

Historic Report / 1001 S. Jackson Street, Seattle

September 15, 2023
(revised October 30)

Introduction

This document has been prepared by Sonja Molchany, Principal, Fieldwork Studio LLC at the request of SCIDpda and Friends of Little Saigon, to aid in review by the International Special Review District (ISR) Board. The subject property is located in the Chinatown-International District, east of I-5.

Property Data

Address: 1001 S. Jackson Street (also 410 10th Ave S.)
Seattle, WA 98104

Tax Parcel: 817010-0005

Date of Construction: 1915 & ca. 1920; 1961 alterations

Original Use: service garage

Present Use: retail store & warehouse

Original Designers: unknown (1001 S. Jackson); Victor W. Voorhees (410 10th Ave S.)

Later Designer: Jones, Lovegren, Helms & Jones Architects (1961 alterations to both buildings)

Original Builder: unknown

Original Owners: J. Griffin (1001 S. Jackson), J.D. Davidson (410 10th Ave S.)

Present Owner: Shu-Dong and Mon-Ling Mona Hour

Property Size: 11,250 sf (per King County Parcel Viewer)

Building Size: 5,250 gross sf store / 12,000 gross sf warehouse (per King County Parcel Viewer)

Zoning: DMR/C 75/75-95

Physical Description

The subject site is located on the southeast corner of the intersection of S. Jackson Street and 10th Ave S., in the Little Saigon neighborhood within the Chinatown-International District. The I-5 overpass crosses above Jackson and King Streets nearby, approximately a block west of the subject property. A half-block north of the site, the Yesler Terrace Hill Climb extends north from a dead end on 10th Ave S. to connect to the Yesler Terrace neighborhood beyond. S. Jackson Street is a principal arterial. Nearby properties are varied, with some low-scale, auto-oriented shopping plazas; newer mixed-use buildings of up to seven stories; as well as older commercial parcels and surface parking.

The subject property is situated on the northwest corner of its large block, which is bounded by S. Jackson Street on the north, S. King Street on the south, and 10th and 12th Avenues S. on the west and east, respectively. Occupying a large central portion of the same block is The Beam Apartments, a recent (2020)

7-story building with 321 apartment units above street-level commercial spaces. Immediately east of the subject property are several surface parking lots. Immediately south of the subject property, on the northeast corner of 10th Ave S. and S. King Street, is a single-story office building dating from 1953. West across 10th Ave S. is the 6-story Thai Binh (2018), with 249 apartments over commercial space. Northwest/kitty corner from the subject site is the Pacific Rim Center, dating from 2000. North across S. Jackson is a large retail plaza with surface parking—the two-story Viet Wah Supermarket and Saigon Bistro property, constructed in 1960. The Chinese Southern Baptist Church is located southwest/kitty corner at 925 S. King Street, in a two-story 1924 building.

The L-shaped subject property is formed by a 50' (east-west) by 105' (north-south) northern portion (on which sits the 1001 S. Jackson building), and a 60' (north-south) by 100' (east-west) southern portion (which contains the 410 10th Ave S. building). The entire site is occupied by the building footprints, with no setbacks. While the two buildings originally sat on separate tax parcels and were primarily occupied as distinct spaces, the parcels were merged in 1962 and the buildings are effectively utilized now as a single, L-shaped structure, with a retail market in the north portion and warehouse space in the south portion.

The north (1001 S. Jackson) building is a tall, single-story structure of unreinforced brick masonry on a concrete foundation. A utilitarian service garage, it was originally characterized by features visible in a 1937 tax record photo (see photo, p. 13):

- rectangular footprint, with a deep setback of the storefronts from the three columns at the building face, to allow for a covered vehicle access drive at the primary north façade
- horizontal banding along the north and west street façades, achieved by recessing every sixth brick course
- continuous brick parapet with a slightly raised center section on the north façade, emphasized by a soldier course and slight corbelling along the north and west street façades
- wood storefront assemblies with multi-light glazed transoms
- large window openings along the west façade, with tall and narrow wood windows ganged in groups of two and three within the punched wall openings
- large wall opening on the west side to provide vehicle access

The south (410 10th Ave S.) building is a two-story, reinforced concrete structure with a flat roof. Its original features are also visible in a 1937 tax record photo (see photo, p. 13):

- rectangular footprint
- symmetrical primary west façade comprised of three bays between four pilasters, each featuring a simple brick inset detail at the upper portion and finished with a flat concrete cap; central bay slightly taller
- large wall openings at both first and second stories on the primary west façade only; combination of glazed multi-light wood storefront and large wood double doors at the first story, with a series of four multi-light wood windows in each bay above
- secondary façades of exposed, unpainted board-formed concrete

