

# 650 S. Dearborn St.

Application for the Certificate of Approval

# Agenda

- Property Details
- Historical Property Summary
- Site & Building History •
- Current Property Status •
- Current Building Conditions •
- Existing Survey •
- Interim Plans

# Property Details

- **Address:** 650 S. Dearborn St.
- **Parcel Identification Number:** 5247802485
- **Date of Construction:** 1963
- **Original use:** dry cleaners (Spic'N Span Cleaners)
- **Original Designer:** Bittman & Sanders
- **Original Builder:** unknown
- **Property Size:** 12,960 sf (per King County Parcel Viewer)
  - approximately 120' (east-west) by 108' (north-south)
- **Building Size:** 4,750 gross sf store / 1,805 gross sf laundromat (per King County Parcel Viewer)
- **Description:** The subject property is situated on the southwest corner of its block, bounded by S. Dearborn Street. The site is relatively level.

# Site and Building History

- **Ownership history:**

- 1960 – purchased by Louis Ostroff, original business owner
  - 1992 – property title transferred from Louis and Emma Ostroff to the Ostroff Living Trust
  - 2024 – their son sold to current owner Mayborn LLP (SCIDpda)
- 2019 – closure of dry cleaning business. Clean up of the soil and groundwater began. The building has been vacant since that time.
- Although the building was long serving the community, the building does not meaningfully contribute to the District's architectural, cultural, or social character (Historic Report, 2025).

# Current Property Status

- Property has been vacant since 2019 when SnS closed their business.
- 4 quarters of clean soil and groundwater recorded so far. We will keep monitoring until 2027.
- Repeated incidents of forced entry and property damage.
- As colder weather increases fire risk associated with unauthorized entry and use of temporary heating sources, we seek permission to proceed with demolition prior to redevelopment, in the interest of public health and safety in the community.

# Current Building Conditions



# Large holes were punched in the wall in early 2025

Correspondence  
with Puget Sound  
Community School  
(owner of the  
KeyBank  
lot) documenting  
attempted access to  
the large hole and  
ongoing public  
safety concerns.

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Re: Collaboration Opportunities Between PSCS and SCIDpda

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Organizer	Josh Sellers Park <Joshuap@scidpda.org>
Meeting time	This event occurred 2 months ago (Wed 2/12/2025 2:00 PM - 3:00 PM)
Location	Microsoft Teams Meeting
My response	Accepted
Required attendees	Mira Menon, Sieglinde Levery-Nicholas, Crystal Ng
Message sent	Fri 4/4/2025 4:21 PM

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Hi all,

Just an FYI that the side of the building on Dearborn and Maynard (old Spic N Span Cleaners) recently had some folks trying to get the giant hole on the alley side either re-covered or uncovered. We're not going to call the police unless it becomes clear one way or the other, but thought I'd let your team know directly. If there's a better contact, please let us know.

In community,  
Sieg

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**sieglinde levery-nicholas** | she/her  
**puget sound community school** | director of community engagement & admissions  
**address** | 660 s. dearborn st., seattle, wa 98134  
**phone** | 206.324.4350  
**admissions** | [ravenna hub](#)  
**donate** | [online](#)



