



The City of Seattle

Pioneer Square Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

PSB71/26

Staff Report

Board meeting April 1, 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 **Silver Cloud Hotel**
DONH- COA-02054
1046 1st Ave S
Applicant: SDOT

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

Staff report: The Board had a briefing on the proposed mural on March 25, 2026. The members asked for context photos and possibly some of the example photos to be rendered on the wall for scale realizing that there was going to be a specific artwork created for replication in paint on this wall. The Board asked for it to be demonstrated that the mural will only be on the painted concrete wall and not on the brick returns from the 1st Ave S and The Occidental facades. The members noted that this will also frame the art work. It was noted that this is a newer constructed building that the concrete was already painted but that the wall was blank. The members supported installation of a mural at this site.

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 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. All per the applicant's submittal. The mural will have no commercial messages.

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

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

New construction must be visually compatible with the predominant architectural styles, building materials and inherent historic character of the District. (7/99) Although new projects need not attempt to duplicate original facades, the design process ought to involve serious consideration of the typical historic building character and detail within the District.

Issued: March 26, 2026

Genna Nashem

Pioneer Square Preservation Board Coordinator