



## International Special Review District

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

ISRD 13/26

### 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:** 650 S. Dearborn St. – Spic N Span Dry Cleaner

**Record #:** DONH-COA-01645

**Applicant Representatives:** Joshua Sellers Park, SCIDpda

**Demolition and Site alterations:** Proposed demolition of a one story commercial building, constructed in 1963. Application includes proposed installation of a chain link fence around the perimeter of the lot. No construction or alternate use is proposed as part of this application.

### Additional information

- This site is located outside of the Asian Design Character District and Retail Core
- The existing building was constructed in 1963.
- This project does not trigger SEPA.

### Demolition Analysis:

When reviewing a proposal for demolition of a 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.

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 applicant's presentation provides a summary of the building's tenant and ownership history and rationale for demolition, prior to submission of plans for a replacement structure.

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 at 650 S. Dearborn St., 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 January 27, 2026 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**

B. If demolition or removal of a building or other structure in the District is essential to protect the public health, safety and welfare or if the purposes of this Chapter 23.66 will be furthered by the demolition or removal, then the Director of Neighborhoods, following review and recommendation by the Board, may authorize such demolition or removal whether the prerequisites of this Section 23.66.318 are satisfied or not.

**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.