



The City of Seattle

## Pioneer Square Preservation Board

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

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PSB179/25

### Staff Report

Board meeting July 16, 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.

**070925.51 J and M building -Annex building/Little Collins Building**  
201 1<sup>st</sup> Ave S  
Applicant: Matt Allfs, Building Work

**Proposed:** Demolition of the rear walls, the portion referred to as the Little Collins building or the Annex as phase one of rehabilitation

Staff report: The ARC committee reviewed the current proposal for demolishing the back walls of the J and M, also know as the annex or Little Collins building. The committee asked for documentation of what is existing under the wood cladding, to verify if any of the original storefront exists. The applicant said they intend to keep the brick column and capital but said that they can provide photos of interior walls showing the storefront is no longer there.

The Board has reviewed several proposals for the rehabilitation of the J and M building. The most recent was a Certificate of Approval from 2017 rehabilitation of the J and M which included demolition of the Little Collins/Annex planned to salvage the bricks to clad the new walls exterior wall and install a new storefront on the Washington St façade would where the original storefront was missing had been replaced with a wood wall. In 2017, the structural report showed that the walls and foundation were structurally unsound and could not be repaired as existing. This structural report is included in the application as well as an update to the report indicating that the wall has further bulged. The new owner of the building intends to rehabilitate the building but is not proposing to salvage and reuse

the bricks in the rebuilding of the back portion of the building but is proposing to salvage some for reuse in repairs to other locations.

While the back portion of the building referred to as the Little Collins or annex were built separately, the historic report shows they were combined with the J and M parcel early on. The National Register nomination explains that the Little Collins building by itself is not distinguished architecturally, but because it is adjoined to the J and M which does have historical significance it was considered contributing also.

The property owner is asking the Board to consider demolition under SMC23.66.115 B will they continue with rehabilitation plans and new construction for this portion of the building.

Public Comment: Charles Beal, Klondike Gold Rush National Park, spoke against the proposal. He said that the Little Collins/ Annex building is contributing to the Pioneer Square Skid Row National Historic District and the demolition would be loss of integrity to the district. They said there may be the historic storefront under the wood cladding. Klondike Gold Rush National Park staff have submitted an additional comment letter.

**Draft Motion:**

I move to recommend granting a Certificate of Approval for demolition of the rear walls, the portion referred to as the Little Collins building or the Annex as phase one of rehabilitation of the J and M building because it is a health and safety risk according to the structural report. The brick column and capital on the Washington St façade will be retained. The exposed openings on the J and M will be covered with plywood to maintain security. The area will be fenced with black fencing and be kept free of litter and graffiti. The site will be used as a construction staging area for interior hazardous material removal while final design of the rehabilitation of the J and M and new construction of an annex are being planned and reviewed for Certificate of Approval.

(Specify if the Board wants to require further disassembly of the storefront to look for architectural pieces to salvage)

(Specify if there were other additional conditions for recognizing the history of the Little Collins building history)

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 July 16, 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.

### **23.66.115 Demolition approval**

B. When demolition or removal of a building or other structure in the District is essential to protect the public health, safety and welfare or when the purposes of this ordinance will be furthered by the demolition or removal, then the Director of Neighborhoods, following review and recommendation by the Board, may authorize such demolition or removal whether the prerequisites of this Section 23.66.115 are satisfied or not.

### **Rules for the Pioneer Square Preservation District**

#### **III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION**

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.

Issued: July 11, 2025  
Genna Nashem  
Pioneer Square Preservation Board Coordinator