

Seattle City Clerk's Office

Comptroller File

75125

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
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FILE NO. 75125

Communication

OF

Mayor

Transmitting Various Letters

Relating to Rental Situation.

FILED OCT 29 1919

BY

ADDRESS

H. W. CARROLL
CITY COMPTROLLER AND EX-OFFICIO CITY CLERK

BY

H. W. CARROLL

CITY COMPTROLLER AND EX-OFFICIO CITY CLERK

DEPUTY

ACTION OF THE COUNCIL

COMMITTEE OF WHOLE

REF. REP. 29 1919

REFERRED

REPORTED

REPORTED

REF. FOR ORD.

TO

REPORT ADOPTED

REPORT ADOPTED

C. B. ORD.

DISPOSITION

ON FILE

NOV 27 1919

REPORT OF COMMITTEE

Mr. President:

Your _____

_____ Committee

to which was referred the within _____

would respectfully report that we have considered the same and respectfully recommend that _____

CHAIRMAN

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

The City of Seattle

C. B. FITZGERALD, MAYOR

October
29th,
1919.

Honorable City Council,
Seattle, Washington.

Gentlemen:-

I am transmitting to your Honorable
Body the attached communications which have reached my
office in relation to the rental situation.

Yours very truly,



M A Y O R.

enc

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KNIGHTS OF COLUMBUS

WAR ACTIVITIES

CAMP Seattle Wash



Oct 31 1919

Dear Sirs

I am just a shipyard worker and am stopping at the O. K. Hotel on Railroad ave between Washington and Main st I have been paying \$3.50 per week for my room last night they handed me a note stating that after Nov 5 the rent would be \$3.75 per week.

There are 300 or 400 rooms in this place the rooms are very small the room I have is 7x9 it is hardly large enough to turn around in it is a court room and there is hot and cold water in it

Is there not a law about false advertising this place has a large sign on the side of the building stating that they have rooms 25, 35, 50¢ and up and on the

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windows the signs read
Rooms 35¢ 50¢ and up.

It seems that the gap Hotel
owners have agreed to raise the
price of rooms as I have spoken
to men stopping in other places
and they tell me that their
rents have been raised at the
same time as mine.

It looks like the gaps organized
a trust.

Why not pass a city ordinance
compelling the landlords of
hotels to place a card in their
rooms reading like this. This room
is 50¢ for 75¢ for 2.

Yours Truly
H Warner
Address my
Mail 102 Washington st.
Seattle } Room 507
O.K. Hotel

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
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75153

FILE NO.

Protest

OF

H. Warner

To Increased Rentals for
Hotel Rooms.

NOV 1 - 1919

FILED

BY

ADDRESS

H. W. CARROLL
CITY COMPTROLLER AND EX-OFFICIO CITY CLERK

BY

C.M.A. 1-5-19
DEPUTY

ACTION OF THE COUNCIL

REFERRED

NOV 2 1919

REFERRED

REPORTED

REPORTED

REF. FOR ORD.

TO

COMMITTEE OF WHOLE

TO

REPORT ADOPTED

REPORT ADOPTED

C. B.
ORD.

DISPOSITION

REPORT OF COMMITTEE

Mr. President:

Your _____

Committee

to which was referred the within _____

would respectfully report that we have considered the same and respectfully recommend that _____

CHAIRMAN

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In place of definition of
Hotel on page 5

"HOTEL" shall mean and include for the purpose of this Ordinance, every building or structure of less than one hundred rooms ~~doing less than forty per cent~~ transient business ~~averaged over the preceding twelve~~ month period, and used and occupied for lodging accommodation of the public for hire.

~~All other hotels shall be excluded from the provisions of this ordinance.~~

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File Rentals

Seattle, Wash., Oct. 13, 1919.

75125

Hon. C. B. Fitzgerald,
Mayor,
Seattle, Wash.

Dear Sir:

We, the undersigned delegates and representatives of the Tenants Protective Association, hand you herewith a list of rentals as shown therein for several different apartment houses in our city, showing the various increases and extortionate rentals now being asked by parties who have become speculators in leases.

We believe the time has come when there must be something done to curb this class of speculation, and have been informed that the question is now before your good self relative to getting the City Council to pass an ordinance, which we understand is now being drafted by the Corporation Council, regulating the rentals in Seattle Apartment buildings.

We beg that you use your good offices to have this ordinance passed as an Emergency Act, so that same may become effective on or before Nov. 1st, 1919, as unless we are able to gain some relief immediately, dozens of tenants will be compelled to vacate their present premises, as shown by lists attached.

Yours very sincerely,
TENANTS PROTECTIVE ASSOCIATION

By *M. Crowley*
Secretary.
1930 West Lakeside Phone Ell 4529



NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Oct 9, 1919.

Dear Sir or Madam:

The rent for Apartment ^A as occupied by you will be \$60.00 being a raise of 20.00 over what you are now paying. This gives you the regular notice of twenty days compelled by law.

THE PUGET SOUND COMPANY

C. M. Antell Agts.

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(Copy)

The following is a list in quotation of rentals of the Quincy Apartments, 721-17th Avenue, showing a summer rate, a raise October 1st, which was supposed to be the winter rate; also another raise November 1st. Notices have been given to all tenants on October 9th that beginning November 1st they are either to comply with this rental or vacate. (Unfurnished apartments.)

Name	Apt.	No. Rooms	Summer Rent	Raised Oct. 1st	Raised Nov. 1st
<u>Herman Aronson</u>	A	4	\$35.00	\$40.00	\$60.00
	B	4	50.00	50.00	65.00
<u>Bert Mills</u>	C	3	27.50	30.00	50.00
<u>Mrs. W. A. Hinds</u>	D	3	27.50	30.00	50.00
<u>Anna Case - Elsie Brown</u>	E	3	30.00	32.50	52.50
<u>David Lewis</u>	F	3	27.50	30.00	50.00
<u>Mrs. B. Leavitt</u>	G	4	35.00	40.00	60.00
<u>Fleming & Johnson</u>	H	4		40.00	60.00
<u>M. Evenburg</u>	I	3	27.50	32.50	50.00
<u>M. Aronin</u>	J	3	27.50		50.00
<u>Geo. A. Graham</u>	K	3	30.00	32.50	50.00
<u>H. Lewitt</u>	L	3	22.00	30.00	50.00
<u>A. B. Williams</u>	M	4	30.00	40.00	60.00
<u>Miss B. E. Jackson</u>	N	4	30.00	40.00	60.00
	O	3	30.00	35.00	55.00
<u>A. L. Patterson</u>	P	3		35.00	55.00
<u>George T. Brooks</u>	Q	3	27.50	30.00	50.00
<u>J. W. Flynn</u>	R	3		30.00	50.00
	S	4			Basement
<u>E. E. Gardner</u>	T	4	15.00	20.00	32.50 "
<u>Mrs. H. V. Fernald</u>	U	3	15.00	17.50	25.00 "

Received by the Tenants Protective Association, Oct. 11, 1919.

M. Cranes

Secretary.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

JOHN B. METCALF
NOTARY

OFFICE PHONE MAIN 6551
RESIDENCE NORTH 1371

Metcalf & Metcalf
Real Estate, Loans and Investments
Business Opportunities

1102 THIRD AVE. SEATTLE, WASH. Oct. 8, 1919.

Mrs. Neagle,
Apt. "B", Madrona Apts.,
City.

Dear Madam:

Take notice that on and after the 1st of November, 1919, the rent of the apartment you occupy in the Madrona Apartments will be the sum of \$47.50 a month instead of the sum of \$35.00 which you have been paying heretofore.

Yours truly,

J. G. Drake
Landlord.

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P E T I T I O N

WE THE UNDERSIGNED Tenants of the Madrona Apartments, 703 - 30th Avenue, Corner of Cherry, do hereby petition your committee, and pray for relief from the Rent Hogs - All of the undersigned parties have been raised \$20.00 each within the past thirty days, and \$5.00 raise during the past summer, which rent is just 100 per cent increase in less than a year.

We ask your investigation in this matter.

<u>Name</u>	<u>Apt.</u>	<u>No. Rooms</u>	<u>Summer Rent</u>	<u>Raised Oct.1st</u>	<u>Raised Nov.1st</u>
<u>M. Cramer</u>	A	3	\$25.00	\$35.00	\$45.00
<u>Mrs. M. Naegele</u>	B	3	25.00	35.00	47.50
	D	3	25.00	35.00	50.00
<u>Mrs. W. B. Coggeshall</u>	G	3	25.00	35.00	46.00
	L	3	27.50	35.00	45.00
<u>G. McConaha</u>	J	3	27.50	32.50	42.50
<u>Alva Ross</u>	H	3	25.00	35.00	47.50
<u>Sarah J Okey</u>	I	3	20.00	30.00	37.50
<u>Mrs. S. E. Johnston</u>	E	3	27.50	35.00	45.00
<u>Ralph E. Winn</u>	C	3	30.00		40.00
<u>Mrs. Campbell</u>	K	3	25.00	30.00	40.00
<u>Minnie Glaple</u>	M	3	25.00	35.00	45.00
	F	3			50.00

Received by the Tenants Protective Association Oct.
13th, 1919.

M. Cramer
Secretary.

C o p y.

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NOTICE TO VACATE PREMISES

To Mr. E. G. Moe Apt. No. 9 Victoria Terrace
Apartments, 1120--15th., Avenue, Seattle, Washington.

You are hereby notified that the tenancy of the premises occupied by you and described as follows, to-wit:

Apartment No. 9 Victoria Terrace Apartments, 1120--15th., Ave., Seattle, in the County of King, State of Washington, will be and is hereby terminated on the 31st. day of October, 1919, and that on said day you will be and are required by these presents to surrender the possession of said premises to the Undersigned. In default thereof proceedings will be commenced to dispossess you and to gain said possession.

Dated at Seattle, King County, Washington, this 6th. day of October, 1919.

(Apartments are to be repaired and renovated. If at any time previous to the date terminating your tenancy, hereinabove mentioned, you desire to vacate the premises, the unearned portion of any rent you have paid will be refunded.)

J. V. SHEDDEN, Lessee

By Mrs. J. Steen
Agent

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(COPY)

Victoria Terrace Apartments, 1120 - 15th Ave.

<u>Name</u>	<u>Apt. #</u>	<u>No. rooms</u>	<u>Rent</u>	<u>Remarks</u>
Edwin G. Moe	9	3	\$35.00	Unfurnished
G. Marotta	2	3	35.00	do
Z. Weretnikow	23	3	35.00	do
C. P. Winter	4	4	35.00	do
Mrs. Mae Bidier	33	4	37.50	do
Miss A. Leshin	3	4	35.00	do
James H. Price	29	3	30.00	do

The lease on this apartment building was controlled by a Japanese and terminated Sept. 30, 1919, at which time they were given notice to quit and deliver up said premises. On or about a week prior to the expiration of the said lease, Mrs. McMahon appeared at one of the apartments in the said building and stated that she had acquired a four-year lease on said premises, and advised them that their rent would be raised from \$35.00 per month to \$45.00. Mrs. McMahon took possession the morning of Oct. 1st, said lease being disposed of before noon of that day to J. V. Sheldon, Lessee, as shown by a certain notice as given to one of the tenants to vacate, Mrs. J. Steen as Manager.

Notice has been given to each and every tenant in this building, comprising of some 30 apartments, to vacate. Our investigation of this particular apartment house, as shown by our committee, shows that the rent is now being asked for a 4-room apartment of \$60.00 per month; 3-room apartment \$52.50; 2-room apartment \$35.00.

The reason as given by Mrs. Steen for ordering the tenants to vacate these premises, was that they were undesirable tenants and that the house was to undergo renovating and repairs, but when questioned as to the extent of the repairs, we found the repairs were to consist of only kalsomining or re-tinting of the rooms and halls and the laying of new carpet in the halls and on the stairway. Our understanding is that the hall carpets belonged to the former Japanese Lessees, having been removed by them.

One of the tenants of said building--who requested that we withhold their name--who has been paying a rental of \$37.50, went to the new management to see if some means could not be made whereby they could remain in the apartment now being occupied by them, and was told that they could remain at a rental of \$60.00 per month. It is therefore plain to be seen why the tenants of this property were all ordered to vacate.

This investigation was made by our committee duly appointed by this association on October 12, 1919.

