



The City of Seattle

## Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

PSB124/26

### Staff Report

Board meeting May 6, 2026

Board Members Please Note: The citations from the District Ordinance, Rules for the Pioneer Square Preservation District, 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.

040125.43     **1016 1<sup>st</sup> Ave S**  
DONH- COA-02133  
1016 1<sup>st</sup> Ave S  
Applicant: Ian Macek, SDOT

**Proposed:** Painting of a permanent mural on the concrete wall on the north side of the building

Staff report: The Board approved a mural on the newer constructed Silver Cloud Hotel building on April 1. The owner decided that they would prefer to have a different mural so the project has changed locations. To another building on the block with a painted concrete wall. This building was built in 1907. While this block is in the Pioneer Square Preservation District, it is not included in the Pioneer Square Skid Row National Register Historic District.

This wall is concrete and has previously been painted. There is an unpainted brick return, but there is also a section of painted brick between the concrete wall and the unpainted brick return.

The proposed art is now finalized but with options of background color.

Board review of art should primarily be guided by the Secretary of Interior Standards in terms of how the art physically impacts a building or site i.e. if it is attached to the building or interacts with a building, it should not cause harm – installation should not damage historic materials and installation should not cover or obscure architectural features, etc. Similar to other

**Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

amenities in the public right of way or open spaces, the artwork should be durable, safe and not create any security issues or obstruct pedestrian flow. That the colors of the art are generally compatible with the history and character of the site/building and District. Board members should not consider if they personally like the style, quality, or theme of the art.

Draft Motion:

I move to recommend granting a Certificate of Approval for installation of a permanent painted mural on the painted concrete wall leaving the unpainted brick return unpainted. All per the applicant's submittal.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 6, 2026 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

**Code Citations:**

**Seattle Municipal Code**

23.66.030 Certificates of Approval required

Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

**Rules for the Pioneer Square Preservation District Secretary of Interior's Standards for Rehabilitation**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
10. New additions and adjacent or related new construction will 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.

**Issued: April 28, 2026**

Genna Nashem

Pioneer Square Preservation Board Coordinator