



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 177/23

### Staff Report

**Address:** 611 8<sup>th</sup> Ave. S – Eng Homestead

**Record #:** DONH-COA-01035

**Applicant Representatives:** Nicole Lew, SKL Architects

**Change of Use:** Proposed change of use from residential to museum use, as an extension of the Wing Luke Asian Museum

**Design:** Proposed exterior and site alterations consisting of façade restoration, removal of non-original additions, landscaping, fencing and the construction of a 160-square foot second-story addition above the garage.

### Additional details:

The home was constructed in 1937. This site is located within the Asian Design Character District and Retail Core, but outside of the National Register District. The Department of Archeology and Historic Preservation stated that it is National Register eligible.

On October 10, 2023 the Board received a briefing on the project There was discussion about the primary entrance for visitors of the museum and the location of the lift. The Board encouraged exploration of options to utilize or activate the front entrance, since it was the primary entrance for the home.

### PROPOSED MOTION

I move that the International Special Review District Board recommend approval of a Certificate of Approval for use and for exterior and site alterations as identified on the applicant's site plan and per the submitted application materials.

The Board directs staff to prepare a written recommendation of approval, based on considering the application submittal and Board discussion at the March 12, 2024 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 relevant Standards:**

### **Seattle Municipal Code (SMC)**

SMC 23.66.320 – Permitted uses

SMC 23.66.326 – Street-level uses

SMC 23.66.336 – Exterior building finishes

- A. General Requitelements.
- B. Asian Design Character District

### **ISRD Design Guidelines**

II. Storefront and Building Design Guidelines

III. Security systems

### **Secretary of the Interior 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.