TENANTS PROTECTIVE ASSOCIATION

By M. Craven
Secretary.

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NOTICE TERMINATING TENANCY

Seattle, Wash., October 9th 1919

To PAUL RAPAPORT AND JANE DOE RAPAPORT, his wife, (whose true christian name is unknown)

We hereby give you notice to quit and deliver up to us at the end of the month ending October 1st, 1919, the possession of the premises now held and occupied by you in the City of Seattle, King County, Washington, as our tenant from month to month, being ~~th~~ at certain apartment numbered 305 in the building known as the Qualman Apartments, located at 1421 Fifteenth Avenue

And we further notify you that said tenancy is by us hereby terminated, and such termination to take effect at the expiration of said October 1st, 1919

JOHN H. QUALMAN

Owner

By

Agents

~~JOHN H. QUALMAN~~

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(COPY)

Following is a statement of a number of tenants now occupying apartments in the Qualman Apartments, 1421 - 15th Avenue.

Unfurnished Apartments.

Myrtle Stewart
Apt. 304, 4 rooms.

Miss Stewart states that she moved in Apt. 304, Qualman Apts. on the 4th Day of June, 1917, paying a rental of \$27.50; was raised from \$27.50 to \$30.00; from \$30.00 to \$32.50; from \$32.50 to \$37.50; from \$37.50 to \$40.00; Sept. 1st, 1919 to \$45.00; notice has now been served on her that on Nov. 1st her rent will be \$50.00.

Mrs. Mapleton
Apt. 203, 3 rooms.

Mrs. Mapleton moved into the Qualman Apts. some two years ago, leasing apartment for \$18.00. After her lease expired her rental was raised to \$22.50; then to \$25.00; from \$25.00 to \$27.50; again to \$32.50 and now to \$35.00. Mrs. Mapleton is a nurse and has one daughter and states that owing to the high rentals and cost of living that she was compelled to take her daughter out of school and obtain a position for her as she was unable to support herself and daughter at the present cost of rentals, etc.

Mrs. R. Sulton
Apt. 108, 4 rooms.

Mrs. Sulton has resided in the Qualman Apts. for some time. Prior to war prices her rental was \$25.00 per month. She was raised to \$32.50; then to \$35.00; to \$40.00; Aug. 1st, 1919 to \$50.00. She is now vacating her apartment and the apartment was quoted to one of our representatives as for rent at \$66.00.

R. Rapoport
Apt. 305, 4 rooms.

This apartment prior to Mr. Rapoport moving in a short time ago was renting at \$40.00. Mr. Rapoport moved in at a rental of \$50.00. Notice was given this party Oct. 8th to vacate. This apartment is now quoted at \$60.00.

J. Frankel
Apt. 104, 4 rooms.

Mr. Frankel moved into the Qualman Apts. July 7, 1917, his receipt on that date shows the rent paid on this apartment from July 10th to Aug. 10th, \$25.00; his receipt for July 1918 shows a rental of \$35.00; his receipt for July 1919, shows \$45.00. After having resided in these apartments for over two years, Mr. Frankel has now received notice to vacate this apartment; the rental is now being quoted on this apartment at \$60.00 per month.

This investigation was made by a committee duly appointed by this association on Oct. 12, 1919.

TENANTS PROTECTIVE ASSOCIATION

By

M. Grayson
Secretary.

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Seattle, Wash. Oct. 23-1919.

A FEW OF THE MANY COMPLAINTS RECEIVED BY THE TENANTS PROTECTIVE ASSOCIATION.

C. W. Sallings says he has lived three years in the same room in the Hotel Outlook (managed by Japs), and his rent has been advanced 100 percent in the past year.

Mrs. Frank Beatty has lived at 529 Warren Ave. for eleven yrs. The house is 20 years old. There has been no repairs on premises during the past eleven years, except front steps built a few years ago. Mrs. Beatty has been paying \$20.00 per month. A few days ago was told by Mr. James, O'Donald, wife of owner, that the rent on Nov. 1st will be \$40.00 per mo. so they could GET ENOUGH MONEY to repair house.

Mr. T. P. Thompson, a Skinner & Eddy employe, lives at the St. Barbara Apts - 1002 E. Denny Way, says: The LEASE on said Apt. house has CHANGED HANDS FOUR TIMES in past 18 months. Rent on his apartment was raised from \$30.00 to \$35.00; then to \$40.00 per month. Now the owner has taken charge of the house and Mr. Thompson is notified his rent will be \$50.00 per month on Nov. 1st. Telephone service has been removed. The tenants on second and third floor now also have to carry their garbage down stairs.

Front Apartments are raised to \$60.00 per month.

Mrs. Reid at 1823 1825 9th Ave. says her lease expires Nov. 11th and has been notified to vacate. Her lease called for \$70.00 per month. 2 years ago same flats rented for \$40.00. What tinting and plumbing and other work has been done to said house has been done by tenant. Water rent in excess of \$1.00 is paid by tenant.

Had sold furniture for \$1500.00 and had deposit on same but sale fell through on account of the owners would not give any lease on same only on the following conditions: Lease for 5 years at \$100.00 per month, \$500 to be paid when lease was signed, payable \$250.00 cash, \$250.00 in mortgage on furniture; clause in lease to vacate at any time sixty days notice was given that the place was to be sold or torn down.

Mrs. M. Cohn at 1509 1/2 E. Spruce St. says she has lived 3 months in the above address and rented the same for \$27.00 and was told several times by the owner, Mrs. Gussie Katz, that the rent would not be raised this winter and to put in her winter's supply of coal, which she has done, and almost immediately got written notice her rent from Nov. 1st would be \$30.00. One year ago same Flat was rented for \$13.00. Has spent time and money getting the place cleaned up and now has to move as she cannot afford the raise.

Mrs. Brown at 425 Harrison St. says she has lived in the same flat for three years. 3 years ago she paid \$12.00 per month. Was raised first to \$18.00 per month, then to \$22.00 per mo., and received notice a few days ago her rent from Nov. 1st would be \$28.00 per month. There is no heat in these flats. She went to see agent to find out who is owner, so she could make complaint to him and agent refused to tell her who the owner was.

Mrs. Brown is widow past middle age and has one daughter. She also says cannot get anything done in the way of repairs there. The ~~xxx~~ ceiling in the Bath Room fell off six months ago on account of leak up-stairs and reported same to agent and it is still off.

Jack Kennedy has lived three months in a basement flat at 702 Bell St. Aug. 1st his rent was \$25.00. In a few days he got verbal notice that his rent would be advanced to \$28.50. The next month a verbal notice that rent would be \$30.00, and a few days ago was told that Nov. 1st he would have to pay \$35.00.

There is no heat; bathroom is very damp, cold and unsanitary. Mr. Kennedy is an ex-service man.

SCORES OF SIMILAR COMPLAINTS.

TENANTS PROTECTIVE ASSN.

432 Globe Bldg., 1st & Madison
Hours 9 to 5 - 7 to 8

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B. C. BECK, ADVISORY MEMBER
ASSISTANT FEDERAL FOOD ADMINISTRATOR
FOR WESTERN WASHINGTON

HARRY EDWIN SMITH
FIELD SECRETARY

PHONE MAIN 3788

Rentals

COMMITTEE:

ERNEST F. WELLS, CHAIRMAN
THOMAS W. NASH
CARSON W. STONG
EFFIE I. RAITT
J. VERNON HOPKINS
T. A. BAXTER
A. F. MACCULSKEY
HENRY ROSEN
JAMES LANSBURY
W. T. MCGUERN

KING COUNTY FAIR PRICE COMMITTEE
117 WHITE BUILDING
SEATTLE

Sept. 24, 1919

Mayor Fitzgerald,

Seattle

Dear Sir:

Enclosed herewith you will find further reports made by our Field Secretary on rent increases reported to this office. Other reports of the same nature were sent you last week.

While the reports show that in the most instances the present manager is not making a large profit, the high rental is due to the turn over of the lease - some houses having had the leases sold several times within a few months. It is a vicious practice which should be stopped by law.

As this Committee has had no legal power to force a man to open his books for inspection, some reports are not as complete as they might be.

Yours very truly,

KING COUNTY FAIR PRICE COMMITTEE

By *H. E. Smith*

Executive Secretary

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9/18/19

RENT INVESTIGATION

MARCELLA COURT - 1522 B - 23d Avenue -

Complaint by Mrs. Joe Kratche.

3 room apartment for which they paid \$25.00 two years ago.

It was later raised to \$27.50, and notified that in October 1
it would be \$30.00.

This is not an apartment house but is a 3 room bungalow with a
concrete basement, laundry and fruit room.

It is owned by Anna J. Clebank of 1824 E. Union St.

J. D. McDermott & Company are the agents through whom it is rented.

Mr. McDermott stated that the value of the place was about \$3000.

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9/18/19

RENT INVESTIGATION

532 - 26th Ave. So.

Complaint by M. Prusoff.

5 room house which has been renting for \$20.00 is raised
October 1st to \$30.00.

Property is owned by F. Lippman, 150 - 23d Avenue.

Mr. Lippman could not be reached but his daughter stated that
he had purchased this and an adjoining cottage about 2 months
ago for \$250.00. The previous owner had not raised rents as
other rents had advanced. The present owner pays the water
bills which for this house runs \$1.50 per month.

As there are 5 or 6 children the owner states that there is
constant call for repairs. After 2 months experience he finds
that \$20.00 is not sufficient income to cover upkeep, taxes,
and insurance and furnish a reasonable return for his investment.
He has advanced the rent to \$27.50 for the one house where
there are no children and to \$30.00 for the house where there
are children, because they are so much harder on the house and
repair bills are much larger.

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9/18/19

RENT INVESTIGATION

CAPITOLA APARTMENTS - Cor. 14th & Republican

Complaint by Mrs. Stevenson.

Has 1 room and kitchenette. Rent has been raised from \$25.00 to \$37.50.

Complaint by Mrs. Vernstein.

Has 4 room apartment. Rent has been raised from \$50.00 to \$60.00.

Operated under lease by Mr. P. Dineen. He states that he paid \$4000 for the lease, for 3 years, with the option to renew it for 2 more years. Rent is \$1200 per month.

There are 36 apartments, 34 of which are rented, the other two being occupied by Mr. Dineen and the janitor. Mr. Dineen has been in charge less than a month so could give only estimates of cost of operation.

He pays janitor \$60.00 per month and a \$40.00 apartment. He furnishes heat, light and water, but not gas. Estimates cost of fuel will be about \$300.00 per month. He stated that gross income would be about \$1750 per month, but on figures he gave for rents of separate apartments, it will be nearer \$1800. If the cost of the \$4000 lease is spread over 5 years, it will be \$800.00 per year, or \$66.66 per month.

Income from tenants		\$1800.00
Rent and Lease	\$1267.00	
Janitor	60.00	
Heat (Estimate)	<u>300.00</u>	
		<u>1627.00</u>
		\$ 173.00

Mr. Neves from whom Mr. Dineen leased the Capitola states that Mr. Dineen's statement with regard to the tenor of the lease is correct. He states that he had advised against increasing the rents and that he told Mr. Dineen after the lease was made that if he was not satisfied with it, he (Mr. Neves) would release him from the contract, but Mr. Dineen would have to fix up the question of the commission with the agents, Carter, McDonald & Miller.

Mr. Neves said that the cost of heating during the winter would be \$300.00 per month and about \$150.00 during the summer. Water and lights each average about \$20.00 per month.

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9/17/19

RENT INVESTIGATION

GOLDIE APARTMENTS - 1521 - 15th Avenue

Complaint by F. E. Crafton, 625 First Avenue

Has 4 furnished rooms for which he has been paying \$50.00.

Has had notice that rent will be raised to \$75.00 Oct. 1st.

Operated under lease by a Mr. Jackson who is report to pay \$700.00 rent. There are 12 four-room apartments for which he is to charge \$75.00 and 20 three-room apartments for which he is to charge \$60.00.

When the Field Secretary went to see Mr. Jackson he was asked by what authority the investigation was being made. The Appointment of the Committee was explained to Mr. Jackson and he announced there was no authority to make him answer questions, so he refused to give any information.

