



J&M HOTEL ANNEX DEMOLITION PACKET

Pioneer Square Preservation Board Briefing
July 10, 2025

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BACKGROUND INFORMATION



the annex and elevated streetcar trestle on Washington street in 1920.



the annex and elevated streetcar trestle on Washington street in 1930 after demolition of the marquee at the J&M north entrance

Name: J&M Hotel

Address: 201 First Avenue

Background Information:

The J&M building was initially constructed in 1889, shortly after the Great Fire for Captain J. H. Marshall and was originally known as the J. H. Marshall Building. The building was designed by the architecture firm Comstock and Trotsche.

The J&M building was constructed in stages between 1819 and 1905, as illustrated in the diagram on the following page,. The J&M is comprised of two buildings, the J&M Hotel, and the Little Collins Building, also known as the Annex.

An early tenant in the building was the Frye-Bruhn Company, a meat retailer. By 1916 the J&M Cardroom and Café was the main tenant on the ground floor. Early tenants on the upper floors were a cabinet shop and storerooms. At some point around 1913 the upper floors were remodeled as a hotel, and hotel use continued until the late 1960s. The upper floors have been vacant since 1969. The J&M Café operated throughout the 20th century and eventually closed in 2021.

For more information on the building history, refer to the historic report: *The J&M Hotel and Annex Historic Review*, October 15, 2015, by BOLA Architecture + Planning.

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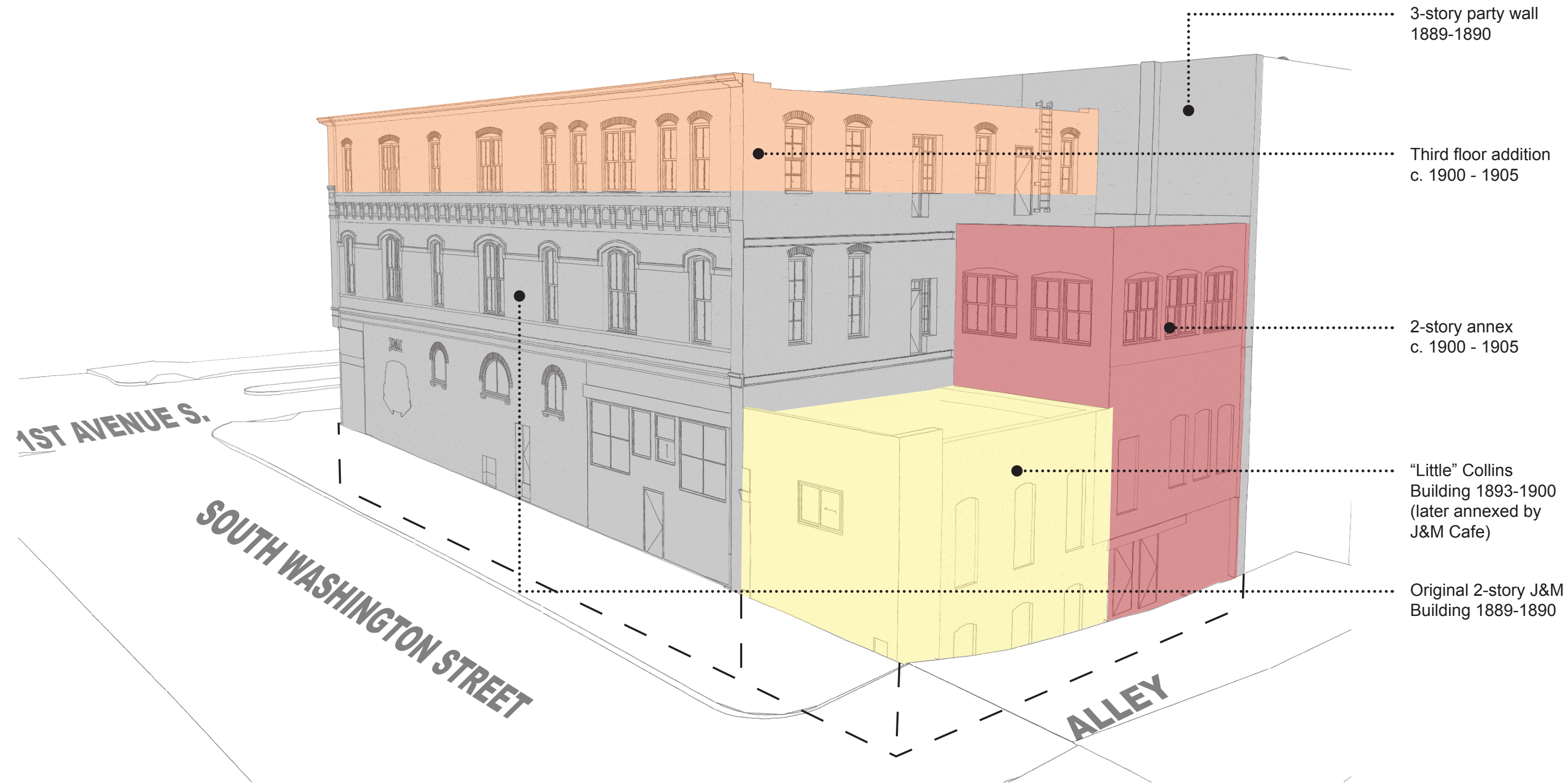
In 2017 BuildingWork applied for and received a Certificate of Approval from the Pioneer Square Preservation Board for the rehabilitation of the J&M Hotel. At that time it was determined that the Annex was is in a state of severe structural deterioration, and that it could not be stabilized or repaired. As a result, the 2017 Certificate of Approval included the demolition and reconstruction of the Annex. This project was later abandoned by the owner. The building currently remains vacant other than the Mediterranean Mix restaurant that occupies a small portion of the ground floor.