Extensive alterations have been made to both buildings through the years. Their appearance today dates largely from 1961 alterations that encompassed both structures and gave them a somewhat more unified appearance. At that time, all existing wood doors, window sash, and frames were removed and many wall openings were modified. Aluminum-framed, plate glass windows were installed in the storefront openings of the 1001 S. Jackson building, with an aluminum door assembly located east of center on the north façade. The pilaster caps and raised central parapet on the 410 10th Ave S. building were removed, and aluminum window sash were inserted in the second story openings. The three first story openings were altered—the north was infilled, the central was made smaller and fitted with an overhead door, and the south had its sill raised and was fitted with an aluminum storefront system with a person door at one end. On both buildings, the exterior north and west street façades were finished with marblecrete, now painted various shades of grey. Metal security bars and retractable gates have been installed at most of the openings.

Permit records at SDCI Microfilm Library include the following information about changes, along with various mechanical/electrical/signage permits not detailed here:

1001 S. Jackson Street

- 1915 (#140932) Build garage, ordinary masonry
- [n.d.] (#258351) Alter store front
- 1961 (#488434) Alter existing bldg., \$12,500
- 1961 (#49296) Construct partition in north wing, \$1,000
- 2001 (#724598) Emergency earthquake repair—repair earthquake damaged parapet at west wall & install seismic ties between roof and north & south walls
- 2005 Interior remodel of retail floor area; add meat & seafood section
- 2005 (#6069919) Change of use from retail to multi-purpose convenience store and occupy per plan

410 10th Ave S.

- 1977 Certificate of Approval to construct a concrete addition to existing building
- 1980 (#591347) Change use of existing building from warehouse to manufacturing & construct interior alterations per plan
- 1980 Certificate of Approval for change of use of the subject building from warehouse to food processing and related uses

Property/Building Location

The subject property is within the International Special Review District, which encompasses areas both west and east of I-5. Chinatown and Japantown are west of I-5, including a portion of the neighborhood that is listed as the Seattle Chinatown National Register Historic District. The ISRD west of I-5 is

characterized largely by three- to six-story brick or stucco[-clad] buildings built during the late 1800s and early 1900s and many served as Single Room Occupancy (SRO) hotels. These buildings...[have] identifiable features such as flat roofs, masonry wall surfaces, punched openings, decorative cornices and ground floor storefronts. They are built right up to the property line and create very strong urban street fronts.¹

The ISRD east of I-5 is comprised of Little Saigon; this is where the subject property is located. Little Saigon developed as “the cultural home to Seattle’s Vietnamese and Vietnamese American business community,”² beginning in the 1980s as refugees from Vietnam established businesses near 12th Ave and S. Jackson Street. This portion of the neighborhood has a different character; updated ISRD Design Guidelines note that Little Saigon has a “prevalence of warehouse and low-rise commercial buildings which house markets, grocery stores, specialty stores, and more”³—a basic type that fits 1001 S. Jackson. As described in the previous section of this report, buildings in the vicinity of the subject property are in fact quite varied, including low-scale, auto-oriented shopping plazas; newer mixed-use buildings of up to seven stories; and older commercial parcels and surface parking.

Architect or Builder

The original designer/builder of the 1001 S. Jackson Street building is unknown. Drawings on file at SDCI identify **V.W. Voorhees** as the architect for a new garage at 410 10th Ave S. in 1920. At that time, Voorhees also designed a remodel to the existing 1001 S. Jackson building, including a ramp connecting the existing

¹ “International Special Review District Design Guidelines.” Final draft, September 22, 2023, p. 45.

² Ibid., p. 43.

³ Ibid., p. 43.

building to the second floor of the new one. Victor W. Voorhees (1876–1970)⁴ was born in Cambria, Wisconsin, arriving in Seattle in 1904. Well known for his “Western Home Builder” book of house plans (1907), he was a prolific designer whose work included many other building types. Practicing in the Seattle area from 1904 into the 1950s, Voorhees designed retail and commercial projects, churches, apartment buildings, and industrial buildings. In 1917 he became supervising architect for the Willys-Overland Company (Jeep manufacturer), and went on to design many auto showroom and garage buildings. Notable projects by Voorhees include Washington Hall (1908), Georgetown City Hall (1909), the Lloyd Building (1926), and Troy Laundry (1927).

