



Eng Family Homestead

611 8th Ave S.
Seattle, WA 98104

Application for Special Tax Valuation for Historic Properties

Prepared by: Wing Luke Museum

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Historic Photos



1937, front of home, Assessor's Record Photo

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ca. 1948, Eng family on stoop in front of home, courtesy of the Eng family

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Rehabilitation Details

Structural/Architectural/Systems

- Substantial seismic upgrades
- Upgraded all the electrical systems, new underground electrical service
- Upgraded and repaired the sewer line
- New front stairs, renovated historic railings
- New roofing and rooftop insulation
- Installed historically appropriate wood windows
- New storefront entry door at existing garage
- Modern, energy-efficient HVAC equipment
- New security system
- Repainted exterior of house to original color scheme
- Replacement of historical chimney with seismically upgraded version

Interior

- Historically accurate interior finishes
- New kitchen cabinets and sink
- New historically accurate tiling installed in the kitchen
- Interior painting to match family photos
- New data rack

Expense Detail

Category	Total Costs
Direct Construction Costs	\$1,225,070.78
Architectural and engineering fees	\$67,048.66
Construction permits and code-related expenses	\$9,304.08
Utilities, taxes, and insurance	\$8,673.83
Insurance	\$3,960.00
Property taxes	\$31,753.65
TOTAL	\$1,345,811.00

Contemporary Photos Pre-rehabilitation (2023)



Eng family gathered in front of the home, 2023,
courtesy of Sam Fu

Blessing of the home, pre-rehabilitation, 2023,
courtesy of Sam Fu



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Front and side of home, 2023, photo courtesy of Dean Wong

Back of home, 2023, photo courtesy of Dean Wong



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Basement, photo courtesy of Sam Fu

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Kitchen, photo courtesy of Dean Wong



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Interior bedroom, photo courtesy of Dean Wong

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Bathroom, photo courtesy of Dean Wong

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Yard exterior, photo courtesy of Wing Luke Museum



Back yard exterior and loquat tree, photo courtesy of Wing Luke Museum

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Roof, photo courtesy of Dean Wong

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Contemporary Photos Post-rehabilitation (2025)



Front of house, photo courtesy of Wing Luke Museum

Back of house, landscaping in process, photo courtesy of Wing Luke Museum



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Back of house, 2025, courtesy of the Wing Luke Museum



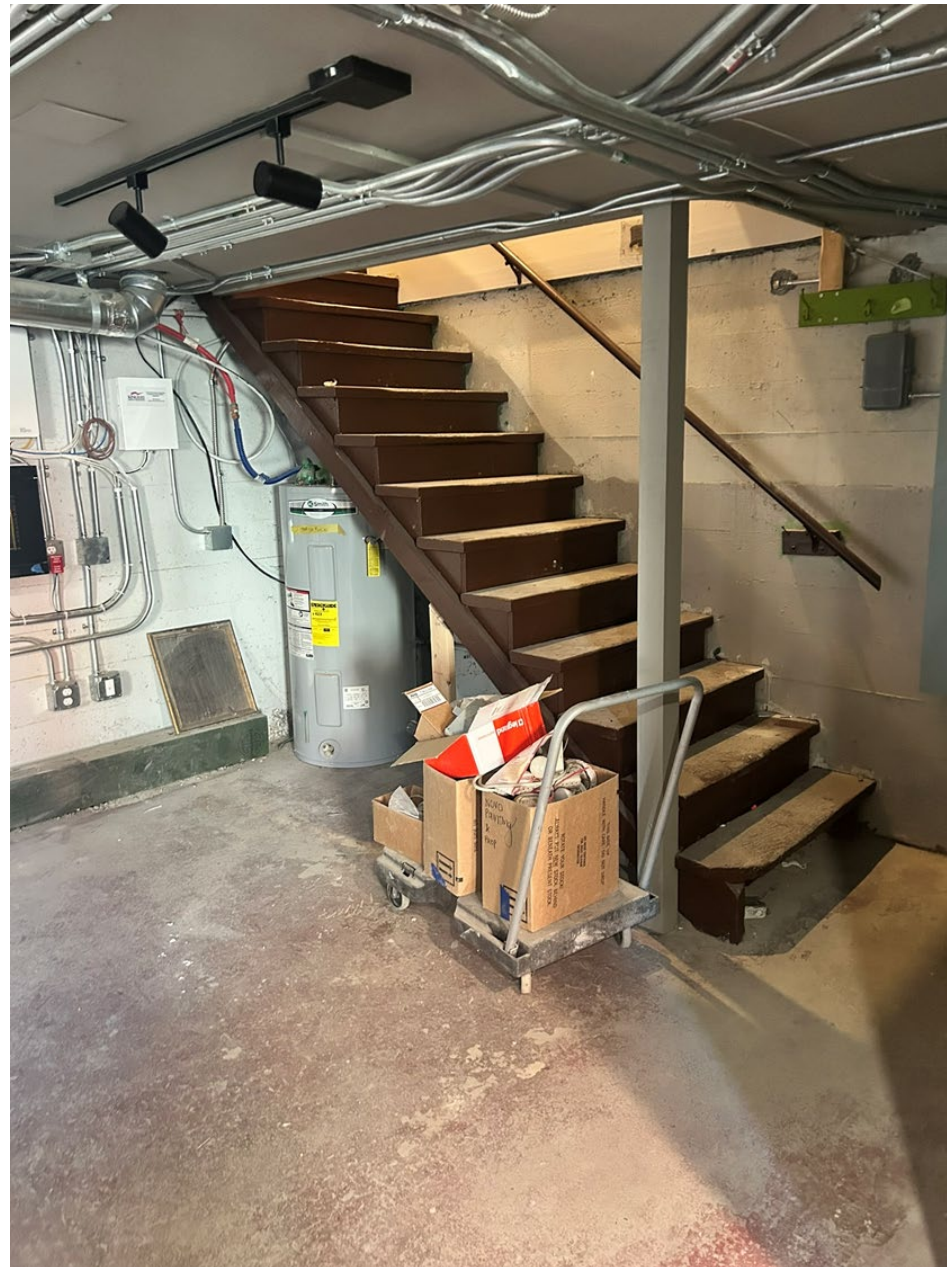
Chimney, 2025, courtesy of the Wing Luke Museum



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Basement, photo courtesy of Wing Luke Museum



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Kitchen, photo courtesy of Wing Luke Museum



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Bedroom interior, photo courtesy of Wing Luke Museum



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Entryway and living room interior, photo courtesy of Wing Luke Museum

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Bathroom, photo courtesy of Wing Luke Museum

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View of roof, photo courtesy of Wing Luke Museum

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Top of lift platform, photo courtesy of Wing Luke Museum

Garage and lift entry, photo courtesy of Wing Luke Museum



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