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9/17/19

RENT INVESTIGATION

LAUZANNE APARTMENTS - 214 Summit Avenue North

Complaint made by 2 young women who did not give their names. Simply stated that rents were being raised due to juggling of leases. Upon investigation, Mr. Fleming, the Manager, stated that he did not desire to make any statements. He said that one of his 28 tenants had put an unsigned letter under the door of each apartment a copy of which was left with the Committee by the complainants. He said that of the 28 tenants, 20 had brought the letter to him.

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From
Ernest Wells

9/2/19

Rentals

RENT INVESTIGATION

W. CARLSON - 2215 - 4th Avenue - Bellforth Apts.

Complaint
\$27.50, to be raised Sept. 1st to \$30.00
Rent for 7 room apartment from \$27.50 to \$30.00, Sept. 1st.
One room and Kitchenette.

Furnished complete with bed linen which is kept laundered.

Light, water and heat furnished. Tenants pay own gas bills.

Telephone for in-coming calls, but must pay for out-going calls.

One bath for three apartments. Baths to every 2 apartments.

Laundry where tenants may do own laundry work with hot plates
provided for boiling clothes; also no charge is made for use of
where gas is furnished for boiling clothes.

No charge for using electric iron. Rent to owner, Gus Bayern.
Manager makes all outside repairs.

Manager - James Messenger.

Pays \$225.00 per month. Has 21 apartments renting
from \$25.00 to \$35.00.

Rent was raised \$50.00 per month last May.

Does own janitor work. House looks neat and clean.

Reason for raising rent - all other prices going up. Coal 50%
higher than last he bought. Bought some new furniture which
cost more than last he bought.

Could not get statement of last year's profits.

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9/13/19

RENT INVESTIGATION

BELFOUTH APARTMENTS - 2215 - 4th Avenue. (Amended report.)

Complaint by M. Carlson.

Rent for 1 room apartment raised from \$27.50 to \$30.00, Sept. 1st.

Investigation shows:

Apartments are furnished, including bed linen which is kept laundered. Light, water and heat are furnished but tenants pay own gas bills. One telephone with 2 extensions to which tenants are called, but must pay to call out.

21 apartments with not more than 1 bath to every 3 apartments.

There is a laundry where tenants may do own washing where gas is furnished for boiling clothes; also no charge is made for use of electric irons.

Manager - James Messenger. Pays \$225.00 rent to owner, Gus Havers. Manager makes all inside repairs.

Income from tenants		\$551.50
Rent	\$225.00	
Light	20.00	
Water	5.00	
Telephone	6.50	
Heat	65.00	
		<u>321.50</u>
		\$230.00

This leaves \$230.00 to pay laundry bills, repairs to house, repairs and replacement of furniture, which is stated to be from \$50.00 to \$75.00 per month; also, allowance for depreciation on furniture and services of the manager. The janitor work is done by Mr. Messenger and his wife, and the house looked to be kept well.

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9/2/19

RENT INVESTIGATION

Mr. MARTIN of McKay APTS.

Pays \$55.00 - to be raised Sept. 13th to \$70.00

One room, kitchenette and bath.

Fully furnished including linen which is kept laundered.

Light, gas, water, telephone and heat furnished.

Telephone operators on duty for 24 hours per day.

Janitor service, but no maid service.

Laundry and electric irons provided for tenants.

Automatic elevator.

Mr. Martin paid \$38.50 when he went into the apartment 2½ years ago. Management has changed hands twice since. Manager just previous to present one let some disreputable people in. Present manager lets only proper kind of people in and no one can get up stairs without showing office girl good cause.

Mr. Martin says only been cleaned once since he went there and no new linen purchased.

Mr. Frye - Manager (Georgian Hotel Co.)

Pays about \$26.00 per month rent per apartment.

Spent \$4000.00 for renovating this summer. Other tenants are paying \$65.00 but Mr. Martin, being an old tenant, has not been raised as others have. Now raising all to \$70.00.

Prefers to rent to transients at \$3.00 per day.

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RENT INVESTIGATION

1200-1210 Terry Avenue -

6 downstairs apartments of 4 rooms each	- \$41.00	\$246.00
6 upstairs	" " 5 " "	- \$47.00
		<u>282.00</u>
		\$528.00

Women who did not give name complained that she had been increased from \$23.00 to \$41.00 in two years.

Found that present landlord leased place in April, 1919, and pays \$300.00 per month. Had to renovate at cost of \$200.00; also in order to get owner to paint outside of building, had to pay half of the cost.

Furnishes heat and water. Tenants pay for gas, electricity, and telephone. Lessee pays on an average, \$25.00 per month per apartment.

Each apartment has separate entrance, so no janitor service other than furnishing heat is required.

It developed in the investigation that the complainant sub-lets rooms so that the difference between what she pays and what she collects for rent is \$1.00 per month.

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9/9/19

RENT INVESTIGATION

LABELLE APARTMENTS - 1512 Boylston Ave.

Complaint by L. H. Rogers - 320 Burke Bldg.

In 1917 paid \$14.00 for 2 rooms. Recently has been paying \$7.00 per week.

Notified that rent would be raised to \$8.00 per week.

House is operated by Miss M. L. Fisk, under lease from Farrell-Kane & Stratton, then Carter, McDonald & Miller, for \$315.00 per month; lessee paying for all inside repairs.

Apartments are furnished, heated and manager pays light and water bill. Bed linen is furnished and laundered. Tenant pays own gasbill. There are not separate baths for each apartment.

Four rooms rent for \$45.00, 3 rooms for \$35.00 and \$40.00, 2 rooms for \$28.00 and \$32.00. Total income from rent \$775.00 per month.

House has been operated by the present manager about 3 months and in that time she has paid \$136.00 for calcimining, \$37.00 for dishes, \$17.95 for plumbing, \$55.00 for fumigating, \$64.00 for a rug, \$25.00 for furniture repair.

When she took over the lease she purchased the furniture for \$7875.00

The probable net income would be -		
	Rent received from tenants	\$775.00
	Her rent	\$315.00
	Heat	125.00
(Part time)	Janitor	75.00
		<u>515.00</u>
		\$260.00

From this \$260.00 she must pay laundry bills, light, water and repairs. The balance would be for her services, interest on investment in furniture and depreciation on furniture.

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9/15/19

RENT INVESTIGATION

LABELLE APARTMENTS - 1512 Boylston Avenue. (Amended report.)

Mr. Farrell, owner of the property, states that he purchased it in 1906 for \$45,500. For the past two years it has rented for \$250.00 per month, or \$3000 per year. Taxes, insurance and repairs have cost \$2400.00, leaving \$600.00 as interest on an investment of \$45,500.

When the old lease expired a couple of months ago he inquired of real estate men as to what it should rent for and they said from \$325.00 to \$350.00. As his taxes had increased from \$400.00 to \$600.00 and also his insurance, he raised the rent to \$315.00, giving a one year lease.

Before he was told the name of the complainant he said the complaint was probably made by Mr. Rogers who should have been put out long ago as he was at times several months behind on his rent and had always been a disagreeable tenant.

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9/10/19

RENT INVESTIGATION

CORONADO APARTMENTS - 115 Bellevue North

Complaint by A. J. Tenant (Letter to Mr. Lansbury)

For 2 rooms in 1917 paid \$22.50. Later raised to \$35.00.
Notice September 5th of a raise to \$50.00.

House is operated by John Lorenzi under lease from Frank Hudson who recently purchased it from Wm. Richard.

Leasee pays \$600.00 rent and pays for all inside repairs.

Apartments are furnished completely, heated and manager pays telephone bill. Separate telephone in each apartment. There are 20 apartments, one is occupied by manager, one by janitor and the other 18 rent for from \$50.00 to \$70.00.

Total income from rent - \$1075.00

Present manager has had charge about a month. He purchased the furniture for \$9000.00.

Income from rent from tenants		\$1075.00
Pays rent to owner	\$600.00	
Fuel (av. for 12 mos)	100.00	
Telephone	60.00	
Hall Lights	35.00	
Janitor	70.00	
Water	15.00	
		\$330.00
		\$195.00

This balance of \$195.00 must cover interest on investment in furniture, depreciation on furniture and return to manager.

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9/10/19

RENT INVESTIGATION

4041 BROOKLYN AVENUE -

Complaint by Mrs. J. Talberg.

Stated last summer rent was \$12.50 and it has been raised to \$30.00. They have been given 30 days notice to move.

Investigation shows:

Mr. Patterson purchased the Patterson Apartments 3 months ago and the house on the adjoining lot all from the same owner and this house is the one about which the complaint is made.

It is a 6 room house with fireplace but no furnace, and is not modern. Also, it is in need of some repairs. The present tenants have lived there for a year and have been paying \$30.00 per month all the time. They do not know when it rented for ~~\$21.50~~ \$12.50 but have heard that it did sometime ago. The present owner has not raised the rent. Mrs. Patterson states that Mrs. Talberg told her there were bedbugs in the house and therefore they had served notice to vacate so that it could be renovated and put into a sanitary condition. They also intend to remodel it. Notice was first served in person and as there was no witness, they said they had not had notice. Then notice was sent by registered mail, and they refused to accept the registered letter. Again notice was served in person with a witness present.

This does not seem to be a real complaint about unfair price but a dispute about leaving when the owner desires to have them vacate the property.

KENYON APARTMENTS - 905 SPRUCE ST.

Complaint by Robert McLeod.

Rented apartment in April for \$27.50. Previous tenant had been paying \$24.00. Notice has been received of increase to \$32.50. The apartment has two rooms, partly furnished, but there is no wall bed.

House is operated by Y. Asano under a lease from the Walker Land Co., through West & Wheeler. Some of the apartments are furnished, some are not. Heat and water are furnished, but tenant pays own light, gas and laundry. There are not separate baths for each apartment.

Apartments are of various sizes, so the rents vary. Total rent income when increases go into effect - \$1320.50. Present leasee paid \$10,000.00 for furniture. Pays janitor \$150.00 per month and a 4 room apartment.

Income from apartments		\$1320.50
Rent paid to lessor	\$700.00	
Heat (Estimate)	200.00	
Janitor	150.00	
Light & Water (Estimate)	45.00	
		<u>1095.00</u>
		\$225.00

This leaves \$225.00 to cover interest on investment (about \$60.00 per month), depreciation on furniture, repairs and return to manager.

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3/9/19

RENT INVESTIGATION

MERVUE APARTMENTS - 520 - 3d AVENUE W.

Complaint by Mrs. E. Wetzler.

Rent raised from \$32.50 to \$37.50 for 3 rooms. Says that manager pays \$109.00.

Investigation shows:

Leasee must keep up all inside repairs, tinting, etc.

Leased last April on a year contract which can be terminated in 30 days if building is sold. Leasee desires to sell out and owner, H. D. Allison, says rent will be advanced \$25 to \$50 to new leasee. Therefore, it was necessary to raise rents in order to make it attractive for sale. Rents were abnormally low when leasee took over management.

3 room apartments consist of 2 fair sized rooms, perhaps 12 x 14. Hall about 6 x 15. Dressing room about 6 x 10. Kitchen 8 x 10; Closet 4 x 6, and Bath 6 x 10. Furnished with wall bed and gas range. Halls look well kept and clean.

Leasee does her own janitor work now but will probably have to hire a janitor during winter months. If she gets one for \$100.00 per month, it will leave her \$65.00 per month, and her apartment, for running the house.

One tenant who now pays \$32.50 and is to be raised to \$37.50, furnishes and sublets her apartment for \$50.00 per month.

Income from rents received		\$535.00
Rent on furniture	\$20.00	
Rent for building	215.00	
Heat	125.00	
Water	10.00	
		<u>370.00</u>
		\$165.00

H. D. Allison, owner, states that he receives \$215.00 per month rent. His taxes are \$350.00. The property is valued at \$30,000.00. He carries a mortgage of ~~\$22,500~~ \$12,500, which with other incumbrances makes \$13,000. Insured for \$15,000. Outside repairs are about \$250.00 a year. This brings his return to something less than 7%.

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9/16/19

RENT INVESTIGATION

MARINE VIEW APARTMENTS - 89 Pine St.

Complaint by W. J. Fancher.

2 housekeeping rooms for \$6.00 per week had been raised to \$6.50.

No heat, except stove, and furnishes own fuel, also pays own gas.

Linen and light furnished.

Present manager furnished few towels and no care given to room.

