

JACKSON STEPS/VIET WAH 1032-34 S. JACKSON STREET



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NOVEMBER/DECEMBER 2021

1036-1034 S JACKSON STREET HISTORIC RESOURCES REPORT

1. INTRODUCTION

This Historic Resources Report provides information regarding the architectural design and historical significance of two buildings located within the International Special Review District, addressed at 1032-1034 S Jackson Street, in the Little Saigon neighborhood of the larger Chinatown International District of Seattle, Washington. The building constructed earliest on the subject site, building 2, was initially constructed in 1900 or before, and extensively remodeled in both 1950 and 1960. The other building, building 1, was constructed in 1960 with an unknown architect and a major addition was attached in 1967, designed by John Y. Sato. The buildings were documented on the Seattle Historic Resources survey.¹ Studio TJP (formerly The Johnson Partnership) prepared this report at the request of Mill Creek Residential.

1.1 BACKGROUND

The subject site is located in the City of Seattle's International Special Review District (ISRD) and is east of the boundary of the Seattle-Chinatown National Historic District. The ISRD was established in 1973 to "preserve the District's unique Asian American character and to encourage rehabilitation of areas for housing and pedestrian-oriented businesses." The City of Seattle's International Special Review District Board is responsible for review of proposed changes to properties within the district including:

- Any change to the outside of any building or structure,
- Installation of any new sign or change to any existing sign,
- Installation of a new awning or canopy,
- Any change to an interior that affects the exterior,
- New addition, construction, and/or remodel,
- A proposed new business or service (change of use),
- Any change in a public right-of-way or other public spaces, including parks and sidewalks,
- Demolition of any building or structure,
- Exterior painting.

Proposed changes to properties within the district must receive a Certificate of Approval (COA) from the board prior to proceeding.

¹ Seattle Department of Neighborhoods, <https://web6.seattle.gov/dpd/historicalsitere/QueryResult.aspx?ID=2147010612>
<https://web6.seattle.gov/dpd/historicalsitere/QueryResult.aspx?ID=2147010611>

Additionally, per SMC 23.66.032, the owner of a lot in the ISRD may apply to the Director of Neighborhoods for a determination that a structure on the lot “contributes, and is expected to continue to contribute, to the architectural and/or historic character of the District.” In making that determination, the DON is supposed to consider:

- 1) The reasons for designating the District as set forth in SMC 23.66.302 and how they apply to the structure.
- 2) SMC 23.66.302 says: The International District is the urban focal point for the Asian American community. The International Special Review District is established to promote, preserve and perpetuate the cultural, economic, historical, and otherwise beneficial qualities of the area, particularly the features derived from its Asian heritage, by:
 - i. Reestablishing the District as a stable residential neighborhood with a mixture of housing types;
 - ii. Encouraging the use of street-level spaces for pedestrian-oriented retail specialty shops with colorful and interesting displays;
 - iii. Protecting the area and its periphery from the proliferation of parking lots and other automobile-oriented uses;
 - iv. Encouraging the rehabilitation of existing structures;
 - v. Improving the visual and urban design relationships between existing and future buildings, parking garages, open spaces and public improvements within the International District;
 - vi. Exercising a reasonable degree of control over site development and the location of off-street parking and other automobile-oriented uses; and
 - vii. Discouraging traffic and parking resulting from athletic stadium events and commuters working outside the District.
- 3) Whether the structure was identified as historic or contributing for purposes of listing in the National Register of Historic Places.
- 4) The state of historic integrity, repair, maintenance and useful life of the structure.

1.2 METHODOLOGY

Ellen F. C. Mirro, AIA, Principal; Audrey N. Reda, MArch; and Katherine Jaeger, MFA, of Studio TJP (formerly the Johnson Partnership), Seattle, completed research on this report in October and November 2021. Research was undertaken at the Puget Sound Regional Archives, Seattle Department of Construction & Inspections, Seattle Public Library, the Museum of History & Industry, and the UW Special Collections Library. Research also included review of Internet resources, including HistoryLink.com, Ancestry.com, Seattle Municipal Archives, and the *Seattle Times* digital archive. Special thanks to Warren Chapman at Seattle Department of Construction and Inspections for responding to

remote requests for materials, and to Midori Okazaki at the Puget Sound Regional Archives. Some context statements in this report are based on research developed by Larry E. Johnson and the Johnson Partnership for previous reports. Buildings and site were inspected and photographed on October 22, 2021 to document the existing conditions.

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2. PROPERTY DATA

Building 1 Historic Building Names: Connor's, Viet-Wah

Building 1 Current Building Name: Viet-Wah Supermarket, Asian Plaza Shopping Mall

Building 2 Historic Building Names: 1032-36 Jackson Street/Connor's

Building 2 Current Building Name: Nam Phuong Bookstore

Address: 1032-1034 S Jackson Street

Location: Little Saigon, Chinatown International District

Assessor's File Number: 859190-0145

Legal Description: TERRY'S 4TH ADD LESS ST, Plat Block: 4, Plat Lot: 1-6 & 13-18

Building 1 Date of Construction: 1960, addition 1967

Building 2 Date of Construction: 1900, major alterations 1950 and 1960

Building 1 Original/Present Use: Retail & Warehouse/Retail & Offices

Building 2 Original/Present Use: Mixed use-Retail & Residential/Retail & Offices

Original/Present Owner: Will and Mitsi Shiomi/Nate Chinn

Building 1 Original Designer: unknown and 1967 addition John Y. Sato

Original Builder: unknown

Building 2 Original Designer: unknown

Zoning: DMR/C 75/75-95 (adopted 2017)²

Property Size: 80,568 sq. ft. (per King County Tax Assessor)

Building Size: 29,631 sq. ft., gross
29,631 sq. ft., net (per King County Tax Assessor)

² <https://seattlecitygis.maps.arcgis.com/apps/webappviewer/index.html?id=f822b2c6498c4163b0cf908e2241e9c2>

3. ARCHITECTURAL DESCRIPTION

(NB: Units of measurement have been rounded to the nearest whole number for clarity and ease of reading.)

3.1 LOCATION & NEIGHBORHOOD CHARACTER

The subject building is within the neighborhood of Little Saigon, located in the Chinatown International District, identified by the Department of Neighborhoods as the International Special Review District (ISRD). The neighborhood contains low-rise commercial development light industry, some multifamily developments and a few remaining single-family houses. The ISRD stretches to the west of Little Saigon, all the way to King Street Station encompassing the Seattle Chinatown National Historic District. Little Saigon's western boundary is delineated by the I-5 overpass. The neighborhood is bounded on the south by Dearborn Street, on the north by S Main Street, and on the east by Rainier Avenue S.

The northern edge of Little Saigon, north of Jackson Street and including the subject site, was included in the ISRD in a 2018 boundary revision. The only individually designated City of Seattle Landmark in the Little Saigon neighborhood is the Victorian Row Apartment building.³ *See figures 1-2.*

3.2 SITE DESCRIPTION

The subject site is a portion of a city block measuring 80,568 square feet. The site contains two subject buildings. Building 1 is located on the central portion of the site with a parking lot to the west. The original 1960 portion of Building 1 fronts S Jackson Street. The Building 1 Addition from 1967 is located to the rear and stretches to the west, creating an "L" shaped building. Building 2 is located directly east of Building 1, with abutting walls to Building 1. Building 2 also has street frontage along S Jackson Street. *See figures 3-9.*

The site slopes up to the north from S. Jackson Street by approximately 40 feet. A large rockery retaining wall creates a level area for a drive, parking area, and access to the upper level of Building 1 on the northern side of the site.

Although the surrounding topography slopes up to the east, the western parking lot retains the level site by utilizing a rockery adjacent to S. Jackson Street.

A streetlight on the public right of way in front of the subject site is encased in public art sculpture. A paved sidewalk lines S Jackson Street and three street trees are located in the median between the street and sidewalk.

³ Seattle Department of Neighborhoods, "Landmarks Map: Map of Designated Landmarks," <https://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/landmarks/landmarks-map> (accessed November 2021).

3.3 BUILDING 1 DESCRIPTION

Building 1, Original 1960 Portion

Building 1 was originally constructed with a rectangular floor plan, and in 1967 a significant two-story addition was located to the north creating an “L” shaped plan. The 1967 addition to Building 1 will be described in the “1967 Addition,” portion, below. *See figure 10.*

The original 1960 construction was located with 75-foot street frontage along S Jackson Street for street front retail. The building entry was relocated from the eastern end of the southern façade to the western façade in 1967. The two-story building has a flat roof and slab on grade poured in place concrete foundation. It measures approximately 75’ east-west by 67’ north-south. The exterior walls are constructed of concrete masonry units (CMU), clad with painted stucco, painted plywood, and painted CMU. The interior structural system consists of four steel pipe columns supporting two glue laminated beams running east-west, dividing the building into three bays.

Typical windows include aluminum storefront window system at the first floor and anodized aluminum sash windows at the upper floor. Upper floor windows have a horizontal one-over-two light configuration with a large picture window above a sliding operable sash.

A simple cornice caps the building. A cantilevered wood framed canopy supported on glue laminated beams and sheathed with car decking extends approximately 10 feet on the western façade over the concrete entry stair. The canopy is supported on two 4x4 columns.

A 1985 remodel to create space for the Viet-Wah grocery shifted the orientation of the building, creating two primary façades, the southern Jackson Street façade, and the western, entry façade.

Jackson Street (southern) Façade:

The Jackson Street façade faces south, and Jackson Street rises approximately 2.5’ to the east along this facade. The storefront window system extends to the finish floor, and since Jackson street fall away at the western end, the foundation is parge coated and painted. The building has three bays, but the windows are configured as strip or ribbon windows forming a continuous band of glazing along the street front. The eastern bay still retains an entry door in the window system (although it is not used as a primary entry) and this is where the grade level is equal to the finish floor of the interior of the building. The storefront system is protected by three sets of painted steel security gates. The spandrel above the storefront window system is clad in painted plywood with a painted wooden belt course just below the second story windows. Signage spelling out “Viet-Wah” is located on the spandrel, as well as battens to hold the signage. *See figures 11-12.*

At the upper floor the typical second floor windows form a band of continuous large openings, each window separated by about 10” clad in painted wood. Above the second story the spandrel and parapet are clad in painted stucco. Another lighted box sign is located in the center of this spandrel. A simple box cornice caps the building.

Western, Entry Façade:

The western entry façade faces the parking area for the grocery store.

Stucco clads the southern 20' of the façade, and the storefront system wraps the southwestern corner. The exterior wall surface on the rest of the façade is painted CMU. *See figure 13.*

A steel security gate matching that on the southern facade is also located on the western façade storefront. The plywood spandrel from the southern façade extends out to wrap around the cantilevered canopy described above. A lighted sign extends from the bottom of the spandrel panel to above the building parapet. Signage is also located on the western façade of the cantilevered canopy. A second corrugated metal canopy on a light metal frame is located at the juncture of the 1960 building and the 1967 addition, attached to the wooden canopy. The canopies shelter a concrete entry porch with stairs leading down to the west and to the south. Two lion statues flank the western entry stairs. Painted steel pipe railings line the porch.

Signage and notice boards are located near the stairs between the storefront windows on the southern end of the façade and the entry doors. The entry doors are a glazed automatic aluminum entry system with four bi-parting panels. Metal security gates attach to the wooden canopy support post and screen off a storage area near the entry.

Second floor windows have been boarded up. Originally there were two typical upper floor windows located on the southern end of the upper floor façade, four smaller windows spaced along the western wall and a larger window at the northern end.

1967 ADDITION

The 2-story building addition has a flat roof and a slab on grade poured in place foundation. The simple parapet is protected by a slime metal flashing. The building addition measures approximately 182' east-west and 54' north-south. The building structure consists of CMU exterior walls with a central row of seven heavy timber interior columns supporting glue-laminated bays running north south at 22 ½' intervals dividing the building into eight north-south bays. The eastern three bays cojoin the original 1960 building at the southern façade. The addition removed the northern wall at the third bay of the 1960 building and created a single "L" shaped floor plan at both the first and second floor levels of the building. Originally, a "U" shaped stair connected the first and second floor levels of the addition at the third bay. This stair, and most of the remainder of the main floor northern wall of the 1960 building was removed in or before 1985. A small wood framed addition, approximately 12'x20', was added to the upper floor northwestern corner of the building sometime after 1985. *See figures 14-21.*

Addition Southern Façade:

The southern façade faces S Jackson Street and the parking and entry to the shopping complex. The façade is clad in painted brick. Brick pilasters express the structural bays of the building. A projecting canopy bisects the façade with a continuation of the wood spandrel from the 1960 building. This spandrel wraps around a wooden structure attaching to the first three bays of the exterior facade, and sections of light metal canopy with corrugated roofing continue beyond to protect the loading area and walkway at the western two bays.

Originally this façade had one double aluminum frame storefront door located at the central bay of the façade. This door is now protected by painted, steel security gates. Loading doors have been added in the westernmost and easternmost bays of the façade. Two openings were added and then boarded up and protected by security gates in one of the eastern bays.

Upper floor fenestration consists of pairs of non-original anodized aluminum sash sliding windows in the two westernmost bays, a pair of fixed sash anodized aluminum windows in the center bay, and a double boarded up window and a single boarded up window in the easternmost bays. The original fenestration at this façade consisted of a series of vertical, brutalist style, fixed windows. The soldier course headers of these windows are still evident in the brick pattern on the façade.

Western Façade:

The western façade faces the western parking area. This elevation also has painted brick cladding similar to the southern façade. The slope of the grade from south to north means that the façade is one story tall at the northern end and is two stories tall at the southern end. An approximately 12' wood framed addition was added to the north. This addition is covered with horizontal wooden siding and has an approximately 6' deep concrete porch and wood framed porch roof with a series of seven wood clad columns was also added. Originally a blank façade, a series of openings was cut into the exterior wall and the southern corner opened up for floor-to-ceiling glazing. The railings of the porch are wooden, with the southern two bays having spindles in a ray pattern, at the northern four bays, including the central access bay with vertical spindles. The column cladding is wider at railing height and the columns are connected by arched spandrels. A single flush metal door is located in the wood framed addition. The southern two bays are protected by a metal roofing with a plywood spandrel featuring three interlocking diamond shapes. The northern four bays are protected by a flat roof with a taller parapet and plywood spandrel with signage and wooden diamond shapes. A chain link fence protects a storage area on the southern end of the facade, at the lower level under the porch.

Northern Façade:

The northern façade faces the northern parking area and drive. This elevation is only one story tall and typically has painted CMU field brick in a stack bond pattern. A painted cornice board at the parapet is capped with a metal flashing. Tie rod rosettes are spaced across the façade at floor height level, slightly above the ground plane. Exterior lighting fixtures are located on the cornice board.

The wooden addition at the western end of the northern façade is clad with vertical wooden siding with a mid-height belt course. An exterior fan interrupts the line of the belt course. This siding pattern wraps the eastern side of the wood framed addition. A metal access door is located on the eastern façade of the wood framed addition. A metal roofed canopy with a deep spandrel panel for signage extends across this façade and wraps back to the northern façade of the 1967 addition to building 1. Under the canopy on the northern façade, the CMU is covered by painted T1-11 siding. In the corner at the juncture of the wood framed addition and the 1967 addition is an aluminum framed glazed storefront entry door.

A pair of glazed doors protected by painted metal security gates is located further east on the façade in the

stack bond CMU wall. The doors are protected by a corrugated polycarbonate canopy supported on wooden brackets. Located next to the doors and under the polycarbonate canopy is a single horizontal aluminum framed window opening which has been boarded up with plywood. A round metal roof drain pipe perforates the CMU wall and runs down the exterior of the wall at the eastern end of this canopy.

At the approximate center of the façade a wood framed flat roofed canopy is supported on two square wooden columns with a plywood spandrel for signage. A single flush metal door is located under the canopy. Further east on the façade is another, unprotected single flush metal door. A round metal roof drain pipe perforates the CMU wall and runs down the exterior of the wall at the eastern end of the facade.

Eastern Façade:

Only approximately the northern 30' of this façade are exposed, the southern end of the façade is obscured by the bamboo fencing around the northern façade of building 2. This elevation is only one story tall, with the floor level of the building at approximate grade level. It has painted CMU field brick in a stack bond pattern and a painted cornice board at the parapet capped with a metal flashing. The northern 10' of the façade is blank, and a wood framed flat roofed canopy supported on square wooden columns with a plywood spandrel for signage spans across the rest of the façade. Under the canopy are two doors, a single northern door with a sidelight protected by a black painted security gate, and an aluminum framed double storefront door protected by a white painted security gate similar to those on the 1960 portion of the building. Originally the grade at this façade sloped down to the south, and the façade had one entry door on the southern end, accessed by a concrete stair.

Interior layout & finishes

Inside, the building the main floor is occupied by the Viet-Wah Grocery, with the main entry on the eastern facade. Loading, retail support, and refrigeration spaces are located in the western end of the 1967 addition. Refrigeration display cases and fresh food are also located in the 1967 addition. Housewares and other goods are located in the 1960 building. Interior finishes include vinyl tile flooring, slat wall display systems in the 1960 portion of the building, gypsum wall board column warps at the 1967 addition, textured gypsum drywall ceiling, fluorescent lighting and track lighting systems, and exposed sprinkler systems.

