

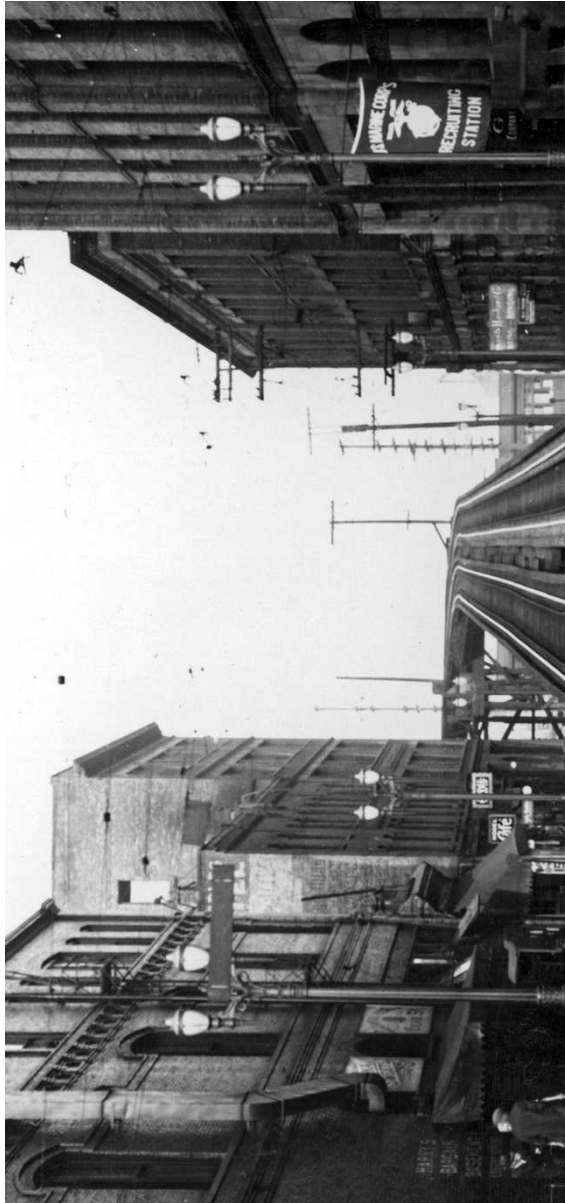
# CONTENTS



# BACKGROUND INFORMATION



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



**Name:** J&M Hotel

**Address:** 201 First Avenue

## Background Information:

The J&M building was initially constructed in 1913 and was originally known as the J. H. Marsh and Comstock and Trotsche.

The J&M building was constructed in stages over the following years. The J&M is comprised of two buildings known as the Annex.

An early tenant in the building was the Frye and Café was the main tenant on the ground floor and storerooms. At some point around 1913 the building was converted into a hotel and remained in use until the late 1960s. The upper floors have been renovated in the late 20th century and eventually closed in 2021.

For more information on the building history, please see the *Building History Review*, October 15, 2015, by BOLA Architects.

