



## International Special Review District

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

ISRD 164/25  
Special Meeting of 10.23.25

### Staff Report -

Board Members Please Note: The citations from the District Ordinance, International Special Review District Design Guidelines, and Secretary of the Interior's Standards listed below are for your consideration in addition to any other citations you find relevant in considering each application.

**Address:** 606 12<sup>th</sup> Ave S. – Pearl Warren Building  
**Record #:** DONH-COA-01888

**Applicant Representatives:** Aya Rojnuckarin, Urbal Architecture, and Demarus Tevuk, Seattle Indian Services Commission

**Demolition and Site alterations:** Proposed demolition of a 2-story commercial/office building, constructed in 1995. Application includes proposed installation of a chain link fence around the perimeter of the lot. No new construction is proposed at this time.

### Additional information

- This site is located east of I-5, in Little Saigon.
- The existing building was constructed in 1995.
- This project does not trigger SEPA.

### 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 is ineligible based on its age. Additionally, the building lacks architectural and character-defining features that would typically be found on a contributing building. The fact that it was not originally included

within the boundaries of the ISRD is noteworthy. The applicant's presentation provides a summary of the building's 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.

**DRAFT MOTION**

I move that the International Special Review District Board recommend approval of a Certificate of Approval for Demolition and Site alterations, 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 October 23, 2025 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 23.66.030 - 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**

**Secretary of the Interior Standards**

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.