In 2025 the J&M building was auctioned and the new owner intends to rehabilitate the building, reopen the J&M Café, and convert the upper floors to residential apartments. As described in the structural engineer's report on the following pages, the Annex building has continued to deteriorate, and is currently in high risk of collapse, representing a significant life safety risk.

As a first step to the rehabilitation of the J&M and the residential construction in the upper floors, the owner needs to demolish the Annex building because of the risk of its collapse. Once the Annex is removed, then the removal of hazardous material and interior demolition of the upper level interiors can be done.

Therefore, this Certificate of Approval is for the demolition of the Annex only. We will apply for a second Certificate of Approval for the rehabilitation and residential build-out project separately. Preliminary graphics of this scope are provided within this briefing packet for reference. Once completed the rehabilitated J&M Hotel building will restore this important historic building, and provided much needed new housing in the neighborhood, making a significant contribution to the ongoing revitalization of the Pioneer Square Historic District. We look forward to discussing this project with the Pioneer Square Preservation Board.

DIAGRAM OF BUILDING HISTORY



EXISTING CONDITIONS



existing north annex, Washington street facade



existing north annex in foreground with south annex to the right and the j&m building beyond



deformation of load-bearing west wall of north annex along the alley



deformation of load-bearing brick at west wall of north annex



detail at joint between j&m base building and north annex

EXISTING CONDITIONS



collapsing load-bearing brick wall at window in north wall of 2nd story of south annex



failing lintel at 2nd story window in south annex



west wall of north annex at basement level is leaning away from building



west wall of south annex



3" daylight gap between west wall of south annex and neighboring building to the south.

EXISTING CONDITIONS



horizontal wood siding at annex, seen from exterior



demolition of wall shows assembly of gwb, 2x4's and horizontal wood siding



close-up of wall assembly shows no original building materials still exist

STRUCTURAL REPORT



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April 24th, 2025

Mr. Matt Aalfs
BuildingWork
159 Western Ave W, Suite 486
Seattle, WA 98119

Dear Matt,

We are writing to communicate our observations and recommendations regarding the J&M Hotel, located at 201 1st Avenue, South, in Seattle Washington. Our conclusions are based on site visits performed in 2015 and recently on April 18th, 2025. The purpose of our observations was to investigate the existing condition of the western “Annex” structure attached to the original building.

Description:

The J&M Hotel is a three-story, with basement, unreinforced masonry bearing wall building, with wood framed floors and roof. The floors and roof consist of 1x T&G sheathing applied over rough sawn 2x joists, which bear on the north and south exterior walls, and interior heavy timber post and beam lines. The site slopes down to the south-west. According to the Historic Review Report, prepared by BOLA Architecture + Planning, dated 8-25-2015, the building was constructed in stages between 1889 and the first decade of the 1900’s. The building was originally a two-story structure with a footprint of approximately 92’ x 60’, but was expanded to its current three-story height, and footprint of 112’ x 60’, with two additions to the west: a one-story structure with a 20’ x 32’ footprint, and a two-story structure with a 28’ x 20’ footprint. The two additions are referred to in this report as the North Annex and South Annex, respectively. The additions are constructed in the same manner as the original 1889 building, with unreinforced masonry bearing walls with wood floors. The west alley appears to have been regraded by filling the north end of the block adjacent to Washington Street. The North Annex shows evidence of grade change with abandoned door and window heads showing above the alley. The west basement walls of the annex are unreinforced masonry. According to the geotechnical engineering report prepared by Adapt Engineering, dated July 30, 2015, the soil below the annex basement consist of approximately 10’ of fill. The fill contains loose sand with traces of glass fragments, brick, and burnt wood consistent with the debris from the Seattle Fire. The fill is considered liquefiable.

Observations:

Following are our observations of the condition of the annex building, which are based on a visual examination of the exposed structure accessible from safe areas. The condition of the Annex is discussed in three categories: global lateral displacement, localized wall failures, and foundation settlement and failures.

Global Lateral Displacement:

The annex additions have a permanent displacement to the north-west as evidenced by a separation of the annex walls from both the adjacent building to the south, and the main J&M building to the east. The separation opens near the 1st floor level and the gap increases over the building’s height. In 2015 we measured a gap between the annex and the adjacent building to the south of approximately 3” at the second floor, which was unchanged in April of 2025. See Figure 1. We also measured a gap of 2”-3” between the annex and main J&M building. Movement to the west is also evident in significant out-of-plane drift. See Figure 2. At the time of our site visits in 2015, the maximum westerly drift of the annex was 8” at the north annex and 4 ½” at the south annex. During our 2025 site visit, we found that the drift of the north annex had increase from 8” to 8 7/8”. The added 7/8” drift appears to be due to a bulge that has formed in the west wall 7’-4” above grade.



Figure 1: Northerly Drift- South End of Building



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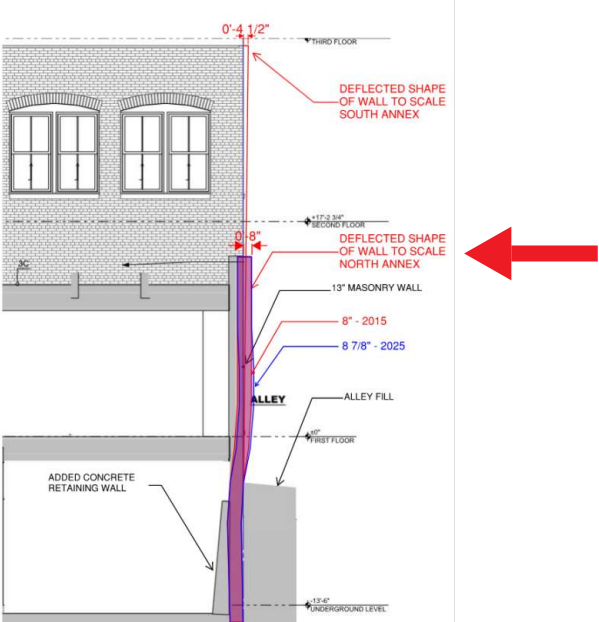


Figure 2: Alley Wall Displacement - West

Possible explanations for the drift and gaps are foundation settlement, deterioration of the brick and mortar, and racking due to earthquake damage. It is likely that the gaps are a result of combination of all three.

