



The City of Seattle

Pioneer Square Preservation Board

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

PSB 61/24

ARC/Staff Report

for Board meeting March 6, 2024

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.

030624.43	<p>1020 1st Ave S</p> <p>Applicant: Sign Pros</p> <p>Proposed: For rent signage</p>
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ARC/ Staff report:

This proposal was not seen at ARC. The code allows “for rent” signs up to 24 square feet. What is proposed is 20 square feet. The application notes that existing “for rent” signs will be removed. Letter height is less than 10 inches. However, the Guidelines say that the preferred location for temporary signage is in windows, not attached to the building. Regardless of if the Board considers this a sign located on an upper story, presumably this preference for a temporary signs is more about avoiding multiple penetrations to the building consistent with the Secretary of Interior Standards than it does specifically to it being located on an upper story. Staff recommends that the any approval include the requirement to patch the holes when the sign is removed once the space is rented.

Draft Motion:

I move to recommend granting a Certificate of Approval for installation of for rent sign attached in the mortar joints, with the penetrations to be filled with grout when the sign is removed. The sign should be removed when the available space is rented.

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 *March 6, 2024* 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

Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods

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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.

23.66.160 Signs

D. Temporary Signs.

1. The following signs are permitted at all times:

a. Real estate "for sale," "for rent" and "open house" signs, and signs identifying the architect, engineer or contractor for work currently under construction. The total area for these types of signs in the aggregate shall not exceed twenty-four (24) square feet per sixty (60) linear feet of street frontage, provided that the design, location, shape, size, color and graphics are approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board

Rules for the Pioneer Square Preservation District

Pioneer Square Preservation District Rules

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

C. Specific Signage Regulations

6. Upper Floor Signage. Upper floor signage is not permitted, except for temporary signage as per SMC 23.66.160D or when it is proposed as part of an overall integrated sign plan for the building. (7/99) When permitted, the preferred location for temporary signs is in windows, rather than attached to the building. (8/93)

Secretary of Interior's Standards

10. New additions and adjacent or related new construction will be taken 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: February 28, 2024
Genna Nashem
Pioneer Square Preservation Board Coordinator