



## International Special Review District

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

ISRD 23/21

### Staff Report

**Address:** 409 8<sup>th</sup> Ave S. – Diamond Bay (formerly House of Hong)

**Applicant Representatives:** Rochelle Jones, Catch Design Studio

#### Summary of proposed changes:

**Exterior alterations:** Proposed storefront remodel, including: reconfiguration of the entrance on the east façade and the addition of a new storefront system and secondary entrance; the addition of glazing on the west façade, window treatments, and new materials and paint colors.

**Signage:** Proposed business signage for the north and east facades.

#### Additional information:

- This building was constructed in 1941. It is a non-contributing concrete and wood frame building located within the Asian Design Character District.

#### Staff comment:

- The applicant shows a small 1' foot deep "canopy" under the wall signs. Staff considers this feature an architectural detail rather than a canopy intended for weather protection. Therefore, it is the staff opinion that the 5' depth requirement noted in the Guidelines for Awnings and Canopies is not applicable.

### PROPOSED MOTION

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

The Board directs staff to prepare a written recommendation of approval 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 23.66.336 – Exterior building finishes**

**A. General requirements**

**B. Asian Design Character District**

**SMC 23.66.338 – Signs**

**District Design Guidelines**

**II. Storefront and Building Design Guidelines**

**Secretary of the Interior's Standards**

**#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.