



The City of Seattle

Pioneer Square Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

PSB55/26

Staff Report

Board briefing meeting Feb 18, 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.

031826.42 **Buttnick Building**

Nebula

200 1st Ave S

Applicant: Terry Podgorski

Proposed: Installation of temporary mural on existing wood security coverings until construction is completed.

Staff report: During COVID shutdowns buildings were allowed to install security coverings, most of which included murals. This wood covering of the glass atrium is existing, left over from that time as the space remained vacant. Had it not been for the special circumstances of the shutdown would covers of architectural features, nor murals be allowed to cover architectural features. The space has recently been leased and is under interior construction so the new tenant is proposing to improve the existing wood panels with a new mural improve appearance until the business opens, planned for September at which time the wood security covering will be removed.

Draft Motion:

I move to recommend granting a Certificate of Approval for installation of a mural on existing security coverings that were installed in response to security measures necessary during the Covid shutdown. Considering the wood coverings exist and the mural improves the appearance the mural is allowed until the business opens at which time the panel will be removed. 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 18, 2025 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.

Secretary of Interior Standards for Rehabilitation

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: March 12, 2026

Genna Nashem

Pioneer Square Preservation Board Coordinator