

1265 S King Street  
Application for Certificate of Approval

ISRD Board Meeting - 3/14/2023

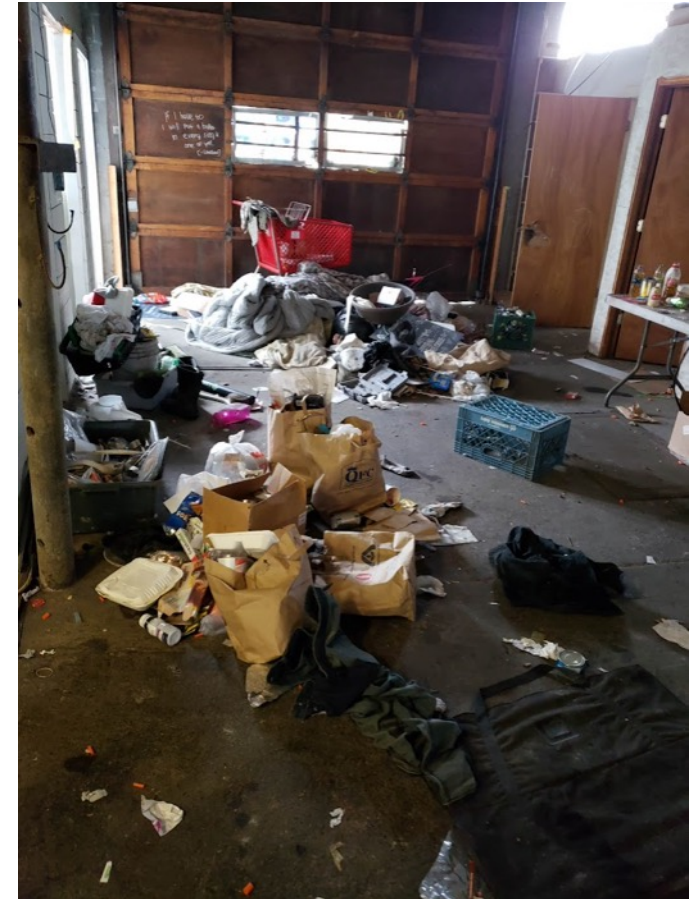
# Agenda

- Current Property Status
- Historical Summary
  - Property History
  - Ownership History
- Current Building Condition
- Proposed Scope of Work
- Post-Work Site Conditions

# Current Property Status

- Property has been vacant and secured since acquisition in 2019
- Repeated instances of forced entry and vandalism since then
- Immediate and significant remediation effort undertaken in 2021 in response to squatters and drug use
- Seattle Fire Department responded in November 2022 in response to indoor burning
- In consideration of ongoing vandalism, we seek permission to proceed with demolition in advance of redevelopment application, in the interest of public health and safety in the community

