



The City of Seattle

## Landmarks Preservation Board

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

Name Wilshire/Lota Building Year Built 1903  
(Common, present or historic)

Street and Number 229-235 Broadway East

Assessor's File No. 600350-1191

Legal Description (See below)

Plat Name: Nagle's 2nd Addition Block 50 Lot 7-8

Before shortplat: Lots 7 and 8, Block 50, John H. Nagle's second addition to the city of Seattle, as per plat recorded in volume 5 of plat page 67, records of King County, Washington, except the west 8 feet condemned by the City of Seattle for alley and except the south 40 feet of said lot 8.

After 1983 shortplat: Nagles 2nd Add lot A SEA SP #82-0068 REC #8208060425 SD SP DAF  
Lots 7-8 Blk 50 Less S 40 FT SD Lot 8 & Less Pop For Alley (Statutory Warranty Deed, Rec. NO. 20181031001286) Lots A to B, as Described and Delineated in City of Seattle Short Plat No. 82-0068, Recorded under Recording No. 820860425, Records of King County Washington

Present Owner: 229 Broadway LLC Present Use: Restaurant, retail & offices

Address: 909 Fifth Avenue, unit 2401, Seattle, WA 98164-2046

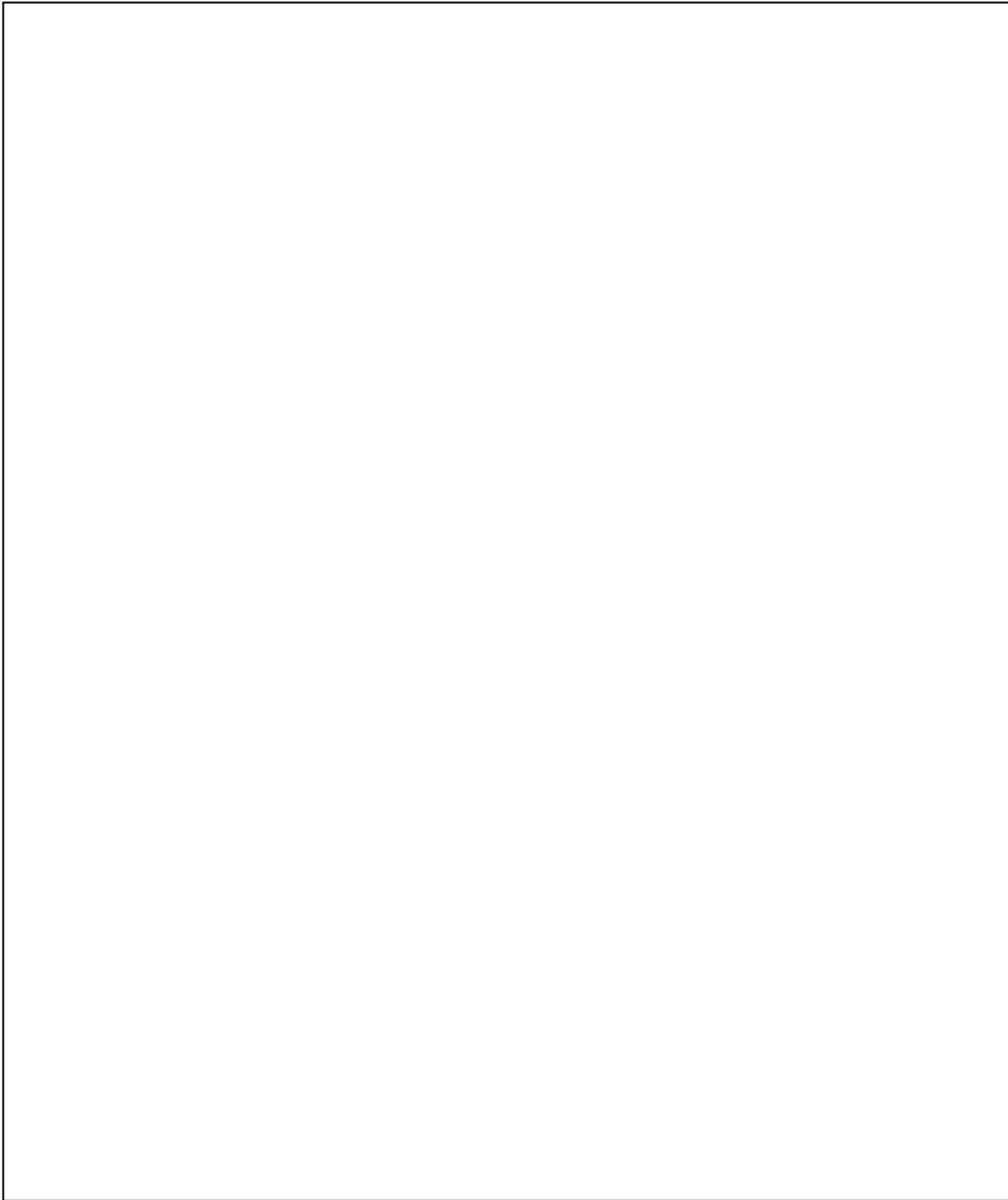
Original Owner: W. W. Wilshire

Original Use: Retail, medical & office

Architect: Henry Dozier

Builder: E. D. Davis

Photographs



Submitted by: Rebecca Ralston

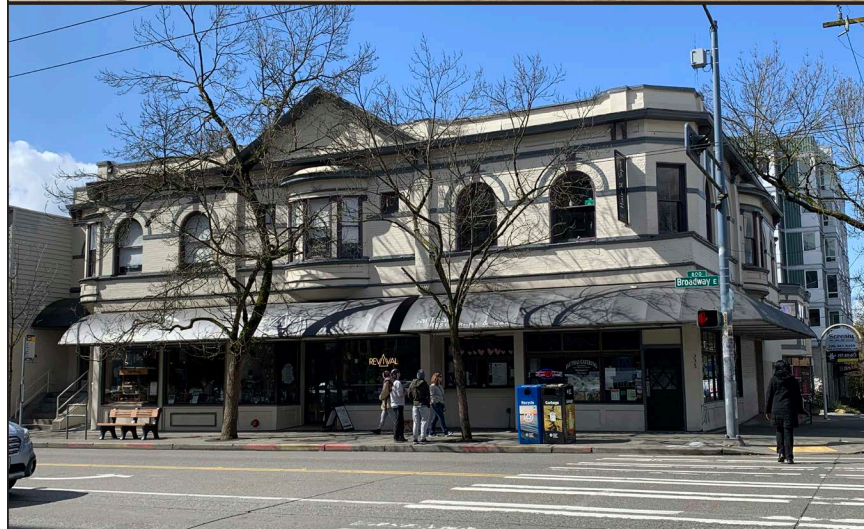
Address: 909 Fifth Avenue, unit 2401, Seattle, WA 98164-2046

Phone: 206-351-9941 Date 7/7/2022

Reviewed: \_\_\_\_\_ Date \_\_\_\_\_  
Historic Preservation Officer

SEPTEMBER 2022  
CITY OF SEATTLE LANDMARK NOMINATION REPORT

# WILSHIRE BUILDING/LOTA BUILDING 229 BROADWAY E



PREPARED BY:

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# WILSHIRE BUILDING/LOTA BUILDING LANDMARK NOMINATION REPORT

## 1. INTRODUCTION

This Landmark Nomination Report provides information regarding the architectural design and historical significance of the Wilshire/Lota Building, located at 229 Broadway E in the Broadway neighborhood of Capitol Hill in Seattle, Washington. The building was designed by architect Henry Dozier and constructed in 1903. The building was documented on the Seattle Historic Resources survey.<sup>1</sup> Studio TJP (formerly The Johnson Partnership) prepared this report at the request of the owner.

### 1.1 BACKGROUND

The City of Seattle’s Department of Construction & Inspections (SDCI)—formerly the Department of Planning & Development—through a 1995 agreement with the Department of Neighborhoods, requires a review of “potentially eligible landmarks” for commercial projects over 4,000 square feet in area. As any proposed alterations or demolition of the subject building described within this report will require a permit from SDCI, the owner is providing the following report to the staff of the Seattle Landmarks Preservation Board (LPB) to resolve the property’s status.

To be eligible for nomination as a City of Seattle Landmark, a building, object, or structure must be at least 25 years old, have significant character, interest, or value, the integrity or ability to convey its significance, and it must meet one or more of the following six criteria (SMC 25.12.350):

- A. It is the location of or is associated in a significant way with an historic event with a significant effect upon the community, city, state, or nation.
- B. It is associated in a significant way with the life of a person important in the history of the city, state, or nation.
- C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state, or nation.
- D. It embodies the distinctive visible characteristics of an architectural style, period, or method of construction.
- E. It is an outstanding work of a designer or builder.
- F. Because of its prominence of spatial location, contrast of siting, age, or scale, it is an easily identifiable feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or city.

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<sup>1</sup> Seattle Department of Neighborhoods, “Summary for 229-235 BROADWAY / Parcel ID 6003501190 / Inv # 0,” <https://web6.seattle.gov/dpd/historicalsitere/QueryResult.aspx?ID=402> (Accessed April 2022)

## 1.2 METHODOLOGY

Ellen F. C. Mirro, AIA, Principal, and Katherine Jaeger, MFA, of Studio TJP, Seattle, completed research on this report between April and May 2022. Research was undertaken at the Puget Sound Regional Archives, Seattle Department of Construction & Inspections, Seattle Public Library, the Museum of History & Industry, and the UW Special Collections Library. Research also included review of Internet resources, including HistoryLink.com, Ancestry.com, and the *Seattle Times* digital archive. Some context statements in this report are based on research developed by Larry E. Johnson and the Johnson Partnership for previous reports. Buildings and site were inspected and photographed on March 31, 2022 to document the existing conditions.

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## 2. PROPERTY DATA

**Historic Building Names:** Wilshire Building

**Subsequent Building Names:** Lota Building/Jai Thai

**Address:** 229 Broadway E

**Location:** Broadway, Capitol Hill

**Assessor's File Number:** 600350-1191

### **Legal Description:**

Before shortplat: Lots 7 and 8, Block 50, John H. Nagle's second addition to the city of Seattle, as per plat recorded in volume 5 of plat page 67, records of King County, Washington, except the west 8 feet condemned by the City of Seattle for alley and except the south 40 feet of said lot 8.

After 1983 shortplat: NAGLES 2ND ADD LOT A SEA SP #82-0068 REC #8208060425 SD SP DAF LOTS 7-8 BLK 50 LESS S 40 FT SD LOT 8 & LESS POR FOR ALLEY (STATUTORY WARRANTY DEED, REC. NO. 20181031001286) LOTS A TO B, AS DESCRIBED AND DELINEATED IN CITY OF SEATTLE SHORT PLAT NO. 82-0068, RECORDED UNDER RECORDING NO. 820860425, RECORDS OF KING COUNTY WASHINGTON;  
<https://gismaps.kingcounty.gov/parcelviewer2/>

**Date of Construction:** 1903

**Original/Present Use:** Retail, medical & office/Restaurant, retail, and offices

**Original/Present Owner:** W.W. Wilshire/229 Broadway LLC

**Original Designer:** Henry Dozier

**Original Builder:** E. D. Davis

**Zoning:** NC3P-75 (M1)

**Property Size:** 6,019 sq. ft. (per King County Tax Assessor)

**Building Size:** 11,745 sq. ft., gross  
11,745 sq. ft., net (per King County Tax Assessor)

### 3. ARCHITECTURAL DESCRIPTION

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

#### 3.1 LOCATION & NEIGHBORHOOD CHARACTER

The subject building is located in the Broadway neighborhood of Capitol Hill as identified by the Seattle City Clerk. The building sits at the southwestern corner of Broadway E and E Thomas Street. It is located two blocks north of Cal Anderson Park and Seattle Central College.

The surrounding neighborhood is a mixture of commercial and apartment buildings, dating in age from the early 1900s to the present day, with some older single-family residential buildings located a few blocks to the northeast.

Designated City of Seattle Landmarks in the immediate neighborhood are as follows:<sup>2</sup>

- San Remo Apartment Building, 606 E Thomas Street
- Avon Apartments / Capitol Crest Apartments, 1831-35 Broadway
- Pantages House, 803 E Denny Way
- Ward House, 520 E Denny Way
- Lincoln Reservoir & Bobby Morris Playfield, 1000 E Pine Street

*See figures 1-6.*

#### 3.2 SITE DESCRIPTION

The subject site is a city lot measuring approximately 80' along Broadway E and 75' along E Thomas Street, a total land area of 6,019 square feet, or 0.14 acres. The subject building, constructed in 1903, encompasses the entire site with a zero-lot line development. The site is bounded by paved sidewalks with mature street trees along E Thomas and Broadway E, the tax parcel with the western addition and an alley to the west. Typically, along Broadway inset tile near the storefronts also demarcate the street numbers. The western property line abuts a two story zero-lot line office building constructed in 1983. The southern property line abuts a two story zero-lot line retail building constructed in 1947.

*See figure 7.*

#### 3.3 BUILDING STRUCTURE & EXTERIOR FEATURES

The two-story wood-frame building has a flat roof with a parapet and a full basement, and measures approximately 75' x 80'. The original 1903 building was located on a tax parcel with a small rear yard in

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<sup>2</sup> Seattle Department of Neighborhoods, "Landmarks Map: Map of Designated Landmarks," <https://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/landmarks/landmarks-map> (accessed July 2021).



the southwest corner. An addition now occupies this corner of the property. The original foundations and basement walls are brick masonry with later additions of poured-in-place concrete and concrete masonry units (CMU). Timber columns support the 2 x 12 floor structure of the main and second floors. Only the eastern and northern façades of the building are visible, as the southern and western façades abut neighboring buildings. A triangular pediment marks the center of the parapet at the eastern façade. A cornice with pairs of brackets marking corners and pilasters rings the building.

The building has two recessed entries, one facing Broadway E at the southern end of the eastern façade, and one facing E Thomas Street at the western end of the northern façade. These entries are marked by chamfered corners on the building at the street front. The upper floor of the building at the northeastern corner is also chamfered. The upper story of the main block of the building is divided by into three bays at each façade by brick pilasters. Each pilaster is terminated at the bottom by a decorative corbel.

The building is faced with beige painted brick at the upper story and portions of the main floor. Stucco fills in areas of the street front around the storefronts.

The street level consists of glazed retail storefronts with both wooden and stucco-clad bulkheads. A vinyl awning shelters the retail storefronts. The retail entry doors face Broadway E. The storefront glazing wraps to the northern façade. The western half of the northern façade at the main floor is clad with painted brick. This section of the building contains a recessed entry door to service areas of the building and masonry-filled fenestration.

There are four window types at the upper floor, all with wood frame and sash.

Single-hung radius windows under brick semicircular arches are located at the upper floor of both façades and above each entry. Each façade contains four of this window type, two on either side of a central bow window. These radius windows have a sill integral with a second-story string course. A flat string course marks the spring point of the arched window heads. The brick arch above the window has a prominent keystone and a contrasting arched course marking the extrados of the voussoirs. Another complex string course circles the building at the top of the keystones.

Bow windows are located at four locations on the upper floor. Two narrower bow windows mark the chamfered corners by the northern and southern entries. Two wider bow windows mark the midpoint of each major façade. Each bow window consists of a set of three flat single-hung sash windows set in a curved wooden assembly, with narrower side windows flanking a wider center window. The flat window mullions and jamb trim are capped with a Corinthian-style decoration at the window heads. The bow windows are capped with a domed roof.

Two small square windows under brick jack arches are located on the eastern façade. The brick sills rest on the flat mid-height string course mentioned above.

A single rectangular single-hung window is located at the upper-floor chamfered corner.

*See figures 8-19.*

### 3.4 INTERIOR LAYOUT & FINISHES

The building is organized with three retail spaces facing Broadway E at the main floor. The basement is split into two sections. The northern basement section is part of the northern retail space. (Used as the kitchen for Jai Thai as of the writing of this report.) The southern basement section is accessed from the southern retail space. (Occupied by Mud Bay Pet Supplies as of 2021.) The upper floor is accessed from either of the two recessed entries. Business suites are organized around an “L”-shaped double-loaded corridor.

Finishes at the main floor retail spaces are non-original and stem from tenant improvements. These include wooden and laminate flooring, painted gypsum drywall walls and ceilings and a variety of lighting types. The stairs and corridor at the upper floor have commercial carpeting at the floor, acoustic tile ceilings, and painted walls. The doors appear to be a mix of original five-panel wood with flat casing and non-original steel or glass light doors. Non-original sconces located on the wall provide lighting.

*See figures 20-25.*

### 3.5 DOCUMENTED BUILDING ALTERATIONS

The original permit for the subject building was issued in 1903. Subsequent building permits include five additional construction permits between 1930 and 1958. It may have been a permit in the 1930s that first infilled the southeastern portion of the lot with an addition. It is uncertain when the distinctive finials seen in the 1937 Tax Assessor photo were removed from the building, although it was sometime before 1975. It was also during the period between 1936 and 1975 when the signage spelling “WILSHIRE 1903” was removed from the pediment. The original storefront tile and storefront entry configuration was intact in 1975, although the brick on the building had been painted by that time.

Significant alterations to the interior occurred in 1973. Other known alterations after 1975 include the installation of the side door off E Thomas Street and the infilling of the windows on the E Thomas façade. The most significant alteration was in 1983; an addition at the building's southeastern corner was rebuilt, and the interiors were significantly altered. Also in 1983, construction of the neighboring building to the north resulted in reconstructing the stairs to the northwestern entry. As part of the new development, the parcel was short platted, creating two parcels, one containing the 1903 building, and one with the 1983 construction. The Broadway storefronts were reconfigured sometime after the 1981 installation of the tile mosaics along the street.

#### **Permits on file at the City of Seattle Department of Construction & Inspections:**

Date	Description	Permit No.
1903	Build store & flat building	illegible
1930	Repair per F. W. letter	292727
1932		306205 & 306406
1947		378452

1958		471800
1973	Re-plasterboard existing walls, suspended wood design E.I. exempt	550956
1973	Remove portion of building, alter existing building per plan.	550030
1974	Erect one fixed awning	551245
1982	Construct addition and alter existing office, retail building	602766
1982	Construct awnings on exist office/retail building	
1983	Construct addition and alter per plans, architect John Serkland (building next door)	602766

## 4. SIGNIFICANCE

### 4.1 HISTORIC NEIGHBORHOOD CONTEXT: BROADWAY<sup>3</sup>

The project site is situated within the Broadway portion of the Capitol Hill neighborhood.

