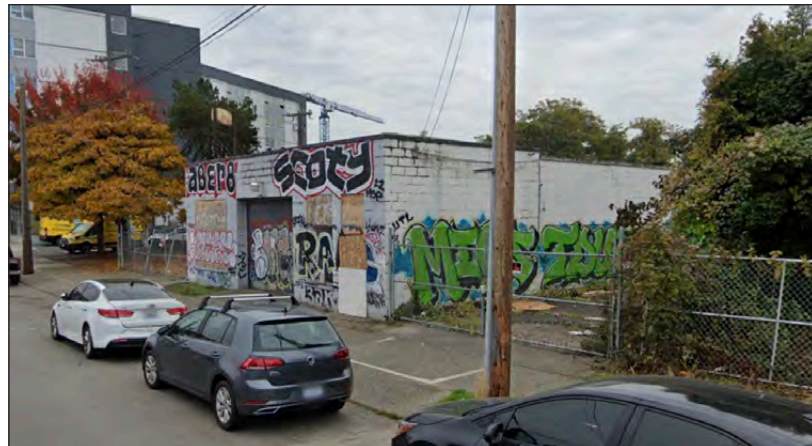


JANUARY 2023
HISTORIC RESOURCES REPORT

1265 S KING STREET



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1265 S KING STREET HISTORIC RESOURCES REPORT

1. INTRODUCTION

This Historic Resources Report provides information regarding the architectural design and historical significance of one tax parcel containing one commercial building, addressed at 1265 S King Street in the International Special Review District of Seattle, Washington. 1265 S King Street appears to have been designed and constructed by James McCray in 1948. The building was documented on the Seattle Historic Resources survey. The property does not lie within the Seattle Chinatown National Register Historic District.¹ Studio TJP prepared this report at the request of 4est.

1.1 BACKGROUND

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

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

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

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

¹ Seattle Department of Neighborhoods, "Summary for 1265 S King Street," <https://web6.seattle.gov/dpd/historicalsites/QueryResult.aspx?ID=2147010645>, Seattle Historic Sites Survey, accessed December 2022.

determination, the DON is supposed to consider the following:

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

The site does not lie within the Seattle Chinatown National Register District and has not been evaluated for significance under the National Register criteria. However, the site was documented on the City of Seattle Historic Sites Survey.²

1.2 METHODOLOGY

Ellen F. C. Mirro, AIA, Principal; and Katherine Jaeger, MFA, of Studio TJP, Seattle, completed research on this report in January 2023.

Additional research was undertaken at the Puget Sound Regional Archives, Seattle Department of Construction & Inspections, Seattle Public Library, the Museum of History & Industry, and the University of Washington Special Collections Library. Research also included review of Internet resources, including HistoryLink.com, Ancestry.com, and the *Seattle Times* digital archive. Some context

² <https://web6.seattle.gov/dpd/historicalsites/QueryResult.aspx?ID=2147010645>

statements are derived from reports produced under Studio TJP's former name, The Johnson Partnership (1974-2019). Preliminary research was conducted by the property ownership group in 2022. This report relies in part on records and substantiated information transmitted to Studio TJP from Nick Desimone and Chester Wier at 4est. Buildings and site were inspected and photographed on January 3, 2023, to document existing conditions.

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2. SITE OVERVIEW

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

2.1 LOCATION & NEIGHBORHOOD CHARACTER

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

The only individually designated City of Seattle Landmark in the Little Saigon neighborhood is the Victorian Row Apartments (1891).³ *See figures 1-7.*

2.2 SITE DESCRIPTION

The subject site consists of a single tax parcel fronting S King Street. The parcel measures 112' north-south and approximately 80' east-west, and comprises approximately 8,800 square feet.

The site contains one building located less than three feet from the northern property line along S King Street. Paved parking is located on the eastern and western sides of the building. An approximately 20' rear yard slopes steeply to the south. A paved sidewalk lines S King Street. *See figures 8-9.*

2.3 SITE HISTORY

Neighborhood History Overview: Nihonmachi & Little Saigon

The subject building is located in what is now known as Little Saigon. However, the neighborhood has long been a multicultural center of the city, having been associated with both the former Nihonmachi ("Japantown") neighborhood, and with what was known as Jazz Alley, before developing into Little Saigon, so named for the large Vietnamese community. Nihonmachi developed during the final decade of the 19th century, grew to its height in the early 1930s, and was all but destroyed following the incarceration of Japanese Americans in 1941. The former Nihonmachi now comprises the Chinatown-International District and the Yesler Terrace housing development. Due to racial restrictive covenants throughout the city, the area around Jackson Street, being free from these restrictions, became a dense area of multicultural influences. By

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

1940, approximately 24% of the families in the surrounding area were of Japanese descent, 13% were Black, and 5% Filipino.⁴ Of the whites in the neighborhood, approximately 50% were foreign-born.⁵

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

Nihonmachi

Following the Chinese Exclusion Act of 1882, Washington State saw a large influx of Japanese immigrants, many of whom worked in the mining, logging, fishing, farming, and railroad industries.⁶ By 1891, a sizeable Japanese community had developed on the hill southeast of Seattle's downtown. The heart of the growing Nihonmachi was the intersection of Sixth Avenue and Main Street, extending along Main Street from Fourth to Seventh avenues.⁷

Early cultural and commercial anchors of the community include the Furuya Company, which was established as a grocery in 1892 and grew to encompass an import-export concern, labor brokerage, art gallery, and a five-story headquarters at 220 Second Avenue S (today known as the Furuya Building or Masin's Furniture);⁸ Kokugo Gakko, or Japanese Language School (established 1902, as of 1913 located at 1414 S Weller St, City of Seattle Landmark);⁹ Maneki, Seattle's first sushi bar (established 1904, now located at 304 Sixth Ave S); the first Seattle Buddhist Temple (1020 S Main Street, 1906-08, Saunders & Lawton, demolished); Nippon Kan Theater (628 S Washington, 1907-09, Charles L. and C. Bennet Thompson);¹⁰ and the Higo 10-Cent Store (founded 1909, now located at 602 S Jackson Street).

In 1910, the Panama Hotel was established at 605 S Main Street (Sabro Ozasa, National Register of Historic Places). In addition to four floors of SRO housing, the building includes the Taishodo Bookstore, a dentist

⁴ Paul Hatt, UW Sociologist, available at the UW Civil Rights and Labor History Project http://depts.washington.edu/civilr/segregation_maps_add.htm A family unit was counted as whoever was occupying one residence. A family could number 1 person or 10 people, and the ethnicity was counted as that of the male head of household, or lacking a male head of household, the female head of household.

⁵ 1940 census data available at the UW civil rights and labor history project.

⁶ Catherine Roth, "International District/Chinatown Branch, The Seattle Public Library," HistoryLink.org essay 8768, September 10, 2008, <https://www.historylink.org/File/8768> (accessed February 2021).

⁷ Kathleen Kemezis, "Higo Variety Store (Seattle)," HistoryLink.org Essay 9094, August 8, 2009, <https://www.historylink.org/File/9094> (accessed February 2021).

⁸ <https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1655591672>

⁹ —the first of its kind in the United States—The aim of the school was to keep Japanese language and cultural values alive in the community, and as an "insurance policy" in the event that Nisei (second-generation) children were deported back to Japan or excluded from employment in white-owned firms. <https://www.historylink.org/File/3180>

¹⁰ hosted music, theater, and kabuki performances, as well as movies, martial arts competitions, and community gatherings, <https://www.historylink.org/File/3180>

office, laundry, tailor, pool hall, sushi restaurant, and florist. The basement contained a *senjo*, a traditional Japanese public bathhouse. Called Hashidate-Yu, it is the single remaining intact *senjo* in the United States.¹¹

On weekends, the neighborhood swelled with Japanese workers from outside the city, who came from rural or industrial jobs. The area was also a tourist destination for white Seattleites. The population of Nihonmachi peaked in the early 1930s at approximately 8,500 residents. During the Great Depression many businesses collapsed (including the once-mighty Furuya Company), and the population declined to approximately 7,000.¹²

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

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

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

Jazz Alley¹³

Between 1937 and 1951, Jackson Street, on the eastern side of what is now the Chinatown International District, was home to 34 nightclubs.¹⁴ Geographically, Jackson Street connected King Street Station to the Chinatown International District and the Central District, areas where residency was not restricted on basis of race, and which therefore had diversity in racial and cultural populations. The city had two musicians' unions, which were racially segregated until 1958: whites-only American Federation of Musicians (AFM) Local 76 and the largely black AFM Local 493.¹⁵ Quoting Amy Rolf of the *Seattle Post-Intelligencer*:

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

¹¹ Dubrow, p. 80-103.

¹² Katherine Kemezis, "Higo Variety Store (Seattle)," HistoryLink.org essay 9094, September 8, 2009, <https://www.historylink.org/File/9094> (accessed March 2021).

¹³ Adapted from The Johnson Partnership Landmark nomination (supplemental) report for the Showbox, 2018

¹⁴ Cassandra Tate, "Rhythm & Roots: Birth of Seattle's first Sound," HistoryLink.org essay 3641, posted November 25, 2001, <http://www.historylink.org/File/3641> (accessed august 16, 2018).