# Recent Vandalism Incidents

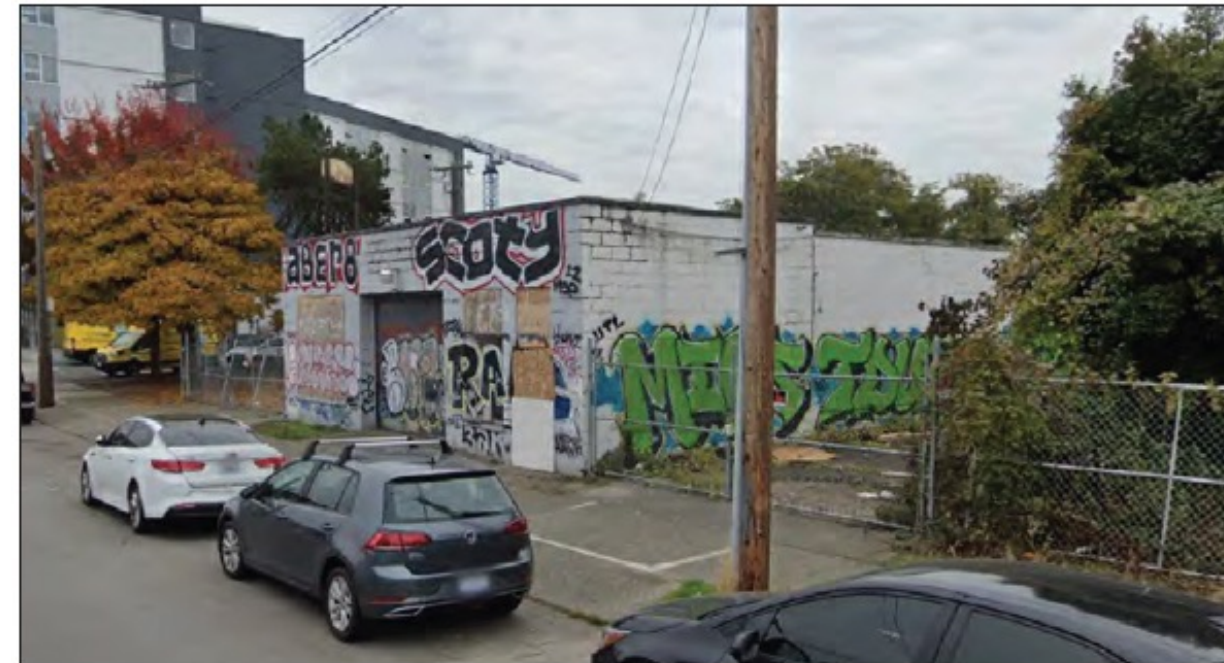
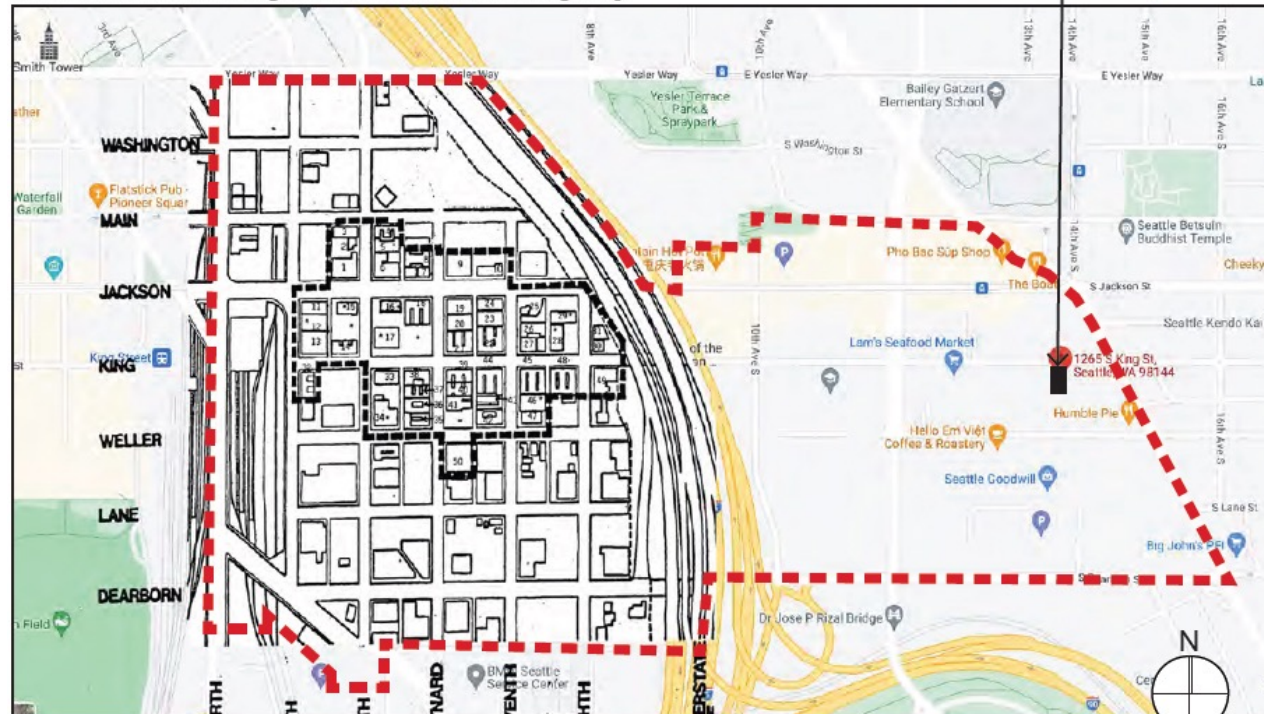


# Historic Property Report Summary

- 8,800 SF lot on King St. near eastern boundary of Little Saigon



Seattle Chinatown National Register nomination overlaid on Google map



# Property Details

- Building Name: RS Auto Repair
- Address: 1265 S. King Street
- Legal Description: HILL TRACT ADD SUPL BLKS 28 29 36, PLAT BLOCK 28, PLAT LOT 6-7
- Date of Construction: 1948
- Original Designer & Builder: James McCray
- Original/Present Use: Auto repair garage / Vacant
- Ownership History: Merlen Moore/Roy Sakamoto/Henry Hashimoto/Substrate QOF RE LLC

