



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 184/24

ARC/Staff Report

Board meeting July 10, 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.

071024.33 Washington Shoe Building

159 S Jackson St

Applicant:- Forest through the Trees

Installation of frames for rotating artwork of initial installation of artwork

ARC/ Staff report: The Board has approved similar frames and artwork along the Railspur alley. It was my understanding that the frames would have a spacer leaving a gape for water to run down the wall and for water to evaporate behind the installation. Though the canvas is gaped the frame was installed flush. This appears to be the same installation of a frame flush with the wall. The Board approved the Railspur installation of frames with approval of the initial artwork with staff to review future rotating artwork assure any artwork is not signage. Staff have not received any submission to review a change in artwork since the initial installation until this series.

This location on the Washington Sho building covers a ghost sign. Generally the Board has required that Ghost signs not be removed, or covered.

Proposed guidelines which reflect previous considerations:

[o. Ghost Signs](#)

[Rationale, Context, and Intent](#)

Ghost signs are historical advertisements painted on the exterior of a building wall heralding an obsolete product, an outdated trademark, the name of a business previously located on a site, or the service or product offered by a prior building occupant. Ghost signs are an architectural feature of the buildings historical context and is vital to the buildings character and the character of the district. They are not considered signs, and do not count towards the calculations for allowed new signs.

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

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Guidelines

- i. Ghost signs must not be covered, obscured, or removed unless the Board finds a compelling reason to the contrary, such as for necessary structural improvements.

There is a location on the other side of the windows that does not have a host sign and is still highly visible.

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

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

In addition to the Pioneer Square Preservation District Ordinance and Rules, The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings, and the complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidelines for proposed exterior alterations and treatments, rehabilitation projects, and new construction. (7/99)

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. (7/99) In considering rehabilitation projects, what is critical is the stabilization of significant historical detailing, respect for the original architectural style, and compatibility of scale and materials.

Secretary of Interior 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.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Issued: July, 2024
Genna Nashem
Pioneer Square Preservation Board Coordinator