# Boarded up walls after the incident



# Lacking proper, secure walls



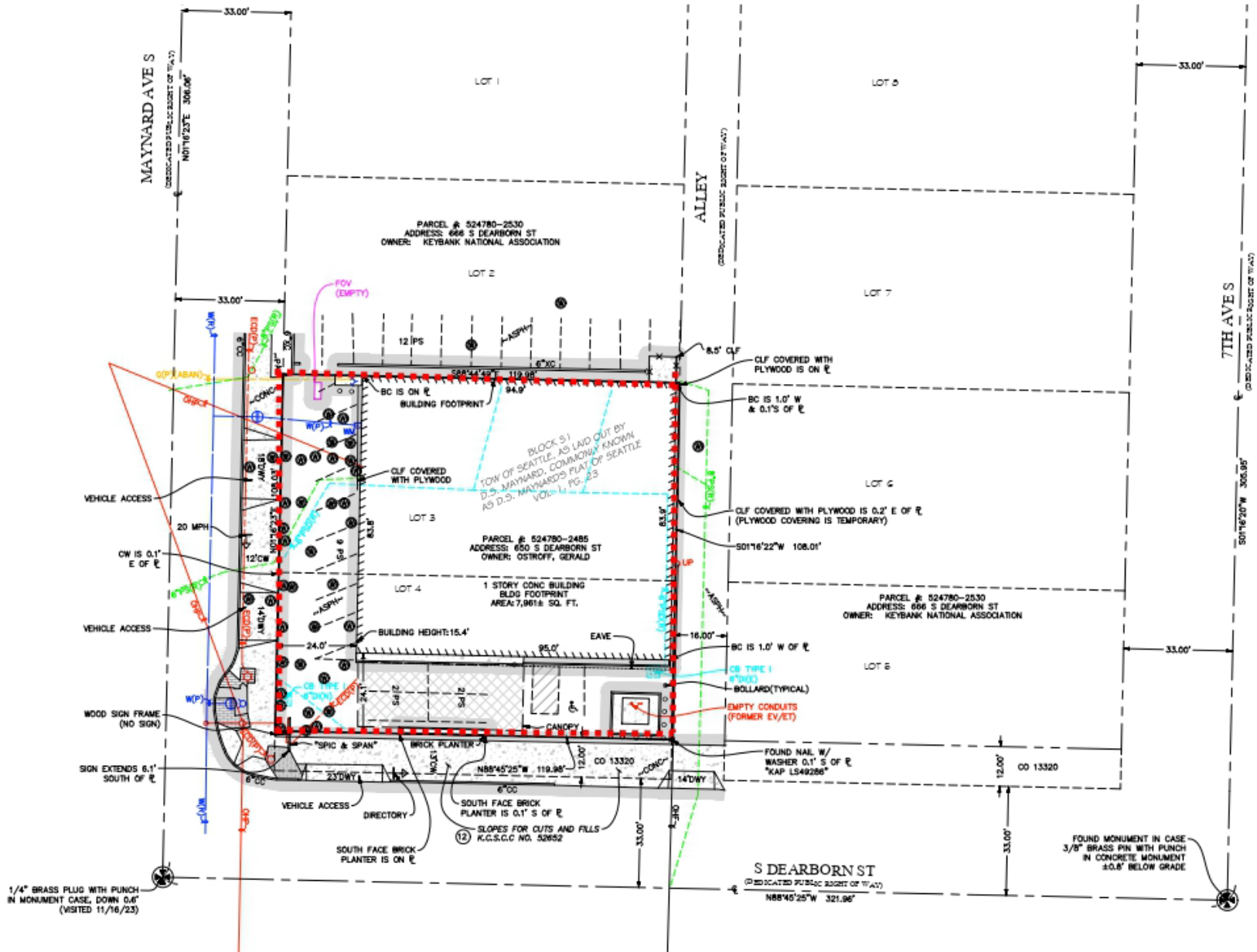
# Broken fences



# Existing surveys

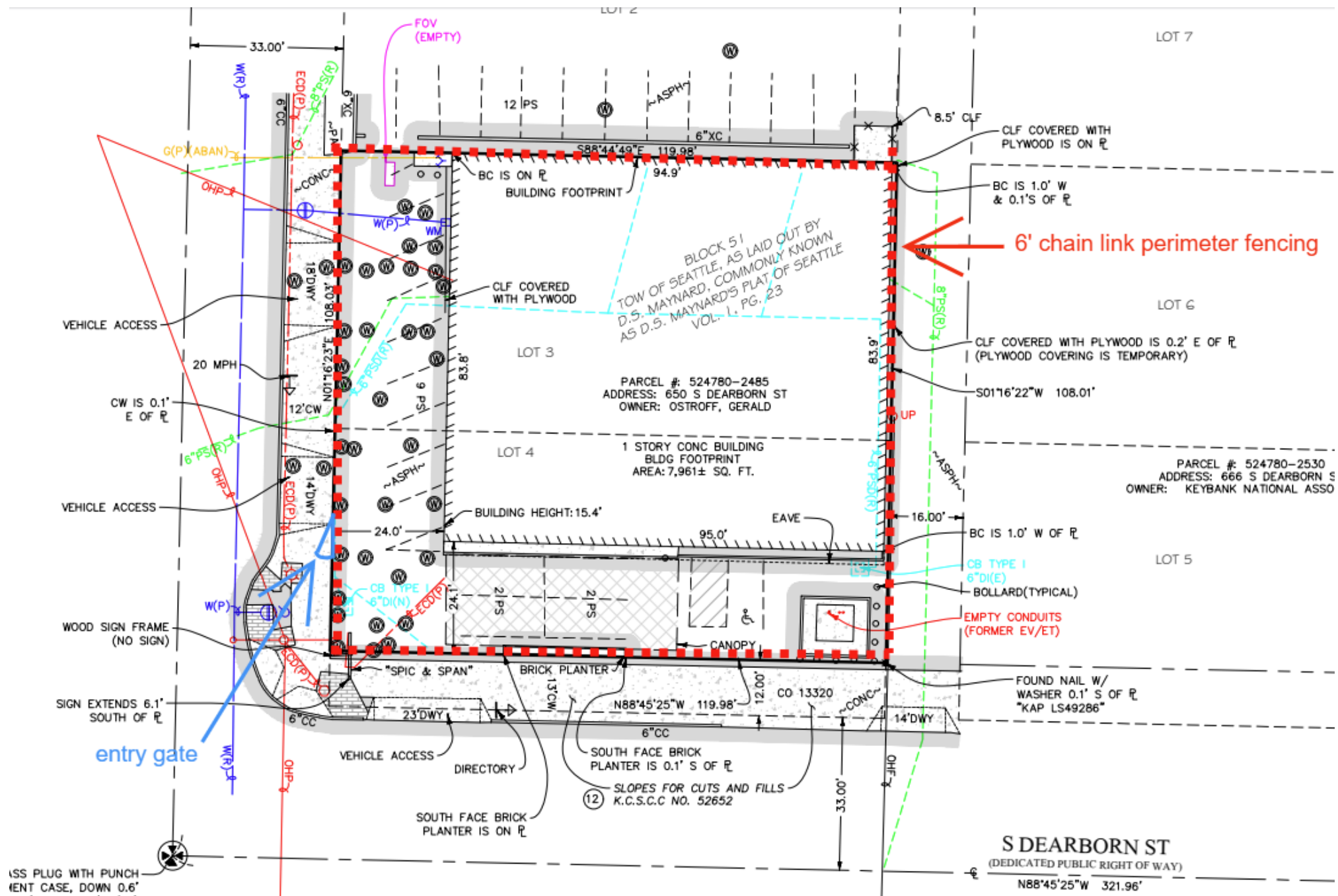
Historic Report / 652 S. Dearborn Street, Seattle

April 10, 2025



Excerpt from a 2023 survey, property shown with a dashed red outline. North is up. (Bush, Roed & Hitchings)

# Interim Plans



# Example photo for temporary fencing



Height = 6ft. Aluminum chain link.