Investigation shows:

Present landlady has leased the place since June 15th at \$125.00 per month but has had notice that the rent will be raised to \$175.00 October 1st. She bought the furniture for \$4000.00. She must make all inside repairs. She pays light, water, and laundry. She states the real cause of complaint was not the rent she is charging but because she objected to wrestling and chopping wood in the house. She furnishes towels to single men in the house and cleans their rooms once a week when she changes the bed linen.

Income from tenants		\$410.00
Rent paid	\$175.00	
Lights	8.50	
Laundry	20.00	203.50
		<u>208.50</u>

Landlady receives \$208.50 to cover interest on investment in furniture, depreciation on furniture and return to manager.

She also has one room for her own use.

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file

Seattle. Washington. Sept. 13th. 1919.

Mr. Mayor Fitzgerald.

Seattle.

Dear Sir.

I wish to express to you the necessity to lower the rents, especially for the ticket clerks which are faithful and just and work hard and then have the land-lord take all he makes and then brag that they know just about what a mans salary is, and then say we just leave you enough to eat.

My Husband gets \$.150. per month and they have been taking out \$.18. each month to apply on liberty bonds and at the expiration of the time to have the liberty bond cashed, then they have to have it discounted by about \$.6. is it right to give so much to the landlords when they dont buy liberty bonds and our husbands have to do so.

Then the lords brag and say we are going to make a mint of money this winter.

We have to live in an Apartment as do many of the other clerks because we are poor and cant buy a home, and pay out and live decent.

We have a one room and good size kitchen a bath, and we pay \$. 47.50. light and gas. I was told yesterday that we would be raised to \$56. for our present room the first of the month. and we furnish our own room. not a thing in this room but what we own. and our lords have auto's and wear fine clothes and then brag to the tenants that they are going to get all our salary. Why Mr Fitzgerald, just think. when my husband gets his salary of \$.150. and then \$ the out for liberty. and \$.50. cash for a vacant room how can a man and wife live while some of the men have a family of 2 and 3 children we have none but we dont have enough to last the month through and I never wast a crumb.

I dont care if this published or not for it is true. Man I havent been able to save a cent for 5 months we have no luxuries cheap furniture and cheap clothing, and I know that ther tenants in other apartments suffer the same as we do. I hope you will do something for us and I wish they had to buy liberty bonds - our company demands that we buy bonds. while the rent man gets all the profit.

Yours most sincerely please give we poor devils justice.

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Seattle, Wash., Oct. 21st, 1919.

Mayor Fitzgerald,
City.

Dear Sir:-

I wish to make a complaint regarding the exorbitant rent which I have been obliged to pay for sometime.

My grandmother and myself have been living at the Leonce Apartments, #1415 Boren Avenue, for the past three years. During the last two years (as has been the case in many other apartments in the city) the place has changed hands many times. At the present time a jap is supposed to have bought the lease, but it is difficult to get into communication with him as he has a man and wife in charge of the apartments, and the woman claims that she does not know the jap's name. We think this very peculiar, that a person should work for someone whose name they do not know.

Below I will give you the dates of the different raises during the time we have lived there:

Rented Apt.	Oct. 18th, 1916.	at \$23.00 per mo.
	Oct. 18th, 1917.	- 26.00
	Jan. 18th, 1918.	- 28.00
	July 18th, 1918.	- 31.00
	Sept. 18th, 1918.	- 36.00
	Nov. 18th, 1918.	- 38.00
	Sept. 18th, 1919.	- 45.00

We have three unfurnished rooms, which are right up against another apartment house, making it very dark, but we have to pay just as much as the two apartments above us which of course are light, as well as having better air. There has been no repairs made for two years or over, and the walls are in very bad condition. The janitor service is also below what it should be, and still of course no one is supposed to make a complaint. If they don't like it they can get out, as there are plenty more to fill up the apartments.

I have written quite a lengthy letter I know, but felt that it was best to lay the facts before you in order for you to best judge the situation.

I am sure that anything you can do to release this profiteering will be much appreciated by the tenants of Seattle.

Yours very truly,

Miss Marjorie Katscher

#1415 Boren Ave.,
Leonce Apts.,
Apt. #32.

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Sunday Oct 19-19

Dear Sir

Enclosed please find notice of increase of rent I received a few days ago. Up to and including Oct. I was paying \$38.00 a month I have a one room and bath and kitchenette unfurnished apartment And you will see from notice a increase of 5.00 beginning Nov. 1-19 Please advice me what to do.

And Oblige Yours

R. W. Miller

Hesika apt 405

2021 - 4th Ave

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NESIKA APARTMENTS
2021 FOURTH AVENUE
SEATTLE

Seattle, Wn. Oct 11th 1919.

To

R. Miller

The rent of Apartment No. 405, Nesika Apartments,
beginning with the first day of November 1919, will
be the sum of Forty three Dollars (\$43⁰⁰)
per month.

Unless you pay the same, you are hereby notified and
required to quit and surrender the premises now occupied by
you at the expiration of the month of October, 1919,
and upon your failure so to do, you will be guilty of unlaw-
ful detainer.

Said premises are Apartment 405 in the Nesika
Apartments, an Apartment House situated at 2021 Fourth Ave.
between Virginia and Lenora Streets, on Lots 6 and 7, Block
49, A.A.Denny's 6th. Addition to the City of Seattle, King
County, Washington.

H. J. Brown
Mgr.

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Y
K

Seattle Wash.
10/23/1919

Mayor Fitzgerald

This is to notify of our
notice of the raise of our
rent by the first of
November. The excuse
is that the taxes are so
high they are compelled
to raise the rent and
am paying twenty
dollar (\$20.00) a month
now, which any fair
minded person will
agree that it is already
to much rent for the

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What poor folk's going
to do when they cannot
help themselves. And
now she want to raise
our rent to twenty three
(23.00) dollars, and all
the apartments in the
two houses are the same.

Apt. C, 2,
812. 10th Ave.

Seattle

Investigate for further
information

condition of the apartment
the walls get's so damp
that the water runs
down them at times
and our bed clothes are
damp on going to bed at
night and all the
garbage cans are kept
bright at our door for
the whole apartment
have been fighting flies
all summer and would
not furnish screens.
neither door or windows

Seattle - Wash

10-20-19

To our Honorable Mayor
Seattle Wash

Dear Sir

While others are coming to you with their troubles of profiteering Land Lords, I will tell you of how they are treating the Tenants of which I am one at the St Regis Apts Cor 13th - Mad. Two years ago today we were paying \$12⁰⁰ per month.

It was gradually raised to \$23⁰⁰ Nov 1, 1908 and on Oct 1, 1909 we were notified we have a Jap Land Lord and our rent would be \$33⁰⁰ commencing Nov 1.

We have 4 rooms and bath unfurnished there has not been one dollar expended since we have lived here, 5 years, and the Janitors wages are the same as 5 years ago \$35⁰⁰ per Mo. and 3 dark workers to live in. Our Radiators leak very bad one has no check on it so this room is without heat. And today noon when I came for lunch water was dripping from Ceiling

2.

caused by leaks in toilet above
and the walls were wet half way down
to the floor Now I am a City
Employee & my Brother an Employee
of Aluthies Slip Yard since its
beginning and I want to ask you
if this this is just treatment
Two Americans vs a Jap.

Jno. Davis & Co Agts
S. Osawa Owner.

Our notice of raise was slipped under
the door sometime after 10 P.M.
does not this notice have to be handed
to, or mailed to a tenant to be legal?
Hoping this may rec. your attention
in behalf of myself and neighbors
Yours truly

Jno. Mangy

Apt. H. 1417-13 Ave
Phone East 8419

PHONE: MAIN 3982

ROOMS 35¢ 50¢ AND UP
STEAM HEAT. BATHS

HOTEL CADILLAC

One Block West of Depots
Transient Trade Solicited

COR. SECOND AVE. SOUTH
AND JACKSON ST.

Seattle, Wash., Oct 20 1919

Dear sir
I wish you your room from
next week. \$4⁰⁰ a week

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Hotel Cadillac Oct 21 - 1919

168, Jackson

To His Worship the Mayor and Board
of Council Men dear Sirs and Gentlemen
I wish to draw your Honorable Body's
attention to this Hotel in Behalf of my
self and others our Rents are Raised from
two fifty a week to four dollars some
are paying more than four this Hotel
has changed hands three times in the
Past 18 months I just changed a few
days ago the last Man who had this
Hotel told me he had a lease for two
years yet no right - I ain't star here
two days do the work them selves
when the Blood of the Bed Bugs
get to look to Bad the Spread is
turned upside down the cover on the
wash stand has not been changed
this Summer one clean towel a day
one Pillow case a week Bed Sheet
was changed about a month ago
god knows when it will be changed
again over

I. Have been here a year last
March I have been raised from
two fifty until four dollars I dont
know when the will stop we are
all hoping you gentlemen will
do something to stop this game
there is a lot of men here only getting
five 25 a day in the shipyards
a lot of us here will take the
20 day limit and go! Please

you gentlemen get down
to business quick

yours Respectfully
Frank Curran Carroun
Seattle for 30
and years grand
dad

Send the Health officer
around please

Seattle Wash. 10-16-19
The Hon. C. P. Fitzgerald Mayor
City.

Concerning rents here I understand one reason is that one party will sell his lease to a second party and this will continue, may be to three or more parties and every time a change is made up goes the rent as every one is making a good big raise off.

This is not all way the case but it enters largely into the transaction. I have heard as high as \$750.00 being made. I also understand good deal of Japanese money is coming here and is buying Hotels and Apts houses.

Another cause of shooting up property values is done by a lot of cut throat real Estate men who tell the owners to let them have the handling of their properties and they will show them how to get big rentals.

Good Seattle keeps on she
she surely will get her name up.
Yours truly
J. J. Kelly

1901-1872.

I understand Augustine O'Kear
and a man by the name of Beech
is on the Fair Price Committee.
If so this is a big job and see
they have already passed on
profiteering in Seattle while I know
of some making 50 to 100% profit.
There is a great field for some
one to work in.

OFFICE OF
DR. R. N. MAYFIELD

Major and Surgeon (Retired 1912).
Ex-President Col. State Board Medical Examiners.
Former Lecturer on Clinical Medicine.
Ex-Surgeon Union Pacific Railway.

SUITE A WASHINGTON BUILDING
708 FIRST AVENUE
SEATTLE, WASHINGTON

Oct 15 1919

Dear Mayor Fitzgerald

If you happened to do some-
thing for the people you
would inevitably hurt your self.
you should include office
rents. I had a room
up town. My wife occupied
as studio. Rent raised from
\$20 to 45 per month in
about a year time

Sincerely -

Dr Mayfield

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LAUSANNE APARTMENTS.

214 Summit Ave. N.

The lease on these apartments has been sold and transferred four times since January, 1919. Same was transferred on or about the 1st of February; sold and transferred again on or about June 1st to Mrs. Gartrell, who is now President of the Gartrell Investment Company Inc., the same party now holding lease on the Quincy Apartments. Mrs. Gartrell sold the lease on the Lausanne Apartments to Mr. Flemming on or about August 1st. Mr. Flemming again disposed of the same lease on or about October 1st.

The rentals of the Lausanne have been raised invariably each time that the lease was transferred, as the rentals asked today at the Lausanne Apartments are: single room \$40.00 and \$45.00; two rooms \$50.00; four rooms \$65.00. These are unfurnished apartments. There is no elevator or phone service whatever.

TENANTS PROTECTIVE ASSOCIATION.

By

Aug. 1919-
unfur. { 2 r. raised 35 to 40
 { 3 " " 40 " 50
 { 4 " " 50 " 65

then offered lease for \$3000.00 at v.
sold 4 times this year

Conceda:
Landlord got net - furnishings:
\$750 - 5 dup about double
old at advance 2700 - left 1st

Carolina Court
Almas apt
Madrona apt
Dunwoody apt

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RENTS OF QUINCY APTS. FOR OCTOBER 1919.

A	\$40.00
B	50.00
C	30.00
D	30.00
E	32.50
F	30.00
G	40.00
H	40.00
I	32.50
J	30.00
K	32.50
L	30.00
M	40.00
N	40.00
O	35.00
P	35.00
Q	30.00
R	35.00
S	Manager
T	20.00
U	17.50
Total	670.00

Expenses for October

Rent	\$500.00
Coal	100.00
Manager	75.00
Light & Water	20.00
Incidentals	20.00
Kalsomining	<u>110.00</u>

Total.....825.00

Total Rents.....670.00

Lease Holder's
Loss for Oct. 155.00

(Duplicate filed with City Council)

--C O P Y--

Notice posted in Hall

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

QUINCY APARTMENTS.