Localized Failures of the Wall:

The annex buildings show widespread evidence of localized failure of the walls. Failures consist of bulges at the sills and headers of both the North Annex and South Annex windows, diagonal stair-step cracks radiating from the corners of a number of annex windows, and deterioration and failure of masonry arch headers. During our 2025 site visit we found that the failure of the window arches in the South Annex are significantly worse than 2015, with evidence of bricks falling from the upper floors of the South Annex to the lower roof of the North Annex.



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STRUCTURAL REPORT

Sheets of plywood have been installed over windows and headers to cover the failing brick. Significant deterioration and damage has also occurred to the North Annex wall. The brick units have lost internal structural integrity resulting in visible deformation along the length of the units. The loss of integrity is likely the result of weathering, and overstresses cause by foundation settlement and settlement induced by deterioration and collapse of the below grade brickwork. Deformations were observed of ½” to ¾” over the length of some units, and a total of over 4” over a length of 24”. See Figure 3.

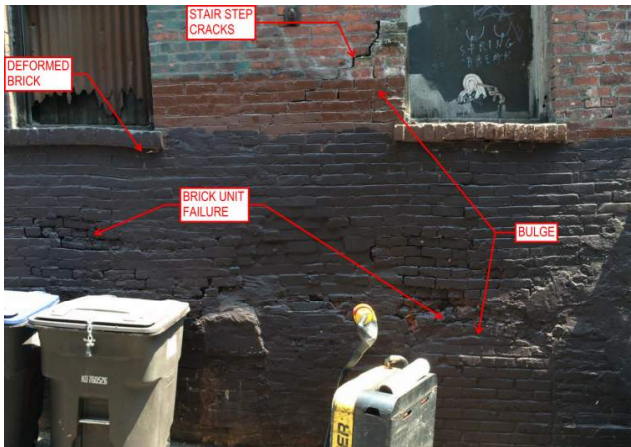


Figure 3: West Wall Localized Failures

Other areas of concern include the concrete block piers supporting the South Annex, which have shear cracks. In summary, the areas of wall with severe degradation include: the entirety of the west wall of the North Annex and South Annex from foundation to roof, the demising wall between the North Annex and South Annex from the second floor to the roof.

Annex Foundation:

We found that the foundation wall of the annex is failing due to a combination of settlement, deterioration, and out-of-plane soil loads. As noted previously, the alley was regraded, and fill was placed against the annex’s west wall. The interior of the wall shows evidence of deteriorated brick units and severely degraded mortar, as well as heavy efflorescence consistent with deteriorated

or missing waterproofing facing the soil. No waterproofing was visible on the outside face of wall. The added soil pressure, in combination with the deterioration of the masonry from direct contact with the soil, has caused an out-of-plane failure of the west annex wall. The failure is most significant in the North Annex, where grade is highest. The failing North Annex wall had been reinforced with a concrete overlay wall, which has also failed in flexure due to the soil loads. See Figure 4. The west wall of the annex appears to have settled at least 6”, as measure in deformation of brick units and floor elevation measurements. See Figure 5 for settlement as measure on the annex floor. In our opinion, the foundation of the annex was found on fill material and has suffered from either consolidation settlement, liquefaction related settlement, or both.



Figure 4: Basement Wall Flexural Failure

Conclusion:

The foundation of the annex has failed with significant vertical settlement and out-of-plane displacement. As a result, it must be replaced with a deep foundation system that has firm bearing on the glacial till approximately 20’ below alley grade. To safely replace the foundation, the building above must maintain its structural integrity as the wall stresses are transferred between the existing foundation, to

temporary shoring, and back to a reconstructed or replaced foundation. In our opinion, the masonry walls do not have the necessary structural integrity to allow a safe shoring of the wall to replace the foundation.

Recommendation:

We recommend deconstruction of the west, north, and mid annex walls to allow foundation replacement, followed by reconstruction in accordance with architectural and historical requirements.