Jones, Lovgren, Helms & Jones Architects designed alterations to the property in 1961.⁵ These drawings were signed by architect Kenneth C. Helms. The partnership, established in 1956, was a reorganization of Victor N. Jones & Associates, and also included partners Lloyd Lovegren, Kenneth Helms, and Gayne Jones.⁶ High-profile projects by the firm included Neill Hall & Kreugel-McAllister Hall (1957) at Washington State University; Overlake Memorial Hospital in Bellevue (1957-60); Preferred Acceptance Corp. Offices (1959); the Washington State Ferry Terminal on Seattle’s waterfront (1964-1967); the Rainier Branch of the Seattle First National Bank (1959); and Johnson Hall (1960) at Washington State University.⁷

Property/Building History

The subject property is part of an area that was regraded between 1907-1909. The Jackson Street Regrade was a massive undertaking that reshaped a 56-block area (29 blocks lowered and 27 raised), reducing the original 15% grade along Jackson and easing travel between Rainier Valley and Seattle’s business district.⁸ Prior to this regrade, a 1904 Sanborn Map showed the subject property and surrounding area with numerous modest dwellings.

Treated as a single structure today, the subject property consists of two buildings. While archival tax records give a construction date of 1915 for both buildings, permit and drawing records on file at SDCI indicate that the 1001 S. Jackson building dates from 1915, and the 410 10th Ave S. building was permitted in 1920 and constructed by 1922. (Additionally, the 1916 Sanborn Map confirms that the 410 S. 10th property was vacant/unbuilt at that time.) The two buildings were on separate tax parcels until April 1962, when they were merged into a single legal property.⁹

A May 1915 side sewer permit for 1001 S. Jackson identified **J. Griffin** as the property owner.¹⁰ According to the archival property record card, **Tiney W. Griffith** purchased the building in July 1916. In August 1918, a classified ad offered “[f]ireproof brick garage, clearing \$200 to \$300 per month net. Very good corner location on well-traveled street.”¹¹ Apparently no sale took place; T.W. Griffith was still identified as owner in a building permit notice in 1939,¹² and no further change of ownership was cited on the property record card until August 1961, when the parcel was purchased by the **McKern Corporation**.

⁴ Biographical information is adapted from “Victor W. Voorhees” biography, DAHP website, n.p.

⁵ SDCI drawing records.

⁶ “Pioneer Architectural Firm Organizes New Partnership.” *Seattle Times*. January 29, 1956, p. 24.

⁷ “Victor N.J. Jones.” Docomomo-wewa website, Northwest Architects, Designers, Engineers & Builders, n.p.

⁸ Sherrard, Jean. “Seattle Now & Then: The Jackson Street Regrade, 1908.” January 7, 2021.

⁹ King County Tax Assessor, archival property record cards.

¹⁰ SDCI side sewer card.

¹¹ “Business Opportunities” (classified ad). *Seattle Times*. August 5, 1918, p. 14.

¹² “Building Permits.” *Seattle Times*. June 28, 1939, p. 26.

Meanwhile, an August 1922 side sewer permit for the neighboring building at 410 10th Ave S. lists **J.D. Davidson** as the owner of that property,¹³ and the 1920 Voorhees drawings had been titled “Garage for J.D. Davidson.”¹⁴ **T.W. Griffith** (same as Tiney W. Griffith above?) subsequently purchased it in January 1932.¹⁵

Research did not reveal information about original owners J. Griffin and J.D. Davidson. T.W. (Tiney) Griffith purchased 1001 S. Jackson in 1916 and 410 10th Ave S. in 1932, as real estate investments. According to the 1910 U.S. Federal Census, Tiney was the wife of L.H. (Luther Henry) Griffith, who was a real estate broker and prominent Seattle “promoter and capitalist” (as his occupation was listed on his death certificate).¹⁶ Both born in Michigan, the couple married in Seattle in 1888.¹⁷ In a review of the archival *Seattle Times*, T.W. Griffith or Tiney W. Griffith comes up on a number of real estate transactions in the early 1900s. By 1936, Tiney Griffith was residing in Alameda, California,¹⁸ following her husband’s death earlier in 1925.¹⁹

The 410 10th Ave S. parcel changed hands a number of times in the 1950s to 1960; these listed owners were **Max Weinstein, Jack Joiner, Louis A. Wasmer, and John J. Knight**. In September 1961, the **McKern Corporation** bought the property and soon consolidated it with the neighboring lot to the north, creating the L-shaped single tax parcel as it is today.²⁰

In 1980, the title was transferred from **Power Equipment Center, Incorporated, to Frances J. Knight**. Knight, in part as successor trustee of the Wallace M. Hibbard Trust, sold in August 2010 to present owners Shu-Dong Hour and Mon-Ling Hour.²¹

Both buildings were originally auto garages, serving a number of different sales and service businesses over the years. An internal ramp connection presumably allowed for auto access from 1001 S. Jackson to the second floor of 410 10th Ave S. In a reflection of a devastating period in U.S. history, the M. Furuya Company briefly occupied the building in early 1942, before advertising “Evacuation Sale! \$15,000 Stock to be Completely Liquidated!” in early April of that year when Japanese Americans were “evacuated” to be imprisoned in internment camps during World War II.