¹⁵ Blecha, "The Showbox (Seattle)."

activities in and around the clubs of Jackson Street caused many Seattleites consider the area unsafe.

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The other cultural factor enabling the rise of the jazz scene and the Jackson Street nightclubs was the entrenched police corruption in Seattle at the time, so that the police would look the other way when nightclubs served alcohol when Prohibition ended in 1933.¹⁷

Because of various racial restriction covenants around the city, jazz clubs were centered in the Chinatown International District and the Central District, and in North Seattle outside the city limits. By the time the Fair Housing Act was passed in 1968, enabling minority populations to live and work in areas of Seattle outside the Chinatown International District and Central District, rock ‘n roll had supplanted jazz in popularity.¹⁸

An interpretive sidewalk sign was installed at the corner of 12th and Jackson in 2005 by Seattle’s Office of Economic Development in 2005 to commemorate the neighborhood’s contributions to jazz history.¹⁹

Construction of I-5

The major events of the 1960s and 1970s in Seattle’s Chinatown-International District revolved around the construction of Interstate 5 and other projects resulting in degradation of the neighborhood. This included the demolition of the existing urban landscape for both I-5 and the Kingdome. The reactions against the destruction of areas of the neighborhood prompted the founding of the International District Improvement Association (later known as InterIm Community Development Association, or InterIm CDA) and the International Special Review District (ISRD) to help preserve the neighborhood and knit it back together.²⁰

Interstate 5 was constructed in 1962, cutting through Jazz Alley and Jackson Street and demolishing approximately 15 city blocks of the Chinatown-International District between Yesler Way and S Dearborn Street. During negotiations for development of the King County Stadium (the Kingdome) the area underneath the freeway was leased to InterIm CDA for parking. This lease was used as mitigation for “destroying part of our community,” in the words of InterIm founder Bob Santos.²¹ The InterIm CDA website explains:

The battle over the Kingdome served to expose society’s neglect of Asian Americans – lack of decent housing, inadequate social services and continuing discrimination leaving the CID in a state of urban decay. It was in these condition that InterIm CDA was born.²²

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

¹⁶ Amy Rolph, “Ask MOHAI: Was Seattle ever a jazz city?” Seattle Post-Intelligencer, September 3, 2010
<https://blog.seattlepi.com/thebigblog/2010/09/03/ask-mohai-was-seattle-ever-a-jazz-city/>

¹⁷ Ibid.

¹⁸ Rolph.

¹⁹ Cara Nguyen with Becky Tran, Truc Ho, and Jess Boyd. “Little Saigon Cultural History Timeline project”
<https://flsseattle.org/culture/little-saigons-cultural-history-project/>

²⁰ “Who We Are,” Interim CDA, interimcda.org [Accessed January 5, 2022]

²¹ Santos, Robert "Bob," Oral History, Part 2: Preserving a Neighborhood, Building a Community Business, Providing Health Care
Posted 10/28/2014, HistoryLink.org Essay 10962, <https://www.historylink.org/File/10962> (accessed Jan 2022)

²² <https://interimcda.org/who-we-are/#history>

Little Saigon

After Seattle's Japanese population was incarcerated in 1941, many businesses and homes were left empty and many more seized from their owners. This left space for the neighborhood to absorb other cultural groups. Filipino Americans, who had previously inhabited the neighborhood but been underrepresented in sociological and census data, became a prominent face of the neighborhood. Between 1951 and 1975 there were more than 60 Filipino businesses in the Chinatown International District. The Seattle Indian Health Board and the Seattle Indian Services Commission also established facilities near 12th Avenue S and S Weller Street in the 1970s.²³

The development of the neighborhood into Little Saigon began after the fall of Saigon in 1975 signaling the end of the Vietnam war. Although the United States had signed a peace agreement in 1973, ending their involvement, the war continued until 1975 and the fall of Saigon.²⁴ The end of the war triggered one of the worst refugee crises of the 20th century. The US government authorized the evacuation and resettlement of over 140,000 refugees from Vietnam and Cambodia. However, over the next two decades, more than two and half million refugees were resettled around the world.²⁵

Washington State became a national leader in the acceptance of refugees under the leadership of Governor Dan Evans.²⁶ Many of the initial refugees had been brought to Camp Pendleton in California.²⁷ However, Governor Dan Brown of California resisted the acceptance of the refugees. Governor Evans felt the injustice of refusing entry and sent special assistant Ralph Munro to Camp Pendleton with a message to Governor Brown: "Remind him what it says at the base of the Statue of Liberty."²⁸

This led Munro to bring 500 of the first wave refugees to Camp Murray in Washington State, and a resettlement program enlisting the assistance of host families, employers, and non-profit organizations.²⁹ Between 1975 and 1985 45,000 Southeast Asians settled in Washington state in the second wave of immigration.³⁰ The area identified as Little Saigon in Seattle's Chinatown International District became the statewide cultural center for the Vietnamese community beginning in the 1980s.³¹

At the turn of the 21st century several neighborhood advocacy groups formed within Little Saigon. These groups included those specifically aimed at promoting Vietnamese culture and supporting the Vietnamese community such as the Washington Vietnamese American (WAVA) Chamber of Commerce (formerly the

²³ Cara Nguyen with Becky Tran, Truc Ho, and Jess Boyd. "Little Saigon Cultural History Timeline project" <https://flsseattle.org/culture/little-saigons-cultural-history-project/>

²⁴ <https://history.state.gov/milestones/1969-1976/ending-vietnam>

²⁵ Dave Roos, "How the End of the Vietnam War led to a Refugee Crisis," History Stories, The History Channel <https://www.history.com/news/vietnam-war-refugees>

²⁶ Andrew H. Malcom, "Gov. Evans Leads Washington State In Aiding Resettlement by Vietnamese," New York Times, June 9, 1975 <https://www.nytimes.com/1975/06/09/archives/gov-evans-leads-washington-state-in-aiding-resettlement-by.html>

²⁷ The other three initial main refugee centers were Eglin Air Force Base, in Florida, Fort Chaffee, Arkansas, and the military reservation at Indiantown Gap, Pennsylvania.

²⁸ Thanh Tan, "After the Fall of Saigon: When Washington State Did the Right Thing for Refugees," Seattle Times, ed. Kate Riley and Mark Higgins, and Editorial Board, April 24, 2015 <https://www.seattletimes.com/opinion/editorials/when-washington-did-the-right-thing-for-refugees/>

²⁹ Julie Garner, "When Compassion Was Policy," University of Washington Magazine, March 2016 <https://magazine.washington.edu/feature/when-compassion-was-policy-vietnam-refugees-immigration/>

³⁰ Seattle Magazine, "Hot Button: The Fall of Little Saigon--Big development is coming to Little Saigon. Will the community survive intact?" November 18, 2018, <https://www.seattlemag.com/article/hot-button-fall-little-saigon-1> (accessed November 2021)

³¹ Friends of Little Saigon, "About us: Our neighborhood" <https://flsseattle.org>

Vietnamese American Economic Development Association or VAEDA)³² and the Friends of Little Saigon (FLS), which formed in 2011.³³

In 2017 Little Saigon and the Chinatown International District was re-zoned along with the Downtown Core, Pioneer Square, Belltown and Pike Place Market from a mix of zones with lower height limits.³⁴ In 2018, the boundaries of Seattle's ISRD were expanded and included the area north of Jackson Street, including the subject site.

Today, the neighborhood is a multicultural mix, with a strong Filipino Community as well as Vietnamese Community and many of the children of immigrants taking over their family businesses.³⁵

³² Seattle Magazine, "Hot Button: The Fall of Little Saigon--Big development is coming to Little Saigon. Will the community survive intact?" November 18, 2018, <https://www.seattlemag.com/article/hot-button-fall-little-saigon-1> (accessed November 2021)

³³ Friends of Little Sài Gòn <https://flsseattle.org/about-us/>

³⁴ <https://seattlecitygis.maps.arcgis.com/apps/webappviewer/index.html?id=f822b2c6498c4163b0cf908e2241e9c2>

³⁵ Allecia Vermillion, "Little Saigon Is at a Literal and Figurative Crossroads" Seattle Met, February 26, 2019, <https://www.seattlemet.com/news-and-city-life/2019/02/little-saigon-is-at-a-literal-and-figurative-crossroads>

3. 1265 S KING STREET

3.1 PROPERTY DATA

Historic Building Names: RS Auto Rebuild

Current Building Name: RS Auto Repair

Address: 1265 S King Street

Location: International Special Review District/Little Saigon

Assessor's File Number: 332050-0030

Legal Description: HILL TRACT ADD SUPL BLKS 28 29 36
Plat Block: 28
Plat Lot: 6-7

Date of Construction: 1948

Original/Present Use: Auto repair garage/vacant

Original/Present Owner: Merlen Moore/Roy Sakamoto/Henry Hashimoto/ SUBSTRATE QOF RE LLC

Original Designer & Builder: James McCray

Zoning:

Property Size: 0.20 acres or 8,800 sq. ft. (per King County Tax Assessor)

Building Size: 4,800 sq. ft. (per King County Tax Assessor)

3.2 BUILDING DESCRIPTION

The flat-roof one-story building measures approximately 40' east-west by 90' north-south. Exterior walls and parapet are made up of what appears to be un-grouted and unreinforced concrete masonry units (CMU) with steel reinforced concrete headers above industrial steel-sash windows. The foundation consists of a poured-in-place concrete slab on grade. The flat roof is constructed of car decking supported on two nail-laminated timber (NLT) beams spanning north-south, dividing the building into four north-south structural bays. These NLT beams rest on both timber and steel beams that span the building east-west. East-west beams are supported by interior CMU pilasters on bearing walls and on a steel pipe column. The structure is divided into five north-south bays. Almost all openings are currently boarded up or covered by steel security screening at the exterior. All façades are currently painted and covered with graffiti. A small lighted plastic sign reading “R. S. Auto Rebuild” is mounted on a steel support at the building parapet. Typical windows on the building include two sizes of industrial steel-sash windows. On the northern and southern façades, industrial steel-sash windows contain 12 lights, with some windows having four-light operable sections. On the eastern and western façades, tripartite windows consist of two nine-light windows flanking a central 15-light window, with some of the central windows containing six-light operable sections.

