

**1005 SOUTH KING STREET,
SEATTLE NAILS SUPPLY**

Historic Property Report
1001-1005 South King Street
Seattle, WA 98104

October 2018

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HISTORIC PROPERTY REPORT

OCTOBER 2018

1 INTRODUCTION

This Historic Property Report is being submitted in order to provide information as to the historical and architectural significance of the properties located at 1001 South King Street and 1005 South King Street (parcel no. 8170100205). These two properties are located within Seattle's International District but outside of the Asian Character District, to the east of Interstate-5, within the neighborhood of Little Saigon, which is a Seattle special review district. The neighborhood is a cultural hub for the Vietnamese population within the city of Seattle. This Historic Property Report has been prepared at the request of King Property Holdings, LLC, the current owner of both 1001 South King Street and 1005 South King Street who has acquired both properties in 2017. The two parcels, being investigated, are single story utilitarian masonry buildings. Recently these two structures have been utilized for commercial uses, one is currently occupied by while the other is vacant. King Property Holdings, LLC is proposing to demolish the building located on these properties and redevelop the site as a seven story, 105 unit, mixed-commercial residential building.

1.1 BACKGROUND

The properties being analyzed in this report (1001 South King Street and 1005 South King Street) are located in the special review district of the Little Saigon Neighborhood within the Seattle International District. Established in 1973 through a city ordinance,

Seattle's International District is located south of Seattle's downtown core and is bounded by Yesler Way, Rainier Ave S, 4th Ave S, and South Dearborn St. The international district is also bisected by Interstate-5 which divides the main Asian Character District of Chinatown Nihonmachi (Japantown) from Little Saigon.

The city of Seattle requires any new development within the International District submit to a review process through the International Special Review District Board (ISRB). Part of this required process is to determine the historical significance of any property prior to being redeveloped or altered. This report will evaluate the architectural and



FIGURE 1.1a: Site Location Map

historical significance of the buildings located at 1001 South King Street and 1005 South King Street. The responsibilities of the ISRB include the review and approval of:

- Installation of any building signage or changes to existing building signage
- Installation of new canopies or awnings
- Any changes of use for a building
- Any interior alterations that have an impact on the exterior of the building
- Changes to public spaces such as parks, sidewalks or changes to the public right-of-way
- Any exterior changes to a building (including painting) or structural changes
- Demolition or removal of any building within the neighborhood

New development or alteration will be granted a Certificate of Approval from the ISRB as part of this review process and be allowed to continue to the next phases of the project.

The ISRB has a list of goals and objectives which apply for any existing and newly constructed projects in the district. The Seattle municipal code lists these objectives

under the land use chapter in section **23.66.302**. These goals are:

- Reestablishing the District as a stable residential neighborhood with a mixture of housing types;
- Encouraging the use of street-level spaces for pedestrian-oriented retail specialty shops with colorful and interesting displays;
- Protecting the area and its periphery from the proliferation of parking lots and other automobile-oriented uses;
- Encouraging the rehabilitation of existing structures;
- Improving the visual and urban design relationships between existing and future buildings, parking garages, open spaces and public improvements within the International District;
- Exercising a reasonable degree of control over site development and the location of off-street parking and other automobile-oriented uses; and
- Discouraging traffic and parking resulting from athletic stadium events and commuters working outside the District.

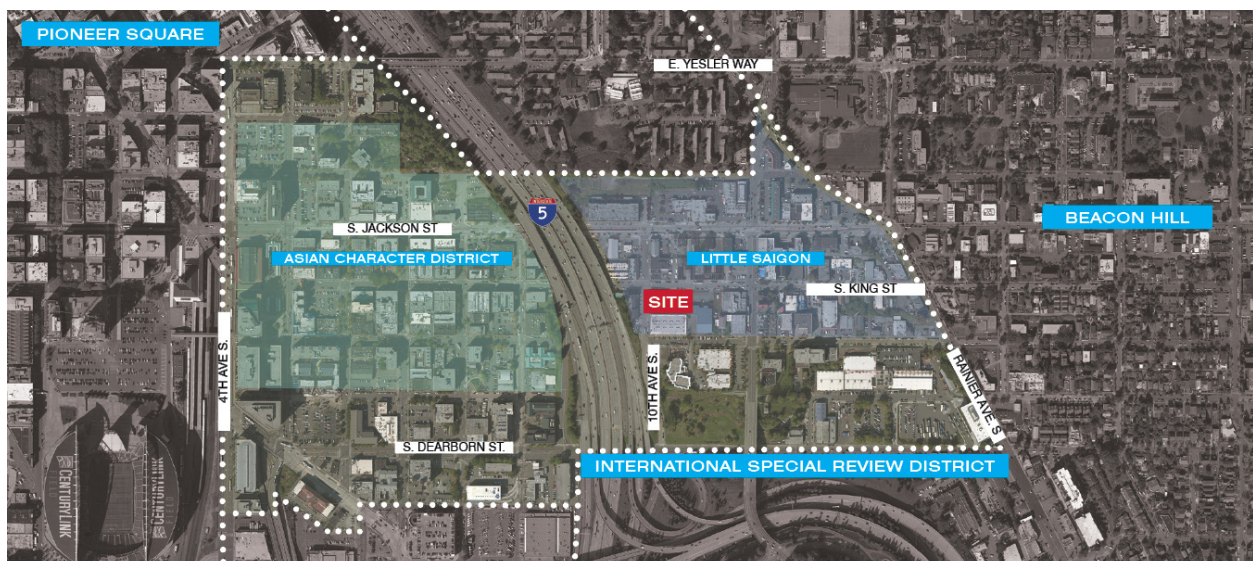


FIGURE 1.1b: International Special Review District Map



FIGURE 1.1c: Little Saigon Neighborhood Map

The Seattle municipal code also allows, according to section **23.66.032**, the owner of a property within the ISRD to apply to the Director of Neighborhoods for a determination as to the historic status of the building. This determination is to determine whether or not the project is a significant contributor to the architectural or historic character of the neighborhood. In order to make this determination the Director of Neighborhoods should determine whether or not the goals that were previously established in **SMC23.66.302** apply to the building that is in question. It should also be determined whether the building had previously been designated as historic or a key building within the district and/or whether it is listed in the National Register of Historic Places. The current state of the building should also be taken into account, which also includes an analysis of the integrity of the building, state of repair or maintenance, and the possible useful life of the existing structure. This analysis should determine the relevance of the building in question to the neighborhood as well as its designation as a historic property.

This historical property report is being submitted to the ISRB as part of the briefing package for the 1005 South King Street project being proposed by d/Arch on behalf of King Property Holdings, LLC in order to demonstrate that the current existing conditions are not historic or a significant contributor to the character of Little Saigon or the International district as a whole and that demolition is appropriate for the existing structure.

1.2 METHODOLOGY

This Historical Property Report is being developed, researched, and written by d/Arch LLC. by request of King Property Holdings, LLC. This report is being written in October of 2018 on the properties 1005-1001 South King Street. This report is being written based on visual inspections of the interior and exterior of both properties to observe the current conditions of the projects, research on the background, and histories of both projects as well as the International Review District as a

whole. Research was done based on relevant documents that were provided by the Seattle Department of Construction and inspections Public Resource Center and archives. Other research that is being presented in this report is found through information that is provided on Internet pages such as:

- <https://www.seattle.gov/neighborhoods/> (Seattle Department of Neighborhoods)
- <https://ethnicseattle.com/> (Seattle Asian Heritage Organization)
- <http://encyclopedia.densho.org/> (Information on WWII internment)
- <http://www.historylink.org/> (online encyclopedia of Washington state history)

Photographs both of current and historical conditions are provided in the appendix of this report (see figures on page ii). Relevant and useful reference documents are also provided in the appendices of this report. All current building condition photographs provided were photographed by d/Arch in October 2018. All other photos are credited as necessary.

SECTION 2 : PROPERTY DATA

2.1 PROPERTY DATA: 1001 SOUTH KING ST.

BUILDING NAME: (FORMER) RISING PRODUCE

ADDRESSES: 1001 SOUTH KING ST. SEATTLE, WA 98104

LOCATION: INTERNATIONAL REVIEW DISTRICT (LITTLE SAIGON)

ASSESSOR'S FILE NUMBER: 920604-0665

LEGAL DESCRIPTION: LOT 50, BLOCK 11, BALLARD PARK ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE(S) 80, IN KING COUNTY, WASHINGTON, EXCEPT THE WEST 15 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 206194 FOR WIDENING OF 15TH AVENUE NORTHWEST, AS PROVIDED BY ORDINANCE NUMBER 52039 OF CITY OF SEATTLE.

DATE OF CONSTRUCTION: ca. 1915

ORIGINAL/PRESENT USE: GARAGE / VACANT

ORIGINAL/PRESENT OWNER: LYON'S GARAGE / KING PROPERTY HOLDINGS, LLC

ORIGINAL DESIGNER: UNKNOWN

ZONING: DMR/C 75/75-170

PROPERTY SIZE: 6000 SF

BUILDING SIZE: 50' x 114' (5700 SF)

2.2 PROPERTY DATA: 1005 SOUTH KING ST.

BUILDING NAME: SEATTLE NAILS SUPPLY

ADDRESSES: 1005 SOUTH KING ST. SEATTLE, WA 98104

LOCATION: INTERNATIONAL REVIEW DISTRICT (LITTLE SAIGON)

ASSESSOR'S FILE NUMBER: 920604-0665

LEGAL DESCRIPTION: LOT 49, BLOCK 11, BALLARD PARK ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE(S) 80, IN KING COUNTY, WASHINGTON, EXCEPT THE WEST 15 FEET THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 206194 FOR WIDENING OF 15TH AVENUE NORTHWEST, AS PROVIDED BY ORDINANCE NUMBER 52039 OF CITY OF SEATTLE.

DATE OF CONSTRUCTION: ca. 1914

ORIGINAL/PRESENT USE: GARAGE / SEATTLE NAILS SUPPLY

ORIGINAL/PRESENT OWNER: LYON'S GARAGE / KING PROPERTY HOLDINGS, LLC

ORIGINAL DESIGNER: UNKNOWN

ZONING: DMR/C 75/75-170

PROPERTY SIZE: 6000 SF

BUILDING SIZE: 50' x 114' (5700 SF)

3 ARCHITECTURAL DESCRIPTION

3.1 LOCATION AND NEIGHBORHOOD CHARACTER: INTERNATIONAL DISTRICT & LITTLE SAIGON

The properties are both located within the Little Saigon neighborhood of the International District. This locates them within the International Special Review Board's jurisdiction but is located outside of the Asian character core of the Chinatown section of the International District. This means the projects built here are not subject to the codes relating to the Asian aesthetic character for the buildings. The surrounding area directly adjacent to the site is mostly composed of small businesses that are in various states of poor condition. There are also several empty lots on the same block. Across the street there is a newly constructed mixed-use multi-family building that is currently under construction. There are several local landmarks on the block as well, including; the Lucky An Dong (a local Chinese herb market and grocery), the Summit Public School (small college prep high school), the Chinese Southern Baptist Church, as well as the Seattle branch of the Nichiren Shu Temple (a Buddhist temple in the neighborhood). The newly remodeled Leschi house is another recent multifamily project in the area.

Outside of the adjacent intersection and this block of South King Street there are several Asian owned restaurants that include several Thai, Laotian, Vietnamese, and Chinese restaurants. There are also several of the district's more famous Asian markets

in the surrounding blocks. These include the Hau Hau Market, the Ding How Center, Lam's Seafood Market, Dong Hing Market, and the Viet-Wah supermarket. The Viet-Wah being the most famous among the markets in the district and is considered to be a key project for the establishment of the Little Saigon neighborhood. With the exception of the Leschi House and the new construction across the street, all of the surrounding projects are old buildings and are in need of maintenance.^{7,8,15}

3.2 SITE

The site was originally composed of two properties that bisect the current site into two equal properties but has since been combined into a single parcel. The site measures 100 feet along South King Street and 119 feet along 10th Avenue South. Each individual property



FIGURE 3.1a: 1005 Parcel Map

Source: KCGIS Center Parcel Viewer

<https://gismaps.kingcounty.gov/parcelviewer2/>

7. "Little Saigon"

8. "Little Saigon"

14. Heather MacIntosh

is 50 feet by 119 feet. The property line has expanded since the original construction of the building. The alley behind the building has been condemned and the property line has been extended from 114' to include half of the alley. The site is a corner lot which neighbors an empty lot to the east and an old office space directly to the south and shares the rear alley with the site. The office space is currently occupied by the Fa Sheng Temple (a Buddhist temple that is run by American Seattle Buddhist Association) as well as Zeroplus (a small architecture office). Across the street on 10th Avenue South is the Chinese Southern Baptist Church and across South King Street is an Allstate Insurance office. Diagonally across both King and 10th is a new 6 story mixed use building that is currently under construction. The site itself is basically flat along 10th Avenue South but has a significant slope along South King Street. The South King Street side of the property slopes down towards the west with a difference of 6.34 feet at each corner. Both 10th Avenue South and South King Street have pedestrian sidewalks.^{5,6,8,18}

The two buildings are directly connected via a party wall but through their lifetime have acted as both singular and seperated building uses. The most recent seperation of these two properties occured during it's time as Rising Produce. The building was separated when Seattle Nails Supply moved into the 1005 South King Street section of the building in 2011.

3.3 BUILDING EXTERIOR DESCRIPTION & CONDITION

3.3.A 1001 SOUTH KING STREET

The first project is a single story building located at the South King Street and 10th Avenue South corner. The building is a rectangular form that measures 50 feet (on King Street) by 114 feet (on 10th Avenue). The building has a concrete structural system and a concrete foundation. The exterior construction of the building is framed masonry walls with a wood trussed flat 3-ply tar roof.

The main facade and entry of the building are located along South King Street and facing north. The main entry facade has been heavily altered since the building was originally constructed. Originally the entry into the facade was a large barn door designed to accept deliveries by truck. The facade was heavily glazed with large tall windows that spaned the entire facade. The facade also had a raised section that was utilized for the signage for the building. The facade has since removed almost all of the glazing from the facade and also no longer has the large entry garage doors. The brick clad front facade has been covered with a coating of large but thin concrete panels and plastered over. The design detailing at the base of the facade have also been removed in favor of a flat facade with no detailing. The elevated jog in the facade that was utilized for signage has been removed. The front entry is a tall black storefront with a double door that is the main entry into the building. The facade also has a small secondary storefront section but it seems as if it has gone unused, except as a second door, for years and has been sealed and painted over for at least the last 10 years of the building's lifespan. The signage for the

5. Small Commercial
6. Small Commercial
8. "Little Saigon"
18. "Parcel Viewer"

building was until recently a printed banner that has been applied to the wall but has been removed since the building has become vacant.