# Site and Building History

- Hill Tract first platted in 1904
- Ira Lundy (1867-1932) purchased lot in 1910
- King County acquired lot in 1928
- Merlen Moore acquires ownership stake and commissions original auto repair building in 1948
- From July 1949, R. S. Auto Repair owned & operated by Roy Sakamoto, was operating from the building
- Roy and Josephine Sakamoto purchase building in 1963
- Henry & Shizuko Hashimoto purchase building and business in 1975
- R. S. Auto passed down to Hashimoto's son in 1998; business operates until circa 2008
- Hashimoto owned property until acquisition by current owner in 2019

# Building Condition (current)

- Building exists substantially unaltered since construction in 1948 and is in poor condition
  - Membrane roof: Several leaks are evident
  - Concrete slab-on grade foundation: Cracking and settling in places
  - Painted CMU walls: Significant cracking. CMU is un-grouted and unreinforced. Mortar is deteriorated in many areas.
  - Industrial steel sash windows: Cracked, broken, and missing glazing.
  - Two garage doors and one pedestrian door: Intact with limited functionality
  - Structural System: Consists of unreinforced CMU walls and interior wooden beams. Foundation settlement has contributed to poor condition of CMU walls.



# Building Condition (current)



# Site Conditions



**LEGEND**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>○ FOUND MONUMENT AS DESCRIBED</li> <li>○ FOUND REBAR AS DESCRIBED</li> <li>○ TACK IN LEAD FOUND</li> <li>● SET 8" X 24" IRON ROD WITH YELLOW PLASTIC CAP</li> <li>⊕ POWER METER</li> <li>⊕ UTILITY POLE</li> <li>⊕ GAS METER</li> <li>⊕ STORM DRAIN MANHOLE</li> <li>⊕ SANITARY SEWER MANHOLE</li> <li>⊕ WATER VALVE</li> <li>⊕ FIRE HYDRANT</li> <li>⊕ WATER METER</li> <li>⊕ SIGN</li> <li>— APPROXIMATE LOCATION SANITARY SEWER LINE</li> <li>— APPROXIMATE LOCATION STORM DRAIN LINE</li> </ul> | <ul style="list-style-type: none"> <li>— OHU— OVERHEAD POWER</li> <li>— OHU— OVERHEAD UTILITIES</li> <li>— X— CHAINLINK FENCE</li> <li>— W— WOOD FENCE</li> <li>— C— CONCRETE WALL</li> <li>— R— ROCKERY</li> <li>— A— ASPHALT SURFACE</li> <li>— C— CONCRETE SURFACE</li> <li>— G— GRAVEL SURFACE</li> <li>— CE CEDAR</li> <li>— DS DECIDUOUS</li> <li>— DF DOUGLAS FIR</li> <li>— MP MAPLE</li> <li>— PI PINE</li> <li>* INDICATES MULTI-TRUNK</li> </ul> |
|--|---|

**PROJECT INFORMATION**

**SURVEYOR:** SITE SURVEYING, INC.  
21825 NE 171st ST  
SAMMAMISH, WA 98074  
PHONE: 425.284.4172

**PROPERTY OWNER:** BRUCE HASHIMOTO  
1265 S KING ST  
SEATTLE, WA 98144

**TAX PARCEL NUMBER:** 333550-0099

**PROJECT ADDRESS:** 1265 S KING ST  
SEATTLE, WA 98144

**ZONING:** DMVC 6905-130

**JURISDICTION:** CITY OF SEATTLE

**PARCEL ACREAGE:** 8,897 S.F. (0.206 ACRES)  
AS SURVEYED

**LEGAL DESCRIPTION**

LOTS 6 AND 7, BLOCK 28 HILL TRACT ADDITION TO THE CITY OF SEATTLE, SUPPLEMENTAL PLAT OF BLOCKS 26, 29 AND 30, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 60, IN KING COUNTY, WASHINGTON, SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

**BASIS OF BEARINGS**

ACCEPTED A BEARING OF N 89° 17' 41" E ALONG THE CENTERLINE OF S KING ST BASED ON FOUND MONUMENTS IN CASE.