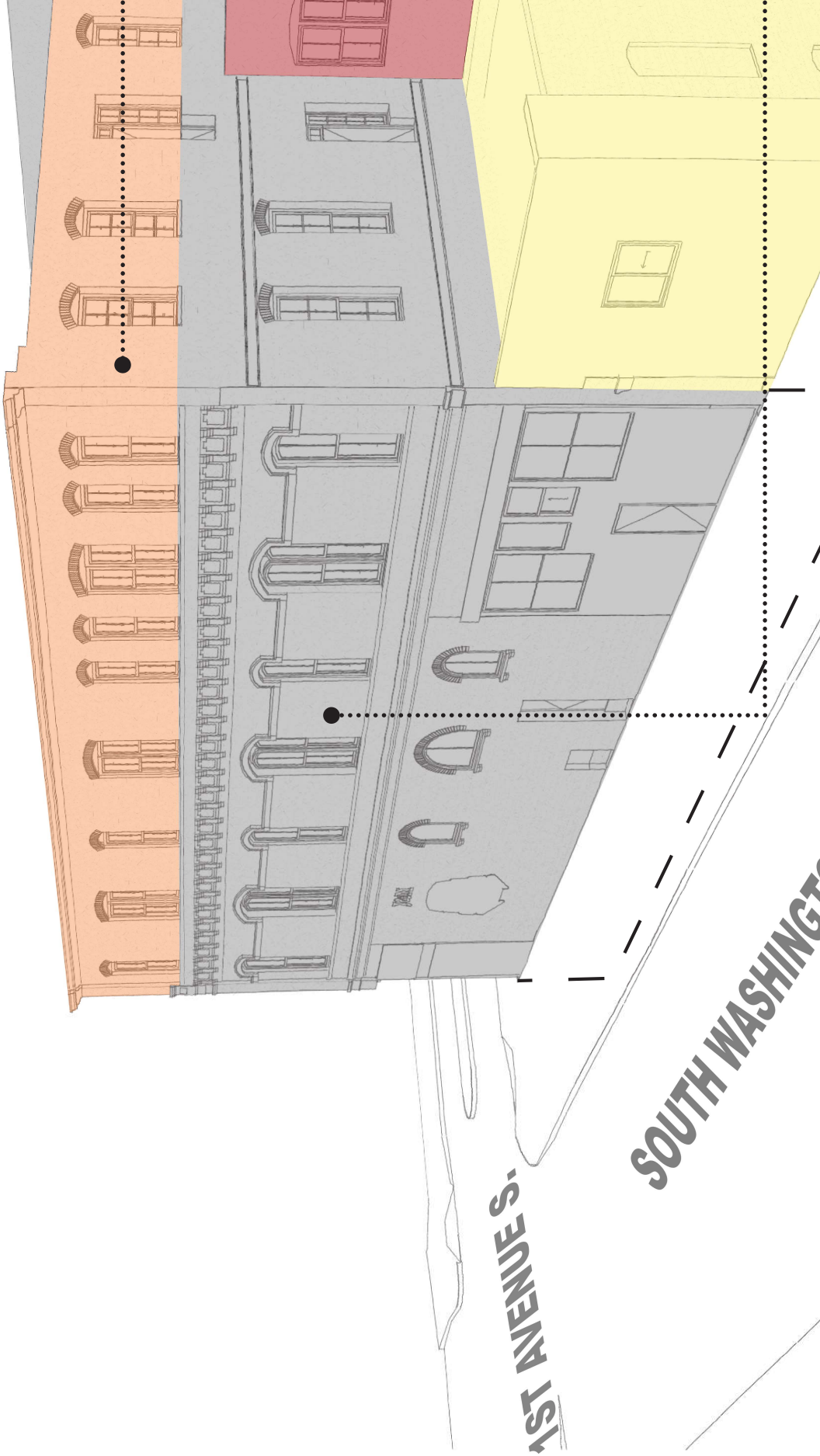
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In 2017 BuildingWork applied for and received approval from the Board for the rehabilitation of the J&M Hotel. The building is in a state of severe structural deterioration, and the Board has issued a Certificate of Approval included the demolition of the building and the Annex building that occupies a small portion of the ground.

In 2025 the J&M building was auctioned and the J&M Café, and convert the upper floors to residential use. The report on the following pages, the Annex building collapse, representing a significant life safety hazard.

As a first step to the rehabilitation of the J&M building, the needs to demolish the Annex building because of the removal of hazardous material and interior structural elements.