The front facade is in poor condition and is in need of maintenance. The facade has been painted over several times with colors that do not match the colors of the plastered finish and is unevenly painted across the base of the building and around seven feet up the wall. The unused smaller storefront has been painted over and does not appear to have been maintained. The lettering from the signage of the previous owners is still visible and the material has been damaged by water. The facade has also been vandalized by graffiti that has not been painted over as of writing this report. The glass on the main front entry storefront has been broken out in multiple places and has, as of the writing of this report,

not yet been repaired.

The side facade is far more similar to the original layout but is more utilitarian. The west facade of the building is composed of a series of punched windows that are evenly spaced down the facade of the building. Each punched window is equally sized except the window at the corner which is larger. There was also a former delivery door located towards the south of the building that has been removed and converted to a service door with steps leading into the raised entry. The original delivery door frame still remains and outlines the newer service area but is now clumsily boarded up and unsealed to the outside. While the original windows still remain on the facade, they have, with the exception of one, been painted or boarded over and are no longer functional. The windows have been in this state for at least a decade according to views of the building taken



FIGURE 3.3a: 1001 S. King Street (undated)

Source: Small Commercial - King County Assessor, Seattle, Washington



FIGURE 3.3b: 1001 S. King Street (Oct. 2018)

since 2008.

The masonry that finishes the wall has fallen into disrepair due to lack of maintenance and vandalism. There is multiple large cracks in the wall as missing bricks and broken bricks in many places in the wall. The wall has been painted gray but the paint has been work off in several places. The lower half of the facade has been painted a bright orange that does not continue to any of the other facades or the building and is not painted to a consistent level on the facade. The facade has also been covered with various graffiti that has not been covered as well as the old lettering from the previous owners near the corner of the building. The wood that is present on the facade as part of the assembly on the service entrance is also in very bad condition. See *Appendix A.1 for exterior condition photos.*

3.3.B 1007 SOUTH KING STREET

The second project is located directly to the east and connects via party wall to the first project and during some point's in the two project's histories were joined together into a single project and later divided again. The building's measurements are identical to the adjacent building at 50 foot by 114 foot rectangular form. The building is another 14 foot single story building that is composed of a front facade and masonry structural wall and a concrete foundation. The roof as also a truss supported 3 ply tar roof. The building is structurally supported by 8 main columns.

The front facade is the only major facade of the building because originally the building had a neighbor in the property next door which has since been removed, making this the only facade that is not blank. The

facade has gone under a complete redesign since it was originally constructed and none of the original character of the facade has been preserved or is even recognizable from its current state. The original facade was, like the original design of the adjoining property, mostly composed of large glazing along the facade. This property was also designed to be a warehouse space and as such, the main entry was a large scale barn door that was utilized to accept deliveries by trucks into the building. The building also originally was finished with wood, which distinguished this property from the adjoining property and created a distinct character from that building. The building was eventually merged into a single building where the two properties were indistinguishable as separate buildings. When this happened the facade was flattened out and finished with the same concrete paneling that was added

to the adjoining property and painted gray to create continuity with the other property. The windows were completely removed and the garage door was replaced with a modern garage door. New ribbon windows were added to the facade. The windows are located in the same places but are considerably reduced in size from full height windows to 1-2 foot windows and placed at one level that extends across the facade. Originally the parapet of the building was higher than the adjoining building, but during the major facade renovation it was evened out with the neighboring property so the two facades read as one with only a small jog in the facade to indicate the two buildings were separated.

More recently the garage door has been covered and initially it was narrowed to a significantly reduced size garage door and expanded into a larger scale door again. A small



FIGURE 3.3a: 1007 S. King Street

Source: Small Commercial - King County Assessor, Seattle, Washington



FIGURE 3.3b: 1007 S. King Street (Oct. 2018)

door into the building was also added next to the delivery door. The newest renovation has removed the garage door completely and replaced the door with a glazed storefront when the building was converted into “Seattle Nails Supply”. The conversion of the building also saw the color of the building change to a two tone brown, with a dark brown below the window line and a lighter brown above the windows. The frame around the storefront is also the darker brown the parapet cap has also been painted the dark brown to further differentiate the project from the building next door. A small section of the facade at the far east of the facade has been built out slightly. Large signage has also been added to the facade for the “Seattle Nails Supply”. The small door that had been added was originally a glass door and has been since replaced with a metal door.

Since the business had been more recently changed the front facade is in better

condition than the adjoining building. The painting is uneven and patches of paint are placed in odd parts of the facade facade has been the victim of vandalism. The section of the ribbon window east of the storefront has been painted over for years and recently the west ribbon section has been postered over and is no longer usable as a window.

The east facade of the property, which is now exposed because the neighboring lot is currently vacant, remains relatively unchanged. It is primarily a flat brick wall with almost no significant features aside from a row of small windows. The wall has four windows that are equally spaced towards the center of the facade. They are thin windows with arched tops and bricks over the windows. Signage has also been added to the wall at the north side of the facade. These windows are all covered or painted over leaving them unused at this point. These windows have been blocked by elements on the interior that have been built in

front of them. The brick wall itself is in relatively poor condition with broken and cracked bricks all over the wall. The grouting is now multiple colors ranging from light gray to black. The wall has also been painted over multiple times with at least four different paint colors (light red, dark red, light gray, and dark gray) on top of the exposed original brickwork color. The wall has been relatively unvandalized. *See Appendix A.1 for exterior condition photos.*

3.4 BUILDING INTERIOR DESCRIPTION & CONDITION

3.4.A 1001 SOUTH KING STREET

1001 South King Street is now a vacant space that is composed of three smaller spaces organized around one large space. In the front of the building there is a small office

that has an exit onto the street. This space is accessed using the small door that is located next to the main storefront of the building. The office also has a large two panel window, fitted with one-way glass, into the main space of the project as well as a door into the space. This area is carpeted and is elevated one step off the main floor level. The rear of the building, to the south, there are two spaces that are separated by a hallway with an exit to the rear alley of the project. The space at the south-west corner of the building is a metal enclosure with a large sliding metal door and vinyl strip curtain dividers behind the door. This space was originally designed for refrigeration but is no longer in operation. Currently the space is empty and open. The south-east space is occupied by restrooms. The main space has an open roof structure that sits on the columns that are embedded into the exterior wall and



FIGURE 3.4a: 1001 S. King Street Interior Photo (Oct. 2018)

party wall that is shared with the neighboring property, Seattle Nails Supply that is the neighboring property. The pillars at the party wall are supported by angled supports that land around ten feet from the wall. In the main space, the ramps, that were utilized by delivery drivers, still remain built-up from the concrete on the floor of the building.

The poor condition of the exterior of the project are reflected and evident on the interior. The main floor space is unfinished as well as the two rear spaces. The former rear delivery door, that had been boarded up on the west facade, is not sealed completely and is full of holes to the exterior of the building some caused by damage and others through poor construction. The brickwork, which continues from the exterior to the interior, is cracked and broken in many spaces. The white paint that covers the interior brickwork is flaking off or

discolored in many places. Many places on the walls are sealed using large metal plates that are bolted to the walls to patch them where damage has occurred. See *Appendix A.2 for interior condition photos.*

3.4.B 1007 SOUTH KING STREET

The interior of the 1007 South King Street is currently occupied by Seattle Nails Supply. The space is organized around a large shopping area that covers most of the square footage of the building. This area is open and the ceiling structure, insulation, and duct systems are visible above the space. The structure and roof systems are painted black to make them less visible to the public. The east side of the interior space is built up by one step and is broken into several different spaces that are each being utilized for storage,



FIGURE 3.4b: 1007 S. King Street Interior Photo “Seattle Nails Supply” (Oct. 2018)

additional merchandise, and styling areas. These additional spaces have been built up in front of the windows that had been boarded up at the east side of the building. There has been an additional wall built at the south of the building which separates the main space from the back storage. The wall does not connect to the ceiling and is not structural. The rear space is currently being used as a storage space for inventory. The main entry still has the garage door over the main storefront that was on the facade earlier in the project's history. The entry into the building is located at the main cashier desk. There is a series of rooms behind this desk including a main office and restrooms. These spaces do not reach the roof of the property and each have its own ceiling that are currently being used for storage.

Seeing as this is a currently operating business the interior has been well maintained and most of the damages that are visible on the exterior of the property are not visible or covered in the interior of the space. See *Appendix A.2 for interior condition photos.*

3.5 DOCUMENTED BUILDING ALTERATIONS

The building has a multitude of documented alterations to the original design that have changed the building significantly since it's construction. These alterations are based on the available documents archived in the Microfilm Library of Seattle Department of Construction and Inspections (SDCI) as well as documents available on the SDCI's Online Permit and Property Records search website. Permits with no descriptions of the work

performed are marked with "n/a". ¹⁹⁻⁴⁵

<u>Year:</u>	<u>Number:</u>	<u>Description:</u>
1902	14155	Move from 406-16 main
1914	138218	Building Constructed
1914	133191	n/a
1914	136369	n/a
1915	138216	Building Constructed
1922	211938	n/a
1952	131189	n/a
1952	413595	Repair an existing bldg.
1952	41041	Alterations to existing building
1953	418537	Alterations to existing building
1963	506830	Enclose existing boiler wt. partition walls & occupy as laundry
1963	B21149	Wicks water tube Boiler
1963	B21150	Gas oil burner
1967	521383	Alter por. existing bldg. & reside
1967	26391	2 gas unit heaters
1969	534845	Erect & maintain 2 signs
1969	533781	Alt. Exist. store front & bathroom
1969	533797	alt.por.exist.bldg. & occupy as auto.repair garage
1974	553729	Alter Existing Bldg-per plans & Occupy as Electroplating shop
1974	553729	alter exist. bldg. e.1. Worksheet Filed
1974	36849	Boiler
1974	541710	wire as per plans (application and

19-45. City of Seattle

		electrical permit)
1974	541710	Wire per plans
1989	06248	Application and Permit for Refrigeration
2000	n/a	Tenant or ADU address request form / new signage
2011	6290906	Construct interior alterations
2011	6300168	Wire light switches
2011	6293892	Install new glass entry door
2011	6300168	Electrical permit display showcases installed
2011	6296327	Mechanical permit install (1) new furnace and related ductwork
2012	6307336	Sign/billboard awning permit install signage
2012	6307336	Install illum wall sign - SEATTLE NAILS SPA SUPPLY

4 SIGNIFICANCE

4.1 HISTORIC NEIGHBORHOOD CONTEXT

The International District (ID) within the city of Seattle is designated as the Asian cultural hub of the city. The ID is home to the city's Chinatown, Japantown, and Little Saigon areas.

The International District was initially established in the early 1920's by the growing Chinese population who had immigrated to the city looking for work. It was during this time that Chinatown was first established near 2nd Ave but relocated to its current location after a road extension forced the population to move. After the Chinese, the next group that moved into the district was the Japanese who Japantown (Nihomachi) just to the north of the newly established Chinatown. During the 1940's Japantown was decimated by the US



FIGURE 4.1a: South Jackson Street in Seattle's Nihonmachi, or Japantown, c. 1920s

Source: Museum of History & Industry, PEMCO Webster&Stevens Collection, number 83.10.1775



FIGURE 4.1b: Little Saigon signage
Source: Ethnic Seattle, Phoebe Poon

government's policy of Internment of Japanese during World War 2 and the result was many of this population's businesses and homes disappeared from the neighborhood. The third population to arrive and establish themselves in the neighborhood, was the Filipino community.

The ID was put in danger during the mid-60s with the city's decisions to build up Interstate-5, which bisected the neighborhood, and the construction of the Kingdome directly to the west. Both of these projects required the removal of many businesses and homes in the ID and resulted in a steep decline in the population and business of the neighborhood. In response to this danger the remaining population of the ID began to lobby to retain the district.^{1,9,11,12,13,14,15}

The Neighborhood was first officially declared as an established neighborhood in the city in 1973 as the result of the lobbying. The International Special Review District and review Board were also established in order to ensure the maintenance and retention of the neighborhood's characteristics and ensure the health of the neighborhood through the review

1. Chin, Doug
9. "Chinatown-International District, Seattle"
11. Walt Crowley
12. NPS.gov.
13. Levi Pulkkinen.
14. Heather MacIntosh

15. Mayumi Tsutakawa

of any new construction within the district. It is also designed to preserve and promote the original Asian character and heritage of the district.¹¹

The Vietnam War of the 1980's brought with it Vietnamese refugees that came to the Seattle fleeing the war after the fall of Saigon. This community settled in the area located east of Interstate-5 which would become Little Saigon and the hub for the Vietnamese population of Seattle.^{7,8,11}

4.2 BUILDING HISTORIES

The two properties, 1001 South King Street and 1005 South King Street have gone through many transitions in uses and alterations to the buildings' interiors and exteriors since their original construction. For periods of

their lifespan they have acted as separate buildings with wholly distinct uses while at others they act as a single building. The ages of these buildings has made documentation of ownership and uses difficult to research.

1001 South King Street was originally constructed in 1915. 1005 South King Street was originally constructed in 1914 and in early drawings and forms is referred to as 1007 South King Street. These properties were originally built as a singular garage space that was constructed in 1914 and 1915. In Polk City Directory of 1916, the earliest documentation which identifies the use of the building, the building is identified as Lyon Garage. The Lyon Garage was a single garage space with a capacity for 65 cars. The building was originally built without power. The earliest documented photo of the building has the

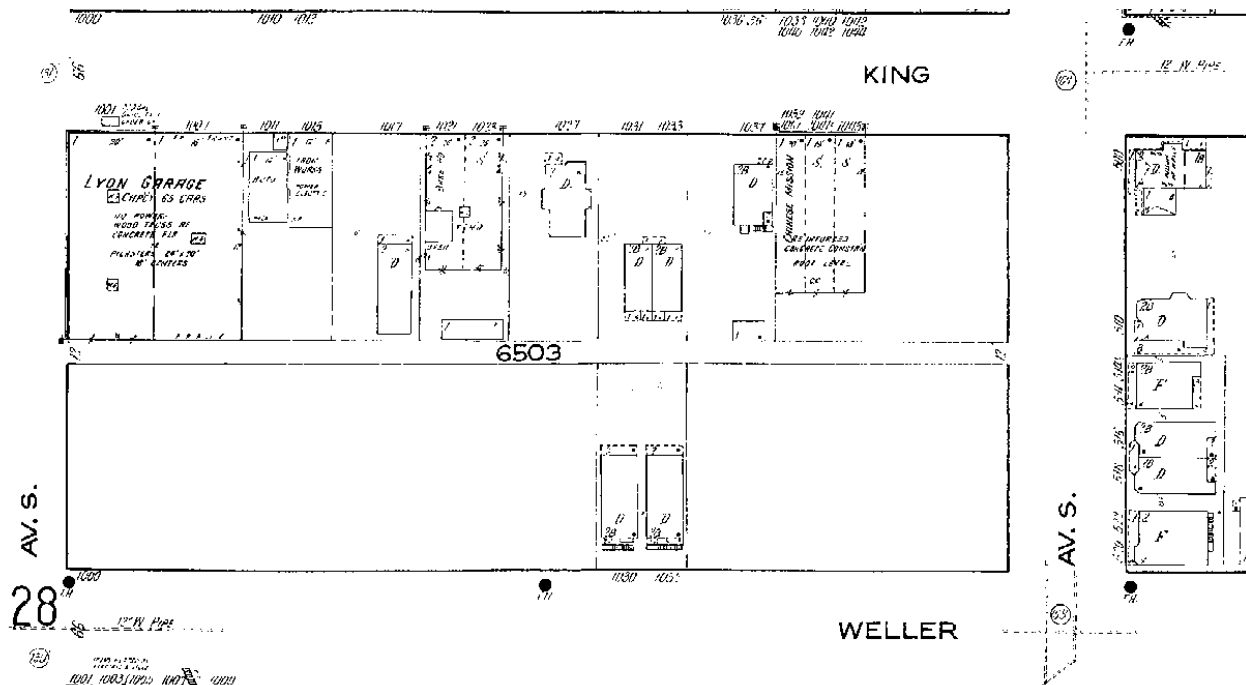


FIGURE 4.2a: Sanborn maps, King County (1916)
Source: Sanborn Map Company, to 1950 Vol. 1, 1916, 1916.