**GENERAL NOTES**

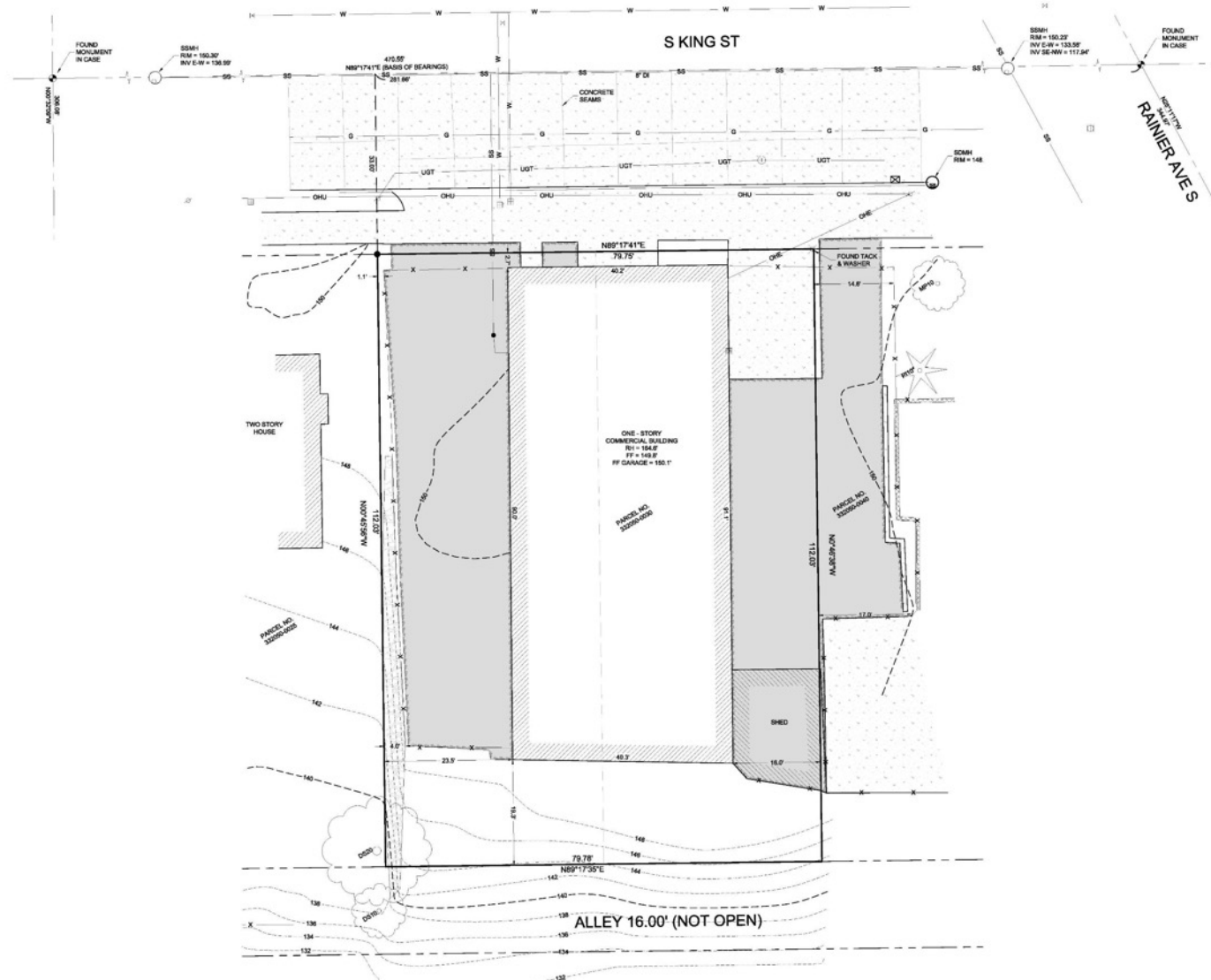
- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NVD 5.C TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 350-150-060.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN APRIL 2019 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

**VERTICAL DATUM & CONTOUR INTERVAL**

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WGS SURVEY CONTROL DATABASE.

POINT ID NO. 8NV-2508  
ELEVATION: 84.769 FEET (25.826 METERS) NAVD 83  
BRASS DISK 20FT S OF THE INTERSECTION OF S CHARLES ST & RAINIER AVE S

3.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/3 THE CONTOUR INTERVAL, OR PLUS / MINUS 1.0' FOR THIS PROJECT.