For the most part, later occupants tended to have light industrial and/or warehouse use. For the next quarter century, the 1001 S. Jackson building housed machinery dealers. Beverage bottling and distributing businesses occupied the 410 10th Ave S. building into the 1950s; in the early 1960s when the parcels were consolidated, this became warehouse space for the machinery business.

Building occupants since the 1980s have included a Chinese noodle manufacturer, Chinese restaurant supply company, and Asian grocery. Dong Hing Market has operated at the 1001 S. Jackson address since ca. 2008 and also includes the 410 10th Ave S. portion of the assembly for warehousing.

City directories (using the reverse lookup by address) and a review of the *Seattle Times* historical database indicate different businesses at the property over the years:

¹³ Ibid.

¹⁴ SDCI Microfilm Library, drawing records.

¹⁵ King County Tax Assessor, archival property record card.

¹⁶ L.H. Griffith Death Certificate, Department of Health, Washington State Archives, Digital Archives, <https://www.digitalarchives.wa.gov/Record/View/C09A4C2560158C56CA255305A652C5B9>.

¹⁷ Luther H. Griffith and Tiney Wright Marriage License, King County Auditor, Marriage License Registers, Washington State Archives, Digital Archives, <https://www.digitalarchives.wa.gov/Record/View/06320D722EB9E877FBB4BD6760FEF44F>.

¹⁸ “Wright” (funeral notice). *Seattle Times*. March 29, 1935, p. 32.

¹⁹ “Griffith” (funeral notice). *Seattle Times*. December 17, 1925, p. 35.

²⁰ Ibid.

²¹ Historical Chain of Title From 1980, in PBS, “Phase I Environmental Site Assessment,” p. 7144.

- 1916-18 – King Garage (1001 S. Jackson)²²
- 1920 – Hane & Ashley Garage (1001 S. Jackson)²³
- 1920-22 – Clark-Baker Motor Co., authorized Ford dealers (1001 S. Jackson)²⁴
- 1922-25 – Rainier Motor Co. (1001 S. Jackson)²⁵
- 1926 – Jackson Chevrolet (1001 S. Jackson)²⁶
- 1927-33 – Jackson Garage (1001 S. Jackson)²⁷
- 1937 – Pacific Fruit and Produce Company, for repairs and storage (1001 S. Jackson)²⁸
- 1940 – vacant (1001 S. Jackson)²⁹
- Late 1941/early 1942 – M. Furuya Co., store (1001 S. Jackson)³⁰
- 1942 (by September)-1951 – Nelson Equipment Co., heavy machinery (1001 S. Jackson)³¹
- 1951 – vacant (1001 S. Jackson)³²
- 1955-66 – Pacific Equipment Co., machinery dealers; also McCullough Sales & Service Co., Inc., chain saws, at least to 1960³³
- ca. 1970-75 – L. Davies & Co., furniture wholesale (1001 S. Jackson)³⁴
- 1980 – Systimatic Sup, storage (1001 S. Jackson)³⁵
- ca. 1986-90 – The New Dynasties, Inc. (1001 S. Jackson)³⁶
- 1996-2009 – International Products, Inc., store (1001 S. Jackson)³⁷
- ca. 2008 to present – Dong Hing Market (1001 S. Jackson)³⁸

- ca. 1923-27 – Crown Garage, Forrest E. Bennett & James P. Hosey (410 10th Ave S.)³⁹
- 1936-ca. 1938 – Sunset Bottling Co. Inc. (410 10th Ave S.)⁴⁰
- ca.1944-55 – C&B Distributing Company, brewers' agents⁴¹
- ca. 1966-75 – Pacific Equipment Co. storage (410 10th Ave S.)⁴²

²² 1916 Sanborn Map, in PBS, "Phase I Environmental Site Assessment;" also *Seattle Times* classifieds, e.g. March 10, 1917, p. 12.

²³ 1920 Polk Directory.

²⁴ Numerous *Seattle Times* classified ads, e.g. September 19, 1920, p. 65.

²⁵ Numerous *Seattle Times* classified ads, e.g. April 9, 1922 p. 38.

²⁶ Numerous *Seattle Times* classified ads, e.g. March 7, 1926, p. 18.

²⁷ Ad for Mona Motor Oil in *Seattle Times*. January 9, 1927 p. 43; *Seattle Times* classified ads, e.g. October 29, 1933, p. 52.

²⁸ "Leases Closed by 15 Concerns." *Seattle Times*. October 31, 1937, p. 24.

²⁹ 1940 city directory, reverse listing.