- 7. "Little Saigon"
- 8. "Little Saigon"
- 11. Walt Crowley.

signage reading as “Transportation Guarantee Co. Ltd.” and was also indicated as a garage space. Originally the interior of the space was composed of a large open space with a corner office located at the north-east corner of the 1001 property. Originally the plans also show a bay of structural columns through the center of the 1001 space to support the original wood trusses.^{17,19,20,21}

Sometime in the late 1930’s the building was transitioned into Pacific Fruit and Produce Co. Inc. Garage. and Dlr. service department which occupied both properties. This was the first time in the building’s history it was utilized as a grocery store in it’s history but still remained as a garage space. The name also suggests it was used as a auto service shop as well as a garage. Unfortunately there are no plans of the building during this time to confirm the exact uses of the building during this time.

There are also no permits to reference for this time to describe the exact work done to the building.^{10,45}

The next available plan documentation of the building is when the building was being utilized as a pattern shop in 1952 under the ownership of Western Gear Works. Sometime between it’s use a pattern storage and shop and it’s original garage program, the office space in the 1001 property was removed. During this period both sides of the property were being utilized for pattern storage with a small pattern shop built into the 1001 property adjacent to the alley. This entailed that an interior wall was constructed at the last column bay of the building to create the space. During this period the two properties were joined by removing the existing filler wall across from the garage entrance on 10th Avenue South. Between the original garage space and the pattern storage



FIGURE 4.2b: 1001-1005 S. King Street (undated)

Source: Small Commercial - King County Assessor, Seattle, Washington

- 10. Polk City Directory
- 17. Sanborn Fire Insurance Map
- 19. City of Seattle
- 20. City of Seattle
- 21. City of Seattle
- 45. Plans from Seattle

space the center column bay in the space has been removed and posts were added to support the pilasters at the party wall between the two properties. The interior was changed again in 1953 when the pattern shop took over the entirety of the 1001 property side of the project. During this time the rear space, being used for as the pattern shop, was removed. The elevation of the alley was also altered from the original arched windows and arched door with window above. The windows on the elevation were changed into larger wired security glass and the door was swapped out for a smaller more utilitarian door. A small window was also added to the rear restroom space which appears at the east side of the alley facade.

22,23,45

Depending on the time in which the transition of ownership to Western Gear Works took place, it may have been involved in the manufacturing push during World War 2 as storage space. However there is no documentation present that places the usage of the building in the hands of Western Gear Works before 1952 which would place it outside the time line of the World War 2 manufacturing build-up. During the 1950's the Western Gear Workshop was the largest producer of gears in the west and headquartered in Lynwood.^{22,23,45}

After its time as a pattern shop the next transition the building had was into an industrial laundry space owned by International Laundry in 1963. The entire building was again utilized by that single purpose. The laundry saw a few changes to the interior of the building and to the exterior. At the front facade a new small secondary door is added next to the garage door. The wall that had been added

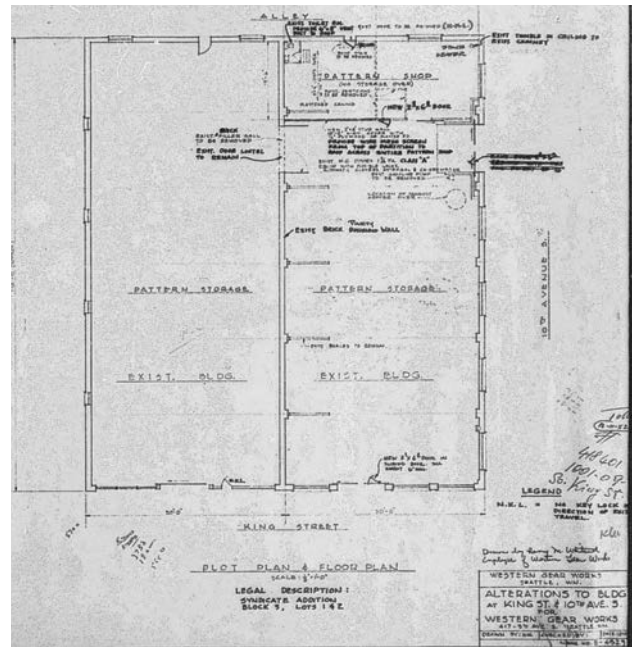


FIGURE 4.2c: 1001-1005 S. King Street pattern Shop plans (dated 12/11/1952)

Source: Seattle Department of Construction and Inspection, Microfilm Archive

for the pattern shop at the back of the 1001 and removed later, has been re-added to the project and now serves as a supply space. Two rear space has also been added to the 1005 property as well. These spaces are for the boiler room and the toilet. The only other interior changes aside from the laundry machinery was to create a door that connects the 1005 and 1001 properties through the party wall at the north side of the building.^{22,23,45}

In 1967 the building was again transitioned from the laundry space into two separated uses. The 1001 space was transformed into a new garage space that are noted on the plan to specifically house “motorized golf carts”. The 1005 space was converted into a restaurant supply store. During

22. City of Seattle

23. City of Seattle

45. Plans from Seattle

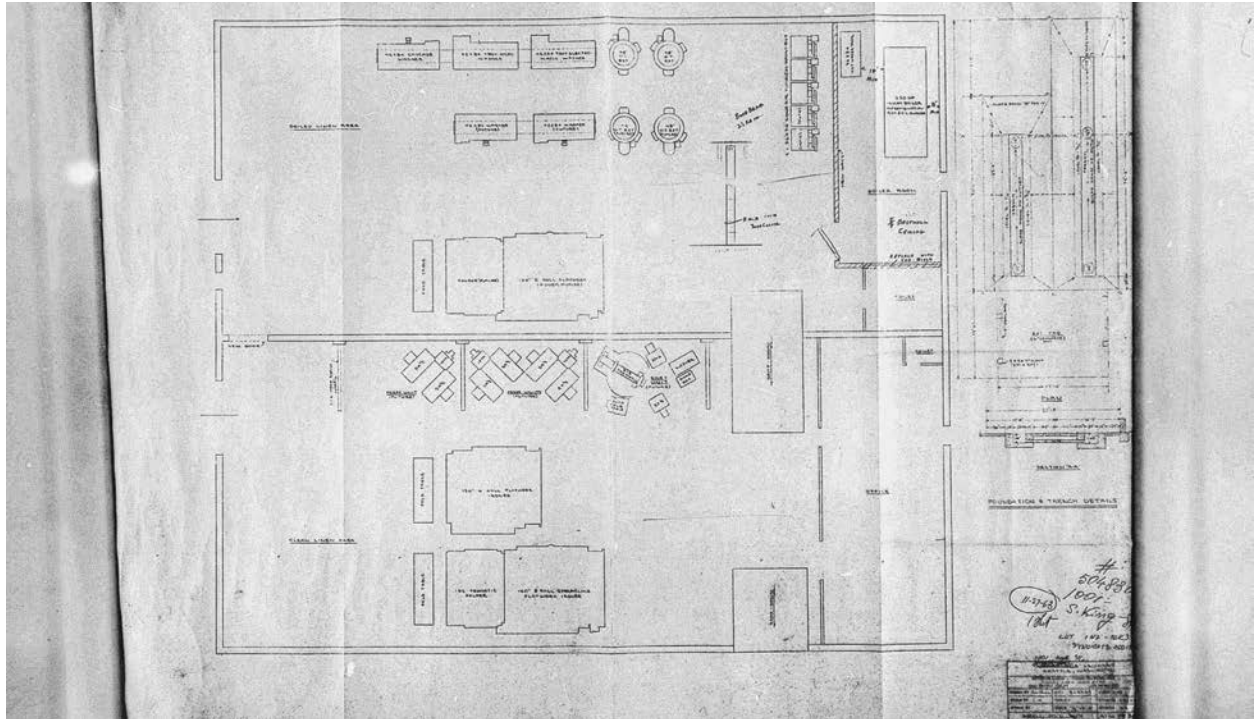


FIGURE 4.2d: 1001-1005 S. King Street Laundry Plans (dated 11/27/1963)
 Source: Seattle Department of Construction and Inspection, Microfilm Archive

this period of the building’s life the party wall was again sealed to separate the two spaces. The 1005 space had new office spaces added at the north west corner of the building. The broiler room has also been removed from the rear of the building. During this time the front facade saw a total remodeling from it’s original configuration. The windows on the front were removed and the facade was evened out and refinished to read a singular building. Ribbon windows were also added to the 1005 side of the property.^{5,6,24,45}

1969 saw the 1001 side of the building change from being a garage into a Corroborator shop known as Corroborator Specialty. During this point the rear space was converted into three spaces; a lunch room, a corroborator cleaning room, and a generator shop. A new

space was also added to the main space adjacent to the center of the party wall. This space was used as a corroborator shop while the main floor was a garage and work area.^{32,45}

The next and most significant transition to the building took place in 1974 and again united the building into a single function. The building was purchased by Chromium Inc. an industrial hard chrome plating company. The plans were totally altered from the previous layouts. The garage space and supply store are again combined into a single building and converted into an electroplating shop. The main area of the 1001 property is converted into an anodizing area and broken into several different spaces. There is a lobby area at the main garage door and secondary door on the main facade which leads to a hallway that

5. Small Commercial
 6. Small Commercial
 24. City of Seattle
 32. City of Seattle
 45. Plans from Seattle Department

spans the length of the building to the back area which remains but has been converted to changing rooms. There are now three chemical storage rooms off the main hallway that abut the party wall. The fill wall across from the garage entry off of 10th Avenue South is once again removed to connect 1001 to 1005. ^{29,31,33,45}

Significant alterations were also made to the 1005 property as well during this time. The office area and lunch room remain from earlier iterations of the building and a new boiler room has been added adjacent to the lunch room. A new hallway has been constructed that leads from the lobby space diagonally to the party wall and continues parallel to the back of the space. The main space is now walled off and has been converted to a bright plating room. The bright plating room also has a few

auxiliary spaces adjacent to the lobby. These spaces include a cyanide storage area and a laboratory space. ^{29,31,33,45}

This stage was the longest single use for the building over the course of the building's lifespan (26 years) since it's original use as a garage and would not transition again until 2000. However, during the property's time as an electroplating shop for Chromium Inc. it was discovered that metal shavings from the plant had contaminated the soil. This dictated that, in 1997, the owners remove the soil of the alley down to the layers of clay underneath the soil. This effectively removed the contamination cause by the metals but uncovered that the soil had been contaminated by trichloroethylene which is thought to have been cause by a spill at some point. Though contaminated, the soil

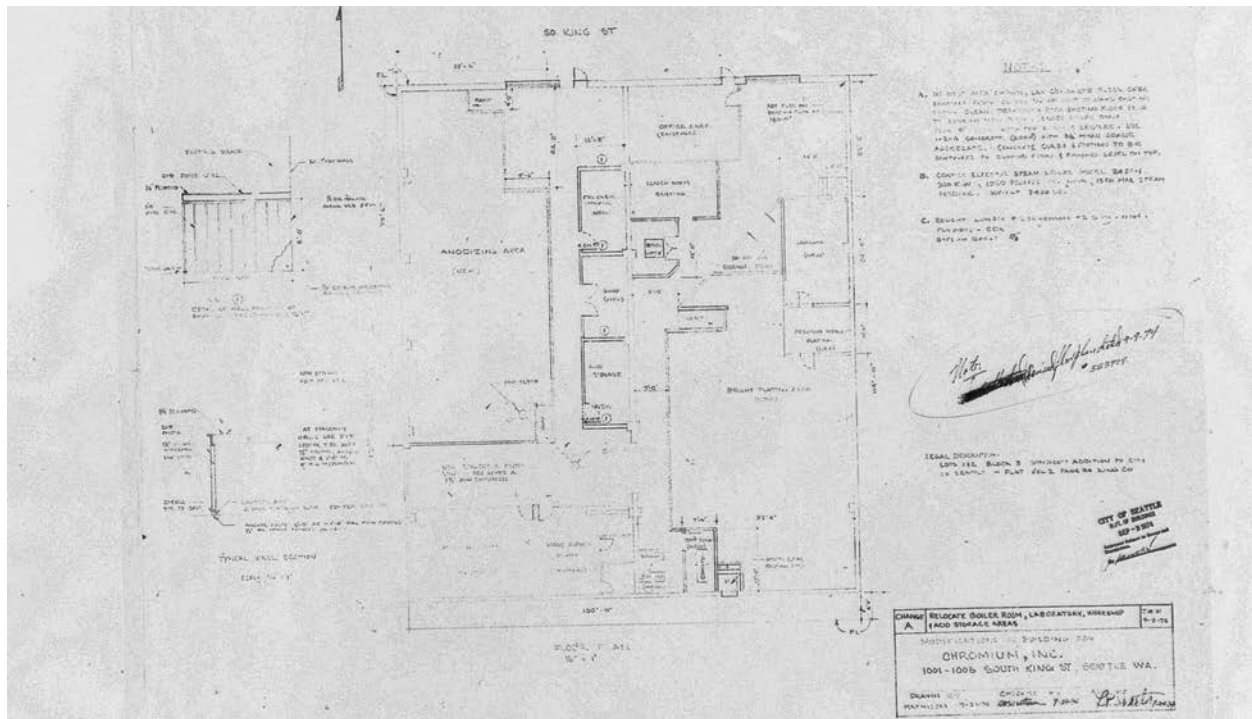


FIGURE 4.2e: 1001-1005 S. King Street chromium Inc. Plans (dated 09/09/1974)