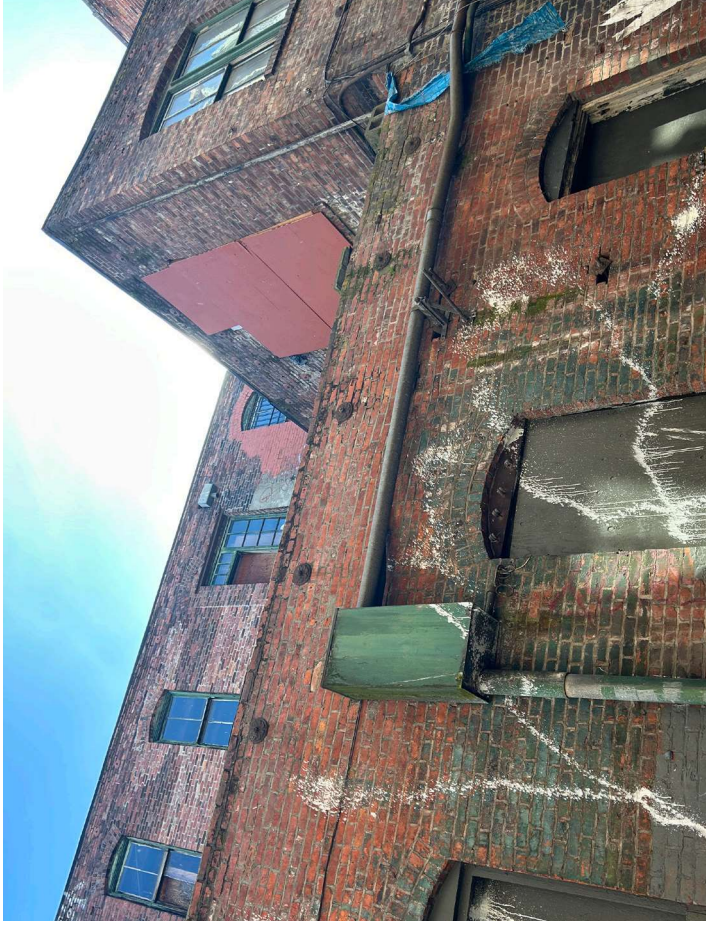
DIAGRAM OF BUILDING HISTORY



# 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



## 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



## EXISTING CONDITIONS



# STRUCTURAL REPORT



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April 24<sup>th</sup>, 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<sup>st</sup> Avenue, South, in Seattle Washington. Our conclusions are based on site visits performed in 2015 and recently on April 18<sup>th</sup>, 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

## 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 1<sup>st</sup> 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 1/2" at the south annex. During our 2025 site visit, we found that the drift of the north annex had increased 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.



# 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  $\frac{1}{2}$ " to  $\frac{3}{4}$ " 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 decayed 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