³⁰ Alteration drawings for M. Furuya Company, dated October 9, 1941 on file at SDCl; then advertisement for an "Evacuation Sale" liquidation in *Seattle Times*. April 3, 1942, p. 43

³¹ Numerous *Seattle Times* classified ads, e.g. August 28, 1949, p. 38. In August 1951, Nelson Equipment Co. opened a new headquarters at 3706 Airport Way. "Nelson Firm to Open New Plant Tomorrow." *Seattle Times*. August 2, 1951, p. 47.

³² 1951 city directory, reverse listing.

³³ 1955, 1960, 1966 city directories, reverse listing.

³⁴ 1970, 1975 city directories, reverse listing.

³⁵ 1980 city directory, reverse listing.

³⁶ 1986, 1990 city directories, reverse listing.

³⁷ 1996, 1999, 2004, 2005, 2009 city directories, reverse listing.

³⁸ 2005 city directory, reverse listing.

³⁹ Brake inspection ad. *Seattle Times*. August 5, 1923, p. 38; 1924 city directory; classified ad. *Seattle Times*. October 7, 1927, p. 41.

⁴⁰ "Bottling Works Takes Entire Ground Floor." *Seattle Post-Intelligencer*. February 2, 1936, p. 66. Also, painted signage is visible over the entry in the 1937 archival tax record photo.

⁴¹ 1944, 1951, 1955 city directories, reverse listing.

⁴² 1966, 1975 city directories, reverse listing.

- 1980 – vacant (410 10th Ave S.)⁴³
- ca. 1981-90 – Tsue Chong Co., Inc., noodle manufacturer (410 10th Ave S.)⁴⁴
- 2008 – IPC Restaurant Supply⁴⁵
- ca. 2011-present – Dong Hing Market warehouse (associated with 1001 S. Jackson)⁴⁶

Conclusion

The buildings at 1001 S. Jackson/410 10th Ave S., now occupied as a single structure, have been extensively altered over the years and do not appear to have architectural or historical interest. They are not significantly associated with the various owners, who held the buildings as investment property, nor with the many occupants over time. The buildings do not embody the rich history of Little Saigon or the broader Chinatown-International District.

The property is included in the Seattle Historical Sites inventory maintained by DON due to its location within the ISRD; the form notes extensive alterations. In 2015 and 2017, DAHP reviewed the property and determined it was Not Eligible for listing in the National Register for Historic Places.⁴⁷

⁴³ 1980 city directory, reverse listing.

⁴⁴ 1980 building permit, SDCI; 1986 and 1990 city directories, reverse listing.

⁴⁵ Google street view, 2008.

⁴⁶ 2005 city directory, reverse listing.

⁴⁷ Washington State DAHP, WISAARD database.

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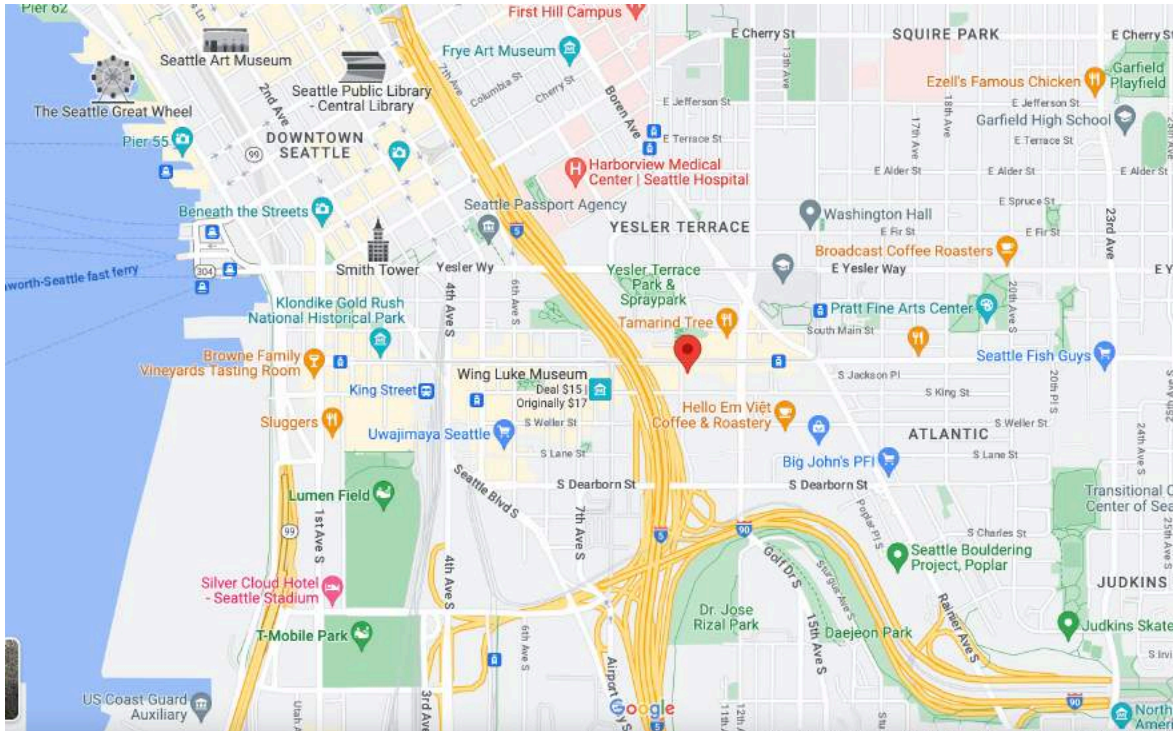
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Photographs

