



The City of Seattle

## Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-1649  
Street Address: 700 5th Ave Suite 1700

### Landmark NOMINATION Application

**Name (common, present, or historic):** H & K Foods – 7118 Beacon Avenue South

**Year Built:** 1958

**Street and Number:** 7118-7144 Beacon Avenue South

**Assessor's File No.** 512900-0005

**Legal Description:** [See attachment]

**Plat Name:** Maplewood Subdivision      **Block:** 1      **Lot:** Portion of 1-6

**Present Use:** Stores and offices

**Present Owner:** Eastern Group #1, LLC  
1739 Victoria Avenue SW  
Seattle WA 98126

**Original Owner:** Nicola Antonio Di Julio  
**Original Use:** Stores and offices

**Architect:** Benjamin Woo

**Builder:** Rudy Simone Construction Company

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**Submitted by:** David Peterson, Nicholson Kovalchick Architects      **Date:** May 10, 2017  
310 First Avenue S., Suite 4-S  
Seattle WA 98104  
Ph: 206-933-1150 / david@nkarch.com

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**Reviewed by:** \_\_\_\_\_      **Date:** \_\_\_\_\_  
(Historic Preservation Officer)

**Name (common, present, or historic):**

H & K Foods – 7118 Beacon Avenue South

**Legal Description:**

That portion of Block 1, MAPLEWOOD SUBDIVISION BLOCK 42, SOMERVILLE, according to the plat recorded in Volume 11 of Plats, Page 52, records of King County, Washington, being a portion of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 28, Township 24 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northeast corner of said Block 1, said corner being South 0° 38' 16" East a distance of 30.02 feet from the Northeast corner of said Northwest quarter of the Northeast quarter of the Southeast quarter,

THENCE continuing South 0° 38' 16" East along the Easterly line of said subdivision a distance of 100.64 feet to the True Point of Beginning of the Tract herein described,

THENCE North 88° 25' 45" West 175.54 feet;

THENCE North 3° 58' 35" West 50.52 feet to the Southeast corner of Lot 8, Block 1 of said subdivision,

THENCE North 88° 25' 45" West along the Southerly line of said Lot 8, a distance of 169.76 feet to the Northeasterly margin of Beacon Avenue South, as condemned in King County Superior Court Case No. 93467, under Ordinance No. 30071 of City of Seattle,

THENCE South 45° 33' 22" East along said Northeasterly margin 394.24 feet,

THENCE South 88° 32' 18" East 71.71 feet to the Easterly line of said subdivision,

THENCE North 0° 38' 16" West along said Easterly line 217.91, to the True Point of Beginning,

ALSO that portion of Tract 43 of Somerville, according to the plat recorded in Volume 2 of Plats, Page 63, records of King County, Washington, lying Northeasterly of Beacon Avenue South, described as follows:

BEGINNING at the intersection of the North line of said Tract 43 of Somerville and the Northeasterly margin of Beacon Avenue South as established by Condemnation Ordinance 30071,

THENCE Easterly along said North line a distance of 71.74 feet, more or less, to the Northeast corner of the said Tract,

THENCE Southwesterly 48.95 feet, more or less, at a right angle to said street margin and to a point thereon,

THENCE Northwesterly 52.45 feet, more or less, along said margin to the Point of Beginning;

(ALSO KNOW AS a portion of Tract 13 of Lathrop's Addition to Seattle, an unrecorded plat, Except street).



## 7118 Beacon Avenue South

Seattle Landmark Nomination

May 10, 2017

This report was prepared by:



Nicholson Kovalchick Architects  
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**7118 Beacon Avenue South**  
Seattle Landmark Nomination

**INDEX**

I. Introduction	3
II. Building information	3
III. Architectural description	4
A. Site and neighborhood context	
B. Building description	
C. Summary of primary alterations	
IV. Historical context	7
A. The development of the Beacon Hill neighborhood	
B. Building owners and occupants	
C. The architect, Benjamin Woo	
D. The builder, Rudy Simone	
E. Mid-20 <sup>th</sup> century Modern architecture in Seattle	
F. Strip shopping centers	
V. Bibliography and sources	17
VI. List of Figures	18
Illustrations	21-66
Site Plan	Following
Architectural images	Following
Appendix: Tenant history of the subject building <i>(from a February 2017 draft report prepared by Environmental Science Associates for Isola Homes)</i>	Following

## I. INTRODUCTION

This report was written in order to ascertain the property's historic nature prior to a proposed development and land use action. This report was written and researched by David Peterson of Nicholson Kovalchick Architects, with images by NK Architects dating to April 2017 (unless noted otherwise). Sources used in this report include:

- A draft Seattle Landmark Nomination report dated February 2017, by Environmental Science Associates/ESA, titled "H & K Foods (123 Market)," and authored by Alicia Valentino, PhD; Katherine Wilson, MA; and Amber Grady, MA.
- Newspaper, book, city directories, and maps referencing the property (see bibliography).
- Author's on-site photographs and building inspection, or by other NK Architects staff.
- Historic photographs of the subject property to assess changes to the exterior to the building.
- King County current and historic tax records; the former accessed online, and the latter obtained from the Puget Sound Regional Archives at Bellevue Community College.
- Original drawings and some building permits are on file at the Seattle Department of Construction and Inspections (SDCI) microfilm library.
- Research material related to Benjamin Woo, generously provided by Michael Houser, Washington State Architectural Historian, Department of Archaeology & Historic Preservation, via email April 28, 2017.
- Ruth and Benjamin Woo family papers and mementos, boxed files, Wing Luke Museum Archives, Seattle.
- Email correspondence with Benjamin Woo's children Teresa Woo-Murray and John Woo, and Dr. Marie Wong (Seattle University), April 2017.

## II. BUILDING INFORMATION

Name (current):	H & K Foods
Name (historic):	Store and Clinic for N. A. Di Julio
Year Built:	1958
Street & Number:	7118-7144 Beacon Avenue South
Assessor's File No.:	512900-0005
Original Owner:	Nicola Antonio Di Julio
Present Owner:	Eastern Group #1, LLC
Original Use:	Stores and offices
Present Use:	Stores and offices
Original Designer:	Benjamin Woo
Original Builder:	Rudy Simone Construction Company

Plat/Block/Lot: Plat: Maplewood Subdivision / Block: 1 / Lots: Portion of 1-6

Legal Description: That portion of Block 1, MAPLEWOOD SUBDIVISION BLOCK 42, SOMERVILLE, according to the plat recorded in Volume 11 of Plats, Page 52, records of King County, Washington, being a portion of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 28, Township 24 North, Range 4 East, W.M., described as follows:

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(ALSO KNOW AS a portion of Tract 13 of Lathrop's Addition to Seattle, an unrecorded plat, Except street).

### III. ARCHITECTURAL DESCRIPTION

#### A. Site and Neighborhood context

The subject parcel is within the City of Seattle's Beacon Hill neighborhood, which is located southeast of downtown and is roughly bounded by Interstate 5 on the west, South Spokane Street on the north, South Columbian Way/Martin Luther King Jr. Way South on the east, and South Norfolk Way on the south. The building fronts Beacon Avenue South. While the subject property and surrounding neighborhood were platted in 1904, the area was primarily farmland during the first half of the twentieth century—no development occurred on the subject parcel until after the construction of the subject building. **[See Figs. 1-6 for current and historic site maps and aerial images]**

The parcel is an irregular triangle in plan, measuring approximately 297 feet on the north property line, 372 feet along the southwest lot line facing Beacon Avenue South, and approximately 265 along the east property line. The site is essentially flat, with a gentle slope from south property corner to the north property line dropping approximately 10 feet in total. Due to the slope, the north portion of the building features a lower floor at the rear of the building.

To the north of the subject site, sharing a property line, are four single family homes which front South Myrtle Street and were all constructed, possibly as a speculative development, in 1952. West of these houses, at the corner of Myrtle Street and Beacon Avenue, and sharing a lot line with the subject building, is a former automobile service garage built in 1956. The garage site is completely paved, and is held by the same owner as the subject parcel.

To the east of the subject site is the two-story Seattle Police Department South Precinct office, which was constructed in 1983, with a site facing South Myrtle Street and below the grade of the subject site, with automobile access along Beacon Avenue. The site is largely a surface parking lot.

To the south, across Beacon Avenue, is the Seattle School District's former Van Asselt Elementary School, with a three-story school house built in 1910 (currently unused) and a low Modern-style addition (Jones & Bindon, 1950) on a nine-acre site. The buildings house temporary uses awaiting renovation. The current Van Asselt Elementary school is located less than a mile to the southeast, at 8311 Beacon Avenue South.

There are no designated Seattle landmarks nearby. The nearest are Cleveland High School, located over one mile to the northwest at 5511 15<sup>th</sup> Avenue South, and Dunlap Elementary School, located one and a half miles to the southeast at 8621 48<sup>th</sup> Avenue South.

#### B. Building description

The subject building is a small, Modern style neighborhood shopping center designed by architect Benjamin Woo and constructed by Rudy Simone in 1958. **[See Fig. 7 for historic images of the subject building]**

##### Exterior

The building is massed as a linear bar parallel to the street, with individual shops organized as a series of five bays enclosed by repeating low-pitch gable roof forms. Between the building and the street is a surface parking lot. Building structure is concrete block on a concrete foundation, with steel posts and exposed glued laminated beams (glu-lams) visible on the interior supporting the roof, and extensive storefront glazing. **[See Figs. 31-68 for images of the subject building exterior]**

For purposes of this report, the front elevation is described as the west elevation. At the far left (north) of the front elevation, adjacent to the first bay, is a flat-roofed extension covering a two-story suite of offices which drops at the back due to grade, originally occupied by a dentist. The fifth bay, at the far right (south) of the front elevation, is a larger gable than the rest, originally and today enclosing a grocery market. The gables have a thin profile and project deeply over a concrete front walk, providing weather cover. The gabled roof is supported by a zigzagging and exposed glued laminated beam at the front elevation; in turn supported by wood posts at the peak and valley of each gable, in plane with the storefront window system.

The front elevation is heavily glazed with a storefront system of aluminum sash windows, painted panel bulkheads, and entry doors, with solid walls of stacked bond concrete masonry units terminating the far left and right ends of the façade. Notes on the drawings indicate that there was to be a line in the masonry units at every fourth course. At the second and third bays, on either side of the post supporting the gable valley, are operable jalousie windows between the bulkheads and gables, presumably original.

Above the storefront windows, the gables are completely glazed with triangular aluminum windows, which are mostly fixed sash. At the largest gable, an additional row of operable awning sash windows within the gable provides ventilation. Most windows (fixed or operable) appear to be covered with wire screens, which may or may not be original.

The south or side elevation is one story and unfenestrated, with only four concrete masonry unit wall piers to break up the surface.

The east or rear elevation is largely utilitarian and unfenestrated, supporting the stores with a loading dock, trash and recycling areas, rear entries, and so forth. Here the concrete masonry unit walls are supported by regular wall piers, at the peak and valley of each gable bay. At the north end of this elevation, the exterior wall sets back in two bays, and becomes more fenestrated, to reveal a second story below the first. Windows here at both stories are arranged as strips, and light spaces that were originally a dental clinic and later a suite of offices. The windows appear to be original aluminum sash (including one jalousie at the upper floor), non-original metal sash, and non-original vinyl sliders. A wooden stair provides access to the upper floor.

### Interior

Interior spaces vary by shop or occupant, and in some cases have been expanded into adjacent storefronts over time. **[See Figs. 69-94 for images of the subject building interior]**

The first bay, at far left of the front elevation, is different from the other bays because it contained a two-story office suite, rather than a shop. Interiors are in poor condition, with no significant features. Original wood ceilings are visible at some locations through contemporary dropped ceilings. Rooms are arranged along a central corridor, with spaces that at one time were a kitchen, reception area, restrooms, offices, and the like. At the lower level, a large room with central support posts was most recently used as a religious facility.

The second through fourth bays were originally occupied by shops, although today some are used for storage (not all of the shop spaces were investigated for this report). The fifth and largest bay has always been occupied by a grocery market. Tax records indicate that original finishes included painted plaster board walls, fir and mahogany trim, wood doors, and asphalt tile floors with concrete floors at the lower level.

The shop and market interiors are essentially wide-open spaces to allow maximum usability for the tenant. Visible interior features are primarily limited to exposed glu-lam beams, supported by slender steel posts. The ceiling is exposed wood boards. The rear northern part of the market interior was altered at some point in the past (as is visible by ceiling coloration) to expand the store space into what had been



presumably a storage area. Today, the market is furnished with a refrigerated cold storage area at the rear, shelving, and display aisles.

### **C. Summary of primary alterations**

The building is largely intact, although in poor condition. Since the building was constructed, the original standing-seam roof has been replaced with a rolled asphalt roof. Some windows in the rear of the lower level apartment have been replaced with vinyl sash, although the remainder of the building's windows appear to be the original aluminum sash.

Permitted changes to the subject property are as follows:

- 1958: Construction completed (#458384)
- 1958: Erection and maintenance of sign (#462326)
- 1958: Erection and maintenance of sign (#463354)
- 1958: Completion of permit #463354, revised (#463633)
- 1963: Converted basement area used for storage to a social hall (#505146)
- 1963: Erection and maintenance of sign (#500234)
- 1981: Change from 100A 30 Service to 200A 30 Service (#601352)
- 1997: Installation of a low-voltage security service (#748721)

## **IV. HISTORICAL CONTEXT**

### **A. The development of the Beacon Hill neighborhood**

The subject property is located near the corner of South Myrtle Street and Beacon Avenue South, at the south end of the Beacon Hill neighborhood. Because Beacon Hill tapers in width at this location, the edge of the southern part of the Rainier Valley neighborhood is only a few blocks downhill to the east on South Myrtle Street. The Beacon Hill and Rainier Valley neighborhoods share overlapping histories. **[See Figs. 1-6 for current and historic site maps and aerial images of the neighborhood]**

Beacon Hill extends six or more miles from downtown Seattle southeastward towards the Duwamish River and Lake Washington, and rises to 350 feet in elevation.<sup>1</sup> Although near downtown, the hill's steep sides and prevailing land use patterns kept the area distinct—scattered development began as early as the 1850s but did not advance until the late 1800s. The northern part of the hill, closer to downtown, saw development earlier than the area around the subject site, which did not develop at a rapid pace until the mid-20<sup>th</sup> century.

The first Euro-American settler in the area was Henry Van Asselt, who in 1851 (the same year as the founding of Seattle) established a 360 acre claim on the south end of the hill, which included what is today's Boeing Field. Jacob Mapel, or Maple, established claims on the north end, and the hill was originally called Mapel or Maple Hill. In 1853, John C. Holgate, and Edward and John Hanford established additional claims to the north end, and harvested some timber from the area. However, some of these settlers were driven away by the skirmishes of the "Indian War" of 1855-56; as a result of the fighting, today's Military Road (connecting Olympia to Seattle) was constructed in 1860, which ascends the hill from the west just southwest of the subject site.

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<sup>1</sup> This section derived primarily from Wilma, David, "Seattle Neighborhoods: Beacon Hill—Thumbnail History," HistoryLink.org, February 21, 2001; and also from Tobin, Caroline, "Beacon Hill Historic Context Statement," May 2004.

The area grew slowly for decades. The west flank of the hill was marked by steep slopes along the tideflats and Duwamish River, edged by railway lines. Industries which were located in this strip of land included several slaughterhouses and breweries, as well as factories related to barrel or box manufacture, brickmaking, and soapmaking. Residential construction on the top of the hill increased after 1889, when real estate developer M. Harwood Young built a streetcar line connecting the area to downtown, and he renamed the hill after Boston's Beacon Hill. The streetcar line initially only ran as far as South Snoqualmie Street, beyond which were farmlands. Some institutional development also occurred at this time as well. The city established an isolation hospital on the hill in 1892, which later moved to Firlands Sanitarium north of Seattle in 1914. In 1898, the city purchased 235 acres of land for a reservoir and a cemetery, which eventually became Jefferson Park in 1912, with parts designed by the Olmsted Brothers (the cemetery was never established). Two reservoirs there held water from the Cedar River. In 1917, the park included the first public golf course west of the Mississippi River. The park was used as an ersatz landing strip for visiting military planes in 1918, because the city had no airfield; as a result of this, city and county leaders were motivated to establish Boeing Field along the west flank of Beacon Hill several years later.

During the same period of the late 1800s through the 1910s, the Rainier Valley to east had also been somewhat isolated and slow to develop. The flat and fertile valley floor had been populated with small scattered farmlands, timberlands, and a few saw and planing mills in the decades after settlement. Access to the northernmost part of the valley was cut off from early Seattle's downtown by the high ridge of Beacon Hill. In 1890, a streetcar was installed along the valley floor connecting downtown to Columbia City to encourage residential growth, like the streetcar the year before on Beacon Hill. In 1907 and 1910, Jackson Street and Dearborn Streets were regraded, lowering the Beacon Hill ridge by as much as 112 feet (at 12<sup>th</sup> Avenue and Dearborn), to allow easier access to the Rainier Valley from downtown. As part of that work, the large 12<sup>th</sup> Avenue Bridge was constructed over Dearborn Street to Beacon Hill. Also in 1907, all of Beacon Hill and the Rainier Valley south of Hanford Street was incorporated into the Seattle city limits, as part of a massive city expansion that year (Ballard and West Seattle were also annexed).