721 - 17th Ave.

The records show assessment for Lots 19 and 20, block 24, Edes and Knights Addition to the City of Seattle, for 1918 and 1919 on each of the above lots to be \$870.00 each, and improvements of \$11,210.00, which shows a total of both lots and improvements to be assessed at \$12,950.00.

The County Treasurer's office shows that the amount of taxes against the above property for 1918 was \$731.03.

The Recorder's office shows a lease having been recorded, Volume 39, Page 366, filed on the 17th day of October, 1919. This instrument was drawn on the 23rd day of September by and between G. B. Peavey and Cora E. Peavey as Lessors, to the Gartrell Investment Co. Inc.; said lease to become effective October 1, 1919, ending Oct. 1, 1924, the consideration of said lease being \$30,000.00; \$500.00 to be paid on the signing of said lease, for which receipt was acknowledged for the 1919 October rent; \$2,500.00 to be paid upon the delivery of said lease and to be held as guaranty that all terms and conditions of said instrument be carried out, said \$2,500.00 to be applied upon the last five months rent.

This lease was signed and filed

G. B. Peavey (SEALED)

Cora E. Peavey (SEALED)

Gartrell Investment Co. Inc.

By Rilla Gartrell, Pres.

It is to be remembered that Mrs. Gartrell has been and is a speculator in leases, having held the leases on several apartment houses which she has transferred from time to time. In May, 1919, she purchased the lease on the Lausanne Apartments, 214 Summit Ave. N., disposing of same on or about August, 1st at an advanced price, only to secure a lease on the Quincy Apartments

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

30 m...
m...
26/1919 m... put

- 2 -

thru an investment of \$5500, \$3,000 going to Mr. G. B. Peavey on said lease, \$2,500 being retained by the Real Estate promoters for negotiating the deal.

It is very easy to explain why the Gartrell Investment Co. show a loss of \$155.00 for the month of October, as it is safe to say that the rent of \$500.00 is more than double of what this property should rent for, together with \$110.00 for kalso-mining; this building having had no repairs whatever for the last several years.

TENANTS PROTECTIVE ASSOCIATION

By_ 

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←
Lease gambling
Apartment vs Hotel
Class legislation
Crime Spoken Case
Presumption against
\$5,000
Whistle value.
Tax
Post losses
Tobacco capitalized

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
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510 Eastlake Ave.

Seattle, Wash.

Oct. 16th 1919

Mayor Fitzgerald # 75125
City.

Dear Sir

On June 28th last we rented a flat from Crawford & Conover at \$ 22⁰⁰ a month. They sold the building recently to James A. O'Neil, a real estate shark from Everett, and his partner, F. Plout, mill man of Alaska. Two days ago we all received a notice to vacate when our rent expires, as the new owner is going to furnish all four flats, and rent them at \$ 40⁰⁰ a month. I have two small children; a boy two years old, and a baby girl two months. It is practically impossible to rent a desirable unfurnished house, unless one pays an exorbitant rental, and this we cannot do. Nobody seems to want to rent to couples with children anyhow. One of the tenants consulted a lawyer and was advised that the landlord has to give 20 days notice, and after three days

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has the power to put our furniture out on the street if we have not found a shelter in the meantime. Can this be true? It sounds like a custom of the Dark Ages to me. Will you kindly investigate and take action in this matter? Our rent expires on Oct. 28th. Please reply at your earliest convenience.

Very truly yours,
Mrs J. P. Westenberg,
510 Eastlake Ave.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Seattle Oct 18-19

Honorable Mayor:

I will say that I have been
Raised on my rent this
week from 4.50 to 5.00 and
have had absolutely no heat
have a small cheaply furnished
room but don't mind that
but feel that we should
have heat.

Yours truly

E R Lockwood
Valdemar Hotel 35 Seneca

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
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MAIL US YOUR ORDER TO-DAY
SCHERMERHORN BROS. CO.

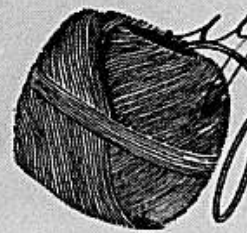
606 LOWMAN BUILDING

ELLIOTT 851

SEATTLE *Oct 17/19*

*Mayor Fitzgerald
Seattle Wn
Dear Sir:-*

*I want to report rents at
"The Olympian" 1605 E Madison St.
I moved in there Oct 1917 and paid
80⁰⁰ a month for seven rooms in
1918 and 1919 I paid 90⁰⁰ for the
same place and now they want
130⁰⁰ a month. The agents were
John W Davis & Co. lease changed hands to
a Mr Barash. and then into the hands
of Broderick. Please do not bring
me into this as I do not want that.
But this certainly is a case of hard*



Up.
W. B. Schermerhorn

*Yours truly
W. B. Schermerhorn*

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1522 - First Ave. West
Seattle Wash, 9/19 1919,

Mayor F. Shepard,
Seattle Wash,
Dear Sir:

Before advising
the Corporation Council
to draft an illegal ordi-
nance in regard to rent
charged by apartment
houses please consider
that there is no com-
pulsion necessary for
tenants to remain in
apartments when the
market price is con-
sidered too high by
the tenant - as is shown
by the following ad. cut
from Sunday Times of Sept.
14th:

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2

UNIVERSITY SIX-ROOM HOME,
 \$1,800—SMALL CASH,
 PAYMENT, THEN \$20 MONTHLY.
 Reception hall, living and dining
 rooms, kitchen, three bedrooms,
 lawn, flowers, shrubs and fruit
 trees. Call Kenwood 9.

Scarcely an issue
 of any of the daily papers
 of Seattle but was more
 than one bargain of their
 kind to offer.

I do not know of any
 apartment house declaring
 as a dividend of 16%
 with a \$4.00 bonus on
 top as was declared
 by one of the National
 Bank of Seattle un-
 der government supervision.

You will find out by
 an investigation that a
 majority of the original
 apartment house builders
 either lost their money
 mortgage or were forced
 to sell at a sacrifice
 when the market price

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3

on rentals are down
and vacancies for a
year or more of a time
existed in all parts of
the city.

I am the owner of an
apartment house and al-
ways keep well under
the market price and
never raise the rent
on a tenant for one
year from the time he
moves in - whenever
on one tenant who
signed & was given 13
months rent for 12 months
pay when the market
price was down.

Yours truly
E. D. Winkler.

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file Reuts

115 Bellevue N. Seattle, Wash.

Sept. 19-1919.

Hon. C. B. Fitzgerald,
Seattle, Wash.

Dear Sir;

Just as a suggestion regarding the high rent situation and its remedy I am writing you this information which may not have come to your notice. *rolls*
Assessor Wollbrink has during the last month or two increased the tax on apartment house property in St Louis over four million dollars (\$4,000,000). Deputy Assessors are working all the time on complaints of overcharging, an investigation is made, and an increase is made according to the income from the property the preceding year. This form of handling the situation and its publicity is having a good effect, as the sale of the lease or property at these high figures is hindered by the knowledge that the taxes will be raised, while other apartment houses where the rent is reasonable has not this increase of taxes to take care of.

I might add that I have just this minute received your statement regarding the law now being drafted by the Corporation Council, and am gratified to know you are out to do something to relieve the situation in the face of the opposition which you will surely face from the real estate grafters in the City, one of whom has just been able to sell the lease on this the Coronado Apts. to Japanese at an increase over the last sale some ten days ago of \$2,000.

The Japs are taking full advantage of the situation and the dividends will go to Japan, to be further to increase the propaganda in that country for investment in the Pacific Coast States which Japan hopes and undoubtedly will control economically.

I am Very truly yours

R. J. Ferment

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Coronado Apts, 115 Bellevue Apts,
Seattle, Wash.

Hon. C. B. Fitzgerald,
Mayor,
Seattle, Wash.

Dear Sir;

I am writing you regarding the rent situation where I am living, which I suppose is no different to others in the city, but I believe it is up to the Mayor and City Council to take steps to remedy the situation.

I moved in here in 1916, and in August 1917 paid \$22.50 per month, we were raised to \$35 per month gradually until the first of this month, when the place and lease has been juggled in some way we can not make out, the man who has bought the lease from others who seem to have been speculating has raised the rent to \$50 without any notice, demanding his rent immediately.

This man is I am told an alien, having come from Canada or Alaska, he is threatening the tenants with throwing their goods out on the street in three days, has raised other rents in the house thirty dollars in one jump.

I know I can take this to an attorney but I believe you can do more good for the city by taking this rent situation up than any other high cost of living conditions.

If this Bolsheviki and I. W. W. tendency is to be stamped out in Seattle and the country at large it must be by those who are elected to govern, some man with back bone enough to call a spade a spade and I know just such deals as this raising rents to such exorbitant figures is creating an unrest in those who have no love for sad rule.

Hoping that you will if it is possible use your office to halt this line of grafting.

Respectfully

A. J. Tement.

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file rentals

115 Bellevue N. Seattle, Wash.

Sept 22-1919.

C.B. Fitzgerald, Mayor,
Seattle, Wash.

Dear Sir;

To supplement my letters to you regarding the rent profiteering at the Coronado Apts 115 Bellevue N., I am writing to state that the tenants have been informed that the rents will be advanced in thirty days five dollars a month. This makes a twenty dollar jump on a two room apartment which is the lowest in the house in thirty days.

I am also informed by the report shown me by the fair rents committee that the man who bought the lease told the investigator that he paid \$9,000 for the furniture, whereas he informed tenants in the house that he had paid \$8,000. This can easily be verified by enquiry of the former landlord W.E. Richards 123 Bellevue N..

This French-Canadian who bought the lease and jumped the rents 43 to 100 per cent at a jump, has sold out now to Japanese at a profit of \$2,000 we are told therefore the Japs must increase the rent to break even.

I am Very truly yours

A. J. Ferment.

115 Bellevue N.

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NESIKA APARTMENTS
2021 FOURTH AVENUE
SEATTLE

Seattle, Wn. Oct 11th 1919.

To

Mr. Augotead

The rent of Apartment No. 304, Nesika Apartments, beginning with the first day of November 1919, will be the sum of Only five and 10/100 Dollars (\$65⁰⁰) per month.

Unless you pay the same, you are hereby notified and required to quit and surrender the premises now occupied by you at the expiration of the month of October, 1919, and upon your failure so to do, you will be guilty of unlawful detainer.

Said premises are Apartment 304 in the Nesika Apartments, an Apartment House situated at 2021 Fourth Ave. between Virginia and Lenora Streets, on Lots 6 and 7, Block 49, A.A.Denny's 6th. Addition to the City of Seattle, King County, Washington.

H. J. DeBruin
Mgr.

Note.

This apt is unfurnished worth about \$30.00 per month. Was told when I moved in there would be no raise.

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Hamilton Apartments Seattle Wash.

Oct, 29. 1919.

Mr, C, B, Fitzgerald
Mayor City Seattle,

Dear sir.

I wish to call your attention to the fact that
the rent in the Hamilton Apartments ~~has been raised~~ at
Ferry Ave, Pine St, has been raised in one apart,
from \$22,50 to ²\$60 and in an other from \$ 35,00 to ~~45~~
\$55,00 pr month,

Respectfully yours,

a tenant,

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Mr Mayor C B Fitzgibbon

I here by weighting the simple
letter as to the recent profitors
in Seattle here

One the most good hotel
who is Welcome Hotel on
6th and Youson st. No 517 1/2
are good deal in money for
which are common rooming place
part out the single rooms 25¢-50¢
and charge in suit rooms so high
that is impossible to pay for such
rooms or both room 50¢. is
the price to pay 1.50
Room 25- is the price 1.00
The most Hotel than these one
has one or first class hotel
in Seattle on second st they do not
charge for such in suitable rooms
or that. Men come to ask
for a room here is the answer
all rooms for 50¢ 25 upon no more
rooms are here 1.00-1.50-2.00 a day
and that room is with 25¢ all
men are rented rooms by the men are
charge for him \$ 1.00 more every week.