The upper floor has several office tenant spaces as well as a café space at the western end. Finishes in the office tenant spaces include commercial carpeting at the floor, painted gypsum drywall at the partition walls and ceilings, as well as areas of acoustical tile ceilings, fluorescent lighting, and a variety of non-original trims and casings from different tenant improvements. The café space on the western end has tile flooring in the dining area, painted gypsum drywall on the walls and ceiling, and a commercial kitchen space.

3.4 BUILDING 2 DESCRIPTION

The two-story building has a flat roof and no basement. The upper floor is smaller and set back from the Jackson Street façade by approximately 10', making a one-story street front façade along Jackson Street. The building measures approximately 54' east-west and 90' north-south. The building is divided into three 18'

north-south bays at the main floor each containing a retail store space. The floor levels of the retail store spaces rise from the western end to the eastern end. This follows the grade of Jackson Street allowing street level access at the western end of the western bay, the center of the central bay and the eastern end of the eastern bay. The upper floor has two tenant spaces, one accessed from the westernmost retail storefront and one from the northern façade.

Jackson Street (southern) Façade:

The southern, primary, façade faces Jackson Street. The lower portion of the façade is divided into three bays by walls clad at the exterior with painted roman brick veneer. The aluminum storefront systems probably date from the mid-century. A painted steel security gate protects the central bay storefront windows. A vertical wood siding clads a spandrel spanning across the façade above the storefronts at the first floor building parapet. The spandrel holds business signage. The parapet is capped with a minimal wood band and flashing. The upper portion of the façade is clad with vertical wood or plywood siding and covered with a mural with the lettering “Peace is the Way.” It contains three small aluminum sash sliding windows spaced evenly across the façade. *See figure 22.*

Eastern and Northern Façades:

The eastern façade is clad in stucco and has no fenestration. It does contain areas for signage and advertising, the electrical strike and meters, gas meters, and a single louvered vent at the northern end of the first floor.

The northern façade was largely obscured by bamboo fencing. It appears to be one and a half stories tall as the grade intersects the building above the floor level of the first floor. The upper floor contains three aluminum sash sliding windows and one glazed entry door accessed by a deck and stair. At the center of the façade, the stucco cladding is overlaid by corrugated siding, capped by a corrugated canopy supported on wooden trusses. *See figures 23-24.*

Interior layout & finishes

Inside, easternmost retail space on the first-floor featured vinyl tile flooring and painted gypsum drywall walls and ceilings with fluorescent lighting. The westernmost retail space was partitioned off from the stair leading to the upper floor tenant space by a hallway and accessed by a glazed double door facing west into the hallway. The space had painted concrete floors, and painted gypsum drywall walls and ceilings with fluorescent lighting. Other tenant spaces were unobserved.

3.5 DOCUMENTED BUILDING ALTERATIONS

Permits for the subject buildings were not differentiated by address. Permits for both buildings were filed

under 1032-1036 S Jackson.⁴ The original permit for the oldest building on the site, building 2, was not found. Originally, this building was a Victorian style, three story building with retail at the street level and flats or apartments above. The building underwent a remodel of the storefronts in 1953 (permit #423238), and the third story was removed in 1960 (perhaps permit #481308 from 1959), leaving it with approximately the same massing seen today.

Building 1 began construction after another three story Victorian style building on the site was removed. The building permit claims that the owners were responsible for the architecture and engineering of the building. However, there are architects plans on file for the construction. The text of the drawings is indecipherable, and neither the architects stamp nor their company name is legible. Site grading in 1963 allowed for the 1967 addition, designed by John Sato. Subsequent remodels have significantly changed the fenestration of the original John Sato design, including added porches the eastern and western facades and entries to the northern façade.

Date	Description	Permit No.
1950	Construct bldg. Retail Store 20x30 [alteration]	401451
1953	Alter storefront. No structural change	423238
1955	Erect and maintain elect. sign	436633
1959	Construct add. to exist. Bldg.	481308
1960	Ground sign	484408
1960	Construct 2 nd floor addition to building	482866
1963	Erect and maintain signs	502016
1963	Evacuate, remove & grade approx. 20,000 cu. Yds. Of earth per plan. Milton Stricker architect. Wil Shiomi Owner (1019-45 S Main)	00126
1965	sign	213746
1965	Erect & maint. signs	511200
1967	Constr. addn. to bldg. (John Y. Sato Architect)	523656
1968	Install sign	526557
1968	Marblecrete E wall, exist bldg.	527331
1968	Install & maintain elect. sign	527518
1972	Install & maint D/F elect. sign	543793
1981	To construct a retail store building per plans (existing furniture store on same property) John Sato & Assoc. Architect, John Shiomi Owner.	596707
1983	Install illuminated sign on building face, Gigwong Restaurant	10059
1984	1032 S Jackson, alteration tenant space, portion first floor, establish use and occupy as restaurant per plans (Duc Nguyen, owner)	612730

⁴ Historically, the address for the subject site and Buildings 1 and 2 included 1032, 1034, and 1036 S. Jackson Street. However, currently addressing has 1036 S Jackson Street located on a property adjacent to the subject site, on the northeastern end of a shared parking lot, at the corner of 12th Avenue S and S. Jackson St.

1984	Existing retail building, change use to restaurant	611136
1984	Retail Building establish use and occupy portion as deli (Rodrigo L. Herrera, owner)	613083
1984	Interior non-structural, STFI (Insta Fish)	614853
1984	Portion of 1 st floor change use from retail to deli per plan (Trang Kim Luu & Yen Hoang, owner)	615279
1985	Alteration to exist retail building and accu as retl/food mk pp east/chng use est use as food market. (Duc Nguyen, Owner)	616375
1985	Illuminated sign over public property. (Robert Ba Dang, owner)	516685
1986	Alteration extg retail restaurant space, est/chng use chg retail, rest space to restaurant and occupy per plans. (Doug (sic) Nguyen, owner)	625863
1986	Interior alteration to tenant space & occupy change use from restaurant to hair salon per plans	685095
1987	Illuminated wall sign My Phuong Pharmacy	12129
1987	Establish use as parking lot construct parking lot and grade 4000 cubic yards per plans. Wilce Shiomi, owner. Installation of rockery buttress including backfill and drainage placement (Earth Consultants, Inc.)	632773
1988	remodel	
1989	2 nd floor tenant space cng use from retail (major durables) to customer service and occupy	641188
1991	Construct new entry façade and interior non structural alterations to existing restaurant space STFI	658997

3.6 BUILDING CONDITION

Overall building 1 and the 1967 addition is in fair physical condition. The exterior materials of the building include:

- Membrane roofing (unobserved)
- Concrete foundation: slab on grade
- CMU original painted field block
- Painted facing brick
- Corrugated metal and wood framed canopy
- Aluminum storefront window system
- Aluminum sash windows
- Doors: painted flush steel doors, roll-up doors, and storefront system doors
- Lighting fixtures
- Signage
- Concrete porches, walkways, and loading dock

Roof: No visual assessment of the roof from the exterior was made.

Cladding: The existing cladding consists of the structural masonry walls, including painted stack bond CMU and brick veneer clad CMU, painted stucco or marbled concrete at the upper level, and the

painted plywood spandrel panel the wraps the southern façade and the flat roofed canopies. These materials exhibit a range of conditions from good to poor.

Overall the CMU was in fair condition. Original CMU consists of the flat-field CMU of the eastern, western, and northern walls. The original CMU was not painted. In some areas the blocks have chipped, especially at the building corners.

The brick veneer is original, the paint is not. However, the brick is in fair condition.

The painted marblecrete stucco at the upper northern façade shows no excessive cracking or spalling. It is intact and in fair condition.

The painted plywood spandrel panels are in poor condition. The paint has blistered in areas, and in areas with battens, certain battens have significant rot.

Windows: A comprehensive window condition survey was not undertaken as part of the scope of this report.

The main floor street front storefront windows systems are single glazed and probably date from 1960. Upper floor anodized aluminum sash windows are in fair condition but non-original to the design.

Foundation: The poured-in-place foundation is in good condition. Settlement of the structure was not observed.

Canopies: The wood framed canopies exhibited signs of water intrusion and deterioration at the car decking. The columns on the western façade first floor were deteriorated at their bases, from impact and from moisture. The light metal frame and corrugated roofed canopies were in fair condition.

Lighting fixtures: Lighting fixtures were largely non-original and in fair condition.

Signage: The Viet-Wah signage was intact and functioning. Signage for the vacant tenant spaces on the upper floor was largely intact.

Doors: The main entry doors were functional. Other doors were not tested.

Porches walkways and loading docks: The main southwestern entry porch was in good condition, however, portions of the loading dock at the southern façade exhibited pitting and significant deterioration.

Overall building 2 is in fair to poor physical condition. The exterior materials of the building include:

- Membrane roofing (unobserved) northern façades
- Painted cement stucco at eastern and
- Painted roman brick cladding

- Aluminum storefront system
- Concrete foundation
- Wood clad parapet spandrel
- Signage

Roof: No visual assessment of the roof from the exterior was made.

Cladding: The existing cladding consists painted stucco, painted roman brick, and the painted plywood spandrel panel. These materials exhibit a range of conditions from good to poor.

The brick veneer is original, the paint is not, however, the brick is in fair condition.

Windows: A comprehensive window condition survey was not undertaken as part of the scope of this report.

The main floor street front storefront windows systems are single glazed and probably date from 1953. The condition of the upper floor aluminum sash windows was not observed.

Foundation: Settlement of the structure was not observed.

Signage: The Viet-Wah signage was intact and functioning. Signage for the vacant tenant spaces on the upper floor was largely intact.

Doors: Door function was not tested.

4. SIGNIFICANCE

4.1 NEIGHBORHOOD CONTEXT: NIHONMACHI/JAZZ ALLEY/LITTLE SAIGON

The subject building is located in what is now known as Little Saigon. However, the neighborhood has long been a multicultural center of the city, having been associated with both the area of the former Nihonmachi ("Japantown") neighborhood of Seattle, and with what was known as Jazz Alley before developing into Little Saigon. Nihonmachi developed during the final decade of the 19th century, grew to its height in the early 1930s, and was all but destroyed following the incarceration of Japanese Americans in 1941. The former Nihonmachi is now occupied by the Chinatown International District and the Yesler Terrace housing development. Due to racial restrictive covenants throughout the city, the area around Jackson Street, being free from these restrictions became a dense area of multicultural influences. By 1940, approximately 24% of the "families" in the surrounding area were of Japanese descent, while 13% of the families were African American, and 5% Filipino.⁵ Of the whites in the neighborhood, approximately 50% were foreign born.⁶

In contrast to the development of the Chinatown International District west of the I-5 overpass the character of which is defined by SRO hotel building typologies on square city blocks, the area of Little Saigon is more sparsely developed on long east-west rectangular city blocks. Little Saigon contains low-rise commercial development, light industry, some multifamily developments, and a few remaining single-family houses. The architectural style within the district varies depending upon date of construction, and ranges from early vernacular 19th century residential architecture, early 20th century commercial, mid-century industrial, to modern contemporary designs from the 1990s through today. The Victorian Row Apartment building is the only individually landmarked building in the area.

Nihonmachi

Following the Chinese Exclusion Act of 1882, Washington State saw a large influx of Japanese immigrants, many of whom worked in the mining, logging, fishing, farming, and railroad industries.⁷ By 1891, a sizeable Japanese community had developed on the hill southeast of Seattle's downtown. The heart of the growing Nihonmachi was the intersection of Sixth Avenue and Main Street, extending along Main Street from Fourth to Seventh avenues.⁸

Early cultural and commercial anchors of the community include the Furuya Company, which was established as a grocery in 1892 and grew to encompass an import-export concern, labor brokerage, art gallery, and a five-story headquarters at 220 Second Avenue S (today known as the Furuya Building or

⁵ Paul Hatt, UW Sociologist, available at the UW Civil Rights and Labor History Project http://depts.washington.edu/civilr/segregation_maps_add.htm A family unit was counted as whoever was occupying one residence. A family could number 1 person or 10 people, and the ethnicity was counted as that of the male head of household, or lacking a male head of household, the female head of household.

⁶ 1940 census data available at the UW civil rights and labor history project.

⁷ Catherine Roth, "International District/Chinatown Branch, The Seattle Public Library," HistoryLink.org essay 8768, September 10, 2008, <https://www.historylink.org/File/8768> (accessed February 2021).

⁸ Kathleen Kemezis, "Higo Variety Store (Seattle)," HistoryLink.org Essay 9094, August 8, 2009, <https://www.historylink.org/File/9094> (accessed February 2021).

Masin's Furniture);⁹ Kokugo Gakko, or Japanese Language School (established 1902, as of 1913 located at 1414 S Weller St, City of Seattle Landmark);¹⁰ Maneki, Seattle's first sushi bar (established 1904, now located at 304 Sixth Ave S); the first Seattle Buddhist Temple (1020 S Main Street, 1906-08, Saunders & Lawton, demolished); Nippon Kan Theater (628 S Washington, 1907-09, Charles L. and C. Bennet Thompson);¹¹ and the Higo 10 Cent Store (founded 1909, now located at 602 S Jackson Street).

In 1910, the Panama Hotel was established at 605 S Main Street (Sabro Ozasa, National Register of Historic Places). In addition to four floors of single-occupant residency (SRO) housing, the building includes the Taishodo Bookstore, a dentist office, laundry, tailor, pool hall, sushi restaurant, and florist. The basement contained a sento, a traditional Japanese public bathhouse. Called Hashidate-Yu, it is the single remaining intact sento in the United States.¹²

On weekends, the neighborhood swelled with Japanese workers from outside the city, who came from rural or industrial jobs. The area was also a tourist destination for white Seattleites. The population of Nihonmachi peaked in the early 1930s at approximately 8,500 residents. During the Great Depression many businesses collapsed (including the once-mighty Furuya Company), and the population declined to approximately 7,000.¹³

Starting in 1939, much of the eastern portion of Nihonmachi was demolished to make way for the Yesler Terrace housing project, including the original Buddhist Church. A new Buddhist Church was dedicated in 1941 (1427 S Main Street, Kichiko Arai with Pierce Horrocks, City of Seattle Landmark). In April 1942, following President Roosevelt's Executive Order 9066, Nihonmachi was vacated practically overnight. Nearly all of Nihonmachi's residents were relocated to "Camp Harmony" at the Puyallup Assembly Center, and then incarcerated at the Minidoka Relocation Center in Idaho or one of the 10 other concentration camps established for West Coast Japanese Americans.

Former residents returned to Nihonmachi following their release in 1945, but with so many businesses shuttered or having been taken over by other proprietors, the fracturing caused by deportation and incarceration proved irreparable. After the war, many settled outside of the former Nihonmachi, particularly Beacon Hill or on the east side of Lake Washington. In 1951, Mayor William Devin dubbed the former Nihonmachi and erstwhile Chinatown, to the south, the "International Center," although the name was slow take.

The neighborhood was further partitioned by the construction of Interstate 5 in 1962.

⁹ <https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1655591672>

¹⁰ —the first of its kind in the United States—The aim of the school was to keep Japanese language and cultural values alive in the community, and as an "insurance policy" in the event that Nisei (second-generation) children were deported back to Japan or excluded from employment in white-owned firms. <https://www.historylink.org/File/3180>

¹¹ hosted music, theater, and kabuki performances, as well as movies, martial arts competitions, and community gatherings, <https://www.historylink.org/File/3180>

¹² Dubrow, p. 80-103.

¹³ Katherine Kemezis, "Higo Variety Store (Seattle)," HistoryLink.org essay 9094, September 8, 2009, <https://www.historylink.org/File/9094> (accessed March 2021).

Jazz Alley¹⁴

The first recorded jazz performance in Seattle was in 1918, when Lillian Smith's Jazz Band played at Washington Hall to raise money for the NAACP.¹⁵ Although Washington Hall may have hosted the first jazz performance in Seattle, it was the Jackson Street nightclubs where jazz was most prominent. Jackson Street, on the eastern side of what is now the Chinatown International District, was home to 34 nightclubs between 1937 and 1951.¹⁶ Geographically, Jackson Street connected King Street Station to the Chinatown International District and the Central District, areas where residency was not restricted on basis of race, and which therefore had diversity in racial and cultural populations. The city had two musicians' unions, which were racially segregated until 1958: whites-only American Federation of Musicians (AFM) Local 76 and the largely black AFM Local 493.¹⁷ Quoting Amy Rolph of the *Seattle Post-Intelligencer*:

The Jackson Street jazz scene may sound romantic today, but it's important to remember that racial attitudes of the time influenced the public's perception of the music then. Like rock 'n roll in the 1950's, jazz was considered by many to be immoral. The abundance of vice and questionable activities in and around the clubs of Jackson Street caused many Seattleites consider the area unsafe.¹⁸

The other cultural factor enabling the rise of the jazz scene and the Jackson Street nightclubs was the entrenched police corruption in Seattle at the time, so that the police would look the other way when nightclubs served alcohol when Prohibition ended in 1933.¹⁹

The corner of 12th Avenue and Jackson Street was famous for E. Russell "Noodles" Smith's nightclubs, including Seattle's longest-running jazz club the Entertainer's Club, and the Alhambra which was eventually renamed the Black and Tan.²⁰ The term "Black and Tan" was shorthand for a location serving all races. The Black and Tan may have been Seattle's most well-known jazz nightclub, being instrumental in the early career of Ray Charles (who originally played at the Back and Tan under the name R. C. Robinson), and hosting jazz greats like Duke Ellington, Charlie Parker, Quincy Jones, and Patti Brown.²¹ Duke Ellington also played at the Showbox in April of 1940.

