



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 22/21

Staff Report

Address: 416 7th Ave. S. – Republic Hotel

Applicant Representatives: Paul Wu, Wu Architecture

Summary of proposed changes:

Exterior alterations: Proposed work includes: masonry repair and cleaning; removal of brick chimney and duct work on the north façade; removal of piping downspouts and conduits; removal of the original cornice and reconstruction of the cornice (in fiberglass); canopy and balcony refurbishment; construction of a rooftop stairway penthouse, removal of skylights, and reconstruction of ground level façade along the alley.

Additional information:

- A Certificate of Approval for Use (from SRO to apartments) was issued in 2018.
- The Republic Hotel was constructed in 1920. It is a contributing building located within the Asian Design Character District.

PROPOSED MOTION

I move that the International Special Review District Board recommend approval of a Certificate of Approval for exterior alterations, as proposed.

The Board directs staff to prepare a written recommendation of approval, with conditions, based on consideration of the application submittal and Board discussion at the February 23, 2021 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 District Design Guidelines:**

SMC 23.66.302 = International Special Review District goals and objectives
SMC 23.66.304 – International District Mixed (IDM) Zone goals and objectives
SMC 23.66.332 – Height and rooftop features
SMC 23.66.336 – Exterior building finishes

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The Seattle Department of Neighborhoods
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- A. General requirements**
- B. Asian Design Character District**

Secretary of the Interior's Standards

#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.

#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 feature 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.

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#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.

Preservation Briefs

- #1 – Cleaning and Water repellent Treatments for Historic Masonry Buildings
- #2 – Repointing Mortar Joints in Historic Masonry Buildings
- #6 – Dangers of Abrasive Cleaning to Historic Buildings
- #38 – Removing Graffiti from Historic Masonry