J D Anderson

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Seattle Wash Oct 19-19th

Mayor Fitzgerald

Sir

I am entering a complaint
against the advanced raise in
rent I have three rooms and
Bath Unfurnished at the Comptone
apartments a two story Building
on the corner of Johnst and Taylor
I rented in May 1918 for \$20⁰⁰
per month and in August 1918
they raised \$4⁰⁰ making \$24⁰⁰
Per month in Sept 1919 they
Raised \$4⁰⁰ making \$28⁰⁰
now we have another notice that
on and after the first of November
1919 there will be a \$6⁰⁰ raise
making \$34⁰⁰ There is 12 apart
ments

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in this Building and they
have all got to pay that raise
John R Havis is the agent
I am submitting this to
your investigation

H S Edwards ^{208 Taylor} ave
Conducto North Seattle Busus

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
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Seattle, Wash. 10/24/19

Mayor G. B. Fitzgerald
City.
Dear Sir-

I notice you are going to have a license law for all Apartment and Rooming houses in the City, and have the rents rated.

I think it a good thing, but I am of the opinion that the license ought to be set for so much a room. I only have a seven room house, and according to what I see in the paper the

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license will be \$10.00 per year. Now I will have to pay the same license for my small house as my neighbor does for 200 rooms.

I would like to see the law made charging so much a room, say 50 cents per room. The man with 100 rooms would pay \$50⁰⁰ a year. The man with 200 Rooms would pay \$100⁰⁰. The man with 40 rooms would pay \$20⁰⁰ & so on. That would give a man with a small house a chance according to the number of rooms he had.

Yours truly
John Morrison

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Seattle, Wash Oct 23-19

Mayor C. B. Fitzgerald,
Seattle, Wash.

Dear Sir:-

With reference to the license law about to be made regarding hotels, apt. houses & rooming houses, wish to say that according to what the paper states this law is about the biggest discrimination that ever was about to go thru. Here I have to have two roomers to help pay the rent so as I can keep my family from starving. & the license would cost me \$10.00 a year - such an injustice. The large apt houses & hotels should be

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made pay according to the size
of the building & the same with
the hotels & smaller rooming houses)

Did you ever stop to think how
many poor families in this city have
to keep one or two roomers like myself
so as to try & make ends meet - please consider
this -

I am in favor of the law, but why
not make it a just one. The apt. houses
that did all the profiteering would
have all to gain by this law &
we innocent poor families will have
to suffer. I haven't lost hope yet but
that this will receive your attention,
& that of others, in a broadminded way,

Hoping that everyone will be dealt
with squarely.

Sincerely
Yours truly
W. A. Anderson

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
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Seattle Wash. Oct 24/19

Hon. Mayor Fitzgerald
Seattle, Wash.

I am renting a house from Mrs Crook of Youngstown whom has said premises leased for one year and up until a month ago the rent was \$^{5.00}/₁₀₀ per. last month it was \$^{23.00}/₁₀₀ per now she has notified me it will be \$^{26.00}/₁₀₀ next month and \$^{30.00}/₁₀₀ then a month now the house is not worth any more than \$^{18.00}/₁₀₀. Hoping you will take note of this and try to induce same to remain

Yours truly
Tom Coffman

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Sworn Statement by the owner

of the San Marco Apartments # Minor & Spring

Year Built 1904. Lot dimension 60 x 120. No. Stories 3 + basmt

Construction Pettibond. Number Apartments in building 16

Number rooms in Apts 2's - 4's - 5's - 6's -

Basement contains Heating plant, Laundry, storeroom, Janitor quarters, maid room.

Entrance Waste. Floors of Apts. _____

Ground Value _____
Building Value _____
Total Value _____ 90,000

INCOME (Annual)

Gross earnings past 12 months \$ 11,398.99

EXPENSE (Annual)

Taxes 1908-	\$ <u>950.08</u>	
Insurance	<u>275.10</u>	
Depreciation	<u>1400.00</u>	
Vacancies	_____	
Janitor Salary	<u>855.00</u>	
Fuel	<u>1171.58</u>	
Repairs	<u>1122.33</u>	
Light	<u>137.75</u>	
Water	<u>135.45</u>	
Telephone	<u>40.35</u>	
Janitor Supplies	<u>55.67</u>	
^{San} Commis. <u>28.86</u>		
Total Annual Expense		\$ <u>6466.14</u>

NET INCOME \$ 4932.85

Percentage of Income 5 1/2 %

Mortgage Indebtedness \$ _____ @ _____ %
Selling Price of Property _____
Terms _____

AFFIDAVIT

As owner of the above named property, I, or we, do hereby swear the above given facts to be a true statement of the apartments for the 12 months ending Sept 30, 1919.

Notary Acknowledgment

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

8240

Sworn Statement by the owner
of the Chaumont Apartments # 1503-18th Ave.

Year Built 1908. Lot dimension 60 x 120. No. Stories 3 + basmt.

Constructor Burr M. Number Apartments in building 18

Number rooms in Apts 3-4+5

Basement contains Servants rooms, Ldry + storerooms

Entrance Marble Floors of Apts. Hardw + Tile

Ground Value _____

Building Value 10,000 Sound (Cost 11,500)

Total Value 60,000 Cost

70,000

INCOME (Annual)

Gross earnings past 12 months \$ 10,852.33

EXPENSE (Annual)

Taxes	\$ <u>712.49</u>	
Insurance	<u>146.50</u>	
Depreciation	<u>2500.00</u>	
Vacancies		
Janitor Salary	<u>895.00</u>	
Fuel	<u>924.25</u>	
Repairs	<u>513.75</u>	
Light	<u>77.10</u>	
Water	<u>112.65</u>	
Telephone	<u>33.50</u>	
Janitor Supplies	<u>89.52</u>	
See	<u>64.13</u>	
Commission	<u>220.37</u>	
Total Annual Expense		\$ <u>6,289.31</u>

NET INCOME \$ 4,563.02

Percentage of Income 6 1/2 %

Mortgage Indebtedness \$ _____

Selling Price of Property _____

Terms _____

AFFIDAVIT

As owner of the above named property, I, or we, do hereby swear the above given facts to be a true statement of the apartments for the 12 months ending Sept 30, 1919.

Notary Acknowledgment _____

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Sworn Statement by the owner

of the Pittsburg Apartments # Warren + John St.

Year Built 1907. Lot dimension 100 x 120. No. Stories 3 City + Basement

Construction Brick. Number Apartments in building 20

Number rooms in Apts 445

Basement contains _____

Entrance _____ Floors of Apts. _____

Ground Value _____

Building Value _____

Total Value 100,000.-

INCOME (Annual)

Gross earnings past 12 months \$ 9538.00

EXPENSE (Annual)

Taxes 1918 -	\$	<u>1338.92</u>
Insurance		<u>219.68</u>
Depreciation		<u>3134.37</u>
Vacancies		<u> </u>
Janitor Salary		<u>960.00</u>
Fuel <u>gas</u>		<u>1673.96</u>
Repairs		<u>1085.83</u>
Light		<u>86.90</u>
Water		<u>187.00</u>
Telephone		<u>45.00</u>
Janitor Supplies		<u>44.47</u>
<u>Commission</u>		<u>285.14</u>
Total Annual Expense		<u>9061.27</u>

\$ 9061.27

NET INCOME

\$ 476.73

Percentage of Income

47
100 of 1%

Mortgage Indebtedness \$ _____ %

Selling Price of Property _____

Terms _____

AFFIDAVIT

As owner of the above named property, I, or we, do hereby swear the above given facts to be a true statement of the apartments for the 12 months ending Sept. 30, 1919.

Notary Acknowledgment _____

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9/16

Sworn Statement by the owner

of the Delmont Apartments # 403 Ray

Year Built _____ Lot dimension _____ No. Stories 3 stories

Construction Little cost Number Apartments in building 33

Number rooms in Apts 2 + 3 rms.

Basement contains Locker laundry

Entrance _____ Floors of Apts. five

Ground Value _____

Building Value _____

Total Value 55,000.⁰⁰

INCOME (Annual)

Gross earnings past 12 months \$ 8402.33

EXPENSE (Annual)

Taxes 1918 \$ 806.67

Insurance _____

Depreciation 1685.-

Vacancies _____

Janitor Salary _____

Fuel _____

Repairs 2468.49

Light _____

Water _____

Telephone _____

Janitor Supplies _____

Handwritten note: Janitor expenses
for 12 months

Total Annual Expense \$ 4960.16

NET INCOME \$ 3442.17

Percentage of Income 65%

Mortgage Indebtedness \$ _____ @ _____ %

Selling Price of Property _____

Terms _____

AFFIDAVIT

As owner of the above named property, I, or we, do hereby swear the above given facts to be a true statement of the apartments for the 12 months ending Sept. 30, 1919.

Notary Acknowledgment

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

7/25/20

Statement by the owner

of the Wes Apartments # Brooklyn & E. 41st

Year Built 1915, Lot dimension 80x103, No. Stories 2 + Basement

Construction Brick Ven. Number Apartments in building 23

Number rooms in Apts 2 - 3 + 4 rms.

Basement contains Janitor's quarters Laundry & furnace room

Entrance --- Floors of Apts. First

Ground Value 10000

Building Value 60000

Total Value 70000

INCOME (Annual)

Gross earnings past 12 months \$ 9741.08

EXPENSE (Annual)

Taxes	\$ <u>731.59</u>	
Insurance	<u>200.00</u>	
Depreciation	<u>1500.00</u>	
Vacancies	<u>---</u>	
Janitor Salary	<u>900.00</u>	
Fuel	<u>846.75</u>	
Repairs	<u>707.21</u>	
Light	<u>40.20</u>	
Water	<u>90.05</u>	
Telephone	<u>17.41</u>	
Janitor Supplies	<u>47.06</u>	
Gas	<u>18.97</u>	
Commission	<u>277.22</u>	
Total Annual Expense		\$ <u>5375.96</u>
		\$ <u>4365.12</u>

NET INCOME

Percentage of Income 6 1/8%

Mortgage Indebtedness \$ --- @ --- %

Selling Price of Property ---

Terms ---

AFFIDAVIT

As owner of the above named property, I, or we, do hereby swear the above given facts to be a true statement of the apartments for the 12 months ending Sept. 30, 1919:

Notary Acknowledgment

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Price

Detailed increase in the cost of operation of Apartment Houses - 1914 as compared with 1919, as compiled by John Davis & Co.

	<u>1914</u>	<u>1919</u>
Coal	\$4.25 per ton	\$9.65 per ton
Repairs - tinting, painting, papering, etc.		100% increase
Gas Rate		50% increase
Electric Light & power		25% increase
Fuel Oil	.85 per bbl.	1.97 per bbl.
Janitor salary		25% increase
Taxes	.415	.715
Water		25% increase
Insurance		10% increase
General supplies such as mops, brooms, brushes, soap, washing powder, electric lamps, etc.	10%	to 200% increase

Average percentage of increase in Apartment House operation

68%

John Davis

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6-11-1919

Sworn Statement by the owner

of the De Luxe Apartments # 1732-18th Ave

Year Built about 1909 Lot dimension 60x60 No. Stories 5

Construction Brick Number Apartments in building 12

Number rooms in Apts 4

Basement contains Janitor's apt, furnace room, Landing, Storage rooms, 3 Refrigerator Room

Entrance Inside Floors of Apts. hardwood

Ground Value _____

Building Value _____

Total Value \$25000

INCOME (Annual)

Gross earnings past 12 months \$ 4000.00

EXPENSE (Annual)

Taxes <u>1918</u>	\$ <u>516.57</u>
Insurance	<u>223.20</u>
Depreciation	<u>1400.</u>
Vacancies	<u>none</u>
Janitor Salary	<u>600.</u>
Fuel <u>x 900</u>	<u>990.73</u>
Repairs	<u>295.50</u>
Light	<u>45.50</u>
Water	<u>77.60</u>
Telephone	<u>36.</u>
Janitor Supplies	<u>2511</u>
<u>Real Estate Commission</u>	<u>214.85</u>
Total Annual Expense	\$ <u>4445.01</u>

NET INCOME \$ 7574.99

Percentage of Income 735/1000

Mortgage Indebtedness \$ _____ @ _____ %

Selling Price of Property _____

Terms _____

AFFIDAVIT

As owner of the above named property, I, or we, do hereby swear the above given facts to be a true statement of the apartments for the 12 months ending Sept. 30, 1919

Notary Acknowledgment

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

to Mr. D. B.

