SMC 23.66.030 - Certificates of approval - Application, review and appeals

SMC 23.66.032 – Contributing structures; determination of architectural or historic significance

SMC 23.66.302 – International Special Review District goals and objectives

SMC 23.66.318 - Demolition

SMC 23.66.334 – Streets and sidewalks