Source: Seattle Department of Construction and Inspection, Microfilm Archive

- 29. City of Seattle...
- 31. City of Seattle...
- 33. City of Seattle...
- 45. Plans from Seattle Department...

was deemed as not a current threat to human occupation so it remains “awaiting cleaning” according to the “Cleanup Site Details” by the State of Washington’s Department of Ecology.^{3,4,2}

The most recent stage of the 1001 building was developed by Rising Produce into a small grocery store which, at the time of it’s initial development occupied both the 1001 and 1005 properties. This transition saw almost all of the interior changes by Chromium Inc removed from the building and almost all interior walls were removed from the project. The rear spaces in the 1001 space remained and were converted to a refrigeration unit at the southwest corner and a restroom at the southeast. An open corridor has also been cut between these two spaces and leads to the alley door. An office area has also been added to the building which is accessible from the secondary door on the front facade. A glass

storefront was also added in front of the main garage door.^{36,37}

Finally the space was again split into two uses when the 1005 property was transitioned by King Spa in 2011. The area was converted into Seattle Nails Supply, a commercial building that sells beauty products and remains open to the time of this report. The supply store added a built up area along the east side of the building that are used for displays and beauty stations. An interior wall was also erected to separate the back storage area from the main display floor. Display cases were also added to the main reception and checkout area. Once this transition occurred the connection to the 1001 property was once again sealed. The exterior was repainted to differentiate the 1005 property from the 1001 property, signage was added to the facade for Seattle Nails Supply, and a glass storefront was also added in front of the garage entry door.^{35,37,38,39,40,44}



FIGURE 4.2f: 1001-1005 S. King Street “Rising Produce” (Jun. 2008)

Source: Google Street View, Image Captured Jun 2008

36. City of Seattle...

37. City of Seattle



FIGURE 4.2g: 1001-1005 S. King Street (Oct. 2018)

In 2017 the Rising Produce grocery store closed and since then it was briefly occupied by “Jing de Zhen China and Mahogany Furniture Fair” but has remained unchanged architecturally since the departure of Rising Produce. The only significant alteration to the building is the removal of the garage door from 10th Avenue South, which has been boarded up with wood. Aside from that change both buildings remain as described as of the development of this report.

4.3 HISTORIC ARCHITECTURAL CONTEXT

Both properties are built in a utilitarian style which is consistent with the surrounding commercial structures within the surrounding blocks. Both are single story masonry buildings with a tar roof system that is supported by five wooden trusses. This building does not reflect any significant Asian character or design elements that characterize the district. It also does not have any novel or unique characteristics form an architectural point of view. Most of the historic architectural characteristics of the original building has been removed and the building as it exists now is simply a reflection of the various utilitarian uses the building has served through its lifespan.

- 35. City of Seattle...
- 37. City of Seattle...
- 38. City of Seattle...
- 39. City of Seattle...
- 40. City of Seattle...
- 44. City of Seattle...

4.4 BUILDING ARCHITECTS

There is no information within the research performed on these properties that indicates the original architects involved with the design of the buildings.

4.5 BUILDING CONTRACTORS

There is no information within the research performed on these properties that indicates the original contractors involved with the construction of the buildings.



FIGURE 5.1a: 1001-1005 S. King Street (Oct. 2018)

5 CONCLUSIONS

5.1 EVALUATION OF HISTORIC SIGNIFICANCE

Although the two properties have had a long presence within the Little Saigon Neighborhood the building should not be considered to have historical significance to the neighborhood of Little Saigon or the International District as a whole.

The properties are located outside of the Historic Core of Seattle's International Special Review District because it is located east of Interstate 5 which is the border of the Asian character core. The properties remain unidentified as historic properties by the National Register of Historic places as well as the Livable South Downtown Environment Impact Study (EIS) prior to the rezoning of the neighborhood. The Livable South

Downtown EIS was completed in 2008 and was tasked with investigating the properties within the international district for properties that had not yet been designated as historic but could possibly be added. Neither project nor the property as a whole were named in this report as a project that was to be added to the classification. Both the Livable South Downtown EIS and National Register of Historic Places utilize the same criteria for determining the historical significance of a place. In order to be designated a building must meet four distinct classifications.¹⁶

1. Buildings that have a close association to broadly historically significant events.
2. Buildings that are associated with the lives of historically significant persons or groups.
3. Buildings that embody distinct architectural characteristics related to the building type, era of construction, method of construction,

16. Livable South Downtown Planning Study...

designed or constructed by a notable architect or builder, possesses high levels of artistic or craftsmanship, distinct character that differentiates it significantly from the average structure.

4. Buildings that have or have the potential to contribute knowledge related to the broader history.

For the first criteria, the only truly historic event that the building may have been associated with is the manufacturing build-up during World War 2 because of its use by



FIGURE 5.1b: 1001-1005 S. King Street (Oct. 2018)



FIGURE 5.1c: 1001-1005 S. King Street (Oct. 2018)

Western Gear Works. However, there is no evidence of Western Gear Works occupying the building prior to the early 1950's, which would put it's use firmly outside of the range of this event.²² The plans of the building during this stage of use also indicates that the building was never used as a manufacturing space only as a space for pattern storage and a pattern store. This would mean that if Western Gear Works had purchased the building for reasons related to this event that it would only be tangentially related at best. The building also does not retain any of the elements or

22. City of Seattle...

architectural references of the building during this time.

The building also does not appear to have been associated with the practice of Japanese internment that was prevalent within the neighborhood during this period. The building documentation puts ownership of the building both before and after the war in the hands of Pacific Fruit and Produce Co. and there is no indication of Japanese-American Ownership during any point in the building's history.

The second criteria also does not apply to either property because there is no indication of being associated with any historical figures.

Neither property, either at the time of construction nor currently, embodied any form of unique or novel architectural features to differentiate these properties from the surrounding context or other buildings of the same functional design during this period. The building was built to serve functional services

and the building's character reflected this functionality. The properties have also been significantly altered since being constructed and no longer reflects the original character of the building. The building also does not embody any notable characteristics of craftsmanship or quality and has over the years fallen into disrepair. These factors all contribute to the fact that the building does not meet the standards for the third criteria which relates to the building being architecturally significant.

The properties also does not meet the final criteria for historical designation which is that the building has or may provide to knowledge. This criteria is mostly applied to archaeological sites and this project has no archaeological designation, and therefore does not apply to this property.

5.2 CULTURAL AND SOCIAL CHARACTER



FIGURE 5.1d: 1001-1005 S. King Street (Oct. 2018)

The properties that are being analyzed within this report are purely functional structures that have none of the Asian characteristics that are emblematic of other developments within the International Special Review District. The demolition of this building would not impact the cultural character or architectural character of the neighborhood. *Additional exterior and interior condition photos provided in Appendix A.1 & A.2.*

5.3 EFFECTS OF DEMOLITION

The economic impact of the demolition of this structure would be an overall net positive to the neighborhood. Currently the 1001 side of the property is unused and in disrepair. The new construction proposed is programed to have new commercial spaces that would replace the jobs lost from the closing of Seattle Nails Supply and would bring additional

permanent businesses to replace the space that is currently unused. The new multi-family residential building will also bring new residents to the Little Saigon neighborhood who will patronize local businesses and utilize services within the International Special Review District. The new construction and demolition will also bring construction jobs.

Socially, the current existing properties are a negative influence on the neighborhood from a design perspective. Both properties are utilitarian designs that have no features to enhance the experience of the pedestrians or to encourage a healthy street scape. Due to the state of disrepair and vandalism that these properties are currently in they are not inviting or encouraging for the public to occupy the space. The current projects also have no green areas or planting areas currently. The current projects are also unoccupied during the night and due to the proximity of the properties to



FIGURE 5.3a: 1001-1005 S. King Street (Oct. 2018)

the Interstate 5 underpass this creates security risks for pedestrians during the evening.

The addition of a new multifamily project in this location can resolve these issues that are being caused by the properties that currently occupy these properties. Having permanent residents that occupy the block can enhance security for pedestrians on the block. New construction will also have the opportunity to create a more inviting and walkable pedestrian environment for the public. The new commercial areas at ground level also add new visual interest to the block and create new public spaces to encourage the public to utilize this block more.

New development on this property has the potential to improve the environmental health of the neighborhood. The soil of this property had become contaminated by trichloroethylene (a chemical that is toxic to humans) during the building's time as an Electroplating Shop and was never cleaned since the contamination was discovered. New development has the opportunity to remove the contaminated soil and provide an environmental and health service to the block. *Additional exterior and interior condition photos provided in Appendix A.1 & A.2.*

5.4 ALTERNATIVES TO DEMOLITION

There are no currently no alternatives to demolition with the current development plans.

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APPENDIX A.1 - SITE CONDITION PHOTOS (BY D/ARCH OCT. 2018)



A.1.1



A.1.2



A.1.3



A.1.4



A.1.5



A.1.6



A.1.7



A.1.8

APPENDIX A.1 - SITE CONDITION PHOTOS (BY D/ARCH OCT. 2018)



A.9



A.10



A.11



A.12



A.13



A.14



A.15



A.16



A.17



A.18



A.19

APPENDIX A.2 - INTERIOR CONDITION PHOTOS (BY D/ARCH OCT. 2018)



A.2.1



A.2.2



A.2.3



A.2.4



A.2.5



A.2.6



A.2.7



A.2.8

APPENDIX A.2 - INTERIOR CONDITION PHOTOS (BY D/ARCH OCT. 2018)



A.2.9



A.2.10



A.2.11



A.2.12



A.2.13



A.2.14

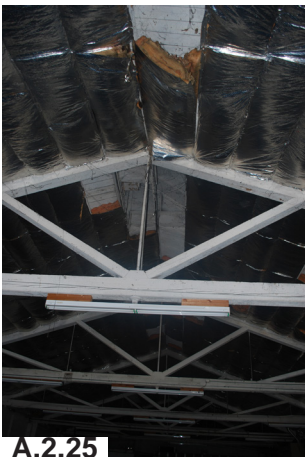


A.2.15



A.2.16

APPENDIX A.2 - INTERIOR CONDITION PHOTOS (BY D/ARCH OCT. 2018)



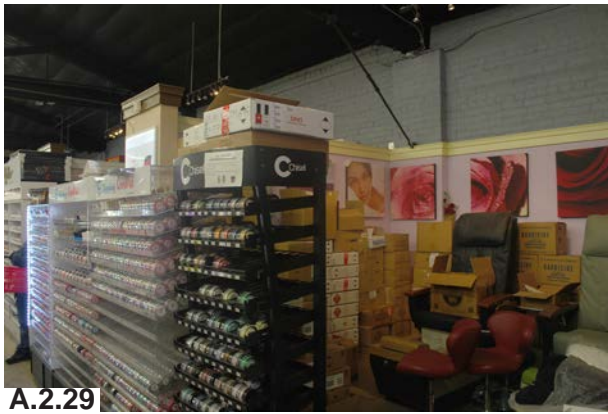
APPENDIX A.2 - INTERIOR CONDITION PHOTOS (BY D/ARCH OCT. 2018)



A.2.27



A.2.28



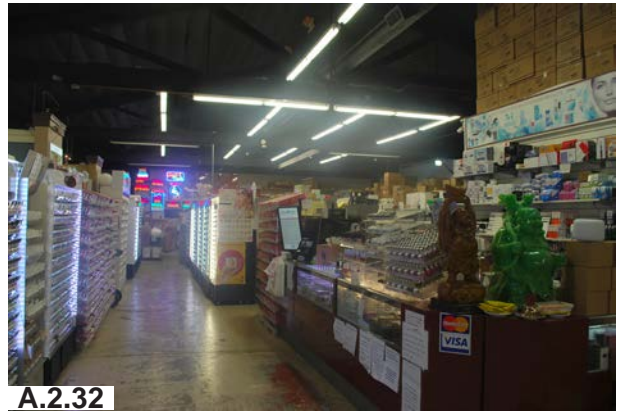
A.2.29



A.2.30



A.2.31



A.2.32



A.2.33



A.2.34

APPENDIX A.2 - INTERIOR CONDITION PHOTOS (BY D/ARCH OCT. 2018)



A.2.35



A.2.36



A.2.37



A.2.38



A.2.39



A.2.40



A.2.41



A.2.42



A.2.43



A.2.44



A.2.45

**APPENDIX B - SUBMITTED PLANS AND TECHNICAL DRAWINGS
(SDCI MICROFILM ARCHIVE)**

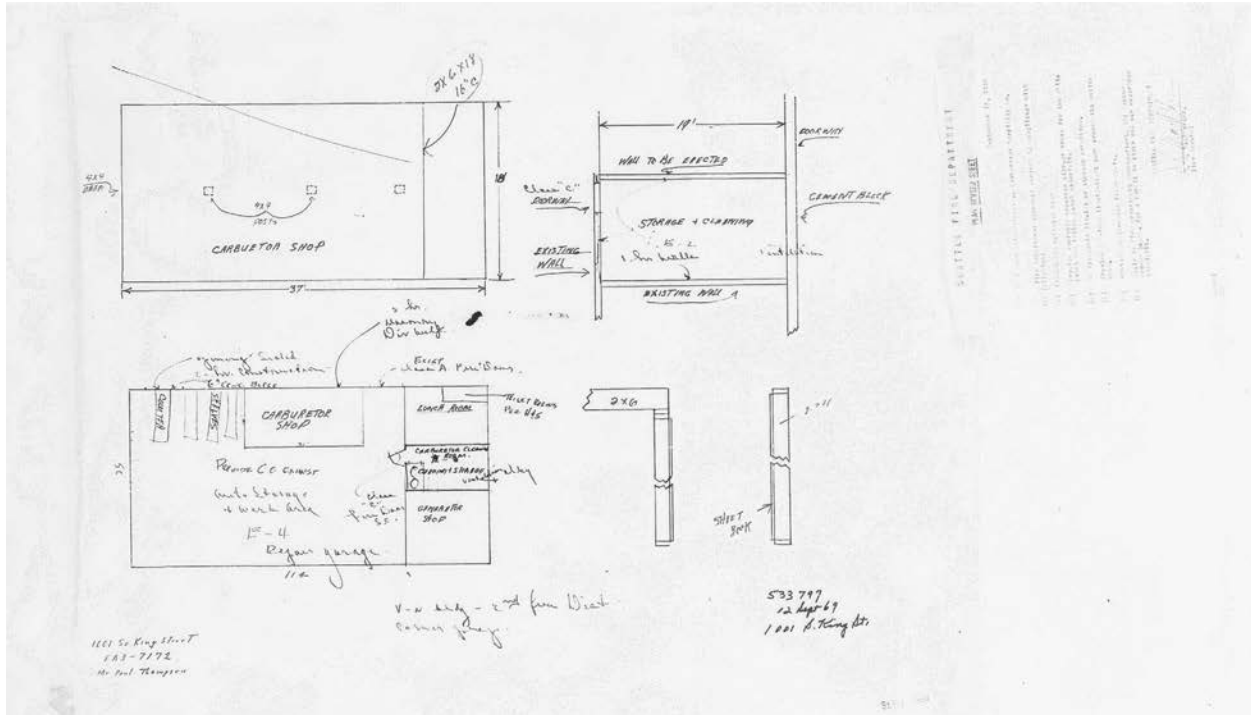


FIGURE B.1: 1001 S. King Street - Carborator Shop Plans (09/12/69)