Capitol Hill is located on a long north-south ridge that overlooks the central business district and Lake Union to the west, and the Madison Valley and Lake Washington to the east.

Before colonization by white settlers, the land that is now commonly known as the greater Seattle area was inhabited by the Duwamish tribe, a Southern Lushootseed-speaking band of Coast Salish peoples. The arterial now known as Yesler Way, which cuts through the Central District south of Capitol Hill, served as a portage between Elliott Bay and Lake Washington. 1851 marked the beginning of permanent white settlements in the area. Less than five years later, on January 22, 1855, 82 tribal leaders, including Chief Sealth, joined Territorial Governor Isaac Stevens to sign what is now known as the Point Elliott Treaty. This ceded virtually all of northwestern Washington, including Puget Sound and many of its islands, to the territorial government. The Duwamish tribe's land concession came to approximately 54,000 acres, land which today includes the cities of Seattle, Burien, Renton, Mercer Island, and Bellevue, Tukwila, and other unincorporated portions of King County.<sup>4</sup> The tribes were compensated with cash, the promise of reservation land, and fishing, hunting, and gathering rights.<sup>5</sup> However, the territorial and federal governments never established reservations for the tribes, and fishing rights have been gradually impinged since 1890, leaving the Treaty of Point Elliott unfulfilled.<sup>6</sup>

The first known use of the area by white settlers was for a cemetery, later named Lake View Cemetery, at the area's highest point, near its northern end. Logging of the area began in the 1880s, followed soon after by residential subdivisions. James Moore (1861-1929), Capitol Hill's chief developer, gave the hill its name in 1901, the area having previously been known as Broadway Hill. Moore is thought to have chosen the name for the quarter section of land he purchased in 1900, primarily because his wife came from Denver, another western city that had its own Capitol Hill.

J. H. Nagel's First Addition, bounded by Harvard Avenue on the west, a half block east of 14th Avenue on the east, Union Street on the south and Thomas Street on the north, was platted by David Denny in 1880, as trustee and guardian of the estate of John H. Nagel, who was at that time confined to the Insane Asylum for Washington Territory. Nagel, a German immigrant and early Seattle pioneer, had homesteaded the area amounting to 161 acres in 1855, raising fruits and vegetables. Denny left an "open tract" that encompassed most of Nagel's original farm, lying one block east of Broadway to the east side of 12th Avenue, and from the north side of Gould Street (now Pine Street) to the south side of Hawthorn Street (now Denny Way), possibly in hopes that Nagel would eventually recover. However,

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<sup>3</sup> Adapted in part from context statements developed by Larry E. Johnson and the Johnson Partnership.

<sup>4</sup> Duwamish Tribe, "Treaty of Point Elliott," <https://www.duwamishtribe.org/treaty-of-point-elliott> (accessed May 2022).

<sup>5</sup> Four days after the signing of the Point Elliott Treaty, the Treaty of Point No Point was signed, ceding the eastern and northern portions of the Olympic Peninsula to the territorial government. Walt Crowley, "Native American Tribes Sign Point Elliott Treaty at Mukilteo on January 22, 1855," HistoryLink.org Essay 5402, <https://www.historylink.org/File/5402> (accessed May 2022).

<sup>6</sup> Duwamish Tribe, "Treaty of Point Elliott," <https://www.duwamishtribe.org/treaty-of-point-elliott> (accessed September 2022).

Nagel died in the mental institution in 1897. The City of Seattle purchased 11.133 acres of the open tract for use as a reservoir. The reservoir and hydraulic pumping station were completed in 1901, with the remaining area developed as a park (1902, Olmsted Brothers), and playfield (1908). The reservoir and park were named Lincoln Reservoir and Lincoln Park and in 1922 renamed Broadway Playfield to avoid confusion with the new Lincoln Park in West Seattle. The playfield was renamed the Bobby Morris Playfield in 1980. In 1998, the Lincoln Reservoir and Bobby Morris Playfield were designated City of Seattle Landmarks.<sup>7</sup> In 2003, the entire site was named Cal Anderson Park in honor of Washington State's first openly gay legislator.<sup>8</sup>

Many of the new plats were laid out in conjunction with streetcar lines, specifically to attract new property owners. The Yesler Way cable car line to Lake Washington opened in 1888. Within 12 months, builders constructed approximately 1,569 homes within three blocks of the cable car line. In 1901, the City Park trolley line was constructed from downtown to what would become Volunteer Park. Broadway was paved in 1903.<sup>9</sup> By 1909, the Puget Sound Traction Light and Power Company would extend three more lines north along the Capitol Hill Ridge. Like the City Park line, the Capitol Hill line approached the ridge along Pike Street to reach the last long leg of its route on 15<sup>th</sup> Avenue. Another line followed 19<sup>th</sup> Avenue, and the 23<sup>rd</sup> Avenue line was laid along the line of the old wagon road as far north as Portage Bay, and to the entrance of the 1909 Alaska-Yukon-Pacific Exposition on the University of Washington Campus. Another streetcar line running up Pike Street was laid by 1912.

Between 1908 and 1912, the blocks surrounding the subject site saw notable development, with construction of at least seven new masonry projects. *See figures 26-27.*

Capitol Hill quickly became a “streetcar suburb,” with residential areas constructed to the sides of the business and transportation strips of Broadway, 15<sup>th</sup> Avenue, and 19<sup>th</sup> Avenue. By 1912, more than 40 additions had been platted within the Capitol Hill area, including Fourth, Yesler, and Moore's seven Capitol Hill tracts, and the several Pontius additions. Capitol Hill's housing stock was a mix of large grand houses and modest family houses, often sharing the same block. As platted, the lots are generally small, usually around 60' x 120'. Many of these homes were built in the form of the efficient “Seattle Box” style.

Because the streetcars ran down Broadway and 15th, both streets became commercial corridors.

However, Broadway developed a higher density of retail and has been described as “the commercial heart of Capitol Hill.”<sup>10</sup> The subject building was developed for offices and retail in 1903. Another still extant commercial building is Broadway Hardware at 212 Broadway E, constructed in 1912.<sup>11</sup> In 1915 there

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<sup>7</sup> [www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/Landmarks/RelatedDocuments/lincoln-park-reservoir-designation.pdf](http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/Landmarks/RelatedDocuments/lincoln-park-reservoir-designation.pdf)

<sup>8</sup> Dotty Decoster, “Nagle, John H. (1830-1897),” HistoryLink.org Essay 9268, January 23, 2010, [http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file\\_id=9268](http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=9268) (accessed August 23, 2014).

<sup>9</sup> Seattle Historical Sites Survey, “Summary for 321 Broadway,” Seattle Department of Neighborhoods, <https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=415> (accessed May 2022).

<sup>10</sup> Mimi Sheridan, “Historic Property Survey Report: Seattle's Neighborhood Commercial Districts,” Seattle Department of Neighborhoods, November 2002, <https://www.seattle.gov/documents/Departments/Neighborhoods/HistoricPreservation/HistoricResourcesSurvey/context-neighborhood-commercial-properties.pdf> (accessed May 2022).

<sup>11</sup> Seattle Historical Sites Survey, “Summary for 212 Broadway,” Seattle Department of Neighborhoods, <https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=-291830153> (accessed May 2022).

were three grocery stores on the corner of Broadway and Thomas.<sup>12</sup> One of these was the Groceteria in the subject building.<sup>13</sup> The mixed-use Flemington, also known as the Capitol Building, was constructed in 1924. An early tenant of the Flemington was the Manning-Marriatt Coffee Store, which later developed into one of Seattle's original coffee houses, Manning's Cafeteria.<sup>14</sup> The Broadway Market, located about a block and a half north of the subject building, opened in 1928.<sup>15</sup> The Chevalier Apartments/Marynel Apartments was another mixed-use building constructed in 1929. Retail tenants of the Chevalier included a grocery, a radio repair shop, a beauty salon, and a plumbing/heating contractor.<sup>16</sup> Del-Teet Furniture, on the same block as the subject building, was developed by Frederick Anhalt and also opened in 1929.<sup>17</sup> Salon Fosse at 225 Broadway E, directly south of the subject building, was constructed as a fur salon in the Colonial Revival style in 1946.<sup>18</sup> Dick's Drive-in, the second location of the local chain, was constructed in 1955.<sup>19</sup> *See figure 28.*

The two earliest schools in the area were built in 1890, designed by the firm Saunders & Houghton. Pontius School (now called Lowell Elementary) was located on the northern end of the neighborhood, and T. T. Minor was on the southern end. Two more schools were built in 1902: the Walla Walla School (later Horace Mann, now Nova High School, City of Seattle Landmark) by Saunders & Lawton, and Seattle High School, later renamed Broadway High School (now Seattle Central College), designed by Boone & Corner. In 1905 the Summit School (now Northwest School, City of Seattle Landmark) was constructed on the southern end of the neighborhood, designed by school district architect James Stephen. One year later Isaac I. Stevens School (City of Seattle Landmark), also designed by Stephen, was constructed on the neighborhood's northern end.<sup>20</sup> *See figure 29.*

Because of the proximity of large Catholic churches and schools built in the area at that time—including Holy Names Academy (1907), St. Joseph's Church (1907) & School (1908), and Forest Ridge School (1907)—many large Catholic families moved into the neighborhood.

Other portions of the neighborhood developed a more unified character of grander houses. The first was "Millionaire's Row" developed by Moore on 14<sup>th</sup> Avenue just south of Volunteer Park, followed by what became known as the Harvard-Belmont district.

St. Luke's Hospital was built in the 1920s on 15<sup>th</sup> Avenue E. The hospital was purchased in 1947 as one

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<sup>12</sup> Robert Ketcherside, "Capitol Hill Historical Society | 'The grocery revolution reaches Broadway'" Capitol Hill Seattle Blog, January 7, 2018, <https://www.capitolhillseattle.com/2018/01/capitol-hill-historical-society-the-grocery-revolution-reaches-broadway/> (accessed April 2022)

<sup>13</sup> Ibid.

<sup>14</sup> Seattle Historical Sites Survey, "200-204 Broadway," Seattle Department of Neighborhoods, <https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=401>

<sup>15</sup> Paul Dorpat, "Broadway Market opens on Capitol Hill in 1928," HistoryLink.org essay 3205, April 19, 2001, <https://www.historylink.org/File/3205> (accessed April 2022)

<sup>16</sup> Seattle Historical Sites Survey, "Summary for 118-122 Broadway," Seattle Department of Neighborhoods, <https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=400>

<sup>17</sup> Seattle Historical Sites Survey, "Summary for 127 Broadway," Seattle Department of Neighborhoods, <https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=404>

<sup>18</sup> Sheridan.

<sup>19</sup> Seattle Historical Sites Survey, "Summary for 115 Broadway," Seattle Department of Neighborhoods, <https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=-260559232>

<sup>20</sup> Nile Thompson & Carolyn J. Marr, *Building for Learning, Seattle Public Schools Histories, 1862-2000* (Seattle, WA: School Histories Committee, Seattle School District, 2002).

of the first medical facilities for the Group Health Cooperative, now Kaiser Permanente, which still maintains a Capitol Hill campus on that site.

The Pike-Pine corridor developed as a commercial district east of downtown along Pike and Pine Streets from the 300 block until 15<sup>th</sup> Avenue intersects with E Madison Street. This area served as the center of automobile sales and associated services from around 1906 until well into the 1950s. The earliest dealerships were located on Broadway, near Broadway High School.<sup>21</sup> By 1909 at least 20 auto dealers operated in the Pike-Pine neighborhood.<sup>22</sup> Other automotive-related businesses clustered in the area, and by 1909 the area included three auto parts stores, at least eight tire stores, and businesses offering auto repair, auto tops, bodies and windshields. As late as 1940, fourteen new car and seventeen used car dealerships remained in the area.

Apartment house development occurred parallel—and in some cases immediately adjacent—to single-family residential development. Many of the early multi-family buildings provided large units within handsome structures with garden areas, providing housing for families. Significant known apartment buildings in the immediate vicinity of the subject building include the San Remo (1907, William Doty Van Sicken, City of Seattle Landmark), the Roycroft (1906, Henderson Ryan)<sup>23</sup>, and the Rehan Apartments/Casa Del Rey (1910, S. R. Rice)<sup>24</sup> In some instances, larger apartments were later divided into smaller units for single occupants. Likewise, many larger single-family residences were converted to rooming houses. A few bungalow courts in their various forms were also built in the area within easy walking distance to streetcar lines in the 1920s. *See figures 30-31.*

As early as the 1950s, an LGBTQ community developed on Capitol Hill. In 1969 the Dorian House, a resource center for LGBTQ+ people, opened on E Malden Street near the 15<sup>th</sup> Avenue E commercial strip. This was followed in 1974 with the opening of the Gay Community Center. The first recognized Gay Pride Week was celebrated that same year, on the one-year anniversary of the Stonewall riots. 1977 saw the first official Gay Pride march; the event originally took place downtown, but was held on Broadway from 1982 until 2006. In 1984, Marsha Botzer founded the Ingersoll Gender Center to support transgender and gender non-conforming people, the first of its kind in the nation. *See figure 32.*

The Greater Seattle Business Association (GSBA), a chamber of commerce, aimed at supporting and promoting businesses owned by and catering to LGBTQ+ people, was established in 1981. According to historians Kevin McKenna and Michael Aguirre, "members [of the GSBA] sought to establish a gay commercial district along Broadway on Capitol Hill, though they never succeeded in creating the kind of strip like San Francisco's Castro Street or Los Angeles' Santa Monica Boulevard... The role gay businesses played in the economic recovery of the Capitol Hill neighborhood in the 1980s made the GSBA and its members in the neighborhood welcome players in neighborhood politics."<sup>25</sup> Notable

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<sup>21</sup> Sheridan.

<sup>22</sup> Mrs. G. W. Walsh, Jr, "Seattle, The Automobile Center," *The Coast*, December 1909, p. 306-310.

<sup>23</sup> Tom Heuser, "Capitol Hill Retrospective | The Roycroft," Capitol Hill Seattle Blog, August 23, 2015, <https://www.capitolhillseattle.com/2015/08/capitol-retrospective-the-roycroft-apartments-a-quest-for-independence-at-the-confluence-of-speculation-regulation-and-panic/> (accessed April 2022)

<sup>24</sup> Seattle Historical Sites Survey, "Summary for 321 Broadway," Seattle Department of Neighborhoods, <https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=415>

<sup>25</sup> Aguirre & McKenna.

Broadway businesses associated with the LGBTQ+ community include men's clothing store Peter's (434 Broadway E, 1966-1977), Bailey Coy Books (414 Broadway E, 1982-2009), dance club Neighbors (1509 Broadway, established 1983), and the Broadway Market, one block south of the subject site, which in the 1980s and 1990s was considered a "gay mall," equally useful for shopping and cruising. *See figure 33.*

Following the "Boeing Bust" of the 1970s, Seattle's economy was bleak and the city was seeking ways to rekindle commercial vitality in the business districts. In 1981, money was appropriated for urban renewal, including a push to revitalize the shopping strip of Broadway. With \$1.8 million from Seattle City Light, Arterial Development Fund, Arterial City Street Funds, Community Development Block Grant Funds, Federal Aid—Urban Systems, and member of the Local Improvement District, the project consisted of repaving Broadway and replacing and widening the sidewalks, while adding benches, street trees, and inlaid blue, red, and tan mosaic-tile accents in front of businesses. The project also included the addition of eight sets of cast-brass footprints marking specific dance steps, designed by artist Jack Mackie.<sup>26</sup> *See figures 34-35.*

In summer 2020, Black Lives Matter protestors occupied approximately six blocks of Capitol Hill—including most of Cal Anderson Park and the Bobby Morris Playfield—after weeks of protests. The Capitol Hill Occupied Protest (CHOP), also known as the Capitol Hill Autonomous Zone (CHAZ), was declared on June 8, after the Seattle Police Department abandoned the east precinct building at 12<sup>th</sup> Avenue and E Pike Street. On July 1, following an executive order from Mayor Jenny Durkan, Seattle police cleared the area of protestors and re-occupied the east precinct. In the days following the dismantling of the CHOP, an additional, smaller protest area sprang up on the SCC campus, at the green space outside of the Broadway Performance Hall. The camp, known as CHOP 2, existed approximately two weeks before being dismantled.<sup>27</sup> *See figure 36.*

Capitol Hill, in the present day, is a vibrant community with a thriving business district along Broadway Avenue, 15<sup>th</sup> Avenue E, and 19<sup>th</sup> Avenue E. It is home to Volunteer Park and the Seattle Asian Art Museum, St. Mark's Episcopal Cathedral, as well as other churches, Seattle Central College, Cornish College for the Arts, as well as many shops, restaurants, night classes, and coffeehouses. Madison Street has also seen major redevelopment. The Pike/Pine Conservation District was established in 2009 to preserve the character of the neighborhood's original Auto Row while accommodating substantial residential and commercial growth.<sup>28</sup>

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<sup>26</sup> Don Duncan, "Jackhammers tap out Broadway Lullaby," *Seattle Times*, September 22, 1981, p. C1.

<sup>27</sup> Capitol Hill Seattle Blog, "As the Capitol Hill protest zone is reopened and repaired, CHOP 2.0 still in place at Seattle Central College," July 15, 2020, <https://www.capitolhillseattle.com/2020/07/as-the-capitol-hill-protest-zone-is-reopened-and-repaired-chop-2-0-still-in-place-at-seattle-central-college/> (accessed July 2020)

<sup>28</sup> Naoko Kuriyama and Jeffrey Ochsner, "Protecting neighborhood character while allowing growth? Pike/Pine Conservation Overlay District, Seattle, Washington," abstract, Taylor & Francis Online, <https://www.tandfonline.com/doi/abs/10.1080/02665433.2021.1919184?src=&journalCode=rppe20> (accessed July 2020).



