

The City of Seattle

## Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
Street Address: 700 5th Ave Suite 1700

### Landmark NOMINATION Application

**Name:** Booth Building

**Year Built:** 1906

**Street and Number:** 1534 Broadway Avenue

**Assessor's File No.:** 600300-0445

**Legal Description:** West 85 feet of Lot 6, Block 14, Addition to the City of Seattle, as laid off by D.T. Denny, guardian of the estate of J.H. Nagle (commonly known as Nagle's Addition to the City of Seattle), according to the plat thereof recorded in Volume 1 of Plats, page 153, in King County, Washington.

**Present Owner:** State of Washington, State Board of Community & Technical Colleges—Seattle Central Community College

**Owner's Address:** c/o Lincoln Ferris, Consultant to the President  
Seattle Central College  
1701 Broadway, Suite 4180  
Seattle, WA 98122

**Present Use:** Retail (street level), vacant (2nd & 3rd floors)

**Original Owner:** Dr. William G. Booth and Dr. John R. Booth

**Original Use:** Retail (street level), studios & offices (2nd & 3rd floors)

**Architect:** Thompson & Thompson  
**Builder:** Layton & White

**Submitted by:** Rhoda Lawrence, Principal, BOLA Architecture + Planning  
**Address:** 3800 Ashworth Avenue N, Seattle, WA 98103  
**Phone:** (206) 457-7871

**Date:** October 25, 2019

Reviewed (historic preservation officer): \_\_\_\_\_ Date: \_\_\_\_\_



Landmark Nomination / Booth Building  
1534 Broadway Ave, Seattle

October 2019







## TABLE OF CONTENTS

Introduction.....	1
Property Data .....	1
Architectural Description.....	2
Setting & site	
Building description	
Summary of alterations	
Historical Context .....	4
Development of the Capitol Hill neighborhood	
Brief overview of music and arts schools in the U.S.	
Development and occupants of the subject building	
Dr. William G. Booth and Dr. John R. Booth, original owners	
Thompson & Thompson, original architect	
Layton & White, original builder	
Mission Revival architecture	
Bibliography.....	12
List of Figures.....	16
Figures .....	18

## INTRODUCTION

This landmark nomination was prepared for a prospective owner of the subject property in order to ascertain its historic status. The report was developed by Sonja Molchany, Principal, Fieldwork Studio LLC, and reviewed by Rhoda Lawrence, Principal, BOLA Architecture + Planning.

## PROPERTY DATA

**Name:** Booth Building

**Address:** 1534 Broadway Avenue

**Tax Parcel:** 600300-0445

**Legal Description:** West 85 feet of Lot 6, Block 14, Addition to the City of Seattle, as laid off by D.T. Denny, guardian of the estate of J.H. Nagle (commonly known as Nagle’s Addition to the City of Seattle), according to the plat thereof recorded in Volume 1 of Plats, page 153, in King County, Washington.

**Date of Construction:** 1906

**Original Use:** Retail (street level), studios & offices (2nd & 3rd floors)

**Later Use:** Seattle Central Community College offices & classrooms

**Present Use:** Retail (street level), vacant (2nd & 3rd floors)

**Original Owners:** Dr. William G. Booth and Dr. John R. Booth

**Present Owner:** State of Washington, State Board of Community & Technical Colleges—Seattle Central Community College

**Original Designer:** Thompson & Thompson

**Original Builder:** Layton & White

**Property Size:** 5,100 square feet

**Building Size:** 18,000 net square feet

**Zoning:** MIO-65-NC3P-65

## ARCHITECTURAL DESCRIPTION

### Setting & site

The Booth Building is located at the south end of Capitol Hill, on the southeast corner of Broadway and E. Pine Street, within the Pike-Pine corridor. In general, the surrounding area is a dense mix of commercial, mixed-use, institutional, and apartment buildings, constructed from the early 20<sup>th</sup> century to present. Some single-family residences also characterize the neighborhood in the blocks north/northeast of the subject property, and there are a few surface parking lots to the east and south. The main campus of Seattle Central College (formerly Seattle Central Community College) is northwest, diagonally across from the site. Northeast across E. Pine Street, Cal Anderson Park and Bobby Morris Playfield occupy three blocks north-south from E. Denny Way to E. Pine Street, between Nagle Place and 11th Avenue. **[See Figs 1-15 for site and context]**

Immediately south of the subject site is a surface parking lot and immediately east is a two-story commercial building at 909 E. Pine (1919), both of which have long been owned together with the subject parcel. Farther east on the northeast corner of the same block is the Odd Fellows Temple at 915 E. Pine (1908), a notable four-story masonry building. North across E. Pine is a larger two-story commercial building—the former Boone & Company Pontiac dealership (1925), and west across Broadway is the five-story Broadway Crossing Apartments (2006). The First Hill Streetcar runs north-south along Broadway here, and a streetcar stop with a shelter is located in the right-of-way west of the subject building.

The subject site consists of a 5,100-square-foot parcel 60' wide (north-south) by 85' deep (east-west). (This is the west 85' of Lot 6, which is 128' deep.) **[See Fig 3]** The site slopes slightly down to the south. The building footprint occupies nearly the entire site, with the exception of a 3'-wide access easement at the east end. The neighboring property to the east, with a building addressed at 909 E. Pine, likewise has a 3'-wide easement at its west end, for a total 6'-wide space between the buildings. An exterior stair in this location connects the two buildings and provides egress for 909 E. Pine.

Designated Seattle landmarks within about five blocks include:

- Eldridge Tire Company Building (A.H. Albertson, 1925), 1519 Broadway
- White Company Motor Building, (Julian Everett, 1917-18), 1021 E. Pine Street
- Kelly-Springfield Motor Truck Building (Julian Everett, 1917), 1525 11th Avenue
- Cal Anderson Park, Lincoln Reservoir and Bobby Morris Playfield (Olmsted Brothers, 1903, altered), 11th Avenue between E. Pine Street and Denny Way
- First African Methodist Episcopal Church (A. Dudley, 1912), 1522 14th Avenue
- St. Nicholas Russian Orthodox Cathedral (Ivan Palmov, 1932-38), 1714 13th Avenue

- Seattle First Baptist Church (Ulysses G. Fay, 1908-12), 1121 Harvard Avenue
- Old Fire Station #25 (Somervell & Coté, 1909), 1400 Harvard Avenue
- Knights of Columbus (F.W. Bohne, 1913), 700-722 E. Union Street

### Building description

The Booth Building is a three-story, concrete and unreinforced brick masonry structure with an overall footprint of approximately 60' by 80'. Its location is emphasized by a slightly taller, square tower element at the northwest corner. The tower has a shallow pyramidal hipped roof; otherwise the overall building roof form is primarily flat or low-sloped. The building is approximately 54' tall from the sidewalk to the highest point of the tower roof. Street-facing west and north façades are primary, while east and south façades are utilitarian. Originally designed with Mission Revival architectural features, changes over time have simplified and flattened the appearance of the façades. The building today is characterized by its blocky massing with corner tower; exterior stucco finish; large storefront openings at the first story; and variously-sized window openings with flat and arched heads at the second and third stories, primary façades. *[See Figs 16-45]*

Three storefront bays at the first story face west onto Broadway, with the northernmost/corner one recessed back one bay into the west end of the north façade; a square column divides each bay from the next, and the northwest corner column has an angled storefront with entry deeply recessed behind it, creating an exterior covered vestibule or pass-through. The storefront systems are contemporary, consisting of dark anodized aluminum installed in 2007. The center bay on the west façade contains a fixed unit, while the south bay includes a passage door for access to the former SCCC space. (Original storefront systems were wood with large plate glass display windows and multi-light wood transoms.)

Upper floor window openings are varied, and original wood windows have been replaced with bronze anodized aluminum. The same pattern of openings is used on the second and third stories, although there is some variation between the west and north façades. The corner tower features four large, rectangular openings—one at each story on both façades—with a tripartite window in each opening. The opposite end bay on each façade, both of which originally terminated in a shaped/scalloped parapet to balance the northwest tower, contains a pair of flat head openings at each story. On the west façade, the central portion has a symmetrical fenestration pattern of arched, flat, flat with a high sill, flat, and arched. The north façade pattern of the main building block, left to right, is arched, followed by two pairs of flat, arched, and then a single flat-head. Decorative window hoods project slightly, wrapping the upper third of the openings and emphasizing the arched and flat shapes of the windows. Near the east end of the first story, two flat-arch window hoods are visible on the wall but the openings have been infilled and stuccoed over. Secondary south and east façades have fewer openings, scattered and unembellished.

Originally, an entrance at the east end of the north façade (E. Pine Street) provided access to the upstairs tenant spaces via a stairway. It was emphasized by a projecting pediment supported by smooth columns, and also had a flat metal marquee in early photos. Those features no longer remain; the original door opening has been closed off and a hollow metal door set at an angle has been installed to provide egress.

The building interior has been extensively and repeatedly altered over the years for various occupants. The first floor was completely remodeled by 1964 when Franklin Savings & Loan took over the entire space. The central/north first-floor area was renovated two years ago for the current tenant, while the southern portion was outfitted for SCCC's use in 1986. Materials and finishes on the second and third floors are also contemporary and consist of gypsum board on demising walls, gypsum board or suspended acoustical tile ceilings, resilient and carpet flooring, and non-original flush wood doors. The interior face of perimeter brick walls is exposed, with non-original wood trim around window openings.

The archival property record card noted ceiling heights as follows: 7' at the basement, 13' at the first floor, 11'-6" at the second floor, and 9'-6" at the third floor. It also cited three stores, 19 rooms (fir-floored), and two ballrooms (hardwood-floored).