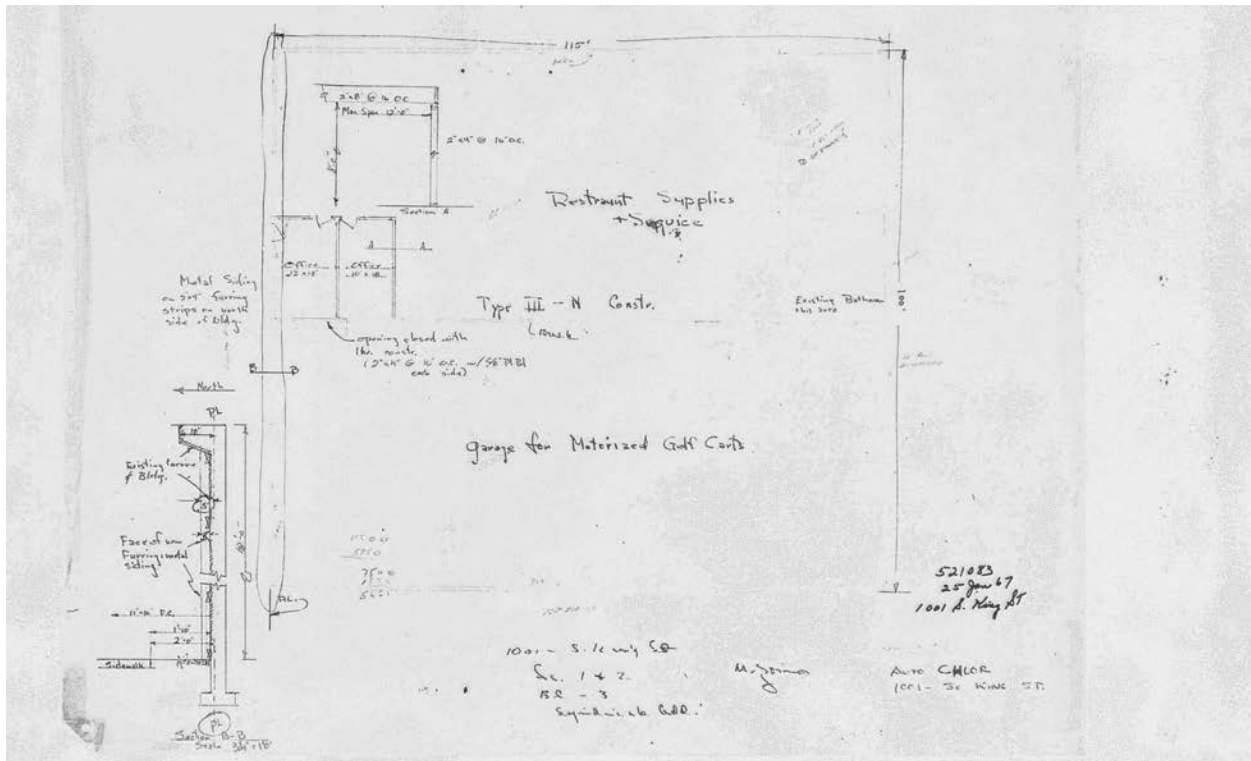


FIGURE B.2: 1001-1005 S. King Street - Restaurant Supplies & Garage for Motorized Golf Carts (01/25/67)

**APPENDIX B - SUBMITTED PLANS AND TECHNICAL DRAWINGS
(SDCI MICROFILM ARCHIVE)**

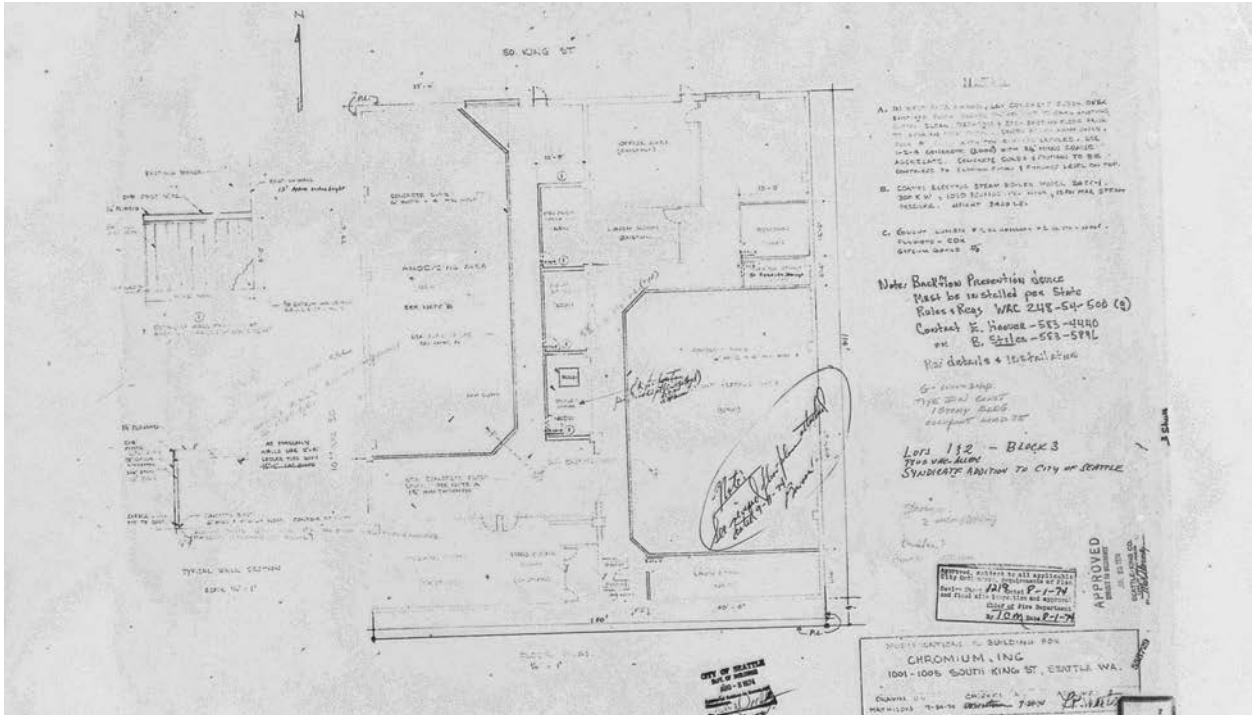


FIGURE B.3: 1001-1005 S. King Street - Chromium Inc. Electroplating Shop Plans (07/25/74)

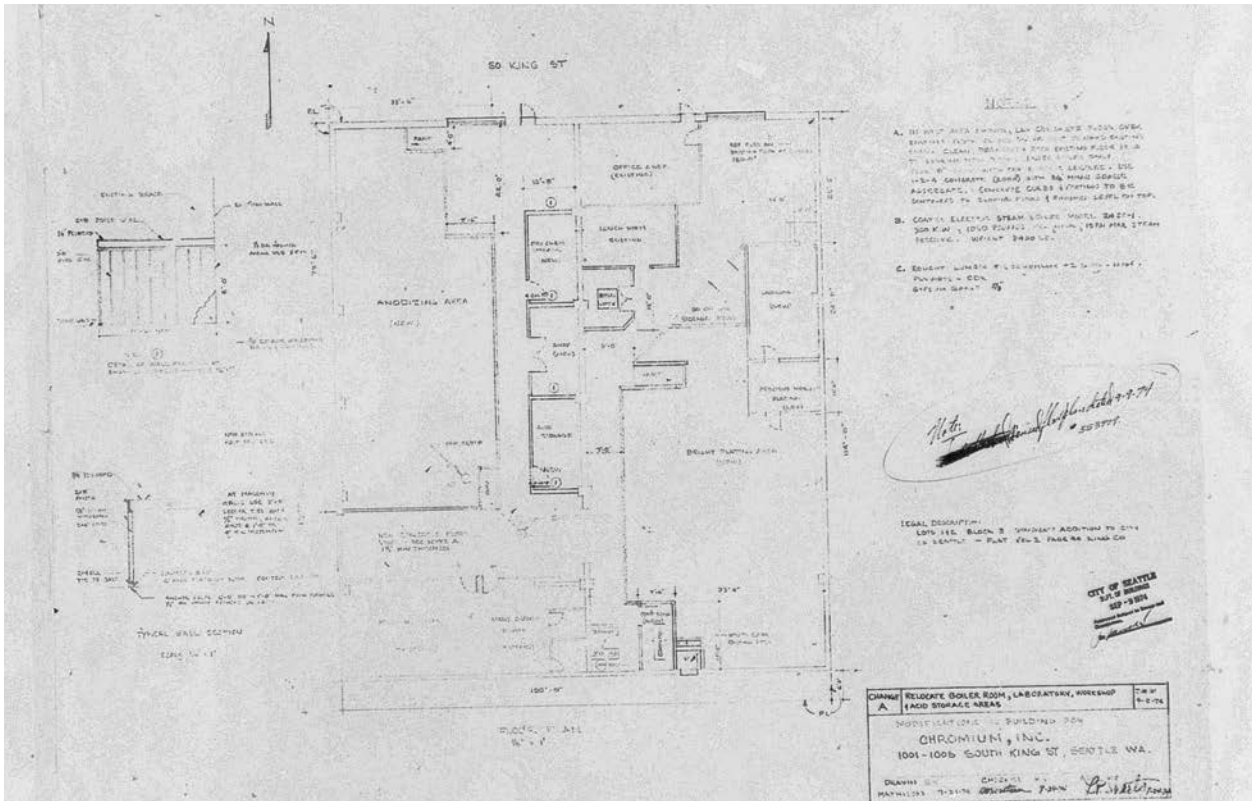


FIGURE B.4: 1001-1005 S. King Street - Chromium Inc. Electroplating Shop Plans (09/09/74)

**APPENDIX B - SUBMITTED PLANS AND TECHNICAL DRAWINGS
(SDCI MICROFILM ARCHIVE)**

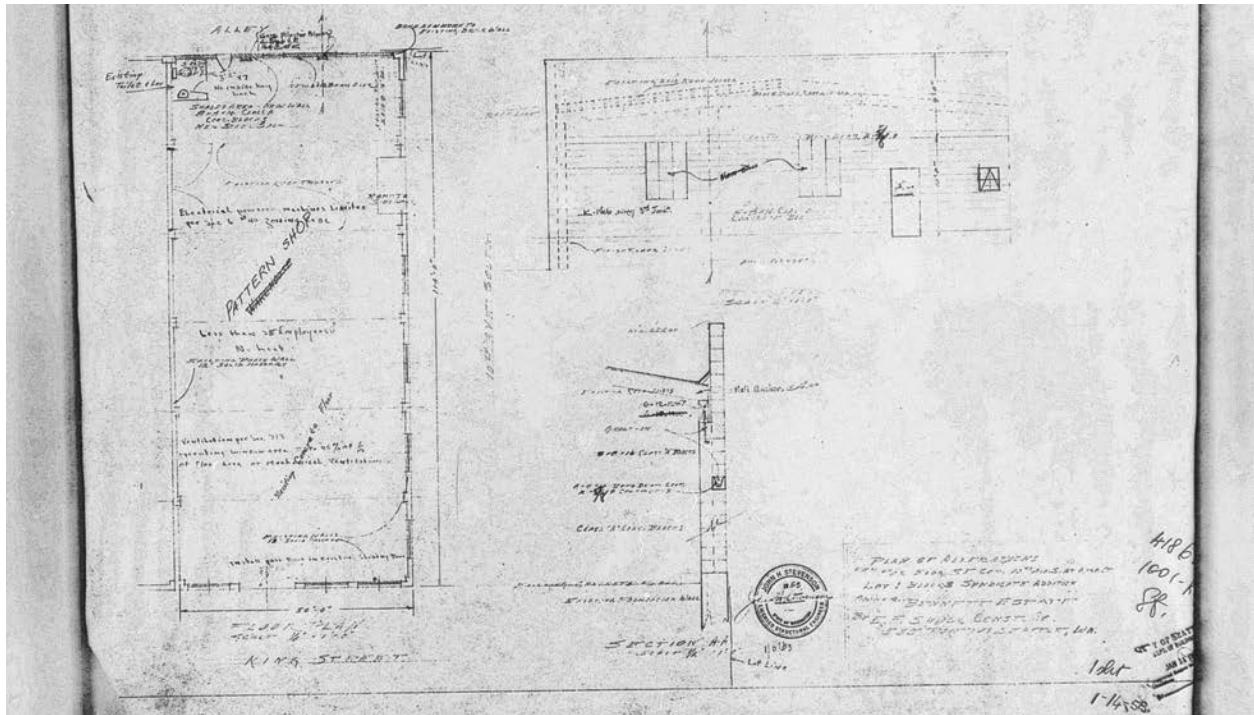


FIGURE B.5: 1001 S. King Street - Pattern Shop Plans (01/14/53)