VICINITY MAP  
NTS

SE 1/4, NE 1/4, SEC 5, TWP 24N, RNG 4E, W.M.



DATE	REVISION

**TOPOGRAPHIC SURVEY**  
BRUCE HASHIMOTO  
1265 S KING ST  
SEATTLE, WA 98144

PROJECT NO. 19-200  
DRAWN BY: EFJ  
CHECKED BY: TNW  
DATE: 4/22/19  
SHEET 1 OF 1

# Demolition Scope of Work



**LEGEND**

○ FOUND MONUMENT AS DESCRIBED	—○— OVERHEAD POWER
○ FOUND BEAR AS DESCRIBED	—○— OVERHEAD UTILITIES
○ TACKER LOAD PILING	—○— CHARLISAN FENCE
● SET 8" x 2" PILING WITH YELLOW PLASTIC CAP	—○— WOOD FENCE
○ POWER METER	—○— CONCRETE WALL
○ UTILITY POLE	○ ROOFSHED
○ ONE METER	○ ASPHALT SURFACE
○ STORM DRAIN MANHOLE	○ CONCRETE SURFACE
○ SANITARY SEWER MANHOLE	○ GRAVEL SURFACE
○ WATER VALVE	○ DE GRASS
○ FIDE HYDRANT	○ DE OCCUPANCY
○ WATER METER	○ DE OCCUPANCY PK
○ SDN	○ MP SAMPLE
○ APPROXIMATE LOCATION DRAINERY SERVICE LINE	○ FINE
○ APPROXIMATE LOCATION STORM DRAIN LINE	○ * INDICATES M.I.S. POINT

**PROJECT INFORMATION**

SURVEYOR	SITE SURVEYING, INC. 2100 1ST ST SEATTLE, WA 98104 PHONE: 425.246.4422
PROPERTY OWNER	BRUCE HASHIMOTO 1285 S KING ST SEATTLE, WA 98144
TAX PARCEL NUMBER	320900008
PROJECT ADDRESS	1285 S KING ST SEATTLE, WA 98144
ZONING	SMU5 660-10
JURISDICTION	CITY OF SEATTLE
PARCEL ACRES	8,827 S.F. (0.203 ACRES) ALL SURVEYED

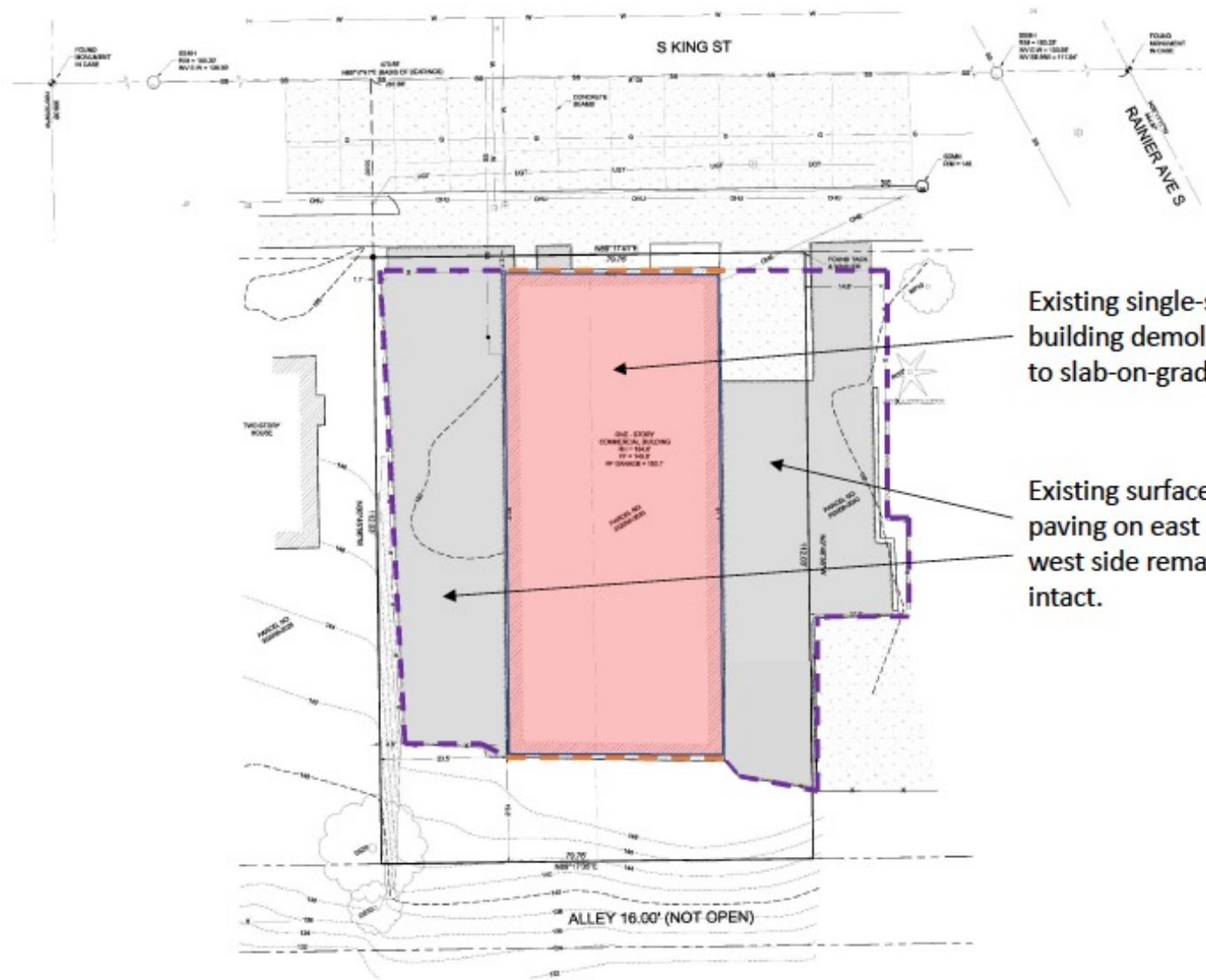
**LEGAL DESCRIPTION**  
 LOTS 6 AND 7, BLOCK 8 HILL STREET ADDITION TO THE CITY OF SEATTLE, SUPPLEMENTAL PLAT OF BLOCKS 38, 39 AND 38, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 68, IN KING COUNTY, WASHINGTON.  
 SITING IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