The northern, primary, façade, is approximately 40' long and contains an industrial steel-sash window to the east, a central garage door, and a door and window to the west. Parapets of the eastern and western façades step up to the north in four sections. The eastern façade contains four larger industrial steel-sash windows and one garage door mounted on sliding hardware at the southern end of the building. The western façade contains five larger industrial steel-sash windows. The southern façade contains four industrial steel-sash windows. *See figures 10-15.*

Interior Layout & Finishes:

The interior of the building is divided into several rooms. Smaller office-type rooms line a central wide hallway leading to the northern garage door on the northern end of the building. There are two rooms at the southern end of the building. The flooring is unfinished concrete. Exterior walls are painted CMU; interior partition walls are both gypsum drywall and painted boards. The ceilings consist of both painted exposed car decking and dropped ceilings with painted gypsum drywall. Remnants of a lighting system includes a few utility fluorescent fixtures. *See figures 16-21.*

3.3 DOCUMENTED BUILDING ALTERATIONS

The original permit for the subject building, number 388412, was issued in 1948. Other permits on record include applications for heating systems in 1975, 1988, and 2013, and an electrical permit in 2015. However, there are evident alterations at the interior, including the division of the spaces into smaller office-type rooms on the northern end of the building. These office-type rooms exhibit dropped gypsum ceilings and furred-out gypsum walls.

Recorded permit

Date:	Build OM Repair Garage per plan filed. Owner contractor	Permit No.
1948	and architect James McCray	388412

3.4 BUILDING CONDITION

As of September 2022, the building is in overall poor physical condition. Exterior materials of the building include the following:

- Membrane roofing (unobserved)
- Concrete slab on grade foundation
- Painted CMU walls
- Industrial steel sash windows
- Two garage doors
- One man door

Roof: No visual assessment of the roof from the exterior was made. Leaks were observed at the interior.

Foundation: The poured-in-place foundation seems to be in poor condition, exhibiting cracks at the concrete slab. Unauthorized burning inside the building may have affected the integrity of the concrete at the southeastern quadrant of the slab.

Exterior walls: The existing cladding consists of the painted CMU comprising the exterior walls. The material and structure of the walls is in poor condition. A perforation of one unit on the eastern façade indicated that the cells of the CMU are un-grouted, making the building an unreinforced masonry structure. Cracking patterns in the CMU joints further indicate the CMU is un-grouted and unreinforced. The separation of the units with diagonal cracking on all façades has advanced. The mortar between the CMU has deteriorated due to cracking, areas of spalling and missing mortar, and biological growth. The poured-in-place concrete headers above the windows were reinforced according to the building inspector's report from 1948.³⁶

Windows: A comprehensive window condition survey was not undertaken as part of the scope of this report. The windows systems are industrial steel-sash and exhibit poor condition, with corrosion of the steel sash, deterioration of the glazing putty (including some putty missing altogether), and areas of cracked, broken, and missing glazing. Most of windows have been boarded up and no longer function to allow light or air. Windows on the southern façade have been broken and forced open. Precast concrete windowsills exhibit poor conditions, including cracks.

Doors: The main entry door was not functional, as both the main entry man door and main entry garage door were boarded up. The side garage door was used for access for this report. The side garage door has limited functionality.

Structural system: The structural system consists of the CMU walls and interior wooden beams. Evidence of settlement at the foundation is indicated by the poor condition of the CMU walls.

See figures 25-30.

³⁶ Permit number 388412, SDCI microfilm

3.5 SITE & BUILDING HISTORY

The subject site was undeveloped until the subject building was constructed in 1948. The Hill Tract was first platted in 1904. Ira Lundy purchased the lot in 1910. Ira Lundy (1867-1932) was a car dealer and Seattle city councilman from 1913 to 1916.³⁷ King County acquired the lot in 1928.

By 1948, Merlen J. Moore owned at least a share of the property.

Building permit no. 388412, dated June 23, 1948 was issued to James McCray to construct a repair garage. A note on that permit, dated July 12, 1948, notes "steel covered in two spandrel beams without [inspection]. Ok to [illegible]."

A permit record from the City of Seattle Engineer's Department, indicates that permit no. F-9235 was issued to McCray on July 16, 1948, and also notes that the permit was cancelled on November 19, 1948. It is not clear whether James McCray had anything to do with the construction of the building from this point on.³⁸ The same record notes that M. J. Moore was issued a permit, no. G-510, on November 19, 1948. This lists Moore as the owner and Dan Yorio as contractor.³⁹

By July 1949, R. S. Auto Repair was advertising from the subject building in the Seattle Times. R. S. Auto repair was owned and operated by Roy Sakamoto.

Roy and Josephine Sakamoto purchased the property from Moore in 1963.⁴⁰ Roy Sakamoto ran R. S. Motors from the subject building until his retirement in 1975, at which time the Sakamotos sold the building to Henry and Shizuko Hashimoto.⁴¹

By 1998, R.S. Auto Rebuild was owned and operated by one of Hashimoto's sons. The business operated until at least 2008.

The Hashimoto family owned the building until 2019, when Substrate QOF RE LLC, the present owner, purchased the property.

3.6 ORIGINAL BUILDING OWNER: MERLEN J. MOORE (1888-1975)

Merlen J. Moore had a share in the property as early as 1945, and in 1950 assumed sole ownership of the property from King County.

Moore was a developer and real estate broker who was active in Seattle for more than 50 years. He was born in Middletown, CA in 1888, and by 1916 was living in Seattle. He founded the company around

³⁷ Seattle Times, "Ex-Councilman Ira Lundy Dies in Auto Wreck," July 27, 1932, p. 3.

<https://www.seattle.gov/cityarchives/seattle-facts/city-officials/city-council-members/city-council-1910-1946>

³⁸ City of Seattle Engineer's Department, item 4625-B.

³⁹ City of Seattle Engineer's Department, item 4625-B.

⁴⁰ Washington Title Insurance Company, Real Estate Contract no. 5557664, March 18, 1963.

⁴¹ King County Property Ownership Abstracts.

1919, with offices at 1016 Third Avenue.⁴² By 1959, his offices were located at 405 15th Avenue NE, where the company continued to operate until 1975. Moore passed away that same year.

3.7 ORIGINAL TENANT & SUBSEQUENT OWNER: R.S. AUTO REBUILD & ROY SAKAMOTO (1911-2000)

Roy Sakamoto's business, R. S. Auto Rebuild, was the original tenant of the subject building, and Sakamoto owned the building from 1963 to 1975.

Sakamoto was born in 1911 in Midland, WA, and he attended Garfield High School in Seattle. By 1930, Sakamoto was working at a seafood store and living as a boarder at 1227 E Spruce Street, in the neighborhood now known as Yesler Terrace. By 1940, he was living at the same house, now with his wife Josephine Shizue and their two children. In 1942, the Sakamotos, who now had four children, were incarcerated at the Minidoka internment camp in Idaho pursuant to Roosevelt's executive order 9066. The family, now with five children, was held at Minidoka until 1944; upon their release, they were not allowed to return to Seattle until 1945. That same year, Roy Sakamoto established R. S. Auto Rebuild at its original location on 12th Avenue, before moving the business into the subject building in 1948. He ran R. S. Auto Rebuild until retiring in 1975.

Sakamoto was renowned as an avid baseball player and coach, and helped establish the King County Little League in 1951.⁴³ As early as 1931, Sakamoto was playing in an inter-city league.⁴⁴

During incarceration at Minidoka, Sakamoto was involved in the baseball scene that sprang up in the camps, serving as a coach for Minidoka's traveling team, the Hunt Nisei.⁴⁵ In 1997, at age 85, Sakamoto was featured in a New York Times article about the culture of baseball during incarceration, excerpted here:⁴⁶

The enthusiasm for baseball carried over into the concentration camps. The sagebrush and sand were converted into baseball diamonds, complete with bleachers and backstop dugouts. Uniforms were ordered from department store catalogues, some were often made of potato sacks. [...]