## 4.2 BUILDING HISTORY

Before the construction of the subject building, in February 1901, P. L. Dunkel was issued a permit to build a foundation at 229 Broadway.<sup>29</sup> Three months later, Mrs. Emma Otten was issued a permit to build a "two-story frame" on the site.<sup>30</sup>

A permit for the subject building, a two story "brick and frame" building, was announced in the *Seattle Times* on May 8, 1903. The building permit was issued to attorney W. W. Wilshire for a design by Henry Dozier and it was to be built by contractor E. D. Davis for a cost of \$9,000.<sup>31</sup> Originally, the building was constructed in an "L" shape along Broadway and E Thomas Street, with a one-story storage room at the rear. Sometime before 1915, the storefronts were reconfigured, with the southern retail section subdivided into two storefronts. The rear storage room was also rebuilt, extending the retail space to the west. *See figures 37-40.*

### **First-floor occupants: Northern Retail Space**

The northernmost first-floor retail space, at the corner of the building, was occupied by a series of pharmacies from the building's construction in 1903 until 1977. The pharmacy names and approximate tenancy dates are as follows:

- 1903-1910: M. P. Leary's<sup>32</sup>
- 1913-1922: Swift's Pharmacy<sup>33</sup>
- 1924-1931: Jamieson-Doane Drug Co./Doane Drug Co./Jamieson Drugs<sup>34,35</sup>
- 1933: Clift Drug & Chemical Co.
- 1933-1944: Dempsey's Pharmacy
- 1949-1962: Johnson's Prescription Pharmacy
- 1965-1977: Broadway Rexall Pharmacy.

By 1983, the corner retail space had been converted to a restaurant, opening the following year under the name Gracie's, serving barbecue, ribs, and steak. Gracie's closed in 1988. In 1989, the building finally received a change-of-use permit for the restaurant space. The permit included the addition of a storefront window on the northern façade and a second northern entrance. (Previously the main floor at the northern façade had almost no fenestration.) By 1990, Angel's Thai Cuisine opened in the restaurant space. In 2003, the owners and operators of Angel's reopened the business as the Blue Canal Pan Asian Pan & Grill. By 2005, the tenant was Jai Thai, the current occupant of the space.

### **First-Floor Occupants: Southern Retail Spaces**

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<sup>29</sup> *Seattle Times*, "Building Permits," February 26, 1901, p. 8.

<sup>30</sup> *Seattle Times*, "Building Permits," May 13, 1901, p. 7.

<sup>31</sup> *Seattle Daily Times*, "Lawyer Will Build," May 8, 1903.

<sup>32</sup> Robert Ketcherside, "The Grocery Revolution Reaches Broadway," Capitol Hill Historical Society, January 7, 2018.

<sup>33</sup> *Seattle Star*, "People In Seattle Are Amazed," January 8, 1914.

<sup>34</sup> *Seattle Times*, passim, 1920-1940.

<sup>35</sup> Ketcherside, "The Grocery Revolution Reaches Broadway."

Before 1915, the southern retail space was occupied by P. MacPherson (fabric and clothing), E. C. Damon, grocer (ca. 1905) and Northwestern Dye Works (ca. 1913). In 1915 this area was divided into two retail spaces, addressed as 231 and 233 Broadway.

From 1923 until 1929 the space was occupied by a Piggly-Wiggly grocery store. Subsequent tenants and approximate tenancy dates of 231 Broadway are as follows. Subsequent to its time as a grocery store, 231 was occupied by variety store owned by J. W. Harvey (1931-1939); Stanke's All Electric (1947-1949); and A. N. Anderson Co., carpets, upholstering and curtains (1949-1955).

From 1969 until 1980, the space contained a variety of health food and supplement businesses. These included Health Glow (1969), Broadway Nutrition Center (1979-1980), and the Vitamin Patch (1980). By 1995, the space contained florist shop Urban Flowers. Pet supply store Mud Bay is the current tenant.

233 Broadway housed the Groceteria from 1916 until around 1922.<sup>36</sup> Broadway Beverage occupied 233 Broadway from 1933 until after 1944.

By 1940 the space at 233 Broadway had been converted to a hair salon. 1940 to at least 1970, 233 Broadway contained a series of hair salons: Reda-Mae Beauty Nook (1940-1944), Maurice's Hair Styling Salon (1945-1949), Drefold Hair Styling Salon (1950-1956), Two Thirty Three (1963-1965), and R-Johns Hair Fashions (1970). From 1974 until 1980, the space held various art galleries, beginning with the Painted Whale, which specialized in handmade wooden furniture, followed by Le Vitrier (glass, jewelry, and paintings) from 1974 to 1978, Bayard Gallery (contemporary art and photography) in 1978 and 1978, and finally Signatures Gallery in 1980.

Later tenants include card and gift shop All That Jazz (1987-1988) and Beadworks/World Beads, which was the tenant from 1993-1994 until at least 2014.<sup>37</sup> *See figures 41-42*

## **Second-Floor Occupants**

As early as 1905 the southern wing of the upper floor was in use as a maternity center. This maternity home was dedicated to the care of women as they prepared to give birth.<sup>38</sup> It appears that the northern wing was used as private rooms. Around 1911 rooms were offered for let to “Gentlemen.” The following year, the rooms were advertised as “exceptionally desirable” light and airy rooms.<sup>39</sup>

By 1915, the upper floor was occupied by the Rex Sanitarium.<sup>40</sup> As advertised under Physicians & Surgeons in the *Seattle Times* classified section, the "Rex Sanitarium for Women" treated “Chronic, nervous, convalescent and surgical cases.” The Rex Sanitarium broadened the scope of care for women

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<sup>36</sup> Ketcherside, “The Grocery Revolution Reaches Broadway.”

<sup>37</sup> Caitlin King, "Shop the Hill," Capitol Hill Seattle Blog, November 28, 2014, <https://www.capitolhillseattle.com/2014/11/shop-the-hill-world-beads-keeping-diy-jewelers-and-capitol-hill-crafters-happy-one-tiny-treasure-at-a-time/> (accessed May 2022).

<sup>38</sup> Ketcherside, “The Grocery Revolution Reaches Broadway.”

<sup>39</sup> *Seattle Times*, classified advertisements, *passim*, 1910-1912.

<sup>40</sup> *Seattle Daily Times*, “The Rex Sanatorium,” July 31, 1914.

beyond maternity care.<sup>41</sup> Leeanna May Hume was the first director of the Sanitarium. (*For more on Hume, see section 4.2.*)

In March 1920 Laura M. Johnston succeeded Hume. By 1931 Rex Sanatorium had moved to 554 16<sup>th</sup> Avenue. That same year Leeanna Mae Hume returned to the site and established Hume's Sanitarium & Maternity hospital. A 1934 advertisement in the *Seattle Times* described Hume's services as "obstetrics, medical and surgery. Convalescent. Babies for adoption. Registered nurses in attendance."<sup>42</sup> There is no available evidence showing that Hume's Sanitarium operated beyond 1934, and little to indicate what occupied the space over the next nine years.

By 1945, advertisements show that 229 Broadway was again occupied by a maternity home. Advertisements—which do not give the name of the institution—indicate that the clinic offers "prenatal care. Confidential. Graduate nurse." By 1950, ads for the unnamed business pitched it as a "haven for girls in trouble," and promised "confidential, No Charge." The advertisement ran in the "personals" section of the classified rather than "physicians." The business was heavily advertised in the *Seattle Times* until 1951, when the listings abruptly ceased.

In 1952, the Planned Parenthood Center of Seattle was running a maternal health clinic at the subject building. In 1940, supporters of birth control and Margaret Sanger's "Planned Parenthood" movement established a birth control clinic at 516 Broadway, three blocks north of the subject building.<sup>43</sup> Known initially as the Seattle Family Planning Center, in 1948 the clinic changed its name to Planned Parenthood Center of Seattle, Inc, and moved its offices from the Broadway location to the Lyon Building in downtown Seattle.<sup>44</sup> The Planned Parenthood Center was a tenant of the subject building from at least 1952 until at least 1955.

By 1955 the second floor was no longer predominantly occupied by health care facilities for women. The former sanitarium was subdivided to function as leasable office space. Most of the tenants in the building after 1955 were professionals, and City Directories and newspaper advertisements indicate the tenants included lawyers, realtors, architects, and insurance agents, a dentist, and a travel agency.<sup>45</sup> In 1960, one of the offices became headquarters of the Artists' Equity Association, which transplanted its main offices from New York to Seattle in advance of the 21 Century Exposition and because of "the surge of art interest on the West Coast."<sup>46</sup> The agency moved from New York to Seattle specifically to prepare for the activity surrounding the Century of Progress World's Fair, which took place at what is now Seattle Center in 1962. The agency remained a tenant until at least 1969.

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<sup>41</sup> Ibid.

<sup>42</sup> *Seattle Times*, classified advertisement, November 11, 1934, p. 42.

<sup>43</sup> Priscilla Long, "Seattle's first birth control clinic opens," HistoryLink.org essay 2882, December 11, 2000, <https://www.historylink.org/File/2882> (accessed May 2022).

<sup>44</sup> *Seattle Times*, "Family Planning Center is Renamed," January 22, 1948, p. 12.

<sup>45</sup> Russell Jones realtor was there in 1960. Alternately listed at 229 and 220. Vacation Places had an office in the building in 1983. Karl S. Frey, misogynist, occupied an office in the building in 1980. *Seattle Times*, letter to editor, September 16, 1980, p. 11.

<sup>46</sup> *Seattle Times*, "Artists' Equity Moves Offices to Seattle," September 9, 1960, p. 43.

Between 1975 and 1977, Pregnancy Aid, a private resource center with the aim of informing "a woman of all the services available to help her carry her baby to term," was a tenant.<sup>47</sup>

During the 1960s and 1970s, tenant improvements at the upper floor are reflected in the building permit records including both construction and signage permits. Starting in 1982, and completed in 1983, a building was constructed on the lot to the west located at 821 E Thomas Street. This building is functionally and legally separate from the subject building and contains office space. The upper floor of the subject building was remodeled in 1988.

The subject building was the site of a remarkable number of robberies. Between 1909 and 1976, the *Seattle Times* reported at least 16 robberies or break-ins at the building. The drug store, in its long chain of different businesses, was held up or burgled at least 11 times, seven of which occurred between 1965 and 1976.<sup>48</sup> The Groceteria and Piggly-Wiggly spaces were each robbed at least once. In 1931, J. W. Harvey entered his variety store and surprised a prowler, who escaped with \$1.25 taken from the cash register. In 1952, thieves stole \$900 worth of merchandise from A. N. Anderson's upholstery shop.

#### 4.3 ASSOCIATED INDIVIDUAL: LEEANNA MAE HUME

Leeanna Mae "Mizee" Hume, né Pentecost, was born in Kentucky in 1871. She married Robert A. Hume in Vancouver, BC in 1897. By 1906 she was widowed, living in Seattle at 1006 Ninth Avenue, and working as a nurse. She became the first matron of the Rex Sanitarium upon its opening in 1915. In 1920 Hume left her position at the Rex and moved to Los Angeles, where she continued to work as a nurse.<sup>49</sup> By 1931, Hume had returned to Seattle and established Hume's Sanitarium & Maternity Hospital, which ran until at least 1934. After Hume's Sanitarium was no longer operating, she moved back to Los Angeles in the early 1940s, where she retired and married Charles H. English.<sup>50</sup> By 1950, she had been widowed once again. Leeanna Mae English passed away in April 1953, at age 84.

#### 4.4 ORIGINAL OWNER: WILLIAM WALLACE EUGENE WILSHIRE (1860-1944)

William W. Wilshire was the developer and original owner of the subject building. He owned the building from the time of its construction in 1903 until his death in 1944. *See figure 43.*

Wilshire was born in Illinois, grew up in Little Rock, Arkansas, and attended college at the University of Michigan. He earned a graduate degree from Columbian Law School (Now George Washington Law School), became a lawyer in 1885, and served as a land use attorney for the federal government.

According to his obituary, Wilshire was "elected to Congress from Arkansas." After completing his term of office, Wilshire and his wife Alice moved to Seattle in 1890.<sup>51</sup> The Wilshires initially rented a home on Denny Hill, but in 1892 they purchased land and had a house built just off Broadway at 228 Harvard

<sup>47</sup> Sharon Lane, "A source of help during pregnancy," *Seattle Times*, June 1, 1975, p. 86.

<sup>48</sup> *Seattle Times*, "Burglars Loot Pharmacy and Doctor's Office," March 25, 1966, p. 8.

<sup>49</sup> California State Library, *Great Register of Voters, 1900-1968*, Sacramento, California.

<sup>50</sup> California Department of Public Health, courtesy of [www.vitalsearch-worldwide.com](http://www.vitalsearch-worldwide.com). Digital Images.

<sup>51</sup> Rob Ketcherside, "Wilshire Building on Broadway," *ba-kground*, January 18, 2002, <https://ba-kground.com/wilshire-building-broadway-seattle/> (accessed May 2022).

Avenue E.<sup>52</sup> In 1900 Wilshire obtained a building permit for the family's new home—a frame residence at 302 Harvard Ave East with an estimated cost of \$2,500.<sup>53</sup> Three years later, Wilshire acquired the permit to construct the subject building. It is unclear whether Wilshire developed other properties in the region, but he is known to have bought and sold real estate, including land in Crown Hill (1904) and Ballard (1906), and orchards in Okanogan county<sup>54</sup>

By 1895 Wilshire was a Deputy Prosecuting Attorney for King County, serving in the position until 1897.<sup>55</sup> Wilshire ran for State senate in 1898, but was defeated by S.M. Shipley.<sup>56</sup> In 1899 he was elected to state senate, representing Capitol Hill and the Broadway neighborhood.<sup>57</sup> His legislative duties were relatively light, so Wilshire continued practicing law, forming a practice with A. H. Kenaga in 1889, with offices in the York Block.<sup>58</sup>

Wilshire served as the president of the Commercial Club starting in 1912. He was a Mason from the LaFayette Lodge and a member of the Plymouth Congregational Church. Alice Wilshire died in 1918.<sup>59</sup> Wilshire remarried Fannie Belden.

Wilshire died in 1944. In 1948, the estate of Fannie Wilshire established the William Wallace Wilshire Memorial Scholarship at the University of Washington School of Law.<sup>60</sup>

#### 4.5 SUBSEQUENT BUILDING OWNERS

At the time of his death in 1944, William Wilshire still owned the subject building. Subsequent to his death, ownership of the subject building passed to the Board of Regents of the University of Washington, as part of the William Wilshire Memorial Scholarship Fund.

In 1965, the University of Washington Regents sold the building to Jack M. and Charlotte L. Garrison. Jack Garrison was a trucking and shipping magnate who made his name shipping commercial goods up the Alaska Highway and on to the Arctic Circle by ocean carrier. He founded Garrison Fast Freight, and rose to become vice president of Consolidated Freightways, then the largest trucking company in the world, before retiring from the position at age 43.<sup>61</sup> Following his departure from Consolidated Freightways, in 1964 Garrison founded another trucking company, the Alaska Rental Equipment Co.

Ownership of the subject building transferred to the Alaska Rental Equipment Co. in 1970.

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<sup>52</sup> Ketcherside. The house was demolished for the 1964 apartment building Harvard House.

<sup>53</sup> *Seattle Times*, "To Build residence," February 5, 1900, p. 2. Ancestry.com. *U.S., City Directories, 1822-1995*. Ancestry.com Operations, Inc., 2011. According to Robert Ketcherside, this house was demolished for the mid-century apartment building that was recently demolished for Harvard Flats.

<sup>54</sup> *Seattle Times*, *passim*.

<sup>55</sup> Ketcherside. *Seattle Times*, "A Gloomy Outlook, Republican Cloud has no Silver Lining," August 19, 1868, p. 8, and obituary.

<sup>56</sup> *Seattle Times*, "Campaign snap-shots," October 27, 1898, p. 11, and "Proceedings in the Senate," February 23, 1899, p. 13.

<sup>57</sup> *Seattle Times*, "Last Edition: State Capital," January 14, 1901, p. 12.

<sup>58</sup> *Seattle Times*, *passim*.

<sup>59</sup> *Seattle Times*, "Wilshire" February 17, 1918, p. 25.

<sup>60</sup> University of Washington School of Law, "Law School Scholarships," <https://www.law.washington.edu/finaid/scholarships.aspx?v2> (accessed June 2022).

<sup>61</sup> John J. Reddin, "Trucker's Life Like Jack London Tale," *Seattle Times*, April 16, 1961, p. 23.

In 1981, Gary W. Tripp and Patty Kinley purchased the subject building for \$1.75 million. Gary Tripp was a developer and real estate broker, active in the 1970s and 1980s. In 1978 Tripp developed a 51-unit block of condominiums at 2101 Westlake Avenue N.<sup>62</sup>

In 1985, attorney Lois Edwards and several other lawyer friends, doing business as the Lota Group, purchased the subject building as an investment property.<sup>63</sup>

#### 4.6 ORIGINAL BUILDING DESIGNER: HENRY DOZIER<sup>64</sup>

Henry Dozier was the original designer of the subject building. He was born in 1855 in Mississippi, one of nine children of Dr. Richard H. and Anne E Dozier.<sup>65</sup> After the death of Dr. Richard Dozier, the family moved to St. Louis. Starting at the age of 14, Henry apprenticed with St. Louis architect Eugene Greenleaf. Between 1874 and 1877 he studied a course of mathematics as a night student at O'Fallon Polytechnic School and worked with architects Lee & Annan, Alfred Grabel (or Graveland) and J. K. Brent. By the time he finished his course at the Polytechnic School in 1877 he was listed as an architect in the St. Louis city directory.

In 1877, Dozier moved to Denver, where he worked as a railroad surveyor, a draftsman for E. P. Brink, an architect, and a maker of horseradish.<sup>66</sup> Dozier married Pauline Lippas in 1879, with whom he would go on to have nine children. Dozier abandoned the whole family in 1896. Dozier served as an alderman in Denver around 1879.

By 1884 Dozier was working for himself as an architect. Dozier's practice was mainly residential, with several dozen completed projects in Denver.<sup>67</sup> Dozier twice entered into partnership with other architects, each for less than one year. He partnered with Alexander Cazin in 1887 and with W. E. Walters in 1892. Some of his notable projects still standing in Denver include the Sherman School at Regis College, the Stout Street townhomes, private residences on Champa Street, and houses at 837 Sherman Street and 2115 Lafayette Street. Dozier was a member of the Rocky Mountain Association of Architects in 1890 and a charter member of the Colorado Chapter of the AIA in 1892. *See figures 44-45.*

Around 1896, leaving his wife and children in Denver, Dozier moved to Cripple Creek, Colorado. It was from an office in Cripple Creek that he designed the Pullin Block in Leadville, CO. Dozier was not completely out of contact with his family, however, for in 1897 Pauline was pregnant with the couple's ninth child.

Pauline Dozier suffered from mental illness for much of her adult life. Her first "lunacy trial" had been in 1884. In 1896, the same year Dozier decamped to Cripple Creek, oldest daughter Celeste filed a petition

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<sup>62</sup> *Seattle Times*, "Condominium planned west of Lake Union," July 9, 1979, p. 145.