Other famous nightclubs included the Savoy Ballroom at 21st Avenue and E Madison Street which opened in 1941 and was later renamed Birdland in honor of legendary saxophonist Charlie "Bird" Parker; 411 Club at 411 Maynard Avenue S; the Washington Educational & Social Club at 23rd Avenue and E

¹⁴ Adapted from The Johnson Partnership Landmark nomination (supplemental) report for the Showbox, 2018

¹⁵ Kaegan Faltys-Burr, "Jazz on Jackson Street: The Birth of a Multiracial Musical Community in Seattle," Pacific Northwest Labor & Civil Rights Project, University of Washington, 2009.

¹⁶ Cassandra Tate, "Rhythm & Roots: Birth of Seattle's first Sound," HistoryLink.org essay 3641, posted November 25, 2001, <http://www.historylink.org/File/3641> (accessed august 16, 2018).

¹⁷ Blecha, "The Showbox (Seattle)."

¹⁸ Amy Rolph, "Ask MOHAI: Was Seattle ever a jazz city?" *Seattle Post-Intelligencer*, September 3, 2010 <https://blog.seattlepi.com/thebigblog/2010/09/03/ask-mohai-was-seattle-ever-a-jazz-city/>

¹⁹ Ibid.

²⁰ Chris Ott, "Smith, E. Russell "Noodles," (? – 1952)," Black Past, <http://www.blackpast.org/aaw/smith-e-russell-noodles-1952>.

²¹ Project K-Bar, "The Black & Tan Club, 1922-1966," Seattle's Most Interesting Bars, <http://peterga.com/kbar-blacktan.htm>

Madison Street; The black Elks Club on Jackson Street; the Blues-oriented Green Dot, later renamed the Rocking Chair Club, on 14th Avenue just off Yesler; the Ubangi at 710 Seventh Avenue South; the Two Pals; and the Congo Club.^{22,23}

One of Seattle's most famous jazz greats was Oscar Holden, who arrived in Seattle in 1919 with Jelly Roll Morton's band and stayed, playing in clubs around Seattle until his death in 1969.²⁴ Other famous performers to come to Seattle included Count Basie and Louis Armstrong, who also played at the Showbox.²⁵ Again quoting Amy Rolfe:

Ironically, as the popularity of jazz grew, and talented performers like Oscar Holden established themselves in Seattle's smaller venues, Jackson Street clubs drew increasingly large and more diverse audiences. Yet, even during their heyday, when hosting big name acts like Duke Ellington, Count Basie, and Louis Armstrong, Seattle's jazz scene continued to maintain a low-light ambience, allowing their patrons – no matter how high profile – freedom from scrutiny.²⁶

Because of various racial restriction covenants around the city, jazz clubs were centered in the Chinatown International District and the Central District, and in North Seattle outside the city limits. By the time the Fair Housing Act was passed in 1968, enabling minority populations to live and work in areas of Seattle outside the Chinatown International District and Central District, rock 'n roll had supplanted jazz in popularity.²⁷

An interpretive sidewalk sign was installed at the corner of 12th and Jackson in 2005 by Seattle's Office of Economic Development in 2005 to commemorate the neighborhoods contributions to jazz history.²⁸

The construction of I-5

The major events of the 1960s and 1970s in Seattle's Chinatown International district revolved around the construction of I-5 and other projects resulting in the urban degradation of the neighborhood. This included the demolition of the existing urban landscape for both I-5 and the Kingdome. The reactions against the destruction of areas of the neighborhood prompted the founding of the International District Improvement Association (later known as InterIm Community Development Association, or InterIm CDA) and the International Special Review District (ISRD) to help preserve the neighborhood and knit it back together afterwards. ²⁹

I-5 was constructed in 1962, cutting through Jazz alley and Jackson Street and demolishing approximately 15 city blocks of the Chinatown International District between Yesler and Dearborn. Later, during

²² Tate, "Rhythm & Roots: Birth of Seattle's First Sound."

²³ Faltys-Burr.

²⁴ Stephanie Christensen, "Holden, Oscar (1887-1969)," Black Past, <http://www.blackpast.org/aaw/holden-oscar-1887-1969>

²⁵ Rolph.

²⁶ Ibid.

²⁷ Rolph.

²⁸ Cara Nguyen with Becky Tran, Truc Ho, and Jess Boyd. "Little Saigon Cultural History Timeline project" <https://flsseattle.org/culture/little-saigons-cultural-history-project/>

²⁹ "Who We Are," Interim CDA, interimcda.org [Accessed January 5, 2022]

negotiations for development of the King County Stadium (the Kingdome) the area underneath the freeway was leased to InterIm CDA for parking. This lease was used as mitigation for “destroying part of our community,” in the words of InterIm founder Bob Santos.³⁰ The InterIm CDA website explains:

“The battle over the Kingdome served to expose society’s neglect of Asian Americans – lack of decent housing, inadequate social services and continuing discrimination leaving the CID in a state of urban decay. It was in these condition that InterIm CDA was born.”³¹

The International Special Review District was established by Ordinance (SMC 23.66.302) in 1973. The District and Board also served to protect the character of the neighborhood.

Today 1-5 defines the western boundary of Little Saigon and separates it from its historical association with the present-day Chinatown International District.

Little Saigon

After the Japanese were incarcerated in WWII, many businesses and homes were left empty and many more seized from their owners. This left space for the neighborhood to absorb other cultural groups. Filipino Americans, who had previously inhabited the neighborhood but been underrepresented in sociological and census data, became a prominent face of the neighborhood. Between 1951 and 1975 there were more than 60 Filipino businesses in the Chinatown International District. The Seattle Indian Health Board and the Seattle Indian Services Commission also established facilities near 12th and Weller in the 1970s.³²

The development of the neighborhood into little Saigon began after the fall of Saigon in 1975 signaling the end of the Vietnam war. Although the United States had signed a peace agreement in 1973, ending their involvement, the war continued until 1975 and the fall of Saigon.³³ The end of the war triggered one of the worst refugee crises of the 20th century. The US government authorized the evacuation and resettlement of over 140,000 refugees from Vietnam and Cambodia. However, over the next two decades, more than two and half million refugees were resettled around the world.³⁴

Washington State became a national leader in the acceptance of refugees under the leadership of Governor Dan Evans.³⁵ Many of the initial refugees had been brought to Camp Pendleton in California.³⁶ However, Governor Dan Brown of California resisted the acceptance of the refugees. Governor Evans

³⁰ Santos, Robert "Bob," Oral History, Part 2: Preserving a Neighborhood, Building a Community Business, Providing Health Care Posted 10/28/2014, HistoryLink.org Essay 10962, <https://www.historylink.org/File/10962> (accessed Jan 2022)

³¹ <https://interimcda.org/who-we-are/#history>

³² Cara Nguyen with Becky Tran, Truc Ho, and Jess Boyd. “Little Saigon Cultural History Timeline project”

<https://flsSeattle.org/culture/little-saigons-cultural-history-project/>

³³ <https://history.state.gov/milestones/1969-1976/ending-vietnam>

³⁴ Dave Roos, “How the End of the Vietnam War led to a Refugee Crisis,” *History Stories*, The History Channel

<https://www.history.com/news/vietnam-war-refugees>

³⁵ Andrew H. Malcom, “Gov. Evans Leads Washington State In Aiding Resettlement by Vietnamese,” *New York Times*, June 9, 1975 <https://www.nytimes.com/1975/06/09/archives/gov-evans-leads-washington-state-in-aiding-resettlement-by.html>

³⁶ The other three initial main refugee centers were Eglin Air Force Base, in Florida, Fort Chaffee, Arkansas, and the military reservation at Indiantown Gap, Pennsylvania.

felt the injustice of refusing entry and sent special assistant Ralph Munro to Camp Pendleton with a message to Governor Brown: “Remind him what it says at the base of the Statue of Liberty.”³⁷ This led Munro to bring 500 of the first wave refugees to Camp Murray in Washington State, and a resettlement program enlisting the assistance of host families, employers, and non-profit organizations.³⁸ Between 1975 and 1985 45,000 Southeast Asians settled in Washington state in the second wave of immigration.³⁹ The area identified as Little Saigon in Seattle’s Chinatown International District became the statewide cultural center for the Vietnamese community beginning in the 1980s.⁴⁰

At the turn of the 21st century several neighborhood advocacy groups formed within Little Saigon. These groups included those specifically aimed at promoting Vietnamese culture and supporting the Vietnamese community such as the Washington Vietnamese American (WAVA) Chamber of Commerce (formerly the Vietnamese American Economic Development Association or VAEDA)⁴¹ and the Friends of Little Saigon (FLS), which formed in 2011.⁴²

In 2017 Little Saigon and the Chinatown International District was universally re-zoned to DMC 85/75-170 along with the Downtown Core, Pioneer Square, Belltown and Pike Place Market from a mix of zones with other height limits.⁴³ In 2018, the boundaries of Seattle’s ISRD were expanded and included the area north of Jackson Street, including the subject site.

Today, the neighborhood is a multicultural mix, with a strong Filipino Community as well as Vietnamese Community and many of the children of immigrants taking over their family businesses.⁴⁴

4.2 SITE & BUILDING HISTORY

Site history before 1948

Historically, the address for the subject site included all addresses along Jackson Street from 1000 to 1036, along with addresses on S Main Street from 1001 to 1033. However, currently the subject site contains two building with address of 1032, 1032 A-B and 1034 S Jackson. 1036 S Jackson Street is

³⁷ Thanh Tan, “After the Fall of Saigon: When Washington State Did the Right Thing for Refugees,” Seattle Times, ed. Kate Riley and Mark Higgins, and Editorial Board, April 42, 2015 <https://www.seattletimes.com/opinion/editorials/when-washington-did-the-right-thing-for-refugees/>

³⁸ Julie Garner, “When Compassion Was Policy,” University of Washington Magazine, March 2016 <https://magazine.washington.edu/feature/when-compassion-was-policy-vietnam-refugees-immigration/>

³⁹ *Seattle Magazine*, “Hot Button: The Fall of Little Saigon--Big development is coming to Little Saigon. Will the community survive intact?” November 18, 2018, <https://www.seattlemag.com/article/hot-button-fall-little-saigon-1> (accessed November 2021)

⁴⁰ Friends of Little Saigon, “About us: Our neighborhood” <https://flsseattle.org>

⁴¹ *Seattle Magazine*, “Hot Button: The Fall of Little Saigon--Big development is coming to Little Saigon. Will the community survive intact?” November 18, 2018, <https://www.seattlemag.com/article/hot-button-fall-little-saigon-1> (accessed November 2021)

⁴² <https://flsseattle.org/about-us/>

⁴³ <https://seattlecitygis.maps.arcgis.com/apps/webappviewer/index.html?id=f822b2c6498c4163b0cf908e2241e9c2>

⁴⁴ Allecia Vermillion, “Little Saigon Is at a Literal and Figurative Crossroads” *Seattle Met* February 26, 2019 <https://www.seattlemet.com/news-and-city-life/2019/02/little-saigon-is-at-a-literal-and-figurative-crossroads>

located on the adjacent property to the subject site, on the northeastern end of a shared parking lot, at the corner of 12th Avenue S and S. Jackson St. *See figures 25-36.*

A Sanborn Map from 1888 shows some early development around the subject site, with the two blocks between Jackson and Main streets and 10th and 12th Streets containing a half-dozen residences, with attendant outbuildings. 11th Street (later 11th Avenue S) was not yet vacated south of Washington Street, and thus bisected what would become the subject block.

By 1893, the Sanborn Map shows the subject area becoming more populous and developed. Early buildings on the subject blocks included tenements and single-family homes, and businesses including laundries, and stables. Nearby businesses included drug store, blacksmith, and milk can factory. Fire Engine Company no. 3 was located just northwest of the subject block, at S Main Street and 10th Avenue. Academy of the Holy Name was located immediately southwest of the subject block, occupying the whole block between Jackson and King Streets and S Ninth and S 10th Avenues.

By 1904, 11th Avenue S had been vacated south of Washington Street, and the subject block had been filled in to make a double-length block between 10th and 12th avenues S. By this time, the subject block was filled with residential buildings, primarily flats and duplexes, and associated outbuildings. The Academy of the Holy Name was no longer there. ⁴⁵

By 1912, SRO hotels and hotels occupied land west of the subject site, particularly between S Jackson Street and Lane Street and 6th and 8th Avenues S. The subject area, up the hill, was not yet as developed as the area to the west but included various hotels and rooming houses. The Old South School Site was located three blocks immediately south of the subject block. ⁴⁶ Interestingly, Lot 5 of tract 4, on the subject site was owned by Rainier Heat & Power starting in 1912. They may have purchased the site to access their power plant located just up the Hill on Yesler Way. Rainier Heat & Power owned the lot until it was purchased by Steven J. and Nettie Curry in 1946.⁴⁷

By 1916 the subject site contained seven buildings. At 1024-26 Jackson Street was a duplex store and Tin shop with flats above. At 1030-34 Jackson Street was a triplex retail of stores with a cyclery (1030), metal and leather manufacturing, and electric motor services (1032), and three-room apartments above. Behind them on Main Street was a duplex at 1031-33, two buildings of flats addressed between 1025-1027 ½, and two additional buildings marked as “vacant dilapidated” addressed between 1019-1023 ½. The rest of the block to the east contained five other store buildings, four of which had flats above. A Japanese church was located on the northeastern corner of the subject block, also with flats above. The Buddhist Mission was located one block north of the subject site, at 1018-1020 S Main Street. The Japanese Methodist Home and Japanese Episcopal Mission were located one block further north, at 111 11th Avenue E and 1111 Yesler Way, respectively. ⁴⁸

⁴⁵ Sanborn Map, 1904

⁴⁶ Baist Map 1912.

⁴⁷ King County Property Abstracts for Terry’s 4th Addition, Block 4, on file at SDCI

⁴⁸ Sanborn Map

In the early 20th century the western end of the subject site was well-developed with: a dressmaking business in a house at 1000 Jackson Street by 1905, rooming houses at 1006 and 1010 Jackson, a store at the street front of the 1010 Jackson Rooming house (1914), a house at 1012 Jackson, cottages at 1018 and 1020 Jackson, and a residence with a "day nursery" (1903-04) at 1022 Jackson Street, under the auspices of the Charity Organization Society, to assist working mothers.⁴⁹ A portion of the rooming house at 1024 Jackson was established as a shelter for "unemployed men" in 1939.⁵⁰ 1026 Jackson existed as a house by 1902 and with various businesses establishing themselves on the ground floor. Between 1915-20, the Jackson Sheet Metal Works operated from the building, in the 1930s the space was occupied by a seller of furnaces and wood-burning stoves and between 1952-53 it was a furniture and hardware store.⁵¹ 1030 Jackson Street housed the Puget Sound Window Cleaning Co. in 1919.

A series of landslides, many triggered by regrading activities along Jackson Street meant that buildings on the western side of the site did not endure. Landslides were particularly centered around the area between 9th Avenue S and 10th Avenue S. All of the land between 1032 S Jackson and the intersection of 8th Avenue S remained vacant. Landslides were recorded in 1918, 1919, 1921, 1923, 1929, 1933, 1934, and 1940.⁵² On August 12, 1909, the five-room boarding house at 1012 Jackson Street went "careening twenty-five feet down a steep embankment, [...] stopped on the brink of another embankment of about thirty feet and hung there at an angle of forty-five degrees." No one was injured. The incident was believed to have been caused by the regrading of Jackson Street.⁵³

The first mention of 1036 Jackson Street in the *Seattle Times* was in March 1900, in a classified advertisement offering furnished rooms for rent. By 1906 the residence was advertised as a boarding house, offering 6 rooms.⁵⁴ The main floor contained businesses such as the Fox Manufacturing Co. (1913)⁵⁵ and The Great Northern Billiard Hall (1919-1920).⁵⁶ The Great Northern Billiard Hall advertised "Cigars, Tobacco, Soft Drinks and Courteous Treatment" by proprietors Boyd & Williams.⁵⁷ However, courteous treatment was not guaranteed by authorities who raided the place in April of 1919, arresting 37 people total and charging them with being present in a location where gambling was conducted.⁵⁸ Despite these landslides, in 1922 a building permit was issued to C. F. Hing to construct a 165' x 120' store building at 1000 Jackson Street.⁵⁹

The building at 1036 S Jackson continued to function as a rooming house for the residential areas above the commercial spaces. By 1946 Ray's Furniture & Hardware, a secondhand dealer had become a

⁴⁹ *Seattle Times*, "Nursery Reopens," October 23, 1903, p. 7.

⁵⁰ *Seattle Times*, "Relief Shelter Will Be Closed," June 7, 1939, p. 11.

⁵¹ *Seattle Times*, "Storekeeper Shot Resisting Holdup," October 20, 1952, p. 2.

⁵² *Seattle Municipal Archives*, passim

⁵³ *Seattle Times*, "From the Times: Twenty Years Ago," August 12, 1929, p. 6.