Within the camps, baseball games became the focus of social life and helped hold fragmented lives together. And through the all-star team, baseball also became a means of forging relationships with surrounding communities, which looked upon their incarcerated neighbors first with anger, then suspicion and finally confusion. [...]

Baseball helped anesthetize the pain, helped some residents manage their anger. In the midst of humiliation and isolation, inhabitants shared a uniquely American experience. In the midst of war

⁴² Seattle Post-Intelligencer, "Sees Seattle; Falls Victim; Settles Here," August 9, 1925, p. 81.

⁴³ Seattle Times, "Roy Sakamoto, 89, helped organize county Little League," March 22, 2000, p. B6.

⁴⁴ Seattle Times, "Ten Team Will Make Up League For Inter-City," March 27, 1931, p. 34.

⁴⁵ Hunt, ID was the town where the Minidoka camp was located.

⁴⁶ William C. Rhoden, "A Way Out of Nowhere Through Baseball," New York Times, February 27, 1995, p. 29.

they played and watched baseball, rooted their teams to championships, watched favorite players hit home runs and make breathtaking catches."

According to his obituary in the Seattle Times, "the passion Mr. Sakamoto had for baseball ran deep. He helped introduce the game to thousands of Japanese-American children." In the 1950s Sakamoto managed and coached various youth teams, including Little League team the International Fighting Irish,⁴⁷ Catholic Youth Organization team St. Joseph's,⁴⁸ and a Little League football team.

3.8 SUBSEQUENT OWNER & TENANT: HENRY "HANK" HASHIMOTO (1931-1998)

Henry "Hank" Hashimoto assumed ownership of the subject building and R. S. Motors in 1975. The Hashimoto family retained ownership of the building until 2019.

Hashimoto was born in Tacoma in 1931. In 1942, he and his family—including his parents and his three sisters—were incarcerated at Tule Lake, CA a concentration camp for Japanese Americans near the Oregon-California border. The following year the family was sent to Camp Minidoka in southern Idaho, where they remained for the remainder of World War II. His obituary in the Seattle Times described his times in the camp as follows:

Hank spent his days in camp like most ten year olds would—going to school, helping out his family, hanging out with friends and enjoying activities (like hunting for snakes and scorpions) that boys enjoy when surrounded by the desert.⁴⁹

After World War II, the Hashimoto family returned to Tacoma, where for nearly a year the family lived in the parsonage of a Buddhist temple, along with three other families. Hank attended Lincoln High School, and went on to study auto mechanics at Tacoma Vocational Tech. Hashimoto served in the U.S. Army during the Korean War. He married Shizuko Rose Takita in 1957. The couple had four children together.

Hashimoto passed away in 1998. Two years later, Hashimoto and his experience during incarceration was featured in a Seattle Times article about assorted historic objects featured in the area's museums.⁵⁰

3.9 BUILDING DESIGNER & BUILDER: JAMES D. MCCRAY (1902-1974)

The owner, designer and builder of the subject building is listed on the 1948 City of Seattle Permit as James McCray. Several people with the name James McCray are listed in Seattle city directories in the

⁴⁷ Bob Schwarzmann, "Fighting Irish, Kent Meet For Little League Title," Seattle Times, November 16, 1952, p. 40.

⁴⁸ Fred Cordova, "Teenage League Tabbed to be Fast, Popular," Catholic Northwest Progress, April 19, 1957, v. 2, p. 14.

⁴⁹ Seattle Post-Intelligencer, "Henry M. 'Hank' Hashimoto," obituary, September 25, 1998, n.p.

⁵⁰ Janet I. Tu, "Museum peace: Halls of history, art and culture bring focus and order to the world's wonders," Seattle Times, February 18, 2000, p. I10.

mid-century. We assume that the James McCray who designed and constructed the auto body shop was James D. McCray, a machinist and later proprietor of Mac's Auto Body.

McCray was born in Georgia in 1902. It is unclear when McCray arrived in the Puget Sound region.

Between at least 1950 and 1953 McCray, who was Black, owned his own body and fender repair shop called Mac's Auto Body at 3101 Yesler Way. This address no longer exists, but the body shop may have been demolished for the construction of I-5.⁵¹

McCray died in 1974.

⁵¹ *Seattle Times*, "Three Youths Held After Chase, Car Collision," March 8, 1954 p. 9

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7. FIGURES

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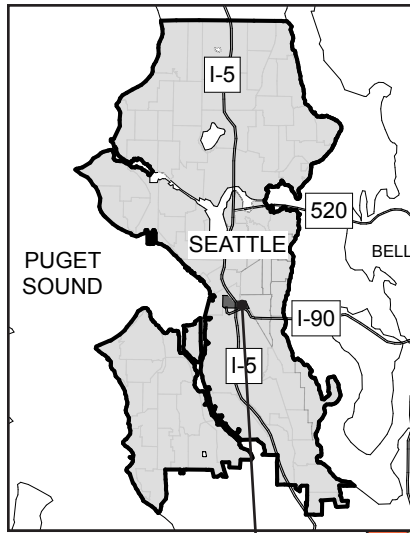
6.2 FIGURES

Studio TJP

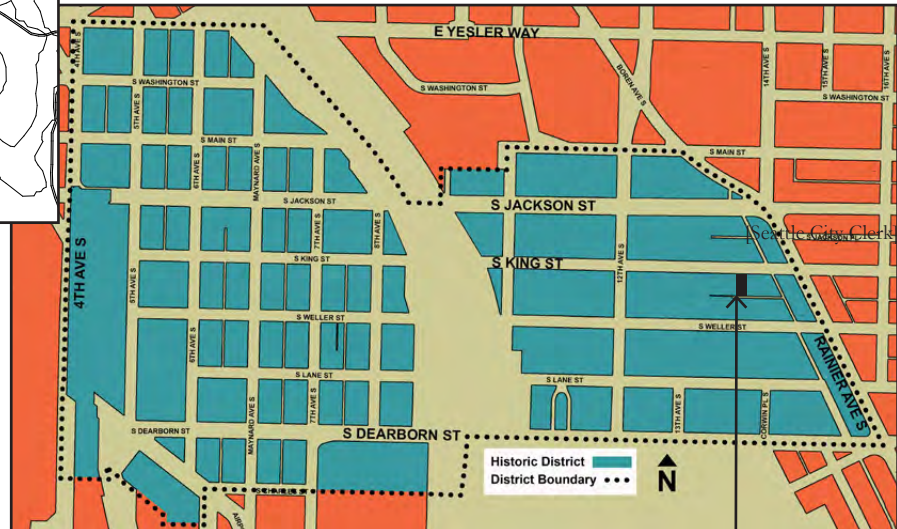
1. Location Maps:

- a. location of International Special Review District in City of Seattle boundaries
- b. Boundaries of the International Special Review District (ISRD)
- c. location of the Seattle Chinatown National Register District within the ISRD

Seattle Department of Neighborhoods



International District



Subject Site

Seattle Chinatown National Register nomination overlaid on Google map

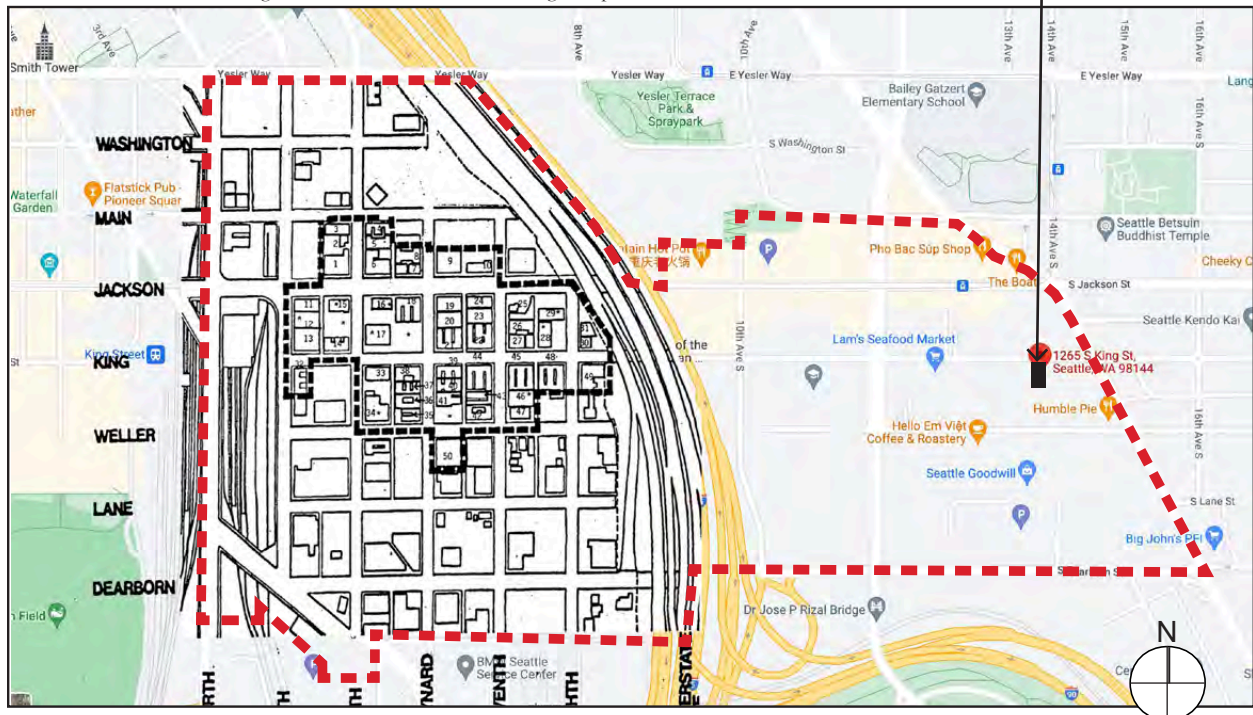
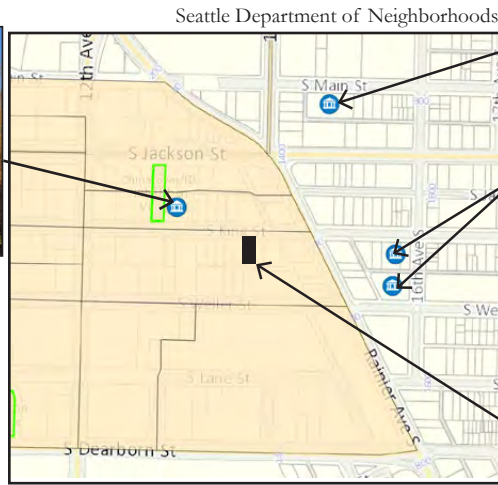