<sup>63</sup> Jennifer Langston, "Broadway Vignette: Lois Edwards, 70, business owner," *Seattle Post-Intelligencer*, June 1, 2005, <https://www.seattlepi.com/local/article/Broadway-Vignette-Lois-Edwards-70-building-1174947.php> (accessed June 2022).

<sup>64</sup> This context statement has been summarized from Charles O. Brantigan, MD, "Summary of Biographical Information, Henry Dozier, version 6.0 July 2016," <http://www.drbrantigan.com/history/DOZIER%20public.pdf> and from Larry E. Johnson Landmark Nomination for Henry H. Dearborn House, 2007.

<sup>65</sup> Brantigan.

<sup>66</sup> *Ibid*, p. 2.

<sup>67</sup> *Ibid*, p. 2.

to admit Pauline to the county hospital, and in April 1896 Pauline began a 31-day stay in the Arapahoe County Hospital for the Poor.

By early 1897, the Board of County Commissioners of Denver and the local Humane Society were considering arresting Dozier for failure to support his family, given that he was apparently well-paid for his Cripple Creek projects. Dozier was arrested in February 1897. (At this time, Pauline Dozier was again a resident in the county hospital.) The case was dismissed when Dozier's sister, Celeste Rogers, pledged support for the children. This offer of support was contingent upon Dozier moving to St. Louis (where the sister lived) and getting a job to help contribute to the children's support. The county commissioners reluctantly allowed Dozier to leave Colorado. According to the *Denver Post*, Dozier "went to St. Louis with the sister, but did not support his family [in Denver] nor attempt to do so. All were neglected as before. To keep them from starving and freezing four of the children were sent to the Orphans' Home, two were sent to the working boys' home, three were found places in families."<sup>68</sup> In March 1898, two months after this article was published, Dozier traveled to Alaska as a second-class passenger on the Steamer Farallon.<sup>69</sup> He designed the White Pass & Yukon Railroad Depot in Skagway, Alaska in 1900.

***See figure 46.***

Even before his arrest, Dozier's scandalous lifestyle and the plight of Pauline and the children was closely followed by Colorado newspapers. The family remained in the news for several years, with headlines including "Dozier's wife and kids not doing well this winter" (*Rocky Mountain News*, January 27, 1896), "Henry Dozier Escapes" (*Denver Post*, February 6, 1897), "Insanity Wrecked Home—Family Scattered All Over Country—Father Disappeared, and State Takes the Child" (*Denver Post*, October 27, 1901), and "Desertion of husband broke up the family" (*Rocky Mountain News*, October 27, 1901).

Pauline gave birth to Clarence Dozier in December 1897.<sup>70</sup>

By 1901 Dozier was living in Seattle and had established his architecture office in Room 58 of the Sullivan Building. He was listed in the directories as a resident of Seattle between 1901 and 1909. Dozier has been listed on at least 23 projects in Seattle. The most significant of these is the Dearborn Mansion at 1119 Minor (1905), today the home of Historic Seattle. ***See figure 47.***

While in Seattle Dozier composed a well-received piece of music with George B. Riley in 1904.<sup>71</sup> He also wrote a series of letters to the editor of the *Seattle Post-Intelligencer* in August and September of 1907. These letters included poems and thoughts on topics such as "effort of evolution to create the highest type of man" and the dangers of the Japanese American community in Seattle.<sup>72</sup>

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<sup>68</sup> *Denver Post*, "The Doziers: Compelled by Husband and Father to Depend on Charity—Pull Got Him Out of Town," January 27, 1898, p. 7.

<sup>69</sup> *Seattle Times*, "Steamer Farallon Had Almost Full Quota of passengers Yesterday Afternoon," March 10, 1898, p. 10.

<sup>70</sup> Brantigen, pp. 32-33. In 1899 Pauline was committed to the state mental asylum in Pueblo, CO. She lived in and out of mental institutions for the rest of her life. By 1910, Pauline was living with several of her children in Denver, and in the 1920s and 1930s lived with various of her grown children and their families. In 1935 she was committed to the state hospital, where she died in 1944 at age 84.

<sup>71</sup> *Seattle Post-Intelligencer*, "Patti Like the Song," January 24, 1904, p. 12.

<sup>72</sup> *Seattle Times*, "Life," poem, August 19, 1907, p. 6.; "A Spirit Indefinable," poem, September 9, 1907, p. 12; "The Oriental Problem," letter to the editor, September 14, 1907, p. 6; "No 'Accidents,'" letter to the editor, September 21, 1907, p. 6.

Extant examples of Dozier's work in Seattle are as follows:<sup>73</sup>

- Lane Residence, 1529 36<sup>th</sup> Avenue (1902)
- House for R. G. Tripple, 626 Fourteenth Avenue N (also listed at 628 14<sup>th</sup> Avenue N, 1902)<sup>74</sup>
- Residence for Charles H. Baker, 951 17<sup>th</sup> Avenue E (1903)
- Pacific Hospital Building for Dr. L. C. Neville, 2600-2604 First Avenue (1904).<sup>75</sup> Although advertised as being built of brick and stone, the building today is stucco clad. *See figure 48.*
- Residence for F. R. McLaren, 955 13<sup>th</sup> Avenue E (1904)
- Residence for Alvar Robinson, 936 13<sup>th</sup> Avenue E (1904)
- Residence for Mrs. Dr. Eva Gove, 730 16<sup>th</sup> Avenue E (1904)
- Residence for H. H. Dearborn, 1117 Minor Ave (1905)
- Residence for Robert A. Tripple, 633 14<sup>th</sup> Avenue (1907)
- Residence for Daniel Jones, 3135 37<sup>th</sup> Avenue (1908)

Projects by Dozier known to have been demolished or unbuilt include:

- Residence for Mrs. William M. Emerson, 13<sup>th</sup> Avenue N (north of Madison Street, 1902)<sup>76</sup>
- William A. Doyle Residence, 731 19<sup>th</sup> Avenue E (1904)
- Belmont Flats for F.H. Renick & Co., 1526-1532 Belmont Avenue, (1904)
- Doyle Hotel (William A. Doyle), project, unbuilt (1904)
- 1905, Apartment Building (J. J. Wittwer), project, unbuilt
- 1905, Apartment Building (Alfred C. Smith), 208-210 Thomas Street, demolished
- 1906, L.C. Neville Residence, 1221 Queen Avenue N, demolished
- Second story on the Seattle Labor Temple, 604 University Street (1907)<sup>77</sup>
- 1908, J. S. Bradford Building, Seventh Avenue & S Dearborn Street, demolished
- 1909, W.A. Doyle Residence, 1705 Interlaken Drive, demolished
- 1909, Apartment Building (Edward Brett), 410 21st Avenue E, demolished

By 1910 Dozier had moved to Tacoma and was working at a draftsman for City Light and Water. After a short residency in Tacoma, Dozier moved to Pennsylvania, probably to live with his daughter Pauline and her husband. Dozier died in Hahnemann Hospital in Philadelphia in June 1914.<sup>78</sup>

## 4.7 BUILDING CONTRACTORS

The building contractors for the original 1902 construction was E. D. Davis.

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<sup>73</sup> David A. Rash, "Additional Significant Seattle Architects: Dozier, Henry," *Shaping Seattle Architecture*, 1994, 342-343.

<sup>74</sup> *Seattle Times*, "Building News," June 29, 1902, p. 42.

<sup>75</sup> *Seattle Post-Intelligencer*, "Hospital Building to be erected at a cost of \$30,000," May 12, 1904, p. 10.

<sup>76</sup> *Seattle Times*, "Real Estate and Building News" January 25, 1902, p. 24.

<sup>77</sup> *Seattle Times*, "Development of old University Grounds Will Mean Much to Central Section," September 22, 1907, p. 37.

<sup>78</sup> Brantigan, p. 31. Dozier's wife Pauline lived in and out of mental institutions until her death in 1944.



## 4.8 CULTURAL CONTEXT: MATERNAL HEALTH CARE IN THE 20TH CENTURY

From 1904 until around 1955, the second floor of the subject building housed a series of maternity homes. Changes to the maternity clinic in the subject building reflect the shifting national trends in how maternity homes operated and whom they served. The clinics at the subject building, like many 20<sup>th</sup> Century maternity homes and hospitals in the United States, tended to serve a clientele of primarily white, middle-class women. However, the history of maternity care in America necessarily encompasses women of all races, ethnicities, and class statuses.

### **National Trends**

Before wide-scale industrialization, pregnant women usually gave birth in their homes, with the aid of a midwife and/or female relatives. In the late 18<sup>th</sup> Century, it became common for upper-class women to be attended by medical doctors rather than midwives, on the assumption that medical doctors would ensure a safer birth experience for both the baby and the mother. By 1900, doctors, rather than midwives, attended approximately half of all births, and nearly all births to middle- and upper-class white women.<sup>79</sup> Midwives still tended to deliver the babies of poor women.<sup>80</sup> Approximately 95% of births took place at home rather than in a hospital.

In the American South, as early as the colonial era, Black midwives served a crucial role in the history and culture of birth. African women who survived the middle passage and were subsequently enslaved in the American colonies brought with them birth knowledge and practices from their own cultures, and employed and handed on these skills in the plantation setting. After the abolition of the transatlantic slave trade, white landowners and industrialists saw their financial future dependent on domestic "production" of additional slave labor, namely that the existing slave population had children. Black, enslaved midwives—cheaper than a doctor and possessing the aforementioned skills—came to be valued by slaveowners as a means of protecting the health of slaveowners' "investment" (enslaved women) and securing their future profit (babies born into slavery). Some Black midwives in the American South had a measure of independence, some being allowed to travel and some being paid for their services. It was also common practice for these midwives to deliver the white babies of the families that owned them.<sup>81</sup> Given that enslaved people were usually not allowed to learn to read, the passing on of medical knowledge by Black midwives was dependent on an oral tradition. For this reason, among others, the medical knowledge of Black midwives was discounted, dismissed as "folk medicine."

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<sup>79</sup> Because childbirth is at the nexus of race, class, politics, hierarchies of power, an in-depth coverage of this subject overlaps with the history of chattel slavery in America, the development of gynecology as a science and business, forced sterilization of racial and ethnic minorities, the development and access to birth control and abortions, economic disparities, systematic racism, and more. Maiken Scott, "How did birth move from the home to the hospital, and back again?" *The Pulse*, WHYY, December 13, 2013, <https://whyy.org/segments/how-did-birth-move-from-the-home-to-the-hospital-and-back-again/> (May 2022).

<sup>80</sup> Adrian E. Feldhusen, "The History of Midwifery and Childbirth in America: A Time Line," *Midwifery Today*, 2000, <https://www.midwiferytoday.com/web-article/history-midwifery-childbirth-america-time-line/> (accessed May 2022)

<sup>81</sup> National Museum of African American History & Culture, "The Historical Significance of Doulas and Midwives," Smithsonian Institute, <https://nmaahc.si.edu/explore/stories/historical-significance-doulas-and-midwives> (accessed September 2022).

Following emancipation, Black midwives, commonly known as "Granny Midwives" or "Grand Midwives," continued to be an essential part of maternity care in the South. These women continued delivering the babies of Black and white women in the region.<sup>82</sup>

The late 19<sup>th</sup> and early 20<sup>th</sup> Century saw the rise of bacteriology and the development of sterile environments in hospitals. Here we see a shift in middle-class mothers choosing to deliver in a hospital setting, thanks in part to anesthesia that had been developed in the last decades of the 19<sup>th</sup> Century. However, this did not necessarily result in safer births, and complications and infections remained a problem throughout the first half of the century.<sup>83</sup> In the 1910s American doctors began adopting "twilight sleep," the use of morphine and scopolamine; the former eased labor pains somewhat, the latter inhibited the formation of memories.<sup>84</sup> Twilight sleep was hugely controversial but remained in use into the 1930s. Other pain-relieving methods used in the first half of the 20<sup>th</sup> century included chloroform and opium, before the introduction of the epidural in the 1970s.<sup>85</sup>

The American College of Obstetricians & Gynecologists (ACOG) was established in 1888. 15 years later, in 1903, the American Medical Association (AMA) established a section dedicated to "Obstetrics and Diseases of Women," which laid the groundwork for the development of modern obstetric medicine in the United States. The first half of the 20<sup>th</sup> Century saw the rise of obstetrics as a specialty, and the delivery of infants became more medicalized.<sup>86</sup>

In 1912, J. W. Williams, professor of gynecology, published a paper called "Medical education and the midwife problem in the United States," seeking to phase out the practice of midwifery. Doctors cited medical concerns for mothers and infants, but at the same time, midwives represented financial competition.<sup>87</sup> Either due to the direct efforts of the growing medical industry or to racial panic, midwifery came to be viewed in the mainstream as a practice for marginalized communities and racial minorities. According to historian Susan L. Smith, "midwifery had a place in modern America, albeit a marginalized one."<sup>88</sup> In 1917, Washington State passed legislation regulating midwifery that allowed immigrant midwives who had received their training abroad to be certified as midwives. The 1921 Maternity & Infancy Act, better known as the Sheppard-Towner Act, was national welfare legislation that, among other provisions, offered federal grants for states to train and license midwives.

In the early 1920s, there were more than 43,000 practicing midwives in the country. According to Smith, "European immigrants seemed to dominate midwifery in the North and Midwest, African Americans in the South, Mexican Americans in the Southwest, and Japanese immigrants in the Pacific Coast and Hawai'i." Beginning in the 1910s, many Black people left the Jim Crow south and moved north

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<sup>82</sup> Ibid (<https://nmaahc.si.edu/explore/stories/historical-significance-doulas-and-midwives>)

<sup>83</sup> Scott.

<sup>84</sup> Jessica Pollesche, "Twilight Sleep," The Embryo Encyclopedia Project, May 16, 2018, <https://embryo.asu.edu/pages/twilight-sleep> (accessed May 2022).

<sup>85</sup> ParentCo, "From Twilight Sleep to Push Presents: How Birth Has Changed Through the Decades," August 23, 2017, <https://www.parent.com/blogs/conversations/from-twilight-sleep-to-push-presents-how-birth-has-changed-through-the-decades> (accessed May 2022).

<sup>86</sup> Scott.

<sup>87</sup> Feldhusen.

<sup>88</sup> Susan L. Smith, *Japanese American Midwives: Culture, Community, and Health Politics, 1880-1920* (Champaign, IL: University of Illinois Press, 2005),

and west, seeking financial opportunities and less racial violence. This demographic shift brought the knowledge and practices of the Grand Midwives to other parts of the nation.

In 1925, Margaret Sanger established the American Birth Control League, which would later become Planned Parenthood. In 1935, Title V of the Social Security Act provided, among other benefits, federal funding for maternal and infant health programs.<sup>89</sup>

By 1935, midwives delivered 15% of babies, and 37% of babies were born in hospitals.<sup>90</sup> By 1939, 50% of all births in the United States occurred in hospitals; in urban areas 75% of births occurred in hospitals.<sup>91</sup>

According to the Health Resources & Services Administration's unit on Maternal & Child Health, the 1950s "presented years of stagnation for child health." Infant mortality rates, which had been declining for several decades, plateaued, and maternal mortality remained high, especially among poor women and women of color. At this time, 88% of births occurred in hospitals.<sup>92</sup>

In 1960, the first birth control pill was approved by the FDA. In the first two years of being on the market, 1.2 million women began taking the pills.<sup>93</sup> 97% of babies were born in hospitals. Nationally, in the 1960s, teen pregnancy rates were rising, to levels considered "epidemic." This trend continued into the mid-1970s.

In 1970, a statewide referendum legalized abortion in Washington, the first state to legalize abortion through popular vote. In 1973, the Supreme Court's ruling in the *Roe vs. Wade* trial guaranteed the legality of abortion throughout the nation. The 1970s saw a growing range of birth control options becoming available, wide availability of abortions, and a lessening of the stigma around premarital sex and unmarried mothers. In 1971, Ina May and Steven Gaskin established The Farm, a retreat in Summertown, Tennessee for expectant mothers (married or not) to await the birth of their babies, have a midwife-attended birth, and bond with their newborns.<sup>94</sup> This was part of a greater trend of expectant parents wresting control of their childbearing experience from doctors and hospitals.

In recent decades, women have many options for whether, and how, they give birth—particularly if they are white, middle class, and have high-quality health insurance. Nationwide disparities in health outcomes for mothers and babies remain [...]. The U.S. Supreme Court's decision overturning *Roe v. Wade* in June 2022 had an immediate effect on abortion access in many states; the repercussions are likely to be felt for decades, with women of color and economically vulnerable women likely to bear the brunt of the court's decision.<sup>95</sup>

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<sup>89</sup> Maternal & Child Health Bureau, "Maternal & Child Health Timeline," Health Resources & Services Administration, <https://mchb.hrsa.gov/about/timeline/timeline-scrn-rdrs.asp> (accessed May 2022).

<sup>90</sup> Feldhusen.

<sup>91</sup> Ibid.

<sup>92</sup> Ibid.

<sup>93</sup> Maternal & Child Health Bureau.

<sup>94</sup> Feldhusen.

<sup>95</sup> Kate Dore, CFP, "Supreme Court's overturning of *Roe v. Wade* will financially hurt the 'most marginalized' women, experts say," CNBC, June 24, 2022, <https://www.cnbc.com/2022/06/24/roe-v-wade-decision-expected-to-financially-hurt-marginalized-women.html> (accessed September 2022).

## Maternity Care & Childbirth Practices in Seattle

The history of maternity care and childbirth in the Seattle area corresponds largely with national trends, with some regional variation. Institutions providing maternity care in the 20<sup>th</sup> Century fell into three main categories. These are as follows: large, multi-disciplinary hospitals, run either by a municipal body or religious institution; small, privately-owned maternity hospitals or sanitariums offering short-term stays, usually to married mothers; and residential homes for unmarried pregnant girls and young women, inevitably described as "wayward girls" and "girls in trouble." Midwives plied their trade in the first half of the 20<sup>th</sup> Century; the most public-facing midwives (those who advertised in mainstream newspapers or listed their professions in the city directory) tended to be immigrants from northern Europe and Japan. The history of Seattle's Japanese American midwife community is detailed below.