⁵⁴ *Seattle Times*, passim

⁵⁵ *Seattle Times*, passim

⁵⁶ *Cayton's Weekly*, passim

⁵⁷ *Cayton's Weekly*, passim

⁵⁸ *Seattle Star*, "Raid Alleged Game and Arrest Players," Volume 22, Number 40, April 7, 1919, Page 3. The *Star* enumerated the race of those arrested, as "35 negroes and two whites." Of note, the Seattle Police department was known to take bribes during this period and they were known to raid establishments which had not paid protection money, especially in those areas of the city south of Yesler Street.

⁵⁹ *Seattle Times*, passim

tenant.⁶⁰ Kuwahara Refrigeration Service was briefly a tenant in 1952.⁶¹ These two tenants were perhaps a prelude to the long-term tenant Connor's Sales, a furniture and Appliance retail store responsible for most of the physical form of both subject buildings today. Connors Sales was the name of one of the businesses owned by Wilce and Mitsuko Shiomi. Connors Sales was a tenant of 1032 S Jackson by May of 1953 and stayed at the site until 1985.⁶² In 1949 an establishment at 1036 S Jackson, next door the Connors furniture & Appliance, was once again raided for gambling with 32 arrested and fined.⁶³

Site history after 1948: Connors Appliance

Wilce and Mitsuko Shiomi assembled the subject property by purchasing lots from separate property owners in Tract 4 for Terrys Fourth Addition between 1952 and 1973. ⁶⁴ They purchased the parcels both in their own names and under the name of their business, Connor's Sales. The first lot they purchased was Lot 6, from Anthony Connors and his wife Alice in 1952.⁶⁵ Lot 5 was purchased by Connors Sales Inc. from Steven J. and Nettie Curry in 1958. The same year they purchased lots 3 & 4 together as Connor's Sales, and lots 7 and 13 under their own names. Lot 7 was purchased from Thomas Burnett, and lot 13 from John F. Miller. ⁶⁶ In 1961 they purchased lots 11 & 12 together from Gladys Gunn Newman. In 1963 they purchased 16, 17, & 18 from Roy DeGreif. In 1962, Shiomi and DeGreif together had been granted their petition to rezone the property from multi-family to general commercial.⁶⁷ In 1966 they purchased lots 14 & 15 from Dora and David Shaw. Finally, in 1973 they purchased lots 1 & 2 from Henry Hing, completing their ownership of the subject site.⁶⁸

All of the buildings along Main Street on the site were demolished by the 1950s. In 1950 the retail first floor of the easternmost subject building (also addressed at 1036 S Jackson Street, referred to as building 2 in this report) was remodeled. The remodel included a new retail store front. In 1960 the remaining building west of building 2 was demolished to make way for a new building directly adjacent to the west (building 1 in this report). It was also in 1960 that the third floor of building 2 was removed. *See figures 37-41.*

In 1962 Wilce Shiomi was denied a permit for removing soil from the site, then addressed at 1019-45 S Main Street.⁶⁹ This led to Shiomi hiring architect Milton Stricker in 1963. Stricker applied for a permit to "evacuate, remove & grade" 20,000 cubic yards of earth.⁷⁰ In 1967 Shiomi hired architect John Sato to make a significant addition to building 1, including establishing the parking.

⁶⁰ *The Catholic Northwest Progress*, classified advertisement, Volume 49, Number 23, August 9, 1946 page 13.

⁶¹ *The Northwest Times*, advertisement, Volume 6, Number 82, October 22, 1952, P.3

⁶² *The Northwest Times*, advertisement, Volume 7, Number 36, May 6, 1953 p. 4

⁶³ *Seattle Times*, "Woman and 31 Men arrested in Gaming Raid," February 18, 1949 p.34

⁶⁴ King County Property Abstracts for Terry's 4th Addition, Block 4, on file at SDCI microfilm and Property Record Abstracts on file at the Puget Sound Regional Archives

⁶⁵ King County Property Abstracts for Terry's 4th Addition, Block 4, on file at SDCI

⁶⁶ King County Property Record Abstracts on file at the Puget Sound Regional Archives

⁶⁷ *Seattle Times*, "Planning Commission Returns North End Area to Single-Family Status." December 21, 1962 p.12

⁶⁸ King County Property Abstracts for Terry's 4th Addition, Block 4, on file at SDCI

⁶⁹ *Seattle Times*, "Denied" June 29, 1962 p.16

⁷⁰ SDCI grading permit #00126

The Shiomis also owned the parcels adjacent to the east of the subject property at 1032 S Jackson and hired architect John Sato to design an adjoining shopping plaza development in 1968.⁷¹

By 1948, Connor Furniture Co. was located at 1032 Jackson Street, and would remain in the building until at least 1984. Although the Shiomis purchased the property in the early 1950s and the Connors were no longer associated with the property, Wilce and Mitsuko decided to keep the name Connor's even though no person named Connor or Connors was involved in ownership or management. By 1951 the store was known as the Connor Sales Co., and by 1966 was known simply as Connor's. The company sold furniture, home appliances, and televisions.

In the first half of the 1980s building 1 had several tenants besides Connor's furniture. These included rentable office space on the second floor, the Charles Market, and Ghetto Records.⁷² Connor's sales went out of business in 1985, and the building was remodeled to establish the Viet-Wah grocery at the main floor of building 1, and various office tenants at the upper floor.

In 1985 building 1 underwent a major remodel named the development "Asian Plaza." The 1985 development was spurred by the retirement of Wilce and Mitsuko Shiomi and the management of the subject site by their daughter Sandra and her husband Dennis Chinn.⁷³ It was during this period that the building was converted for the use of the Viet-Wah grocery.

By 1990, the nonprofit Asian Counseling & Referral Services had offices on the second floor at 1032. "offers counseling, information, vocational English, and other cultural outreach services to the Asian/Pacific Islander population."⁷⁴ The United Way-associated organization also awarded the ACRS Community Service Awards, recognizing excellence among individuals, public institutions, and corporations.⁷⁵ The group was in subject building 2 until at least 1993.

By the late 1980s and into the 1990s Building 2 had several tenants including The Saigon Bistro and the Nam Phuong Bookstore, which has operated for over three decades, opening around 1988.⁷⁶ By 2007, social services nonprofit Helping Link had offices on the second floor of the building (Suite C).⁷⁷ The Evergreen Chiropractic Clinic operated on the property from as early as 2008 until 2019. *See figures 42-46.*

⁷¹ SDCI microfilm 1032 S Jackson

⁷² Property Records on file at the Puget Sound Regional Archives

⁷³ <https://asianplazaredevelopment.com/legacy/>

⁷⁴ John Iorillo and Madeline McKennie, "Agencies, Schools, Groups All Can Offer Assistance," Seattle Times, October 18, 1990, p. C12.

⁷⁵ Seattle Times, "Asian Group Seeks Award Nominations," April 25, 1991, p. F3.

⁷⁶ As of October 22, 2021, the bookstore has been in business for 33 years, per conversation with Lin Phan, owner.

⁷⁷ Allison Espiritu, "Here & Now," Seattle Times, April 23, 2007, p. B2.

4.3 ORIGINAL OWNERS: WILCE SHIOMI (1919-2000), MITSUKO SHIOMI (1920-2019), AND CONNOR'S SALES

Wilce and Mitsuko Shiomi were the original owners and developers of the subject buildings during the period of significance (1953-present).

Wilce Shiomi was born in 1919 in Everett Washington. His parents, Kaishi and Mryono Shiomi, were both born in Japan.⁷⁸ Wilce was the youngest of six children. His father was a nurseryman. They all lived on Darrs Hill Street, Snohomish Washington until around 1935 when Kaishi died in Seattle.⁷⁹ Wilce attended Cleveland High School, where he received scholastic honors.^{80 81 82}

Mitsuko (Mitsi) Saiki was born in 1920, the third of Naoto and Iyo Saiki's four children.⁸³ Naoto and Iyo were both born in Japan. The family lived in Medina and Hunt's Point where Naoto was a farmer.^{84,85}

Wilce and Mitsuko married in Tukwila on February 2, 1942.⁸⁶ Soon thereafter, on February 19, 1942, President Roosevelt enacted executive order 9066, requiring the forcible incarceration of all Americans of Japanese descent. Wilce and Mitsuko went to Puyallup's "Camp Harmony" and then on to Tule Lake, California.⁸⁷ Tule Lake opened on May 26, 1942 and was the largest of the 10 prison camps for Japanese Americans with an incarcerated population of up to 18,700. Tule Lake was also the only camp to be converted into a maximum-security segregation center ruled by martial law.⁸⁸ Tule Lake was the last concentration camp to close, on March 28, 1946, seven months after the official end of the war, however, the Shiomis only resided in the camp for about a year.^{89 90} *The Daily Tulean Dispatch* recorded their departure for Spokane, Washington on July 19, 1943.⁹¹ *See figure 47.*

Wilce was inexplicably inducted into the army as a single man on August 24, 1944, despite having been married for 2 years. His place of residence was listed as Spokane, Washington.⁹² Wilce served in the

⁷⁸ Year: 1920; Census Place: *Marsh, Snohomish, Washington*; Roll: T625_1939; Page: 2B; Enumeration District: 182

⁷⁹ Ancestry.com. *Washington, U.S., Death Records, 1883-1960* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2008.

⁸⁰ *Seattle Times*, "37 Honored at Cleveland High," May 13, 1935 p. 16 and "Cleveland to Graduate 135," June 9, 1939 p.4

⁸¹ Wilce's 1940 draft card listed him as a tavern owner at the age of 21, however, the census listed him as an unpaid family farm worker. National Archives at St. Louis; St. Louis, Missouri; *WWII Draft Registration Cards for Washington, 10/16/1940-03/31/1947*; Record Group: *Records of the Selective Service System, 147*; Box: 162

⁸² Interestingly, the 1940 census listed his parents' birthplace as Japan, and listed Wilce Shiomi's race as "white." The 1940 draft card did not distinguish national heritage when it listed his race as "oriental." Year: 1940; Census Place: *Seattle, King, Washington*; Roll: m-10627-04382; Page: 64B; Enumeration District: 40-300

⁸³ <https://www.dignitymemorial.com/obituaries/bellevue-wa/mitsuko-shiomi-8846579>

⁸⁴ Year: 1920; Census Place: *Medina, King, Washington*; Roll: T625_1924; Page: 10B; Enumeration District: 11

⁸⁵ Year: 1930; Census Place: *Boddy, King, Washington*; Page: 5A; Enumeration District: 0242; FHL microfilm: 2342223

⁸⁶ Washington State Archives; Olympia, Washington; *Washington Marriage Records, 1854-2013*; Reference Number: *kingcoarchmvol98_77*

⁸⁷ Ancestry.com. *U.S., Japanese Americans Relocated During World War II, 1942-1946* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2005.

⁸⁸ Barbara Takei and Judy Tachibana. *Tule Lake Revisited: A Brief History and Guide to the Tule Lake Concentration Camp Site*, Second Edition, Published by the Tule Lake Committee, 2012.
<https://www.tulelake.org/history>

⁸⁹ <https://www.tulelake.org/history>

⁹⁰ <https://www.legacy.com/us/obituaries/seattletimes/name/mitsuko-shiomi-obituary?n=mitsuko-shiomi&pid=194028179>

⁹¹ <https://f001.backblazeb2.com/file/densho-public/ddr-densho-65/ddr-densho-65-256-mezzanine-9b6e136e94.pdf>

⁹² National Archives at College Park; College Park, Maryland, USA; *Electronic Army Serial Number Merged File, 1938-1946*; NAID: 1263923; Record Group Title: *Records of the National Archives and Records Administration, 1789-ca. 2007*; Record Group: 64; Box Number: 14407; Reel: 11

Army between August of 1944 and at least September 2, 1945, the end of the WWII. He was trained as a medic. After Wilce was drafted, Mitsuko moved in with her sister in Cleveland, Ohio.⁹³ The couple's only child, Sandra, was born in Ohio in January of 1946.⁹⁴ After the war, the couple returned to Seattle.

Wilce and Mitsuko opened Yesler Appliance at 1720 Yesler Way by September 1947.⁹⁵ They opened Connor Furniture and Appliance in 1948.⁹⁶ By the early 1960s they also had a branch of Connor's Appliance on First Avenue S. However, they closed the first avenue store in 1963.⁹⁷ In the 1950s, they sometimes advertised Yesler Appliance with Wilce Shiomi as the proprietor, and Connor's Furniture & Appliance with "Frank Connors" as the manager.⁹⁸ Their son-in-law, Dennis Chinn later said: "They were afraid that if it got out that the store was owned by Japanese-Americans, it wouldn't work out."⁹⁹ By the late 1950s and 1960s it was well known that Wilce Shiomi was the manager of Connor's Appliance. Connors Appliance sponsored an amateur basketball team, hiring coach John Castellani, the former athletic director of Seattle University in 1958.¹⁰⁰

In 1961 Wilce Shiomi bought the contents of the 4th Avenue G-E Appliance warehouse and Connors Appliance managed the clearance sale approximately half-a-million dollars' worth of appliances in one week. In its article about the sale, *The Seattle Times* referred to Connors Appliance as "one of the largest suburban GE dealers on the West Coast."¹⁰¹

The Shiomi family lived in the Beacon Hill neighborhood.¹⁰² Like her father before her, Sandra attended Cleveland High School. She married Dennis Chinn in July 1968. Both graduated the University of Washington in 1968, and Dennis went to graduate school at University of California Berkeley before the couple returned to Seattle.¹⁰³ Wilce and Mitsuko retired around 1985.

Wilce and Mitsuko were active in local organizations such as the Nisei Vets, the JACL and were legacy fund contributors to the JACL.¹⁰⁴ ¹⁰⁵ *See figure 48.*

Wilce Hideo Shiomi died on July 2, 2000 in Seattle Washington.¹⁰⁶ Mitsuko Shiomi died in September of 2019.¹⁰⁷

⁹³ <https://www.legacy.com/us/obituaries/seattletimes/name/mitsuko-shiomi-obituary?n=mitsuko-shiomi&pid=194028179>

⁹⁴ Ohio Department of Health, Index to Annual Births, 1968-1998; Ohio Department of Health, State Vital Statistics Unit; Columbus, OH, USA

⁹⁵ *The Northwest Times*, advertisement, Volume 1, Number 67, 16 September 1947 p. 4

⁹⁶ *The Northwest Times*, Volume 5, Number 90, November 21, 1951, p.1

⁹⁷ *Seattle Times*, "Connor's Refuses To Renew Lease... Elects To Close Down 1st Avenue Store." September 24, 1963, p. 21

⁹⁸ *The Northwest Times*, advertisement, Volume 5, number 90, November 21, 1951, p.1

⁹⁹ Marc Stiles, "Real Estate Development Brings Big Change To Seattle's Little Saigon," Puget Sound Business Journal, May 31 2016 <https://www.bizjournals.com/seattle/news/2016/05/31/real-estate-development-brings-big-change-to.html>

¹⁰⁰ *Seattle Times*, "Connor to Open Hoop Drills Under Castellani," October 16, 1958, p.35

¹⁰¹ *Seattle Times*, "G-E Warehouse Move Sets Deadline for Half-a-Million-Dollar Appliance Sale," December 25, 1961 p.12

¹⁰² Ancestry.com. U.S., Public Records Index, 1950-1993, Volume 1 [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010. Original data: Voter Registration Lists, Public Record Filings, Historical Residential Records, and Other Household Database Listings.

¹⁰³ *Seattle Times*, "Chinn-Shiomi," March 7, 1968 p. 25 and "Family World" announcement, July 29, 1968 p.29

¹⁰⁴ <http://seattlejacl.org/about/endowment-fund-recognition/>

¹⁰⁵ <https://asianplazaredevelopment.com/legacy/>

¹⁰⁶ Ancestry.com. U.S., Find a Grave Index, 1600s-Current [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.

¹⁰⁷ <https://www.legacy.com/us/obituaries/seattletimes/name/mitsuko-shiomi-obituary?n=mitsuko-shiomi&pid=194028179>

4.4 SUBSEQUENT OWNERS: DR. DENNIS AND SANDRA CHINN

As described above, Sandra Chinn was the only child of Wilce and Mitsuko Shiomi. Dennis Chinn was also born and raised in Seattle, the son of Chinese parents. The two met when they were 14 years old at Koba farms in Carnation Washington. They attended Cleveland High School together and dated. They both attended the University of Washington. Sandra majored in education, Dennis majored in economics and math.¹⁰⁸ Sandra and Dennis married in July 1968, the same year they graduated from the University of Washington.

While Dennis attended graduate school at University of California Berkeley, Sandra worked on campus at the student placement center. Dennis received his PhD in economics from Berkeley in 1974 after spending a year in Asia on a Fulbright scholarship researching for his dissertation. Dennis joined the faculty at Sanford University, then spent a year at Harvard. During his time at Stanford and Harvard Dennis served as a consultant to the United Nations Economic Commission for Asia and the Far East (ECAFE) and for the U.S. State Department, Agency for International Development (AID).¹⁰⁹

During this period the couple had two children, Nathan and Brian. After a contretemps over tenure with Stanford University, the couple returned to the Puget Sound area and Dennis attended the University of Washington Law School, receiving his Juris Doctor in 1984.¹¹⁰ He sued Stanford University in Federal court, receiving a settlement.