### Summary of alterations

The earliest drawings on file at SDCI are for 1960 alterations. While no original or early drawings have been discovered, early photographs indicate the original appearance and characteristics of the building. In addition to changes noted in the building description above, a number of alterations are evident by comparing early photos to current conditions. The wall surface of the primary façades appears flatter today because of the removal and literal smoothing over of a number of original decorative elements: an intermediate cornice above the storefront bays; bracketed projecting sills at the large tower windows and at the second-story paired end windows; a continuous belt course at the third-story sill line; a slight dentil line along the flat parapet, between the tower and shaped/scalloped ends (which have also been removed); and oval details at the upper wall portion of the tower.

The following alterations to the property are identified from permit and drawing records:

Permit	Date	Comments
133688	1914	New partitions, music studio
176230	1919	Build partitions, assembly wall
387127	1948	Corrections per fire department
484912	1960	Alter 1st floor of existing building & occupy as bank and offices, est. \$20,000 cost
492114	1961	Erect & maintain sign
493314	1961	Install 3' door at street level landing
498098	1962	Construct vault on 1st floor
506713	1964	Alter existing building per plan, est. \$15,000 cost
507266	1964	Install cool air ducts
508949	1964	Erect & maintain electric sign
525345	1967	Construct exit stairway & deck, 2-story
	1969	Renewal of 1967 permit
	1975	Erect & maintain two single-faced signs, Capital Savings
561949	1976	Remove dry standpipe from exterior of existing building
	1982	Fabricate & install double-faced sign
612686	1984	Alter bank/office building and change use to dental office
624791	1986	Alterations to building for Seattle Central Community College, incl. installation of elevator
699172	1998	Re-roof & brick parapet restoration
6132641	2007	South Annex Envelope Upgrade, incl. replacement of windows, storefronts, and doors; stucco repair and painting
	2017	Interior T.I., Laughing Buddha Tattoo

## HISTORICAL CONTEXT

### Development of the Capitol Hill neighborhood<sup>1</sup>

Seattle's Capitol Hill is situated on the northern portion of a long, north-south ridge east of downtown. The neighborhood is generally bounded by I-5 on the west, 23rd Avenue E. on the east, E. Pike and E. Madison Streets along the south, and Interlaken Park and 520 on the north. The ridge continues south into First Hill.

***[See Figs 46-53 for historic neighborhood photos]***

Capitol Hill was logged off in the 1880s, though not before a wagon road was cut through the forest to reach a cemetery established at the top of the hill in 1872, later known as Lake View Cemetery. In 1876, the city purchased 40 acres immediately south of the cemetery—land that would become Volunteer Park. Much of the hill was developed by J.A. Moore, who purchased 160 acres in 1900 and began improvements before platting residential subdivisions.

J.H. Nagle's First Addition, in which the subject property lies, was platted in 1880 by David Denny as a trustee and guardian of the estate of John H. Nagle. Nagle, a Seattle pioneer, held a 161-acre donation land claim that became part of Capitol Hill's Broadway neighborhood. He farmed his land, raising cows and cultivating fruit trees and vegetables, as well as serving as King County Assessor from 1857 to 1861. In 1874, Nagle was committed to the Insane Asylum for Washington Territory, and Denny was appointed to manage his estate. Denny left most of Nagle's original farm unplatted, and after Nagle's death in 1897, the city purchased just over 11 acres of this "open tract" for use as a reservoir. This became Lincoln Reservoir and Lincoln Park (renamed Broadway Playfield in 1922 and Bobby Morris Playfield in 1980). The full site was named Cal Anderson Park in 2003, in honor of Washington State's first openly gay legislator.<sup>2</sup>

Streetcar lines encouraged development as businesses opened along transit corridors and residential areas grew nearby. An electric trolley line in 1891 linked Capitol Hill to First Hill and Beacon Hill along Broadway, and in 1901 the City Park line connected downtown to Volunteer Park. Lines along 15th, 19th, and 23rd Avenues followed over the next eight years. Residential development included both grand and modest houses, most on standard lots of about 60' by 120'.

Lowell School, the area's first grade school (originally called Pontius School and later Columbia School), opened in 1890 at E. Mercer and Federal Avenue. By 1902, the school's 12 teachers had 469 students in eight grades. The same year, Seattle's first purpose-built high school opened, located on the northwest corner of Broadway and E. Pine Street. It was called Seattle High School and then changed to Broadway High School; now a portion of the original building is incorporated into Seattle Central College's Broadway Performance Hall. In 1905, the Summit School (now the Northwest School) opened at the south end of the neighborhood and in 1906 Stevens School at the north end on 18th and Galer (both Seattle landmarks).

Catholic families moved to the Stevens neighborhood in part due to the proximity of a number of Catholic institutions. Holy Names Academy (1907) at 21st Avenue E. and E. Aloha, St. Joseph's Church and School (1907 and 1908, respectively) on 18th Avenue E. at E. Aloha, and Forest Ridge School (1907) on Interlaken.

In the first two decades of the 20th century, auto dealers and related businesses clustered on Broadway, Pike, and Pine streets to form Seattle's earliest "auto row." The first automobiles here were sold about 1906, on Broadway near the high school.<sup>3</sup> Dealerships and related businesses such as repair shops, parts dealers, paint shops, garages, and used car dealers spread primarily along Pike and Pine, west toward downtown and east to Madison Street. "Fireproof" structures of brick or concrete with large, plate glass windows were developed to house auto

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<sup>1</sup> This neighborhood overview is derived primarily from Dorpat's "Seattle Neighborhoods: Capitol Hill, Part 1—Thumbnail History" and Caldbick's "Seattle Neighborhoods: Capitol Hill, Part 2—Thumbnail History."

<sup>2</sup> Decoster, n.p.

<sup>3</sup> Sheridan, p. 27.

dealerships, with a showroom and offices on the ground floor and ramps to parking and/or repair space above. Auto row thrived as car ownership became more prevalent and with the strong 1920s economy. Some dealership buildings were larger and more ornate, up to four stories tall and faced with terra cotta. Examples include the White Company Motor Building at 1021 E. Pine Street (1918, Seattle landmark), the former Packard dealership at 1120 E. Pike (1920), and the former Boone & Company Pontiac dealership at the northeast corner of Broadway and E. Pike (1925).

The auto-related character of the Pike-Pine corridor declined during the Great Depression and then World War II, as auto production halted. Following the war, dealerships were more likely to occupy sites that included large outdoor lots and display areas, rather than the indoor showrooms of the 1920s. Buildings were converted to industrial, office, or warehouse use. A series of furniture and interiors businesses clustered along Broadway, and larger commercial spaces were often divided into smaller shops and studios.

The last class graduated from Broadway High School in June 1946, and the building reopened in September 1946 as part of Broadway-Edison Technical School, largely serving veterans. Twenty years later, the building became part of Seattle Community College. In 1974, all but the auditorium was demolished as new facilities were built for the community college.

Capitol Hill today is a thriving neighborhood and the unofficial center of Seattle's LGBTQ community. The area is known for shops, bars, and restaurants, as well as cultural institutions such as the Seattle Asian Art Museum and Volunteer Park Conservatory. Major construction in the neighborhood over the last decade or more has included large mixed-use buildings of up to six stories and the opening of the Capitol Hill light rail station in 2016.

#### Brief overview of music and arts schools in the U.S.

Music education in the United States had its roots in singing schools, which trained and organized singers for church services in the 1700s.<sup>4</sup> Lowell Mason—a hymn composer, music publisher, and church music director—with several others founded the Boston Academy of Music in 1833, as the country's first school of higher musical education. The academy had over 3,000 students by its second year and provided vocal and instrumental instruction.<sup>5</sup> Mason established the first public-school music program in the country five years later, also in Boston.

Meanwhile, dance as a part of U.S. public education in the early 1900s was linked with the European popularity of open-air exercise and national dances taught in gymnasia.<sup>6</sup> Also at the turn of the 20th century, American dance pioneer Isadora Duncan, whose free-flowing style of dance was based in naturalistic movement, was gaining popularity and influence after moving to Europe ca. 1899.<sup>7</sup> Known as the "Mother of Modern Dance," she founded dance schools in both Europe and the United States.

A timeline summary of music and arts education gives an overview of its development at the national scale:

**1865** – Oberlin College, which had been founded in 1833 as a coeducational institution, established its Conservatory of Music program.<sup>8</sup>

**1867** – Boston Conservatory of Music was founded by German-born violinist Julius Eichberg. In 1920, a grand opera department was added, in the early 1930s a theater program, and in 1943 the first integrated department of ballet and modern dance.<sup>9</sup>

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<sup>4</sup> Jackson, n.p.

<sup>5</sup> Pratt, n.p.

<sup>6</sup> Reedy, n.p.

<sup>7</sup> Isadora Duncan Dance Foundation, n.p.

<sup>8</sup> Oberlin College, n.p.

<sup>9</sup> Boston Conservatory at Berklee, n.p..

**1886** – Julia Ettie Crane founded the Crane Institute of Music at the Potsdam Normal School (now the Crane School of Music at SUNY Potsdam), establishing the first college program in this country for training public school music teachers.<sup>10</sup>

**1889** – Hull-House Music School in Chicago was established by Eleanor Smith, who directed the school during Jane Addams’ tenure as Head Resident. Music and arts programs were an important part of the settlement house offerings.<sup>11</sup>

**1905** – The Juilliard School was founded in New York City, as the Institute of Musical Art. The intent of its founder, Dr. Frank Damrosch (godson of Franz Liszt), was to create an American music academy comparable to the European conservatories. A Dance Division was added in 1951 and a Drama Division in 1968.<sup>12</sup>

**1905** – Carnegie Mellon University’s School of Fine and Applied Arts was founded. The Department of Drama was established in 1914.

**1907** – The Music Supervisors National Conference held its first meeting in Keokuk, Iowa. The organization is now known as the National Association for Music Education.