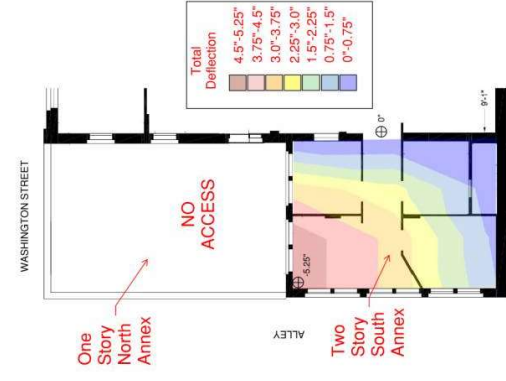


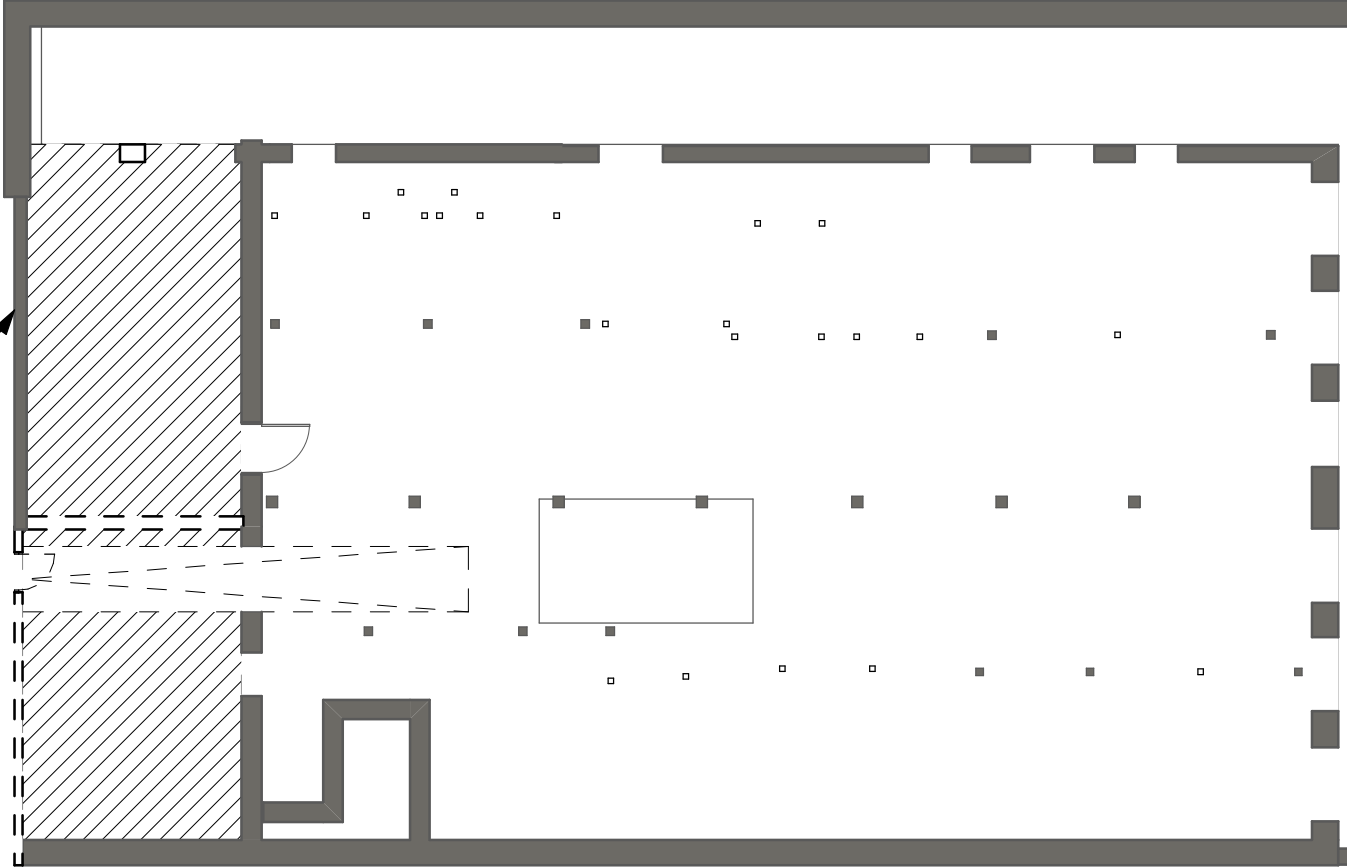
Figure 5: Floor out-of-Level

**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

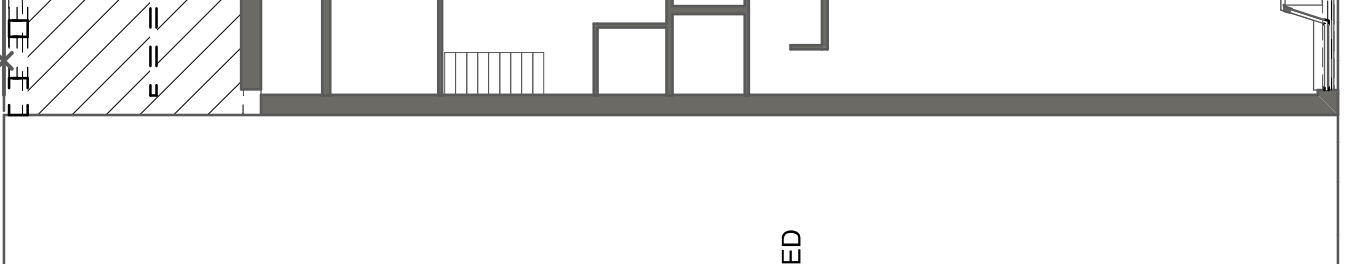
# DEMOLITION PLANS

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



## DEMO LEGEND

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



