



The City of Seattle

Pioneer Square Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

PSB282/25

Staff Report

Board meeting Dec 17, 2025

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.

090325.41 Prefontaine Fountain (Place)

450 3rd Ave

SPAR

Proposed alterations to Prefontaine Fountain (Place) retaining the side panels and 3rd Ave hardscape and altering the remaining site including adding an inverted bowl above the existing bowl with a new water feature plumbing, fountain masonry repairs, and replacing the turtles; later phases of work include reduction of the height of the back of the of the fountain wall, construction of new tiered planter walls, and plaza paving around the fountain.

Staff report: The ARC reviewed this project on Dec 10. The members said that the project had responded to their design concerns over the series of briefings. The Board asked the presentation to include An image that shows the visibility of the writing on the monument behind the dome of the fountain. And if it is not visible as is, a base under the monument so that it is more visible, to look into the proposed plantings and if one is poisonous, consider a substitute and to add the photo of the product sheet to the presentation. Recommended approval of the proposal to get the fountain running again including the proposed alterations. They understood that the project would be carried out in phases with the inverted bowl and getting the fountain running again being the first phase. Public comment was received that they thought one of the plants was poisonous and that they did not support lowering the back walls of the fountain.

Draft Motion:

I move to recommend granting a Certificate of Approval for alterations to Prefontaine Fountain (Place) retaining the side panels and 3rd Ave hardscape and altering the remaining site including adding an inverted bowl above the existing bowl with a new water feature plumbing, fountain masonry repairs, and replacing the turtles; later phases of work include reduction of the height of the back of the of the fountain wall, construction of new tiered planter walls, and plaza paving around the fountain. 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 December 17, 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.

Rules for the Pioneer Square Preservation District**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

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
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.
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.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
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.

[Guidelines for Rehabilitating Historic Structures pages 77 - 87](#)

Issued:

December 12, 2025

Genna Nashem

Pioneer Square Preservation Board Coordinator