**1926** – The first dance major was approved, in the Women’s Physical Education Department at the University of Wisconsin Madison.<sup>13</sup>

**1926** – Dance legend Martha Graham founded her dance company and school in Manhattan, originally based out of a Carnegie Hall studio. The Martha Graham School touts itself as the oldest professional school of dance in the U.S.<sup>14</sup>

**1927** – The National High School Orchestra Camp was established by music educator Joseph Maddy, who had created a national high school honors orchestra at the behest of the Music Supervisors National Conference. This brought together talented musicians from around the country for summer camp at Interlochen.

**1962** – The Interlochen Arts Academy was established as the country’s first independent boarding school in the arts.

In addition to such high-level institutions, music and arts instruction naturally happened at a smaller scale all over the country. In Seattle, the 1914<sup>15</sup> Seattle city directory business listing for “Colleges & Schools” cited 15 entries that were drama, dancing, or music schools. About half of them had Capitol Hill addresses, including one—the Washington College of Music—in the Booth Building. One additional school was listed under “Dancing Schools.” Under the classified heading for “Music Teachers” were 285 entries(!). Almost all of these appear to have been individuals providing lessons, some from home addresses but many from studios in the Odd Fellows Temple, Peoples Savings Bank Building, and Liberty Building. Numerous teachers had studios in the Eilers Music House Building at 3rd Avenue and University Street. Based on the names, at least 65% of the music teachers listed individually were women.

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<sup>10</sup> SUNY Potsdam, n.p.

<sup>11</sup> Johnson, n.p.

<sup>12</sup> The Juilliard School, n.p.

<sup>13</sup> National Dance Education Organization, n.p.

<sup>14</sup> Martha Graham Dance Company, n.p.

<sup>15</sup> This year was chosen as a reference point because it is the same year Nellie Cornish established the Cornish School of Music, although that occurred in November, so in the 1914 directory she is listed individually as a music teacher.



### Development and occupants of the subject building

The Booth Building was designed and constructed in 1906. It was developed by brothers William G. and John R. Booth, both doctors, as an investment property. Although the permit notice referred to the planned building as a “three-story and basement brick and concrete store and apartment house,”<sup>16</sup> classified advertisements from the beginning offered studios and offices. **[See Figs 54-64 for historic property photos]**

The first floor, at street level, consisted of three storefronts—historically addressed as 1530, 1532, and 1534 Broadway. Upper floor tenants accessed their spaces via a north side entrance and stairs, and these occupants were typically listed in directories with the address 905 E. Pine Street.

Over the years, upper floor occupants comprised largely music, art, and dance instructors and schools. Beginning in July 1906, before the building had been completed, the Columbia College of Music began advertising its anticipated tenancy and noting that new departments would be added.<sup>17</sup> After two or three years at the Booth Building, Columbia College moved next door to the Odd Fellows Temple in 1909.<sup>18</sup> The Washington College of Music was listed in city directories there from 1911 to 1913.

In November 1914, music teacher Nellie Cornish established the Cornish School of Music in the Booth Building, in a one-room studio on the second floor.<sup>19</sup> Cornish had arrived in Seattle from Blaine, Washington, in 1900 and worked as a piano teacher. Her first studio had been in the Holyoke Building, in downtown Seattle at 1st Avenue and Spring Street.<sup>20</sup> After traveling to Boston and Los Angeles to study teaching theory and arts education, she returned to Seattle determined to start her own school. By January 1915 she added a second room, and soon she had 85 students and an ever-growing faculty.<sup>21</sup> That summer, the Cornish School took over the entire third floor.<sup>22</sup> The school continued to grow exponentially, with the curriculum including dance, drama, and speech as well as music. Soon classes were also spilling next door into the Odd Fellows Temple. Nellie Cornish had “an uncanny instinct for quality and originality,” hiring both known and unknown artists as faculty members.<sup>23</sup> These included Calvin Cady, who had been her mentor in Los Angeles and considered music education a foundation for development of logic and critical judgement in children; artist Mark Tobey ca. 1922; and dancer Martha Graham for an intensive summer course in 1930.

The Cornish School left the Booth Building and moved to its own dedicated building in 1921, located farther north on Capitol Hill at Harvard Avenue E. and E. Roy Street and designed by A.H. Richardson **[Fig 51]**. While Nellie Cornish had also resided in the Booth Building after establishing her school there, city directories indicate she moved to the new Cornish building when it was completed. Despite recurrent artistic and financial crises over the years, the school—now called the Cornish College of the Arts and with a main campus in the Denny Triangle—remains a highly regarded institution of arts education in the Northwest.

Later arts tenants included the Bates Studio in 1927 and Ruth Doherty School of Dance from 1928 until 1934. A newspaper item noted that Doherty would occupy the entire top floor, “adequate studio quarters with a large auditorium, dressing rooms and smaller studios for private lessons.”<sup>24</sup> City directories identify Philip H. Lewis (physical instructor men and boys) at the address in 1935-36 and Christensen’s Dancing from 1936 to at least 1944.

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<sup>16</sup> *Seattle Times*. “Permit for Brick Block on Broadway Taken Out.” June 6, 1906, p. 13.

<sup>17</sup> *Seattle Times*. “Musical” [classifieds]. July 21, 1906, p. 10.

<sup>18</sup> Woo, p. 4.

<sup>19</sup> Caldbick, “Nellie Cornish signs lease for space in Seattle’s Booth Building, where she will soon open Cornish School of Music, on November 14, 1914,” n.p.

<sup>20</sup> Andrews and Caldbick, n.p.

<sup>21</sup> Cornish College of the Arts, n.p.

<sup>22</sup> *Seattle Times*. “Cornish School Has Made Rapid Growth.” May 23, 1915, p. 52.

<sup>23</sup> Andrews and Caldbick, n.p.

<sup>24</sup> *Seattle Times*. “Doherty School in New Quarters.” April 1, 1928, p. 23.

In 1946, Edwin and Elise Burnley founded the Burnley School of Professional Art in the Booth Building.<sup>25</sup> Initially offering graphic design and illustration classes, they expanded into a full commercial art curriculum.<sup>26</sup> Additional upper floor occupants from the late 1940s to 1960 included Minnie Osberg, music teacher; Patricia Perry School of Dancing; and Bruce Crane Studio of Ballroom Dancing. The Burnley School was sold in 1960 and later absorbed into the Art Institute of Seattle, which closed in early 2019. The Burnley School was listed in city directories at 905 E. Pine until 1981, after which the Art Institute is listed until 1985.

The street-level retail spaces along Broadway have been occupied by a number of businesses over the years. Following is a summary list based on city directory information:

1530

- Diana Morris, milliner (1910-11)
- North Printing & Stationery (1918-22)
- Broadway Shoe Cleaning & Repair, Morris Hasson (1930-31)
- Morris Hasson Shoe Repair (1938-63)

1532

- Goodyear Tire & Rubber Co. (1911-14)
- City Piston (1936), City Piston & Ring (1937-38)
- Booster Barber Shop (1942-44)
- Neva's Barber Shop (1948-55)
- Your Barber Shop (1956-57)
- Mel's Barber Shop (1958-64)

1534

- Buchan's, confectioner (1911-13)
- Allen Tire & Rubber Co. (1917)
- Lancaster Tire & Rubber Co. (1918-22)
- Watson's, confectioner (1923)
- Lee Drug, later Lee's Lunch (1935-49)
- Dee's Sandwich Haven (1955-56)
- Marty's Grill (1957-59)

Originally three distinct storefronts serving individual businesses, the northern two spaces were combined in 1960 for Franklin Savings & Loan, and in 1964 the entire first-floor space was taken over by Franklin. Franklin was located there until 1976, when Capital Savings & Loan took over the address. By 1981 the space had apparently been divided again, and Azuma Fine Art Gallery was listed at 1532 Broadway from 1981-83. By 1985, a dental office occupied part of the first floor.

Seattle Central Community College used the building for administrative and classroom purposes by 1989, subsequently acquiring the building in 1995. While the college occupied the southern storefront and the upper floors, the first-floor office/retail space, accessed at the corner and encompassing the north and central bays, continued to house a dental practice. The College vacated the property in recent years, although the retail space is still occupied by a tenant, Laughing Buddha Tattoo.

**Dr. William G. Booth and Dr. John R. Booth, original owners**

Original owners of the Booth Building were a pair of brothers, William G. and John R. Booth. Both medical doctors, they were born in New Orleans and lived and practiced elsewhere before coming to Seattle. Dr. W.G. Booth got his medical degree in Baltimore and practiced there before arriving in Seattle in the 1890s. He practiced here as a doctor and surgeon for four decades, and was a charter member of the King County Medical Society. William

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<sup>25</sup> Caldbick, "Seattle Neighborhoods: Capitol Hill, Part 2—Thumbnail History," n.p.

<sup>26</sup> Crowley, n.p.

Booth died in Seattle in 1942, at age 82.<sup>27</sup> Both doctors were interested in public health and worked to improve sanitary conditions for the general public.<sup>28</sup> John Booth was also involved with the King County Medical Society, serving as president for a number of years. He provided medical service in the Army during WWI,<sup>29</sup> and later settled in the Bay Area with his family.<sup>30</sup>

### Thompson & Thompson, original architect

The father and son architectural team of Thompson & Thompson designed the Booth Building in 1906. Comprised of Charles Lawton (the father) and Charles Bennett (the son) Thompson, the firm was established in 1899 when the two arrived in Seattle. Charles L. Thompson (1842–1927) was born in Massachusetts and practiced architecture in New Jersey after 1865, Kansas in the 1870s-80s, and Salt Lake City 1888-98 before working briefly as a prospector in the Klondike Gold Rush.<sup>31</sup> Charles B. Thompson (1873–1956) was born in Kansas and began practicing architecture with his father when they both reached Seattle. The firm operated until 1927, when the elder Thompson died at age 85.<sup>32</sup>

A review of the archival *Seattle Times* indicates that Thompson & Thompson designed numerous residences, many quite grand, during their early years in Seattle. (One of these was the Galbraith Residence [1904] at 1729 17th Avenue, a Seattle landmark now demolished.) Their other work included apartment houses and commercial blocks, a substantial number of them in the International District. **[See Figs 65-73]**

The Booth Building was designed by Thompson & Thompson in the earlier portion of their Seattle career. The architects were versatile, designing various project and building types in assorted styles. Presumably, they were responding to the fashions of the times as well as the desires and budgets of their clients. A number of the apartment blocks and smaller commercial buildings were quite simple, while other projects, such as the subject building as originally designed, reflected contemporary tastes and high-style architecture. It is unknown whether Thompson & Thompson designed any other buildings in the Mission Revival style.