# DEMOLITION PLANS

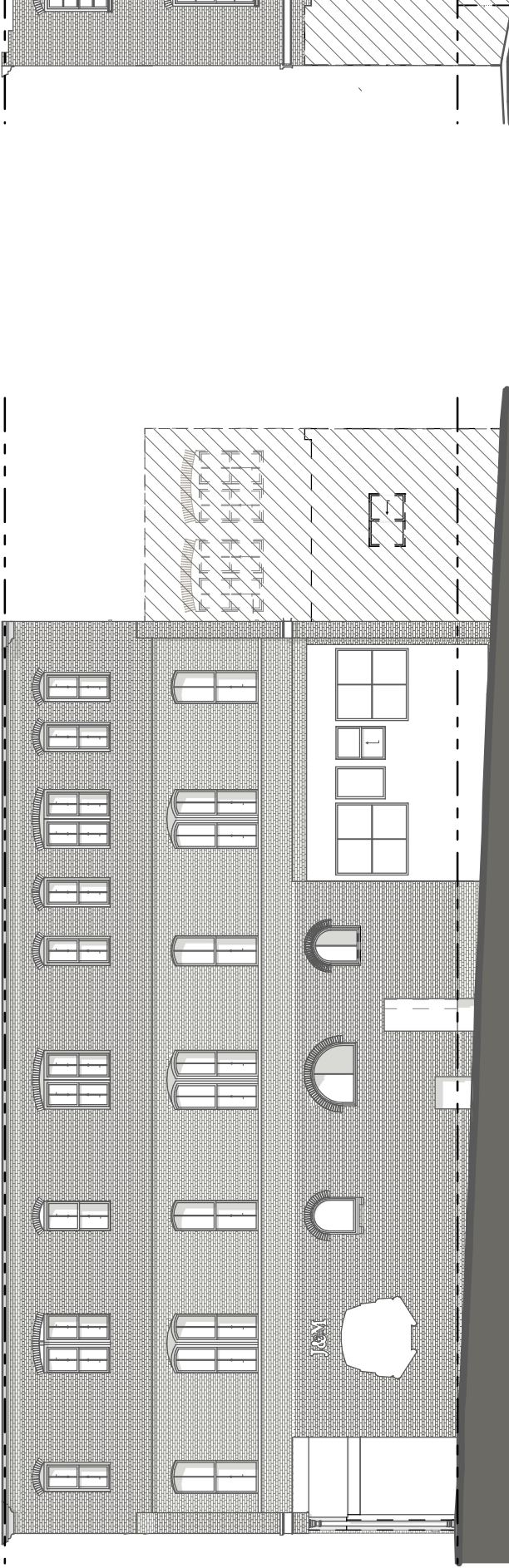
DEMO (E) WDWS, TYP  
AT ANNEX BUILDING



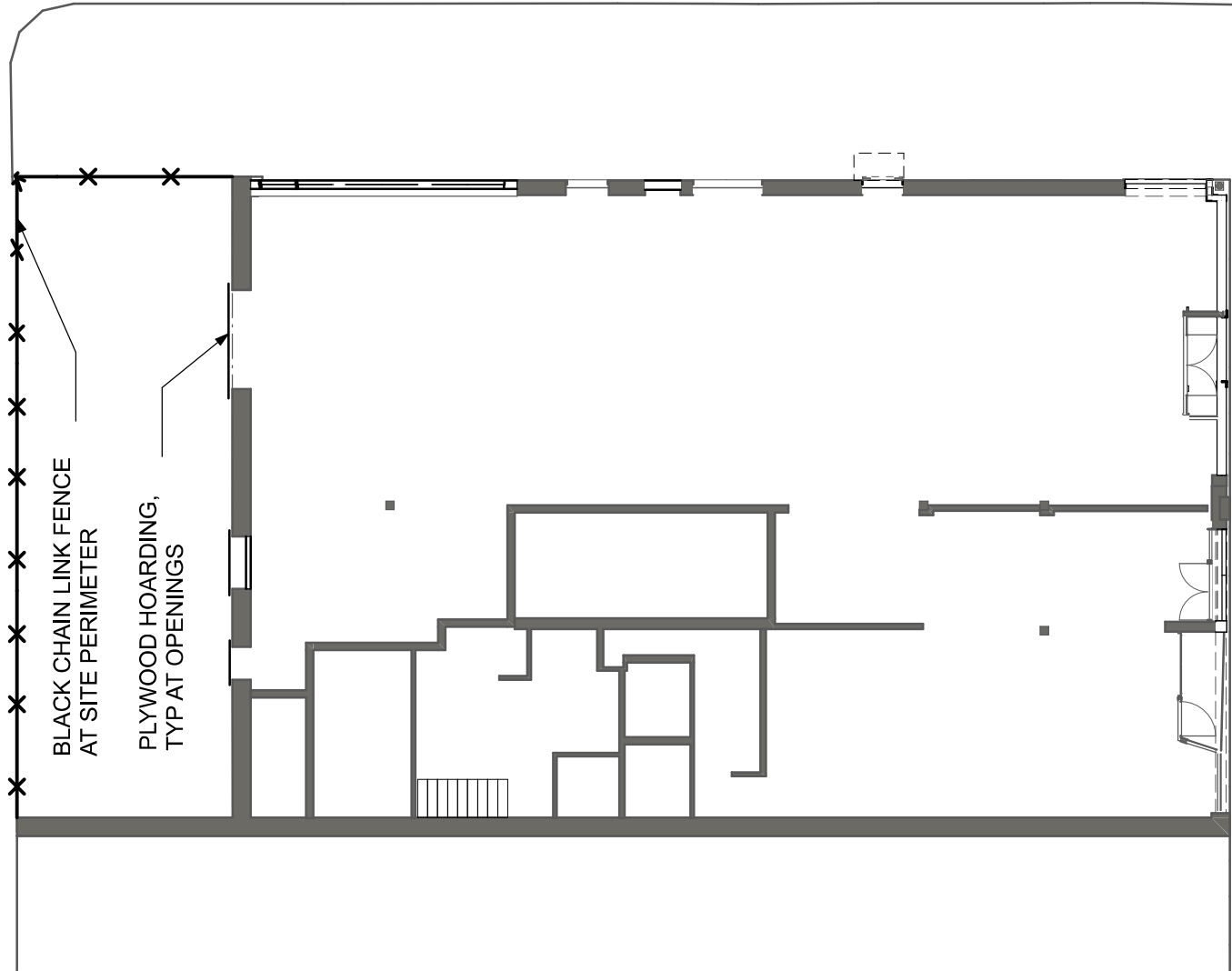
## DEMO LEGEND

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

DEMOLITION ELEVATIONS



# DEMOLITION PLANS



## Site Maintenance

The site is currently maintained by the owner while the building is under construction. The owner will provide at property line along full length of the remaining J&M Building are to be penetrated or damage the existing brick.

Following the demolition of the upper floor prior to the demolition of the first floor a footprint of the demolished area will be seen.