The farmlands of Beacon Hill and the Rainier Valley were often worked and owned by Italian or Japanese immigrants or their descendants, and these areas remained ethnically diverse in population through the 20<sup>th</sup> century (in later years due in part to real estate covenants and racial restrictions influencing where non-white minority groups were able to buy property, with limited options including the Central Area, Beacon Hill, and the Rainier Valley). In the 1920s, increased numbers of Japanese and Chinese families moved to Beacon Hill due to its proximity to the International District. Over the 1920s and 1930s, the farmlands on the Rainier Valley floor gave way to residences, larger commercial or institutional buildings, and some light industry, while the Beacon Hill hillsides remained largely residential.

Federal or military projects began to mark Beacon Hill in the mid-20<sup>th</sup> century. In 1933, the sixteen-story art-deco United States Marine Hospital was constructed at the north end of the hill, overlooking downtown and establishing perhaps the most prominent Beacon Hill landmark. Other federal or military projects followed. In the early 1940s, the United States entry into World War II led to extensive economic and construction activity in Seattle. Jefferson Park was turned over to the Army, and anti-aircraft batteries were installed to protect Boeing Field and the Boeing Airplane Company along the Duwamish River below. After the war, the park area was the site of a new Veterans Hospital. To house wartime workers and military personnel, two large federally-funded housing projects were constructed on Beacon Hill due to its proximity to Boeing—Rainier Vista and Holly Park, completed in 1943, the latter located just north of the subject site across South Myrtle Street.

The wartime influx of workers and military brought an increased ethnic diversity to Seattle's population, due to significant numbers of Filipino and African-American servicemen, many of whom found housing on Beacon Hill. On the other hand, in 1942, Japanese and Japanese-American families were relocated to inland

internment camps for the duration of the war, and many were unable to retain their property while absent, and so did not return to the area, or moved to new neighborhoods.

After World War II, residential and commercial development increased on south Beacon Hill, organized along Beacon Avenue, a broadly winding roadway along most its length which served as the main north-south spine of the neighborhood. Civic and institutional development followed. The Van Asselt Elementary School, across Beacon Avenue from the subject site, had originally been constructed in 1910 on two and a half acres, with a capacity for fewer than 200 children in what had been a lightly settled neighborhood. The Van Asselt playfield was graded and the fieldhouse was constructed at the northeast corner of Myrtle Street and Beacon Avenue in 1938, from what had been a forested sloping hillside. After the construction of the 900-unit Holly Park across the street, the Van Asselt school was expanded a few years later with a twenty-room Modern-style addition (Jones & Bindon, 1950) on a site expanded to over nine acres. In 1953, the Holly Park housing development north of the subject site was transferred to the Seattle Housing Authority after the Korean War, and was converted to low-income housing. Most of the children at Van Asselt lived at Holly Park, or two other smaller housing projects. Under these conditions, attendance at Van Asselt peaked at 1,271 students in 1957, partly housed in portable buildings, and for a time it was the largest elementary school in Western Washington. In 1962, the Van Asselt School Annex was established one mile south using portable buildings, to accommodate kindergarten through third grades, on the site which is now occupied by the Wing Luke School (which itself now occupies a building constructed in 1971).<sup>2</sup>

In postwar years of the 1950s and 1960s, according to one source, “Beacon Hill became a diverse, racially mixed community, with ethnic groups including blacks, whites, Chinese, Japanese, Filipinos, Latinos, Southeast Asians, and others. The combination of the lack of real estate covenants, relatively low cost housing, and a general attitude of racial tolerance, compared to more exclusive neighborhoods like Mount Baker, created an attractive atmosphere for a multi-ethnic community.”<sup>3</sup> Since 1972, the Hispanic community organization El Centro de la Raza has been associated with the neighborhood, when it moved into a former elementary school building on north Beacon Hill.

In the 1960s, the Interstate 5 highway was constructed along Beacon Hill’s steep west flank, but did not have a major effect on the core neighborhood. That highway was completed in 1967.

A recent survey of the neighborhood notes that Beacon Hill is mixed and predominantly residential in character, with buildings from every decade since the 1890s—“Few of the oldest houses survive, and most of the remaining older buildings are single-family residences, with a few apartments and vernacular commercial buildings.”<sup>4</sup> One of the most significant recent construction projects was the demolition and redevelopment in 1996 of the Holly Park subdivision. The site was redeveloped and rebuilt as a mixed-income community, including re-orientation of streets and rights of way, and renamed New Holly.

## **B. Building owners and occupants**

*This section excerpted from a February 2017 draft report prepared by Environmental Science Associates for Isola Homes, and further edited by Nicholson Kovalchick Architects.*

Upon opening in 1958, the first tenants included a dentist, the Van Asselt Pharmacy, Van Asselt Cleaners, Van Asselt Beauty Salon, Van Asselt Barber Shop, and the H & K Foods grocery store. Long-term tenants included the Pacific Coast Distributing Corporation (1965-1980), Pacific Distributing, Incorporated (1981-2002), Beacon Chiropractic Center (1961-1981), Ames Taping Tool (1959-1980), Van Asselt Cleaners (1958-1974), Van Asselt Beauty Salon (1958-2012), and Van Asselt/Patricelli’s Barber Shop (1958-1985).

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<sup>2</sup> “Seattle Public Schools, 1862-2000: Van Asselt Elementary School,” HistoryLink.org essay 10601, September 12, 2013.

<sup>3</sup> Tobin, p. 46.

<sup>4</sup> Tobin, p. 49.

Little is known about the services provided by the Pacific Coast Distributing Corporation and Pacific Distributing, Incorporated, except for being described in the city directories as “manufacturing agents”, “advertisement distribution services” and “tools sales”. The Ames Taping Tool Company manufactured a plasterboard knife. City directories list two chiropractors associated with the Beacon Chiropractic Center: George A. Perry (1977, 1978) and Charles R. Fletcher (1978). The owner of the Van Asselt Beauty Salon, Van Asselt Barber Shop, and Patricelli’s Barber Shop are unknown. In 1973 Ernest Green owned the Van Asselt Cleaners. It is unknown if the Barber Shop and Beauty Salon were associated.

Short-term tenants have included insurance companies, medical clinics, an automobile parts retailer, a vending machine company, a gambling school, car lockout services, a video rental store, and a taekwondo studio. Between 1998 and 2015, the Macedonia Missionary Baptist Church of Seattle rented 7126 and 7132 Beacon Avenue S. The church is now located at 4100 39th Avenue S. in Columbia City.

The grocery store originally opened as H & K Foods, which operated between 1958 and 1960. During the 1960s, the grocery operated under two different names: Rocky’s Food Center and Ray’s Superette.

Rocky’s Food Center was named after Rocco “Rocky” N. Di Julio, whose family owned the building from its construction until 2002. This is the only business the family is known to have operated at the property. Little information could be found about Di Julio. According to online census records, Rocco Antonio Di Julio (1879-1968) immigrated to the United States in 1902 from Taranta Peligna, Italy. His son, Nicola “Nick” Antonio Di Julio (1909-1990), owned the property at the time of its construction until his death in 1990. After his death, the property transferred to his son, Rocco “Rocky” Nicola (1936-2012) and Nick J., (assumed to be another son). Together, Rocky and Nick retained ownership until 2002.

During the 1970s, the State Highway Department rented the space for a Relocation Section Office. The space reopened as a grocery store in 1985 under the name Young’s Market and then in 2010 as 123 Market.

#### Past Ownership

Eastern Group #1, LLC (5/1/2004 – present)  
Dea Huynh and Huynh Ltd Partnership (2002 – 2004)  
Rocco “Rocky” Nicola and Nick J. Di Julio (1990 – 2002)  
Nicola “Nick” Antonio Di Julio (1958 – 1990)

### **C. The architect, Benjamin Woo**

Drawings on file indicate that the subject building was designed by Benjamin Woo, an architect and social activist practicing in Seattle from about 1948 to 1990. **[See Figs. 8-23 for images related to Benjamin Woo]**

Woo was born in Seattle in 1923, and grew up in the International District.<sup>5</sup> His parents had moved to Seattle in 1922 from the Toisan (or Taishan) region of southern China, just west of Macau and Hong Kong in Guangdong province. Benjamin’s mother was his father’s second wife; Benjamin had three siblings in Seattle, as well as step-siblings in China. As a child, he attended the Bailey Gatzert Elementary School at 13th and Yesler. Woo’s father ran a grocery store, and a small import-export business on Weller Street which also operated a lottery or gambling house.<sup>6</sup>

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<sup>5</sup> Biographical information derived primarily from Houser, Michael, “Benjamin Woo,” architects biographies, Docomomo-Wewa.org; and Chew, Ron, “Interview with Ben Woo, conducted by Ron Chew on February 9, 1992 at 3815 39th Ave. S., Seattle, WA,” courtesy of the Wing Luke Library, Seattle.

<sup>6</sup> Chew, p. 1.

In 1931, when Benjamin was 8 years old, his father decided that business prospects were better elsewhere (perhaps in light of the beginnings of the Great Depression), and liquidated all of his assets. He moved his family back to China, but this time to the bustling port city of Shanghai. Woo's family initially lived in a combined household in a rural suburban area with Woo's father's first wife and her children and extended relatives, but the tight quarters led them shortly thereafter to move closer to Shanghai's center and the university there. In the autumn of 1931, in an atmosphere of increasing regional hostility, Japan invaded China, and in early 1932 Japanese forces shelled Shanghai's city center. Woo's father lost everything, and the family was reduced to poverty. Two of Benjamin's three siblings that had traveled with him from Seattle died as a result of the poor health conditions during that wartime period. As Benjamin Woo later recollected, because he and his remaining brother had been born in the United States and were US citizens, the family was able to get out of Shanghai and return to Seattle in late 1932.<sup>7</sup>

Upon returning, his family opened the Sun Woo Kee laundry at 621 Queen Anne Avenue, just south of Roy Street; Woo worked at this business while growing up. During the Depression years of the early 1930s, he attended Warren Avenue Elementary School, which Woo recalled was located in a lower income, working class area of the Lower Queen Anne neighborhood with widespread unemployment (the school and surrounding blocks were razed in the late 1950s for the construction of the 1962 world's fair grounds, today's Seattle Center). Although the neighborhood was ethnically diverse, there were few other Chinese families.<sup>8</sup> Later he attended Queen Anne High School on the top of Queen Anne Hill.

With a tentative interest in engineering and aeronautics, Woo began attending the University of Washington in 1940 and showed a proficiency in mechanical drawing. While at the university, he was hired to draw house plans for an architect or builder in his spare time to help pay for school. Later as a student, he worked as a draftsman downtown for W. C. Nickum & Sons, Naval Architects, until volunteering for the armed services at the end of his second year at the university.

With a background in pre-engineering, Woo was accepted in early 1943 in a meteorology program for the Army Air Corps, attending the University of Washington for preliminary studies, and then a full year at the University of Chicago for training. He was then assigned to bases in Iowa and Nebraska, performing weather forecasting related to training pilots for bombing missions. Following that, he was assigned to work at the Pentagon related to jet stream forecasting, and was finally discharged from active service in mid-1946.

With the war over, Woo returned to Seattle and attended the University of Washington with support from the GI Bill, and resumed work again for W. C. Nickum & Sons. He graduated magna cum laude in 1948 with a degree in mechanical engineering. At W. C. Nickum, Woo served as an engineer-architect, working on the design of industrial structures, such as a vanillin (artificial vanilla, made from wood pulp extracts) manufacturing plant on East Marginal Way for the Monsanto Corporation. In 1949, Woo took the architectural exam and was licensed.<sup>9</sup>

In 1955, Woo opened his own firm. The subject building, a neighborhood shopping center constructed in 1958, would have been one of his earliest solo projects, and was completed during the four years he operated independently. Few other works from this period are known, save for a 1959 custom spec home for builder G. Bennard Gwinn in the Uplake Terrace neighborhood, which was featured in the Seattle Times.<sup>10</sup>

From 1959-1963, Woo joined a partnership with Seth Jackson and Donald M. Edwards. The firm operated under the name Woo, Jackson & Edwards. The firm specialized in shopping centers but also designed churches, apartments, and model homes.

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<sup>7</sup> Chew, p. 2.

<sup>8</sup> Chew, p. 3.

<sup>9</sup> Chew, p. 5.

<sup>10</sup> "View home in Uplake Terrace," Seattle Times, June 21, 1959, p. 32.

An early shopping center by the firm in the Seattle area was the Issaquah Center shopping center (1961, demolished), which was located at the northern edge of the Issaquah city limits on Highway 10 (today's Gilman Boulevard) on 16 acres with 1,500 feet of highway frontage. Nine acres were situated within city limits, and seven outside. The project was developed by Evert A. Anderson and Ralph C. Klein, and was to include a supermarket, a real estate and professional office building, a service station, and a restaurant.<sup>11</sup> The shopping center was arranged in plan as a wide V, measuring approximately 200 by 1900 feet in plan. A supermarket and drugstore anchored the south end, with a row of variously-sized shops extending outward along a long covered walkway. Tax records indicate that the shops included a shoe store, a beauty shop and barber shop, a cleaner, a Maytag store, and an apparel shop. Tax records indicate that the supermarket measured 135 by 110 feet, with 14,850 square feet of floor area, and featured a bake shop and bake sales section, a snack bar and restrooms, a garden section, large coolers at the rear for produce and meats, and a meat cutting area. The roof of the supermarket was originally a low-pitched simple gable form, with a high glazed front wall, flanked by zigzagged canopy. Notes on the tax records indicate that the roof structure was "good materials and construction—very good gable roof with glu-lam construction—6 inch steel posts at splices—open ceiling," a structural condition similar to the interior of the subject building. In 1968, a large projecting glazed gable addition matching the existing building's architectural vocabulary was constructed on the front of the façade to increase store area.

Other shopping center projects by Woo, Jackson & Edwards in the area include Town & Country Shopping Center in Bellingham (1959), B & V Village Shopping Center in Redmond (1962), Sunset Plaza shopping center at Factoria in Bellevue (1963), and further afield in Chehalis, the Fuller's Market Basket shopping center (1963). Period images of these buildings were not located for this report.

A church commission for Woo, Jackson & Edwards from the 1959-1963 period was First Presbyterian Church of Renton (1960, demolished), which featured a prominent zigzagging upper nave wall on the exterior. Residential works by the firm from this period include the Jantun Apartments (1960) at 515 Bellevue Avenue on Capitol Hill in Seattle, a five-unit apartment complex for Paul Woo at 2410 13<sup>th</sup> Avenue South (1961), and three model homes for the Leawood Development (1961) near Lake Sammamish.

In 1964, the partnership dissolved for unknown reasons. Woo went again into private practice, sharing office space on East Madison Street in the Madison Park neighborhood with architect Leon Bridges.<sup>12</sup> At this time, Woo designed the First Federal Savings & Loan Bank in Renton (1967- 1968); Sunset Plaza Veterinary Clinic in Bellevue (1964, demolished with the construction of the I-90 corridor); the Dr. L. C. Hoover House in Edmonds (1968), which was featured an extensive Sunday spread in the Seattle Times;<sup>13</sup> and a remodel of

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<sup>11</sup> "Supermarket for Issaquah," Seattle Times, October 23, 1960, p. 28.

<sup>12</sup> Leon Bridges was born in 1932 in Los Angeles, California, and attended high school there. As a young man, he met the famed African-American architect Paul Williams, who later became his mentor. Bridges attended the University of California at Los Angeles but was drafted into the military in 1952, while a student. He was stationed in Japan. After serving in the military, he received his bachelor of architecture degree from the University of Washington in 1960.

After college, Bridges worked for Gotteland and Kocarski in Seattle, and designed Catholic churches as well as other buildings in the Seattle area. He became a registered architect in 1962, and formed his own firm in 1963, which was only the second African-American-owned firm in Seattle. An early project was a building for the Seattle YMCA. In 1966, he formed a partnership with Edward Burke, and they operated until 1972, when Bridges relocated his firm to Baltimore, Maryland.

In Baltimore, Bridges was the first registered African-American architect in Maryland. His work has included the award-winning restoration of Baltimore's Penn Station, and Baltimore City College High School.

In 1971, Bridges was elected to the national Board of Directors of the American Institute of Architects (AIA), and in 1984 was admitted to the AIA College of Fellows. Bridges also served as president of the National Organization of Minority Architects, and co-founded the AIA/Ford Minority Scholarship Fund, which has provided millions of dollars in college scholarships to students. In 1984, he received a masters degree in Business Administration from Loyola College of Maryland. Bridges continues to practice as a partner in the Obsidian Group, an architecture and planning firm with offices in Baltimore, New York, and North Carolina. ("Leon Bridges FAIA," AIA Seattle, [www.aiaseattle.org/archive\\_honors\\_Fellows](http://www.aiaseattle.org/archive_honors_Fellows)).