Known extant buildings in addition to the Booth Building include:

- Roberts residence (1901, altered), 168 Highland Drive<sup>33</sup>
- Booth residence (1905), 1014 14th Ave E.<sup>34</sup>
- Huessy residence (1906), 161 30th Ave<sup>35</sup>
- Monmouth Apartments/Clairemont Apartments (1909), 2014 E. Yesler Way<sup>36</sup>
- Silver Okum Building (1910), 1530-34 Pike Place<sup>37</sup>
- East Kong Yick Building/Wing Luke Museum (1910), 715-725 S. King Street
- West Kong Yick Building (1910), SE corner 7th Ave S. & S. King Street
- Goon Dip Building/Milwaukee Hotel (1911), 664 S. King Street
- Columbia City 2-story store & office building (1912), 4851-53 Rainier Ave S.
- Columbia City 2-story commercial building (1914), 4914 Rainier Ave S.
- Tokiwa Hotel/Evergreen Apartments (1916), 651-661 S. Jackson Street

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<sup>27</sup> *Seattle Times*. "Dr. W.G. Booth, Seattle Resident 50 Years, Taken." February 6, 1942, p. 30.

<sup>28</sup> Woo, p. 1.

<sup>29</sup> *Seattle Times*. "Society News." April 26, 1919, p. 14.

<sup>30</sup> Woo, p. 2.

<sup>31</sup> Ochsner, p. 480.

<sup>32</sup> *Seattle Times*. "Deaths and Funerals" (Charles Lawton Thompson death notice). September 13, 1927, p. 24.

<sup>33</sup> *Seattle Times*. "Real Estate & Building News." December 21, 1901, p. 15.

<sup>34</sup> *Seattle Times*. "Building Permits." April 26, 1905, p. 15.

<sup>35</sup> *Seattle Times*. "Building Permits." August 24, 1906, p. 18.

<sup>36</sup> *Seattle Times*. "Monmouth Apartments Just Completed at Cost of \$110,000." July 18, 1909, p. 35.

<sup>37</sup> *Seattle Times*. "Plans Under Way for Many New Buildings." November 28, 1909, p. 37.

### Layton & White, original builder

The permit notice for the Booth Building cites Layton & White as the contractor.<sup>38</sup> F.W. Layton and A.E. White were general contractors with an office in the Washington Building in Pioneer Square, according to the 1906 city directory. The firm's projects included many large residences, such as the David Whitcomb residence (1907) at 633 14th Avenue on Capitol Hill. The Capitol Hill United Methodist Church (1906, originally the First Methodist Protestant Church of Seattle), at 128 16th Ave E., was also built by Layton & White and is a Seattle landmark.

### Mission Revival architecture

The Mission Revival style originated in the late 19th century in California, and was used between 1890 and 1930. California architects A. Page Brown, Bernard Maybeck, Irving Gill, and particularly Lester S. Moore, were inspired by the early Franciscan mission churches of the southwestern United States.<sup>39</sup> In 1893, Brown's California Building at the Columbian Exposition in Chicago introduced many to the Mission Revival style, spurring its popularity.<sup>40</sup> In Portland, Oregon, the 1905 Lewis & Clark Centennial Exposition featured a Spanish Renaissance design for the main buildings, which had shaped parapets and stucco exteriors.<sup>41</sup>

Mission Revival was popular in Seattle, and a number of Seattle landmarks exemplify this style:

- University Heights School (1902), 5031 University Way NE
- L'Amourita Apartment Building (1909), 2901 Franklin Ave E.
- Fremont Library (1921), 731 N. 35th Street
- Metropolitan Printing Press Company Building (1923), 2107 3rd Ave
- Fire Station 37 (1925), 7302 35th Ave SW
- Fire Station 14 (1927), 3224 4th Ave S.
- Fire Station 13 (1928), 3601 Beacon Ave S.
- Fire Station 16 (1928), 6846 Oswego Place NE
- Fire Station 38 (1930), 5503 33rd Ave NE

Characteristic features of the Mission Revival style include tile roofs, arched/scalloped/curved parapets, deep eaves with exposed rafter tails, arched openings, and square towers. Walls are most commonly stucco, but examples can be found with other materials. While surface ornamentation is limited, wrought iron railings and fixtures are sometimes present, and open arcaded porches can break up a larger building mass. **[See Figs 74-79]**

As originally designed and constructed, the Booth Building featured a number of Mission Revival details, including the corner tower at the northwest corner and shaped/arched parapets at the opposite terminal ends of the primary façades (east end of the north façade and south end of the west façade), eaves with exposed rafter tails at the tower roof, exterior stucco finish, and four arched openings on each the primary façades. Among other changes to the building, the shaped parapets were removed at some point and the parapet line leveled to form a continuous, flat parapet.

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<sup>38</sup> *Seattle Times*. "Permit for Brick Block on Broadway Taken Out." June 6, 1906, p. 13.

<sup>39</sup> Washington State Department of Archaeology and Historic Preservation, n.p.

<sup>40</sup> Michelson, n.p.

<sup>41</sup> Washington State Department of Archaeology and Historic Preservation, n.p.

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## LIST OF FIGURES

### Maps and aeriels

<b>Fig 1</b> Vicinity map	18
<b>Fig 2</b> 2017 aerial photo	19
<b>Fig 3</b> 2018 site survey	19
<b>Fig 4</b> Aerial view southeast over Lincoln Park Reservoir and Playfield, 1970	20

### Context and current photos

<b>Fig 5</b> View west across Broadway	21
<b>Fig 6</b> View south along Broadway	21
<b>Fig 7</b> View southeast across Broadway	21
<b>Fig 8</b> View south along Broadway, immediately in front of Booth Building	22
<b>Fig 9</b> View south along Broadway and across E. Pike Street	22
<b>Fig 10</b> View north along Broadway from E. Pike Street	22
<b>Fig 11</b> View west along E. Pine Street	23
<b>Fig 12</b> View west along E. Pine Street	23
<b>Fig 13</b> View northwest from the parking lot south of Booth Building	23
<b>Fig 14</b> View east across Broadway at E. Pine Street	24
<b>Fig 15</b> View looking southeast across intersection of Broadway and E. Pine	24
<b>Figs 16 &amp; 17</b> 1937 & current view, west and north façades	25
<b>Fig 18</b> View southwest across E. Pine Street, toward north façade & portion of east	26
<b>Fig 19</b> View south across E. Pine Street at the primary north façade	26
<b>Fig 20</b> View east across Broadway at primary west façade	27
<b>Fig 21</b> View northeast across Broadway at primary west façade and south façade	27
<b>Fig 22</b> Detail view looking up at the north end of primary west façade	28
<b>Fig 23</b> Detail view looking up along north façade	28
<b>Fig 24</b> View northeast from the Broadway sidewalk, storefronts	29
<b>Fig 25</b> View north at south façade	29
<b>Fig 26</b> View northwest toward south façade and portion of the east side	30
<b>Figs 27 &amp; 28</b> Two views along east side of the building	30
<b>Fig 29</b> View west/southwest at the northeast corner former entry	31
<b>Figs 30 &amp; 31</b> Closer views of the recess, no longer an entry	31
<b>Fig 32</b> Interior view looking west toward inside of southernmost storefront	32
<b>Fig 33</b> View east at the first floor, formerly used as administrative/office space	32
<b>Fig 34</b> Detail view at inside face of the southernmost storefront	32
<b>Fig 35</b> Typical upper-floor corridor with contemporary finishes	33
<b>Fig 36</b> Typical upper-floor former classroom space	33
<b>Fig 37</b> Typical upper-floor former classroom space, northwest corner of building	34
<b>Fig 38</b> Typical upper floor classroom space, view looking back toward corridor	34
<b>Figs 39 &amp; 40</b> Views of an interior stair with original wood balustrade	35
<b>Fig 41</b> Prefabricated steel stair inserted into the building at the south side	35
<b>Fig 42</b> View of contemporary steel stair and interior face of brick perimeter wall	36
<b>Fig 43</b> Second-floor landing and east-facing door that opens onto the exterior stair	36
<b>Fig 44</b> View in the basement	36
<b>Fig 45</b> Floor plans from 2007 alteration drawings	37