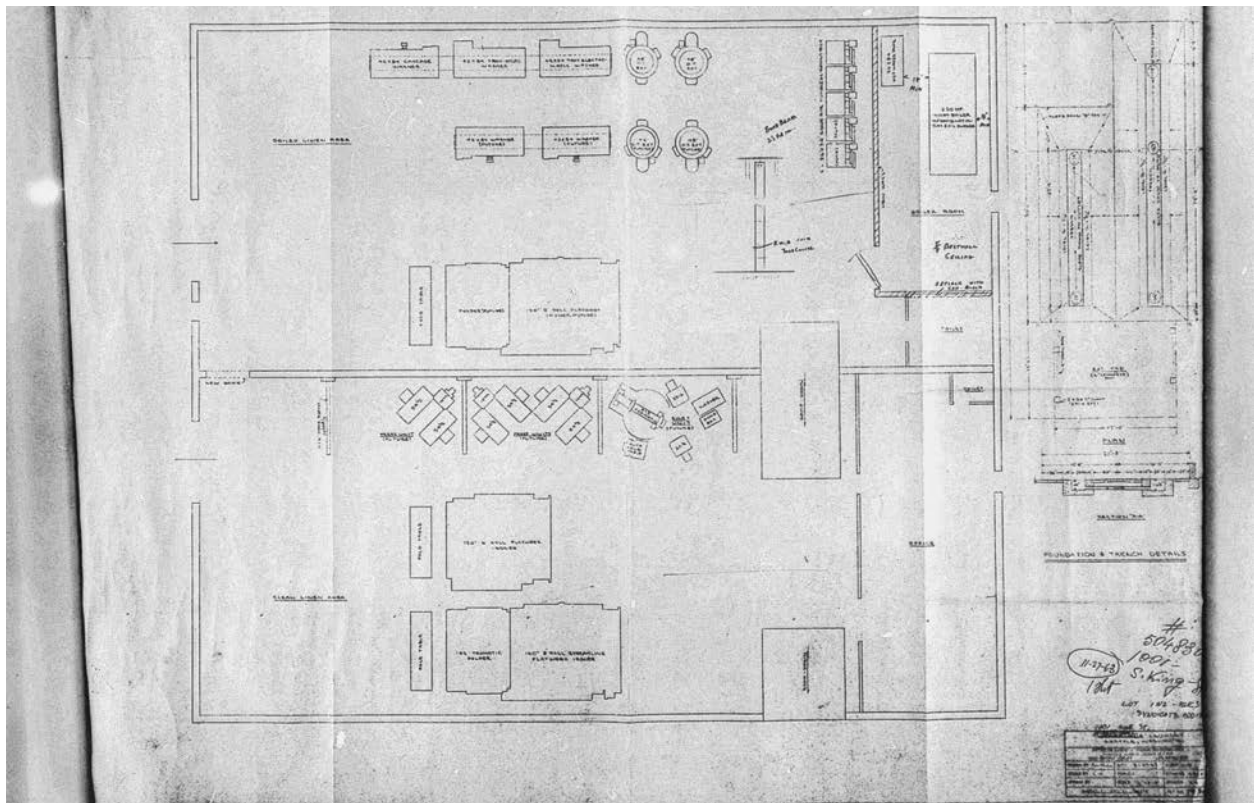


FIGURE B.6: 1001-1005 S. King Street - Laundry Plans (11/27/63)

APPENDIX B - SUBMITTED PLANS AND TECHNICAL DRAWINGS
(SDCI MICROFILM ARCHIVE)

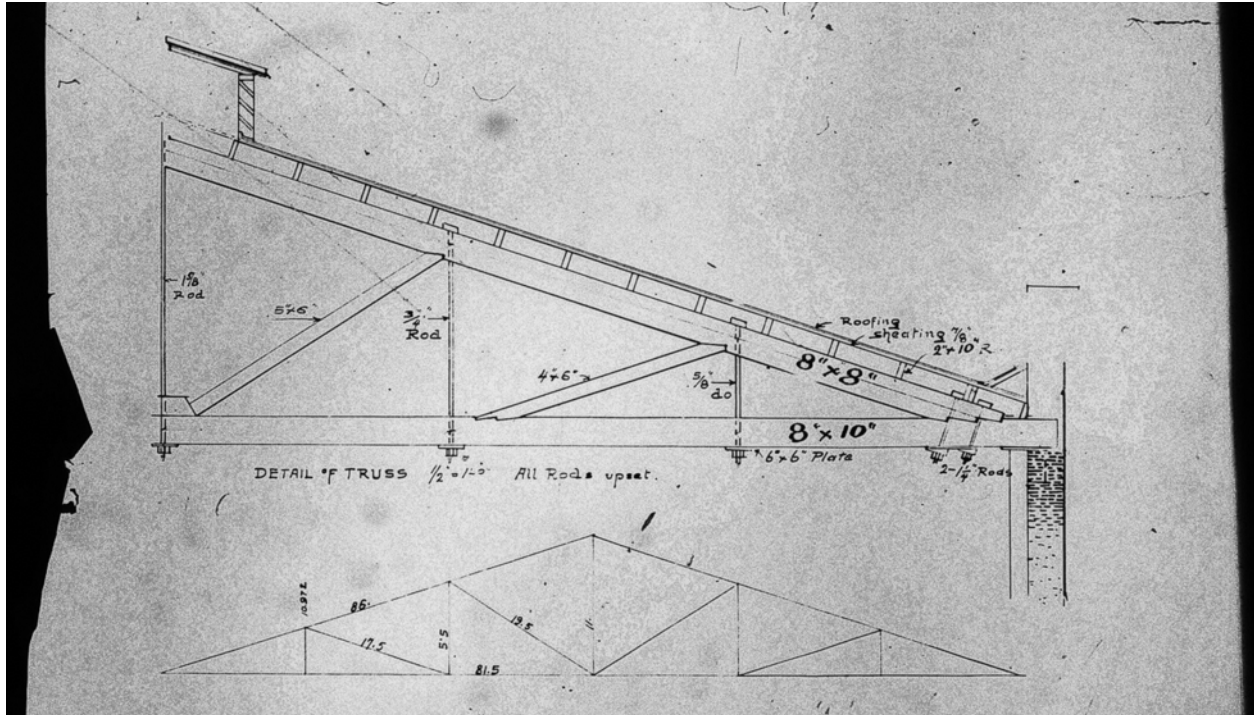


FIGURE B.7: 1001 S. King Street - Truss Details (no date)

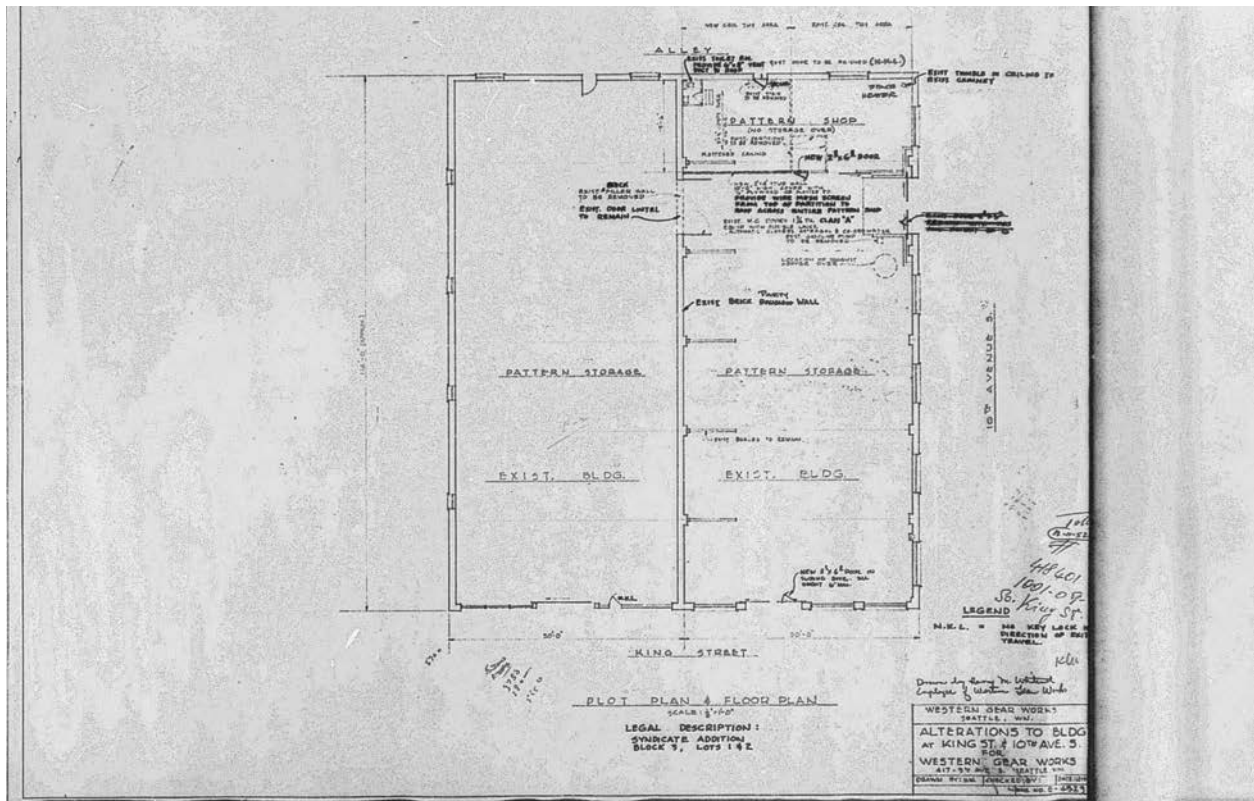


FIGURE B.8: 1001-1005 S. King Street - Pattern Shop Plans (12/11/52)

APPENDIX B - SUBMITTED PLANS AND TECHNICAL DRAWINGS
(SDCI MICROFILM ARCHIVE)

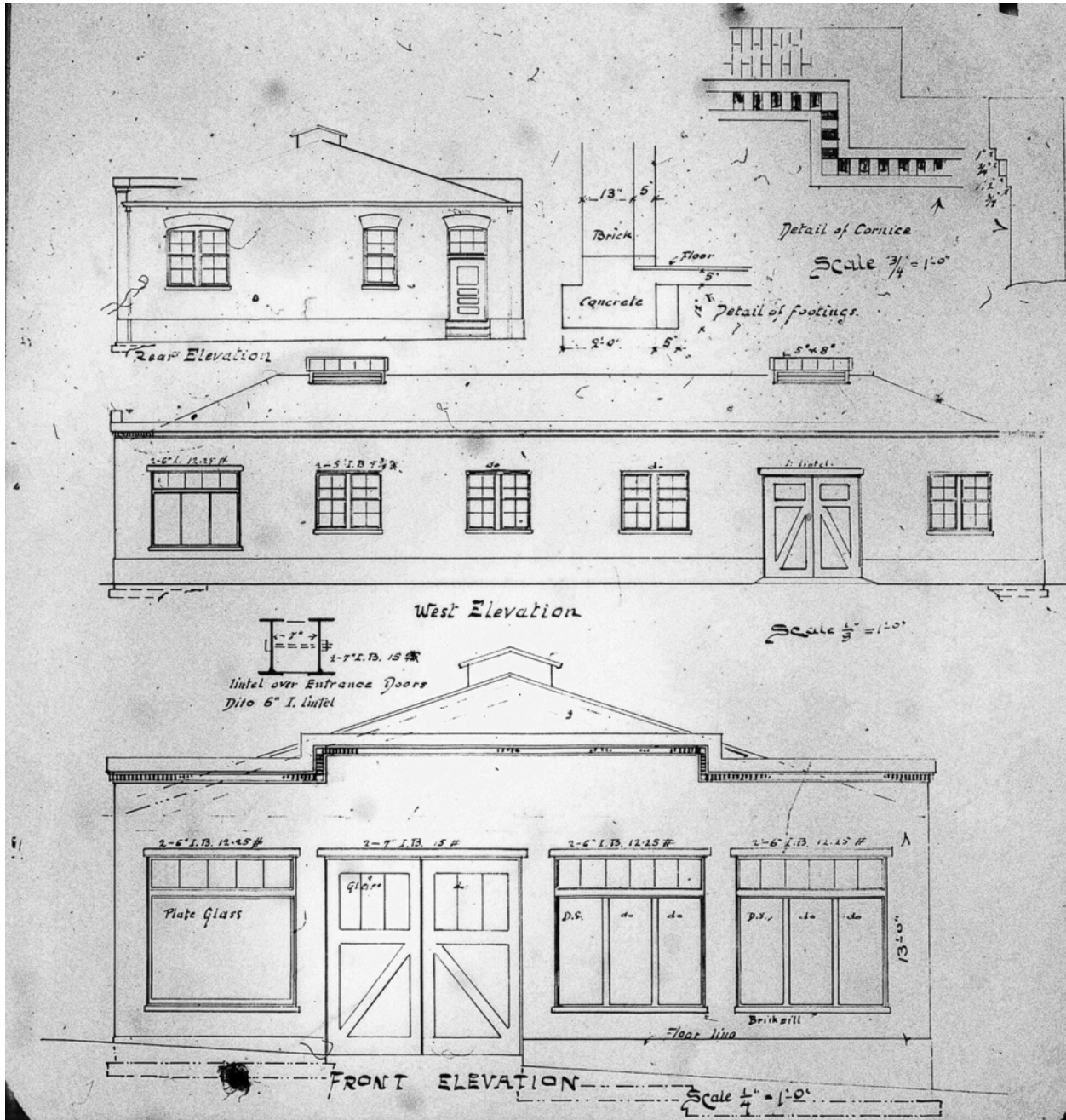


FIGURE B.9: 1001 S. King Street - Building Elevations and Details (no date)

APPENDIX C - SUPPORTING DOCUMENTATION

CSID 82

WORKSHEET 1 SUMMARY SCORE SHEET

Note: This document currently has no provision for sediment route scoring.

Site Name/Location (Street, City, County, Section/Township/Range, TCP ID Number):

Chromium Inc. (now Seattle Technical Finishing Inc.)
1005 South King Street
Seattle, WA. 98104
T-24N, R-4E, Sec-5
ID# N-17-0077-000

Site Description (Include management areas, substances of concern, and quantities):

Chromium Inc. is a metal refinishing company located in the International District of Seattle. The site is bordered to the north and west by city streets, to the east by a large dirt parking lot, and to the south by another commercial building. The area surrounding Chromium Inc. is predominately commercial and industrial properties. The site contains one large building which houses the company offices, storage space and the metal refinishing areas. The building has been used for metal refinishing since the early 1970's. All of the business activity at Chromium Inc. takes place within the building. The area is served by municipal water and sewer systems. No surface water or ground water in the area is used for drinking or irrigation.

In 1984, JRB Associates under contract with the Environmental Protection Agency (EPA), conducted a potential hazardous waste site preliminary assessment report. This assessment found that the plant was discharging wastewaters into the City of Seattle sewer system under permit. The assessment found no evidence of any suspected or reported hazardous waste released to any environmental pathway. At some point in the company history it seems that metal shavings from grinding operations in the Chromium Inc. building were swept out a back door to an alley area. This alley area was not paved, and may have been contaminated by the metal shavings. The alley area has since been covered with gravel and broken asphalt.