October 29, 1919

To Whom It May Concern:

Receipts and disbursements of the Leeds Apartment, being a four story brick veneer apartment house situated on a lot 50x100 feet in size and located at the northeast corner of Federal Avenue and Thomas Street for the year ending September 30, 1919.

Gross Annual Earning Capacity		\$10,652.00
Taxes	\$ 580.87	
Fire Insurance (Est)	168.00	
Janitor	900.00	
Fuel	1470.48	
Janitor Supplies	10.45	
Light	45.45	
Water	142.27	
Repairs	553.63	
Vacancies (Est)	1065.00	
Collection Charges	319.56	
Misc.	29.53	
Depreciation	1600.00	
Net Income	3766.76	
	<u>\$10,652.00</u>	<u>\$10,652.00</u>

Dalme Bldg
65000
ground 5000

.053 % Net

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70

1.053
70000 3766.000
 350000x
 266000

18.080	Taxes
00.000	State Insurance (Net)
00.000	Utilities
140.00	Food
10.00	Gas
48.00	Light
100.00	Water
50.00	Health
00.000	Associates (Net)
00.000	Collection Charges
00.00	Depreciation
00.00	Net Income
100.000	

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

to Mrs 16

October 29, 1919

To Whom It May Concern:

Following you will find an estimate of the receipts and disbursements of building known as the Moana Apartments, being a three story frame and stucco apartment house situated on lot seven, block six, Highlands Addition to the city of Seattle, said lot being 51x99 feet in size and located at the northwest corner of Malden and Harrison Street. The expenses are based on the actual cost to me during the first nine months of this year, with the exception of vacancies and depreciation and the rents are the actual rents in effect at the present time.

Annual Gross Income		\$7,140.00
Expenses		
Janitor	\$ 840.00	
Fuel	1230.00	
Light	60.00	
Phone	39.00	
Water	58.00	
Supplies	60.00	
Repairs	465.00	
Taxes	457.81	
Insurance	171.96	
Vacancies	714.00	
Collection Charges	192.00	
Depreciation (4% on \$25,000.)	1000.00	
Net Income	1852.23	
	<u>\$ 7140.00</u>	<u>\$7140.00</u>

\$40000

.046% Net

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40000 } 1852.00
 160000 }

 252000

To whom it may concern:
 Referring you will find an account of the
 receipts and disbursements of building known as the
 Kears Apartment, being a three story frame and masonry
 apartment located on lot seven, block six, high
 lands addition to the city of Seattle, said lot being
 five feet in area and located at the northeast corner
 of Nelson and Madison Street. The expenses are listed
 on the attached report as being the first nine months
 of this year, with the exception of vacations and other
 vacation and the same are the actual rents in effect at
 the present time.

Annual Gross Income	
840.00	Expenses
1230.00	Daniel
80.00	Fuel
38.00	Light
23.00	Phone
43.00	Gas
60.00	Janitor
40.00	Repairs
21.91	Electric
17.88	Taxes
7.00	Insurance
181.00	Vacations
1200.00	Collection Charges
188.28	Depreciation (\$25,000)
3190.00	Net Income
3190.00	

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b. H. S. H.

October 28, 1919

To Whom It May Concern:

Following you will find an estimate of the receipts and disbursements of building known as the Lenawee Apartments, being a five story brick building constructed in 1918, the lot being 116x120 feet in size and located at the southwest corner of Olive Street and Harvard Avenue. The expenses, with the exception of vacancies and depreciation, are based on the actual cost to me during the first nine months of this year and the rents are the actual rents in effect at the present time.

Annual Gross Income \$44,868.00

Expenses	
Light	\$980.00
Gas	1284.00
Water	377.00
Phone	816.00
Phone operators (2)	1500.00
Power	148.00
Janitor	1200.00
Assessments	110.00
Fuel	2426.00
Vacancies	4486.00
Repairs	1200.00
Supplies	200.00
Insurance	1005.00
Taxes	3331.00
Personal Taxes	280.00
Collection charges	780.00
Depreciation (4% on 185,000)	6600.00
Net Income	18145.00
	<hr/>
	<u>\$44,868.00</u> <u>\$44,868.00</u>

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THE BRADNER COMPANY
BY Chradney PRESIDENT

Value 250000

.072% Net on Investment

.072

750000	18,145.00
	1750000
	645000

250

 2000

250

 1750

To them it may appear...
 Following you will find an estimate of the...
 expenses and disbursements of building known as the...
 Lawrence Building, being a five-story brick building...
 constructed in 1918, the lot being located in also...
 numbered as the southeast corner of Olive Street and...
 Market Avenue. The expense with the exception of...
 materials and labor, are based on the actual cost...
 to be made for the first six months of this year and the...
 same are shown there in effect at the present time.

\$4,880.00	Labor
1064.00	Gas
377.00	Water
314.00	Phone
1500.00	Phone operators (2)
248.00	Power
1300.00	Laborer
110.00	Assessment
1228.00	Fuel
448.00	Insurance
1300.00	Repairs
300.00	Electric
1005.00	Insurance
3381.00	Taxes
480.00	Transfer
780.00	Collection charges
405.00	Depreciation (on 1000)
1813.00	Net income
\$4,880.00	

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Henry Ewing

Sworn Statement by the owner

of the Casuarina Apartments #1007E Marion

Year Built 1908. Lot dimension 120x128. No. Stories 3 1/2

Construction _____ Number Apartments in building _____

Number rooms in Apts 128

Basement contains Heating Plant, Laundry & Storeroom

Entrance Side Floors of Apts. Five

Ground Value 25,000 - Cash

Building Value 77,500

Total Value 102,500

INCOME (Annual)

Gross earnings past 12 months

\$ 8,700.

EXPENSE (Annual)

Taxes	<u>\$ 1248</u>
Insurance	<u>400</u>
Depreciation	<u>1300</u>
Vacancies	<u>None</u>
Janitor Salary	<u>_____</u>
Fuel	<u>_____</u>
Repairs	<u>_____</u>
Light	<u>_____</u>
Water	<u>_____</u>
Telephone	<u>_____</u>
Janitor Supplies	<u>_____</u>

Total Annual Expense

\$ 3148

NET INCOME

\$ 5552

Percentage of Income

5 1/2 %

Mortgage Indebtedness \$20,000 @ 6 %

Selling Price of Property \$90,000

Term \$25,000 Cash, Bal in mortgage

AFFIDAVIT

As owner of the above named property, I, or we, do hereby swear the above given facts to be a true statement of the Casuarina apartments for the 12 months ending Sept. 30, 1919.

St Louis

Notary Acknowledgment

Subscribed and sworn to before me this 29th day of October A.D. 1919,

A. M. Saubelle
Notary Public in and for the State of Washington, residing at Seattle.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Sworn Statement by the owner

of the Beaumont Apartments # 1572 Summit Ave.

Year Built 1908-9. Lot dimension 70' x 100'. No. Stories 5

Construction Brick. Number Apartments in building 28

Number rooms in Apts mostly 4 room some 3

Basement contains Heating plant etc

Entrance Summit Ave Floors of Apts. Auto Elevator

Ground Value Building cost \$60,000 to meet Present reproduction

Building Value cost probably \$85,000, \$ paid \$77,500 cost for the

Total Value property and certain spec assessments (municipal cost to
me up to \$80,000 which I consider its present value

INCOME (Annual)

Gross earnings past 12 months

\$8 mo @ \$500 per mo + 4 mos at
\$525 per mo, total \$6100

EXPENSE (Annual)

Taxes (1918)	\$ 1311.32
Insurance	100
Depreciation	
Vacancies	
Janitor Salary	
Fuel Cell charges	183
Repairs	
Light	
Water	
Telephone	
Janitor Supplies	

This building is leased as
an entirety.
1919 about \$1700

no depreciation

Total Annual Expense

\$ 1594.34 without depreciation

NET INCOME

\$ 4505.66

Percentage of Income

5 1/2%

Mortgage Indebtedness \$ 30,000 @ — %

Selling Price of Property 80,000

Terms Easy

AFFIDAVIT

As owner of the above named property, I, or we, do hereby swear the above given facts to be a true statement of the Beaumont apartments for the 12 months ending Oct 31 1919.

Walter M. Munk

Notary Acknowledgment

Subscribed and sworn to before me this 28
day of October 1919 John P. Larvin
Notary Public

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Sworn Statement by the owner

of the Lagonda Apartments # 1301 East Madison

Year Built 1907. Lot dimension 112x158. No. Stories 3

Construction Brick Veneer. Number Apartments in building 24

Number rooms in Apts Four and Five

Basement contains Janitor Apt. and one other.

Entrance East Union and Madison Floors of Apts. Fir

Ground Value Said to be \$35000 in 1910

Building Value Said to have cost \$75000.

Total Value \$110000.00

INCOME (Annual)

Gross earnings past 12 months \$ 6640.00

EXPENSE (Annual)

Taxes	<u>\$ 1458.18</u>
Insurance	<u>297.00</u>
Depreciation	<u> </u>
Vacancies	<u> </u>
Janitor Salary	<u> </u>
Fuel	<u> </u>
Repairs	<u> </u>
Light	<u> </u>
Water	<u> </u>
Telephone	<u> </u>
Janitor Supplies	<u> </u>

no def

Total Annual Expense \$ 1755.18

NET INCOME \$ 6684.82

Percentage of Income 4

Mortgage Indebtedness \$ 36000. @ 7 %

Selling Price of Property \$ 66500.00

Terms About half cash, balance to be arranged

AFFIDAVIT

As owner of the above named property, I, or we, do hereby swear the above given facts to be a true statement of the Lagonda apartments for the 12 months ending Sept. 30, 1919.

W. Thieff

Notary Acknowledgment

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

116

Sworn Statement by the owner

of the Imperial Apartments # 1427 - E. Pike

Year Built 1906. Lot dimension 70 x 80. No. Stories 3

Construction Brick. Number Apartments in building 14

Number rooms in Apts 12-4 48
2-5 10 60.

Basement contains furnace room storage laundry & Janitors & rooms

Entrance Marble Floors of Apts. 3 Basement

Ground Value 10,000 -

Building Value 50,000 -

Total Value 60,000 -

INCOME (Annual)

Gross earnings past 12 months \$ 7,516.⁵⁰

EXPENSE (Annual)

Taxes	\$ <u>698.85</u>
Insurance	<u>186.</u>
Depreciation	<u>2500.</u>
Vacancies	<u>150.</u>
Janitor Salary	<u>600.</u>
Fuel	<u>720.</u>
Repairs	<u>2.</u>
Light	<u>144.</u>
Water	<u>100.</u>
Telephone	<u>30.</u>
Janitor Supplies	<u>100 -</u>
Gas	<u>108</u>

Total Annual Expense \$ 5,336.85

NET INCOME \$ 4,179.⁵⁹

Percentage of Income 3.6 %

Mortgage Indebtedness \$ 20000 = @ 7 %

Selling Price of Property 60,000 =

Terms 20000 - 1st Mgt 20000; 2nd 20000 Cash

AFFIDAVIT

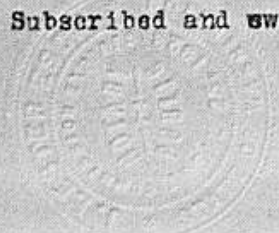
As owner of the above named property, I, or we do hereby swear the above given facts to be a true statement of the Imperial apartments for the 12 months ending Sept. 30, 1919.

W. J. Dennis

Notary Acknowledgment

Subscribed and sworn to before me this 20th day of October 1919.

Robert Esch
Notary Public in and for the State of Washington, residing at Seattle.



NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Hotel Data

Heat	1914-1919	1240/0
Light	1914-1919	2 1/2 0/0
Laundry	1914-1919	244 0/0

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	1912 -	1919	Adv.
Cash	8¢ -	32.95	40070
Cotton	lb.	lb.	
Wool	16¢ lb.	\$1.00 lb.	5006
Flax	\$260.00 Ton.	1,420.00 Ton.	5007

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Trilet Paper

Case 8^{00} — 15^{00} — 87%

Writing Paper

Per lb. 64 — 18^c — 200%

Envelopes

Per 1000 1.10 — 1.85 — 68%

Paper Towels

Per case 6⁰⁰ — 12.50 — 108%

Soap

Per box 3⁸⁵ — 8²⁵ — 115%

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W. G. KING, PROPRIETOR
 FRED H. SUBSKY, MANAGER

SEATTLE, WASH. Oct. 29, 1919.