<sup>13</sup> Phillips, Margery, "In Woodway Park, a home stressing spaciousness," Seattle Times, November 3, 1968.

the Tai Tung Restaurant. During this time, Woo also offered pro bono design services for the first home of the Wing Luke Museum (1967), which was established in an existing storefront in the International District.

In 1969, Woo formed a partnership with Gerald A. Park, with offices in Madison Park. Projects from this period include the King County Fairgrounds in Enumclaw (1970), several improvements to Seattle Community College (1969-1970), the Kawabe Memorial House senior apartments (1971), and others. During this time, the firm designed the headquarters bank building (1973) for United Savings & Loan, the first Asian-owned bank in the country, founded by Robert Chinn in 1960, at 601 South Jackson Street.<sup>14</sup> Although a contemporary building, the bank references traditional Asian design including encircling balconies on the upper floors, a yellow tile roof with curved eaves, and an exterior mural on metal panels at the entry by Fay Chong, a friend of Woo's, entitled "The Eight Immortals." The building and site appears to have been designed to relate to Hing Hay Park, which was in the planning stages at the time.<sup>15</sup>

Woo & Park designed another branch for United Savings & Loan in the Jackson Park neighborhood (1975), which involved the remodel of an existing abandoned gas station.<sup>16</sup> This branch also features the same Fay Chong mural at the entry.

From the late 1950s onward, Woo was increasingly involved in a variety of social and civic organizations dealing with issues related to the socio-economic development and preservation of the International District, social justice or civil rights, and causes related to the Chinese American community. He was involved in Inter-Im (International District Improvement Association) Community Development Association and the Model Cities programs in the 1960s. These groups attempted to help reverse the economic decline of Chinatown, which had been impacted negatively by the construction of the Interstate 5 highway and the Kingdome near the neighborhood, and impacted negatively by new fire codes which emptied the upper floors of many existing buildings.<sup>17</sup> An early effort involved increasing the profile of Chinatown during the 1962 World's Fair in order to attract development and tourism; for this, Woo was responsible for designing three-foot tall street lanterns that helped give the neighborhood its character, and prodding the involvement of existing neighborhood groups for the effort. Over one hundred were installed in time for the fair, and remained in place for years afterward.

Woo also served on the Seattle Human Rights Commission (1965-1968); was a founding member of the Chong Wa Benevolent Association Board (1965), the governing body of the Chinese community in Seattle; was Chairman of Seafair (1964), was Vice-Commander of the Cathay Post of the American Legion, and was involved in the Chinatown Chamber of Commerce, Jackson Street Community Council, and Seattle Urban Renewal Enterprises. He founded and served as president of the Chinese Community Service Organization during the early 1960s, and was a board member of the China Club of Seattle. He was president of the Wing Luke Museum in 1971, and remained closely involved in its development for decades. Woo's friends and associates included Ping and Ruby Chow, Wing Luke, Ark and Winnie Chin, and many other community leaders or politicians. In the 1950s and 1960s, Woo designed homes for several of these community leaders, often located on Beacon Hill or south of Seward Park. Woo's second wife, Ruth, who he married in 1975, was also active as a political organizer, and helped develop and support new generations of leaders, such as Gary Locke and Ron Sims.<sup>18</sup>

In 1982, Woo was the first Asian American to serve as president of the Seattle Chapter of the American Institute of Architects.

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<sup>14</sup> "About," Robert Chinn Foundation, robertchinnfoundation.org.

<sup>15</sup> "Seattle gets funds," Seattle Times, March 25, 1970; and "New headquarters planned," Seattle Times, August 13, 1972, p. 46.

<sup>16</sup> "Abandoned Gulf Station transformed...", Seattle Times, May 4, 1975.

<sup>17</sup> "About Us/History," Interimicda.org.

<sup>18</sup> "Ruth Woo, influential behind-the-scenes figure in state politics, dies at 89," Seattle Times, July 14, 2016.

In 1983, he stepped away from his architectural practice and from 1983 to 1989 served as director of Seattle's Chinatown-International District Preservation and Development Authority. He then served as director of the King County Department of Construction & Facilities Management office from 1989 to 1993. Woo's interests were wide ranging; as an example, he remained active in the Puget Sound Mycological Society, which he helped found and served as president in 1964. Woo died in Seattle on February 8, 2008, and his wife Ruth in 2016.

#### **D. The builder, Rudy Simone**

Building permits indicate that the subject building was constructed by Rudy Simone, owner of a prolific construction company from the 1950s through the 1970s. He was also the developer, as well as builder, of several projects throughout his career. Little early information was found regarding Simone. He was born in Bellevue, Washington, in 1926, and served in the United States Navy Seabees (or "CB's," the Navy Construction Battalions) from 1944 to 1945 during World War II.<sup>19</sup> **[See Figs. 24-28 for images related to Rudy Simone]**

He first appears as a builder in the region in 1956, at age 30, constructing thirty single-family homes for the Hazel Valley subdivision at Sixth Avenue Southwest and Southwest 128<sup>th</sup> Street in Burien.<sup>20</sup> The subject building was constructed in 1958, and would have been an early project for him. In the 1950s and 1960s, Simone's company built numerous small and medium-sized Modern-style apartment buildings in the Seattle area, especially in South Seattle neighborhoods such as Beacon Hill or the Rainier Valley.<sup>21</sup>

By 1962 he reportedly had built over 40 apartment buildings in the greater Seattle area. An unusual project, for which he was the builder and developer, was the Crescent Apartments at 5224 Rainier Avenue South (Bouillon & Williams, 1962). The three-story wood-framed building is C-shaped in plan, wrapped on the exterior with a steel decks and walkways clad with an aluminum screen. The wedge-shaped units are each accessed from the perimeter walkway, all facing a circular courtyard on the interior. The building won a design honor from Sears L. Hallett of Chicago, publisher of *Practical Builder* magazine.<sup>22</sup>

Other notable projects in the area include the Modern-style Medical-Dental Clinic at 5425 Rainier Avenue South (1963) and the Mutual Fish Company building at 2335 Rainier Avenue South (1965), two of many projects designed by architect Alfred H. Croonquist and built by the Rudy Simone Construction Company. Later projects built by Simone were often larger in scale, including garden apartment complexes, warehouses, office buildings, hospital and school additions, and churches in Bellevue and other Seattle suburbs.

Besides Alfred Croonquist, Simone appears to have worked most regularly with architect Richard Bouillon over the course of his career. In the early 1950s through the 1960s, he had constructed numerous projects by architect Douglas Vicary and Gerald Park (the latter was eventually to become Benjamin Woo's business partner from 1969 to 1979).<sup>23</sup> Eventually, he worked with several prominent Seattle architecture firms, including Lawrence & Hazen, Young Richardson & Carleton, and Kirk Wallace McKinley & Associates, for whom his company constructed the Japanese Presbyterian Church in Seattle in 1963. Later architects or architectural firms Simone worked with included Johnston-Campanella, Blaine McCool, and Mithun & Associates. Buildings constructed by Simone's firm appear to have most frequently included structural

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<sup>19</sup> "Rudy V. Simone," obituary, *Seattle Times*, March 24, 2013.

<sup>20</sup> "Open House at Hazel Valley," *Seattle Times*, January 15, 1956, p. 23.

<sup>21</sup> See "Open for inspection," *Seattle Times*, March 8, 1959, p. 24; "Under construction," *Seattle Times*, March 22, 1959; "On Rainier Avenue," August 7, 1960, p. 31; and "Under way," *Seattle Times*, January 15, 1961, p. 31.

<sup>22</sup> "Seattle apartments win design honor," *Seattle Times*, October 27, 1963, p. 28.

<sup>23</sup> See "Open for inspection," *Seattle Times*, March 8, 1959, p. 24; "Under construction," *Seattle Times*, March 22, 1959; "On Rainier Avenue," August 7, 1960, p. 31; and "Under way," *Seattle Times*, January 15, 1961, p. 31.



engineering design by the firm Olsen & Ratti, but also occasionally Worthington, Skilling, Helle & Jackson. Many projects constructed by Simone involved precast or pre-stressed concrete, and prominent glue-laminated wood beams.

Little information could be found about Simone outside his work in the construction industry. In 1962, Simone served on the board for Century Concessions, an organization charged with planning food services for the Seattle World's Fair.

Simone was married to his wife Dorothy for 63 years, and raised five children. He died at age 86 in Bellevue, Washington, in 2013. The Rudy Simone Construction Company appears to remain in operation to the present day, with offices in Bellevue.

## **E. Mid-20<sup>th</sup> century Modern architecture in Seattle**

The subject building is a small, Modern style neighborhood shopping center designed by architect Benjamin Woo and constructed by Rudy Simone in 1958.

Modernism in architecture broadly refers to a design approach in the 20<sup>th</sup> century which rejected traditional historical references and forms in architecture, particularly following the historical eclecticism of the 19<sup>th</sup> century, and instead embraced optimistically the new technologies and materials that were developing through industrialization. Typically, Modernist designs of any sort pursue such themes as clear expression of structure, flexibility of interior space, movement and dynamism, transparency, and avoidance of applied detail. The movement had its roots in the work of European architects and educators such as Le Corbusier, Walter Gropius, and Ludwig Mies van der Rohe in the first decades of the 20<sup>th</sup> century, which rejected historical precedents, and was deeply theory-based. Later, Modern style architecture would broaden to include a more flexible and less rigidly intellectual application of the basic Modernist ideals to a wider variety of materials (such as steel and glass), building forms (such as skyscrapers or strip malls), and various architects' artistic interpretation. Other expressions of Modernism in the mid-20<sup>th</sup> century would develop, often using traditional materials in new ways, or innovative building systems, as a starting point for a Modernist design ethos—including concrete, ferro-cement, curtain wall systems, and many others.

Modern architecture proved to be popular for commercial architecture applications. After World War II, American architects were heavily influenced by the Modern movement, and as they entered the postwar urban building boom, the sheer number of buildings built in the 1950s and 1960s sometimes resulted in average designs driven by a "pragmatic utilitarianism" rather than the more nuanced designs. By the mid-20<sup>th</sup> century, some nationally prominent architects such as Seattle native Minoru Yamasaki began to question the severity and blandness of some of Modern architecture, and attempted to introduce more decorative forms in their use of modern materials.

In Seattle, Modernism had been growing in popularity among architects since the 1930s and 1940s, with designers and educators such as Paul Kirk, Paul Thiry, and Lionel Pries leading the way, and traditional historicist designs falling out of fashion. A 1953 national AIA convention held in Seattle helped to put a spotlight on a growing body of Modernist and contemporary architecture developing in the region, as well as the booming development of suburbs throughout the 1950s and 1960s.<sup>24</sup> Seattle architects were developing their own regional interpretation of Modernism, later sometimes called Northwest Contemporary, which was particularly evident in residential structures. These qualities could include a sensitivity to site, use of the plentiful local wood as a building material, large expanses of glass to increase interior natural light, outdoor spaces to take advantage of a temperate climate, and the influence of vernacular American or traditional Japanese architecture.

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<sup>24</sup> Ochsner, *Shaping Seattle Architecture*, pp. xxxiii-xxxiv.

## E. Strip shopping centers

*This section excerpted from a February 2017 draft report prepared by Environmental Science Associates for Isola Homes, and further edited by Nicholson Kovalchick Architects.*

Post-World War II architectural trends in Seattle generally followed those of the United States, including modernism in design, suburban growth driven by an expanding economy, and automobile-centered development.<sup>25</sup>

Prior to World War II, stores and shops were typically located in a community's downtown core, and consisted of either small standalone shops, or large department stores. Stores were owned by a single business that provided a variety of goods to the public. Poorly maintained roads and long travel times encouraged the majority of people to remain in close proximity to the city core, where jobs and shops could be easily found. The advent of electric streetcars began expanding the urban footprint away from the city core, where land was cheap for both residential and commercial development. On Beacon Hill, the one-story commercial building at 3057 Beacon Avenue South, built in 1928, represents a typical example of a neighborhood strip of shops from the early 20<sup>th</sup> century. **[Fig. 29]**

Driven by postwar economic demand, automobiles became more commonplace, and people began to move further away from the urban core. Shopping evolved to follow the expanding suburbs. Free standing, downtown department stores, with their lack of easily available parking, went out of fashion during the post-war period in favor of strip malls in the surrounding suburbs. These new shopping centers consisted of single story "strip" of commercial businesses that entered and exited into a setback parking area, initially oriented diagonally along the street. As the popularity of the commercial type grew, strip malls oriented away from street facing to orient around the parking lot. By the 1950s, parking areas generally occupied more space on the parcel than the buildings. Strip malls generally feature single ownership or control of the building, design as a planned unit, linear arrangement, setback from public road with parking between building and road, and partitioned spaces for multiple tenants with individual signage visible from passing vehicles. Occupants of strip malls were often small shops, grocery stores, cinemas, bowling alleys, or professional offices.

In some urban locations, strip malls and other roadside-oriented structures led to overdevelopment. The kitschy, cluttered appearance of America's roadways became a target of criticism for environmentalists, landscape beautification efforts, and those concerned with commercial sprawl. The 1980s saw the rise of the enclosed pedestrian mall, and these served as the dominant commercial shopping experience in many cities, through the end of the twentieth century. In recent decades, suburban "big box" retail stores have become the primary commercial center. Underused strip malls became the focus of transitional housing, thrift stores, pawn shops, laundromats, check-cashing services, and liquor stores. The affordable rent of strip malls also, however, encouraged fledgling businesses, including ethnic immigrants who established stores and service centers.

The subject building reflects certain popular trends in the strip mall or shopping center vernacular. Unusual rooflines were sometimes used to attract attention from the roadway, particularly by grocery stores. A well-known example is the Safeway grocery chain, which experimented with identifiable storefronts as part of a marketing effort and to introduce uniformity across their brand. Settling on a prototype built in 1959 in the Marina district of San Francisco, the company built numerous stores (dubbed "Marina" style Safeways) throughout the country. The prototype featured a front elevation in the form of a low, heavily glazed storefront arch, and a clear-span interior achieved by deep and prominent glu-lam arches.<sup>26</sup> **[Fig. 30]**

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<sup>25</sup> This section by Environmental Science Associates derived from Manning, Matthew, "The Death And Life Of Great American Strip Malls: Evaluating And Preserving A Unique Cultural Resource," thesis, University of Georgia, Athens, 2009.

<sup>26</sup> Allen, p. 188.