Figure 1 • Location Maps

Joe Mabel, 2016



Victorian Row Apartment Building,
1236-38 S King St



- Seattle Buddhist Church, 1427 S Main
- Seattle Japanese Language School, 1414 S Weller Street
- Subject Site

Figure 2 • Location of individual City of Seattle Landmarks near the subject site

King County Parcel Viewer

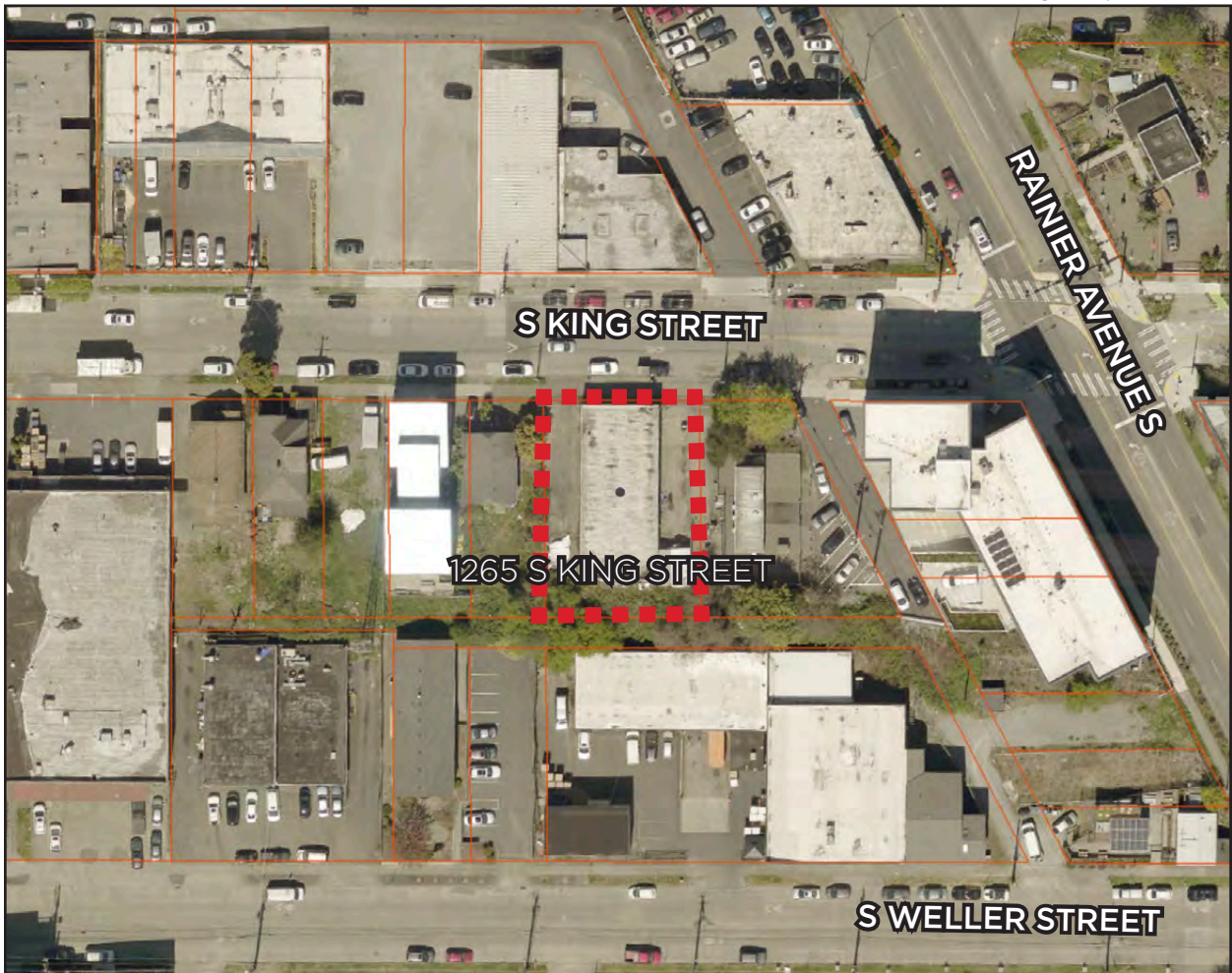
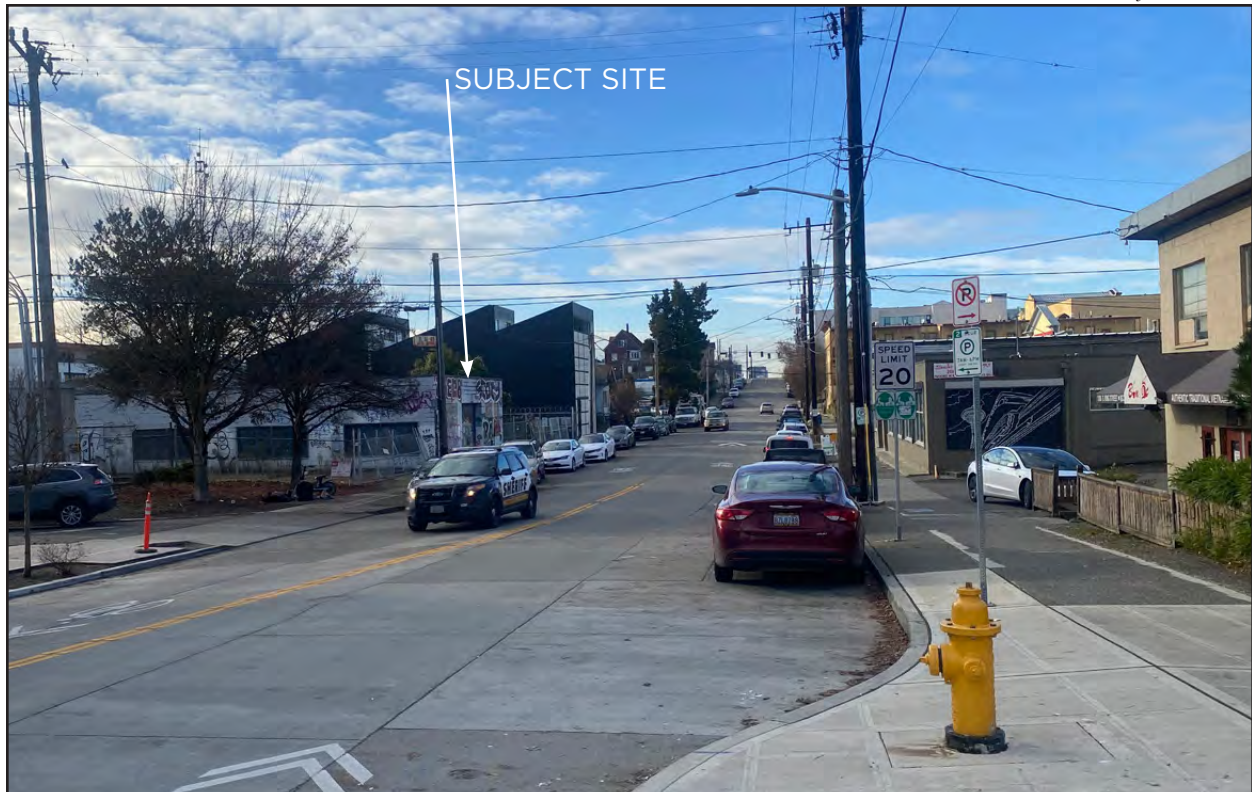