### Early Hospitals

One of the earliest hospitals in the area catering specifically to women was the Seattle Maternity & Woman's Hospital, located at 3822 First Avenue, which was operating by 1889. In 1901, the Monod Hospital, 2823 First Avenue, was one of the first in the city to use incubators to support newborns and premature infants.<sup>96</sup> Hospitals proliferated in the 20<sup>th</sup> Century and then consolidated, often merging with existing local institutions, or incorporating into a larger healthcare chain. Many early hospitals grew into the huge healthcare centers that operate in Seattle today, including Harborview Medical Center (now part of UW Medicine), Swedish Medical Center, Northwest Hospital & Medical Center (now part of UW Medicine), and Group Health Co-Operative (now Kaiser Permanente).

### Early Homes for Unmarried Mothers

Early and longstanding maternity homes for unwed mothers in Seattle included the Florence Crittenton Home and the Lebanon Home. The Crittenton Home was established in 1899 in the Dunlap neighborhood of what is now South Seattle. Businessman Charles Nelson Crittenton established the first of these homes in New York City in 1883, naming it for his late daughter. Branches were established throughout the nation, eventually totaling 76, with a mission to "preach salvation and hope to and provide shelter for unmarried, pregnant women and girls."<sup>97</sup> The Crittenton Home continued to operate in its original location at 9236 Renton Avenue S until 1973.<sup>98</sup> Recent oral histories of women who entered

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Christine M. Slaughter, "How Black women will be especially affected by the loss of Roe," *Washington Post*, June 25, 2022, <https://www.washingtonpost.com/politics/2022/06/25/dobbs-roe-black-racism-disparate-maternal-health/> (accessed September 2022).

<sup>96</sup> *Seattle Times*, "Babes in Incubators," November 9, 1901, p. 10.

<sup>97</sup> National Florence Crittenton Mission, "Florence Crittenton Homes: A History," Social History Archives, University of Minnesota, via Virginia Commonwealth University, VCU Libraries Social Welfare History Project, <https://socialwelfare.library.vcu.edu/programs/child-welfarechild-labor/florence-crittenton-homes-history/> (accessed May 2022).

<sup>98</sup> David Wilma, "Florence Crittenton Home for unwed mothers opens in Dunlap on November 21, 1899," HistoryLink.org essay 3128, March 24, 2001, <https://www.historylink.org/File/3128> (accessed May 2022).

Crittenton Homes in the 1950s and 1960s indicate that the culture of many Crittenton Homes was one of shame and opprobrium, in which girls were pressured to give up their babies for adoption.<sup>99</sup>

The Lebanon Home was founded in 1908 at 1500 Kilbourne Street as a rescue shelter for young homeless women. The home operated on charitable donations; although nominally nondenominational, the home was closely associated with the Free Methodist Church. By the 1920s, the institution was operating as a maternity hospital, with staff nurses and doctors. In 1929, Lebanon Home moved to larger facilities in the Crown Hill neighborhood of Ballard. The maternity home operated as such until 1938, when it was converted to a care facility for the elderly and convalescent.<sup>100</sup>

## Japanese Midwives

In the first four decades of the 20<sup>th</sup> Century, Seattle had a noteworthy community of first-generation (*issei*) Japanese American midwives, known as *sanba*. Most of these *sanba* had received their training in Japan; many immigrated to the United States in the first two decades of the 20<sup>th</sup> century with their families or as "picture brides." These women tended to have more independence than other Japanese and Japanese American women, traveling widely by bicycle or car, and being businesswomen in their own right. In addition to attending births, the midwives provided pre- and post-natal care to both mothers and infants, fielded inquiries about birth control, and acted as *de facto* marriage counselors or social workers.<sup>101</sup>

The Seattle Midwives Association was formed by 1913, as a social and professional community of *sanba*. By 1920, 20 Japanese midwives were licensed in King County. By the middle of that decade, King County had a total of 60 registered midwives; of these, at least 40 were Japanese. Most prominent among these were Toku Shimomura, whose diaries document her 27 years as a midwife, and Sawa Beppu, who practiced midwifery for more than 40 years. It is noted that Ms. Beppu, in particular, attended the births of Black, Chinese, Filipino, and some white babies.<sup>102</sup> According to Smith, this community of *sanba* "succeeded in preserving midwifery in Seattle and much of the West Coast even as they participated in cultural change."<sup>103</sup>

This community, centered in the Japanese enclave of Nihonmachi, thrived through the 1930s. With the incarceration of Japanese Americans per Roosevelt's executive order 9066, the *sanba* community, along with Nihonmachi as a whole, was decimated. While incarcerated in concentration camps, Japanese midwives continued to deliver babies. (Whether non-Japanese midwives saw a boom in business once the *sanba* were incarcerated, or whether pregnant women who would have been attended by a *sanba* opted for hospital births, is a topic that deserves further study.) After World War II ended and Japanese Americans were released from the camps, some *sanba* returned to Seattle. However, by the mid-1940s, midwife-

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<sup>99</sup> Diana Bernard and Maria Bogen-Oskwarek, "The maternity homes where 'mind control' was used on teen moms to give up their babies," *Washington Post*, November 19, 2018, <https://www.washingtonpost.com/history/2018/11/19/maternity-homes-where-mind-control-was-used-teen-moms-give-up-their-babies/> (accessed September 2022).

<sup>100</sup> Brendan Jonathan Harrison, "Lebanon Home (Seattle)," HistoryLink.org essay 9853, October 7, 2011, <https://www.historylink.org/File/9853> (accessed May 2022).

<sup>101</sup> Smith.

<sup>102</sup> Smith, p. 83.

<sup>103</sup> Smith, p. 101.

attended births had fallen out of favor among *Nisei* (second-generation) women, who overwhelmingly opted for hospital births.<sup>104</sup> The *sanba* community that thrived in Seattle in the first four decades of the 20<sup>th</sup> Century was a singular phenomenon, existing basically only for a single generation.

### Private Maternity Homes

The small, privately-owned maternity home serving married, usually middle-class white women, was common in Seattle in the first four decades of the 20<sup>th</sup> Century. These institutions, variously referred to "maternity homes," "maternity hospitals," or "sanitariums," offered nursing care and often provided a package deal of care—for example, a ten-day stay for \$40. These businesses tended to be owned, run by, and often named for women, who might be the owner of the building or a professional nurse. There was not yet a state licensure system for these homes, so someone who owned a building or had a modicum of training or interest in perinatal care could start such a business.

Maternity homes operating in the first decade of the 20<sup>th</sup> Century included the Washington Maternity Hospital, 812 21<sup>st</sup> Avenue in Madrona, operated by Mrs. M. H. Ford, and the Broadway Maternity Home, established and led by Miss Rose Findlay, which opened in 1904 at 819 E Thomas (the Thomas Street address of the subject building). The Caroline Rose Maternity Home was operating from 420 Belmont Avenue as of 1906, and the Brooklyn Maternity Hospital in the University District was operating as of 1909, run by Mrs. Sarah Mason Haven.

The 1910s saw many new private maternity homes popping up. Many of these were advertised in the classified sections of the *Seattle Times* and *Post-Intelligencer* only by their locations and/or their proprietresses: "Private Maternity Home, 715 Spring Street" (1909), "Maternity Home & Children Boarded... Miss Sykes, 2436 W 60<sup>th</sup>, Ballard" (1911), "Maternity home; graduate nurse. Mrs. Konkle, 818 Allen Place" (1911), "Newly equipped maternity home. Mrs. Thomas Ward, Ravenna car. 2907 NE 55<sup>th</sup> Street" (1912), "Quiet maternity home in the suburbs. Mrs. E. L. Dufresne" (1912), "Mrs. Maddan, graduate nurse, 2151 Seventh Ave West, Queen Anne" (1914), "New private maternity home, 8350 14<sup>th</sup> Ave NW, Ballard" (1915). Martin's Maternity Hospital, located at 321 Boren Avenue, operated from 1917 until around 1932.

In the 1930s, private maternity homes were more likely to tout their amenities—including physicians and professional or certified nurses—rather than simply offer a name and address. From 1933 to 1937, V.S. and Emma Smith operated the Smith Maternity Home at 605 Boylston Avenue N, approximately three blocks north of the subject building. The home offered "physician, nurse, 10 days' care" for a cost of \$40. Another private home, which operated at 1129 18<sup>th</sup> Avenue in the Central District from 1935 to 1952, advertised its services as "eminent physician, graduate nurse. Confidential, arrangements to suit patients. Also during the 1930s, Hume's Sanitarium operated from the subject building, offering "obstetrics, medical and surgery. Convalescent. Babies for adoption. Registered nurses in attendance."<sup>105</sup> *See figure 49.*

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<sup>104</sup> Smith, p. 180.

<sup>105</sup> *Seattle Times*, classified advertisement, November 11, 1934, p. 42.

In the 1940s, the Greenwood Maternity Hospital was established by John A. Houck, a sanipractic doctor, at 202 N 110<sup>th</sup> Street. The home operated from 1941 until at least 1949. Otherwise, however, far fewer private maternity homes were being opened or advertised in the local newspapers in the 1940s. The decline of private maternity homes was likely due to factors including the continued medicalization of the childbirth experience, the growth of Seattle's major hospitals, at which an obstetric unit was becoming a standard feature, and the greater options for pain management in the medical setting.

### **"Troubled Girls" & "Baby Farms"**

Around the 1940s, the term "maternity home" shifted to mean a residential home for pregnant unmarried teenagers or young women. Rather than offering a short-term stay for labor, delivery, and recovery, these homes provided months-long stays to expectant mothers, who often entered the home in their seventh month of pregnancy. Many of these homes were run by benevolent societies or religious institutions, and care was often provided free of charge. The subject building housed just such a maternity home from 1945 to 1951, pitching itself in advertisements as a "haven for girls in trouble," and promised "confidential, No Charge."

In the first half of the century, the assumption was that mothers would offer their newborn babies for adoption, and these homes either served as or liaised with adoption agencies. Once again, lack of regulation for both maternity homes and adoption agencies led to controversy, with some homes seen as effectively selling babies, or compelling the mothers to surrender their infants to adoption.

In 1951, at the request of the state Social Security Department, the state Senate passed a bill requiring the licensing and regulation of adoption agencies and maternity homes for unwed mothers.<sup>106</sup> However, this did not put an end to the problems of unscrupulous maternity homes and adoption agents. A 1967 *Seattle Times* article describes unlicensed maternity homes as "a problem which produces widespread commercial exploitation of pregnant girls in the 1950's." Rumors of such "baby mills" persisted well into the 1960s.<sup>107</sup>

In 1950, King County supported 365 unmarried mothers with residential maternity care. In 1955 that number was 532.<sup>108</sup> From 1952 to at least 1955, Planned Parenthood of Seattle ran a clinic in the subject building, providing birth control, family planning information, counseling services, and infertility treatments.

Since 1947, Lutheran Child & Family Services had run a maternity home for unwed girls, originally known as the Ackerson House, and as of 1961 known as the Katherine Luther Home. The Ackerson Home was originally located on Mercer Island, but moved in 1959 to 2318 NE Ballinger Way in Lake Forest Park. In 1964, the Katherine Luther Home moved into new facilities on the Ballinger Way site, designed by the firm Grant, Copeland, Chervenak & Associates. The home offered "spiritual guidance, medical care, educational opportunities, and group living experience to more than 150 women each year.

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<sup>106</sup> *Seattle Times*, "Child-Care Bill Voted," March 8, 1951, p. 8.

<sup>107</sup> Hilda Bryant, "The Girls Who 'Got Caught,'" *Seattle Post-Intelligencer*, June 25, 1967, p. 170-171.

<sup>108</sup> Harold F. Osborne, "Facilities in County for Unwed Mothers Lag Behind Need," *Seattle Times*, December 5, 1956, p. 46.

Other unmarried mothers are assisted on an independent basis."<sup>109</sup> In 1969, the Luther home had 30 beds, "always filled," and a waiting list. A mere two years later, in 1971, the Katherine Luther home closed as a residential maternity home, on the grounds that the "need for residential maternity care, hidden from neighbors and the community, has diminished sharply."<sup>110</sup> With the closing of Katherine Luther Home, the Crittenton Home and Faith Home in Tacoma remained the only maternity homes in the area.<sup>111</sup> The former Luther facility reopened in 1972 as the Ark, a crisis-intervention center for teenage girls with unsafe or high-conflict home lives.<sup>112</sup> *See figure 50.*

### **Birth Control & Abortion**

Although birth control pills became widely used in the 1960s, only married women could be prescribed the pills. Unmarried, sexually active women and girls might feign engagement and an imminent wedding to get a prescription from a doctor, but for the most part birth control was difficult, if not impossible, to access for these women. Abortion was legalized in Washington State in 1970. In 1971, a field consultant for the Child Welfare League of America described a virtual "assembly line for abortions," and cited both abortions and the wider availability of birth control as spurring the decline of adoption and maternity homes throughout the nation.<sup>113</sup> In addition to wider access to abortions and birth control, another shift in the 1970s was a growing acceptance of single motherhood. With a lessened stigma, teenage girls were not necessarily sent away as soon as their pregnancies were visible, reducing the need for residential homes. More single teenagers and young women began choosing to keep their babies, which meant that adoption services were no longer in such demand.

In 1973, the Florence Crittenton Home closed due to a lack of funding, although, according to the home's executive director, the center had been "besieged with calls for the maternity services" even as they were planning the closure. This left only three maternity homes in the whole state.<sup>114</sup> Nevertheless, headlines like "Maternity-center need is cited here" appeared in the *Seattle Times* in 1973.

Before the mid-1960s, pregnant teenagers were generally not allowed to continue attending school. They were allowed to return to school after giving birth, but at least half never returned. In 1966, the YWCA and Model Cities program partnered to establish the Special Counseling & Continuation School, located at the YWCA's East Cherry in the Cherry Hill neighborhood of the Central District. The school offered the standard public-school curriculum, supplemented with classes, some taught by a public health nurse, on pregnancy and childbirth, parenting, contraception, and nutrition. The curriculum also included group counseling sessions with other students. The school also provided a nursery where young women could leave their babies while attending classes, the first of its kind in the nation.<sup>115</sup> By 1972, Seattle Public Schools had taken over the operating of the school. The school struggled to find a permanent location,

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<sup>109</sup> *Seattle Times*, "25 Years of Service," May 5, 1969, p. 21.

<sup>110</sup> Ray Ruppert, "Lutheran facility to reopen: Home to aid girl at odds with parents," *Seattle Times*, August 15, 1971, p. 93.

<sup>111</sup> Brazier.

<sup>112</sup> Marjorie Jones, "Seattle 'Ark' will shelter teen-age girls," *Seattle Times*, June 15, 1972, p. 25.

<sup>113</sup> Marjorie Jones, "Changing role for maternity homes," *Seattle Times*, June 27, 1971, p. 45.

<sup>114</sup> Marjorie Jones, "Crittenton home to close," *Seattle Times*, January 8, 1973, p. 1.

<sup>115</sup> Pat King, "Unwed Teenage Mothers—Seattle's special school makes the problems easier," *Seattle Times*, December 16, 1970, p. 147.



and was moved from the "B" building at Garfield High School,<sup>116</sup> to Washington Middle School, to five temporary buildings on the Washington Middle School site, to Bailey Gatzert Elementary. By 1978, the program was known as the School-Age Parent Continuation Program, and its scope had expanded to include not only pregnant students and young mothers, but also expectant teen fathers and teen fathers of young children.

In 1971 the YWCA converted a floor of its downtown building into a residence for single teenage girls and their infants. The program, called Onward Bound, grew out of the continuation school and was also sponsored by the Model Cities program.<sup>117</sup> The program operated for a year, then foundered due to a lack of financial support.

### **Maternal Care in the Black Community**

In her 1985 *Black Heritage Survey of Washington State*, historian Esther Hall Mumford wrote, "[s]ince there were a few Africans in the Black population in the early days of settlement, perhaps some of their traditional medical practices were brought to Washington State and practiced. Some of the practices of southerners who moved to Washington were, in fact, of African origin and it is likely that they continued to use those methods in their families after moving here." Little is known about local Black midwives and the specifics of childbirth and maternity care in Seattle's early Black community;<sup>118</sup> this aspect of local history deserves to be studied in greater depth.

Black nurses and doctors were working in Seattle as early as 1890; Ms. Mumford's survey names six Black male doctors who offered services in Seattle in the first decade of the 20<sup>th</sup> Century.<sup>119</sup> As early as 1908, Black women's clubs supported local hospitals with charitable donations and organizing work; this involvement of social clubs with hospitals extended through the century. In 1949, Seattle's 13 Black registered nurses gathered at the home of Anne Foy Baker to form the Mary Mahoney Professional Nurses Association, named after the nation's first Black registered nurse. The group served as a social and networking hub for Black nurses and provided scholarships for nursing students. The group had 40 members by 2008 and continues to operate today.<sup>120</sup>

The founding of the Seattle branch of the Black Panther Party in 1968 had a lasting impact on community-based care in the Black community. By 1971, the party established a free healthcare clinic in its headquarters. Originally called the Sidney Miller People's Free Medical Clinic after a slain party member, by 1978 the clinic was called the Carolyn Downs Family Medical Center, named for another

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<sup>116</sup> Constantine Angelos, "Garfield 'B' proposed as Pacific School site," *Seattle Times*, July 9, 1975, p. 1.

<sup>117</sup> Joan Wolverton, "Y.W.C.A. opens arms and new facilities to teen-aged single mothers and their babies," *Seattle Times*, October 10, 1971, p. 104.

<sup>118</sup> Esther Hall Mumford, "Black Heritage Survey of Washington State," October 15, 1984-September 30, 1985, p. 53.

<sup>119</sup> *Ibid.*

<sup>120</sup> Mary Mahoney Professional Nurses Organization, "Our Founding: Honoring pioneering African American nurses," <https://marymahoney.org/about/our-founding/> (accessed September 2022).

Mary T. Henry, "Mary Mahoney Professional Nurses Organization (Seattle)," HistoryLink.org essay 8925, February 8, 2009, <https://www.historylink.org/File/8925> (accessed September 2022).

party member and activist who died of breast cancer at age 25.<sup>121</sup> The Odessa Brown Clinic was established in 1970, a collaboration of the Central Area Motivation Program (CAMP) and the Seattle Model Cities Program. Both healthcare institutions operate today, as the Carolyn Downs Family Medical Center (part of the Country Doctor Community Health Centers), and Odessa Brown Children's Clinic (part of Seattle Children's Hospital).<sup>122</sup>

### Community-Based Care

Another development in the 1970s was the rise of—or, according to some, a return to—community-centered care, with health clinics established by women for women, serving local communities. More women began to opt for midwife-attended births, and fathers, historically banished from the childbirth experience, became more involved in pregnancy and the birth process. This movement was spurred in part by parents wanting more agency over their birth experience and its comparative affordability relative to increasingly expensive hospital services.