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## VI. LIST OF FIGURES

### Current and historic site maps and aerial photos

Fig. 1 – Topographic map of the neighborhood in 2016.	21
Fig. 2 – Aerial photo showing subject site. Parcel indicated by yellow dotted line. North is up.	21
Fig. 3 – The site in 1936, largely undeveloped. (King County GIS)	22
Fig. 4 – The site in 1949. (Sanborn map)	22
Fig. 5 – The subject site in 1942; the land is not yet developed,	23
Fig. 6 – Holly Park playfield on the north side of South Myrtle Street, in 1942. (SMA 73793)	23

### Historic images of the subject building

Fig. 7 – (Two images) The subject building in 1958 (above) and in 2001 (below).	24
---	----

### Other work by architect Benjamin Woo

Fig. 8 – Architect Benjamin Woo (Seattle Times, April 2, 1965)	24
Fig. 9 – Ark and Winnie Chin residence, 4911 29 <sup>th</sup> Avenue South (Benjamin Woo, 1953)	25
Fig. 10 – Jantun Apartments, 515 Bellevue Avenue East (Woo, Jackson & Edwards, 1960)	25
Fig. 11 – First Presbyterian Church, Renton (Woo, Jackson & Edwards, 1960, demolished) (PSRA)	26
Fig. 12 – Issaquah Center shopping center, as proposed (Seattle Times, October 23, 1960)	26
Fig. 13 – Issaquah Center shopping center, part (Woo, Jackson & Edwards, 1961) (PSRA)	26
Fig. 14 – Issaquah Center shopping center, part (Woo, Jackson & Edwards, 1961)	27
Fig. 15 – Issaquah Center shopping center, part (Woo, Jackson & Edwards, 1961)	27
Fig. 16 – Issaquah Center shopping center, part (Woo, Jackson & Edwards, 1961)	28
Fig. 17 – Apartment building for Paul Woo, 2410 13 <sup>th</sup> Avenue South (Woo, Jackson & Edwards, 1961)	28
Fig. 18 – Joe and Vivian Chun residence, 3405 15 <sup>th</sup> Avenue South (Benjamin Woo, 1963)	29
Fig. 19 – Ping and Ruby Chow residence, 6242 Chatham Drive South (Benjamin Woo, 1964)	29
Fig. 20 – First Federal Savings & Loan, 858 S. Second Street, Renton (Benjamin Woo, 1967)	30
Fig. 21 – United Savings & Loan headquarters, 605 S. Jackson Street (Woo & Park, 1972).	30
Fig. 22 – United Savings & Loan headquarters, 605 S. Jackson Street (Woo & Park, 1972),	31
Fig. 23 – United Savings and Loan, Jackson Park (Seattle) branch (Woo & Park, 1975).	31

### Other work by builder Rudy Simone

Fig. 24 – Rudy Simone - Crescent Apartments at 5224 Rainier Avenue South (Bouillon & Williams, 1962)	32
Fig. 25 – Rudy Simone - Japanese Presbyterian Church in Seattle	32
Fig. 26 – Rudy Simone - Medical-Dental Clinic at 5425 Rainier Avenue South (Alfred H. Croonquist, 1963)	33
Fig. 27 – Rudy Simone Construction Company offices, 2200 Rainier Avenue S, (Richard Bouillon, 1964).	33
Fig. 28 – Rudy Simone - St. Joseph Catholic Church, Issaquah (Johnston-Campanella Architects, 1964,	34

### Neighborhood shopping centers

Fig. 29 – 3057 Beacon Avenue South (b. 1928).	34
Fig. 30 – “Marina” Safeway, San Francisco, 1959.	34

### Current images of the subject building

Fig. 31 – Context: View southwards on Beacon Avenue South. Subject site indicated by arrow.	35
Fig. 32 – Context: View northwards on Beacon Avenue South. Subject site indicated by arrow.	35
Fig. 33 – Context: Van Asselt Elementary School, across Beacon Avenue South from subject site.	36
Fig. 34 – Context: View eastwards from the former Van Asselt Elementary School entrance,	36
Fig. 35 – View towards site from the southwest	37
Fig. 36 – View towards site from the northwest	37
Fig. 37 – West elevation	38
Fig. 38 – South elevation	38
Fig. 39 – East elevation, view from south	39

Fig. 40 – East elevation, south portion, fifth bay (largest bay containing grocery store)	39
Fig. 41 – East elevation, south portion, view between fourth and fifth bays	40
Fig. 42 – East elevation—fourth, third, and second bays	40
Fig. 43 – East elevation—fifth, fourth, third bays	41
Fig. 44 – East elevation—third and second bays	41
Fig. 45 – East elevation—second and first bays	42
Fig. 46 – East elevation—north elevation of the second bay	42
Fig. 47 – East elevation—first bay	43
Fig. 48 – East elevation—first bay and flat roofed extension	43
Fig. 49 – North elevation, view from northeast	44
Fig. 50 – North elevation	44
Fig. 51 – View southward across site	45
Fig. 52 – West elevation—first bay with flat roofed extension, and second bay	45
Fig. 53 – West elevation—first bay, detail of upper window	46
Fig. 54 – West elevation—first bay, detail of panel below window	46
Fig. 55 – West elevation—first bay with flat roofed extension, detail	47
Fig. 56 – West elevation—first, second, and third bays	47
Fig. 57 – West elevation—second bay	48
Fig. 58 – West elevation—second, third, and fourth bays	48
Fig. 59 – West elevation—fourth bay	49
Fig. 60 – West elevation—fifth bay	49
Fig. 61 – West elevation—third and fourth bay, detail	50
Fig. 62 – West elevation—first bay, view southward at exterior steps	50
Fig. 63 – West elevation—second bay	51
Fig. 64 – West elevation—view southward from first bay, partially visible at left	51
Fig. 65 – West elevation—fifth bay, detail of windows	52
Fig. 66 – West elevation—fifth bay, detail of windows	52
Fig. 67 – West elevation—view southward along front walk	53
Fig. 68 – West elevation—fifth bay, detail	53
Fig. 69 – Interior, fifth bay (grocery store)	54
Fig. 70 – Interior, fifth bay (grocery store)	54
Fig. 71 – Interior, fifth bay (grocery store)	55
Fig. 72 – Interior, fifth bay (grocery store)	55
Fig. 73 – Interior, fifth bay (grocery store), detail of metal column and glue-laminated beam	56
Fig. 74 – Interior, fifth bay (grocery store), detail of metal column	56
Fig. 75 – Interior, fifth bay (grocery store)	57
Fig. 76 – Interior, fifth bay (grocery store)	57
Fig. 77 – Interior, fourth and fifth bay (grocery store), detail of glue-laminated beam	58
Fig. 78 – Interior, fifth bay (grocery store)	58
Fig. 79 – Interior, fifth bay (grocery store)	59
Fig. 80 – Interior, fourth bay (grocery store)	59
Fig. 81 – Interior, fifth bay (grocery store) in distance; fourth bay in foreground.	60
Fig. 82 – Interior, fifth bay (grocery store) at far left; fourth bay at middle and right.	60
Fig. 83 – Interior, fifth bay (grocery store) at far left; fourth bay at middle and right; detail of ceiling.	61
Fig. 84 – Interior, fourth and fifth bays (grocery store), detail of metal column and glue-laminated beam	61
Fig. 85 – Interior, north half of fourth bay (hair salon)	62
Fig. 86 – Interior, north half of fourth bay (hair salon)	62
Fig. 87 – Interior, first bay (former religious facility)	63
Fig. 88 – Interior, first bay (former religious facility)	63
Fig. 89 – Interior, first bay (former religious facility), detail of window	64
Fig. 90 – Interior, first bay (former religious facility), detail of drop ceiling	64
Fig. 91 – Interior, first bay (former religious facility), detail of window sill and hardware	65

Fig. 92 – Interior, first bay (former religious facility), detail of window sill and hardware	65
Fig. 93 – Interior, first bay (former religious facility)	66
Fig. 94 – Interior, first bay (former religious facility), detail of lower level	66

Note

The abbreviations below are used in source citations for the following figures and images:

DAHP	Washington State Department of Archaeology and Historic Preservation
DON	Department of Neighborhoods, Seattle Historic Building Inventory
MOHAI	Seattle Museum of History and Industry
PSRA	Puget Sound Regional Archives, historic King County Tax assessor photo
SMA	Seattle Municipal Archives
UWSC	University of Washington Special Collections

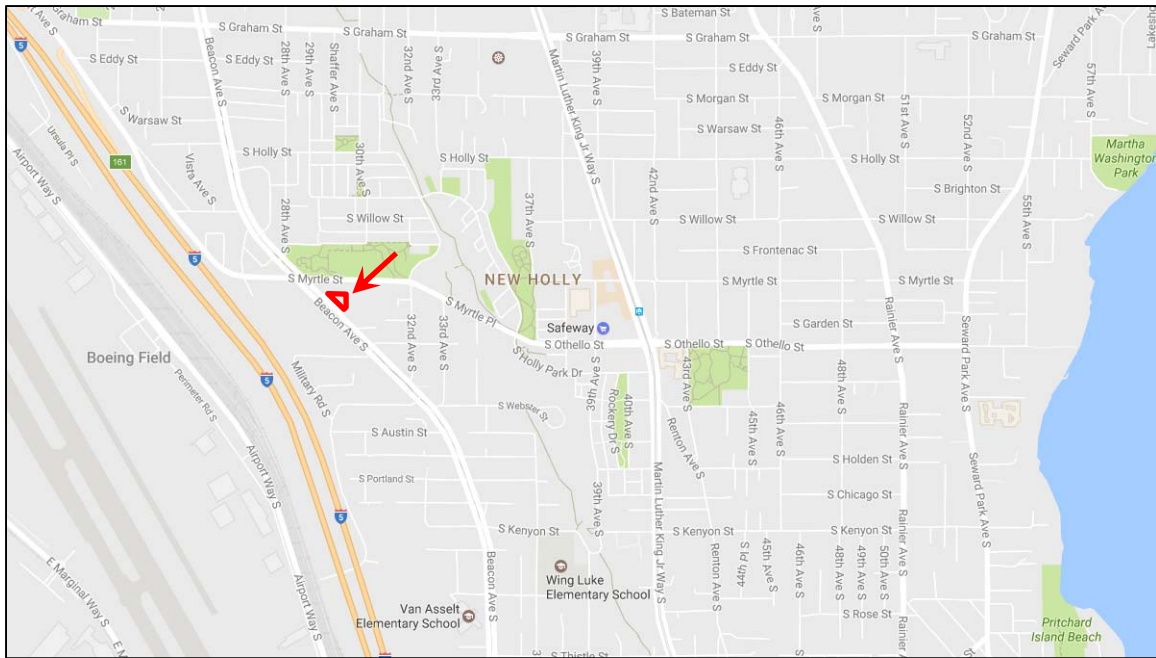


Fig. 1 – Topographic map of the neighborhood in 2016.  
North is up. Subject site indicated by red box. (Google maps, www.google.com)



Fig. 2 – Aerial photo showing subject site. Parcel indicated by yellow dotted line. North is up.  
(Seattle Department of Construction and Inspections GIS map, 2017)



Fig. 3 – The site in 1936, largely undeveloped. (King County GIS)

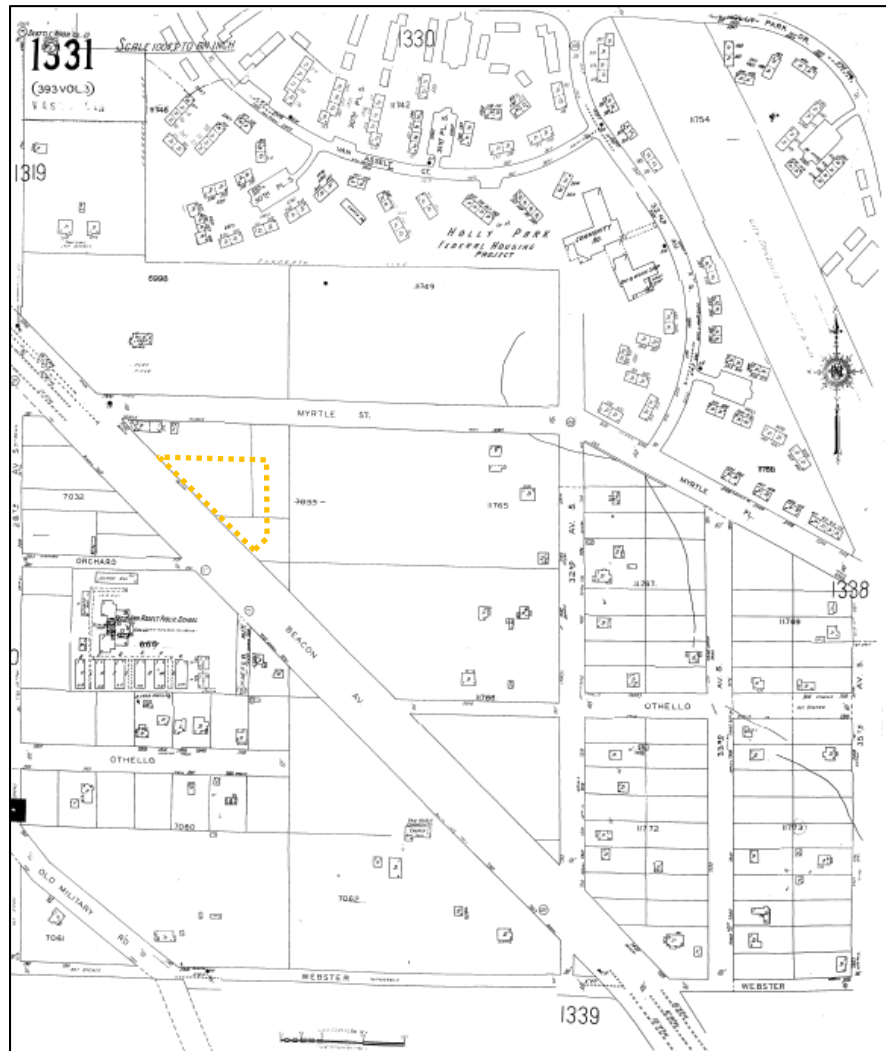


Fig. 4 – The site in 1949. (Sanborn map)





Fig. 5 – The subject site in 1942; the land is not yet developed, but corresponds to property to the right of the house at center. (SMA 73796)



Fig. 6 – Holly Park playfield on the north side of South Myrtle Street, in 1942. (SMA 73793)



Fig. 7 – (Two images) The subject building in 1958 (above) and in 2001 (below).  
 (Upper image from King County Tax Assessor; lower image from DON)



Fig. 8 – Architect Benjamin Woo (Seattle Times, April 2, 1965)



Fig. 9 – Ark and Winnie Chin residence, 4911 29<sup>th</sup> Avenue South (Benjamin Woo, 1953)  
(PSRA)



Fig. 10 – Jantun Apartments, 515 Bellevue Avenue East (Woo, Jackson & Edwards, 1960)  
(PSRA)



Fig. 11 – First Presbyterian Church, Renton (Woo, Jackson & Edwards, 1960, demolished) (PSRA)

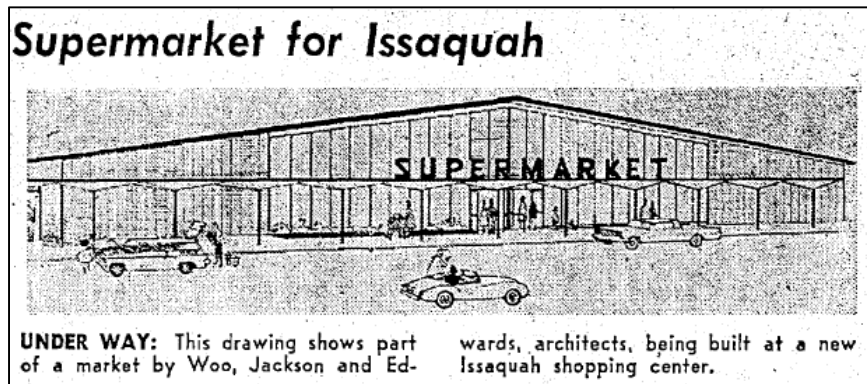


Fig. 12 – Issaquah Center shopping center, as proposed (Seattle Times, October 23, 1960)



Fig. 13 – Issaquah Center shopping center, part (Woo, Jackson & Edwards, 1961) (PSRA)



Fig. 14 – Issaquah Center shopping center, part (Woo, Jackson & Edwards, 1961)  
(PSRA)



Fig. 15 – Issaquah Center shopping center, part (Woo, Jackson & Edwards, 1961)  
(PSRA)



Fig. 16 – Issaquah Center shopping center, part (Woo, Jackson & Edwards, 1961)  
(PSRA)



Fig. 17 – Apartment building for Paul Woo, 2410 13<sup>th</sup> Avenue South (Woo, Jackson & Edwards, 1961)  
(PSRA)



Fig. 18 – Joe and Vivian Chun residence, 3405 15<sup>th</sup> Avenue South (Benjamin Woo, 1963)  
(PSRA)



Fig. 19 – Ping and Ruby Chow residence, 6242 Chatham Drive South (Benjamin Woo, 1964)  
(PSRA)



Fig. 20 – First Federal Savings & Loan, 858 S. Second Street, Renton (Benjamin Woo, 1967)  
(Google Streetview)



Fig. 21 – United Savings & Loan headquarters, 605 S. Jackson Street (Woo & Park, 1972).

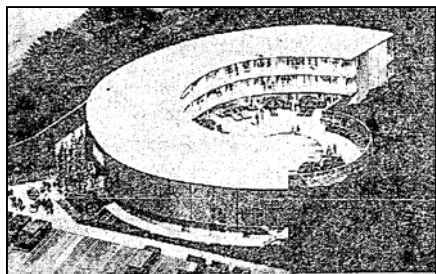




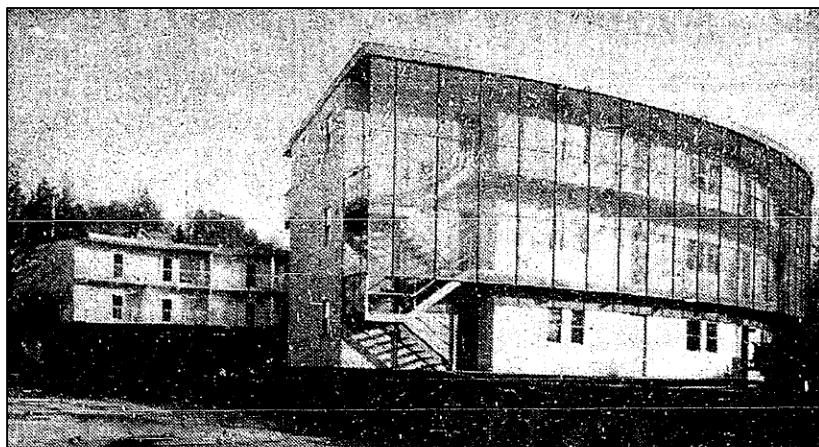
Fig. 22 – United Savings & Loan headquarters, 605 S. Jackson Street (Woo & Park, 1972), detail of mural at entry.