**BASIS OF BEARINGS**  
 ACCEPTED A BEARING OF 14.8171° IS ALONG THE CENTERLINE OF S KING ST BASED ON POINT MONUMENT IN CASE.

- GENERAL NOTES**
- THIS SURVEY WAS COMPLETED AT THE BEHALF OF A CURRENT TITLE REPORT. SURVEYORS AND OTHER ENGINEERS MAY LIST ON THE PROPERTY THAT ARE NOT DISCLOSED HEREON.
  - INSTRUMENTATION FOR THIS SURVEY WAS A LEICHA HIKON M400 C/TECH STATION. PROCEDURES USED IN THIS SURVEY WERE ON EXISTING STAMPEDES SET BY KING COUNTY.
  - IF ANY INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN APRIL 2018 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
  - UTILITIES SHOWN ON THIS SURVEY ARE BASED ON ABOVE SHOWN EXISTING CONCRETE AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UTILITIES SHOULD BE VERIFIED BY THE OWNER AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THE SITE.
  - ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

**VERTICAL DATUM & CONTOUR INTERVAL**  
 ELEVATIONS SHOWN ON THIS DRAWING WERE OBTAINED FROM INFORMATION PROVIDED BY THE SURVEY CONTROL OR OWNER.  
 POINT ID NO. 8662068  
 ELEVATION IS 14.766 FEET (DSM METER) DATUM IS  
 GRADES SHOWN ON THIS DRAWING ARE CONSIDERED TO BE OTHER THAN 1'.  
 1:0' CONTOUR INTERVAL. THE SPECIFIC VERTICAL ACCURACY IS EQUAL TO 1/30 THE HORIZONTAL INTERVAL OR PLUS MINUS 1:4 FOR THIS PROJECT.

## Site Plan – Demolition



SE 1/4, NE 1/4, SEC 5, TWP 24N, RNG 4E, W.M.