	1914	1919	
Clerks	\$90.00	150.00	<i>man</i> 66% 70%
Telephone Operators	40.00	67.35	68.04%
Bell Boys	25.00	40.00	60% 60%
Elevator Operators	50.00	65.00	30% 30%
Porter	45.00	120.00	37.5% 166 ² / ₃ %
Cigar Girls	55.00	87.50	60% 60%
Engineer	75.00	120.00	62.5% 60%
Housekeeper	50.00	120.00	41 2/3% 140%
Maids	35.00	70.00	50% 100%
Housemen	55.00	120.00	45.8% 120%

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

(Copy)

The following is a list in quotation of rentals of the Quinoy Apartments, 721-17th Avenue, showing a summer rate, a raise October 1st, which was supposed to be the winter rate; also another raise November 1st. Notices have been given to all tenants on October 9th that beginning November 1st they are either to comply with this rental or vacate. (Unfurnished apartments.)

Name	Apt.	No. Rooms	Summer Rent	Raised Oct. 1st	Raised Nov. 1st	
<u>Herman Aronson</u>	A	4	\$35.00	\$40.00	\$60.00	
	B	4		50.00	65.00	
<u>Bert Mills</u>	C	3	27.50	30.00	50.00	
<u>Mrs. W. A. Hinds</u>	D	3	27.50	30.00	50.00	
<u>Anna Case - Elsie Brown</u>	E	3	30.00	32.50	52.50	
<u>David Lewis</u>	F	3	27.50	30.00	50.00	
<u>Mrs. B. Leavitt</u>	G	4	35.00	40.00	60.00	
<u>Fleming & Johnson</u>	H	4		40.00	60.00	
<u>M. Evenburg</u>	I	3	27.50	32.50	50.00	
<u>M Aronson</u>	J	3	27.50		50.00	
<u>Geo. A. Graham</u>	K	3	30.00	32.50	50.00	
<u>H. Lewitt</u>	L	3	22.00	30.00	50.00	
<u>A. B. Williams</u>	M	4	30.00	40.00	60.00	
<u>Miss B. E. Jackson</u>	N	4	30.00	40.00	60.00	
	O	3	30.00	35.00	55.00	
<u>A. L. Patterson</u>	P	3		35.00	55.00	
<u>George T. Brooks</u>	Q	3	27.50	30.00	50.00	
<u>J. W. Flynn</u>	R	3		30.00	50.00	
	S	4				Basement
<u>E. E. Gardner</u>	T	4	15.00	20.00	32.50	"
<u>Mrs. H. V. Fernald</u>	U	3	15.00	17.50	25.00	"

Received by the Tenants Protective Association, Oct. 11, 1919. 7035.10

Secretary.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

P E T I T I O N

WE THE UNDERSIGNED Tenants of the Madrona Apartments, 703 - 30th Avenue, Corner of Cherry, do hereby petition your committee, and pray for relief from the Rent Hogs - All of the undersigned parties have been raised \$20.00 each within the past thirty days, and \$5.00 raise during the past summer, which rent is just 100 per cent increase in less than a year.

We ask your investigation in this matter.

<u>Name</u>	<u>Apt.</u>	<u>No. Rooms</u>	<u>Summer Rent</u>	<u>Raised Oct.1st</u>	<u>Raised Nov.1st</u>
<u>M. Cramer</u>	A	3	\$25.00	\$35.00	\$45.00
<u>Mrs. M. Hargis</u>	B	3	25.00	35.00	47.50
	D	3	25.00	35.00	50.00
<u>Mrs. W. B. Coggeshall</u>	G	3	25.00	35.00	46.00
	L	3	27.50	35.00	45.00
<u>Geo. R. McDonald</u>	J	3	27.50	32.50	42.50
<u>Alva Ross</u>	H	3	25.00	35.00	47.50
<u>Sarah J. Phay</u>	I	3	20.00	30.00	37.50
<u>Mr. P. E. Johnston</u>	E	3	27.50	35.00	45.00
<u>Ralph W. ...</u>	C	3	30.00		40.00
<u>Mr. Campbell</u>	K	3	25.00	30.00	40.00
<u>Miss ...</u>	M	3	25.00	35.00	45.00
	F	3			50.00

Received by the Tenants Protective Association Oct. 13th, 1919.

M. Cramer
Secretary.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

1 apt - 2 yrs - small hall tinted

THE DE LA MAR
115 Olympic Place

3 r. k.
45.00 12/1/18
65.00 9/1/19
70+ 00 phone 2x50

Owner and Proprietor, John P. Fay, located on Lots 11 and 12, Block 11, _____ Addition.

The records show that assessed valuation on both Lots and building to be \$35,560; taxes on same for 1918 were \$2,007.36.

The De La Mar contains about 24 apartments. Their rates were advanced Oct. 1, 1917, again Dec. 1, 1918, Feb. 1st, 1919 and Sept. 1, 1919. Almost no repairing has been done in most apartments for some time.

One apartment Mr. Fay asked \$125.00 for but let it go for \$100.00.

3 r. unfur
37.50 Oct 1/17
40.00 2/1/19
phone
50.00 9/1/19

Tenants feared the publicity of their names and refused to give any information, as Mr. Fay's anger would hound them out.

only 4 old tenants

(The Carolina Court, Eastlake Avenue,
Owner Claude C. Ramsay, County Commissioner)

Mr. Ramsay leased this house some time ago and the lease expires next year some time. About 6 months ago a party bought said lease and part of furnishings for \$8,000. They are now paying \$1425 per month rent. There are about 75 apartments and the average rental seems to be considerable above \$45.00 per month, which shows that said Lessees are clearing over \$2,000 per month.

To show the pyramiding of rentals, one party about two years ago paid \$38.00 per month for 3 room unfurnished apt.; later raised to \$47.50, then \$55.00; now notice to take effect Dec. 1st of \$60.00.

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ABRAM APARTMENTS.

2624 Western Ave.

The above apartments are located on Lot 4, Block 9, Bell and Denny's Addition, owner Mildred Calwell. The records show Lot 4 assessed valuation at \$3,420, building \$2,070, total assessed valuation \$5,490. Taxes for 1918, the records show to be \$309.91; the total gross receipts for 1919, approximately \$8,424.00, according to the Rental Board's Appraisal.

New rates asked now makes an increase over 1918 of \$2,622.

This house has changed hands several times in the past few months.

(Heat, Janitor's service and up-keep not calculated.)

TENANTS PROTECTIVE ASSOCIATION

By _____
Secretary.

Special Case.

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Awards

by our Mayor passes, as we sincerely hope it will, may we respectfully suggest that the committee take our grievances under consideration at its earliest opportunity.

Name	# of Hrs.	# Weeks	Summer Rate	act.	Rate advanced.	Remarks
W. J. Sullivan	28	4	\$ 27.00		85.00	unfurnished.
Mrs. Kesterson	26	5	33.50		40.00	unfurnished.
Mr. Dyer	27	4	30		47.00	Partly furnished.
Mr.	30	5	32.00		47.00	unfurnished
Mr.	31	4	31.00		45.00	unfurnished.
Porter moved.	37	4	21.00		30.00	unfurnished
-----	22	3	22.00			furnished
Mrs. Larnon.	38	4	21.00		30.00	unfurnished.
	39	4	27.00		31.00	furnished.
Mrs. Hirschman	3	3	25.00		35.00	Partly furnished
Mrs. Linn.	23	3	26.00		30.00	Partly furnished.
Mrs. Linn	24	3	24.00		35.00	
Mrs. Hooper	33	3	27.00		35.00	
People moved.	25	3	26.00		35.00	
.. ..	26	4	35.00		40.00	
.. ..	21	4	45.00		47.00	
Mrs. Carlson	1	4	27.00		37.00	
	2	4	50.00		55.00	

702.50 921.00

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Assessed Valuation. Lot
+ Building 1918 5490.

Taxes Paid 1918. 309.91

Owner. Mildred Calvert

Lot. 4 Blk 9

Bill + Denny additons

Year	Valuation	Taxes	Notes
1918	5490	309.91	Assessed Valuation. Lot + Building
1919	5490	309.91	Taxes Paid
1920	5490	309.91	Owner: Mildred Calvert
1921	5490	309.91	Lot 4 Blk 9
1922	5490	309.91	Bill + Denny additons
1923	5490	309.91	
1924	5490	309.91	
1925	5490	309.91	
1926	5490	309.91	
1927	5490	309.91	
1928	5490	309.91	
1929	5490	309.91	
1930	5490	309.91	
1931	5490	309.91	
1932	5490	309.91	
1933	5490	309.91	
1934	5490	309.91	
1935	5490	309.91	
1936	5490	309.91	
1937	5490	309.91	
1938	5490	309.91	
1939	5490	309.91	
1940	5490	309.91	

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

432 globe 10/11

RETAIL

WHOLESALE

SPEAR'S 5 & 10c STORE
717 3RD AVENUE
SEATTLE

Oct 23d 1919

Mr Robert Hesbeth, Esq.

Dear Sir.

I am sending you a memorandum on my rent at 717 3d ave. I have been in this location for about ten years, just making a living, In 1916- 1917- 1918, I paid \$100. Per Month. In 1919 I am paying \$130. Per Month and my lease expires Dec 31 1919. Mr Henry C Ewing Co. now agents for the two men that now have Building leased, wants me to pay \$260. Per Month. to pay the First Mo and last four in advance. I am willing to pay a fair rent but I cannot pay the ammount demanded and live. and shall be forced out of business, unless I can get a fair show. Please Investigate.

Yours Truly.

H. E. Spear

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Hotel Fairfield

Seattle Sept 1st 1919

Messrs. Gallagher & Conati

ROOM 323

Monthly and weekly rates are payable in advance, and do not apply to shorter periods.

From	<u>9/1</u>	to	<u>9/8</u>	<u>10⁰⁰</u>
Days at \$				
Baggage in out				
Extra Electric Service				
Telegram				
Telephone				
Messenger				
C. O. D.				
Tailor and Cleaner				

Laundry -

*Beginning Sept. 8th 1919
your rate will be \$12⁰⁰
per week.*

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NEW ST. JAMES HOTEL

1117 THIRD AVENUE

SEATTLE, WASH.

Apr 2nd 1919

Mr. Hasket
Will send you a
few letters of rent
raising other hotels
are doing the same

The average ~~Man~~
Wage is \$4.44 to \$6.00

Dollars a day.
rent 7.00 a week. his breakfast
With 10 cent coffee @ .60¢
Lunch 35¢ and a decent
Meal 75¢ they really should
will cost at saving \$18.45-

75-
60
30
165-

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PHONE MAIN 1190

THOROUGHLY MODERN

NEW ST. JAMES HOTEL

1117 THIRD AVENUE

SEATTLE, WASH. _____ 191_____

See some thing done.

Yours truly
Chas. J. Kelly

Moving to Plowater
Hotel 3 or

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PHONE MAIN 1186

THOROUGHLY MODERN

NEW ST. JAMES HOTEL

1117 THIRD AVENUE

SEATTLE, WASH.

9/1 1919

Moore & McDonald

Room 413

Gentlemen; - Effective Sept-
3rd your room rent will
be advanced from 7.⁰⁰ per
week to 8.⁰⁰ per week.

New St. James Hotel^{co.}

By C. R. Hunter

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*Get this
stamp*

PHONE MAIN 1186

THOROUGHLY MODERN

NEW ST. JAMES HOTEL

1117 THIRD AVENUE

SEATTLE, WASH.

9/1 1919

A. J. Reif;
Room 408.

Dear Sir; - Effective Sept 5 your
room rent is advanced from 6.⁰⁰
per week to 7.⁰⁰ per week.

If you desire to keep this room
please notify office
and oblige.

New St. James Hotel Co.

By E. R. Hunt

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PHONE MAIN 1186

TELEPHONE

NEW ST. JAMES HOTEL

1117 THIRD AVENUE

SEATTLE, WASH.

9/1

1917

J. F. Walsh.
Room 310

Dear Sir; - Effective Sept 3rd
your room rent will be advanced
from \$6.⁰⁰ per week to 7.⁰⁰ per
week.

New St. James Hotel.
By E. R. Harts

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