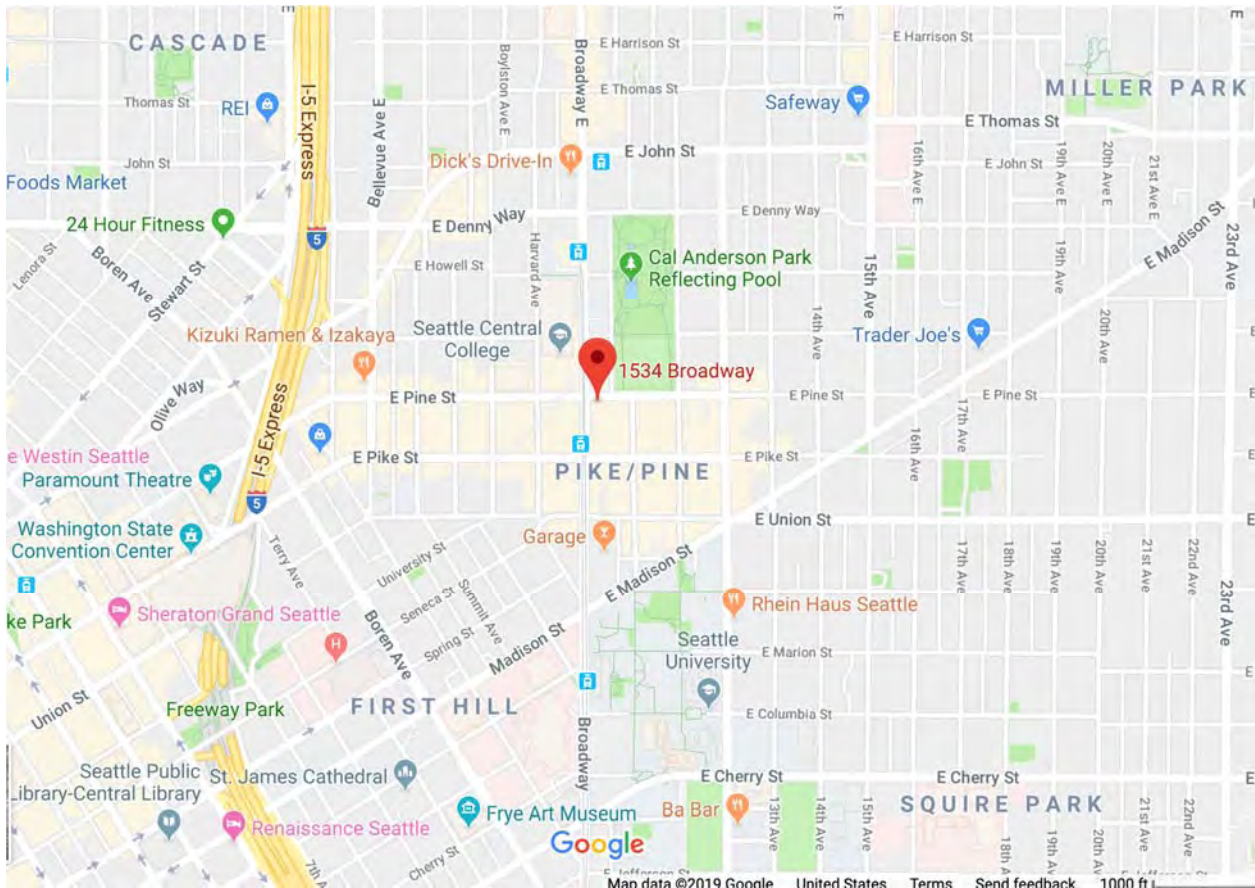
### Historic Photos

<b>Fig 46</b> Undated view looking northwest toward Broadway High School	38
<b>Fig 47</b> Undated panoramic view looking east from the roof of Broadway HS	38
<b>Fig 48</b> Lincoln Park Playfield, 1910, view looking northeast	39
<b>Fig 49</b> Lincoln Park Playfield, 1910, view looking northeast	39

<b>Fig 50</b> View looking south on Broadway toward E. Pine Street in 1917	40
<b>Fig 51</b> Ca. 1922 photo of the new Cornish School building	40
<b>Fig 52</b> Portrait of Nellie Cornish	40
<b>Fig 53</b> The former Boone & Company Pontiac dealership, 1937	41
<b>Fig 54</b> Earliest known view of the Booth Building, ca. 1911	41
<b>Fig 55</b> View of the Booth Building ca. 1917	42
<b>Fig 56</b> View of the Booth Building ca. 1920	43
<b>Fig 57</b> 1921 newspaper item announcing property's sale to a new owner	43
<b>Fig 58</b> 1937 tax record photo	44
<b>Figs 59 &amp; 60</b> 1937 and 1959 tax record photos, partial views	45
<b>Fig 61</b> 1960 tax record photo	45
<b>Fig 62</b> 1964 tax record photo	46
<b>Fig 63</b> 2006 view looking southeast	46
<b>Fig 64</b> King County Tax Assessor archival property record card	47
<b>Other Buildings by Thompson &amp; Thompson</b>	
<b>Figs 65 &amp; 66</b> Roberts residence (1901), Huessy residence (1906)	48
<b>Fig 67</b> Monmouth Apartments (1909), 1911 view	49
<b>Figs 68 &amp; 69</b> Monmouth now known as Clairemont Apartments	49
<b>Fig 70</b> Silver Okum Building (1910)	49
<b>Fig 71</b> East Kong Yick Building/Wing Luke Museum (1910)	50
<b>Fig 72</b> West Kong Yick Building (1910)	50
<b>Fig 73</b> Goon Dip Building/Milwaukee Hotel (1911)	50
<b>Other Mission Revival Buildings</b>	
<b>Fig 74</b> University Heights School (1902, Seattle landmark)	51
<b>Fig 75</b> L'Amourita Apartment Building (1909, Seattle landmark)	51
<b>Fig 76</b> Ben Lomond Apartments ca. 1910	51
<b>Fig 77</b> Bonney Watson Funeral Home ca. 1915	52
<b>Fig 78</b> Fremont Library (1921, Seattle landmark)	52
<b>Fig 79</b> Metropolitan Printing Press Company Building (1923, Seattle landmark)	52

## FIGURES

Contemporary photos by author and date from April 2019 unless noted otherwise.



**Fig 1** A vicinity map showing the approximate property location. North is up. (Google Maps)





Fig 2 A 2017 aerial photo, showing the property with a dashed red outline. North is up. (King County iMap)

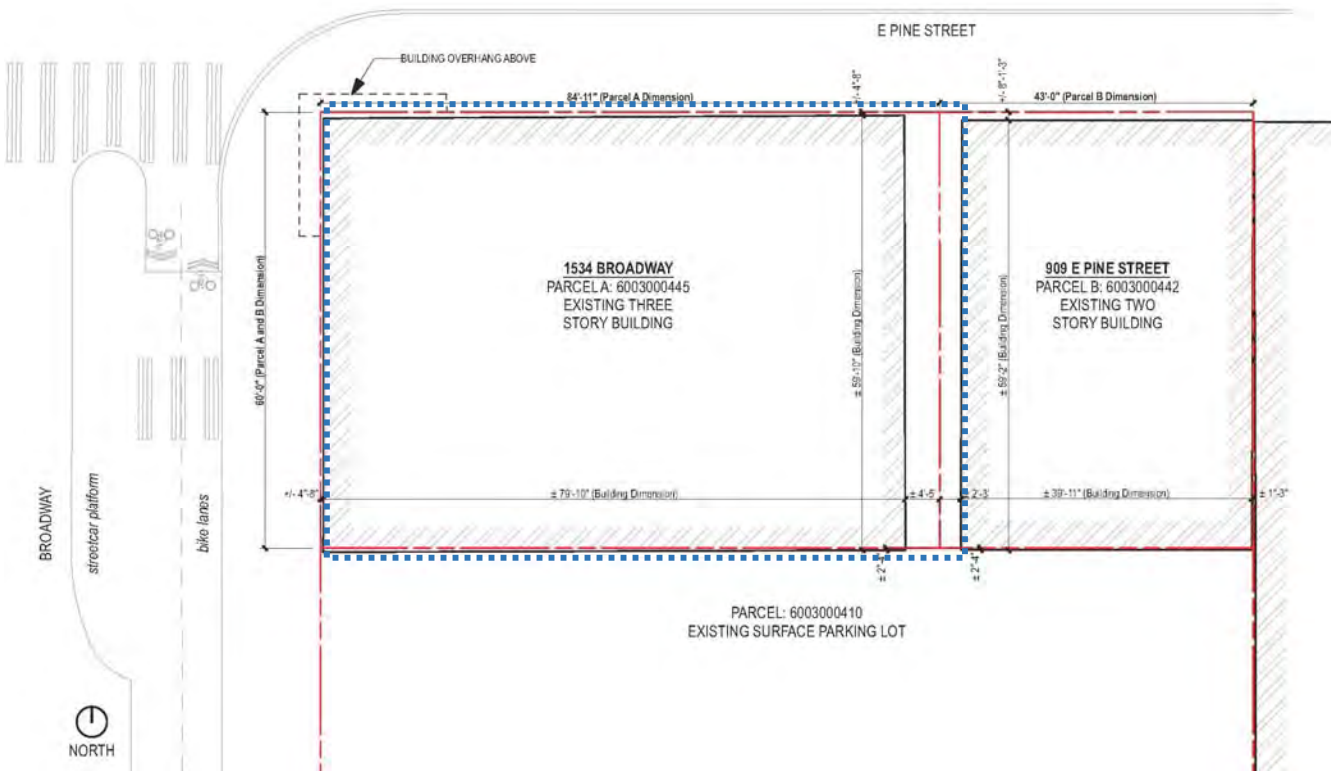


Fig 3 Existing site plan, showing the subject property within the dashed blue outline. (Weinstein A+U, May 6, 2019)



**Fig 4** Aerial view southeast over Lincoln Park Reservoir and Playfield (now Cal Anderson Park/Bobby Morris Playfield), 1970. The subject property is indicated with a red arrow. (Seattle Municipal Archives, item no. 76240)



CONTEXT/CURRENT PHOTOS



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

**Fig 5** Left, view west across Broadway in the block north of the Booth Building, showing Broadway Performance Hall and part of SCCC's campus.