Sincerely,

SWENSON SAY FAGÉT
A Structural Engineering Corporation

R. Gregory Coons, PE
gcoons@ssfengineers.com

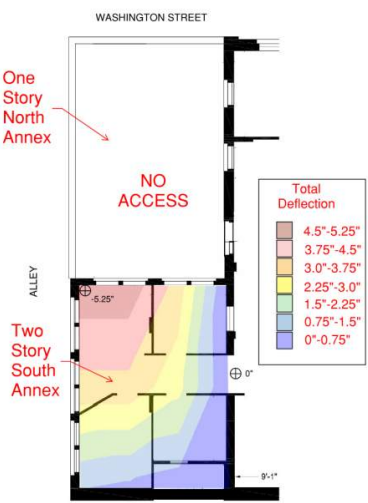
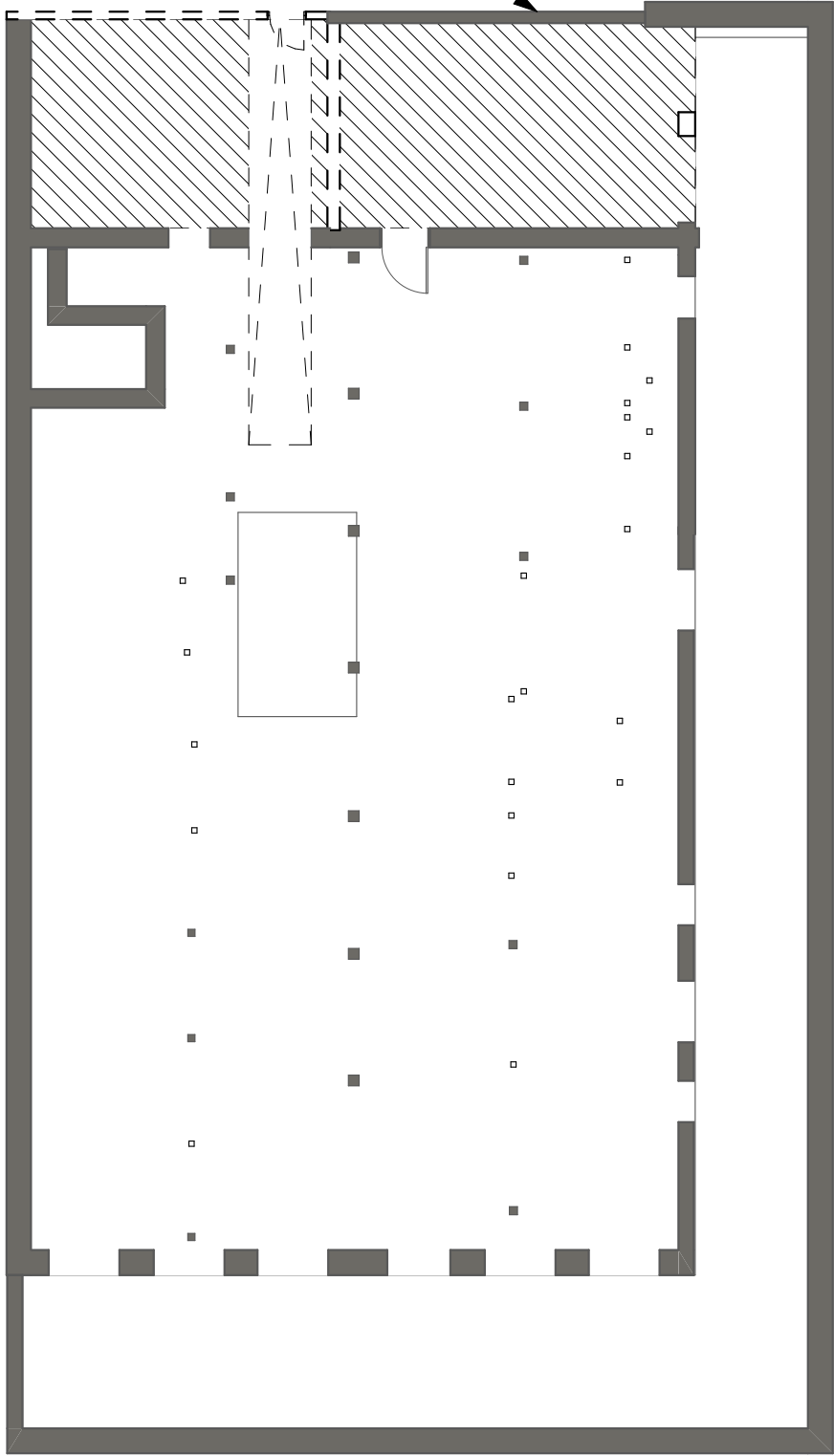


Figure 5: Floor out-of-Level

DEMOLITION PLANS

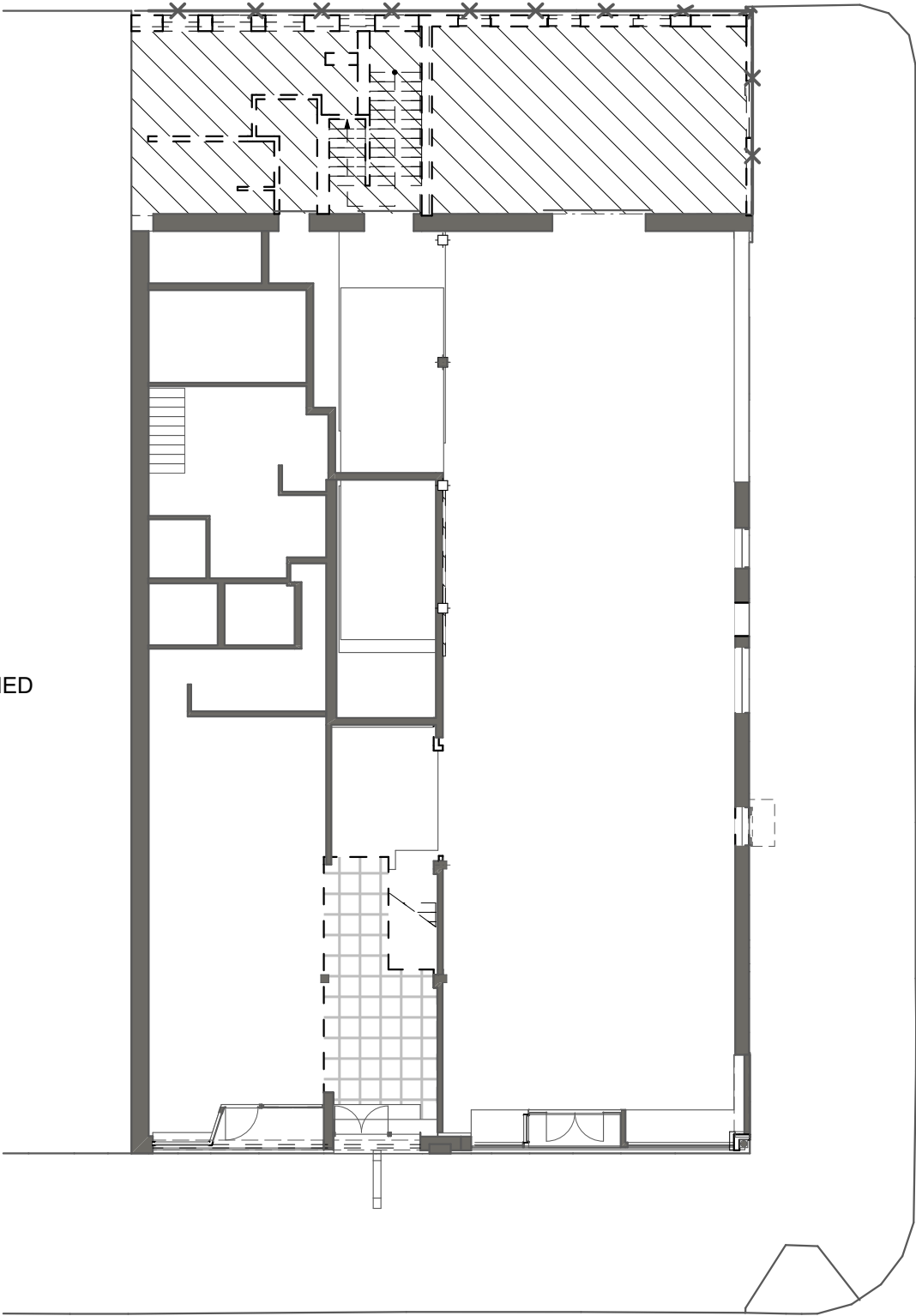
WALL TO REMAIN IN PLACE AND
BE BRACED UP TO ALLEY LEVEL