Carsten Thomsen and Carla Gundermann of the Seattle-King County Department of Public Health (SKCDPH) conducted a site hazard assessment (SHA) on April 10, 1997. Besides background information about the property obtained from the property owner, the Chromium Inc. building and outside area surrounding the property were inspected. No evidence of contamination was found at the site. Due to the suspicion that metal shavings were swept into the alley, two soil samples were taken in the alley and tested for total metals. Sample 1 contained 310 ppm of lead and 16 ppm of cadmium. Sample 2 contained 3.6 ppm of cadmium. All of these results were above the Model Toxics Control Act (MTCA) cleanup levels.

Once the owners of the Chromium Inc. property were notified of the contamination that was present at their site, a decision was made to remove the contaminated soil. During the fall of 1997, all of the soil in the alley area was removed to a depth of 24 to 36 inches. At that depth, a hard packed layer of clay was encountered and further excavation of soil became impractical. The Seattle-King County Department of Public Health Waste Screening section cleared all of the soil that was removed from the alley area for proper disposal. Further testing of the soil in the alley by the property owners revealed that the metals contamination had been removed but

FIGURE C.1: 1001-1005 S. King Street - Chromium Inc. Site Hazard Assessment Report
(02/01/98) 1 of 5

APPENDIX C - SUPPORTING DOCUMENTATION

that further contamination by trichloroethylene was present. These samples contain levels of trichloroethylene from 5 ppm to 8 ppm. These results were also above its MTCA cleanup level of 0.5 ppm. At this time, the property owners have decided to leave the contaminated soil in place until further study of cleanup options can take place.

On the basis of this SHA, completed by the Seattle-King County Department of Public Health's Environmental Health Division, this site will be scored for the groundwater route. No other routes will be scored since the contaminated soil is 24 to 36 inches below the ground surface and would not impact the air or surface water in the area.

Special Considerations (Include limitations in site file data or data which cannot be accommodated in the model, but which are important in evaluating the risk associated with the site, or any other factor(s) over-riding a decision of no further action for the site):

Not applicable.

ROUTE SCORES:

Surface Water/Human Health: N/A

Surface Water/Environ.: N/A

Air/Human Health: N/A

Air/Environmental: N/A

Ground Water/Human Health: 22.5

OVERALL RANK: 5 _____

*FIGURE C.1: 1001-1005 S. King Street - Chromium Inc. Site Hazard Assessment Report
(02/01/98) 2 of 5*

APPENDIX C - SUPPORTING DOCUMENTATION

WORKSHEET 1 ROUTE DOCUMENTATION

1. GROUND WATER ROUTE

List those substances to be considered for scoring: Source:8,9

trichloroethylene

Explain basis for choice of substance(s) to be used in scoring.

Concentrations of all above substances were determined to be above Method A cleanup levels.

List those management units to be considered for scoring: Source:8

Alley area to the south of the building.

Explain basis for choice of unit to be used in scoring.

Dumping on ground.

*FIGURE C.1: 1001-1005 S. King Street - Chromium Inc. Site Hazard Assessment Report
(02/01/98) 3 of 5*

APPENDIX C - SUPPORTING DOCUMENTATION

WORKSHEET 2 GROUND WATER ROUTE

1.0 SUBSTANCE CHARACTERISTICS

1.1 Human Toxicity

Substance	Drinking Water Standard		Acute Toxicity		Chronic Toxicity		Carcinogenicity	
	(ug/l)	Val.	(mg/kg-bw)	Val.	(mg/kg/day)	Val.	WOE	PF* Val.
1. trichloroethylene	5.0	8	2402	3	ND	--	B2	.011 4
2.								
3.								
4.								
5.								
6.								

*Potency Factor

Source: 2
Highest Value: 8
(Max.=10)

+2 Bonus Points?
Final Toxicity Value: 8

(Max.=12)

1.2 Mobility (Use numbers to refer to above listed substances)
Cations/Anions: 1= ; 2= ; 3= ; 4= ; 5= ; 6= . Source: 2 Value: 3 (Max.=3)

OR

Solubility (mg/l): 1= 3; 2= ; 3= ; 4= ; 5= ; 6= .

1.3 Substance Quantity: 44 cu yds Source: 8 Value: 2 (Max.=10)
Explain basis: 400ft2x3ft deep=1200cu ft=44 cu yds

2.0 MIGRATION POTENTIAL

- 2.1 Containment Source: 8 Value: 10 (Max.=10)
Explain basis: Spill to soil
- 2.2 Net Precipitation: 18.7 inches Source: 3 Value: 2 (Max.=5)
- 2.3 Subsurface Hydraulic Conductivity: silt/clay source: 8 Value: 2 (Max.=4)
- 2.4 Vertical Depth to Ground Water: 10-15 feet Source: 10 Value: 8 (Max.=8)

3.0 TARGETS

FIGURE C.1: 1001-1005 S. King Street - Chromium Inc. Site Hazard Assessment Report (02/01/98) 4 of 5

APPENDIX C - SUPPORTING DOCUMENTATION

- 3.1 Ground Water Usage: Not used Source: 5 Value: 2
(Max.=10)
- 3.2 Distance to Nearest Drinking Water Well: >10,000 ft Source: 4 Value: 0
(Max.=5)
- 3.3 Population Served within 2 Miles: pop.= = 0 Source: 4 Value: 0
(Max.=50)
- 3.4 Area Irrigated by (Groundwater) Wells
within 2 miles: 0.75 no.acres= Source: 5 Value: 0
0.75 =0.75 ()= 0 (Max.=100)
- 4.0 **RELEASE**
Explain basis for scoring a release to ground Source: 8 Value: 0
water: none (Max.=5)
-
-

SOURCES USED IN SCORING

- 1.WARM Scoring Manual April, 1992
- 2.Toxicology database for use in Wash. Ranking Method scoring
- 3.National Weather Service data
- 4.WA. State Dept. of Health Public Water Supply Listing
- 5.WA. State water use data
- 6.Sensitive areas map folio. King County WA. 1990
- 7.Isopluvials of 2-Yr, 24-Hr precipitation. NOAA atlas2, Vol IX
- 8.Site hazard assessment, King County Health Dept. 4/10/97
- 9.Model Toxics control Act regulations
- 10.JRB Assoc. report for U.S.EPA dated 9/7/84

FIGURE C.1: 1001-1005 S. King Street - Chromium Inc. Site Hazard Assessment Report
(02/01/98) 5 of 5

APPENDIX C - SUPPORTING DOCUMENTATION

Cleanup Site Details 11/1/2018										
KING COUNTY										
SITE ID: Chromium Inc		Cleanup Site ID: 82				FS ID: 2110				
Alternate Name(s): CHROMIUM INC, SEATTLE TECHNICAL FINISHING INC										
LOCATION:			WRIA: 9	Lat/Long: 47.598 -122.319		View Vicinity Map				
Address: 1005 S KING		Township: 24N		Range: 4E		Section: 5		Legislative District: 37		
SEATTLE 98104								Congressional District: 9		
STATUS: Awaiting Cleanup			Rank: 5		View Site Web Page		View Site Documents			
Responsible Unit: Northwest			Site Manager: Northwest Region			Statute: MTCA				
Is Brownfield?			Has Environmental Covenant?			Is PSI Site?				
NFA Received?			NFA Date:		NFA Reason:					
ASSOCIATED CLEANUP UNIT(s)										
culID	Cleanup Unit Name		Unit Type	Process Type		Unit Status		Size (Acres)	ERTS ID	
986	Seattle Technical Finishing Inc		Upland	No Process		Awaiting Cleanup				
SITE ACTIVITIES:										
Applies to:	Related ID (Unit-LUST-VCP)	Activity Display Name			Status	Start Date	End Date	Legal Mechanism	Performed By	Project Manager
CleanupSite		Site Hazard Assessment/Federal Site Inspection			Completed	2/11/1997	1/8/1998		Local Government	Northwest Region
CleanupSite		Hazardous Sites Listing/NPL			Completed	2/20/1998	2/20/1998			Cargill, Dan
AFFECTED MEDIA & CONTAMINANTS:										
Media:										
Contaminant:		Ground Water	Surface Water	Soil	Sediment	Air	Bedrock	Key:		
Corrosive Wastes			S	S				B - Below Cleanup Level		
Halogenated Organics		S		C				C - Confirmed Above Cleanup Level		
Metals Priority Pollutants		S	S	R				S - Suspected		
								R - Remediated		
								RA - Remediated-Above		
								RB - Remediated-Below		
CleanupSiteDetails2014										
Toxics Cleanup Program			Integrated Site Information System				Page 1 of 1			

FIGURE C.2: 1001-1005 S. King Street - Cleanup Site Details (11/01/18)

APPENDIX C - SUPPORTING DOCUMENTATION

1857

"More than a store, an institution"

FREDERICK & NELSON

Pine Street, Fifth and Sixth Avenues

ELiot 5500 Store Hours: 9:30 to 5:30

<p>707 1/2 Vacant 708 Dong Hong 709 Δ Gom Hong Co gro and meats 709 1/2 Δ King Fur Cafe restr Sing Ng S 710 Δ Shing Chong & Co oriental gds 711 Δ Kuo Min Tang chinese club Sing Jas S printer 712 Lee Sing 719 Δ Wa Chong Co oriental gds 721 Δ Quong Tuck Co oriental gds 723 Vacant 725 Δ Yee Goon Co imptrs Canton al begins, 8th av intersects 801 Δ Chow & Co imptrs and exptrs 803 Δ China Mutual Importing Co Inc imptrs and exptrs Chow Merritt 805 Δ DeCano Pio D emp agt 807 Caballeros deDimas - Alang Inc Filopino Masonic 809 Vacant 811 Caballeros Cafe 813 Δ Miya Takeshi 813 1/2 Hara Jisudo 815 Nokomari K 815 1/2 Tanagi Coy 9th av S intersects 901 Δ Coast Hotel Smith Ella 903 Harlem Inn beer parlor 924 Δ Terry's Towing Service auto towing 925 Δ Chinese Baptist Church 10th av S intersects 1007 Δ Pacific Fruit & Produce Co Inc garage 1009 Δ Pacific Fruit & Produce Co Inc dir serv dept 1010 Vacant 1010 1/2 Vacant 1011 Vacant 1012 Vacant 1012 1/2 Murakami Kiyoto 1013 Vacant 1017 Vacant 1017 1/2 Gunderson Henry 1021 Δ Griffiths Dairy 1025 Vacant 1027 Δ Everett Maude W Mrs © 1031 Δ Nakahara Shoati © 1033 Δ Morooka Jinburo 1037 Vacant 1041 Δ Intercoastal Importers Woo David H 1041 1/2 Dudansky E W cereal mfr 1042 Δ Kobayashi Hidenori bottle exchange 1042 1/2 Vacant 1043 Vacant 12th av S intersects 1301 Cabasa Andres C 1211 Isomura Kay 1220 Vacant 1222 Δ Koba Tsuto 1234 Composano Leonard 1235 Vacant 1236 Vacant 1238 Apartments Adelantar Gussie M Mrs Arita Chas T Greer Lamar Johnson Frances L Mrs 1244 Apartments Custodio Ellis Ohkawa Kimpel Δ Taniguchi Geo M 1247 Δ Yasunaga Tsuentaro Delro Jos 1251 Vacant 1252 Oishi Hiromi 1253 Vacant</p>	<p>1256 Δ Nakashima Uzutara 1261 Kawasaki Minetaro Rainier av intersects 1414 Δ Sinaloa Apartments APerry Alice mgr Bruno Frank Fujimura John S Hannah Earl Hayashi Geo J Herman Julia V Mrs Laird Kay Δ Lucich Geo Mukai Tokug Nagaoka Shigerle Nakamara Neijo Raquette Sylvia Mrs Reed Harry A Sasaki Arth H Sears Robt E Sesako Tamizo Sillinsky Alex P Sund Frank Wallace Jack Yamamoto Edw 1415 Vacant 1417 Δ Kono Henry 1420 Δ Straker Wm A 1423 Δ Umino Teruji 1424 Δ Paduano Michl © 1428 Δ John Jimmie 1430 Δ Cheeley John A © 1432 Okimoto Shizukd 16th av S intersects 1610 StPeter's Japanese Episcopal Mission 1615 Vacant 1615 1/2 Vacant 1626 Radman Peter B 1629 Δ Kobayashi Masluchi 1629B Hagel Katharina Mrs 1629C Almanzor Guido 1629D Passibee Salvador 1631A Yambao J 1631B Ayamo John S 1631C Sarmiento Pedro B 1631D Halfon Jas I 1633 Brent Wm L 1634 Wilson Emerson 1635 Δ Horita Kunolji 1639 Δ Harris Chas E © 1639 Δ Niederhauser Wm C 1643 Vacant 1643 1/2 Vacant 1644 Dario Paul S Δ Rogers Geo F 1646 Waki E Mrs 1649 Δ Moss Edgar © Piper Diederick 1649B Hawley Washington I 1651A Soutar Ida L Mrs 1651B Vacant 1651C Palmer Roy F 18th av S intersects 1810 Δ Peranzl John © grinding 1811 Δ Huey Eddie H © 1814 Δ Tartaglia Severino © 1815 Δ Furumoto Hideo 1818 Δ Woo Morton H 1819 Hoeg Jacob F © 1821 Δ Marr Frank 1825 Vacant 1829 Δ Watanabe Masashi 1830 Δ Tai Kichio © 1830 1/2 Δ Lowe P A harness mfr 1831 Δ Carlson Rose Mrs © 1835 Δ Wong Moi 1838 Δ Imai Joe K 1842 Apartments Δ Cavanaugh Chas A Δ Jensen Immanuel elec contr Δ Marshall Frank P Responste Lee Rose Geo 1846 Δ Merlino Destino © 1847 Mantz Walker B © 1849 Δ Thorgrimson Victor L 1851 Δ Kraff Dan 20th av S intersects</p>	<p>2004 Δ Rothermel Earl L 2010 Δ Kihara Hideo 2011 Sakl Shieji 2011 1/2 Δ Sasaki Joe K 2015 Δ Kimura Kenji 2017 Apartments Δ Christenson Ada Mrs © Brahan Bertha Mrs Duffy Anne Fiannigan Geo J 2022 Apartments Sevilla Louis T Δ Wakamatsu Norio White Chas W White Edw L jr 2023 Δ Sashihara Nobuharu 2025 Δ Madonna John 2027 Vacant 2035 Fukutana Shukichi 2035 1/2 Tenrikyo Elliott Church (Japanese) Δ Nishio Motol Uno Yugi Rev 2039 Δ Cassia Alfd A 21st, 22d, 23d and 24th avs S intersects 2411 Δ Sishibashi Shoro Tani Nami Mrs 25th av S intersects 2505 Esmay Julian M 2508 Spaccarotelli Frank 2510 Dodaro John Desimone Jas 2512 McLennan Pearl Mrs 2513 Δ Frey Loren J 26th av S intersects 2608 Δ Sarchin Jacob © 27th av S intersects 2705 Vacant 2709 Δ Long Jess 2711 Δ Bleakney Arth E © 2714 Δ Watson Ernest © Ochs Edw 2715 Deepros Jos 2718 Vacant 2719 Vacant 2723 Wright John J 28th and 29th avs S intersect 2909 Δ Rosala Felix 30th and 31st avs S intersect 3111 Δ Gardner Lucy J Mrs © 3119 Δ Meehan J P genl contr 32d, 33d and 34th avs S intersects 3408 Δ Holter Gustave O © 35th av S intersects 3501 Δ Kempf Peter 3505 Δ Waters Philip G Lakeside av S intersects 3602 Δ Hartzell Kenneth A 3610 Δ Maher Maurice M © KINNEAR PLACE—Fr 1000 1st av W 111 Broton Robt E 120 Δ Phillips John R © Hebert Margt E Mrs Hutchinson Nellie E Mrs 2d av W intersects 202 Δ Magnano Antonio © 215 Δ Diamond Josef © 218 Δ Pratt Arth W © 3d av W intersects 300 Δ Rhea Sherley O © 301 Δ Dikeman Wm A © 308 Δ Dignan Chas O 314 Δ Forman Wm R © 319 Δ McDonald Margt J Mrs © Morrill Frank J 320 Δ Townsend Earl F 324 Δ Horn Albert jr Anderson Ethel P Mrs Preston Don C 325 Δ Cawsey Chas C © 328 Δ Schumaker Leonard H © 331 Δ Segel Morris 333 Vacant 334 Δ Goble Alvin O ©</p>
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ALPINE DAIRY