Figure 3 • Aerial view



SUBJECT SITE

Figure 4 • Viewing east along S King Street



SUBJECT SITE

Figure 5 • Viewing west along S King Street from Rainier Avenue S

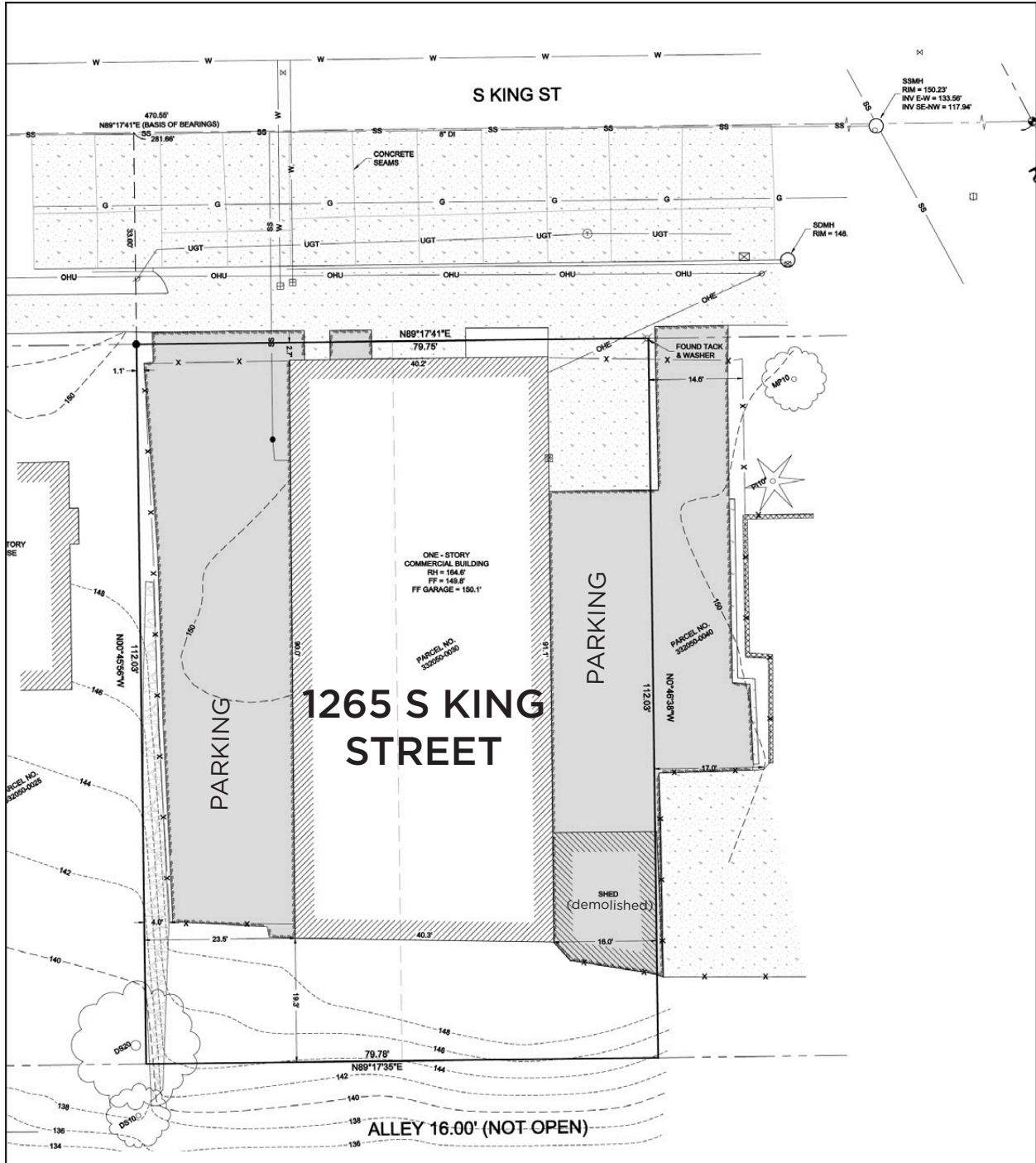
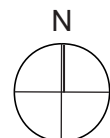


Figure 6 • Site Plan



Paul Dorpat

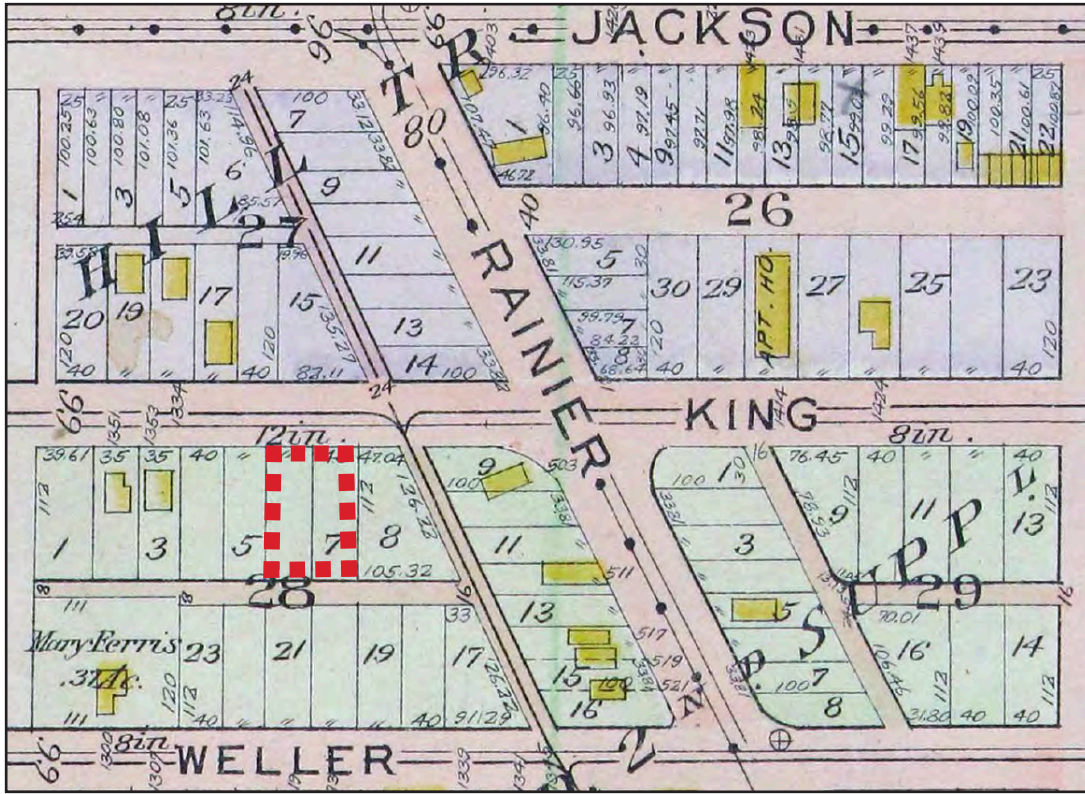


Figure 7 • Detail from Baist Map, 1912

King County iMap



Figure 8 • Aerial view, 1930



Figure 9 • 1265 S King Street, northern façade



Figure 10 • 1265 S King Street, viewing southwest at eastern façade



Figure 11 • 1265 S King Street, western façade



Figure 12 • 1265 S King Street, viewing northwest at the southern façade



Figure 13 • 1265 S King Street, detail of industrial steel-sash window at the eastern façade