**Fig 6** Middle, view south along Broadway.



**Fig 7** Bottom, view southeast across Broadway.

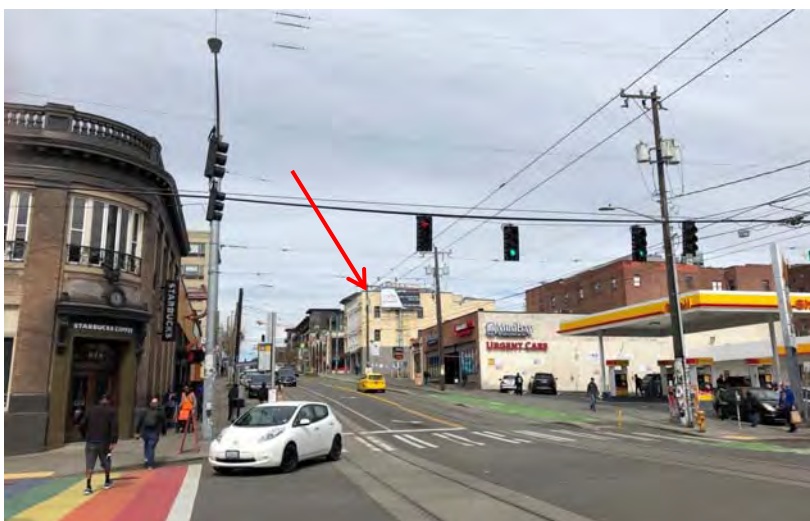




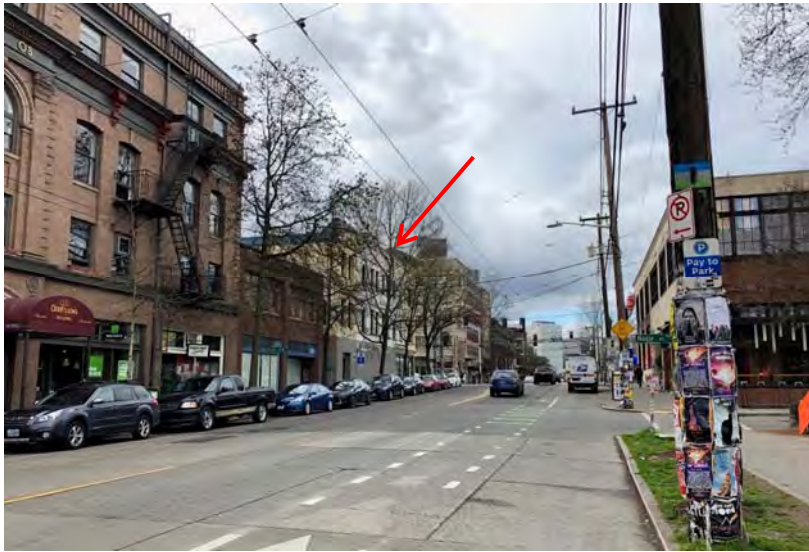
**Fig 8** Left, view south along Broadway, from immediately in front of the Booth Building.



**Fig 9** Middle, view south along Broadway and across E. Pike Street.



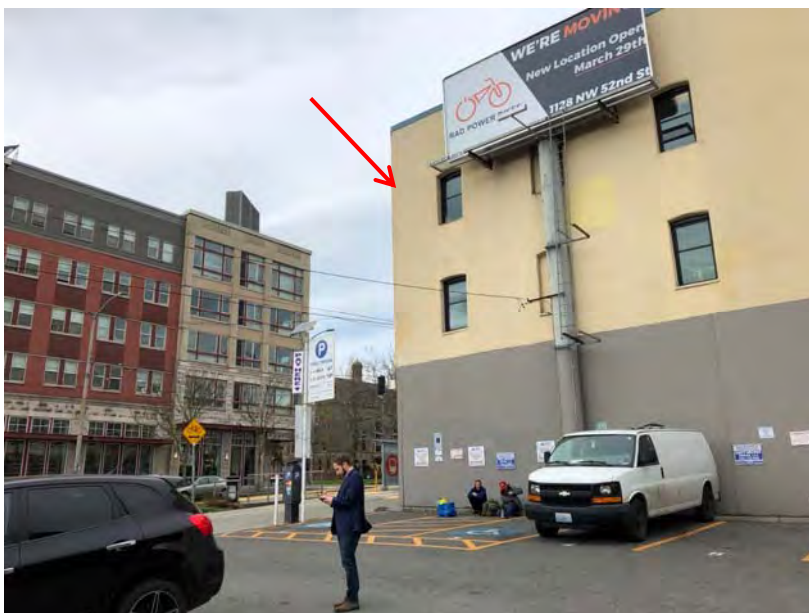
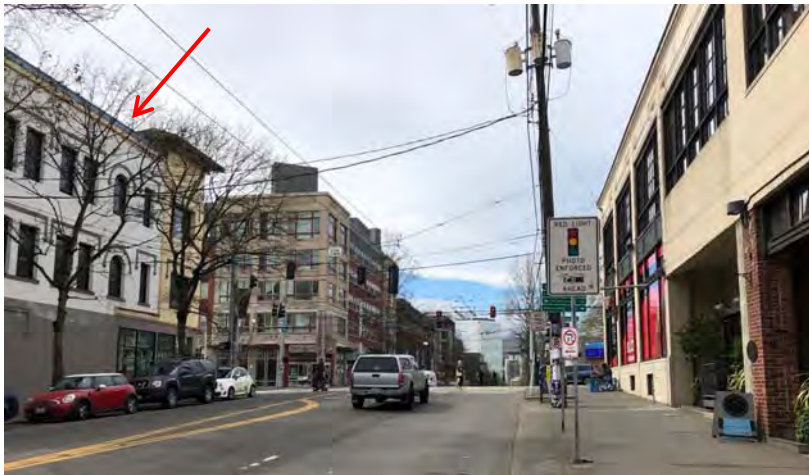
**Fig 10** Bottom, north along Broadway from E. Pike Street.



**Fig 11** Left, view west along E. Pine Street.

**Fig 12** Middle, view west along E. Pine Street.

**Fig 13** Bottom, view northwest from the parking lot south of the Booth Building.







**Fig 14** View east across Broadway at E. Pine Street, with the Booth Building on the right and the former Pontiac dealership on the left.



**Fig 15** View looking southeast across the intersection of Broadway and E. Pine Street.





**Figs 16 & 17** View looking southeast across the intersection of Broadway and E. Pine Street, toward the primary west and north façades of the building. The top photo is the 1937 tax record photo (Puget Sound Regional Archives), for comparison with the same view of the building today.





**Fig 18** View southwest across E. Pine Street, toward the north façade and a portion of the east side.



**Fig 19** View south across E. Pine Street at the primary north façade.





Fig 20 View east across Broadway at the primary west façade.



Fig 21 View northeast across Broadway at the primary west façade and south façade.



**Fig 22** Detail view looking up at the north end of the primary west façade.



**Fig 23** Detail view looking up along the north façade.





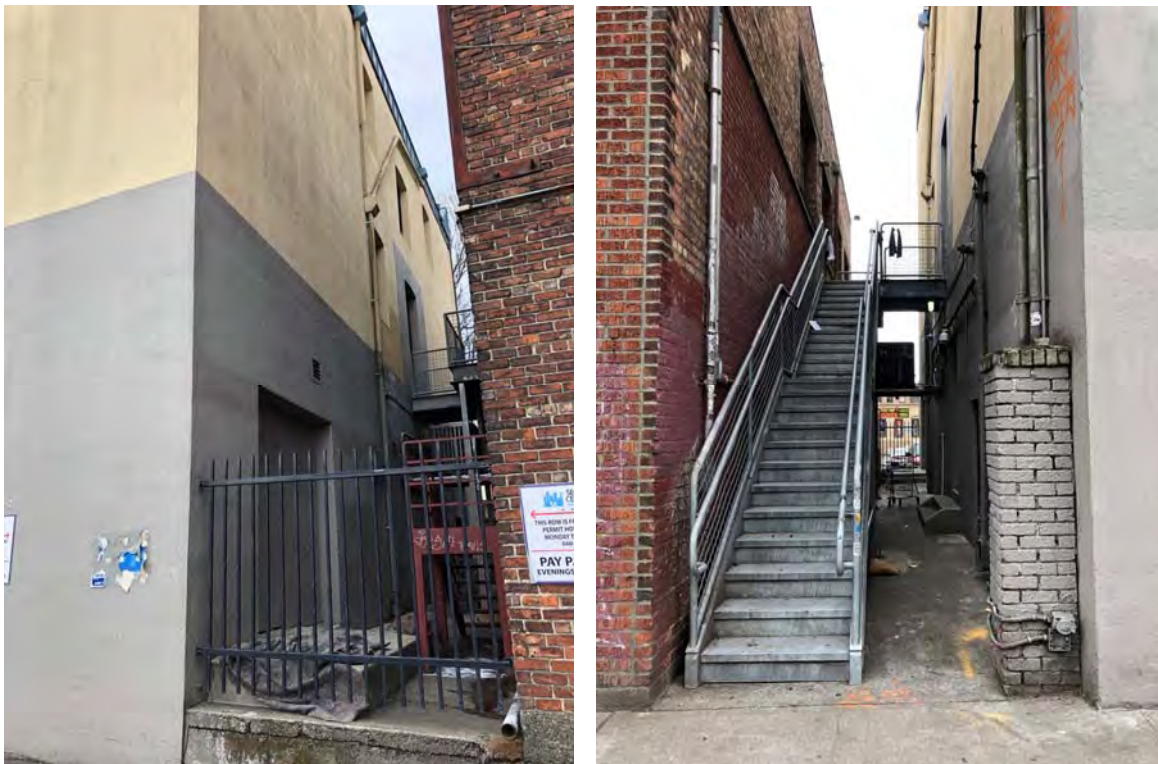
Fig 24 View northeast from the Broadway sidewalk, showing a portion of the central storefront and the recessed northernmost storefront.



Fig 25 View north at the south façade.



**Fig 26** View northwest toward the south façade and the southern portion of the east side.



**Figs 27 & 28** Two views along the east side of the building, which has a shared exit stair with 909 E. Pine to the east. Left, view looking northwest from the parking lot; right, view looking south from the sidewalk on E. Pine Street.





**Fig 29** Top left, view west/southwest from the E. Pine Street sidewalk at the northeast corner of the building, showing the opening that was originally the entry to the upstairs spaces addressed at 905 E. Pine.

**Figs 30 & 31** Above and left, closer views of the recess, no longer an entry.



**Fig 32** Top left, interior view looking west toward the inside of the southernmost storefront. (Originally addressed as 1530 Broadway, it is now labeled 1532.)

