



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 198/24

ARC/Staff Report

Board meeting July 17, 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 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. The applicant is asking for the same kind of approval for this installation.

This location on the Washington Shoe 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Ghost signs are historical advertisements painted on the exterior of a building wall heralding an obsolete product, an outdated trademark, the name of a business previously located on a site, or the service or product offered by a prior building occupant.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.

[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.

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

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There is a location on the other side of the windows that does not have a host sign and is still highly visible. The ARC recommended that location or that the ghost sign be framed and covered with plexiglass and include artwork that interprets the ghost sign will still keeping the ghost sign visible.

Draft Motion to approve with amendment:

I move to recommend granting a Certificate of Approval for installation of art frames for rotating artwork as amended to be (moved over to the other side of the window where there is no ghost sign or to be installed with a clear plexiglass canvas that will include art that interprets and maintains visibility of the ghost sign. The artwork will be reviewed by Historic Preservation Staff prior to installation of the artwork for compliance with regulations. The frames are to be installed in mortar joints only with bolts that fit the mortar joints. When the frames are removed, the penetrations will be filled with a grout appropriate for sandstone. The frames should be removed if the program to rotate artwork ends.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *May 1, 2024* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Draft Motion to deny:

I move to recommend denial of a Certificate of Approval for installation of installing a frame artwork that will cover and obscure a ghost sign.

Ghost signs are an architectural feature of the buildings historical context and is vital to the buildings character and the character of the district and per the Secretary of Interior standards 2, 3 and 4, the architectural feature should be preserved and should not be covered or obscured.

There is a location located a few feet back where there is not a ghost sign that would accommodate the installation.

The Board directs staff to prepare a written recommendation of denial based on considering the application submittal and Board discussion at the *May 1, 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

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,12 2024
Genna Nashem
Pioneer Square Preservation Board Coordinator