BASEMENT DEMOLITION PLAN

DEMO LEGEND

- WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- FLOOR AREA TO BE DEMOLISHED



FIRST FLOOR DEMOLITION PLAN

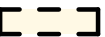

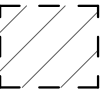
⬆N scale: 1/16"=1'-0"

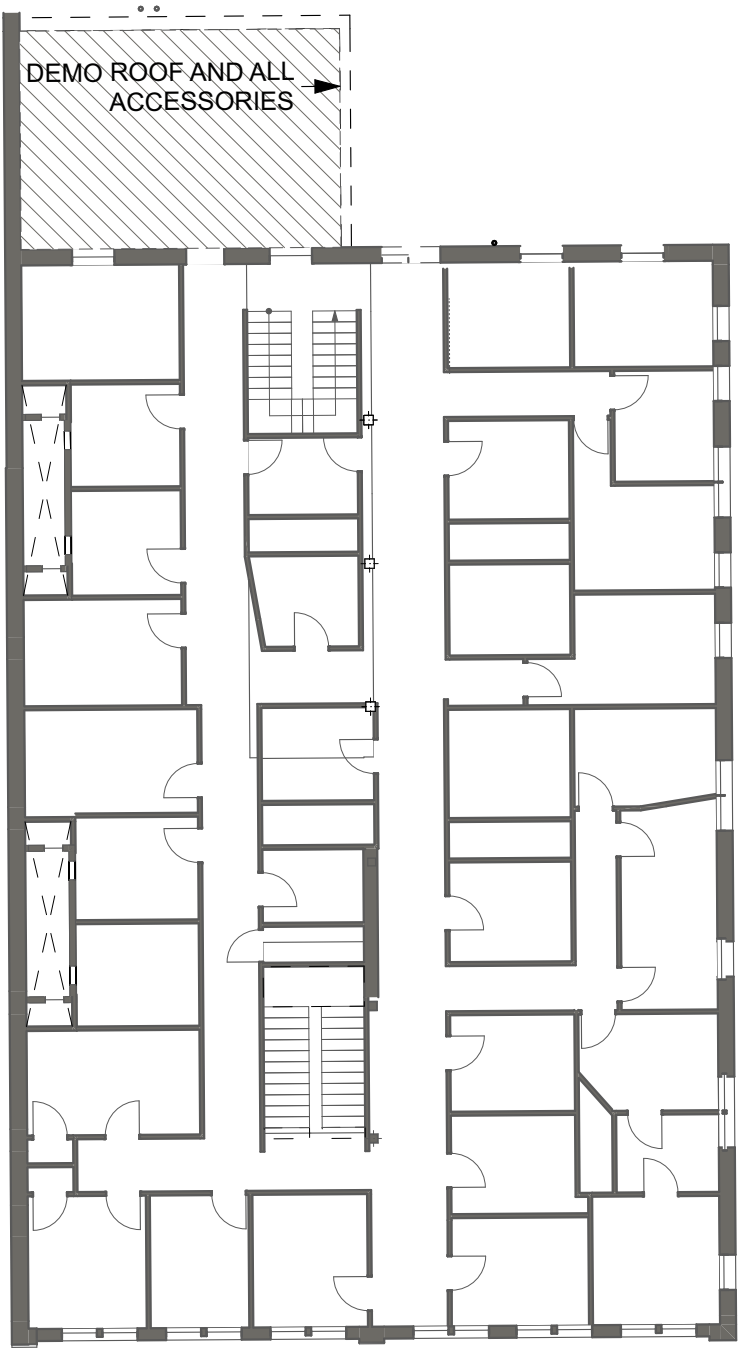
DEMOLITION PLANS



SECOND FLOOR DEMOLITION PLAN

DEMO LEGEND

-  WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  FLOOR AREA TO BE DEMOLISHED