In 1972, two notable community clinics for women opened in Seattle: the Fremont Women's Clinic and Aradia Women's Health Center. These clinics provided a range of options for women, including abortions, birth control (by this time contraceptive options included birth control pills, IUDs, condoms, barrier methods such as diaphragms, and spermicidal foams), prenatal care, midwifery services, and "well woman" primary care and check-ups. The Fremont Women's Clinic, located at 1210 N Midvale Place, also provided pediatric primary care to children and infants, as well as health education, discussion groups, and counseling services. Most services were provided by women with informal training who considered themselves "lay paramedics."<sup>123</sup>

Aradia Women's Health Center was founded in the University District, then moved to Capitol Hill, then later to First Hill. In 1980 the Women's Health Care Clinic opened at 726 Broadway, one mile south of the subject building. Like the Aradia and Fremont clinics, this provided providing gynecological services, birth control, and abortions, and offered free pregnancy tests.<sup>124</sup> The founder of the Women's Health Care Clinic, Marcy Bloom, went on to become the director of Aradia, and remained in that position until 2006. Aradia operated until 2007, when it finally closed its doors due to a lack of funding, skyrocketing insurance rates required of abortion providers. For years Aradia, like many abortion clinics, had been targeted by anti-abortion activists as a site of protests. *See figures 51-52.*

In 1998, the Archdiocesan Housing Authority established two new maternity homes for pregnant, homeless women. These were the St. Luke Maternity Home in Shoreline, which provided shelter and care for five women at a time, and the Eastside Maternity Home in Bellevue, with room for eight women.<sup>125</sup>

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<sup>121</sup> Linda Holden Givens, "Black Panther Party Seattle Chapter (1968-1978)," HistoryLink.org essay 20648, October 16, 2018, <https://www.historylink.org/File/20648> (accessed September 2022).

<sup>122</sup> Country Doctor Community Health Centers, "Carolyn Downs Family Medical Center," <https://cdhc.org/clinic/carolyn-downs-family-medical-center> (accessed September 2022).

<sup>123</sup> J. Pence, *Midwifery & Childbirth in America* (Philadelphia, PA: Temple University Press, 1997), p. 62.

<sup>124</sup> Evelyn Iritani, "Plus Clinic Provides Low-cost Care," *Seattle Post-Intelligencer*, December 8, 1980, p. 19.

<sup>125</sup> Elizabeth Rhodes, "Grants Fund More Affordable Housing," *Seattle Times*, March 15, 1998, p. F4.

In 2015, King County Public Health published a health brief titled "Health of Mothers and Infants by Race/Ethnicity." This report showed that between 2009 and 2013, the rate of infant mortality among Indigenous and Black babies was approximately double that of Asian and white babies.<sup>126</sup> In 2022, the Centers for Disease Control reported that the infant mortality rate for Black babies was approximately triple that of white babies.<sup>127</sup>

In 2022, childbearing people have a wide range of options in the greater Seattle area. All major hospitals in the area have labor and delivery departments, and many of these have midwives on staff in addition to obstetricians. Smaller-scale birth centers offer a more homey and "natural" environment than many hospitals. The services of individual birth workers, including childbirth and postpartum doulas, are widely available. Public services for pregnant women available through King County Public Health include Maternity Support Services, a Medicaid program providing pre- and postnatal care, home visits, and referrals to more resources; Women, Infants and Children (WIC) supplemental nutrition program; and the Nurse-Family Partnership, supporting low-income people pregnant with their first child.<sup>128</sup>

#### 4.9 ARCHITECTURAL CONTEXT

The City of Seattle Historic Sites Survey<sup>129</sup> indicated the building style is Beaux Arts-Neoclassical, however the building also exhibits some characteristics of the Romanesque Revival, and characteristics of other styles popular at the time. The building does not appear to have a single stylistic influence.

The Romanesque Revival was inspired by the prominent designs of H. H. Richardson in Chicago. Some characteristics of the Romanesque Revival were common architectural themes in Seattle starting after the Great Seattle Fire of 1889. These characteristics included masonry buildings with arched openings, often with a rusticated base. Many of these examples are still seen in Pioneer Square today. Broadway High School (1902, demolished) on Capitol Hill exhibited some elements of these common themes including arched windows and rustic stone treatment. The subject building does not display the rustication characteristic of the Romanesque Revival, and the pediment and finials of the original construction were not associated with Romanesque Revival.

The Spanish Revival style also exhibits arched openings. Other characteristics of the style are stucco cladding and clay tile roofs. Prominent buildings in the development of Capitol Hill and on Broadway reminiscent of the Spanish Revival were the Bonney-Watson Funeral Home (1912, demolished) and the

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<sup>126</sup> Public Health Seattle & King County, "Health of Mothers & Infants by Race/Ethnicity," August 2015, <https://kingcounty.gov/depts/health/data/~media/depts/health/data/documents/Health-of-Mothers-and-Infants-by-Race-Ethnicity.ashx> (accessed September 2022).

<sup>127</sup> Bruce L. Davidson, MD, MPH, "Black Infant Mortality in King County is Already Triple the White Rate," South Seattle Emerald, August 25, 2022, <https://southseattleemerald.com/2022/08/25/opinion-black-infant-mortality-in-king-county-is-already-over-triple-the-white-rate/> (accessed September 2022).

<sup>128</sup> Public Health Seattle & King County, "Nurse-Family Partnership," <https://kingcounty.gov/depts/health/child-teen-health/nurse-family-partnership.aspx> (accessed September 2022).

<sup>129</sup> Seattle Historical Sites Survey, "Summary for 229-235 Broadway," Seattle Department of Neighborhoods, <https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=402> (accessed May 2022).

Booth Building (1906, Thompson & Thompson). The subject building includes arched openings, but no other stylistic reference to the Spanish Revival style. *See figures 53-54.*

The Wilshire building exhibits the brick and arched openings that would have been prevalent during the late 1800 and early 1900 in Seattle both in the Romanesque and in the Spanish revival styles. The Seattle Historic Sites Survey may have classified the subject building as Beaux-Arts due to the pediment and finials. Other characteristics of the Beaux-Arts style include symmetry, adherence to Classical forms, massive plans, and features of Renaissance and Baroque design.<sup>130</sup> The subject building does not exhibit these characteristics.

The features of the Wilshire don't align specifically with a single style. The stone finials have now been removed.

The building is an example of an early 20th Century mixed-use commercial building. After the Great Fire of 1889, Seattle required new light manufacturing and warehouse buildings. These were often constructed over retail storefronts. The type is now known as store and loft, and examples often include industrial steel-sash windows, which increased façade transparency and interior light levels. The building type also allowed retail merchants “show windows” on the street-level façades.<sup>131</sup> The Wilshire building could be analogous to a store-and-loft style typology, except the building did not have manufacturing at the top level.

Other buildings on Broadway created for mixed-use include:

- Broadway Hardware at 212 Broadway, constructed in 1912. (demolished)<sup>132</sup>
- Booth Building, 1534 Broadway (1906, Thompson & Thompson)
- The Flemington/The Capitol Building, 906 E John Street (1924, A. F. Mowat, contractor, and Hall & Stevenson, engineers)<sup>133</sup> *See figure 55.*
- Broadway Alley, 219 Broadway E (1918) *See figure 56.*
- Del-Teet Furniture/Hollywood Lofts, 127 Broadway E (1929, Anhalt) *See figure 57.*
- Avon Apartments, 1831 Broadway (1905, William P. White, City of Seattle Landmark)<sup>134</sup> *See figure 58.*
- Rehan Apartments/Casa del Rey, 321 Broadway E (1910, S. R. Rice) *See figure 59.*
- St. John's Apartments, 725 E Pike Street (1910)
- Q Nightclub, 1426 Broadway (1912)

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<sup>130</sup> Architectural Styles of America and Europe, "Beaux Arts," <https://architecturestyles.org/beaux-arts/> (accessed October 2022).

<sup>131</sup> R. Furneaux Jordan, *A Concise History of Western Architecture* (Norwich, G.B.: Jarrold & Sons, 1969), p. 308.

<sup>132</sup> Seattle Historical Sites Survey, "Summary for 212 Broadway," Seattle Department of Neighborhoods, <https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=-291830153>

<sup>133</sup> Seattle Historical Sites Survey, "Summary for 200-204 Broadway," Seattle Department of Neighborhoods, <https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=401>

<sup>134</sup> Seattle Landmarks Preservation Board, "Report on Designation: Avon/Capitol Crest Apartments," Seattle Department of Neighborhoods, 2020, <https://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/Landmarks/RelatedDocuments/DesRptAvonApts.pdf> (accessed May 2022).

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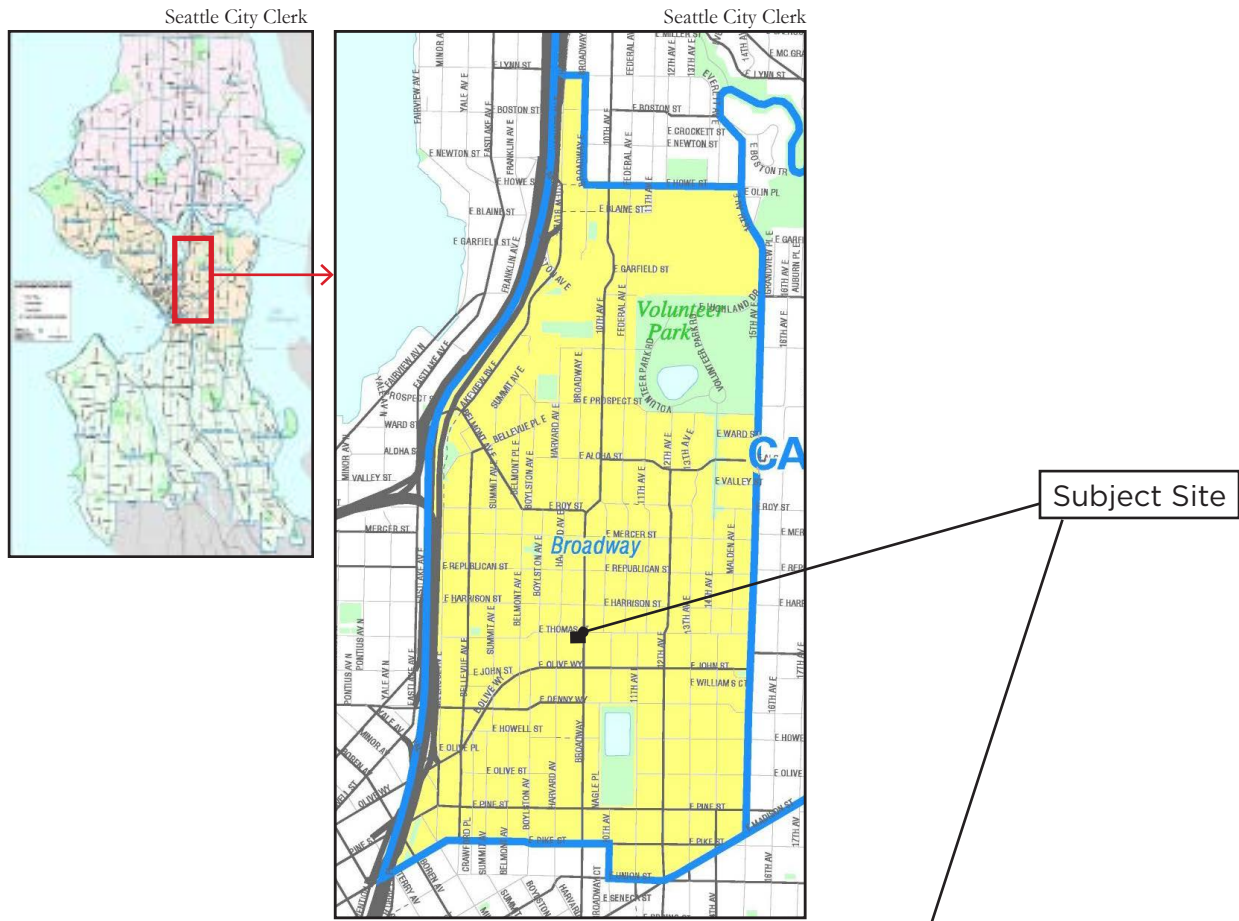
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6.2 FIGURES



City Landmarks in the local area:

San Remo Apartment Building, 606 E Thomas Street

Avon Apartments / Capitol Crest Apartments, 1831-35 Broadway Avenue

Pantages House, 803 E Denny Way

Ward House, 520 E Denny Way

Lincoln Reservoir, 1000 E Pine Street

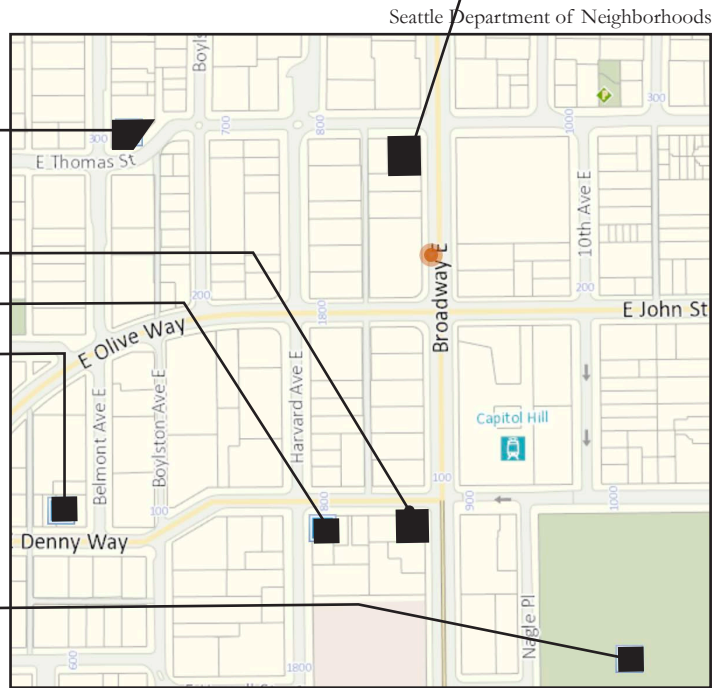


Figure 1 • Location Maps



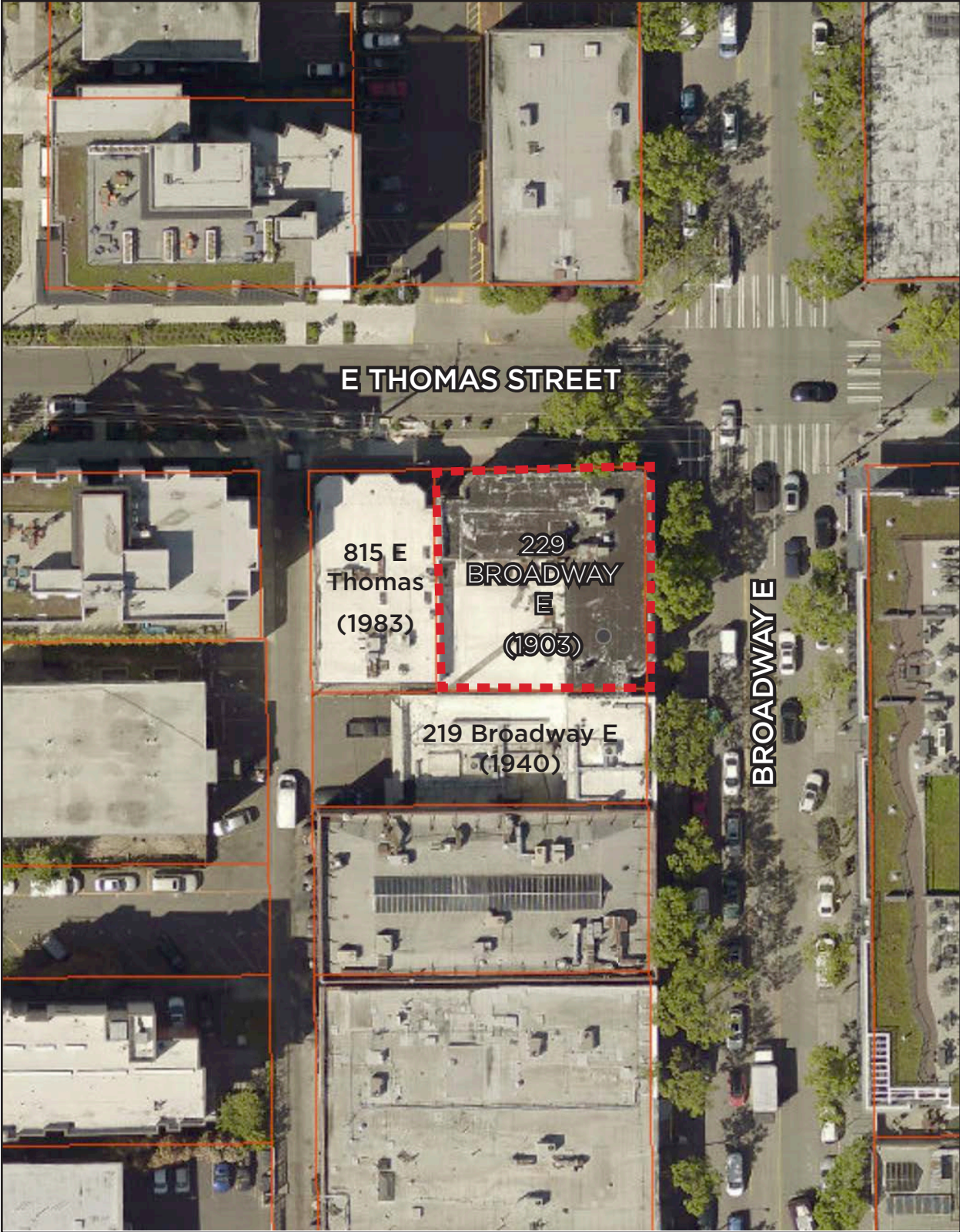


Figure 2 • Aerial View



Figure 3 • Viewing south on Broadway E



Figure 4 • Viewing east on E Thomas Street



Figure 5 • Viewing north on Broadway E



Figure 6 • Viewing southwest on the corner of Broadway E and E Thomas Street



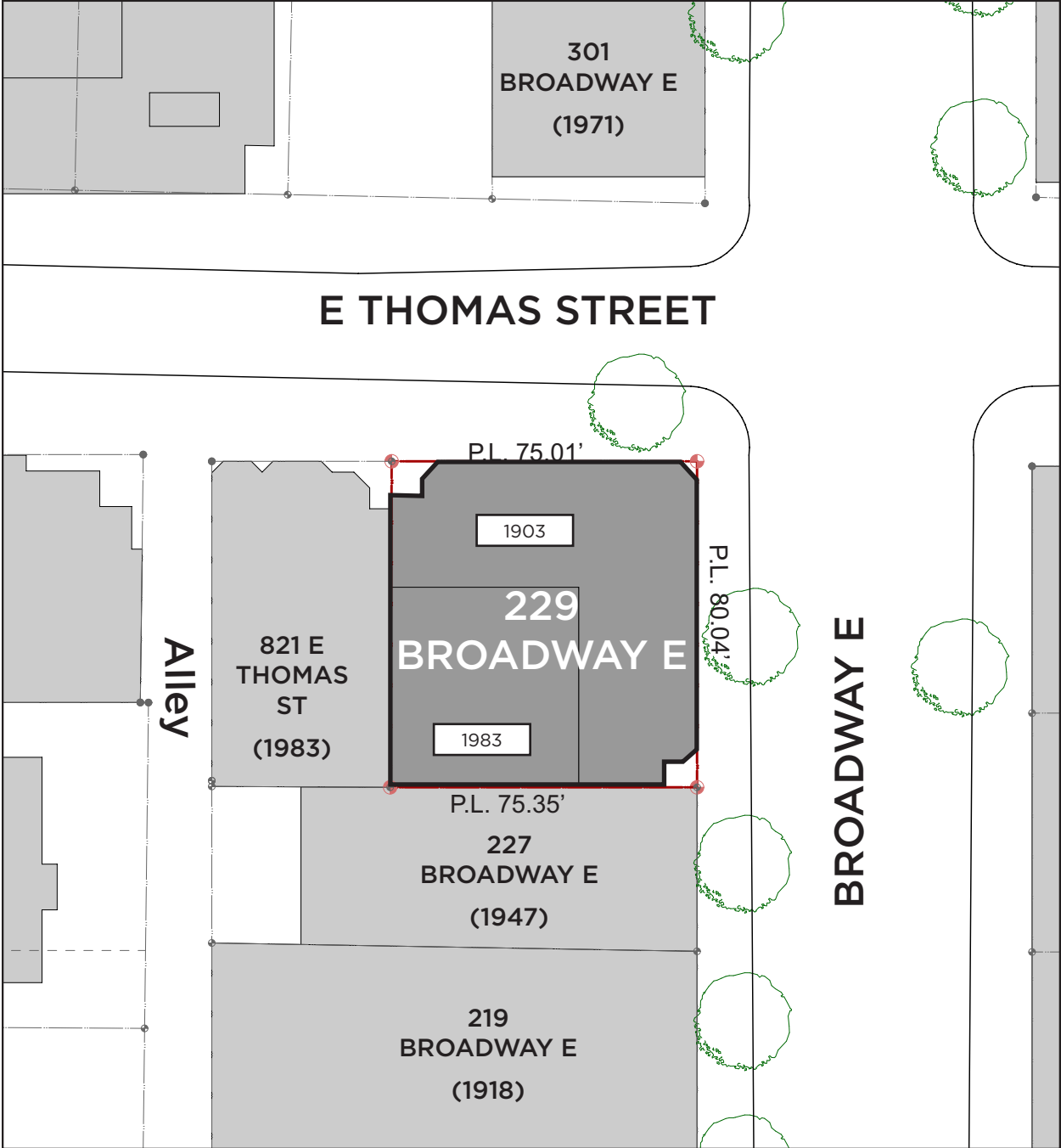


Figure 7 • Site Plan

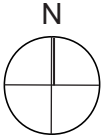




Figure 8 • 229 Broadway E, eastern façade



Figure 9 • 229 Broadway E, eastern façade



Figure 10 • 229 Broadway E, exterior details



Figure 11 • 229 Broadway E, eastern façade, wooden storefront bulkhead



Figure 12 • 229 Broadway E, eastern façade, exterior details

Studio TJP, 3.31.22



Figure 13 • 229 Broadway E, eastern façade, storefront details

Studio TJP, 3.31.22



Figure 14 • 229 Broadway E, eastern façade, storefront details



Figure 15 • 229 Broadway E, Northern façade

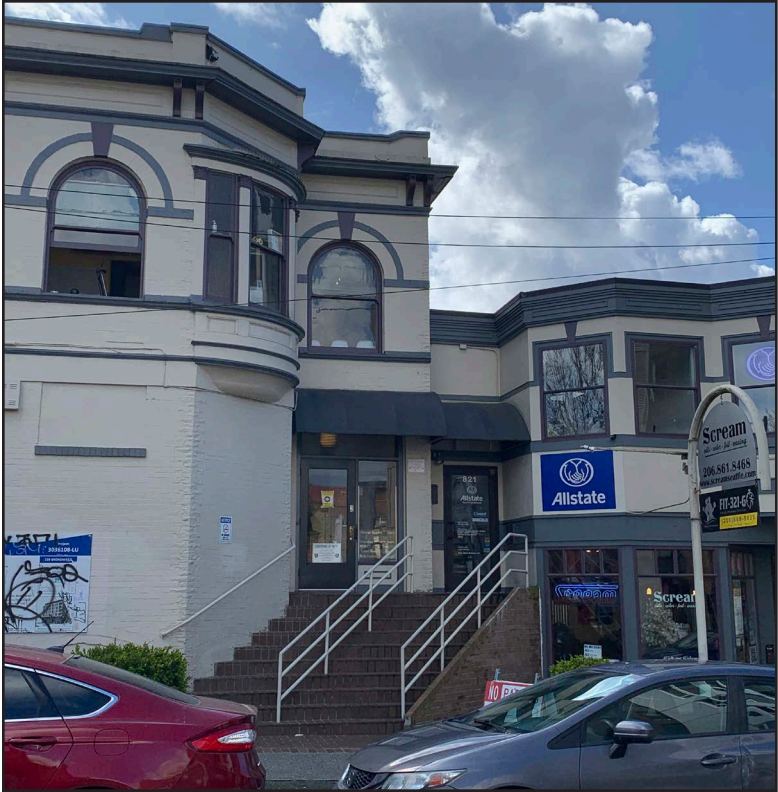


Figure 16 • 229 Broadway E, northern façade, western end



Figure 17 • 229 Broadway E, northern façade, western end detail



Figure 18 • 229 Broadway E, northern façade, detail of infilled opening



Figure 19 • 229 Broadway E, northern façade, detail of storefronts



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Figure 20 • 229 Broadway E, Mud Bay interior

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Figure 21 • 229 Broadway E, Mud Bay interior



Figure 22 • 229 Broadway E, Jai Thai interior

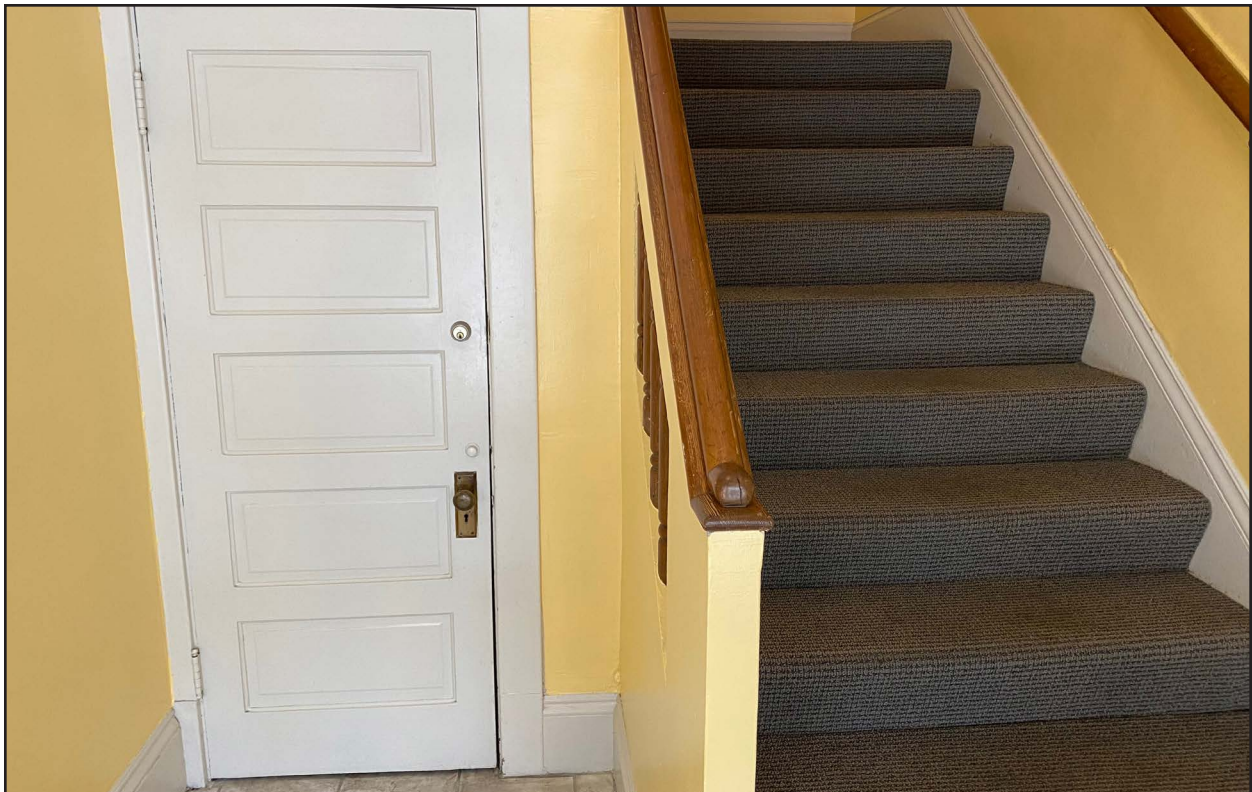


Figure 23 • 229 Broadway E, southern stair to upper floor



Figure 24 • 229 Broadway E, interior upper floor hallway viewing west



Figure 25 • 229 Broadway E, northern stair to upper floor

Dorpat/Sherrard

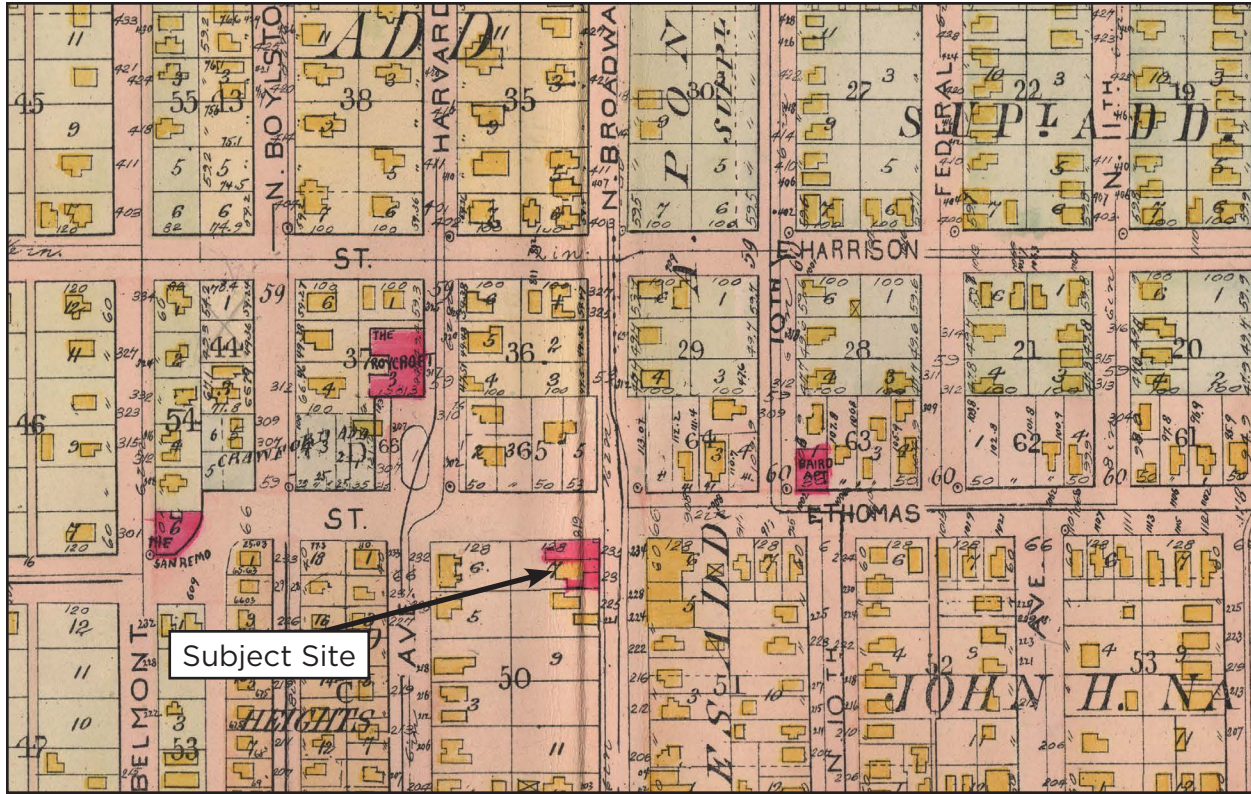


Figure 26 • Baist Map showing building types, 1908

Dorpat/Sherrard

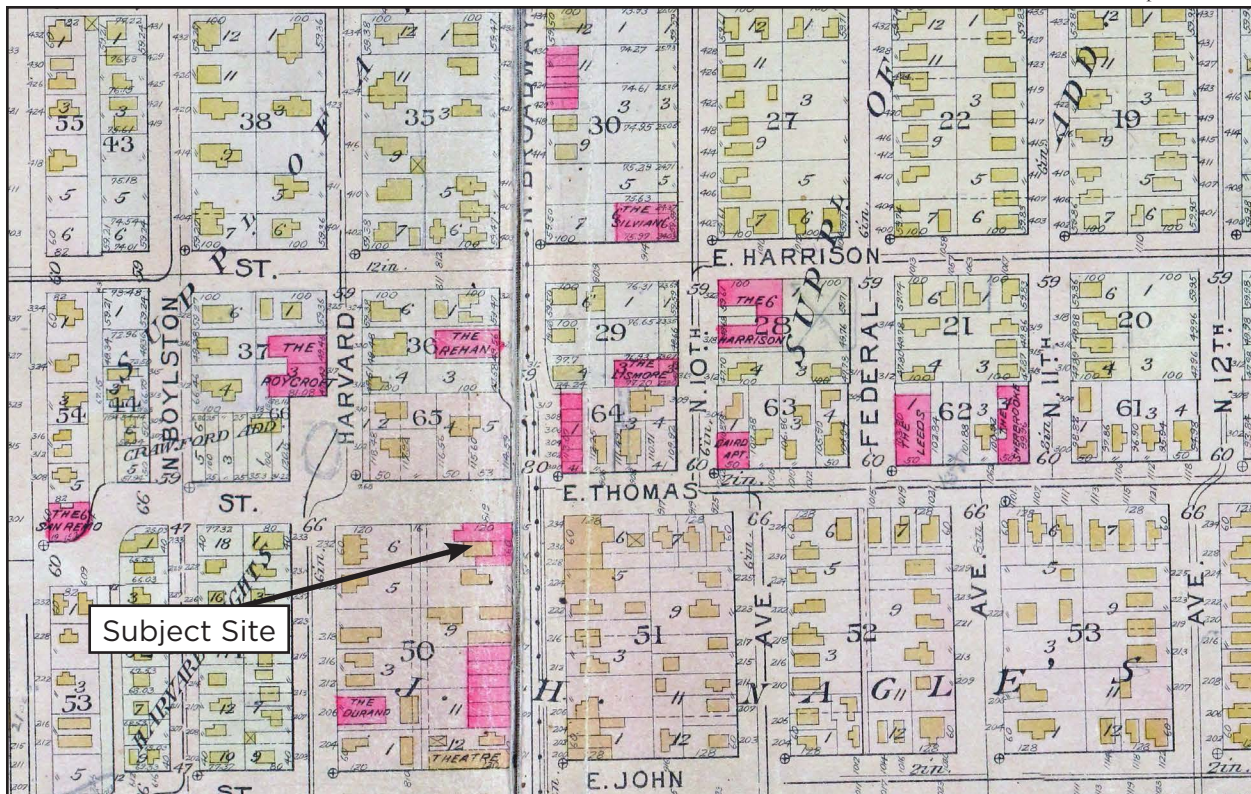


Figure 27 • Baist Map showing building types, 1912. Note additional masonry (pink) buildings.