Contemporary photos by author and date from September 2023 unless noted otherwise.



An overview map showing the approximate property location, marked with a red pin. North is up. (Google Maps)



A 2021 aerial photo, showing the property with a dashed red outline. North is up. (King County iMap)



A 1923 view looking north at 9th and Jackson, approximately one block west of the subject property. (Courtesy Seattle Municipal Archives, 28600)



A 1948 view following a landslide, looking west on Jackson from around 10th, approximately a half-block west of the subject property. (Courtesy Seattle Municipal Archives, 41010)



A 1950 view looking east on Jackson, from just east of the subject property (address on the Garland Florist sign is 1019 1/2 Jackson). (Courtesy Seattle Municipal Archives, 42275)



Two 1959 views showing the north side of Jackson between 10th and 12th, prior to demolition for a new project. The left photo shows the area north across the street from the subject property. (Courtesy Seattle Municipal Archives, 61073 and 61075)



Two views in 1937. Top view is looking southeast at the north and west façades of 1001 S. Jackson; bottom view is looking northeast toward the west and south façades of 410 10th Ave S. (King County Tax Assessor property record, Puget Sound Regional Archives)



A 1958 view looking southeast at the north and west façades of 1001 S. Jackson, following building alterations. Note the storefront has been pulled flush to the sidewalk and the west windows have been changed. (King County Tax Assessor property record, Puget Sound Regional Archives)



A 1962 view looking southeast at the north and west façades of 1001 S. Jackson and the west façade of 410 10th Ave S., following building alterations. At this point the buildings were consolidated as one tax parcel and “unified” visually by a single architectural treatment. (King County Tax Assessor property record, Puget Sound Regional Archives)

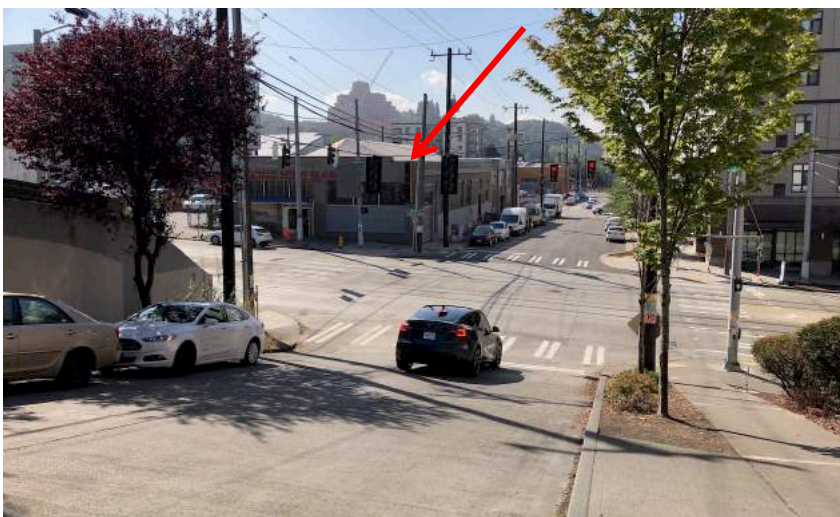


Context views; subject property is indicated with a red arrow.

Left, view west along S. Jackson Street.

Middle, view southeast across S. Jackson Street, from just west of 10th Ave S.

Bottom, view south/southeast down 10th Ave S. across the intersection with S. Jackson Street.



