



The City of Seattle

Pioneer Square Preservation Board

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PSB 173/26

PIONEER SQUARE PRESERVATION BOARD MEETING MINUTES

Date: Wednesday, June 3, 2026

Time: 9:00 a.m.

Hybrid Meeting Via Webex Or Room L2-80 Boards And Commission

Board Members

Maureen Elenga, Chair, (ME)
Sage Kim (SK)
Sean O'Brien (SOB)
Katrina Plewinski (KP)
Catherine Walker (CW)
Henry Watson (HW)

Staff

Genna Nashem (GN)
Nelson Pesigan (NP)

Absent:

Jose Lorenzo Torres, Vice-Chair, (JLT)
Maya Spotted Bear (MSB)

Key:

BM: Board Member
SM: Staff Member
AP: Applicant

Chair Maureen Elenga called the meeting to order at 9:05 a.m.

060326.1 ROLL CALL

060326.2 PUBLIC COMMENTS

There were no in-person and virtual public comments.

060326.3 MEETING MINUTES

Consideration of April 29, 2026 minutes was tabled.

060326.4 CERTIFICATES OF APPROVAL

060326.41 Waterfall Garden Park

219 2nd Ave S

DONH-COA-02094

Applicants: Charles Fritzemeier

Proposed: Alterations and repairs including replacement of plantings, light fixtures, fending, painting and furniture.

Presenter Charles Fritzemeir presented an overview of the proposed restoration of Waterfall Garden Park, emphasizing the need to address fifty years of overgrowth, deferred maintenance, and failing infrastructure. The project aims to restore the park's original design intent as a carefully balanced "bonsai-like" urban retreat through deep cleaning, repairs, selective replacement of outdated systems, updated LED lighting, refreshed metal finishes, and reinstated landscape elements using appropriate plant species.

Additional improvements include new art-glass lighting globes, refined fence panel designs to create a more welcoming entry experience, updated site furniture, and improved receptacles, with several future enhancements noted but not part of the current application.

Board members expressed strong overall support for the proposed restoration project, noting appreciation for the clarity of the presentation materials and the responsiveness of the applicant to prior ARC feedback.

Board members raised a limited number of clarifying questions, including preservation considerations related to converting the non-functional water fountains into trash receptacles and the long-term maintenance needs associated with the lighter paint color.

Overall, Board members found the proposed improvements thoughtful and well-aligned with the park's character, with no significant concerns voiced.

Presenter Fritzemeier reaffirmed the project team's commitment to preserving the park's original design character while addressing long-standing maintenance and functional issues. Mr. Fritzemeier emphasized retaining key historic elements such as the granite fountain structures by adapting them in ways that maintain their outward appearance while improving usability and safety, and explained the rationale behind material selections, including specialized coatings and durable components chosen to reduce long-term maintenance needs, and noted that on-site staff will support ongoing upkeep.

Action:

BM Catherine Walker move to recommend granting a Certificate of Approval for Alterations and repairs including replacement of plantings, light fixtures, fencing, painting and furniture.

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 June 6, 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.

Pioneer Square Preservation District Rules

III. 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. The

following architectural elements are typical throughout the District and will be used by the Board in the evaluation of requests for design approval:

D. Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

XI. STREET FURNITURE

The cast iron and wood benches located in Pioneer Place Park and Occidental Park are the standard for the District. Approval to install benches will be determined by need and availability. All other elements of street furniture will be reviewed by the Board as to their specific compatibility within the Preservation District. This review will be extended to all bus shelters, bollards, signal boxes, mailboxes, pay phones, trash receptacles, newspaper stands, and vending carts which are both permanent and mobile. Pay phones, mailboxes, trash receptacles, and newspaper stands shall be located in the sidewalk zone adjacent to the curb, in line with street trees and light standards to reduce impediments to pedestrian flow and to avoid obscuring visibility into street level retail storefronts. (7/99, 7/03)

XIII. SIDEWALK CAFES

Sidewalk cafes may not impede the flow of pedestrian traffic. Movable structural elements that can be brought back against the building wall or elements that can be removed when not in use will generally be required if some structural element is necessary. No walls or roofs of any kind are permitted to enclose sidewalk cafes. Free-standing and table umbrellas are permitted, however, the Board may limit their number and placement to ensure compatibility with transparency and signage regulations. (7/03) Planter boxes are discouraged and will be permitted only in exceptional circumstances. Materials for any structural elements on the sidewalk should be of durable, weatherproof, and vandal-proof quality. The Board will consider the compatibility of the color and design of structural elements with the building facade and the character of the District. The maximum allowable height of structural elements, including fencing, is 42". (7/03)

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.

MM/SC/CW/HW

6:0:0

The motion passed.

060326.5 BRIEFING

060326.51 No briefings

060326.6 BOARD BUSINESS

060326.7 REPORT OF THE CHAIR

060326.8 STAFF REPORT

SM Genna Nashem reported on recent administrative certificates of approval, noting the authorization of a sidewalk café at 75 Yesler Way associated with the East-West Last Mile project's wood platform installations.

SM Nashem also noted approval for the installation of additional flower baskets and brackets on light poles throughout Pioneer Square to match existing fixtures.

Additional approvals included new signage for a tailoring business, Nine Swans, at 219 James Street in the Drexel Building, and a sidewalk café for Parlour Wines at 119 Yesler Way.

Meeting adjourned at 9:57 a.m.