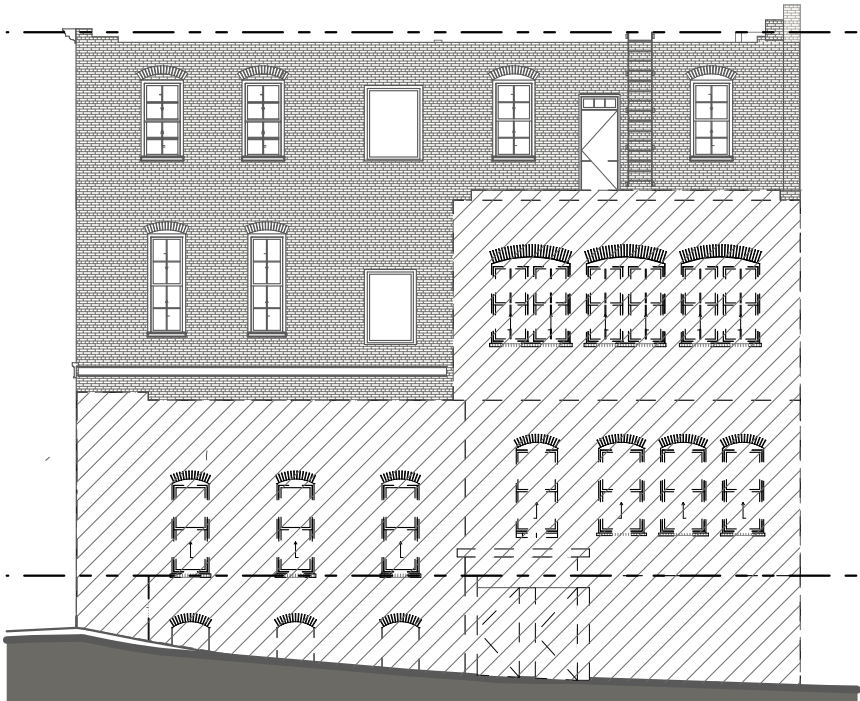
THIRD FLOOR DEMOLITION PLAN

→N scale: 1/16"=1'-0"

DEMOLITION ELEVATIONS



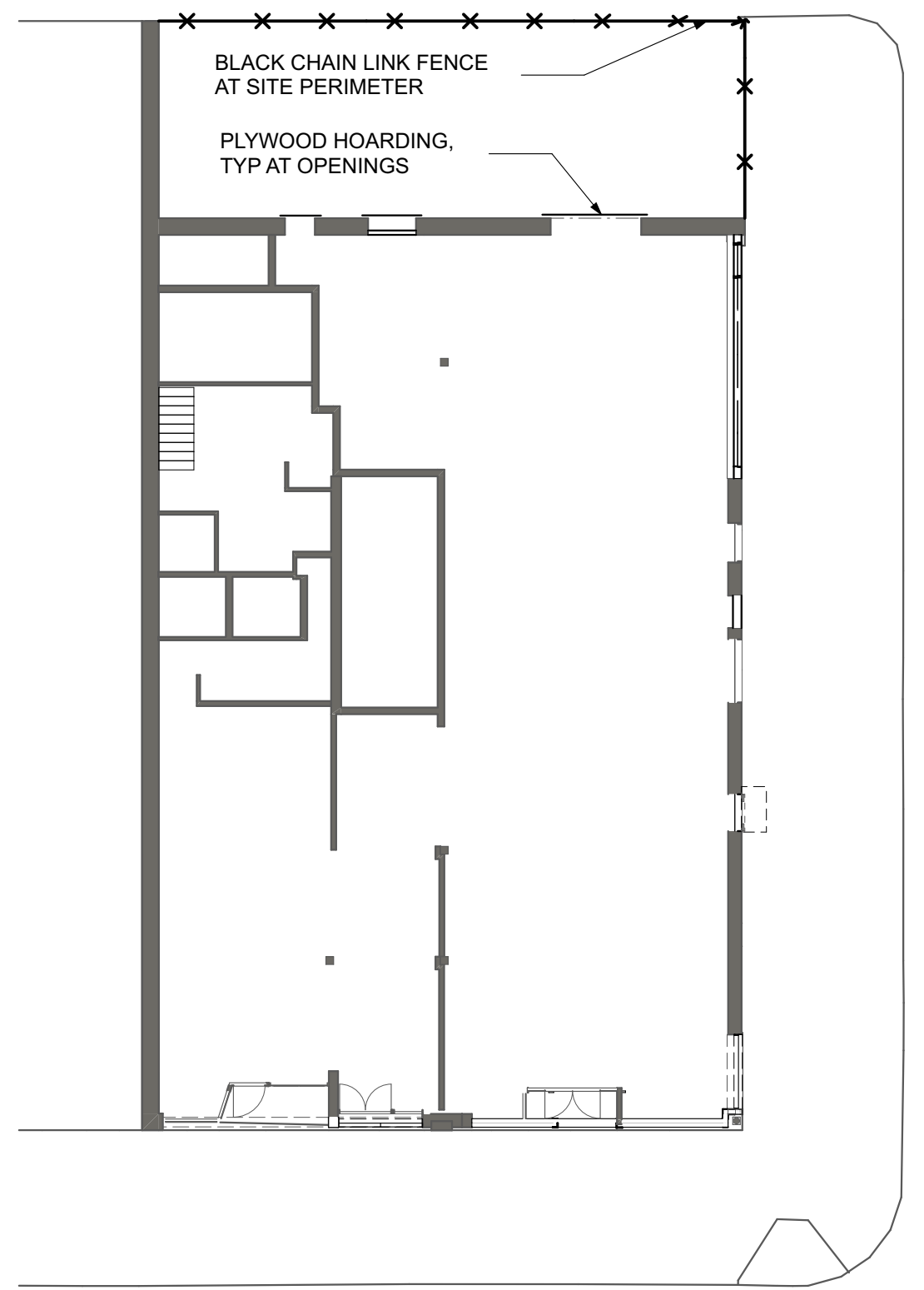
NORTH DEMOLITION ELEVATION



WEST DEMOLITION ELEVATION

→ N scale: 1/16"=1'-0"

DEMOLITION PLANS



FIRST FLOOR TEMP PLAN

⬤ N scale: 1/16"=1'-0"

Site Maintenance

The site is currently maintained by the owner, including litter and grafiti, and will continue to be maintained while the building is under construction by the owner and/or contractor. Black vinyl chain link fence to be provided at property line along full length of demolished building to a height of 8'-0" above grade. All openings of the remaining J&M Building are to be secured with plywood hoarding. Fastening of hoarding is not to penetrate or damage the existing brick.

Following the demolition of the upper floors, the basement wall along the alley will be shored up and secured prior to the demolition of the first floor and the alley walls that extend from alley grade to the first floor. The footprint of the demolished area will serve as a staging area for interior demolition of the J&M Building.

