



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 29/23

MINUTES FOR THE MEETING OF TUESDAY, March 14, 2023

Time: 4:30pm

Place: Remote Meeting

Board Members Present

Ryan Gilbert
Adrian Lam
Michael Le
Andy Yip

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Lizzy Baskerville
Nella Kwan
Ming Zhang

Chair Adrian Lam called the meeting to order at 4:30 pm.

031423.1 APPROVAL OF MINUTES

January 10, 2023

MM/SC/AY/RG 4:0:0 Minutes approved.

031423.2 PUBLIC COMMENT

There was no public comment.

031423.3 CERTIFICATE OF APPROVAL

1265 S. King St. – R. S. Auto Repair

Applicant/ Nick Desimone, property owner

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.

Ms. Frestedt provided the staff report. She said the 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 (ISR) in 2018. This project does not trigger SEPA. She said the contributing status of this building has not been determined. It is 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, she said the fact that it was not originally included within the boundaries of the ISR is noteworthy. The historic property report documents tenant and ownership history.

Ms. Frestedt stated that it is appropriate for the Board to consider the provisions of SMC 23.66.318 B in this instance due to 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.

Nick Desimone represented the ownership. He went over the Historic Property Report, noting that Roy and Josephine Sakamoto sold the building to Henry & Shizuko Hashimoto, who owned the building until it was sold to current ownership in 2019. Prior use was an auto body repair shop and warehouse. He said the building is in poor condition, with CMU walls cracking and deteriorating mortar. He provided photographs of the current conditions. He said demolition of the vacant, boarded up building is proposed due to safety and security issues. He said they hope to start plans for redevelopment within 12 months. He said the demolition would take the building down to the slab on grade to leave the site "clean, level and clear". The chain link fence will remain and would be extended to prevent further vandalism and dumping. He provided an overview of prior owners of the property and said the building is not able to convey that history.

Mr. Le asked what is next step.

Mr. Desimone said they are in planning. Demolition is proposed to mitigate existing problems. He reiterated the intention to start the project within twelve months.

Responding to clarifying questions, Ms. Frestedt noted the unusual circumstances at the subject site and stressed that each application is looked at on a case by case basis. She noted the underlying public safety issues in the district. If anything other than building removal is proposed, the applicant would have to come back to board for review and approval.

Mr. Gilbert appreciated the presentation and said the questions he had were answered.

Action: 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

MM/SC/ML/AY 4:0:0 Motion carried.

Ms. Frestedt said the intent of SMC 23.66.318 is to prevent unnecessary demolition. She said gaps, holes and a vacant site is not optimum.

031423.4 STAFF SUMMARY and BOARD BUSINESS

Ms. Frestedt provided an update about administrative approval begins today which goes into effect this week. She said placement for artwork will still come to the board as the community is interested in having input in that.

Responding to clarifying questions, Ms. Frestedt said there are several new construction projects in the pipeline at varying stages of completion. She said she would continue to add administrative approvals to a matrix for board review. There was discussion about Board and community interest in understanding the new construction applications that were awaiting Board review.

Ms. Frestedt advised board members to turn in the FIS form.

Ms. Frestedt said interested parties for Ms. Baskerville’s position on the board have been interviewed and recommendations forward to Mayor’s Office.

Mr. Gilbert said he would be absent the entire month of May.

Adjourn

Rebecca Frestedt, Board Coordinator
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