NO.	REVISION

**TOPOGRAPHIC SURVEY**  
 BRUCE HASHIMOTO  
 1285 S KING ST  
 SEATTLE, WA 98144

PROJECT NO: 19-203  
 DRAWN BY: EFJ  
 CHECKED BY: TNW  
 DATE: 4/22/19  
 SHEET 1 OF 1

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# Post-Demolition Site Conditions



### LEGEND

○	FOUND MONUMENT AS DESCRIBED	—○—	OVERHEAD POWER
○	FOUND BEAR AS DESCRIBED	—○—	OVERHEAD UTILITIES
○	TACKER LEAD FOUND	—	CHAIN LINK FENCE
●	BIT ASP 3/2" REINFORCED W/ YELLOW PLASTIC CAP	—	WOOD FENCE
■	POWER METER	—	CONCRETE WALL
○	UTILITY POLE	□	ROOFTOP
○	DRY HOLE	□	ASPHALT SURFACE
○	STORM DRAIN MANHOLE	□	CONCRETE SURFACE
○	SEWAGE SANITARY MANHOLE	□	GRAVEL SURFACE
○	WATER VALVE	○	DE SIGN
○	ICE HYDRANT	○	DE OCCUPANCY
○	WATER METER	—	APPROXIMATE LOCATION EASEMENT BOUNDARY LINE
—	APPROXIMATE LOCATION EASEMENT BOUNDARY LINE	—	APPROXIMATE LOCATION EASEMENT BOUNDARY LINE
—	APPROXIMATE LOCATION EASEMENT BOUNDARY LINE	—	APPROXIMATE LOCATION EASEMENT BOUNDARY LINE

### PROJECT INFORMATION

**SURVEYOR:** SITE SURVEYING, INC.  
2100 1ST AVE, SUITE 100  
SEATTLE, WA 98104  
PHONE: 425.524.4142

**PROPERTY OWNER:** BRUCE HANSHOTO  
1285 S KING ST  
SEATTLE, WA 98144

**TAX PARCEL NUMBER:** 30300-008

**PROJECT ADDRESS:** 1285 S KING ST  
SEATTLE, WA 98144

**ZONING:** DMU-1000-10

**JURISDICTION:** CITY OF SEATTLE

**PARCEL ACRES:** 3,807 S.F. (0.087 ACRES)  
AS SURVEYED

### LEGAL DESCRIPTION

LOTS 6 AND 7, BLOCK 28 HILL TRACT ADDED TO THE CITY OF SEATTLE.  
SUPPLEMENTAL PLAT OF BLOCK 28 AND 29, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 11 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

### BASIS OF BEARINGS

ACCEPTED A BEARING OF 14 58' 17" 0" ALONG THE CENTERLINE OF S KING ST BASED ON  
FOUND MONUMENTS IN CASE.

### GENERAL NOTES

- THIS SURVEY WAS COMPLETED IN FULL BENEFIT OF A CURRENT TITLE REPORT, EXISTING AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A LEICHA HIRON MENSURATOR TOTAL STATION. PRICES LISTED IN THIS SURVEY WERE IN EXCESS OF \$50,000.00 BY BUYING NEW EQUIPMENT.
- THE INFORMATION ON THIS MAP AS PRESENTED IS THE RESULT OF A SURVEY MADE IN ACCORDANCE WITH THE SURVEYING ACT AND REGULATIONS AND DOES NOT REPRESENT THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS MAP ARE BASED UPON ABOVE CITED RECORDS, FIELD SURVEY AND AVAILABLE PLANS WHICH WERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS MAP MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

### VERTICAL DATUM & CONTOUR INTERVAL

VERTICAL DATUM IS NAVD83 ON THE SPACING BEING DERIVED FROM INFORMATION PROVIDED BY THE SURVEY CONTROL DATUMS.