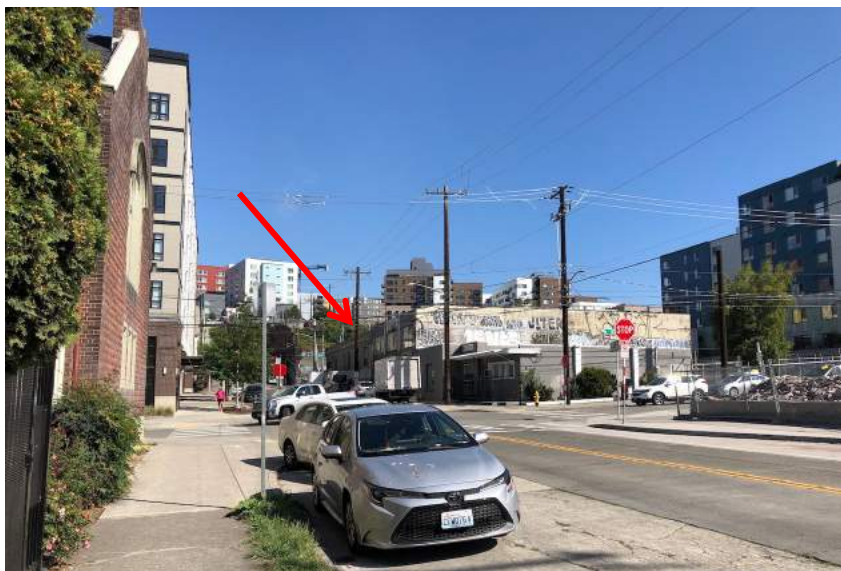
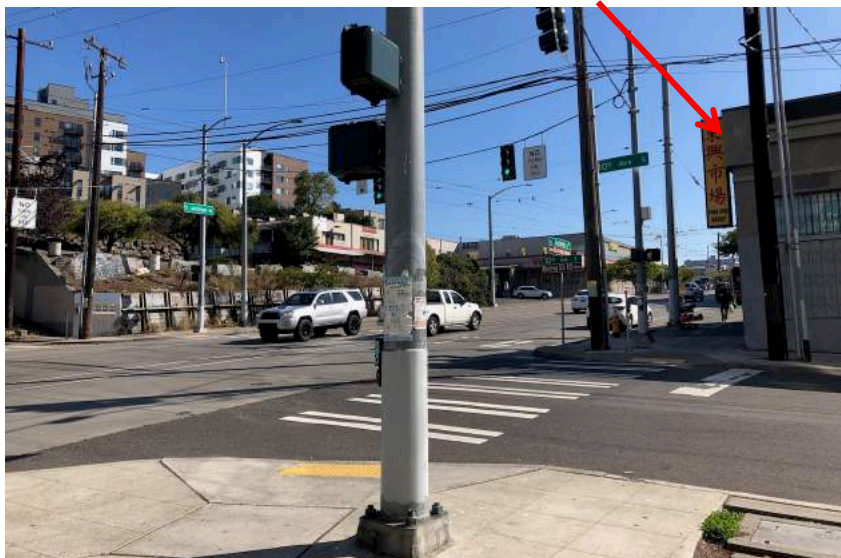


Context views; subject property is indicated with a red arrow.

Left, view south across S. Jackson Street, from the parking lot of the Viet Wah property.

Middle, view northeast from the intersection of S. Jackson Street and 10th Ave S.

Bottom, view north/northeast up 10th Ave S., from south of S. King Street.





View southwest toward the building's primary north façade (1001 S. Jackson).



View south across Jackson to the building's north façade (1001 S. Jackson).



View southwest, toward the building's east façade (1001 S. Jackson).



View northeast from 10th Ave S., showing the northern portion of the west façade (1001 S. Jackson).



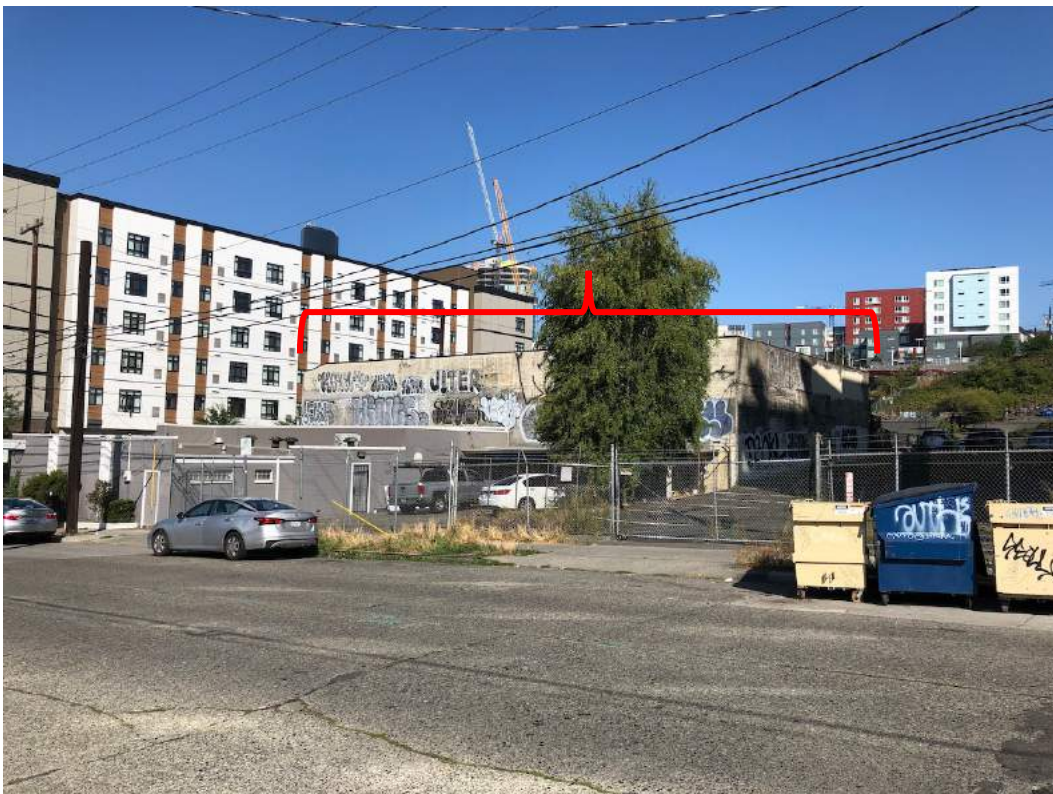
View northeast from 10th Ave S., showing the west façade (1001 S. Jackson).