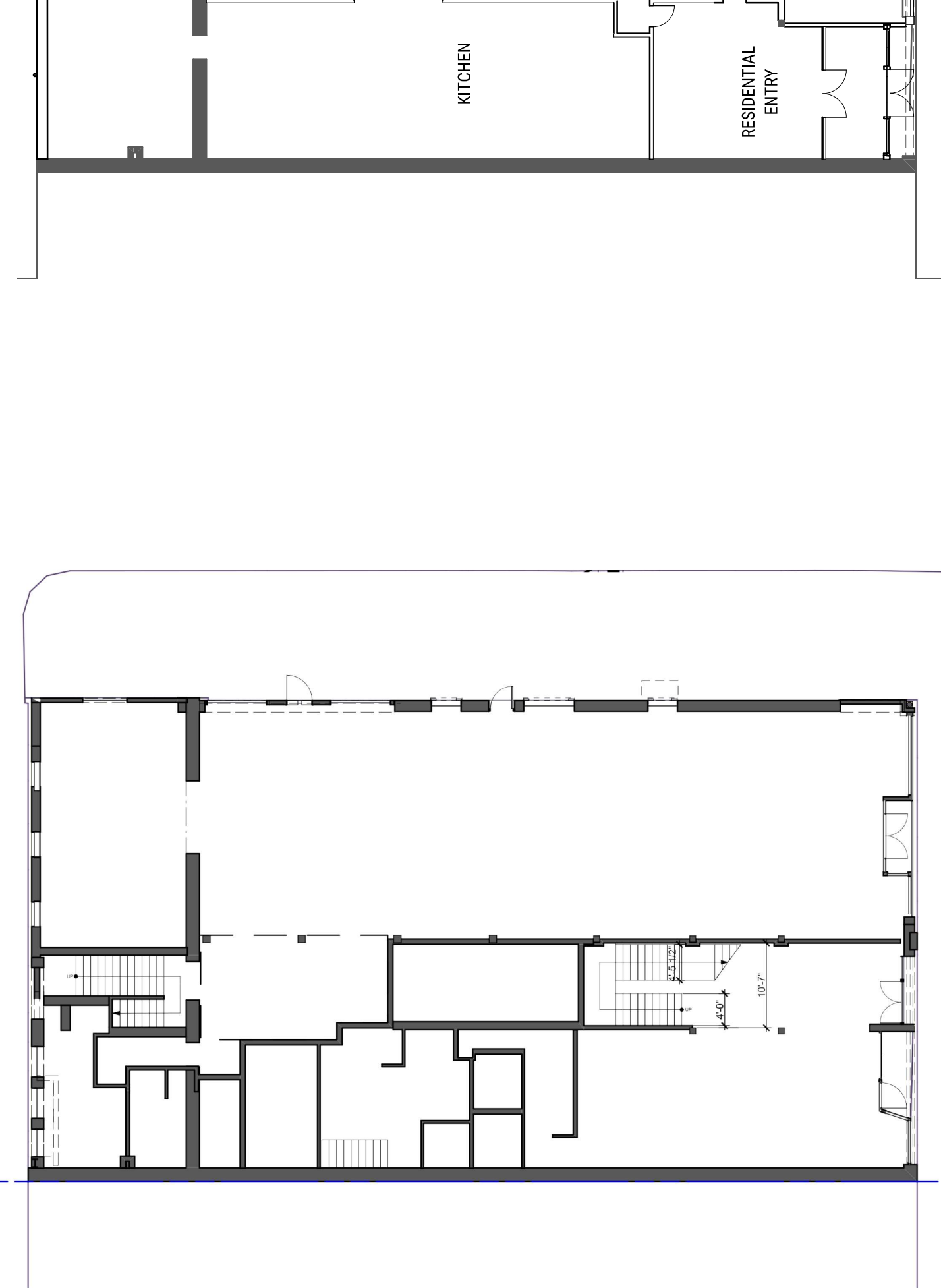
**PROPOSED PRELIMINARY ANNEX RECONSTRUCTION (FOR REFERENCE ONLY )**



**PROPOSED PRELIMINARY ANNEX RECONSTRUCTION (FOR REFERENCE ONLY)**



FLOOR PLANS: EXISTING AND PROPOSED (FOR REFERENCE ONLY)



**FLOOR PLANS: EXISTING AND PROPOSED (FOR REFERENCE ONLY)**