Fig. 23 – United Savings and Loan, Jackson Park (Seattle) branch (Woo & Park, 1975). The building was an extensive remodel of a vacant automobile service station. (PSRA)

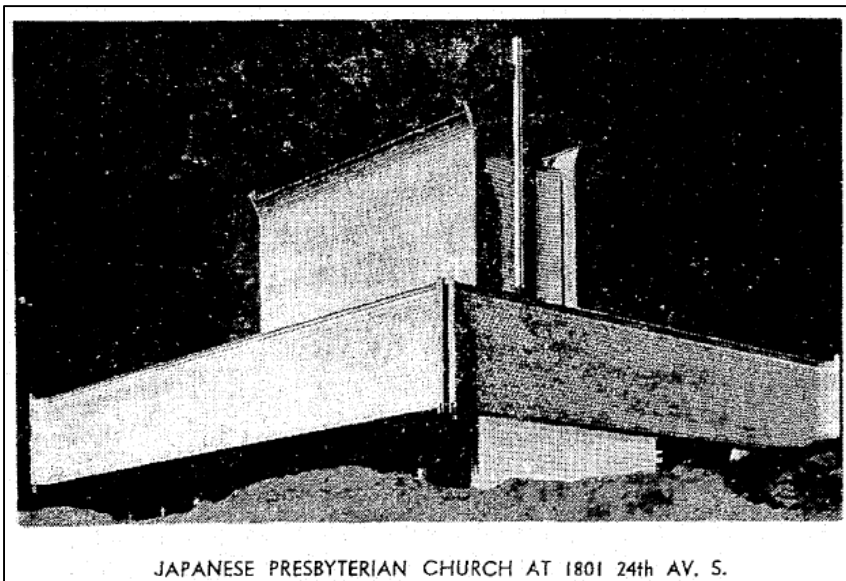


\$500,000 APARTMENT HOUSE FOR RAINIER VALLEY



NEW \$500,000 CRESCENT APARTMENTS IN RAINIER VALLEY

Fig. 24 – Rudy Simone - Crescent Apartments at 5224 Rainier Avenue South (Bouillon & Williams, 1962)  
(Seattle Times, May 20, 1962, and February 17, 1963)



JAPANESE PRESBYTERIAN CHURCH AT 1801 24th AV. S.

Fig. 25 – Rudy Simone - Japanese Presbyterian Church in Seattle  
(Kirk Wallace McKinley & Associates, 1963).  
(Seattle Times, November 3, 1963)



Fig. 26 – Rudy Simone - Medical-Dental Clinic at 5425 Rainier Avenue South (Alfred H. Croonquist, 1963)  
(Google Streetview, 2017)



Fig. 27 – Rudy Simone Construction Company offices, 2200 Rainier Avenue S, (Richard Bouillon, 1964).  
(DON, 2004)

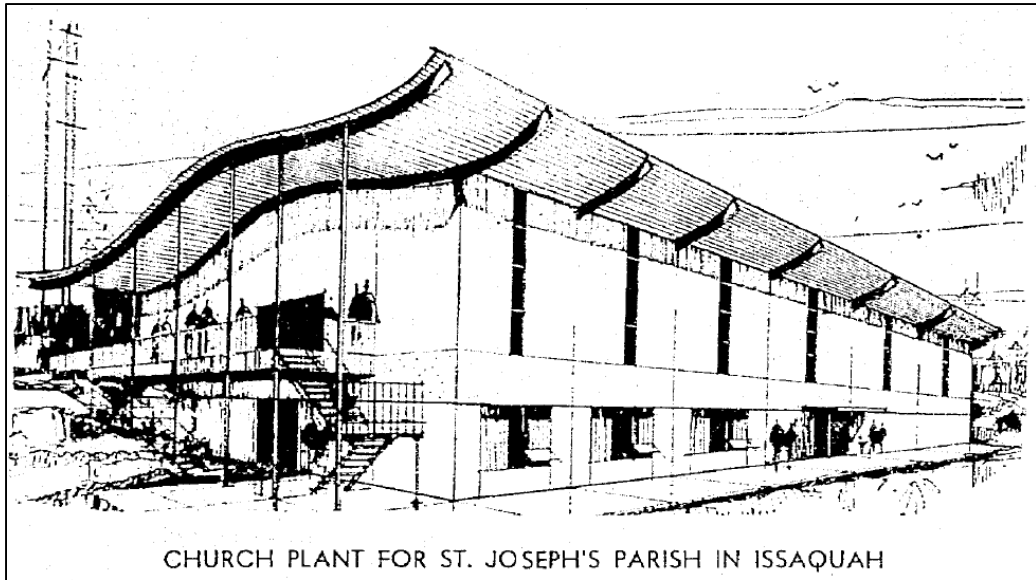


Fig. 28 – Rudy Simone - St. Joseph Catholic Church, Issaquah (Johnston-Campanella Architects, 1964, altered) (Seattle Times, March 22, 1964)



Fig. 29 – 3057 Beacon Avenue South (b. 1928).  
(Google Streetview)

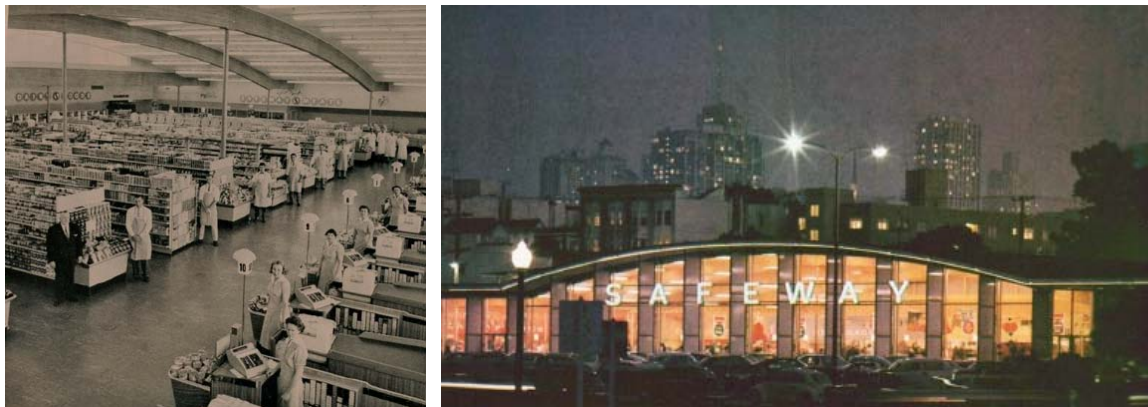


Fig. 30 – “Marina” Safeway, San Francisco, 1959.  
(Allen, pp. 230-231)



Fig. 31 – Context: View southwards on Beacon Avenue South. Subject site indicated by arrow.



Fig. 32 – Context: View northwards on Beacon Avenue South. Subject site indicated by arrow. Two buildings visible at left are the former Van Asselt Elementary School.



Fig. 33 – Context: Van Asselt Elementary School, across Beacon Avenue South from subject site. Old school building (Edgar Blair, 1910) at left; new building (Jones & Bindon, 1950) at right.



Fig. 34 – Context: View eastwards from the former Van Asselt Elementary School entrance, across Beacon Avenue South. Subject site indicated by arrow.



Fig. 35 – View towards site from the southwest



Fig. 36 – View towards site from the northwest



Fig. 37 – West elevation



Fig. 38 – South elevation





Fig. 39 – East elevation, view from south



Fig. 40 – East elevation, south portion, fifth bay (largest bay containing grocery store)



Fig. 41 – East elevation, south portion, view between fourth and fifth bays



Fig. 42 – East elevation—fourth, third, and second bays



Fig. 43 – East elevation—fifth, fourth, third bays



Fig. 44 – East elevation—third and second bays



Fig. 45 – East elevation—second and first bays

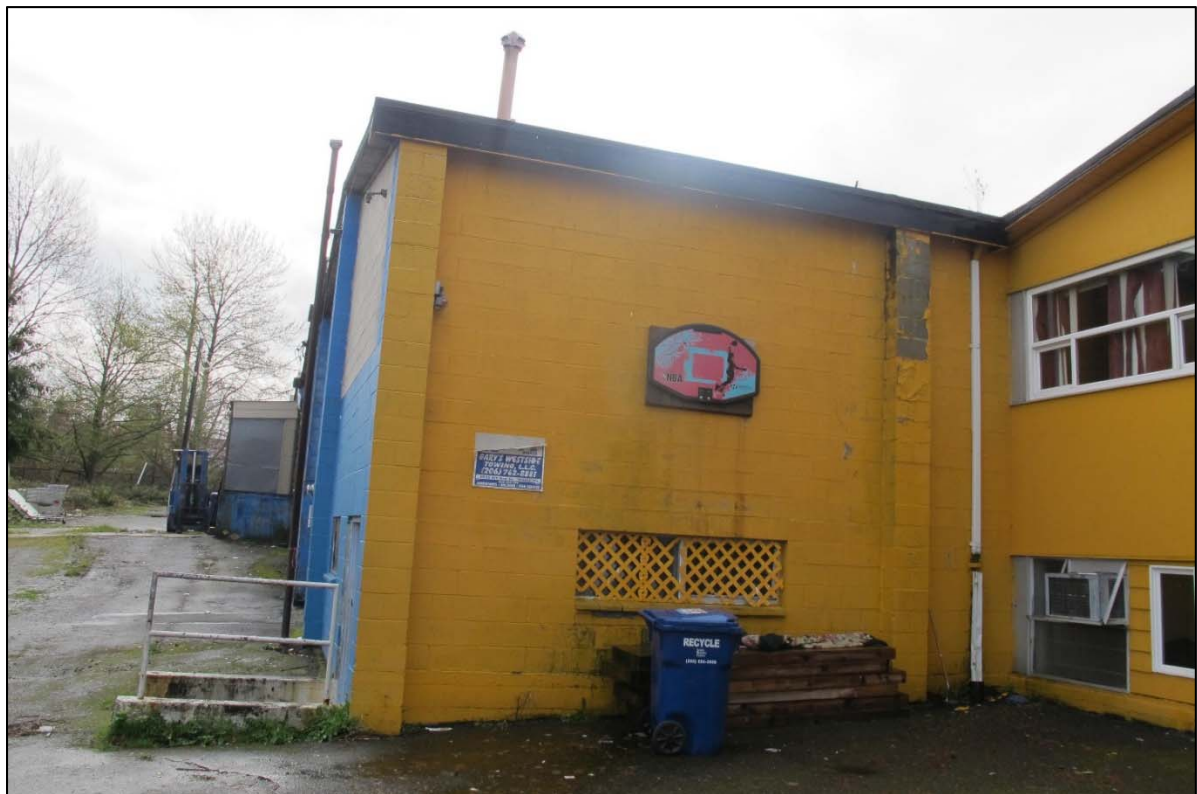


Fig. 46 – East elevation—north elevation of the second bay



Fig. 47 – East elevation—first bay



Fig. 48 – East elevation—first bay and flat roofed extension



Fig. 49 – North elevation, view from northeast



Fig. 50 – North elevation



Fig. 51 – View southward across site



Fig. 52 – West elevation—first bay with flat roofed extension, and second bay



Fig. 53 – West elevation—first bay, detail of upper window



Fig. 54 – West elevation—first bay, detail of panel below window





Fig. 55 – West elevation—first bay with flat roofed extension, detail



Fig. 56 – West elevation—first, second, and third bays



Fig. 57 – West elevation—second bay



Fig. 58 – West elevation—second, third, and fourth bays



Fig. 59 – West elevation—fourth bay



Fig. 60 – West elevation—fifth bay



Fig. 61 – West elevation—third and fourth bay, detail



Fig. 62 – West elevation—first bay, view southward at exterior steps



Fig. 63 – West elevation—second bay



Fig. 64 – West elevation—view southward from first bay, partially visible at left



Fig. 65 – West elevation—fifth bay, detail of windows



Fig. 66 – West elevation—fifth bay, detail of windows



Fig. 67 – West elevation—view southward along front walk



Fig. 68 – West elevation—fifth bay, detail



Fig. 69 – Interior, fifth bay (grocery store)



Fig. 70 – Interior, fifth bay (grocery store)





Fig. 71 – Interior, fifth bay (grocery store)



Fig. 72 – Interior, fifth bay (grocery store)



Fig. 73 – Interior, fifth bay (grocery store), detail of metal column and glue-laminated beam



Fig. 74 – Interior, fifth bay (grocery store), detail of metal column



Fig. 75 – Interior, fifth bay (grocery store)



Fig. 76 – Interior, fifth bay (grocery store)



Fig. 77 – Interior, fourth and fifth bay (grocery store), detail of glue-laminated beam

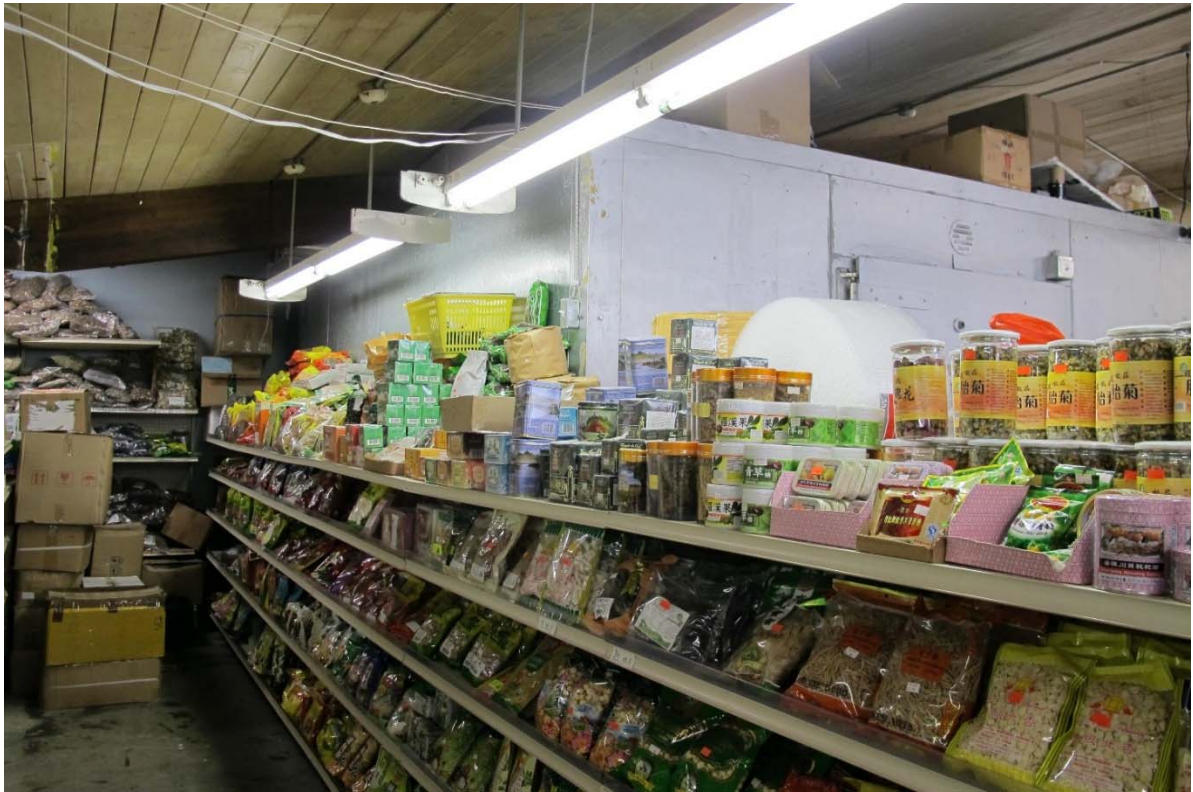


Fig. 78 – Interior, fifth bay (grocery store)



Fig. 79 – Interior, fifth bay (grocery store)

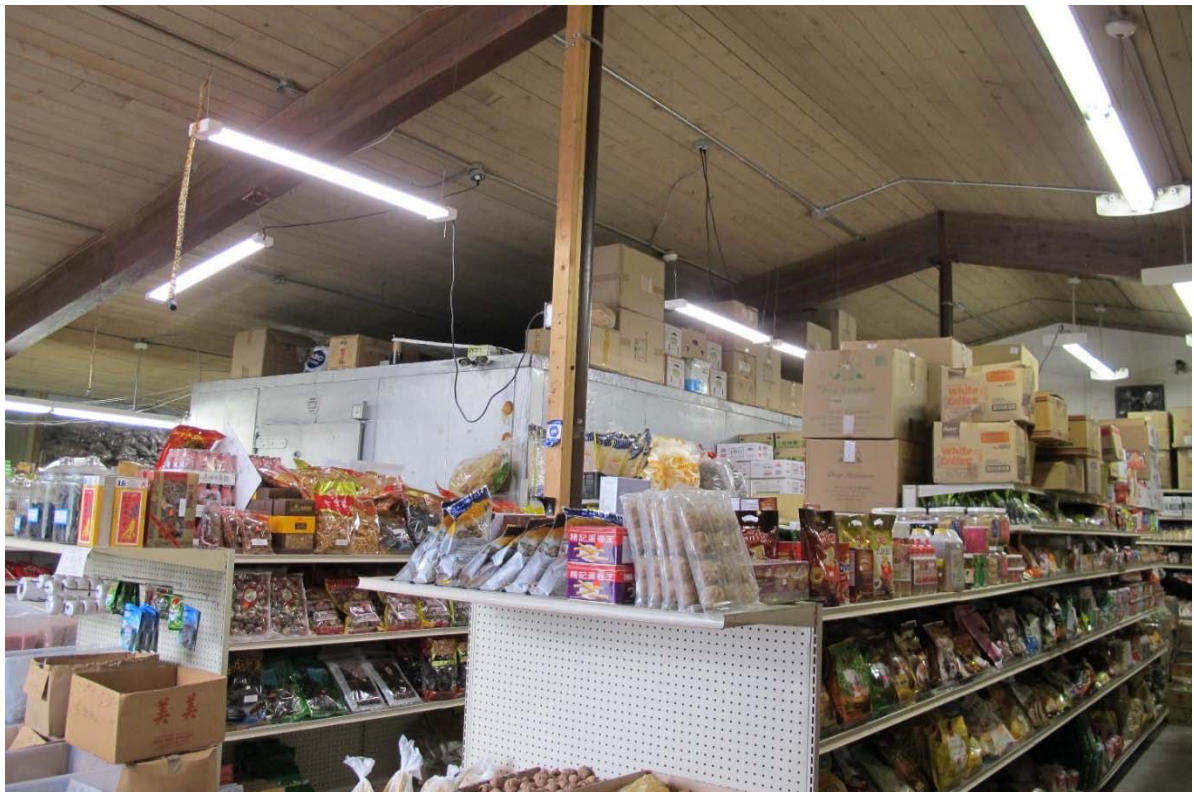


Fig. 80 – Interior, fourth bay (grocery store)



Fig. 81 – Interior, fifth bay (grocery store) in distance; fourth bay in foreground.