View northeast from 10th Ave S., showing the west façade (410 10th Ave S.).



View east across 10th Ave S. toward the west façade (410 10th Ave S.).



View northwest from S. King Street, toward the south and west façades (410 10th Ave S.).



Closer view looking north, toward the eastern portion of the south façade (410 10th Ave S.).

1. DISTRICT 0.2.1
2. ADDITION SYNDICATE
NAME FISHBONES
SECTION TWP. N. RANGE E.W.M. BLOCK 1 TRACT OR LOT NO. 21-22
DESCRIPTION LOT 1 LESS FOR FOR ST & N 60' OF LOTS 21 & 22
3. ADDRESS - PROPERTY 410-412 10th Avenue South
4. FEE OWNER T.W. G. 122177
5. ARCHITECT 1-22-32
CONTRACTOR

ORIG. COST \$
6. BUILDING 2 Stories
Garage 2 Stores
2 Stores


BASEMENT None
STORE FRONTS Plate glass, Wood sash, Concrete bulkhead, Wood trim
EXTRA FEATURES None
CONSTRUCTION Mill Good
MISCELLANEOUS

7. CONDITION: EXTERIOR Fair INTERIOR Fair FOUND. Fair
8. MAIN SUPPORT COLUMN 12 x 12 FOOTING Concrete SPAN Ft.
9. FIRST FLOOR JOIST Concrete INCH CENTERS BRIDGED
10. BUILDING Finished
11. GROSS INCOME \$ EXPENSE \$ NET INCOME \$
12. DEPRECIATION COND. 42% OBSLSE. % ECON. SUIT. % TOTAL %
YEAR BUILT 1918 REMODELED No
EFFECTIVE AGE 21 YEARS FUTURE LIFE 29 YEARS
DIMENSIONS 59 x 99 x SQUARE FT. AREA CUBIC FT. 5841

INTERIOR Concrete
FLOORS 1 Concrete
1 Fir, 2nd laminated 2nd fl.
FIRE PLACE None
PLUMBING 4 Fixtures
2 Toilets, 1 Basin, 1 Sink
Good
TILE WORK None
WIRING Conduit
HEATING Stove
ELEVATORS None
CEILING - HEIGHT
1st fl: 12', 2nd fl: 10'

IMPROVEMENT VALUE
BUILDING \$
MAIN BUILDING \$
OTHER BUILDINGS \$
TOTAL \$860
ASSESSED VALUE 50% \$430
DATE 6/24/37
LAND INFORMATION
1. SIZE X Level ON grade
2. STREET - ROAD Graded & Paved, No alley
3. SIDEWALK Concrete Best
4. LANDSCAPING None
5. TREND Static VALUE \$
6. USE Apartment Business
7. DISTRICT Four Old

see new det



OTHER BUILDINGS

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE

OWNER OR CONTRACT PURCHASER

OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
Max Weinstein Gdn	11-5-53	E116783	25000		
J. (Lester) Johnson	11-8-56	E243964	240		JB
LESTER JOHNSON	5-15-59	E305153	500		
Max Weinstein	11/2/60	E373583			
John S. Kipphut	1-25-62	E 321181	10000		
McKern Corp	9-15-61	E 120000	24000		

REMARKS Icebox built by lessee; will be removed by asse.
also 11.60' of 21 Syndicate's add.

FLOOR PLAN 5' x 25' 4"

SMALL COMMERCIAL - KING COUNTY ASSESSOR, SEATTLE, WASHINGTON