**Fig 33** Above, view east at the first floor, formerly used as administrative/office space.

**Fig 34** Left, detail view at the inside face of the southernmost storefront; marble cladding remains from the 1960s bank remodel.





**Fig 35** Typical upper-floor corridor with contemporary finishes.



**Fig 36** Typical upper-floor former classroom space.

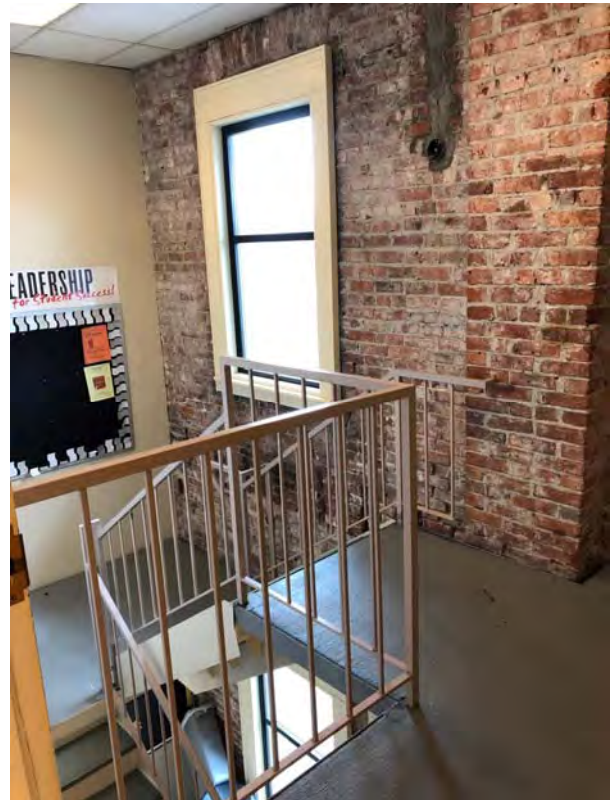


**Fig 37** Typical upper-floor former classroom space, northwest corner of the building.



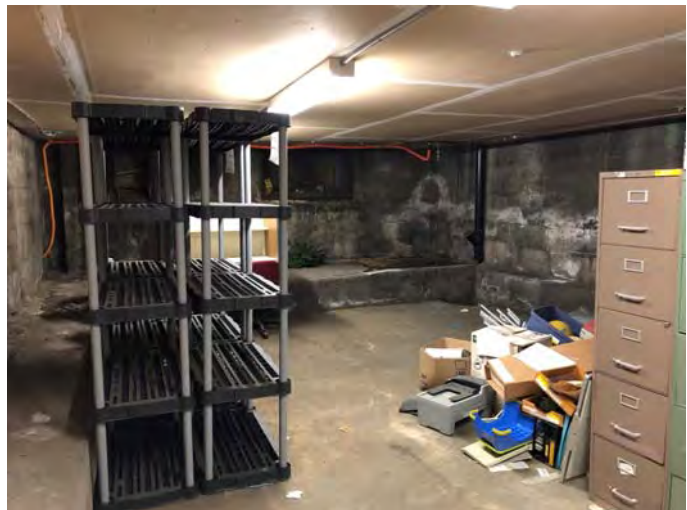
**Fig 38** Typical upper floor classroom space, view looking back toward the corridor.





**Figs 39 & 40** Top and above left, views of an interior stair with original wood balustrade. **Fig 41** Above right, prefabricated steel stair inserted into the building at the south side.





**Fig 42** Top, view of the contemporary steel stair and interior face of the brick perimeter wall.

**Fig 43** Left, second-floor landing and east-facing door that opens onto the exterior stair shared between the Booth Building and 909 E. Pine.

**Fig 44** Above, view in the basement.

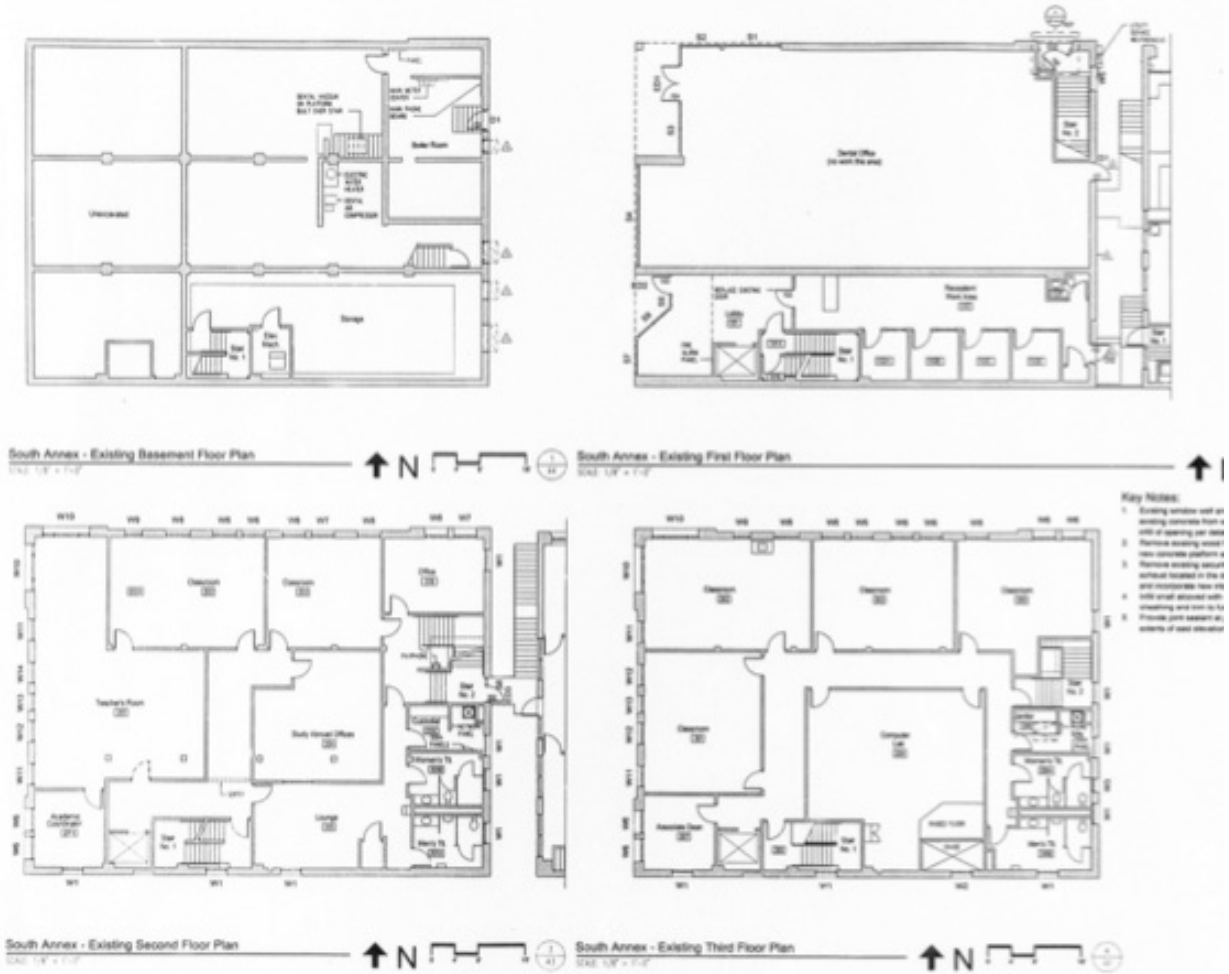


Fig 45 Floor plans from 2007 alteration drawings.

HISTORIC PHOTOS



**Fig 46** An early view looking northwest toward Broadway High School, undated. (Dorpat Now & Then blog)



**Fig 47** An early panoramic view looking east from the roof of Broadway High School, undated. The Booth Building is visible, marked with a red arrow. (Dorpat Now & Then blog)





**Fig 48** Lincoln Park Playfield (now Cal Anderson Park/Bobby Morris Playfield), 1910, view looking northeast. (Seattle Municipal Archives, item no. 38015)



**Fig 49** Lincoln Park Playfield (now Cal Anderson Park/Bobby Morris Playfield), 1910, view looking northeast. (Seattle Municipal Archives, item no. 76255)



**Fig 50** View looking south on Broadway toward E. Pine Street in 1917, approximately a half-block south of the subject building. (MOHAI, item no. 1983.10.10456.2)



**Fig 51** Left, a ca. 1922 photo of the new Cornish School building constructed in 1921 at E. Roy Street & Harvard Ave E. (Seattle Public Library Special Collections)



**Fig 52** Right, a portrait of Nellie Cornish. (Cornish website)





**Fig 53** The former Boone & Company Pontiac dealership, at the northeast corner of Broadway and E. Pine, shown in a 1937 tax record photo. (Puget Sound Regional Archives)



**Fig 54** Earliest known view of the Booth Building, ca. 1911, looking southeast at the west and north façades. (Woo, p. 12, from a ca. 1911 marketing booklet, *Architecture of Thompson & Thompson*, in the collection of Larry Kreisman)

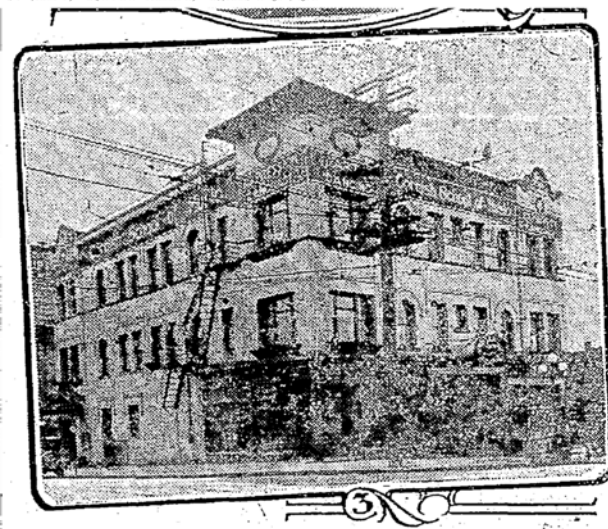


**Fig 55** View of the Booth Building ca. 1917, looking southeast across E. Pine Street from the Broadway intersection. (UW Libraries Special Collections, order no. CFT0087)





**Fig 56** Above, view of the Booth Building ca. 1920, looking southeast from the intersection of E. Pine Street and Broadway. (MOHAL, item no. 1983.10.2175)



**Fig 57** Left, newspaper item announcing the property's sale to a new owner in 1921. (*Seattle Times*, June 26, 1921, p. 12)

**Business Property Changes Hands.**  
Notable realty sales featured last week's Seattle transactions as reported by leading brokers. (1) The Hotel Potter property on James Street between Sixth and Seventh Avenues, sold through the office of West & Wheeler. It is understood this property has been held at approximately \$50,000. (2) Residence of E. B. Clark at 1551 Interlaken Boulevard, sold through the Henry C. Ewing Co. to Alvin Schwager for \$25,000. (3) The Booth Building, Broadway and Pine Street, sold through the office of Henry Broderick, Inc., together with the Triangle Electric Building adjoining, for \$55,000.