Fig. 82 – Interior, fifth bay (grocery store) at far left; fourth bay at middle and right.



Fig. 83 – Interior, fifth bay (grocery store) at far left; fourth bay at middle and right; detail of ceiling.



Fig. 84 – Interior, fourth and fifth bays (grocery store), detail of metal column and glue-laminated beam



Fig. 85 – Interior, north half of fourth bay (hair salon)



Fig. 86 – Interior, north half of fourth bay (hair salon)





Fig. 87 – Interior, first bay (former religious facility)



Fig. 88 – Interior, first bay (former religious facility)



Fig. 89 – Interior, first bay (former religious facility), detail of window



Fig. 90 – Interior, first bay (former religious facility), detail of drop ceiling



Fig. 91 – Interior, first bay (former religious facility), detail of window sill and hardware

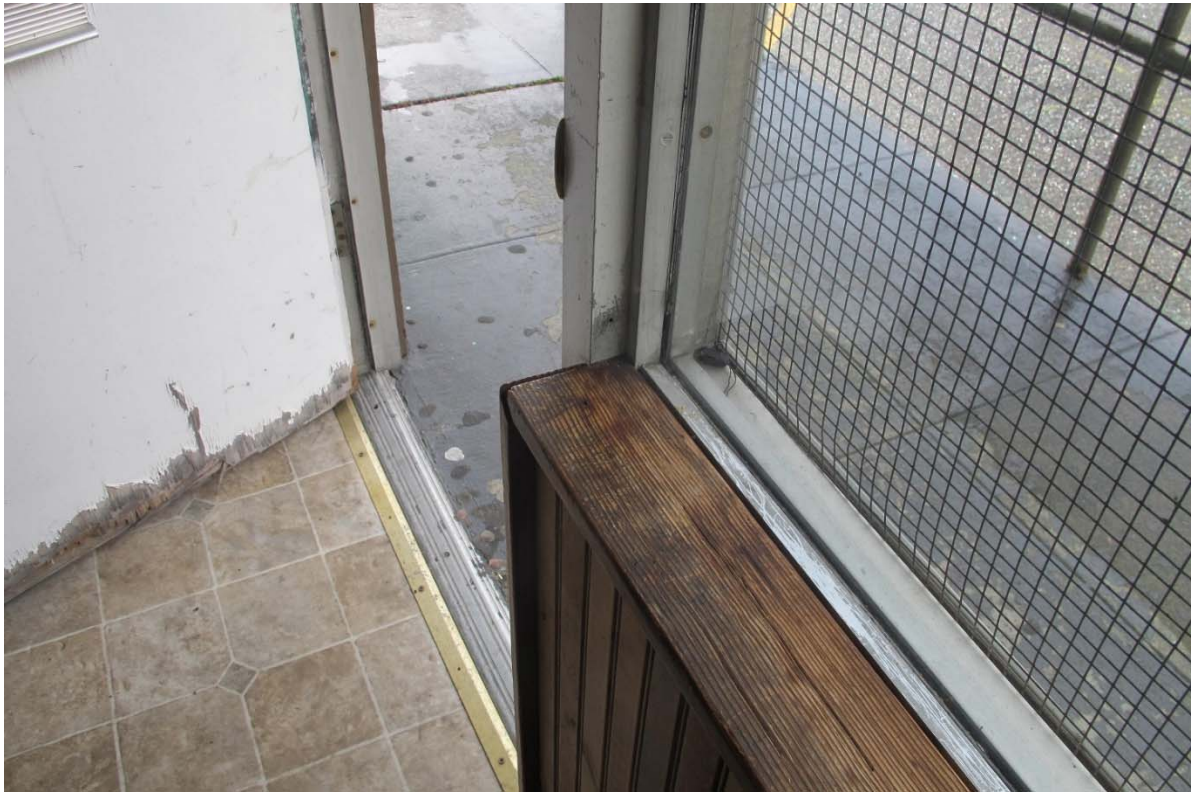


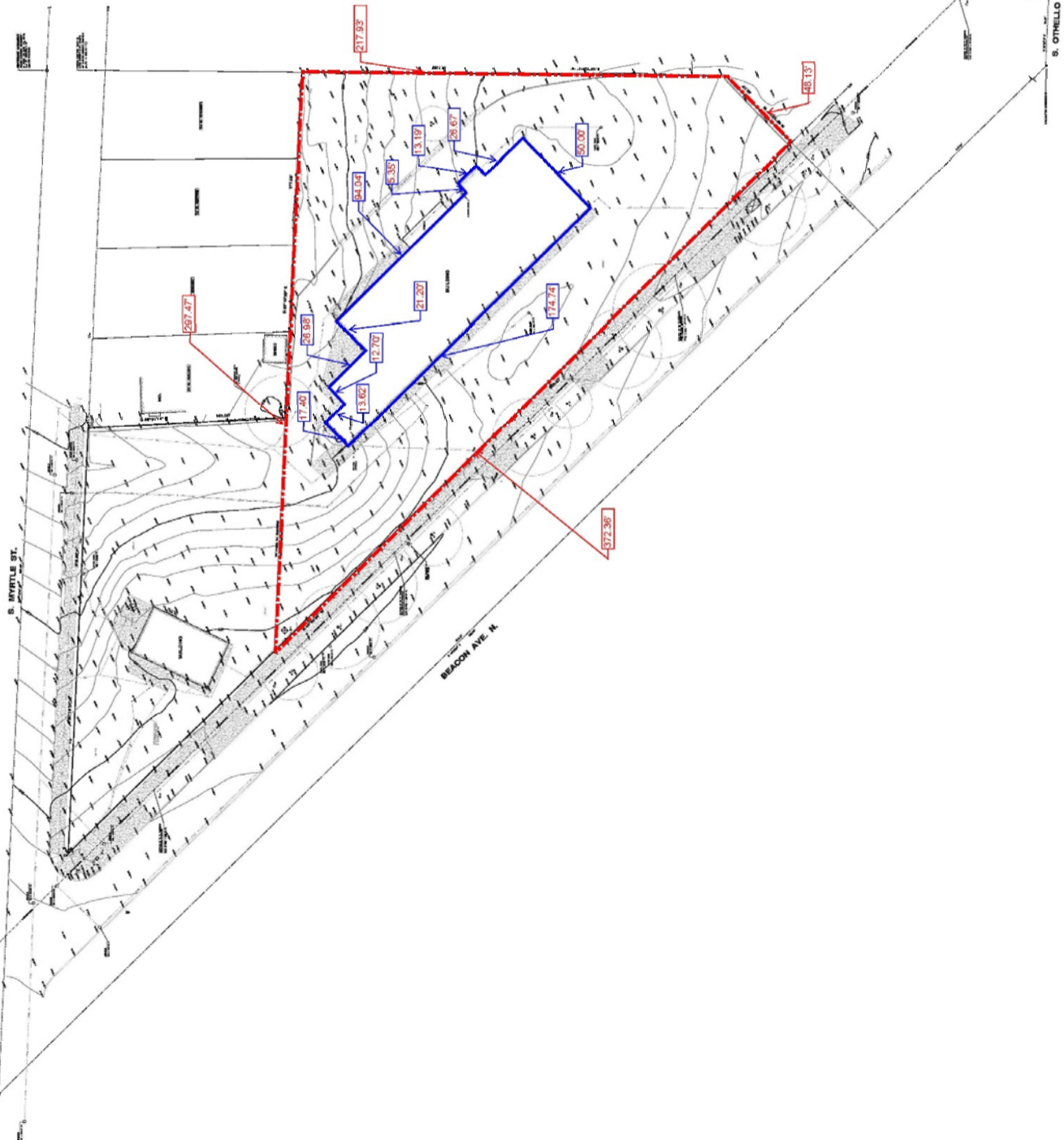
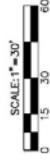
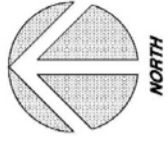
Fig. 92 – Interior, first bay (former religious facility), detail of window sill and hardware



Fig. 93 – Interior, first bay (former religious facility)



Fig. 94 – Interior, first bay (former religious facility), detail of lower level



**NOTES**

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND SUBLIME REPERMITS TO THE CITY OF SEATTLE, KING COUNTY, WASHINGTON. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD83, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON MARCH 28, 2016.
4. HORIZONTAL DATUM = NAD 83/91, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON MARCH 28, 2016.
5. TOTAL PARCEL AREA = 199,624 SQ. FT.
6. THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. 5207135581, DATED MARCH 7, 2016.
7. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE SEWER CARD NO. 3369-6, 5082-2, TIES TO ABOVE GROUND STRUCTURES AND TO UTILITY PAINT MARKS BY APPLIED PROFESSIONAL SERVICES.
8. TAX PARCEL NO. 5129000005 & 5129000040
9. TREE COUNTERS AND CIRCULES DISPLAYED HEREON ARE APPROXIMATE FOR SPECIFIC COUNTS AND DIAMETER. TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
10. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DETERMINED THAT THE POWERLINE IS APPROXIMATELY 15 METERS FROM THE PROJECT SITE. ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE REQUEST THAT THE CLIENT CONSULT WITH THE UTILITY PROVIDERS FOR THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

**PROPERTY DESCRIPTION**

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF KING, CITY OF SEATTLE, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOTS 1 THROUGH 6, BLOCK 1, MAPLEWOOD SUBDIVISION, LOT 42, SOMERVILLE, ACCORDING TO THE SURVEY RECORDED IN VOLUME 11 OF PLATS, PAGE 69, RECORDS OF KING COUNTY, WASHINGTON, EXCEPT THAT PORTION OF LOTS 1 AND 2, HEREOF DESCRIBED BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 1; THENCE SOUTH, ALONG THE WEST LINE OF LOT 1 OF AFORESAID BLOCK 1, 102.64 FEET; THENCE WEST NORTH 89°29'49" WEST, 120.00 FEET; THENCE SOUTH, ALONG THE WEST LINE OF SAID BLOCK 1, 120.00 FEET; THENCE TO THE NORTH LINE OF AFORESAID BLOCK 1; THENCE EAST, ALONG SAID NORTH LINE, TO THE NORTHEAST CORNER OF AFORESAID BLOCK 1, BEING THE POINT OF BEGINNING; TOGETHER WITH THAT PORTION OF TRACT 43, SOMERVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON, NORTHEASTERLY OF BEACON AVENUE SOUTH, DESCRIBED AS FOLLOWS:

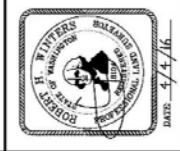
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF AFORESAID TRACT 43 AND THE SOUTH LINE OF SAID BLOCK 1; THENCE SOUTH, ALONG SAID NORTH LINE, 7.47 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF AFORESAID TRACT 43; THENCE SOUTHWESTERLY, AT A RIGHT ANGLE TO SAID STREET MARGIN, 48.95 FEET MORE OR LESS, TO POINT OF BEGINNING; THENCE WESTERLY, ALONG SAID STREET MARGIN, 52.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

(ALSO KNOWN AS A PORTION OF TRACT 13, LAHROP'S ADDITION TO SEATTLE, AN UNRECORDED PLAT, EXCEPT STREET).

PARCEL B:

LOTS 7 AND 8, BLOCK 1, MAPLEWOOD SUBDIVISION, LOT 42, SOMERVILLE, ACCORDING TO THE SURVEY RECORDED IN VOLUME 11 OF PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON.

BOTH SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON



# TOPOGRAPHIC SURVEY

## 7100 BEACON AVE. S.

## SEATTLE, WASHINGTON

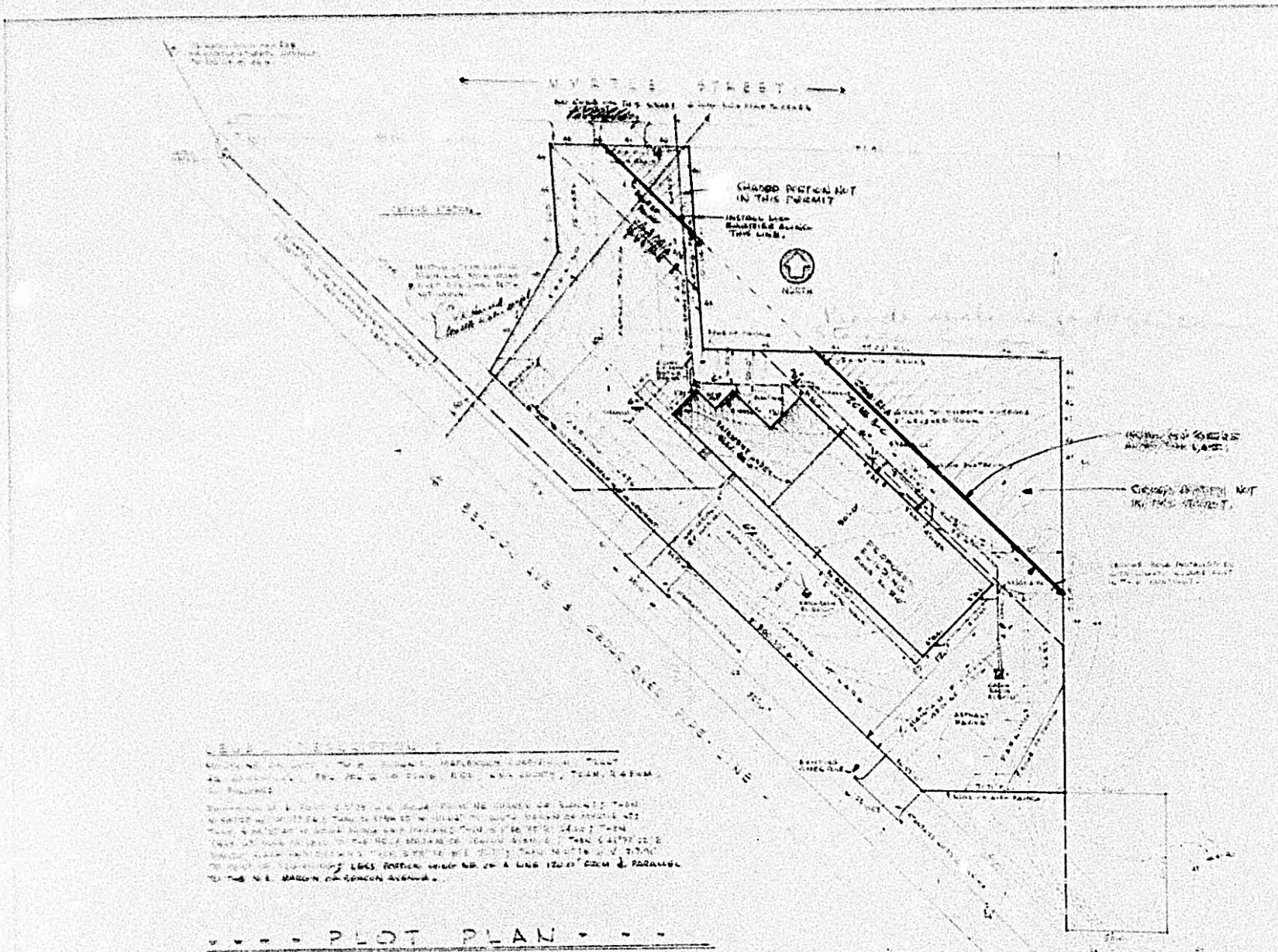
**CHADWICK WINTERS**

LAND SURVEYING AND MAPPING

1422 N.W. 68TH ST., SEATTLE, WA 98117

PHONE: 206.297.0998  
FAX: 206.297.0997  
WEB: WWW.CHADWICKWINTERS.COM

PROJECT #	16-5437
DRAWING #	16-5437TOP03.MXD
CLIENT	ISOLA REAL ESTATE, LLC.
DRAWN BY	SAL



1. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SEATTLE.  
 2. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SEATTLE.  
 3. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SEATTLE.  
 4. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SEATTLE.  
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 6. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SEATTLE.  
 7. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SEATTLE.  
 8. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SEATTLE.  
 9. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SEATTLE.  
 10. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SEATTLE.