Figure 14 • 1265 S King Street, detail of hollow CMU and CMU condition



Figure 15 • 1265 S King Street, interior viewing north

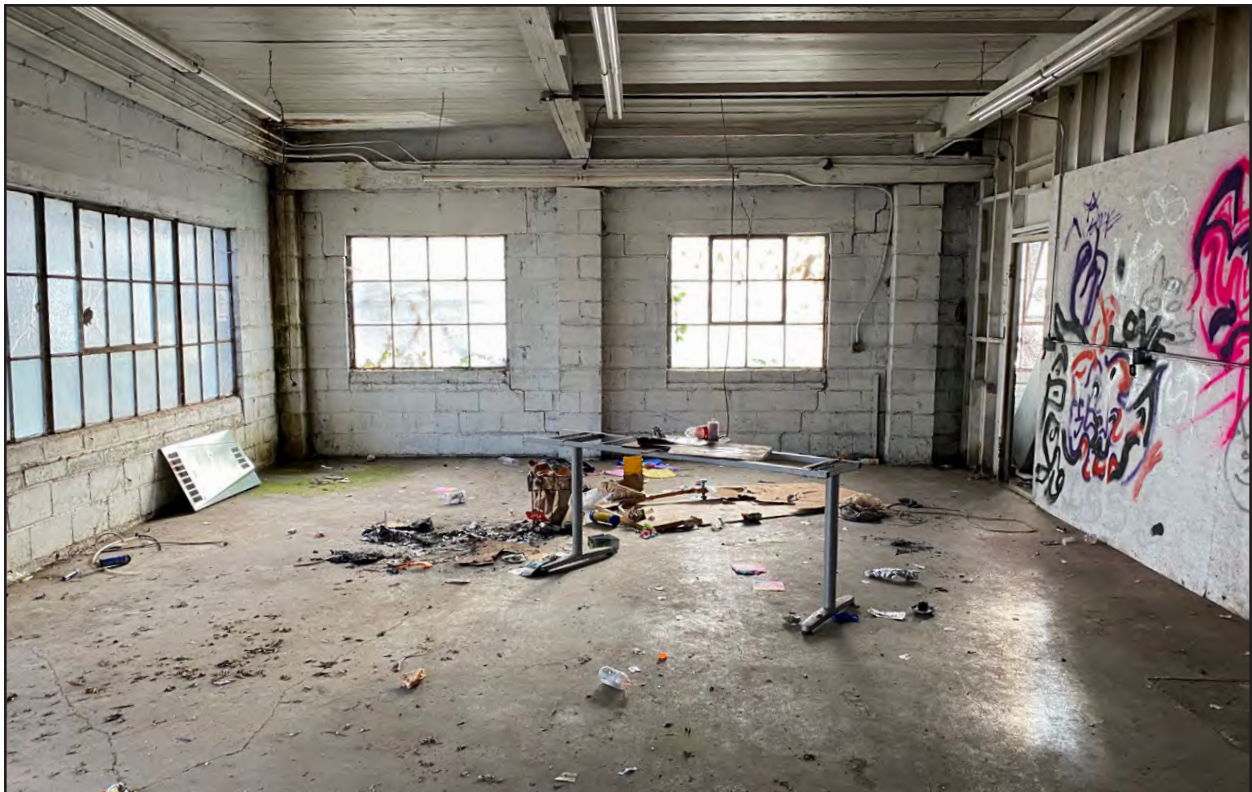


Figure 16 • 1265 S King Street, interior viewing south



Figure 17 • 1265 S King Street, detail of industrial steel-sash window at southern façade

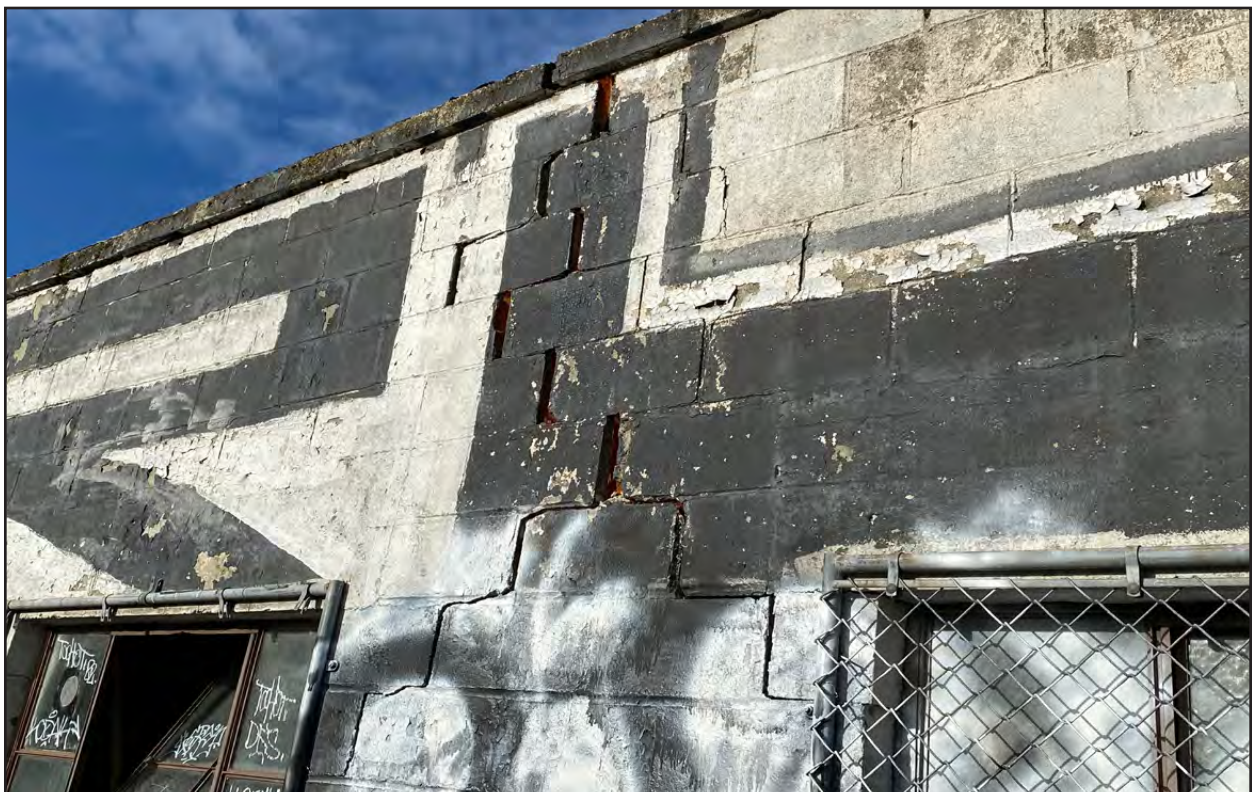


Figure 18 • 1265 S King Street, condition of CMU

388412

3680
 PERMIT RECEIPT NUMBER

PERMIT NUMBER

CITY OF SEATTLE—DEPARTMENT OF BUILDINGS

APPLICATION AND BUILDING PERMIT

Owner's Value	Bldg. Dept. Value	Class of Constr.	Bldg. Dist.	Use Dist.	Area Dist.	Height Dist.	PLANS FILED Yes No	Life of Permit	CLERK
\$8000		OM	3	Com	D		Yes No	90	JH

PERMIT FEE \$1700 **ONE FAMILY HOUSING UNITS ADDED**

Application is hereby made for permit to do the following work:

Build OM Repair Garage per plan filed

At 1265 (Number) King St (Street) on Lot 6-7 Block 28

of Hill Tract 2nd Suff Addition. Lot is 80 x 112 Alley 20 wide.

Building will be 40 x 90 and 1 stories in height, in addition to no basement. Occupancy will be Repair Garage

No part of the building may be nearer than _____ feet _____ inches to any adjoining lot line

The under side of the joists must be at least _____ inches above the ground.

Owner JAMES McCRAY Address 2801 YESLER WAY

Contractor OWNER Address _____

Architect " Phone _____

Structural Engineer _____ (Owner) James McCray

Application made 5-3, 19 48 By _____ His Authorized Agent.

Permission is hereby given to do the above described work, according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with the Ordinances of the City of Seattle.

SUPERINTENDENT OF BUILDINGS.

Permit issued 6/23 19 48 By Clark

Report and recommendations: _____

INDEX
CARD

APPROVED

SUBJECT TO ORDINANCE

MAY 5 - 1948

DIRECTOR OF PUBLIC HEALTH
CITY OF SEATTLE

REINFORCING STEEL MUST BE INSPECTED after placing and before covering. BE SURE YOU ARE FULLY INFORMED ON THE BUILDING AND ZONING LAWS before beginning your work.

Figure 19 • City of Seattle Permit no. 388412 for 1265 S King Street



Figure 20 • 1265 S King Street, King County Tax Assessor photo, 1949

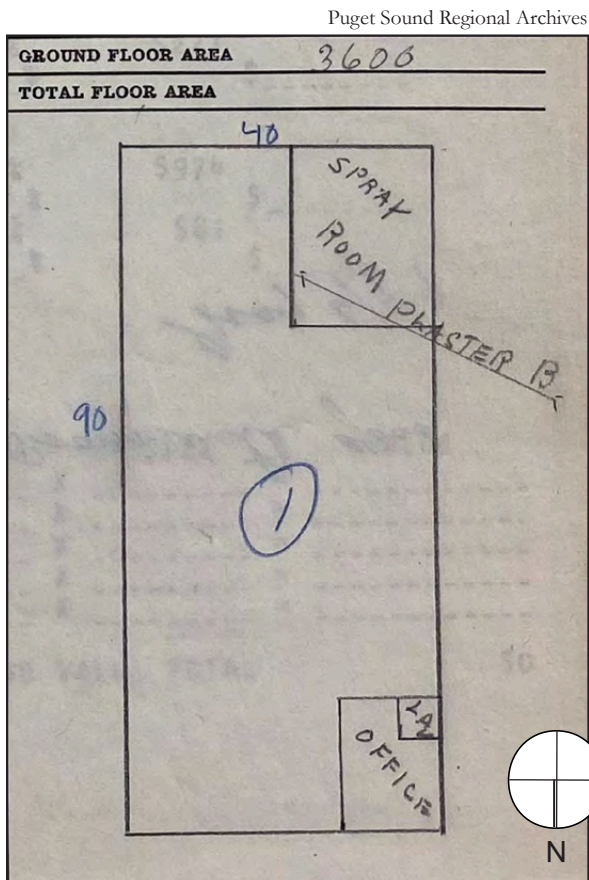


Figure 21 • 1265 S King Street, King County Tax Assessor plan (north is down in this plan)



Figure 22 • 1265 S King Street, condition of CMU



Figure 23 • 1265 S King Street, condition of CMU

Studio TJP, 01.03.2023



Figure 24 • 1265 S King Street, condition of windows

Studio TJP, 01.03.2023



Figure 25 • 1265 S King Street, condition of windowsill

FOLIO

2403

ADDITION

HILL TRACT - SUPPL 28, 29, 30

Section 5 Twp. 24 Range 4 Ewm Block 28 Tract or Lot 6

and 7

PERMIT No.