In the early 1980s, the couple became involved with the 1032 Jackson Street property as the Shiomi's prepared to retire. They developed the Asian Plaza shopping center, a project which applied Dennis' academic studies in Asian economics to a project conceived of as an Asian business incubator.¹¹¹ Dennis Chinn served as the general contractor, leasing agent, and building manager for the property.¹¹² Sandra Chinn died in 2011.¹¹³

4.5 SUBSEQUENT BUILDING TENANT: VIET-WAH SUPERMARKET

Duc Tran (b. 1953) immigrated to the United States in 1976. His family was from Vietnam and of Chinese ancestry. He arrived from Saigon as a refugee from the Vietnam War, having been sponsored by the First United Methodist Church in Burien.¹¹⁴

¹⁰⁸ Dennis Chinn transcribed from Sandra Chinn's memorial found at <https://www.dignitymemorial.com/obituaries/bellevue-wa/sandra-chinn-4792710> (accessed December 2021)

¹⁰⁹ Dennis Chinn

¹¹⁰ *Seattle Times*, "Chinn-Shiomi," March 7, 1968 p. 25 and "Family World" announcement, July 29, 1968 p.29

¹¹¹ Dennis Chinn

¹¹² Dennis Chinn, Asian Plaza Redevelopment <http://asianplazaredevelopment.com/dennis-chinn/> (accessed December 2021)

¹¹³ *Seattle Times*, Sandra L. Chinn, obituary. <https://www.legacy.com/us/obituaries/seattletimes/name/sandra-chinn-obituary?id=26363059> (accessed December 2021)

¹¹⁴ Nick Wong, "Viet-Wah Owner Opens Up," *International Examiner*, January 6, 2010, <https://iexaminer.org/viet-wah-owner-opens-up/> (accessed October 2021).

Tran is known as the owner of the Viet-Wah supermarket, but his business grew from his significant investments in the southeast Asian community and community service starting from his arrival in the United States. Starting in 1976, Tran began as a community outreach worker at the Chinese Information & Service Center interpreting and assisting elderly non-English speaking Chinese and assisting newly arrived immigrants.¹¹⁵ This work transitioned into a job providing assistance to southeast Asian refugees, stationed at Sea-Tac airport in 1979.¹¹⁶ Between 1979 and 1982 He also worked as a job development coordinator, managed the Indo-Chinese Refugee Youth Program, and was a program manager for the Washington Association of Churches as a liaison to the Southeast Asian refugee community.¹¹⁷

He began a catering business for the purpose of feeding many of the refugees, who frequently faced discrimination at local restaurants; the catering business meant food could be delivered to the refugee families and individuals directly.¹¹⁸ Growing from this catering service, Tran opened Hon's Restaurant, the CID's first Chinese and Vietnamese restaurant.

In 1981 He opened a 700-square-foot grocery store (across the street from the subject site) on Jackson Street. That grew to include a wholesale business.¹¹⁹ Needing a bigger space, Tran initially contacted Wilce Shiomi about the possibility of moving the Viet-Wah in to the space at 1023 Jackson Street. Shiomi turned Tran away in 1987 indicating that he required \$1,000,000 in minimum assets as collateral for tenant improvements necessary to convert the space from a warehouse to a grocery store. After Shiomi's retirement in 1988, Dennis Chinn contacted Tran and indicated that he would work with Tran to make the conversion. The tenant improvement to convert the warehouse to a grocery store did, in fact require about a million-dollar investment. Mary Wei at the Hong Kong and Shanghai Bank secured a \$500,000 loan for Tran to complete the tenant improvement. This loan along with significant investment from Dennis Chinn made the tenant improvement for the Viet-Wah possible. Tran said that without the help of these two individuals the Viet-Wah project would not have happened at 1032 S Jackson.¹²⁰

By 2011, the Viet-Wah business group included three retail grocery stores, a wholesale and distribution company, and a restaurant and bakery.¹²¹

Tran was a co-founder of aid group Indochinese Chinese Refugee Association, a "group that helps, through social services and even job placement, displace ethnic Chinese who immigrated to the United States from countries including Vietnam, Cambodia, or Laos."¹²²

¹¹⁵ Duc Than Tran, Resume. emailed to Ellen Mirro December 9, 2021.

¹¹⁶ Wong.

¹¹⁷ Duc Than Tran, Resume. emailed to Ellen Mirro December 2021.

¹¹⁸ Wong.

¹¹⁹ Jason Cruz, "Duc Tran: a savvy business owner who saw opportunity and took it," Northwest Asian Weekly, September 22, 2011, <http://nwasianweekly.com/2011/09/duc-tran-a-savvy-business-owner-who-saw-opportunity-and-took-it/> (accessed October 2021).

¹²⁰ Phone conversation between Duc Tran and Ellen Mirro December 1, 2021

¹²¹ Cruz.

¹²² Cruz.

4.6 1967 BUILDING 1 ADDITION ARCHITECT: JOHN Y. SATO (1933-2016)

John Y. Sato was the architect of the subject building 1 addition in 1967. Sato was a prolific architect and builder, designing many apartment complexes, luxury condominiums, office and commercial buildings, and several low-income housing projects for the elderly. As a minority professional within the Seattle's Japanese community, he was active in promoting, defending and collaborating with other minority professionals to pursue prospects ranging from the building arts to politics. He worked with L. B. Curry, president of Model Contractors, Inc. in a joint minority contractor venture for an Operation Breakthrough Alcoa contract. He aided and worked with Asian communities and the Seattle Housing Authority to design and build housing for low-income elderly retirees. His practice focused mainly within the city of Seattle and surrounding locations. Many of his works featured a combination of traditional methods and materials, such as wood framing and brick cladding, with systems of construction using precast concrete, pre-stressed concrete beams, concrete blocks, tilt up construction, and prefabricated modules for exterior wall systems and building units. An example of his work in concrete, the Continental House (extant), was cited for a special award in 1970 by the Washington Aggregates and Concrete Association.¹²³ *See figure 55.*

John Yoshiro Sato was born on March 6, 1933 in Chehalis Washington to Tomoishi and Hanako Sato.¹²⁴ His father was a strawberry farmer. His parents had a total of six children, four girls and two boys: Toshiko, Eddie Tetsuro, Amy, John Yoshiro, Irene Hiroko, and Jane Tsutomu. In 1942, after the president Roosevelt signed executive order 9066, Sato and his family were forced to relocate from Chehalis to the Tule Lake, the largest of the American concentration camps for Japanese Americans during World War II.¹²⁵ ¹²⁶ While being held in the camp, Sato's mother died. At the end of the war, the Sato family returned to Chehalis.¹²⁷ *See figures 49-50.*

John Sato graduated from Adna High School in 1951. He was active in his high school football, baseball, and basketball teams, as well as being on the senior yearbook committee as an artist. He received a football scholarship and attended Centralia Junior College with an Associates of Arts degree in 1953. In 2008, his alma mater presented Sato with the Distinguished Alumnus Award, the college's highest honor.

After graduating, Sato served for two years in the US Army during the Korean War from 1953-1955. He was accepted into the College of Architecture and Urban Planning at the University of Washington and graduated in 1960. During his time at the University of Washington he met his future wife, Reiko.

¹²³ Polly Lane, "Bellevue building cited for outstanding use of concrete," *Seattle Times*, September 27, 1970, p 47.

¹²⁴ "1940 US Census," ancestry.com. (accessed November 2, 2021).

¹²⁵ National Park Service, "Welcome to the Tule Lake Monument," nps.gov (accessed November 2).

¹²⁶ "U.S., Final Accountability Rosters of Evacuees at Relocation Centers, 1942-1946 for Johnny Yoshiro Sato," ancestry.com (accessed November 3, 2021).

¹²⁷ "John Y. Sato," legacy.com, <https://www.legacy.com/us/obituaries/seattletimes/name/john-sato-obituary?id=14085843> (accessed November 2, 2021)

In 1962, at the age of 29, Sato married Reiko Elizabeth Kihara on June 24th at the Buddhist Church.¹²⁸ Reiko was a teacher at Paramount Park Elementary School in the Shoreline District.¹²⁹ They had three children.

Sato worked for various architectural firms before starting his own company, John Y. Sato & Associates, in 1963. Beginning as a strictly architectural firm, the company grew to include real estate development, construction and management. In the late 1970s and early 1980s, the name of the business began transitioning over to the Sato Corporation to better reflect the range of projects and ventures.¹³⁰

During the late 1960s and into the 1970s, John Y. Sato & Associates submitted several proposals to the Seattle Housing Authority for consideration in the Authority's turnkey housing project for the elderly. There was a total of 22 planned turnkey housing projects within Seattle. "The turnkey method of constructing public housing was authorized [...] by the U.S. Department of Housing and Urban Development. Under the turnkey program, a private developer obtains the site, submits a satisfactory proposal, and then constructs the building, providing his own financing. Upon satisfactory completion, he turns the key over to the housing authority which pays him the agreed upon cost in full."¹³¹

In 1970, John Y. Sato & Associates submitted a proposal for a 16-story concrete structure to the Seattle Housing Authority. The project was located in the Chinatown International District and focused on providing a 100-unit apartment project to low-income elderly persons.¹³² As part of the Housing Authority's Turnkey apartment project, Sato's proposal was the first choice of both the I.D.I.A. (International District Improvement Association) and the Model Cities subcommittee as well as having the lowest bid, at \$17,271.¹³³ However, his bid was rejected "largely to an unfavorable staff report on a panel-construction system which he proposed to use."¹³⁴

A Turnkey project Sato completed in early 1971 was the Seattle Housing Authority's second high rise apartment on Queen Anne Hill for low-income elderly persons. The design, with 53 one-bedroom units, was the smallest of the Authority's Turnkey projects and commended by the Authority chairmen, Donald Phelps, for its compatibility with the neighborhood.¹³⁵

However, by September of 1971, John Y. Sato & Associates and Model Contractors, Inc. filed a complaint charging bid-rigging on an Operation Breakthrough contract. Operation Breakthrough was a program started by the Office of Policy Development and Research (PD&R), launched in 1969 to "stimulate volume production of quality housing for all income levels. The project acted as a

¹²⁸ "Washington, US Marriage Records, 1854-2013 for John Sato" ancestry.com. (accessed November 2, 2021).

¹²⁹ *Seattle Times*, "Women's News," December 8, 1961.

¹³⁰ *Seattle Times*, "Alaska Building downtown sold for \$2.5 million to developer," August 5, 1979, p. 140. Investment and development properties even included historic Seattle landmarks, such as the Alaska Building, which John Y. Sato & Associates sold in 1979

¹³¹ *Seattle Post-Intelligencer*, "Turnkey Project Plans Unaffected by Tight Money," November 1, 1969, p. 23.

¹³² Polly Lane, "Nine Proposals Offered for Apartments," *Seattle Times*, July 12, 1970, p. 89.

¹³³ The accepted proposal was the second lowest bid proposal from Riley Pleas, Inc., at \$18,843.

¹³⁴ Alf Collins, "Hillside Housing Site in for a Rough Time," *Seattle Times*, July 26, 1970, p. 106. Additionally, Donald Phelps, the commission chairman, noted "that the involvement with the community was not given weight that the I.D.I.A planning called for because of the authority's 1,700 family waiting list for the elderly. 'Even if we wanted to, we couldn't not discriminate by giving preference to Orientals despite the fact that the proposal was initiated at the request of the oriental community.'"

¹³⁵ *Seattle Times*, "Queen Anne units to open Tuesday," February 14, 1971, p.32.

demonstration involving “complex partnerships with multiple ‘Housing System Producers’ (including General Electric and Alcoa) and “Prototype Site Developers” (including the Boeing Company). The report states that between 1971 and 1973, ‘on the nine prototype sites are 2,938 housing units, 2,794 representing Breakthrough systems ... Those producers, assigned to 44 separate parcels or micro-sites, erected a variety of single family and multi-family dwelling types.’”¹³⁶ The idea behind the demonstration was meant to support and encourage industrialized housing construction systems, such as pre-fabricated, factory-built residences.¹³⁷

John Y. Sato and L. B. Curry, president of Model Contractors, Inc worked together in a joint minority contractor venture in bidding for an Operation Breakthrough contract. The project, under Alcoa Construction Systems, Inc., was for the installation of module housing units for an experimental housing site near Woodinville, WA. The bid-rigging charges alleged that the second lowest bid, submitted by S & S-Lotto, was permitted to adjust and change their bid, lowering the total by \$21,000 after the deadline.¹³⁸ In response to these allegations, Richard Williams, the HUD (Housing and Urban Development) regional assistant administrator threatened the S & S- Lotto firm with “a stiff fine” if it began work and the probe discovered the contract was “let improperly.” Additionally, the Central Contractors Association, “an organization of minority contractors” to which Sato belonged and Curry was a board member, threatened to march on the HUD offices. By early November, the official HUD investigation concluded with a failure to find evidence of bid-rigging in the contract.¹⁴⁰ However, HUD urged Alcoa to “employ minority subcontractors wherever possible.”¹⁴¹

Two months later, in December 1971, a new arrangement was reached which allowed two contracting teams to build the Alcoa Construction Systems, Inc., housing: S & S -Lotto and Sato-Model. A provision made after the conclusion of the bid-rigging investigation was the substantial employment of minority subcontractors. “S & S -Lotto had difficulty in developing a satisfactory minority subcontractor participation program [...] so the Sato-Model team [...] was asked to participate in a compromise.” Sato agreed to participate because “he was assured minority contractors would be guaranteed and equal chance in the future, minority subcontractors would be given an equal chance on work at the

¹³⁶ “Operation Breakthrough,” EDGE PD&R, <https://www.huduser.gov/portal/pdredge/pdr-edge-firm-asst-sec-030518.html> [accessed November 12, 2021]

¹³⁷ Alex Anderson, “Operation Breakthrough: Promise and Failure in US Factory Built Housing,” UW Architecture College of Built Environments, May 19, 2014, <https://arch.be.uw.edu/operation-breakthrough-promise-and-failure-in-us-factory-built-housing/> [accessed November 12, 2021] Ultimately, Operation Breakthrough did not live up to its name and did not stimulate and create the continuous, robust markets needed to perpetuate industrialized housing construction.

¹³⁸ *Seattle Times*, “‘Breakthrough’ bid-rigging charge probed,” September 22, 1971, p. 27. S & S – Lotto claimed their estimate had a duplication included in the bid. A lower figure was substituted after the duplication was removed. The Sato-Model bid was \$1,146,000 while the adjusted bid for S & S -Lotto was \$1,143,000. Under Operation Breakthrough guidelines, Alcoa was not required to open bids publicly or take the lowest bidder.

¹³⁹ Polly Lane, “Breakthrough pact: Court Action averted,” *Seattle Times*, December 19, 1971, p. 43.

¹⁴⁰ Despite these early assertions, later information revealed that HUD did concede irregularities yet still directed Alcoa to accept the S & S-Lotto bid. A telegram from Maxwell S. Fulcher (chief contracting officer for HUD’s Breakthrough program) to The Boeing Co., stated “...When you accepted a price reduction from S & S -Lotto you were then obligated in fairness and equality to offer the two other bidders an opportunity to revise their prices and your failure to make such an offer to the minority firms is a clear violation of the Phase 1 contract.” Polly Lane, “Breakthrough pact: Court Action averted,” *Seattle Times*, December 19, 1971, p. 43.

¹⁴¹ *Seattle Times*, “Rigging charged: Probe of Alcoa bid concluded,” November 9, 1971, p. 41.

Breakthrough [project] and HUD also would look into past projects, namely Turnkey housing developments, in which minorities have not been given equal opportunity.”¹⁴²

Work on the Alcoa townhouse units began in February 1972. The modules were designed by the architectural firm McCool, McDonald & Associates, and contained pre-installed electrical and plumbing systems, and used an alumiframe system with aluminum studs and trusses for wall framing, and prefinished door and window trim. “A factory-fabricated utility core is provided with the rest of the house being built conventionally around the core.”¹⁴³ The project was the first to use the module system in the Northwest.¹⁴⁴

Notable works of Sato within Seattle’s Chinatown International District included the former Rainer Bank building at 660 S Dearborn Street, in 1978. The former Rainer Bank and office building located at 660 S. Dearborn Street is a three-story building designed with a red-brown brick exterior intended to blend in with the older structures of the surrounding neighborhood. John Y. Sato designed, constructed, and owned the building. After construction, Sato moved his architectural and development offices in the building, although they no longer occupy the building and have relocated to Bellevue.¹⁴⁵

The nearby Kawabe Memorial house is located in the Central District, four blocks east of the Chinatown International District, and was constructed in 1972. The Kawabe Memorial house is a low-income elderly residence utilizing pre-cast concrete, designed by John Y. Sato & Associates with Woo & Parks, supervising architect. Sato Corporation was the contractor. The project was funded by the Department of Housing and Urban Development’s 236 rent-subsidy program, Continental, Inc., and the Kawabe Senior Citizens Fund. The Japanese American philanthropist H.S Kawabe, a Seattle businessman and Japanese community leader, planned and sponsored the project, donating \$95,000 for development.¹⁴⁶ Originally, the retirement home was called the Central Senior House, but was renamed to the Kawabe Memorial house after the deaths of both Harry S. Kawabe and his wife, Tomo Kawabe. The ten-story building, located at 221 18th Avenue S, was the tallest building in the Central Area.

Sato was very involved with the community and local politics.¹⁴⁷ He held positions in organizations including the Lions Club, Nisei Veterans Committee, Japanese American Citizens League, the Commission on Asian American Affairs, and Seattle Master Builder. He was a former Trustee Seattle Chamber of Commerce and member of the King County Board of Equalization, the University of

¹⁴² Polly Lane, “Bidding dispute: Accord on Breakthrough housing near,” *Seattle Times*, December 10, 1971, p. 17.