PROPOSED PRELIMINARY ANNEX RECONSTRUCTION (FOR REFERENCE ONLY)



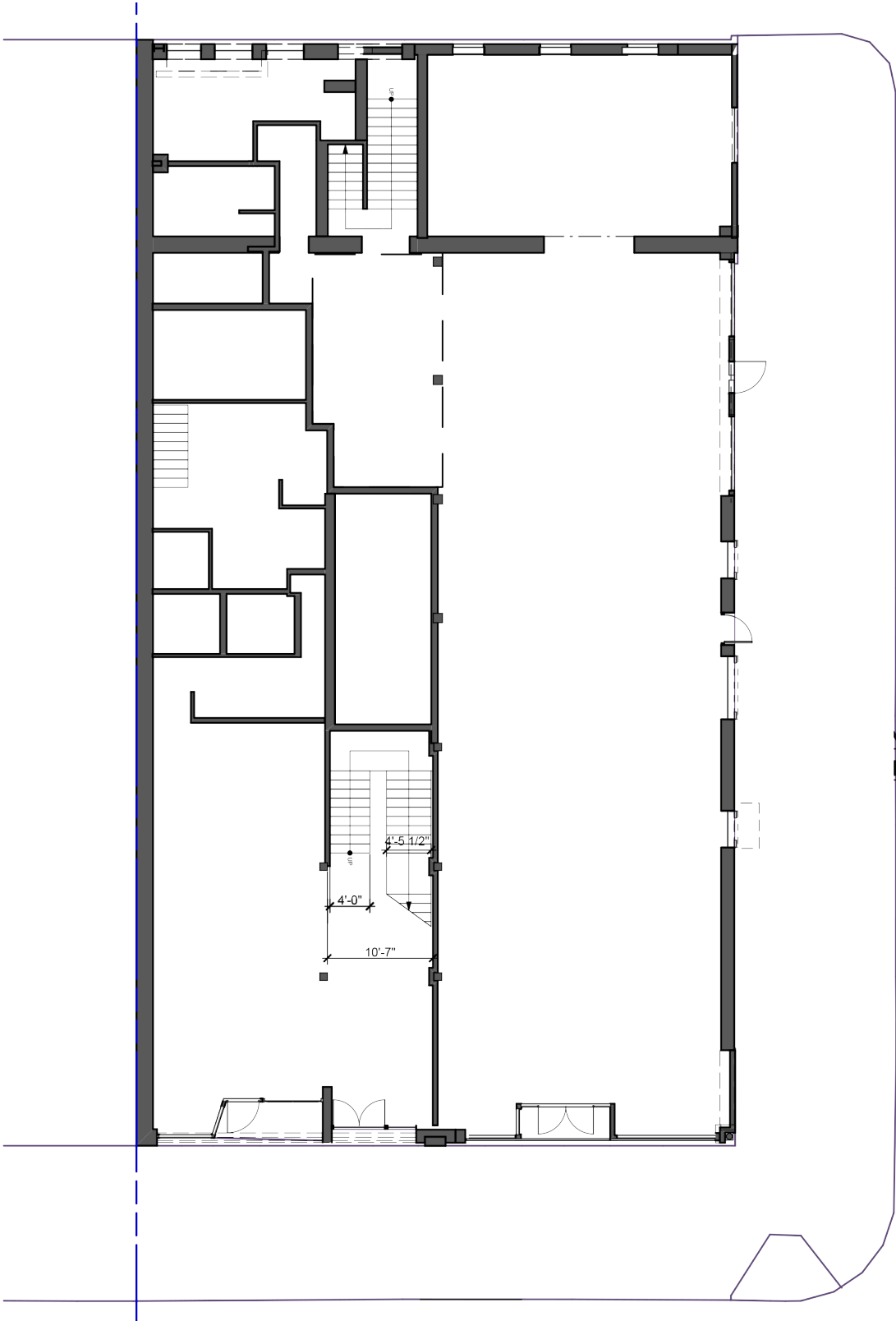
PROPOSED PRELIMINARY MASSING MODEL

PROPOSED PRELIMINARY ANNEX RECONSTRUCTION (FOR REFERENCE ONLY)