388412

DATE

6-1948

1265 KING ST

Fee Owner

Address

Condition of Exterior

Interior

Foundation

Floor Pl.

USE REBUILD-GARAGE

ROOF CONSTRUCTION

FLOOR FINISHES

No. Stories 1
 No. Stores 1
 No. Rooms 3
 Basement
 No. Offices 1
 No. Apartments
 1 rm. 2 rm. 3 rm.
 4 rm. 5 rm. 6 rm.

Frame Lam
 Mill Construction
 Rein. Concrete
 No. Trusses 5x10x13
 Wood Steel

ROOFING MATERIAL
 Tar and Gravel
 Or

Fir Maple
 Oak 2" x 6" T&G
 Lino. 3" x 6" T&G
 Cement
 Terrazzo
 Raecolith
 Tile
 Or

Tile
 Baths Fl. Walls
 Sq. Ft. Floors
 Sq. Ft. Walls
 Lin. Ft. Dr. Bds.
 Sq. Ft. Floors
 Sq. Ft. Walls
 Lin. Ft. Dr. Bds.
 Kit's. Fl. Walls

No. Fixtures 2
 Toilets 1
 Tube, Leg or Pem.
 Basins, Ped.
 Sinks
 Urinals
 Showers (Tub) (Stall)
 Laundry Trays
 H.W. Tank Fl. Drains
 Sprink. Sys. No. Hds.

TYPE OF CONSTRUCTION

Frame
 Single Double
 Ordinary Masonry
 Mill Construction
 Class A Rein. Con.
 Stru. Steel and Con.
 Tile Brick
 Con. Rein. Con.
 Good Med. Cheap

Date Built 1948 Finished Unfinished Remodeled
 Effective Age _____ Years Future Life _____ Years
 Dep. for Cond. _____ Dep. for Ob. _____ Dep. for Es. _____ Total _____

HEATING

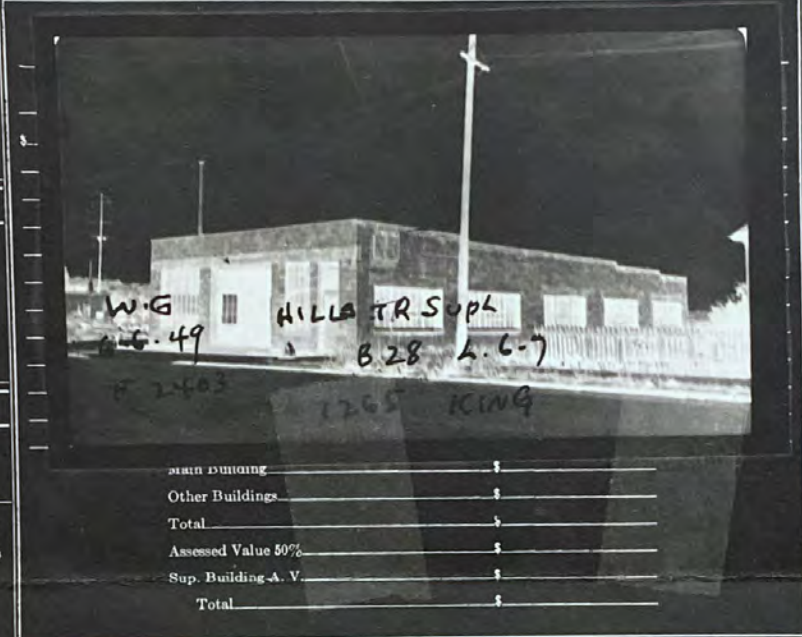
Stove
 Pipeless Furnace
 Gravity H. A.
 Air Cond., Fan
 Arcola
 1-Pipe Steam
 2-Pipe St. or Vapor
 Hot Water
 Oil Burner
 Coal Stoker

WIRING

Knobe & Tube
 Flex Cable
 Conduit
 Power Wiring
 Range Wiring
 No. Outlets

ELEVATORS

Pass. Freight
 Auto. Elec.
 Man. Hyd.
 Man. Man.



FOUNDATION

Mud Sills
 Post and Pier
 Brick
 Concrete
 Pile

BASEMENT

Full %
 Sub-Basement
 Size x
 Garage No. Cars
 Floors
 Plastered
 Living Rooms
 Service Rooms

EXTERIOR WALL CONSTR.

Single Double
 2" x 4" Stud Walls
 2" x 6" Stud Walls
 Brick Walls
 Brick With Pilasters
 Concrete Walls BIKS
 Con. With Pilasters
 Tile Walls
 Rein. Con. Skel.
 Filler Walls
 Laminated Walls

INTERIOR WALLS

Stud and Plaster
 Lam. Plastered
 Ply Wood
 Ceiled
 Plaster Board
 Painted
 Stain Varnish
 Kalsomine
 Whitewashed
 Unfinished

GAS STATIONS

Frame
 Metal
 Masonry
 Plastered or Ceiled
 Floors

C. H.

S. B.
 B
 1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22

GROUND FLOOR AREA

3600

TOTAL FLOOR AREA

SERVICE BUILDING

Frame
 Metal
 Masonry
 Plastered or Ceiled
 Floors

TANKS, ETC., LIST

Hoists: Elect. Hyd.

DOCKS AND PIERS

Treated Piles and Timbers
 Untreated
 Treated Piles only
 Average Length
 Paved

EXTERIOR FACING

Siding Shingles
 Shakes Stucco
 Brick Veneer
 Stone Cast S.
 Terra Cotta
 Struct. Glass
 Trim

INTERIOR TRIM

Fir
 Mah. Oak
 Metal
 Doors
 Windows
 Stained
 Varnished
 Painted
 Unfinished

FLOOR CONSTRUCTION

Joist Con. Size
 O. C. In Bridg.
 Mill Construction
 Rein. Con.



Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S.F. Area	Factor	Value	% Dep.	Deprec.	Net Value
Garage											

1. DISTRICT 19-A
 2. ADDITION Hill Tract, Supl Blks 28, 29, 36
 SECTION TWP. N. RANGE EWM. BLOCK 28 TRACT OR LOT NO. 6
 DESCRIPTION
 CODE NO. 1

3. ADDRESS OF PROPERTY CONTRACT PURCHASER
 4. FEE OWNER KING CO. 1-19-28
 LAND INFORMATION
 1. SIZE OF TRACT OR LOT X TOPOGRAPHY Level GRADE On Grade FT. 2. STREET-ROAD Graded SURFACE Paved
 ALLEY Nat Cut Thru 3. SIDEWALK Paved SEWAGE Sewer WATER City PUMP Static DRAINAGE
 4. LANDSCAPING Natural CONDITION 5. TREND VALUE OF LOT \$ FRONT STREET
 FACTOR \$ SIDE STREET FACTOR \$ DEPTH FACTOR \$ CREDIT
 6. USE Residential 7. DISTRICT Poor-old

LAND USE	SOIL TYPE	CROPS-TIMBER STAND	NO. ACRES	VALUE ACRE	VALUE	
				\$	\$	
					\$	
					\$	
					\$	
					\$	
O	LAND SIZE	X	TOTAL		\$	
C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
DISTRICT:	ROAD	SCHOOL	WATER	FIRE		

ASSESSED VALUE LAND

LOT \$
 UNIMPROVED ACRES \$
 IMPROVED ACRES \$
 OTHER LANDS \$
 TIMBER \$
 TOTAL ASSESSED VALUE 50% \$
 DATE

REMARKS

YEAR	AC.	LAND	DATE	BY	REASON	LAND	
						DECREASE	INCREASE
1938		310			EXEMPT		
1945		240	12-13-43	NS	RV		
1947		240	7-45	W	EXEMPT		
1949		240	8-47	W	CO. CONTRACT 12439 COUNTY CONT. 12439		
1949		320	1-48	MEL	Reval cc 12439		80
19							
19							
19							
19							
19							
19							

LAND CLASSIFICATION AND SEGREGATION

THIS SQUARE INDICATES _____ ACRES

INDICATE BY AREAS, USE OF LAND BY MARKS AND TYPE BY LETTERS

50' = 1"
King St.

SECTION NE 5
TWP 24 N
RANGE 4 E

AERIAL PHOTO _____
QUARTER MAP _____
PLAT MAP _____
3217

TAX LOT NO. _____
PARCEL NO. _____



LAND USE	ACRES
111 CULTIVATED	_____
# PASTURE	_____
OO TIMBER	_____
XX STUMP	_____
... GRAVEL OR USELESS	_____
V SWAMP	_____

LAND TYPE	ACRES
A SHOT CLAY	_____
B BOG	_____
C FEAT	_____
D SILT	_____
E _____ LOAM	_____
F GRAVEL	_____
G BOTTOM	_____
H UPLANDS	_____
K HILLY	_____

IF USED AS 1/4 SECT. SCALE ONE INCH 400 FEET OR 160 ACRES OR 2640 FEET
IF USED AS 1/4 OF 1/4" SCALE ONE INCH 200 FEET OR 40 ACRES OR 1320 FEET
IF USED AS 1/4-1/4-1/4" SCALE ONE INCH 100 FEET OR 10 ACRES OR 660 FEET