



The City of Seattle

## Pioneer Square Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

PSB161/26

### Staff Report

ARC meeting May 27, 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.

052726.41    **Waterfall Garden Park**  
219 S 2<sup>nd</sup> Ave S  
DONH-COA-02094  
Applicant: Charles Fritzemeier

**Proposed:** Alterations and repairs including replacement of plantings, light fixtures and fencing

Staff report: Waterfall Garden Park is a private park owned by the Annie E Casey Foundation. It was constructed in 1970 at the site of the original UPS. The application contains an explanation on the design intent. Some repairs are in-kind but the application includes some replacements such plantings that better portray the design intent and replacements meant to enhance the space such as the light covers and the new fencing. Light covers are shown for concept but final design will be developed with a glass artist.

## **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.

### **Pioneer Square Preservation District Rules**

#### **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.

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

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: May 20, 2026**

Genna Nashem

Pioneer Square Preservation Board Coordinator