**PLOT PLAN**

**DRAWING SCHEDULE**

NO.	DESCRIPTION
1	PLOT PLAN
2	ARRANGEMENT & FINISHES
3	FLOOR PLAN & FOUNDATIONS
4	ELECTRICAL
5	Mechanical Heating
6	Structural & Foundation
7	
8	
9	

**GENERAL NOTES**

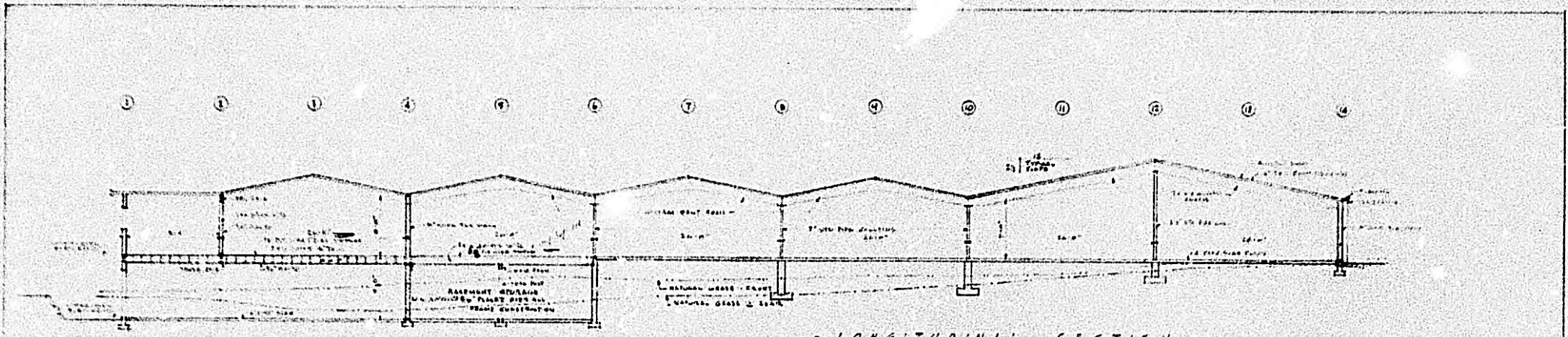
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SEATTLE PERMITS AND ORDINANCES.
2. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SEATTLE.
3. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SEATTLE.
4. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SEATTLE.
5. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SEATTLE.
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8. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SEATTLE.
9. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SEATTLE.
10. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SEATTLE.

*Area drainage approved as per plan City Eng 12-25-57*

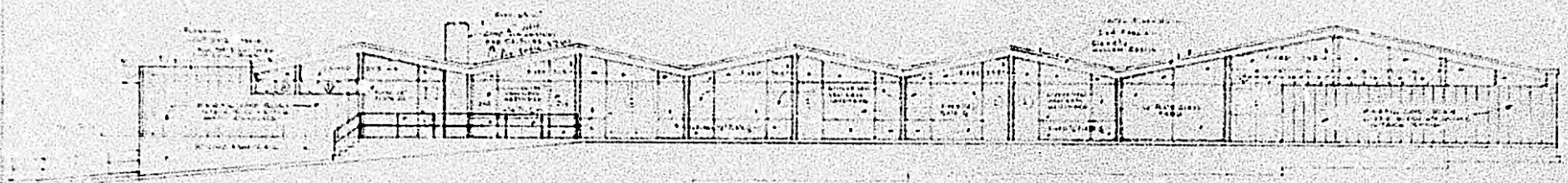
458384 7118-44 Beacon St.

**PLOT PLAN & SITE UTILITIES**

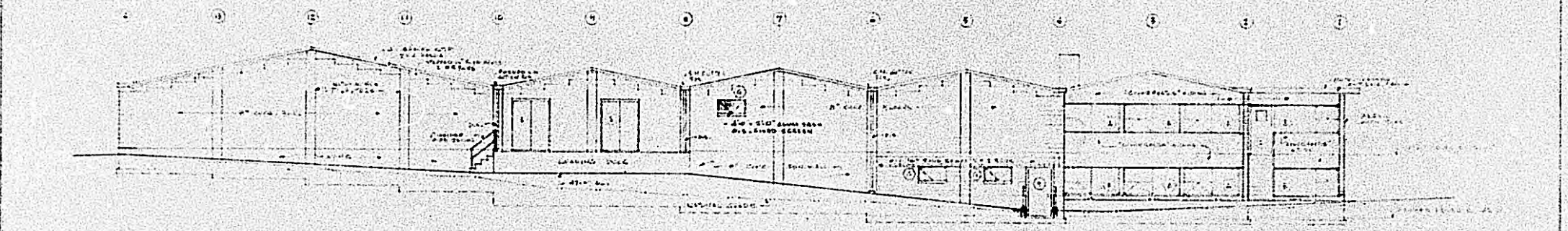
	STORE BUILDING & CLINIC FOR MR. N. A. DI JULLIO SEATTLE, WASHINGTON	
	<b>BENJAMIN WOO</b> ARCHITECT 1525 34TH AVE. SE SEATTLE 22	DRAWN BY: [Name] CHECKED BY: [Name] DATE: 1-1-58



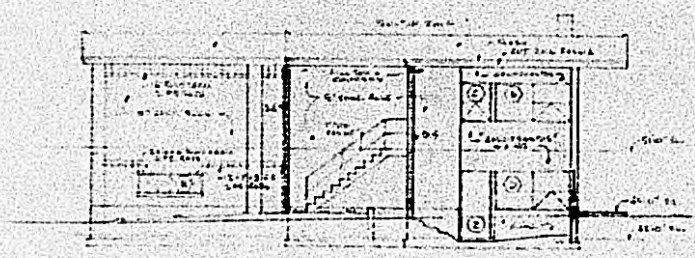
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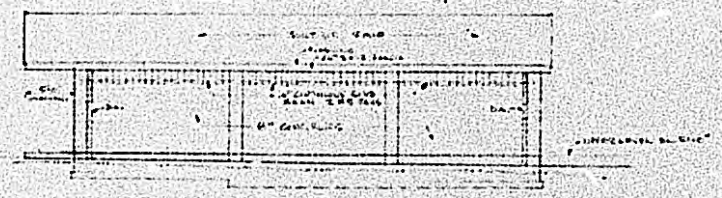
SOUTHWEST ELEVATION



NORTHEAST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION

CITY OF SEATTLE  
 DEPT. OF PUBLICS  
 1917  
 APPROVED FOR RECORD  
 10/15/17

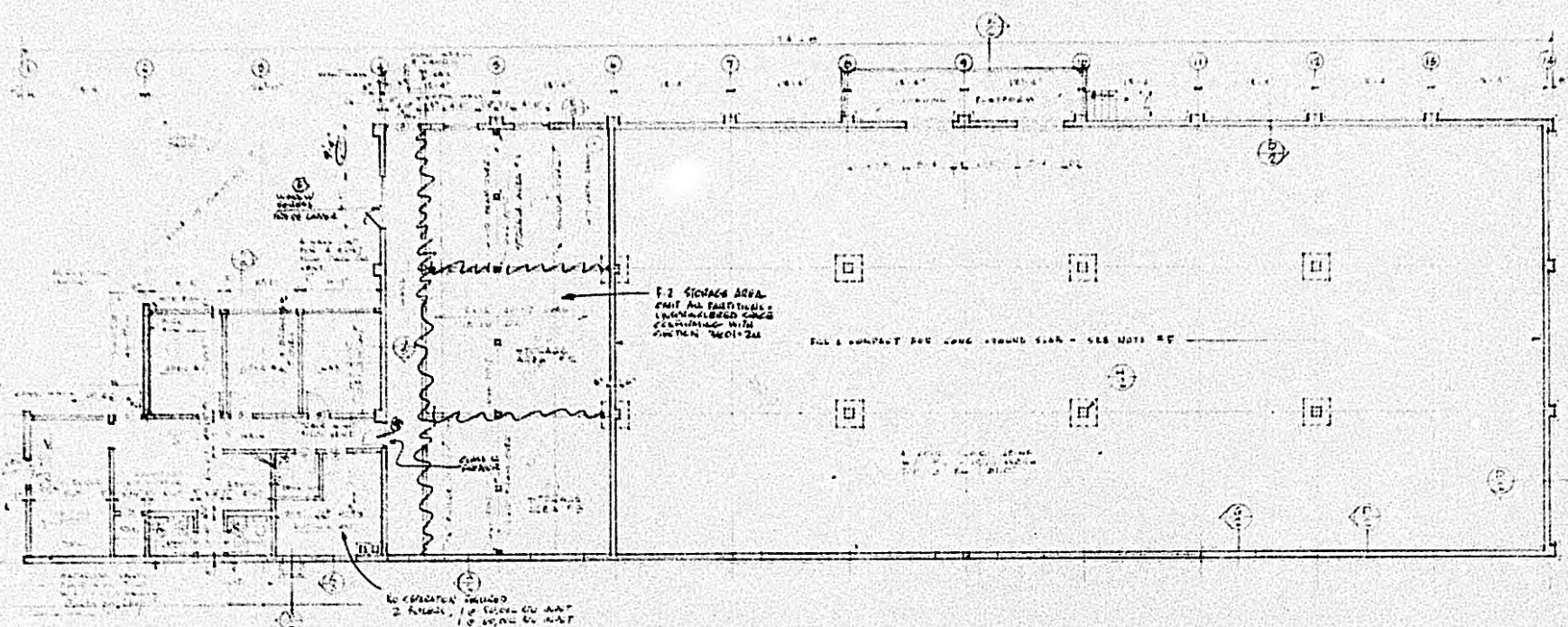
ELEVATIONS & SECTION

STORE BUILDING & CLINIC  
 FOR MR. N. A. DI JULIO  
 SEATTLE WASHINGTON

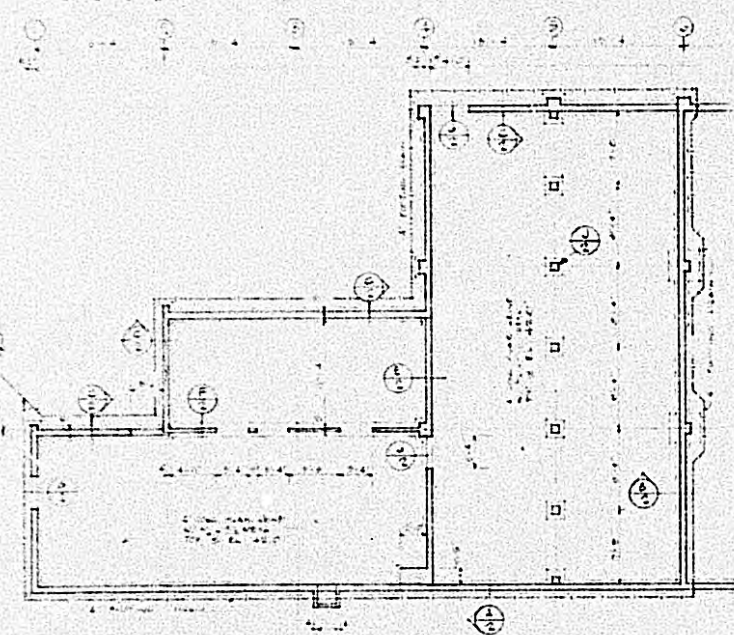
**BENJAMIN WOO**  
 ARCHITECT

DATE: 7-15-17  
 WASH. NO. 5704

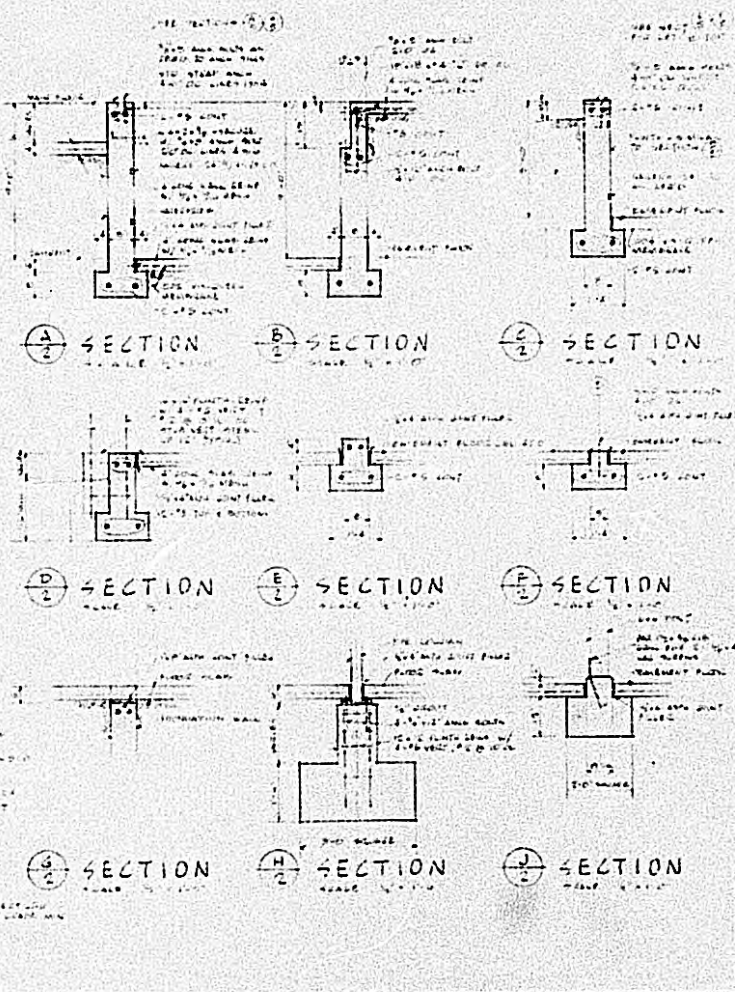
4  
 6



CASEMENT 4 UPPER LEVEL FOUNDATION PLAN



LOWER LEVEL FOUNDATION PLAN



1. GIVE TO CONTRACTOR AND SUPERVISOR... ASSUMED USED PER... SPECIFICATIONS... INDICATED BASIS... (Text is partially illegible)
2. ALL FOUNDATION... (Text is partially illegible)
3. (Text is partially illegible)
4. (Text is partially illegible)
5. (Text is partially illegible)



BASEMENT 3 FOUNDATION PLAN

**BENJAMIN WOO**  
ARCHITECT  
LICENSED ARCHITECT

STORE BUILDING & CLINIC  
FOR MR. N. A. DI JULIO  
SEATTLE WASHINGTON

**BENJAMIN WOO**  
ARCHITECT

1435 34TH AVE. SEATTLE 22 WASH.