POINT B IS 840.280M

ELEVATION IS 4.76M FEET (200M METERS) ABOVE MEAN SEA LEVEL

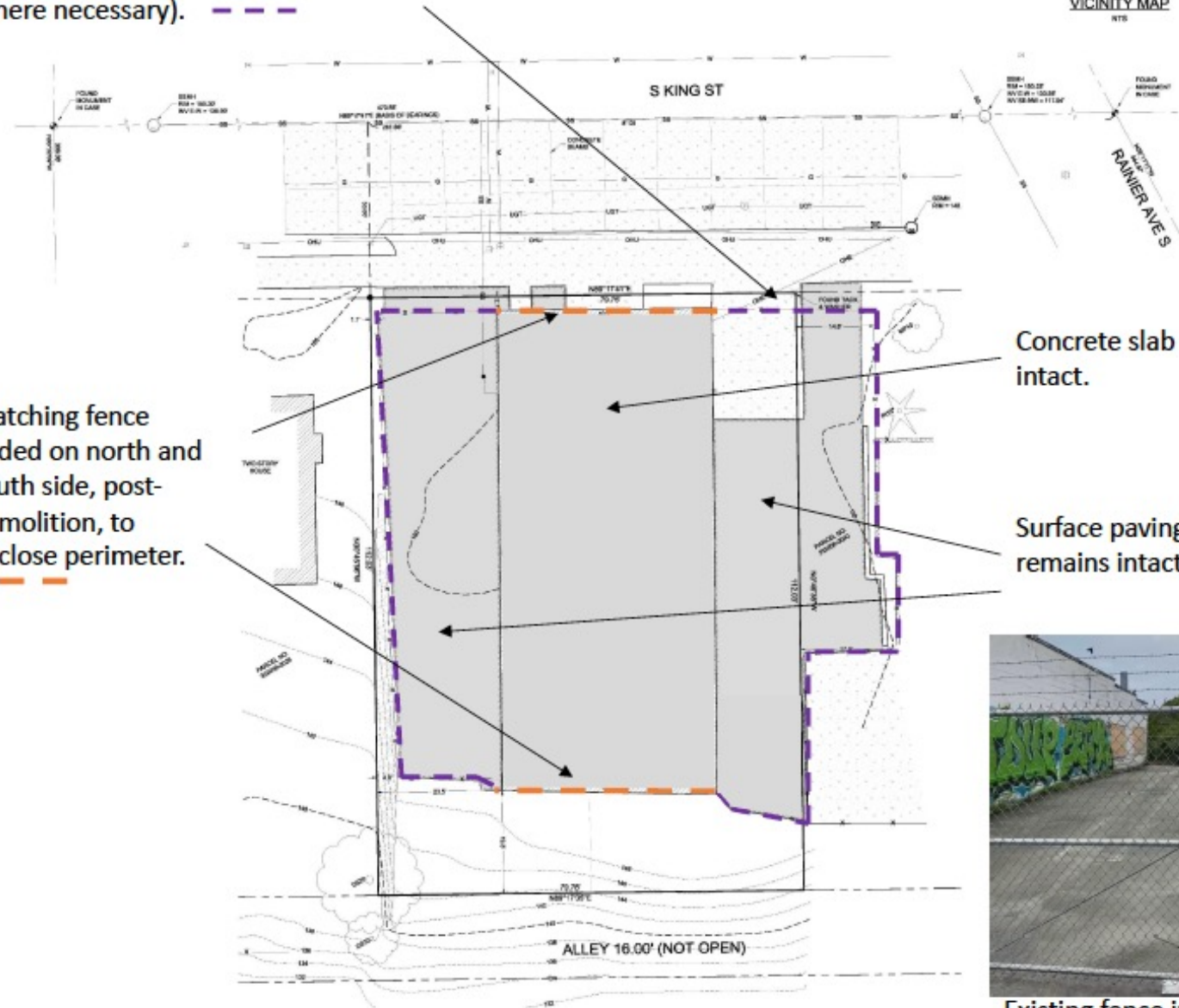
BRASS CORNER IS AT THE INTERSECTION OF S KING ST & RAINIER AVE S

10' CONTOUR INTERVAL - THE SPECIFIED VERTICAL ACCURACY IS EQUAL TO 1/10 THE HORIZONTAL INTERVAL ON PLANS ADAPTED FOR THIS PROJECT.

## Scale Drawings – Post Demolition

Existing perimeter fencing (6' tall chain link w/ 3-strand barbed wire) indicated in purple. Remains intact (repaired where necessary). - - - -

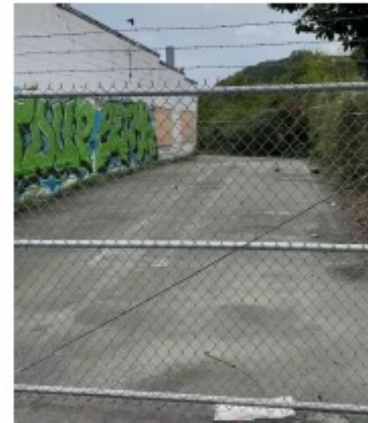
Matching fence added on north and south side, post-demolition, to enclose perimeter. - - - -



VICINITY MAP  
NTS

Concrete slab remains intact.

Surface paving remains intact.



Existing fence image.

SE 1/4, NE 1/4, SEC 5, TWP 24N, RNG 4E, W.M.



TOPOGRAPHIC SURVEY

BRUCE HANSHOTO  
1285 S KING ST  
SEATTLE, WA 98144

PROJECT NO. 19-203

DRAWN BY: EFJ  
CHECKED BY: TNW  
DATE: 4/22/19

SHEET 1 OF 1

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