¹⁴³ Polly Lane, “County Breakthrough site becoming...,” *Seattle Times*, July 9, 1972, p. 53.

¹⁴⁴ *Seattle Times*, “Work Begins on Alcoa units,” February 27, 1972, p. 78.

¹⁴⁵ *Seattle Times*, “International District building,” July 23, 1978, p. 117.

¹⁴⁶ *Seattle Times*, “Kawabe House is Open,” January 23, 1972, p. 42.

¹⁴⁷ Sato not only volunteered for various positions as trustees or a board member, he also made monetary contributions and documented donations to other minority leaders. However, the payment of a \$5,000 legal fee to Liem Tuai, a mayoral candidate and lawyer, led to accusations of wrongdoing in 1973. The money was noted by Tuai as payment for legal advice provided to Sato in 1971. Nevertheless, Mayor Wes Uhlman’s chairman of the Seattle Design Commission appointee Arnold Barer, considered the payment suspicious and requested an investigation under the city of Seattle’s code-of-ethics law. Barer was active in Uhlman’s 1969 campaign and appointed chairman after the election. However, once turned over to the ethics committee, it was discovered that all the Uhlman appointees to the ethics committee had made financial contributions to Uhlman’s campaign. After this information came to light, the committee disqualified itself and declined to take up the matter.

Stephen H. Dunphy, “Tuai defends not reporting legal fee,” *Seattle Times*, October 11, 1973, p. 9.

Richard W. Larsen, “Bleak statistics in mayor race,” *Seattle Times*, October 14, 1973, p. 14.

Washington President's Club. He and his wife, Reiko, contributed to numerous organizations through the John Y and Reiko E Sato Foundation which Sato founded in 2003.^{148 149 150 151}

Sato died on December 6, 2016.

Known works of John Y Sato & Associates include:¹⁵²

Apartment Complexes and Condominiums:

- View Apartments- 744 Belmont Place E – 1963 (extant)
- The Mariner, 65 Kirkland Avenue, Kirkland, WA –1964 ^{153 154} (extant) *See figure 51.*
- The Greenbrier Apartments, 1115 sixth Avenue N -1964 (extant)
- Capitol Hill Apartment building at 228 11th Avenue E – 1964 (extant)
- The Kahala, 124 14th Avenue E – 1964 ¹⁵⁵ (extant)
- 2309 Franklin Avenue E apartments, (extant) ¹⁵⁶
- The Ramayana Apartment, 119 Harvard Avenue E – 1965¹⁵⁷ (extant)
- 737 Belmont Place E apartments - 1965¹⁵⁸ (extant)
- Belmont Terrace Apartments, 717 Belmont Avenue E - 1966¹⁵⁹ (extant)
- Franklin Terrace apartments, 2200 Franklin Avenue E -1966¹⁶⁰ (extant)
- New Yale Apartments 2021 Yale Avenue E - 1966¹⁶¹ (extant, altered)
- Minor Terrace Apartments – 2200 Minor Avenue E – 1967 ¹⁶² (extant)
- Erawan Apartments 421 Bellevue Avenue E – 1967¹⁶³ (extant, altered)
- Union Vista Apartments, 2030 Minor Avenue E - 1967 ¹⁶⁴ (extant)
- Valley Terrace Apartments, 215 Valley St. - 1967¹⁶⁵ (extant)
- Tower Place Condominium, 414 13th Avenue E – 1967 ¹⁶⁶ (extant)
- Olympic Plaza, 654 W Olympic Place - 1967¹⁶⁷ (extant)
- Edmonds Apartments on Pine and Fifth Ave, Edmonds, WA – 1967 ¹⁶⁸ (demolished)

¹⁴⁸ *Seattle Times*, “Japanese Americans Elect Officers,” April 9, 1969, p. 121.

¹⁴⁹ *Seattle Times*, “Appointments to state’s Asian committee announced,” April 11, 1978, p. 15.

¹⁵⁰ Alice Staples, “The buyer’s willing price becomes a tax device,” *Seattle Times*, July 25, 1971, p. 43.

¹⁵¹ *Seattle Post-Intelligencer*, “Legal Notice,” June 23, 2003, p. 40.

¹⁵² At the time of completion of this report, additional information on any buildings designed or constructed by John Y. Sato & Associates or the Sato Corporation was not found.

¹⁵³ *Seattle Times*, “New Kirkland Apartment,” August 9 1964, p30.

¹⁵⁴ *Seattle Times*, “Kirkland Apartments to be over water,” November 3, 1963 p86.

¹⁵⁵ *Seattle Times*, “Open House at Apartments,” August 2, 1964, p 33.

¹⁵⁶ *Seattle Times*, “Inspection Invited,” January 17, 1965, p29.

¹⁵⁷ *Seattle Times*, “Rentals booked before completion,” December 12, 1965 p 95.

¹⁵⁸ *Seattle Times*, “Open House Today at New Apartments,” December 19, 1965 p42.

¹⁵⁹ *Seattle Times*, “New Apartments Have Panoramic View,” March 27, 1966 p 148.

¹⁶⁰ *Seattle Times*, “Apartment building opening for inspection Today,” June 5, 1966 p41.

¹⁶¹ *Seattle Times*, “Apartments Open for Inspection Today,” December 11, 1966 p50.

¹⁶² *Seattle Times*, “Apartments to be Open for Viewing,” February 26, 1967 p24

¹⁶³ *Seattle Times*, “Construction of Bellevue Apartments Has Begun,” 1967 p85.

¹⁶⁴ *Seattle Times*, “Union Vista Apartments Open for Viewing Today,” April 9, 1967, p 91.

¹⁶⁵ *Seattle Times*, “Apartments Open Today,” April 23, 1967, p.50.

¹⁶⁶ *Seattle Times*, “5 New Apartment Buildings for Capitol Hill Announced,” May 28, 1967, p 41.

¹⁶⁷ *Seattle Times*, “Sale First, Then Mansion Will Be Razed,” July 2, 1967, p.31.

¹⁶⁸ *Seattle Times*, “Edmonds Apartments to be Open,” October 1, 1967, p. 93.

- Western Crest of Queen Anne, 526 W. Mercer Place – 1967 ¹⁶⁹ (extant)
- 747 A Belmont Place E (formerly 759 Belmont Place E) -1967 ¹⁷⁰ (extant, altered)
- 7 Highland Drive apartments - 1968¹⁷¹ (extant)
- 3805 S Angeline St apartments - 1968¹⁷² (extant)
- Lake Union Terrace Apartments, 2219 Eastlake Avenue E – 1968 ¹⁷³ (extant)
- Midtown Apartment, 732 11th Avenue E – 1969 ¹⁷⁴ (extant) *See figure 52.*
- Continental House, 100 Ward Street – 1969 ¹⁷⁵ (extant) *See figure 55.*
- Harbor Park Condominiums, 1727 Harbor Avenue S W – 1972 ¹⁷⁶ (extant)
- Alcoa townhouses, 124th Avenue NE and 148th St – 1972 ¹⁷⁷ (status unknown)
- Yarrow Hill condominium, northeast 52nd street and northeast lake Washington boulevard, Kirkland – 1978 ¹⁷⁸ (demolished)
- Atlantic Place Condominium, 1111 S. Atlantic St – 1980 ¹⁷⁹ (extant)
- Des Moines Condominium, 601 S 227th Street -1980¹⁸⁰ (extant)

Low-Income Senior Housing:

- Seattle Housing Authority Queen Anne Hill Apartments, 1212 Queen Anne Avenue N, 1971¹⁸¹ (extant) (gruol construction for Turnkey project)
- Kawabe Memorial House, 201 18th Avenue S. - 1972¹⁸² (extant)
- Meridian Manor, 10339 meridian Avenue N - 1977 ¹⁸³ ¹⁸⁴ (extant)
- Pinehurst Court, 12702 15th Avenue NE -1982 ¹⁸⁵ (extant)
- Ross Manor, 1420 Western Ave, -1983 ¹⁸⁶ (extant)

Commercial Buildings and Factories:

- Glaser Beverages bottling plan addition 2300 26th Avenue s (Shell forms inc) -1969 ¹⁸⁷ (demolished)

¹⁶⁹ *Seattle Times*, “Condominium on View,” August 27, 1967 p.114.

¹⁷⁰ *Seattle Times*, “Apartment Is Purchased,” December 31, 1967, 9. 51.

¹⁷¹ *Seattle Times*, “\$1.1 Million Condominium for Q. A. Hill,” May 19, 1968 p. 109.

¹⁷² *Seattle Times*, “Filled Before Completion,” July 21, 1968, p. 110.

¹⁷³ *Seattle Times*, “New Apartments Provide Security,” August 4, 1968, p. 100.

¹⁷⁴ *Seattle Times*, “Open Today,” June 8, 1969, p. 137.

¹⁷⁵ *Seattle Times*, “Queen Ann Condominium Going Up,” November 30, 1969, p. 96.

¹⁷⁶ *Seattle Times*, “Building Permits,” January 16, 1972, p. 26.

¹⁷⁷ *Seattle Times*, “Work begins on Alcoa units,” February 27, 1972, p.78.

¹⁷⁸ *Seattle Times*, “New projects,” June 25, 1978, p.139.

¹⁷⁹ *Seattle Times*, “Foundation work begun on 50-unit condominium, April 13, 1980, p. 145.

¹⁸⁰ *Seattle Times*, “Des Moines condominium begun,” September 7, 1980, p.146.

¹⁸¹ *Seattle Times*, “Queen Anne units to open Tuesday,” February, 14, 1971, p.32.

¹⁸² *Seattle Times*, “Kawabe House is open,” January 23, 1972, p.42.

¹⁸³ *Seattle Times*, “2 subsidized high rises authorized,” August 17, 1977, p.86.

¹⁸⁴ *Seattle Times*, “Two projects for elderly,” August 21, 1977, p. 122.

¹⁸⁵ *Seattle Times*, “First round of work set on senior housing: 411 units,” September 12, 1982, p. 61.

¹⁸⁶ *Seattle Times*, “Open house set a Ross Manor,” February, 13, 1983, p.61.

¹⁸⁷ *Seattle Times*, “Building Permits,” January 19, 1969, p94.

- Jatco store – 116th Avenue Northeast, Bellevue 1971¹⁸⁸ (demolished)
- Wheaton Mall, 3445 Wheaton Way, Bremerton, WA -1975 ¹⁸⁹ (extant)
- unknown)
- Gai's Seattle French Baking Co addition, 2006 S Weller Street, -1976 ¹⁹⁰ (status unknown)
- Overlake Village Shopping Center, 14810 NE 24th St, Redmond, Wa – 1976 ¹⁹¹ (extant)
- Pepsi Cola Bottling Co. Distribution center, anchorage AL -1975 ¹⁹² (status
- Capital Village Shopping Center, 400 Cooper Point Road SW, Olympia, WA – 1977 ¹⁹³ (extant)
- Sheridan Plaza shopping mall, northwest corner of Wheaton Way and Sheridan Road, Bremerton – 1979 ¹⁹⁴ (status unknown)

Office Buildings and Misc:

- Westshore Center, 1818 Westlake Avenue N on Lake union - 1963¹⁹⁵ (extant, altered)
- Helwig, Butler & Associates building, 1120 E Terrace Street (formerly 401 12th Ave) - 1964 ¹⁹⁶ (extant) *See figure 53-54.*
- Mill Creek Clubhouse, north of Bothell 1975¹⁹⁷ (status unknown)
- Seattle BMW Maintenance and Servicing (formerly State Employment Security Department office), 11536 Lake City Way NE, Lake City - 1977 ¹⁹⁸ (extant)
- Speakerlab Inc. office, 148th Avenue Northeast and NE 24th Street, Bellevue- 1977 ¹⁹⁹ (status unknown)
- 660 S. Dearborn St, (formerly main location of Sato Corp.) Chinatown International District - 1978 ²⁰⁰ (extant) *See figure 56.*

4.7 BUILDING CONTRACTORS: UNKNOWN

None of the building contractors for the buildings were discovered during the course of the research.

¹⁸⁸ *Seattle Times*, "East: Bellevue Store," August 8, 1971, p. 42.

¹⁸⁹ *Seattle Times*, "Bremerton to get center," April 6, 1975, p.51.

¹⁹⁰ *Seattle Times*, "Bakery expands to do more custom work," July 25, 1976, p. 38.

¹⁹¹ *Seattle Times*, "Work begins on Redmond center," October 17, 1976, p. 40.

¹⁹² *Seattle Times*, "People," November 30, 1975, p. 20.

¹⁹³ *Seattle Times*, "Olympia shopping center site work nearly ready," October 30, 1977, p. 126.

¹⁹⁴ *Seattle Times*, "Shopping mall going up," February 11, 1979, p.150.

¹⁹⁵ *Seattle Times*, "Office Building Work Began," November 10, 1963, p. 46.

¹⁹⁶ *Seattle Times*, "Building for accounting firm," July 5, 1964. P94

¹⁹⁷ *Seattle Times*, "Builders invited to Mill Creek," April 6, 1975, p. 50.

¹⁹⁸ Jane Cartwright, "New employment office opens for the North End," *Seattle Times*, June 8, 1977, p. 88.

¹⁹⁹ *Seattle Times*, "Speakerlab opens Bellevue office," June 19, 1977, p. 118.

²⁰⁰ *Seattle Times*, "International District Building," July 23, 1978, p. 117.

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- . "'Breakthrough' bid-rigging charge probed." September 22, 1971, p. 27. S & S
- . "Bremerton To Get Center." April 6, 1975, p.51.
- . "Builders Invited To Mill Creek." April 6, 1975, p. 50.
- . "Building For Accounting Firm." July 5, 1964. P94
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- . "Chinn-Shiomi." March 7, 1968 p. 25
- . "Cleveland to Graduate 135." June 9, 1939 p. 4.
- . "Condominium on View." August 27, 1967, p. 114.
- . "Construction of Bellevue Apartments Has Begun." 1967, p. 85.
- . "Connor's Refuses To Renew Lease...Elects To Close Down 1st Avenue Store." September 24, 1963, p. 21
- . "Connor to Open Hoop Drills Under Castellani." October 16, 1958, p.35
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- . "Family World." announcement, July 29, 1968 p.29
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- . “New Kirkland Apartment.” August 9 1964, p30.
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- . “Office Building Work Began.” November 10, 1963, p. 46.
- . “Olympia Shopping Center Site Work Nearly Ready.” October 30, 1977, p. 126.
- . “Open House at Apartments.” August 2, 1964, p 33.
- . “Open House Set At Ross Manor.” February, 13, 1983, p. 61.
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The map displays the International District in St. Louis, Missouri, bounded by a thick blue line. The area is primarily yellow. A red dashed line outlines a specific section within the district. A red rectangle with a black arrow points to a location labeled "Subject Site". A callout box points to the "area of Little Siagon". Street names visible include S WASHINGTON ST, S MAIN ST, S JACKSON ST, S KING ST, S WELLS ST, S LANE ST, S DEARBORN ST, S CHARLES ST, S 5TH AV S, S 6TH AV S, S 7TH AV S, S 8TH AV S, S 9TH AV S, S 10TH AV S, S 11TH AV S, S 12TH AV S, S 13TH AV S, S 14TH AV S, S 15TH AV S, S 16TH AV S, S 17TH AV S, S 18TH AV S, S 19TH AV S, S 20TH AV S, S 21ST ST, S 22ND ST, S 23RD ST, S 24TH ST, S 25TH ST, S 26TH ST, S 27TH ST, S 28TH ST, S 29TH ST, S 30TH ST, S 31ST ST, S 32ND ST, S 33RD ST, S 34TH ST, S 35TH ST, S 36TH ST, S 37TH ST, S 38TH ST, S 39TH ST, S 40TH ST, S 41ST ST, S 42ND ST, S 43RD ST, S 44TH ST, S 45TH ST, S 46TH ST, S 47TH ST, S 48TH ST, S 49TH ST, S 50TH ST, S 51ST ST, S 52ND ST, S 53RD ST, S 54TH ST, S 55TH ST, S 56TH ST, S 57TH ST, S 58TH ST, S 59TH ST, S 60TH ST, S 61ST ST, S 62ND ST, S 63RD ST, S 64TH ST, S 65TH ST, S 66TH ST, S 67TH ST, S 68TH ST, S 69TH ST, S 70TH ST, S 71ST ST, S 72ND ST, S 73RD ST, S 74TH ST, S 75TH ST, S 76TH ST, S 77TH ST, S 78TH ST, S 79TH ST, S 80TH ST, S 81ST ST, S 82ND ST, S 83RD ST, S 84TH ST, S 85TH ST, S 86TH ST, S 87TH ST, S 88TH ST, S 89TH ST, S 90TH ST, S 91ST ST, S 92ND ST, S 93RD ST, S 94TH ST, S 95TH ST, S 96TH ST, S 97TH ST, S 98TH ST, S 99TH ST, S 100TH ST.

