



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 191/25

PIONEER SQUARE PRESERVATION BOARD MEETING MINUTES

Date: Wednesday, July 16, 2025

Time: 9:00a.m.

Hybrid Meeting via Webex or Room L2-80 Boards and Commission

Board Members

Sage Kim (SK)

Jose Lorenzo Torres (JLT)

Henry Watson (HW)

Staff

Genna Nashem (GN)

Nelson Pesigan (NP)

Absent:

Montana Houston (MH)

Maureen Elenga (ME)

Key:

BM: Board Member

SM: Staff Member

AP: Applicant

Chair Jose Lorenzo Torres called the meeting to order at 9:05

071625.1 ROLL CALL

071625.2 PUBLIC COMMENT

Lisa Howard, Executive Director of the Alliance for Pioneer Square, commented in support of the demolition of the Little Collins Building. She asked the Board to ask for clarity about brick salvage and reuse, and incorporating in future design. She thought that would help the new construction reflect the value of this neighborhood.

Lissa Kramer, Klondike Gold Rush Museum submitted a letter that she did not support demolition and that the Little Collins building was significant to the Gold Rush history.

071625.3 MEETING MINUTES

May 7, 2025

MM/SC/HW/SK

3:0:0

Motion approved

071625.4 CERTIFICATES OF APPROVAL

071625.41 J and M building – Annex building/Little Collins Building

201 1st 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

Board discussion:

Matt Allfs presented phase one of the rehabilitation project for the Little Collins Building. Matt clarified that the public comment concerns raised by Lisa Kramer of the Klondike Gold Rush Museum about the possible demolition, the owner's actual intent is to restore the J and M building, reestablish the J and M Café Bar and Restaurant as a tenant, and convert the upper floors into residential apartments. The building must be brought up to current building code requirements and because of the annex building's current condition, it would not be possible to achieve.

Structural engineer Greg Coons supported this assessment, emphasizing the building's compromised condition and the necessity of the proposed work. He demonstrated the strategies explored and the issues that limited the options.

Chair Jose Lorenzo Torres expressed that rehabilitation of the J and M building is the most suitable approach, in line with code compliance. Chairperson Torres also highlighted the public comments received suggesting the reuse of brick and masonry and recommend evaluating any historic elements uncovered during the removal of the wood paneling.

Matt Allfs noted that the brick reuse is possible but would be expensive and complex and there would only be a small amount of sound brick.

Chair Jose Lorenzo Torres agreed that while some materials may not be reusable, the idea deserves further exploration.

Matt Allfs also clarified that the current presentation did not request a Certificate of Approval for the rehabilitation and new construction of an annex but was focused on the removal of the annex. The design phase will follow in a future presentation, which BM Sage Kim said they are looking forward to.

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 liter 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.

Code Citations:

Seattle Municipal Code 23.66.030 Certificates of Approval required

Rules for the Pioneer Square Preservation District

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

MM/SC/HW/SK

3:0:0

Motion carried.

071625.5 BRIEFING

071625.51 Pioneer Park
100 Yesler

Briefing on proposed alterations to the park

Board discussion:

Beth Percell, project manager, at Alliance for Pioneer Square, presented a briefing on the proposed changes to the park, existing fencing, trees hardscape and benches. The five globe light fixtures will remain.

Chair Jose Lorenzo Torres encouraged the design team to explore ways to incorporate interpretive elements that reflect the passage of time while maintaining a contemporary design.

Beth Parcell responded that this feedback aligns with previous inputs and supports the pursuit of educational and interpretive opportunities in the design process.

Jonathan Garner from Seattle Parks Recreation endorsed the proposal and will continue to share its expertise on its development.

Staff recommended that the design address access issues to prevent people or vehicles entering the park via sidewalks considering a recent incident where a truck cleaning the park drove on the sidewalk and fell through breaking a prism glass panel.

Beth Parcell concluded by expressing the team's intention to return with additional documentation to support the project's continued planning and development.

Board members generally supported the proposal.

071625.6 BOARD BUSINESS

071625.7 REPORT OF THE CHAIR

071625.8 STAFF REPORT

Administrative Review Report provided by Genna Nashem