4058 Rainier Av.
Telephone RA. 5800

ELiot 8361
CHELIN ADJUSTMENT CO.
COLLECTIONS — INVESTIGATIONS — CREDIT REPORTS
WORLD COVERAGE
Northern Life Tower
Seattle, Washington
ELiot 9740

Guy E. Stevens & Co. Real Estate

INSURANCE FIRE AUTO	706 SECURITIES BUILDING MA. 8766	RENTALS REAL ESTATE PROPERTY MANAGEMENT
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FIGURE C.3: 1001-1005 S. King Street - Seattle City Buisness Directory (1939)

APPENDIX C - SUPPORTING DOCUMENTATION

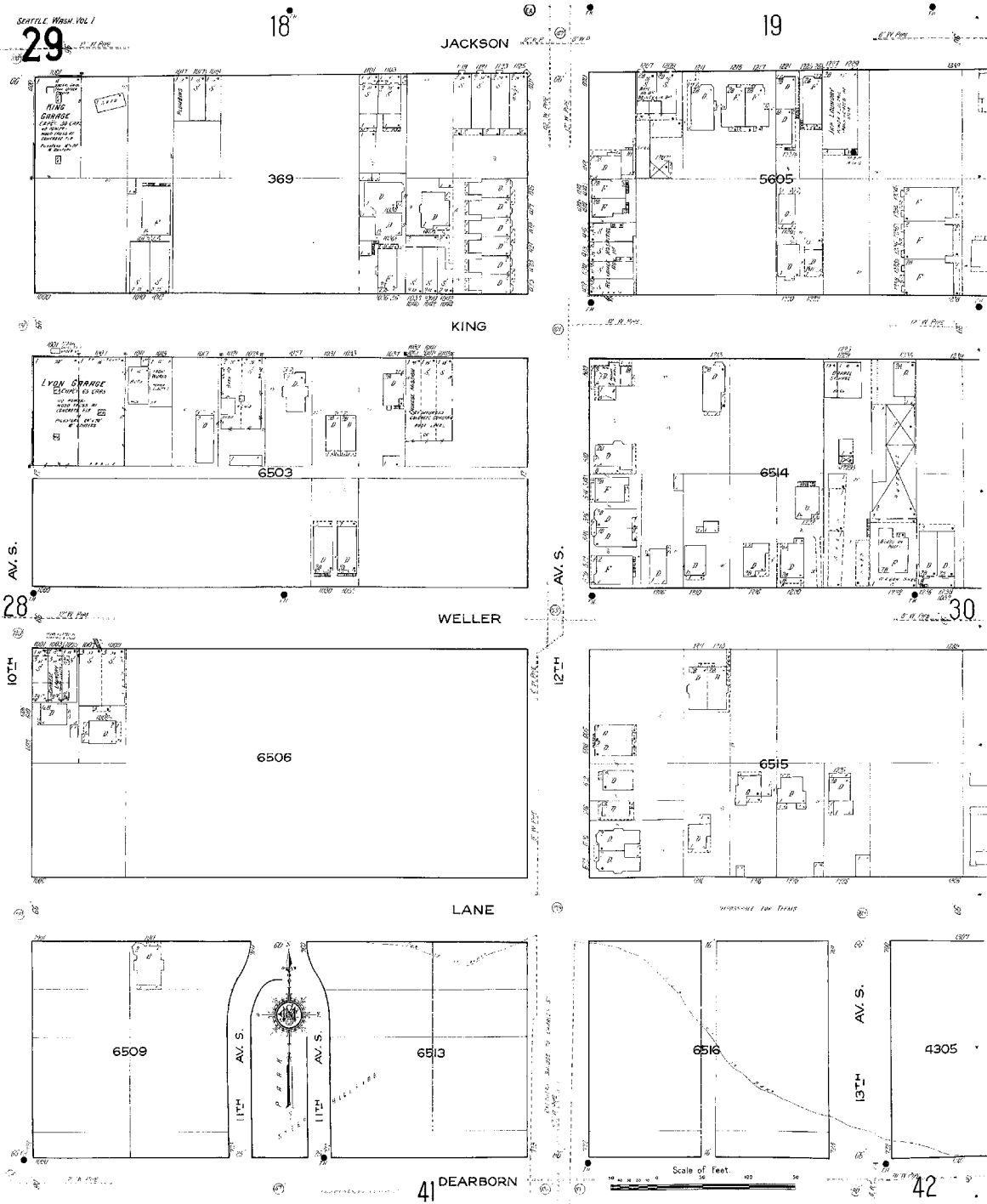


FIGURE C.4: 1001-1005 S. King Street - Sanborn map Vol. 1 pg. 29 (1916)

APPENDIX C - SUPPORTING DOCUMENTATION

1 DISTRICT

2 ADDITION SYNDICATE NAME *F-2400-2*

SECTION *5* TWP. *2* LN. RANGE *4* EWM: BLOCK *3* TRACT OR LOT NO. *142* F-2400-2

DESCRIPTION: *Lease por. for alley*

3 ADDRESS-PROPERTY *1007 King St.* CONT. PURCHASER

4 FEE OWNER *James D. Leary* 11-6-37

5 ARCHITECT CONTRACTOR

ORIG. COST \$

6 BUILDING

Garage Warehouse

1 Story

1 Room

BASEMENT *None*

STORE FRONTS *Common Glass*

EXTRA FEATURES

CONSTRUCTION *Medium*

MISCELLANEOUS

7 CONDITION: EXTERIOR *Poor* INTERIOR *Fair* FOUND. *Fair*

8 MAIN SUPPORT COLUMN X FT. FOOTING SPAN FT.

9 FIRST FLOOR JOIST *Concrete* INCH CENTERS BRIDGED

10 BUILDING *Finished*

11 GROSS INCOME \$ EXPENSE \$ NET INCOME \$

12 DEPRECIATION: COND. *56* % OBSLSE. % ECON. SUIT. % TOTAL *60* %

YEAR BUILT *1914* REMODELED

EFFECTIVE AGE *22* YEARS FUTURE LIFE *18* YEARS

DIMENSIONS *50 x 114 x* SQUARE FT. AREA CUBIC FT.

5700

IMPROVEMENT VALUE

BUILDING \$

LESS DEPRECIATION \$

DEPRECIATED VALUE \$

OTHER BUILDINGS \$ *2160 3900*

ASSESSED VALUE 80% \$ *1080 4720*

DATE *8/23/37*

LAND INFORMATION

1. SIZE ' X

Level. *On Grade.*

2. STREET-ROAD Graded. Paved.

Alley: *Yes. Not Paved.*

3. SIDEWALK *Concrete.*

Sewerage: *Sewer.*

4. LANDSCAPING *None.*

Water Front: *No.*

5. TREND DOWN. VALUE \$

View: *None.*

6. USE Residential. Apartment.

Business.

7. DISTRICT *Poor-Old.*

Unfinished

Fit wood doors + windows

Painted

FLOORS

Cement

FIRE PLACE

PLUMBING *2 Fixtures - Cheap*

1 Toilet

1 Sink

TILE WORK

None

WIRING

Conduit Wiring-*16* Outlets

HEATING

None

ELEVATORS

CEILING-HEIGHT

First Floor-14'

F-2400-2

B+W, Cor. Bldg.

1007 KING ST (S. side)

SYNDICATE

8-3 L-2

2800-71

O	C	OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE

O	C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
		<i>James D. Leary</i>	<i>8/23/37</i>	<i>2400-2</i>	<i>1080</i>		

REMARKS *Old district, mostly business houses. Mixed population.*

9/8/64 concrete block wall (see files for remarks)

FLOOR PLAN *Sc 20' x 1"*

50

114

SMALL COMMERCIAL—KING COUNTY ASSESSOR, SEATTLE, WASHINGTON

PIGOTT-WASHINGTON PRINTING CO.,

FIGURE C.5: 1001-1005 S. King Street - Small Commercial - King County Assessor, Seattle Washington

APPENDIX C - SUPPORTING DOCUMENTATION

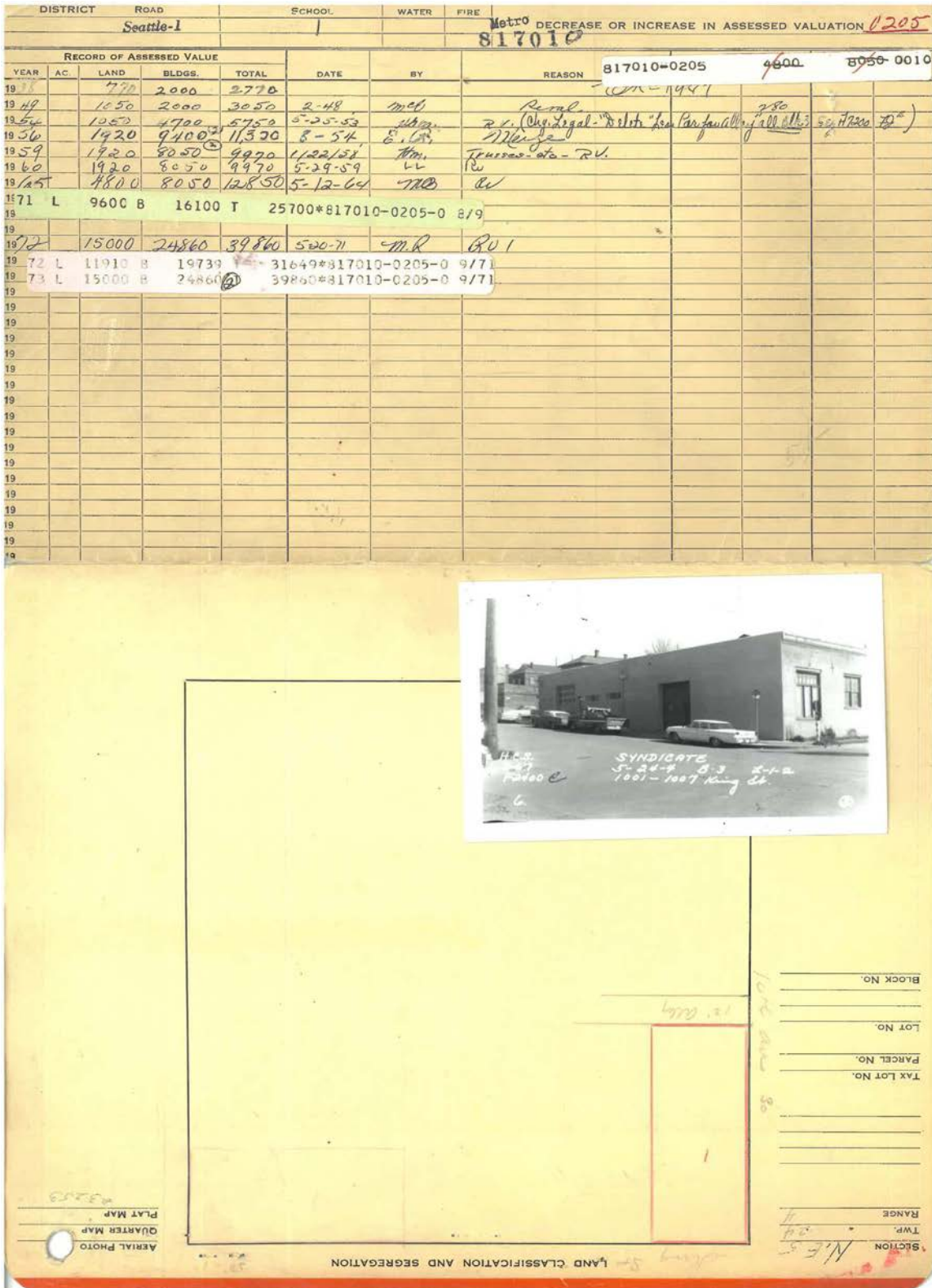


FIGURE C.5: 1001-1005 S. King Street - Small Commercial - King County Assessor, Seattle Washington

APPENDIX C - SUPPORTING DOCUMENTATION

477405 motor
 478094 furnace
 499604 SVC
 515140 WNGT eqt

1001 King St
 LOT 1,2
 BLK 3
 ADD Syndicate
 Carburetor Specialty
 Cl S5
 M 44E

PERMIT NO.	DATE	E.T. COST	WORK	STO.	SIZE	CONST.	OCCUPANCY
14155	1902	1,500	Move from 406-16 Main	1 1/2		Fr	
138216			Build	1		Brick	Garage
418637	1953	2,000	Alterations to ex. Bldg.	1	50x114	O.M.	Pattern Sho
504830	1963	540	Encl. exist boiler wt. partition walls & occupy as laundry	1		O.M.	Laundry
521083	1967	1,000	Alter por of bldg & reside	1	100x115	III-N	Storage Garage Restaurant Sup
531761	1969	1,000	Alt. exist. store front & bathroom	1		" "	" "
531762	1969	1,000	Alt. por. exist. bldg. & occupy as	1		VB	E-1 Repair & RESTAURANT SUPPLY
138216	1915						
531815	1969	250	Erect & maintain 2 signs				J-1 Sign
211938	1922						

FIGURE C.6: 1001-1005 S. King Street - Permit Record Card