**Fig 58** A 1937 view toward the primary west and north façades of the Booth Building, looking southeast from the intersection of Broadway and E. Pine Street. (King County Tax Assessor property record card, Puget Sound Regional Archives)





**Figs 59 & 60** These 1937 and 1959 views from the property record card of the building at 909 E. Pine show a portion of the east and north sides of the subject building. (Puget Sound Regional Archives)



**Fig 61** A 1960 tax record view showing extensive changes to the corner storefront for Franklin Savings & Loan. (Puget Sound Regional Archives)



**Fig 62** A 1964 tax record view showing further changes, when all three first-floor retail spaces were combined and remodeled for Franklin Savings & Loan. (Puget Sound Regional Archives)



**Fig 63** A 2006 view looking southeast at the north and west façades. (UW Libraries Special Collections, item no. 20060213AMB0049)



**2 ADDITION** **RAGLE'S ADDITION** NAME \_\_\_\_\_  
 SECTION **Twp** N. RANGE \_\_\_\_\_ E.W.M. **Block 14** TRACT OR LOT No. **6**  
 DESCRIPTION \_\_\_\_\_ **W 85'**

3 ADDRESS - PROPERTY **1530-34 Broadway** CONT. PURCHASER \_\_\_\_\_  
 4 FILE NUMBER **1st Flr. 15' and 1st Flr. 0'0"**  
 5 ARCHITECT \_\_\_\_\_

CONTRACTOR \_\_\_\_\_

**BASEMENT** Full  
**STONE FRONTS** Plate - Gl. s  
 Copper - Sash  
 Conc. - Bulk HD.  
**EXTRA FEATURES** None  
**CONSTRUCTION** SOLID  
**MISCELLANEOUS** Wiring By K & T  
**7 CONDITION** EXTERIOR Pair INTERIOR Poor FOUND. Pair  
**8 MAIN SUPPORT COLUMN** CONC. FOOTING SPAN 20' FT  
**9 FIRST FLOOR JOIST** 2x14 & 16 EACH CENTER BUDGES  
**10** BUILDING Finished  
**11 GROSS INCOME \$** 60 **EXPENSE \$** \_\_\_\_\_ **NET INCOME \$** \_\_\_\_\_  
**12 DEPRECIATION CONC.** \_\_\_\_\_ **OR RENT** \_\_\_\_\_  
**YEAR BUILT** 1908 **REMODELED** \_\_\_\_\_  
**EFFECTIVE AGE** \_\_\_\_\_ **YEARS** \_\_\_\_\_ **FUTURE LIFE** \_\_\_\_\_  
**DIMENSIONS** 60 x 80 **FEET** **AREA** \_\_\_\_\_ **SQ. FT.**

**INTERIOR**  
 Plastered  
 1/3 Papered  
**FLOORS**  
 19 Fir - Ballroom - Hardwood  
 FIRE PLACE - None  
**PLUMBING** 18 Pictures - Average  
 1 Tub - 1st, 1 Shower, 1 Toilet  
 1 Basin, 1 Sink, 1 Surnale,  
 1 Ldy Tray  
**WIRING** None  
**HEATING** Knob & Tube  
**STEAM** Steam  
**OIL BURNER** Oil Burner  
**ELEVATORS** None  
**EXTERIOR** \_\_\_\_\_  
**REMARKS** 1st Flr. 15' and 1st Flr. 0'0"

**IMPROVEMENT VALUE**  
 4500  
 BUILDING \_\_\_\_\_ \$  
 MAIN BUILDING \_\_\_\_\_ \$  
 OTHER BUILDING \_\_\_\_\_ \$  
**TOTAL** \_\_\_\_\_ \$  
**ASSESSED VALUE 80%** \_\_\_\_\_ \$  
**DATE** 8/16/37  
**LAND INFORMATION** \_\_\_\_\_

1. SIZE \_\_\_\_\_  
 Level - On Graded  
 2. STREET ROAD Graded - Paved  
 Alley - Paved  
 3. SIDEWALK Concrete  
 4. LANDSCAPING None  
 5. TRAIL \_\_\_\_\_  
 6. USE Business  
 7. DISTRICT Medium Old

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY	DIMENSION	AREA	VALUE

OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MODE.	STAMP

**REMARKS**  
 (Bank Remodeled in lease hold  
 + in accord with per prop Dept  
 10 yr lease expired July 31, 1976  
 H.T.)

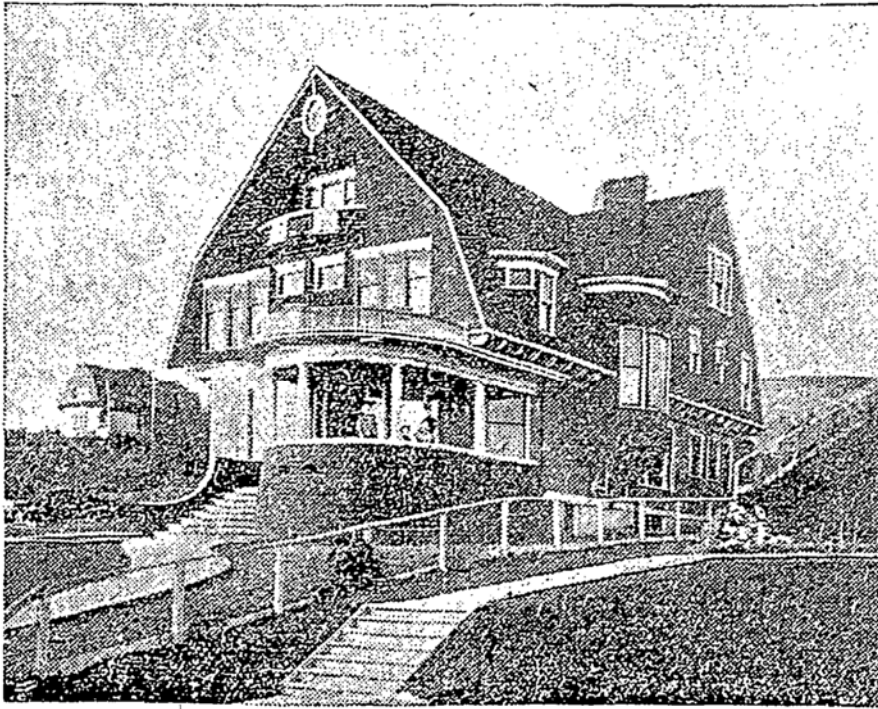
**1530-34**  
**FLOOR PLAN**

Small Commercial - King County Assessor, Seattle, Washington  
 PHOTO-BEXINGTON PRINTING CO.

Fig 64 King County Tax Assessor archival property record card. (Puget Sound Regional Archives)



THOMPSON & THOMPSON



Residence of John W. Roberts, 168 Highland Drive.

Fig 65 (*Seattle Times*, December 21, 1901)



Fig 66 Huessy residence (1906), 161 30th Ave. (Google street view)





**Fig 67** Left, Monmouth Apartments (1909), in a 1911 view. (University of Washington Libraries, Special Collections, CUR890)

**Figs 68 & 69** Below, the complex is now known as the Clairemont Apartments. (apartments.com)



**Fig 70** Left, Silver Okum Building (1910), 1530-34 Pike Place. (Joe Mabel)





**Fig 71** Left, East Kong Yick Building/Wing Luke Museum (1910), 715-725 S. King Street (Joe Mabel)



**Fig 72** Middle, West Kong Yick Building (1910), SE corner 7th Ave S. & S. King Street (Joe Mabel)



**Fig 73** Bottom, Goon Dip Building/Milwaukee Hotel (1911), 664 S. King Street (Joe Mabel)

MISSION REVIVAL



**Fig 74** Top, University Heights School (1902, Seattle landmark), 5031 University Way NE ([parkways.seattle.gov](http://parkways.seattle.gov))

**Fig 75** Middle, L'Amourita Apartment Building (1909, Seattle landmark), 2901 Franklin Ave E., shown in a ca. 1925 photo. (MOHAI, image no. 1983.10.8863.1)

**Fig 76** Left, Ben Lomond Apartments ca. 1910, 1027 Bellevue Court E. (Seattle Public Library Historic Photograph Collection)





**Fig 77** Above, Bonney Watson Funeral Home ca. 1915, nearby the subject building at 1704 Broadway (demolished in 1972). (Seattle Public Library Historic Photograph Collection)



**Fig 78** Left, Fremont Library (1921, Seattle landmark), 731 N. 35th Street (spl.org)



**Fig 79** Bottom, Metropolitan Printing Press Company Building (1923, Seattle landmark), 2107 3rd Ave (King Co. Assessor)