A map of the Rainier Historic District in Seattle. The district boundary is indicated by a dotted line. Streets shown include E Yesler Way, S Washington St, S Main St, S Jackson St, S King St, S Weller St, S Lane St, S Dearborn St, S Alaskan St, 4th Ave S, 5th Ave S, 6th Ave S, 7th Ave S, 8th Ave S, 9th Ave S, 10th Ave S, 11th Ave S, 12th Ave S, 13th Ave S, 14th Ave S, 15th Ave S, 16th Ave S, and Rainier Ave S. A red rectangle highlights the "Subject Site" located at the intersection of S Jackson St and 12th Ave S. A legend indicates that blue areas represent the "Historic District" and dotted lines represent the "District Boundary". A north arrow points upwards.



Google map

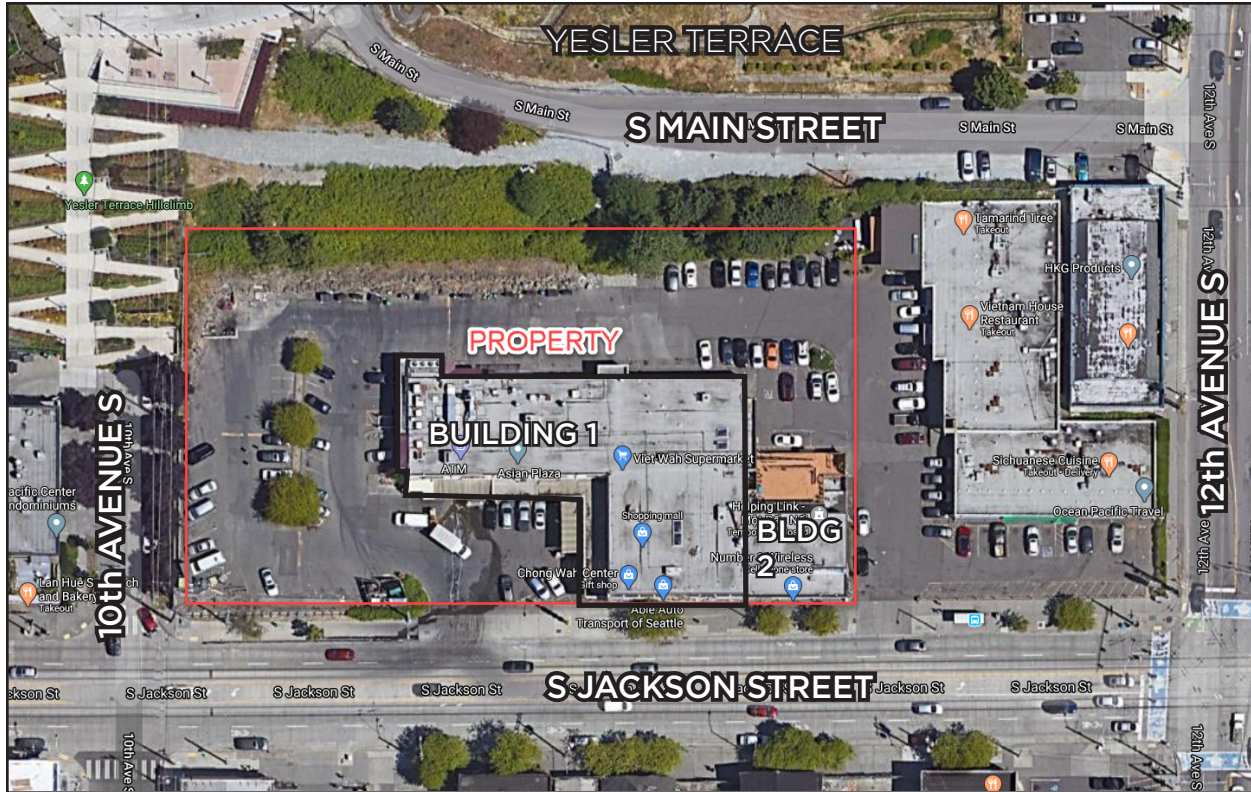


Figure 3 • Aerial View

Tiscareno & Associates

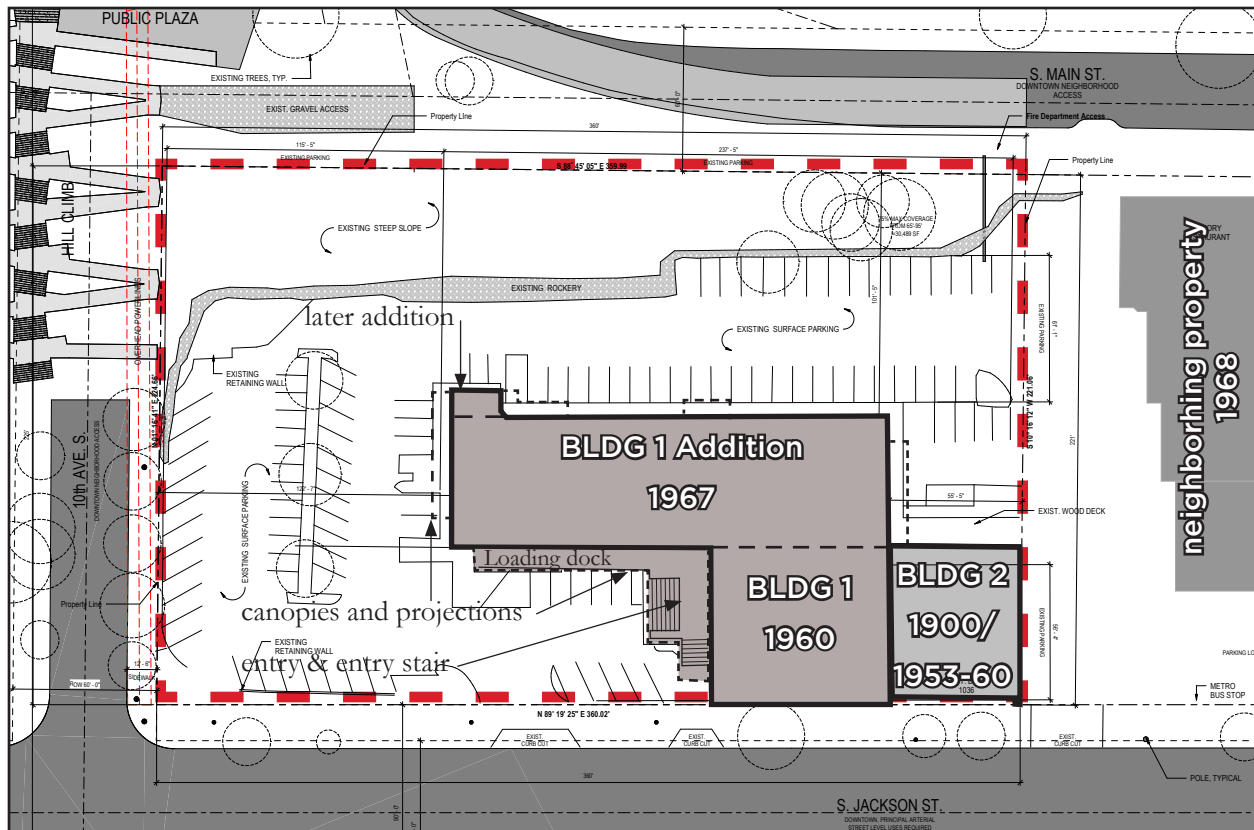


Figure 4 • Site Plan

Studio TJP, 10.22.2021



Figure 5 • 1032 S Jackson viewing from the southwest

Studio TJP, 10.22.2021



Figure 6 • 1032 S Jackson viewing from the southeast



Figure 7 • Public art on light post adjacent to subject site

Studio TJP, 10.22.2021



Figure 8 • 1032 S Jackson, buildings 1 and 2

Studio TJP, 10.22.2021



Figure 9 • Northern side of subject site

Studio TJP, 10.22.2021



Figure 10 • Southern and western facades of Building 1

Studio TJP, 10.22.2021



Figure 11 • Building 1 southern facade

Studio TJP, 10.22.2021



Figure 12 • Southern facades of building 1 and building 2

Studio TJP, 10.22.2021



Figure 13 • Building 1, eastern facade and entry

Studio TJP, 10.22.2021



Figure 14 • Non-original boarded up openings at loading dock, building 1

Studio TJP, 10.22.2021



Figure 15 • Wooden canopy and light metal canopy at entry to building 1



Figure 16 • Entry to building 1 at western facade.

Studio TJP, 10.22.2021



Figure 17 • Building 1, eastern facade

Studio TJP, 10.22.2021



Figure 18 • Building 1, northern facade, viewing southeast

Studio TJP, 10.22.2021



Figure 19 • building 1 northern facade, viewing southwest

Studio TJP, 10.22.2021



Figure 20 • detail of northern facade building 1

Studio TJP, 10.22.2021



Figure 21 • Building 1, eastern facade

Studio TJP, 10.22.2021



Figure 22 • Building 2 southern facade

Studio TJP, 10.22.2021



Figure 23 • Building 2 northern facade

Studio TJP, 10.22.2021



Figure 24 • Building 2 eastern facade



Figure 25 • Jackson St. between 10th Ave. S. and 11th Ave. S., Seattle, Washington, 1911.

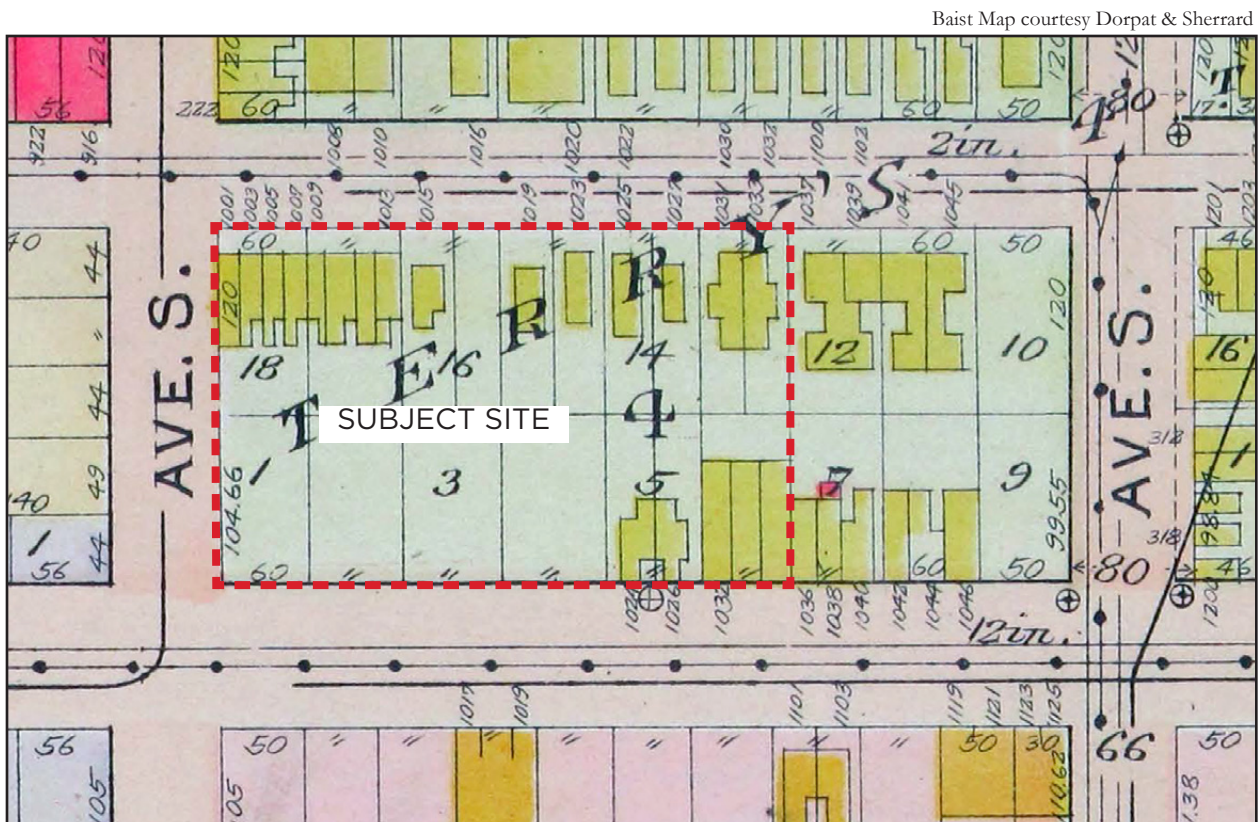


Figure 26 • Baist Map showing subject site, 1913

Seattle Municipal Archives 1505



Figure 27 • Seattle Engineering Department negatives, 10th Avenue S and S Jackson Street, 1918

King County iMap

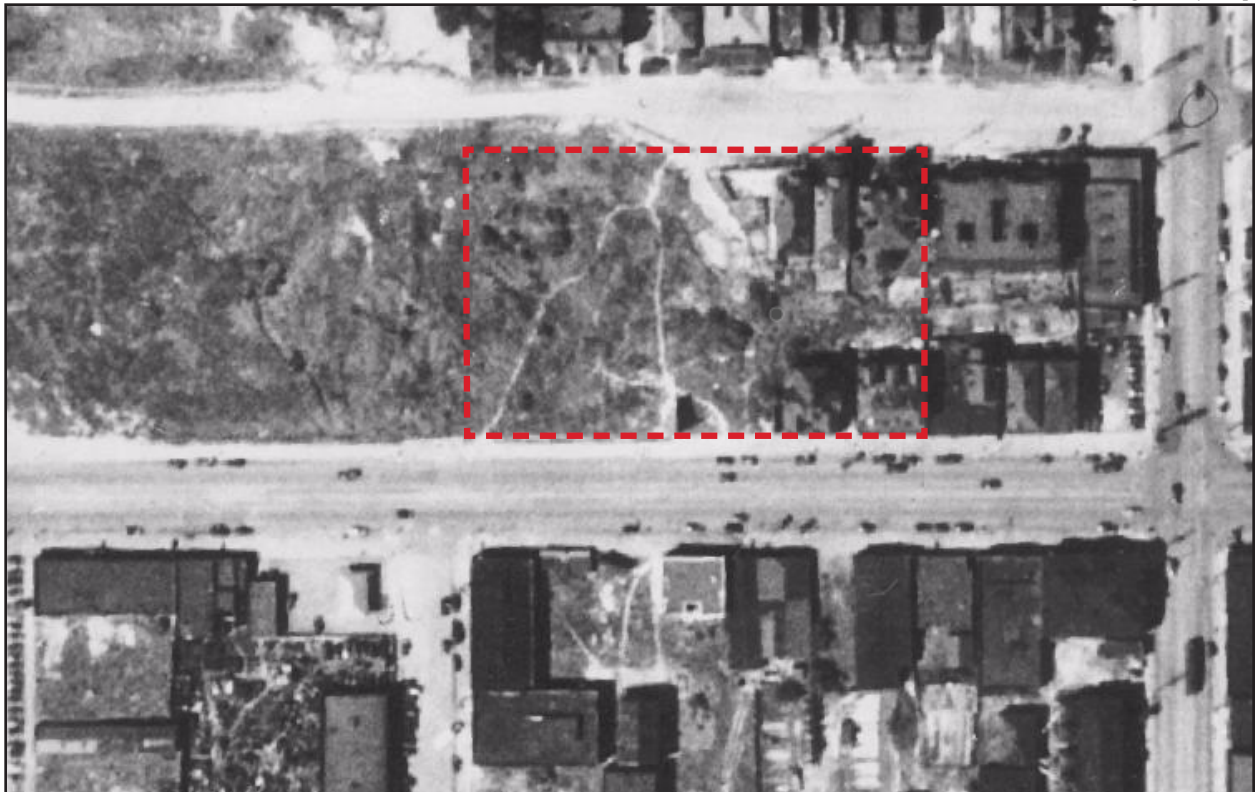


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Figure 31 • Tax Assessor photo of subject site, 1936. Building in image has been demolished.



Figure 32 • Tax Assessor photo of neighboring building to subject building, 1936, now paved access drive.

Seattle Municipal Archives 18369-10



Figure 33 • Viewing south on Jackson Street, 1953, including subject building before major alteration with removal of 3rd story.

Puget Sound Regional Archives



Figure 34 • Tax Assessor photo of subject building, 1955. Building was subsequently altered to remove 3rd story.



Figure 35 • 1000 block of S Jackson Street looking east, 1958. Photo copyright Werner W. Lenggenhager.



Figure 36 • North side of Jackson Street between 10th and 12th, before demolition.

