



The City of Seattle

Pioneer Square Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

PSB116/26

Staff Report

Board meeting April 29, 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.

042926.41 **Morrison Hotel**
509 3rd Ave S
DONH-COA-02105
Applicant: Forest For the Trees

Proposed: Installation of three framed murals

Staff report: This installation is similar to other framed murals Forest for the Trees has done except that the others have been on blank walls in alleys or blank sides of buildings at street level. This one is a little different because it is on the second floor of the building. Because of the slope of the building, this floor becomes street level on 3rd. Staff recommended that the applicant provide additional photos that show the three window to the right of the proposed mural location and provide the measurements of those windows for comparison of the size of the framed art to the windows. Instead the size of the windows above the proposed windows was provided so it is assumed that the size of the framed art is not meant to relate to the three windows to the right. Staff also raised concern if the existing wall anchors would prevent the frames from being installed centered on the windows above as shown assuming that balanced placement would be important to the Board. This was not addressed in the resubmittal package.

Draft Motion:

I move to recommend granting a Certificate of Approval for installation of art frames and rotating artwork. The future artwork will be reviewed by Historic Preservation Staff prior to installation of the artwork for compliance with

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The Seattle Department of Neighborhoods**

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regulations. The frames are to be installed in mortar joints only with bolts that fit the mortar joints. The framed murals are to be placed centered below the paired windows with the farthest left mural under the single window similarly spaced as shown. When the frames are removed, the penetrations will be filled with an appropriate mortar. The frames should be removed if the program to rotate artwork ends.

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 April 29, 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.

23.66.160

Secretary of Interior Standards for Rehabilitation

3. 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.
4. 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.
5. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
6. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated

from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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: April 23, 2026

Genna Nashem

Pioneer Square Preservation Board Coordinator