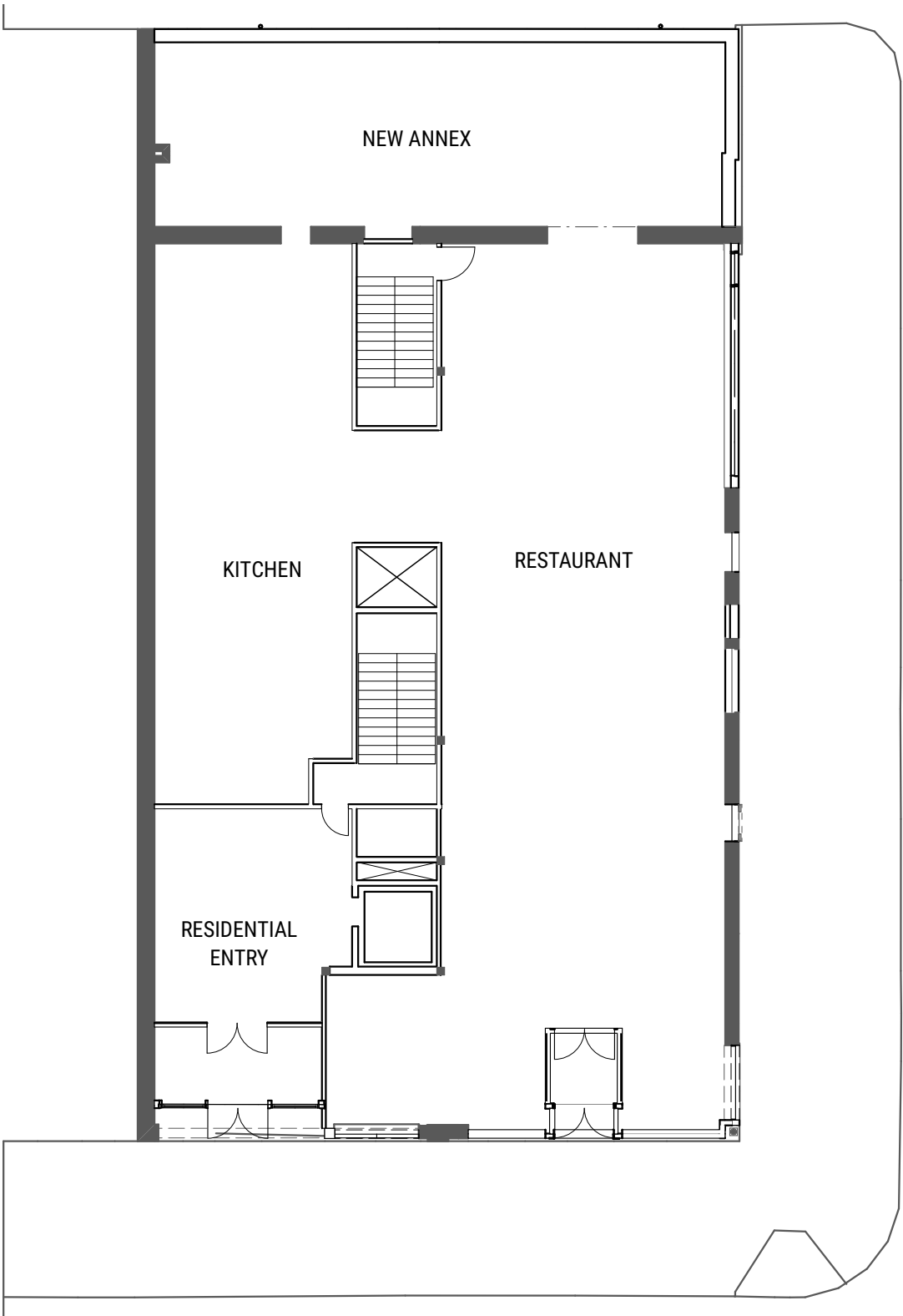


PROPOSED PRELIMINARY MASSING MODEL

FLOOR PLANS: EXISTING AND PROPOSED (FOR REFERENCE ONLY)



EXISTING FIRST FLOOR PLAN



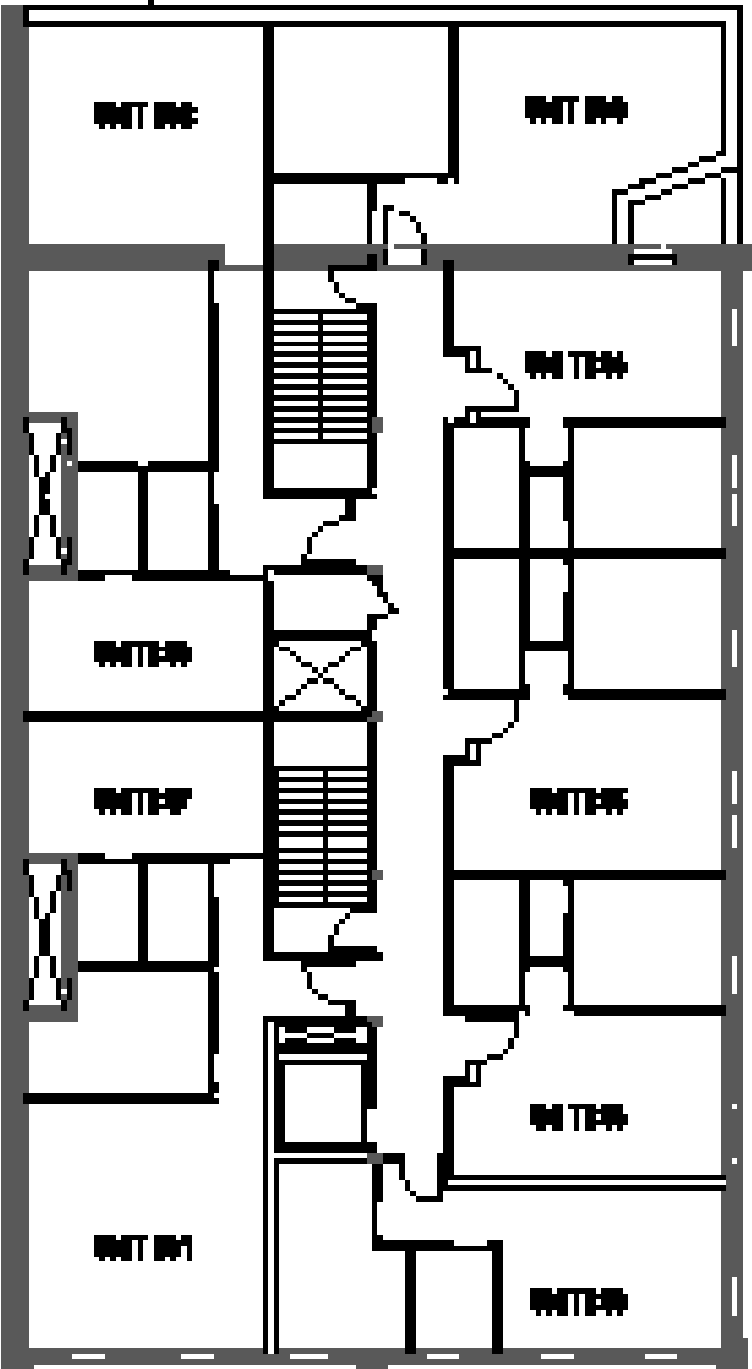
PROPOSED FIRST FLOOR PLAN

→ N scale: 1/16"=1'-0"

FLOOR PLANS: EXISTING AND PROPOSED (FOR REFERENCE ONLY)



EXISTING SECOND/THIRD FLOOR PLAN



PROPOSED SECOND/THIRD FLOOR PLAN

→N scale: 1/16"=1'-0"