Puget Sound Regional Archives

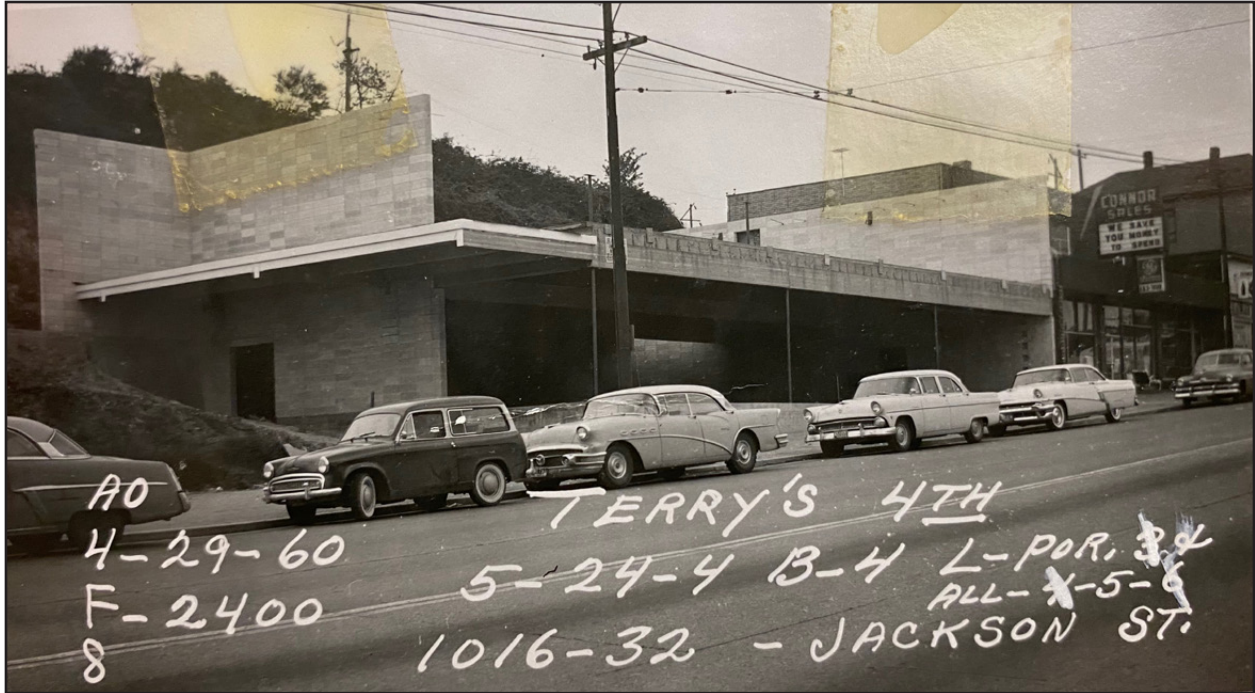


Figure 37 • Tax Assessor photo of subject building under construction, 1960.

Puget Sound Regional Archives



Figure 38 • Tax Assessor photo of renovated subject building, 1960.



Figure 39 • Tax Assessor photo of subject building, 1960

Seattle Times, February 13, 1968, p.8

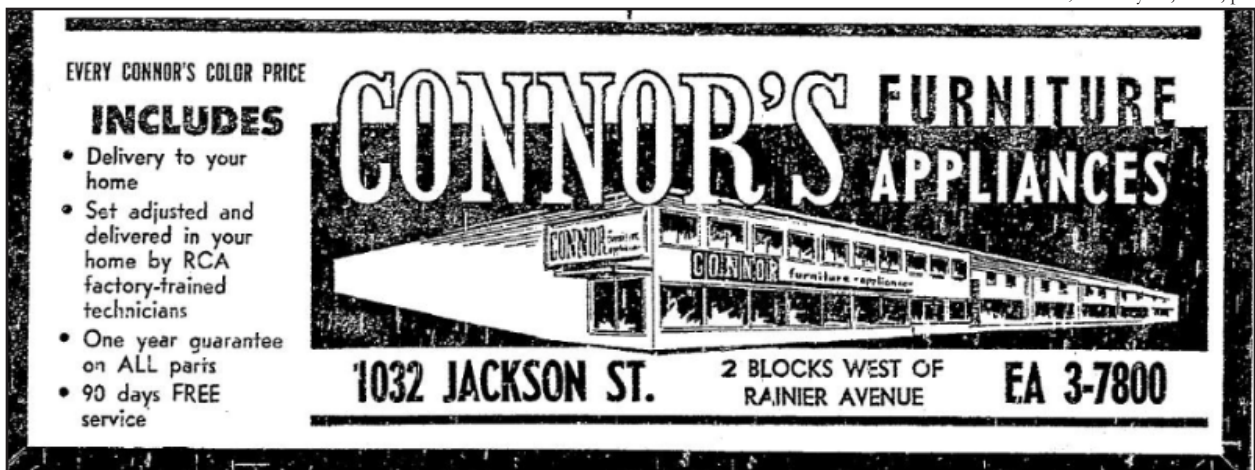


Figure 40 • Advertisement for Connor's Furniture showing an illustration of the subject buildings, 1968

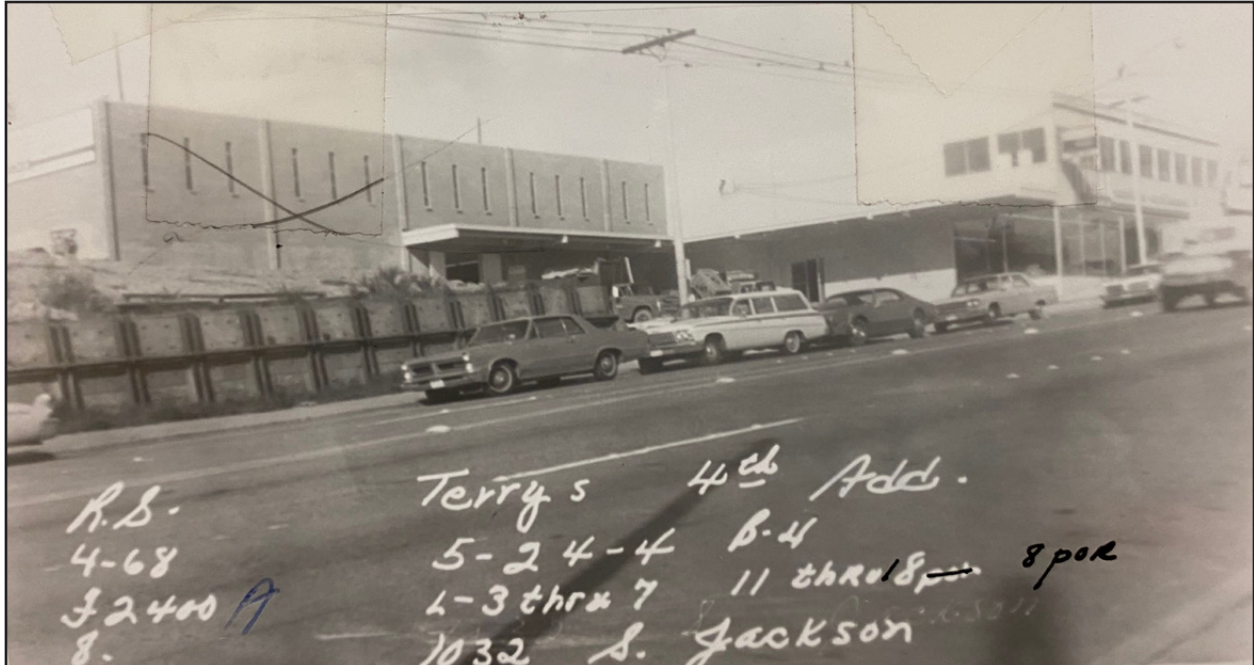


Figure 41 • Tax Assessor photo of subject building after addition, 1968



Figure 42 • Tax Assessor photo of subject building, ca. 1985

Seattle Department of Neighborhoods



Figure 43 • Viet Wah, 2007

Seattle Department of Neighborhoods



Figure 44 • Viet Wah, 2007



Figure 45 • Nam Phuong Bookstore, 2007



Figure 46 • Image of the Viet Wah, photo by Rei Shintani, as displayed in the Wing Luke Museum

<https://www.dignitymemorial.com/obituaries/bellevue-wa/mitsuko-shiomi-8846579>



Figure 47 • Mitsuko and Wilce Shiomi soon after their marriage..

<https://www.dignitymemorial.com/obituaries/bellevue-wa/mitsuko-shiomi-8846579>



Figure 48 • Wilce and Mitsuko Shiomi, undated

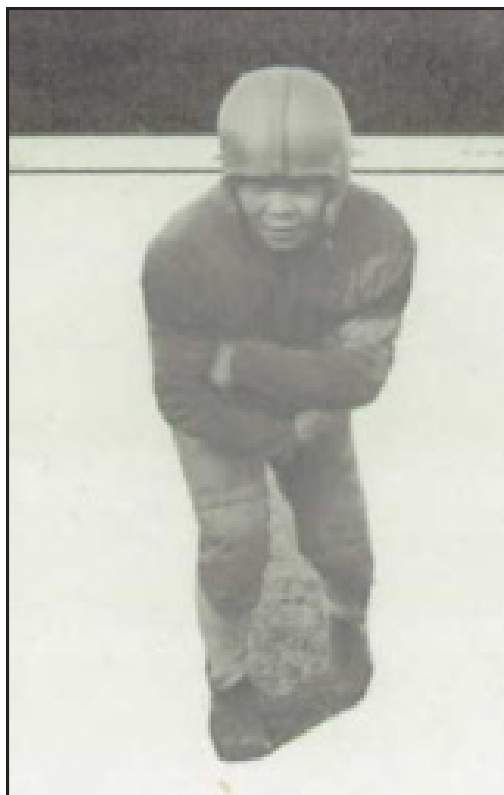


Figure 49 • John Y. Sato, senior high school photos, Adna High School 1951

Seattle Times



Figure 50 • John Y. Sato, 1971

Seattle Times

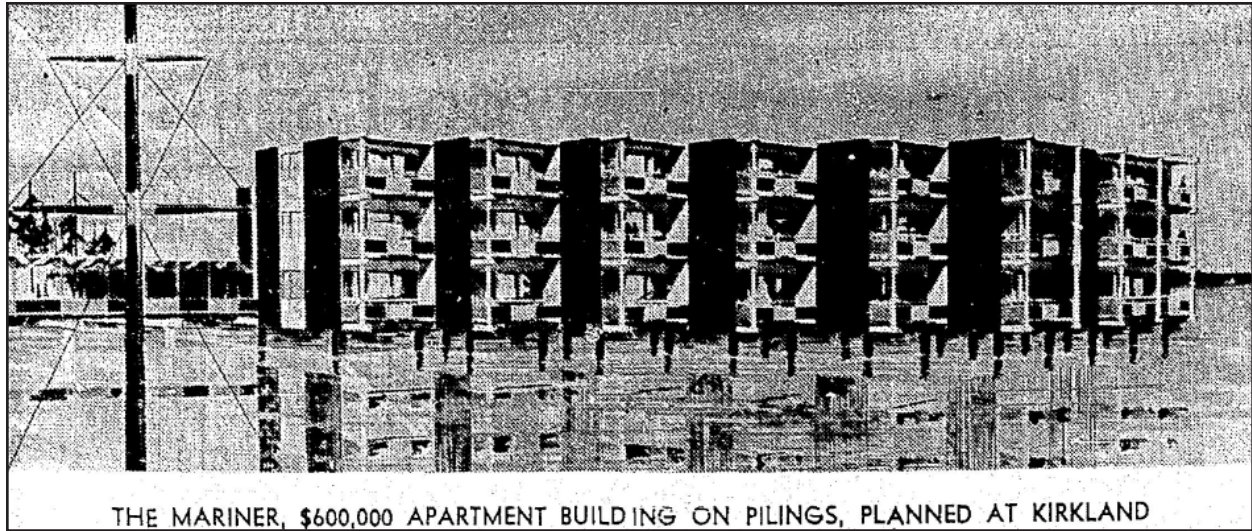


Figure 51 • The Mariner, 65 Kirkland Avenue, Kirkland WA, (1964, John Y. Sat & Associates)

Google Streetview



Figure 52 • Midtown Apartment, 732 11th Avenue E (1969, John Y. Sat & Associates, extant)

Seattle Times

Building for Accounting Firm

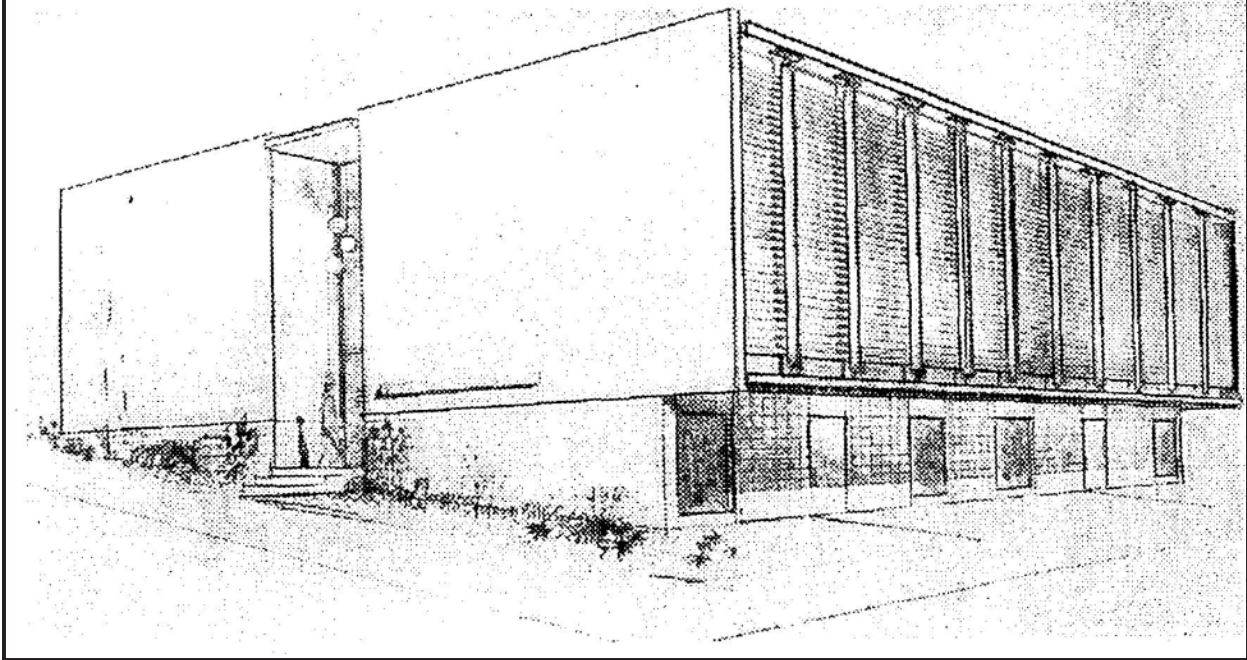


Figure 53 • Rendering of 1120 E Terrace Street by the architect (1964, John Y Sato & Associates, extant)

Google Streetview



Figure 54 • Helwig, Butler & Associates building, 1120 E Terrace Street (formerly 401 12th Ave) (1964, John Y Sato & Associates, extant)

Seattle Times



Figure 55 • Continental House, 100 Ward Street (1969, John Y. Sato & Associates, extant)

Seattle Times

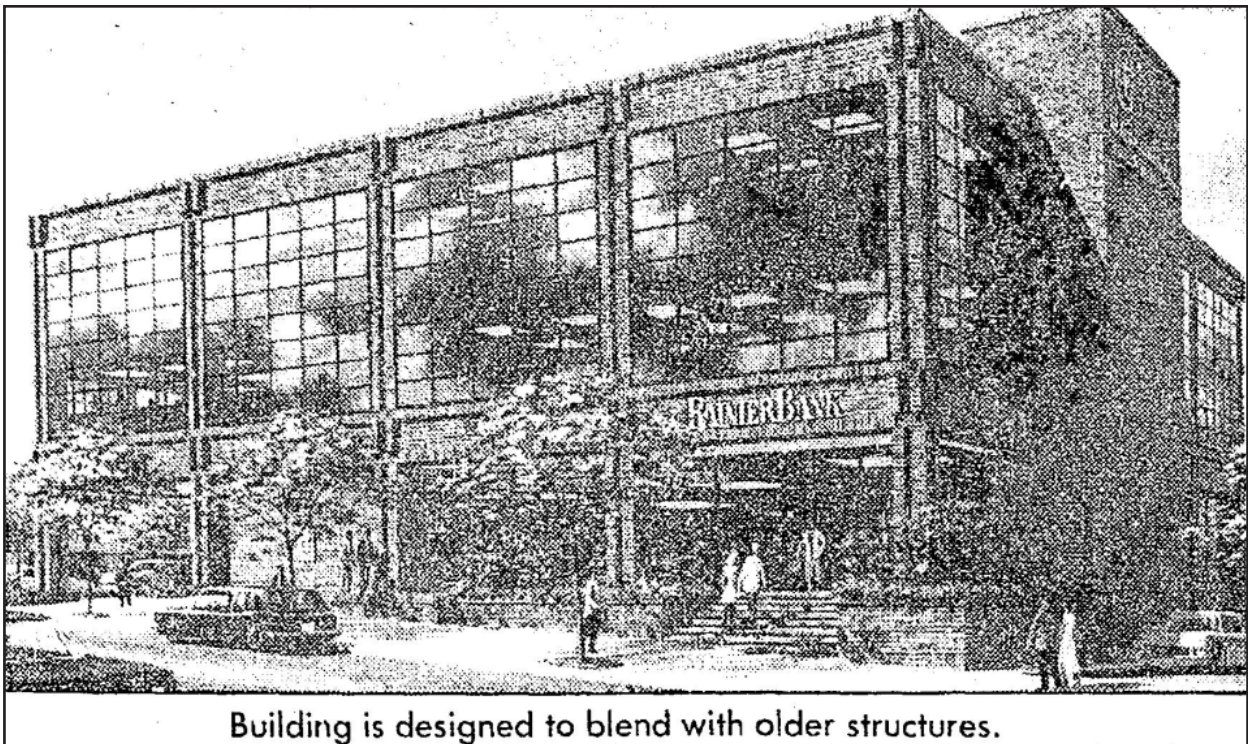


Figure 56 • 660 S. Dearborn St, formerly main location of Sato Corp., - Chinatown International District - (1978, John Y. Sato & Associates, extant)