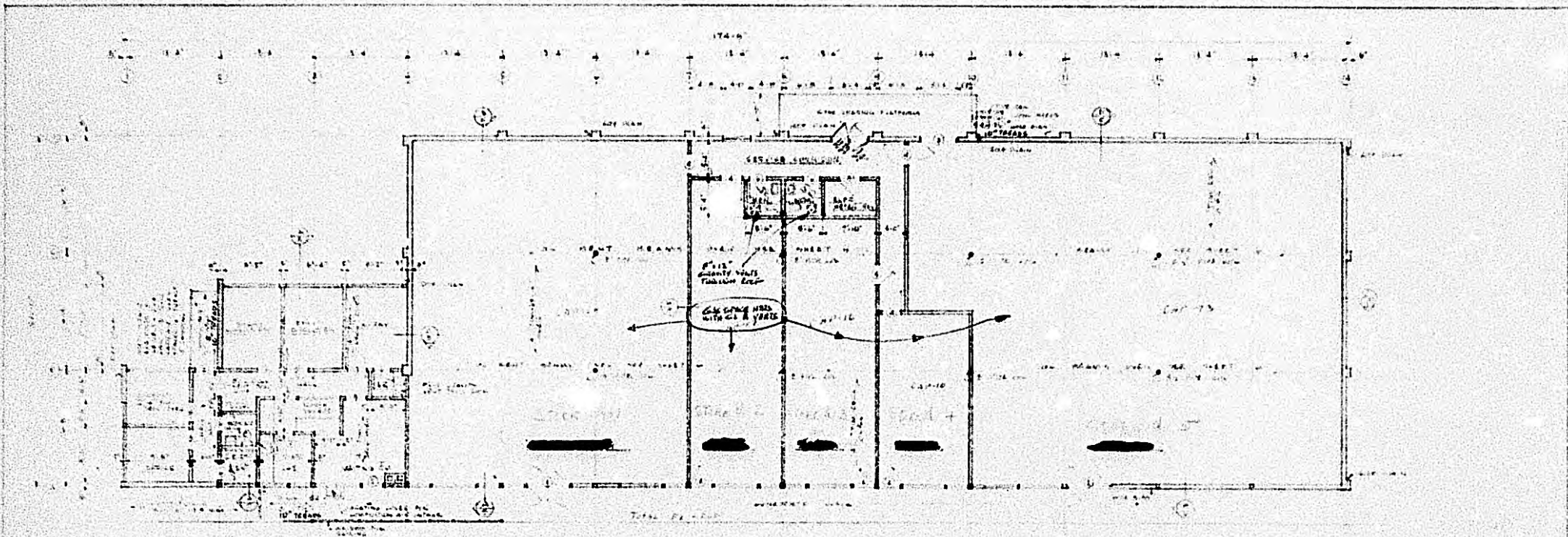
PLAN 3

DWG. 20

DATE 1-1-34

2





MAIN FLOOR PLAN

WINDOW SCHEDULE			
<p>A. 12" x 12" SINGLE PANE WINDOW WITH FRAME</p>	<p>B. 12" x 12" DOUBLE PANE WINDOW WITH FRAME</p>	<p>C. 12" x 12" DOUBLE PANE WINDOW WITH FRAME AND MUNTIN</p>	<p>D. 12" x 12" DOUBLE PANE WINDOW WITH FRAME AND MUNTIN</p>
<p>E. 12" x 12" DOUBLE PANE WINDOW WITH FRAME AND MUNTIN</p>	<p>F. 12" x 12" DOUBLE PANE WINDOW WITH FRAME AND MUNTIN</p>	<p>G. 12" x 12" DOUBLE PANE WINDOW WITH FRAME AND MUNTIN</p>	<p>H. 12" x 12" DOUBLE PANE WINDOW WITH FRAME AND MUNTIN</p>
<p>I. 12" x 12" DOUBLE PANE WINDOW WITH FRAME AND MUNTIN</p>			

DOOR SCHEDULE			
DOOR NO.	DESCRIPTION	NO. REQ'D.	REMARKS
1	6' x 8' 6" SWINGING DOOR	2	SEE PLAN
2	6' x 8' 6" SWINGING DOOR	1	SEE PLAN
3	6' x 8' 6" SWINGING DOOR	1	SEE PLAN
4	6' x 8' 6" SWINGING DOOR	1	SEE PLAN
5	6' x 8' 6" SWINGING DOOR	1	SEE PLAN
6	6' x 8' 6" SWINGING DOOR	1	SEE PLAN
7	6' x 8' 6" SWINGING DOOR	1	SEE PLAN
8	6' x 8' 6" SWINGING DOOR	1	SEE PLAN
9	6' x 8' 6" SWINGING DOOR	1	SEE PLAN
10	6' x 8' 6" SWINGING DOOR	1	SEE PLAN

GENERAL NOTES

- CONCRETE MATERIAL SHALL BE CHANGED FROM AN APPROVED PORTLAND CEMENT CONCRETE TO A TYPE OF FLOOR FINISH OF APPROVED PORTLAND CEMENT CONCRETE WITH A FINISH OF POLISHED PORTLAND CEMENT CONCRETE.
- CALL BUILDING DEPT FOR REBAR INSPECTION BEFORE FINISHING CONCRETE.

FLOOR PLAN & SCHEDULES

**BENJAMIN WOO ARCHITECT**

100 3RD AVE. SEATTLE 20 WASHINGTON

• STORE BUILDING & CLINIC •  
100 3RD AVE. SEATTLE 20 WASHINGTON

DATE: 1934  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]



## TENANT HISTORY

Year	7118	7122	7126	7130	7132	7136	7140	7144
1958	Takano, Jas H., dentist	vacant	Van Asselt Pharmacy	(not listed)	Van Asselt Cleaners	Van Asselt Beauty Salon	Van Asselt Barber Shop	H & K Foods, grocery
1959	Vacant	Vacant	Ames Taping Tool, Inc., tool rental	(not listed)	Van Asselt Cleaners	Van Asselt Beauty Salon	Van Asselt Barber Shop	H & K Foods, grocery
1960	Vacant	vacant	Ames Taping Tool, Inc., tool rental	(not listed)	Van Asselt Cleaners	Van Asselt Beauty Salon	Van Asselt Barber Shop	H & K Foods, grocery
1961- 1962	Business Brokers, Inc	Beacon Chiropractic Center	Ames Taping Tool, Inc., tool rental	(not listed)	Van Asselt Cleaners	Van Asselt Beauty Salon	Patricelli's Barber Shop	Rocky's Food Center, grocery
1963	Business Brokers, Inc	Beacon Chiropractic Center	Ames Taping Tool, Inc., tool rental	(not listed)	Van Asselt Cleaners	Van Asselt Beauty Salon	Patricelli's Barber Shop	Rocky's Food Center, grocery
1964	Vacant	Beacon Chiropractic Center	Ames Taping Tool, Inc., tool rental	(not listed)	Van Asselt Cleaners	Van Asselt Beauty Salon	Patricelli's Barber Shop	Ray's Superette, grocery
1965	Pacific Coast Distributing, Corp.	Beacon Chiropractic Center	Ames Taping Tool, Inc., tool rental	(not listed)	Van Asselt Cleaners	Van Asselt Beauty Salon	Patricelli's Barber Shop	Ray's Superette, grocery
1966	Pacific Coast Distributing, Corp.	Beacon Chiropractic Center	Ames Taping Tool, Inc., tool rental	(not listed)	Van Asselt Cleaners	Van Asselt Beauty Salon	Patricelli's Barber Shop	Ray's Superette, grocery
1967	Pacific Coast Distributing, Corp., manufacturing agents	Beacon Chiropractic Center	Ames Taping Tool, Inc., tool rental	(not listed)	Van Asselt Cleaners	Van Asselt Beauty Salon	Patricelli's Barber Shop	Ray's Superette, grocery
1968	Pacific Coast Distributing, Corp., manufacturing agents	Beacon Chiropractic Center	Ames Taping Tool, Inc., tool rental	(not listed)	Van Asselt Cleaners	Van Asselt Beauty Salon	Patricelli's Barber Shop	vacant

<b>Year</b>	<b>7118</b>	<b>7122</b>	<b>7126</b>	<b>7130</b>	<b>7132</b>	<b>7136</b>	<b>7140</b>	<b>7144</b>
1969	Pacific Coast Distributing, Corp., manufacturing agents	Beacon Chiropractic Center	Ames Taping Tool, Inc., tool rental	(not listed)	Van Asselt Cleaners	Van Asselt Beauty Salon	Patricelli's Barber Shop	vacant
1970	Pacific Coast Distributing, Corp., manufacturing agents	Beacon Chiropractic Center	Ames Taping Tool, Inc., tool rental	(not listed)	Van Asselt Cleaners	Van Asselt Beauty Salon	Patricelli's Barber Shop	(not listed)
1971-1972	Pacific Coast Distributing, Corp., manufacturing agents	Beacon Chiropractic Center	Ames Taping Tool, Inc., tool rental	(not listed)	Van Asselt Cleaners	Van Asselt Beauty Salon	Patricelli's Barber Shop	State Highway Department
1973	Pacific Coast Distributing, Corp., manufacturing agents	Beacon Chiropractic Center	Ames Taping Tool, Inc., tool rental	(not listed)	Van Asselt Cleaners	Van Asselt Beauty Salon	Patricelli's Barber Shop	State Highway Department, Dept of Highways (Relocation Section)
1974	Pacific Coast Distributing, Corp., manufacturing agents	Beacon Chiropractic Center	Ames Taping Tool, Inc., tool rental	(not listed)	Van Asselt Cleaners	Van Asselt Beauty Salon	Patricelli's Barber Shop	State Highway Department, Dept of Highways (Relocation Section)

Year	7118	7122	7126	7130	7132	7136	7140	7144
1975	Pacific Coast Distributing, Corp., manufacturing agents	Beacon Chiropractic Center	Ames Taping Tool, Inc., tool rental	(not listed)	(not listed)	Van Asselt Beauty Salon	Patricelli's Barber Shop	State Highway Department, Dept of Highways (Relocation Section)
1976	Pacific Coast Distributing, Corp., manufacturing agents	Beacon Chiropractic Center	Ames Taping Tool, Inc., tool rental	(not listed)	(not listed)	Van Asselt Beauty Salon	Patricelli's Barber Shop	vacant
1977	Pacific Coast Distributing, Corp., manufacturing agents	Beacon Chiropractic Center, Perry, George A. chiropractor	Ames Taping Tool, Inc., tool rental	(not listed)	(not listed)	Van Asselt Beauty Salon	Patricelli's Barber Shop	Chang Moo Kwan Taekwon Do
1978	Pacific Coast Distributing, Corp., manufacturing agents	Beacon Chiropractic Center, Perry, George A. chiropractor and Fletcher, Charles R. chiropractor	Ames Taping Tool, Inc., tool rental	(not listed)	(not listed)	Van Asselt Beauty Salon	Patricelli's Barber Shop	Chang Moo Kwan Taekwon Do
1979	Pacific Coast Distributing, Corp., manufacturing agents	Beacon Chiropractic Center	Ames Taping Tool, Inc., tool rental	(not listed)	(not listed)	Van Asselt Beauty Salon	Patricelli's Barber Shop	Chang Moo Kwan Taekwon Do
1980	Pacific Coast Distributing, Corp., manufacturing agents	Beacon Chiropractic Center	Ames Taping Tool, Inc., tool rental	(not listed)	(not listed)	Van Asselt Beauty Salon	Patricelli's Barber Shop	vacant

Year	7118	7122	7126	7130	7132	7136	7140	7144
1981	Pacific Distributing, Inc., advertisement distribution services	Beacon Chiropractic Center	(not listed)	(not listed)	(not listed)	Van Asselt Beauty Salon	Patricelli's Barber Shop	U-Vend Distributors of Washington, vending machines
1982	No data	No data	No data	No data	No data	No data	No data	No data
1983	Pacific Distributing, Inc., advertisement distribution services	vacant	(not listed)	(not listed)	Farmers Insurance Group	Van Asselt Beauty Salon	Patricelli's Barber Shop	vacant
1984	No data	No data	No data	No data	No data	No data	No data	No data
1985	Pacific Distributing, Inc., tools sales	vacant	Nippon Motors	American Life Insurance	Farmers Insurance Group	Van Asselt Beauty Salon	Patricelli's Barber Shop	Young's Market, grocery, Young, Kenny
1986	Pacific Distributing, Inc., tools sales	vacant	Nippon Motors	Farmer's Insurance Group	Beacon Medical Clinic	Van Asselt Beauty Salon	Vacant	Young's Market, grocery, Young, Kenny
1987-1988	Pacific Distributing, Inc., tools sales	vacant	Nippon Motors, auto parts	(not listed)	Farmers Insurance Group	Van Asselt Beauty Salon	Vacant	Young's Market
1989-1990	Pacific Distributing, Inc., tools sales	vacant	Nippon Motors, auto parts	(not listed)	Farmers Insurance Group	Van Asselt Beauty Salon	W Am Corp (Storage)	Young's Market
1991	No data	No data	No data	No data	No data	No data	No data	No data
1992	No data	No data	No data	No data	No data	No data	No data	No data
1993	No data	No data	No data	No data	No data	No data	No data	No data

Year	7118	7122	7126	7130	7132	7136	7140	7144
1994	Pacific Distributing, Inc., tools sales	Beacon Hill Medical Clinic	Vacant	(not listed)	Farmers Insurance Group	Loris Van Asselt Beauty Salon	Jay's Video Rental	(not listed)
1995	No data	No data	No data	No data	No data	No data	No data	No data
1996	Pacific Distributing, Inc.	(not listed)	(not listed)	(not listed)	Farmers Insurance Group, Holigores, Prisco L.	Van Asselt Beauty Salon	(not listed)	Lee, Nuhee
1997	Pacific Distributing, Inc.	(not listed)	(not listed)	(not listed)	Farmers Insurance Group, Holigores, Prisco L.	Van Asselt Beauty Salon	(not listed)	Nuhee, Lee
1998	Pacific Distributing, Inc.	Changing Faces Hr Cr	Macedonia Missionary Baptist Church	(not listed)	(not listed)	Van Asselt Beauty Salon	(not listed)	Nuhee, Lee
1999	Pacific Distributing, Inc.	(not listed)	Macedonia Missionary Baptist Church	(not listed)	(not listed)	Van Asselt Beauty Salon	(not listed)	Nuhee, Lee
2000	Pacific Distributing, Inc.	(not listed)	Macedonia Missionary Baptist Church	(not listed)	(not listed)	Van Asselt Beauty Salon	(not listed)	Nuhee, Lee
2001	Pacific Distributing, Inc.	(not listed)	Macedonia Missionary Baptist Church	(not listed)	(not listed)	Van Asselt Beauty Salon	(not listed)	Nuhee, Lee

<b>Year</b>	<b>7118</b>	<b>7122</b>	<b>7126</b>	<b>7130</b>	<b>7132</b>	<b>7136</b>	<b>7140</b>	<b>7144</b>
2002	Pacific Distributing, Inc.	(not listed)	Macedonia Missionary Baptist Church	(not listed)	(not listed)	Van Asselt Beauty Salon	(not listed)	(not listed)
2003	(not listed)	(not listed)	Macedonia Missionary Baptist Church	(not listed)	Deliverance Temple	Van Asselt Beauty Salon	(not listed)	Nuhee, Lee
2004	(not listed)	(not listed)	(not listed)	(not listed)	Deliverance Temple, Macedonia Missionary Baptist Church,	Van Asselt Beauty Salon	(not listed)	(not listed)
2005	(not listed)	(not listed)	Macedonia Missionary Baptist Church	(not listed)	Farmers Insurance Group	Van Asselt Beauty Salon	(not listed)	(not listed)
2006	(not listed)	(not listed)	Macedonia Missionary Baptist Church	(not listed)	Farmers Insurance Group	Van Asselt Beauty Salon	(not listed)	(not listed)
2007	(not listed)	(not listed)	Macedonia Missionary Baptist Church	(not listed)	Deliverance Temple, Farmer's Insurance Group	Van Asselt Beauty Salon	Vegas Gaming School	(not listed)
2008	(not listed)	(not listed)	Macedonia Missionary Baptist Church	(not listed)	Deliverance Temple, Farmer's Insurance Group	Van Asselt Beauty Salon	(not listed)	(not listed)



<b>Year</b>	<b>7118</b>	<b>7122</b>	<b>7126</b>	<b>7130</b>	<b>7132</b>	<b>7136</b>	<b>7140</b>	<b>7144</b>
2009	(not listed)	(not listed)	(not listed)	(not listed)	Deliverance Temple, Farmer's Insurance Group	(not listed)	(not listed)	(not listed)
2010	(not listed)	(not listed)	Macedonia Missionary Baptist Church	(not listed)	(not listed)	Van Asselt Beauty Salon	(not listed)	T W Young Market
2011	(not listed)	(not listed)	Macedonia Missionary Baptist Church	(not listed)	(not listed)	Van Asselt Beauty Salon	(not listed)	(not listed)
2012	(not listed)	(not listed)	Macedonia Missionary Baptist Church	(not listed)	(not listed)	24 Hours Car Lockout, Van Asselt Beauty Salon	(not listed)	(not listed)
2013	(not listed)	(not listed)	Macedonia Missionary Baptist Church	(not listed)	(not listed)	24 Hours Car Lockout	(not listed)	(not listed)
2014	(not listed)	(not listed)	Macedonia Missionary Baptist Church	(not listed)	(not listed)	24 Hours Car Lockout, SA Hair & Nail Salon	(not listed)	123 Market
2015	(not listed)	(not listed)	Macedonia Missionary Baptist Church	(not listed)	(not listed)	24 Hours Car Lockout	(not listed)	123 Market
2016	No data	No data	No data	No data	No data	No data	No data	No data

<b>Year</b>	<b>7118</b>	<b>7122</b>	<b>7126</b>	<b>7130</b>	<b>7132</b>	<b>7136</b>	<b>7140</b>	<b>7144</b>
2017	(not listed)	(not listed)	(not listed)	(not listed)	(not listed)	24 Hours Car Lockout, 24 Hour Victory Locksmith	(not listed)	(not listed)

\*No data available for 1982, 1984, 1991, 1992, 1993, 1995, 2016 (volumes missing)