Seattle Municipal Archives, 8760



Figure 28 • Broadway, viewing north from around E Thomas Street, 1934

University of Washington Libraries Digital Collections, SEA1444



Figure 29 • Broadway High School (1902, Boone & Corner, demolished), 1908



Figure 30 • San Remo Apartments (1907, William Doty Van Sicken, City of Seattle Landmark), ca. 1917

King County Tax Assessor

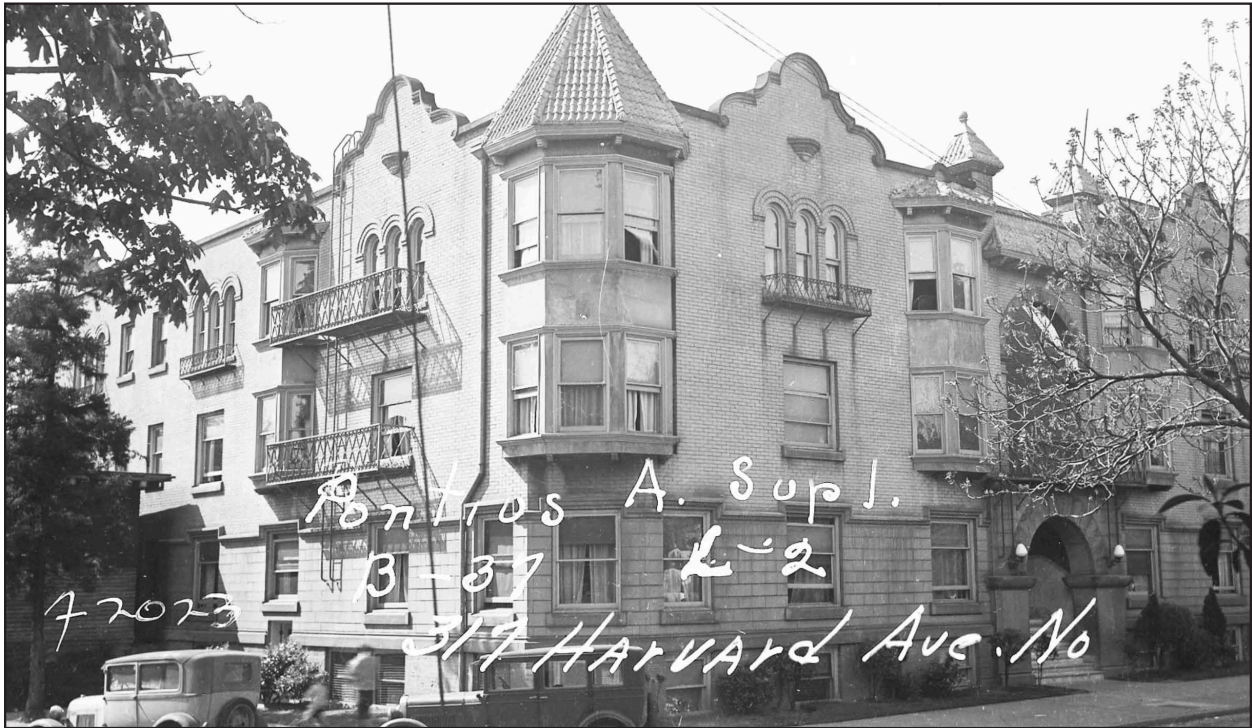


Figure 31 • Roycroft Apartments (1906, Henderson Ryan), 1937

Courtesy of Seattle Counseling Service



Figure 32 • Malden House, home of the Dorian Society and Seattle Counseling Services, 320 Malden Avenue E, date unknown

Gilbert W. Arias for the Seattle Post-Intelligencer



Figure 33 • Gay Pride Parade, Broadway, 1993

Seattle Public Utilities archives, via Capitol Hill Historical Society

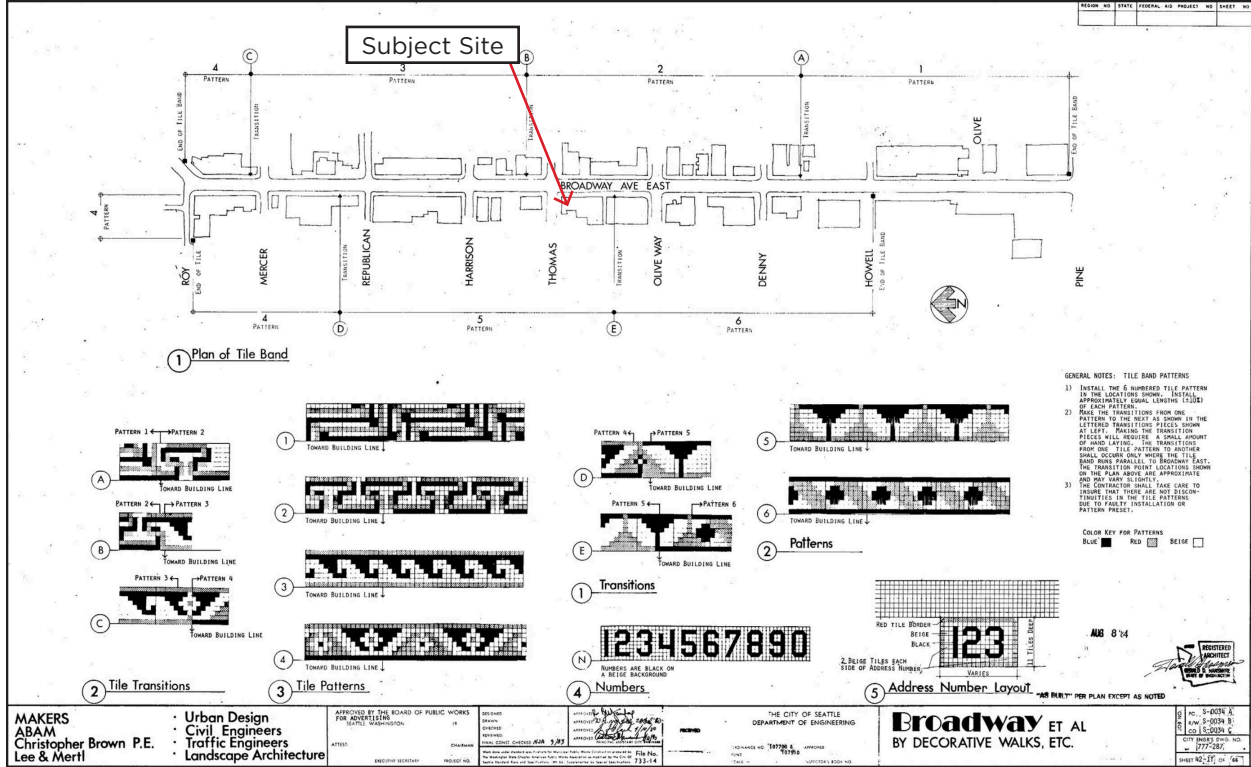


Figure 34 • Plans for decorative tile along Broadway, 1984

John Henderson, 2012, via Capitol Hill Historical Society



Figure 35 • “Mambo,” inset dance steps on Broadway, design by Jack Mackie



David Ryder for Getty Images



Figure 36 • Capitol Hill Autonomous Zone (CHOP), June 2020

King County Tax Assessor



Figure 37 • 229 Broadway, 1937

Courtesy of Heritage Consulting Group

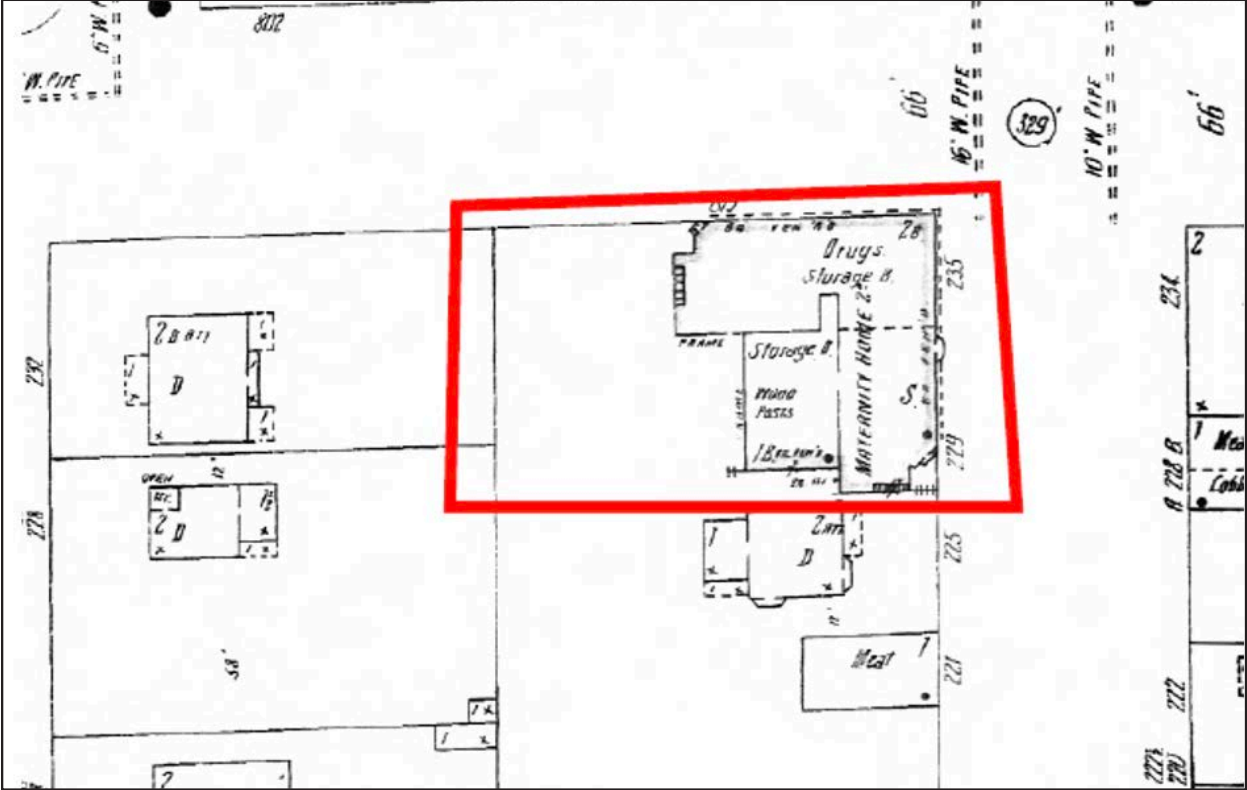


Figure 38 • Sanborn Insurance Map, 1905

Courtesy of Heritage Consulting Group

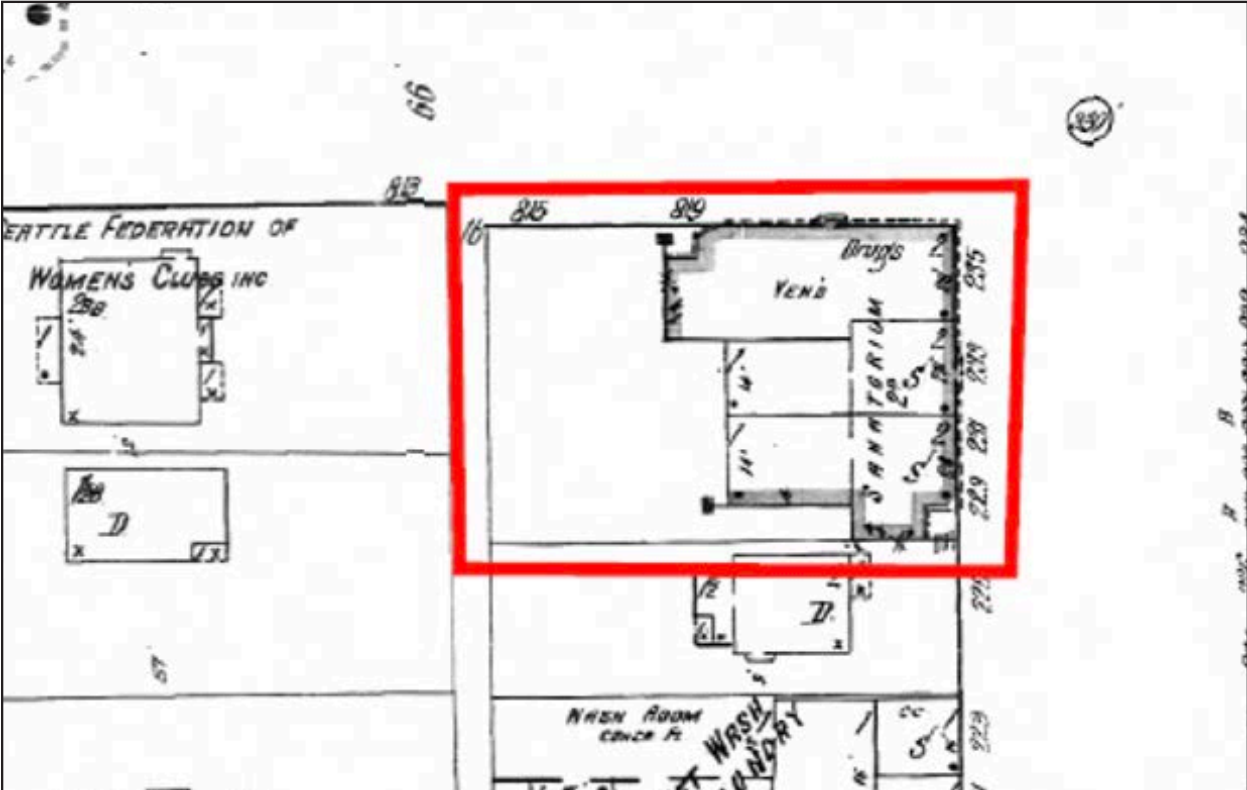


Figure 39 • Sanborn Insurance Map, 1915

Calvin F. Todd, via UW Libraries, Todd 12193



Figure 40 • 225 Broadway, 1937. Entrance to maternity home at 229 Broadway visible far right

King County Tax Assessor



Figure 41 • 229 Broadway, 1975



Figure 42 • 229 Broadway, 1975

*Seattle Times*, March 23, 1944



Figure 43 • W. W. Wilshire, 1944

Courtesy Charles O. Brantigan, MD



Figure 44 • Sherman School at Regis College, Denver, CO (Henry Dozier, ca. 1890)

Courtesy Charles O. Brantigan, MD



Figure 45 • 2137-2163 Champa Street, Denver, CO (Henry Dozier, ca. 1890)

King County Tax Assessor



Figure 46 • Pullin Block, Leadville, CO (Henry Dozier, ca. 1897)

Courtesy of Larry Johnson



Figure 47 • Dearborn House, 1117 Minor Avenue (1905, Henry Dozier, City of Seattle Landmark)

Studio TJP, May 2022



Figure 48 • 2600-2604 First Avenue, former Pacific Hospital Building (Henry Dozier, 1904)

Seattle Times, January 12, 1936

**HEALTHY BABIES**

**MATERNITY CASES \$50**

Attended by competent physicians and registered nurses, includes pre-natal care, physician, nurses and 10 days' hospitalization.

**SMITH**  
Maternity Home  
PR. 4909

**605 BOYLSTON N.**

Figure 49 • Advertisement for Smith Maternity Home, 1936

George Carkonen (left) and Richard S. Heyza (right) for *Seattle Times*, March 13, 1966

—Times staff photo by George Carkonen.  
MRS. ALLETHIA ALLEN WATCHED TWO GIRLS WORK IN THE HANDCRAFT SHOP AT KATHERINE LUTHER HOME

—Times staff photo by Richard S. Heyza.  
MRS. JUNE PETERSON, HEAD TEACHER AT FLORENCE CRITTENTON, INSTRUCTED TWO RESIDENTS OF THE HOME

## Part of the Stigma Is Gone but Girl Has Rough Time

Figure 50 • Teachers and residents at Katherine Luther Home and Florence Crittenton Home, 1966

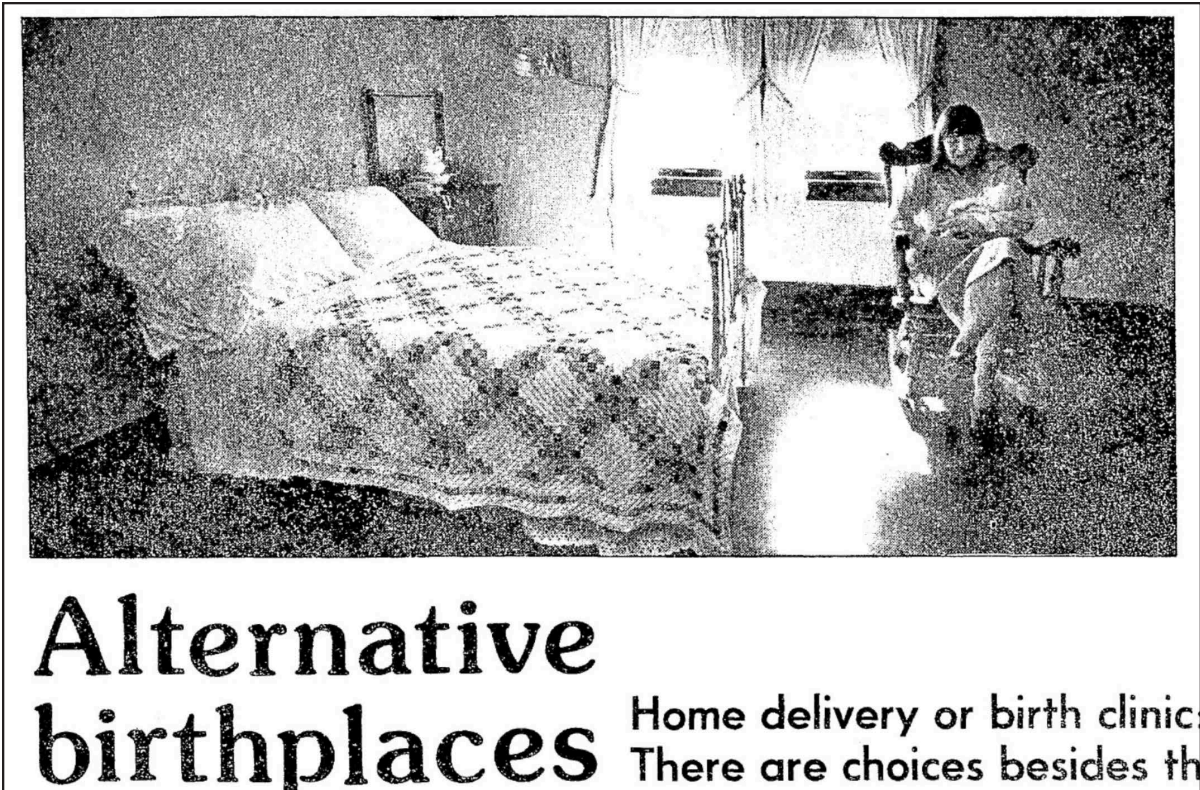


Dianne Hagan for *Seattle Times*, April 27, 1978



Figure 51 • Paramedics at Aradia Women’s Health Clinic, Capitol Hill, 1978

Cole Porter for *Seattle Times*, March 18, 1979



# Alternative birthplaces

Home delivery or birth clinic  
There are choices besides th

Figure 52 • A room at the Birthcenter, an alternative maternity clinic, Seattle, 1979

Asahel Curtis, *The Argus*



Figure 53 • Bonney-Watson Funeral Home (1912, demolished)

Webster & Stevens. UW Libraries Digital Collections, 1983.10.2175



Figure 54 • Booth Building, 1534 Broadway (1906, Thompson & Thompson)

Kelly Kalvig via T. G. Heuser & Co.



Figure 55 • Flemington Apartments (now Capitol Apartments), 200-204 Broadway E (1924)

Seattle Municipal Archives, 182104



Figure 56 • Broadway Alley, 219 Broadway E (1918)



Figure 57 • Del-Teet Furniture, now Hollywood Lofts, 127 Broadway (1929, Frederick Anhalt)



Figure 58 • Avon Apartments (now Capitol Crest Apartments), 1831-35 Broadway (1905, William P. White, City of Seattle Landmark)



Figure 59 • Rehan Apartments, now Casa Del Rey, 321 Broadway E (1910, S. R. Rice)

## 7. APPENDIX: SUPPLEMENTAL INFORMATION

ORIGINAL PLAT

1982 SHORTPLAT

CONSTRUCTION PERMITS FROM SDCI