

Dr. Scott and Imogene Woodin House

5801 Corson Avenue South, Seattle

Presented by: Sarah J. Martin, historian – SJM Cultural Resource Services

*City of Seattle Landmarks Preservation Board
November 6, 2024*

*PROPERTY OWNER & APPLICANT
Scott D. Boone*



1937



2023

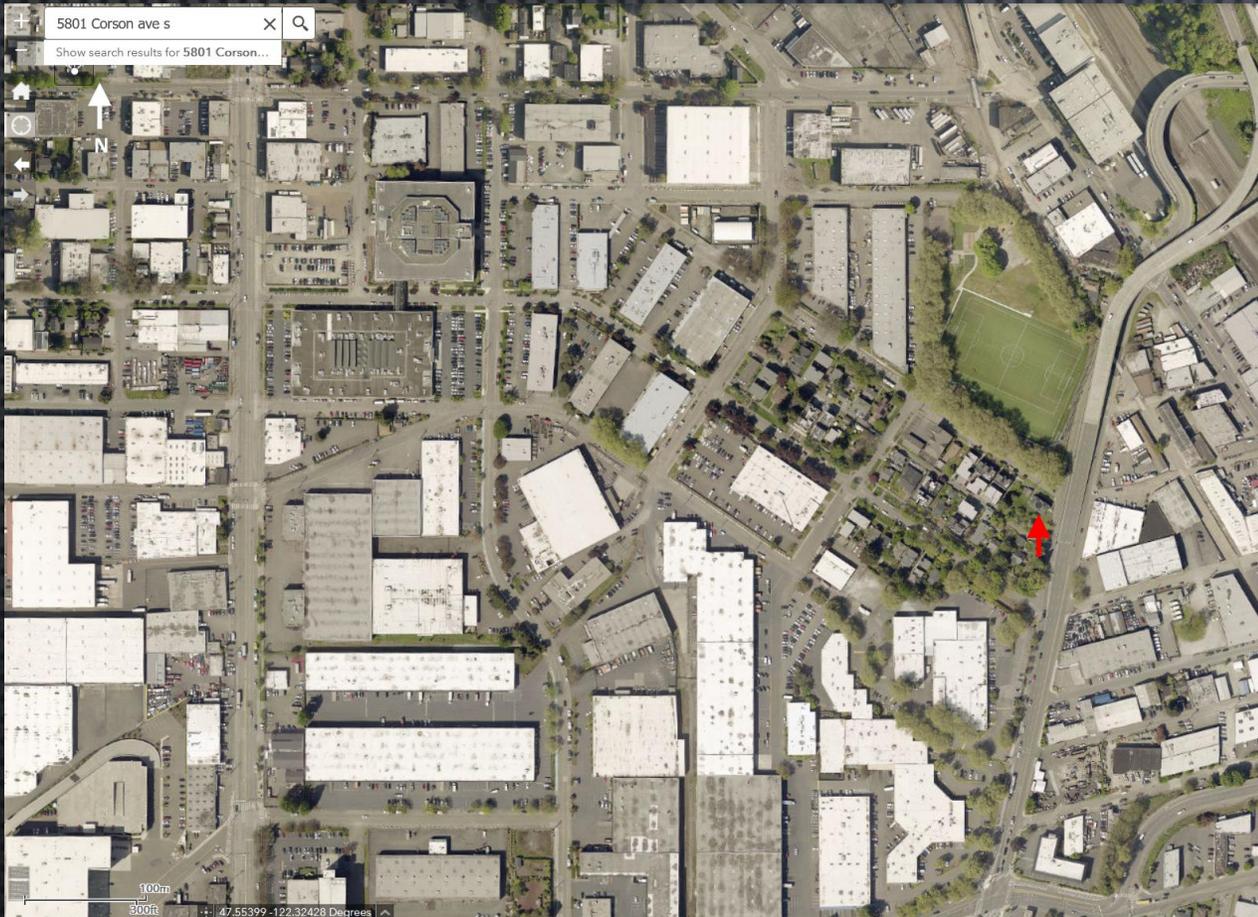
Acknowledgements



Scott Boone, property owner



Physical Context

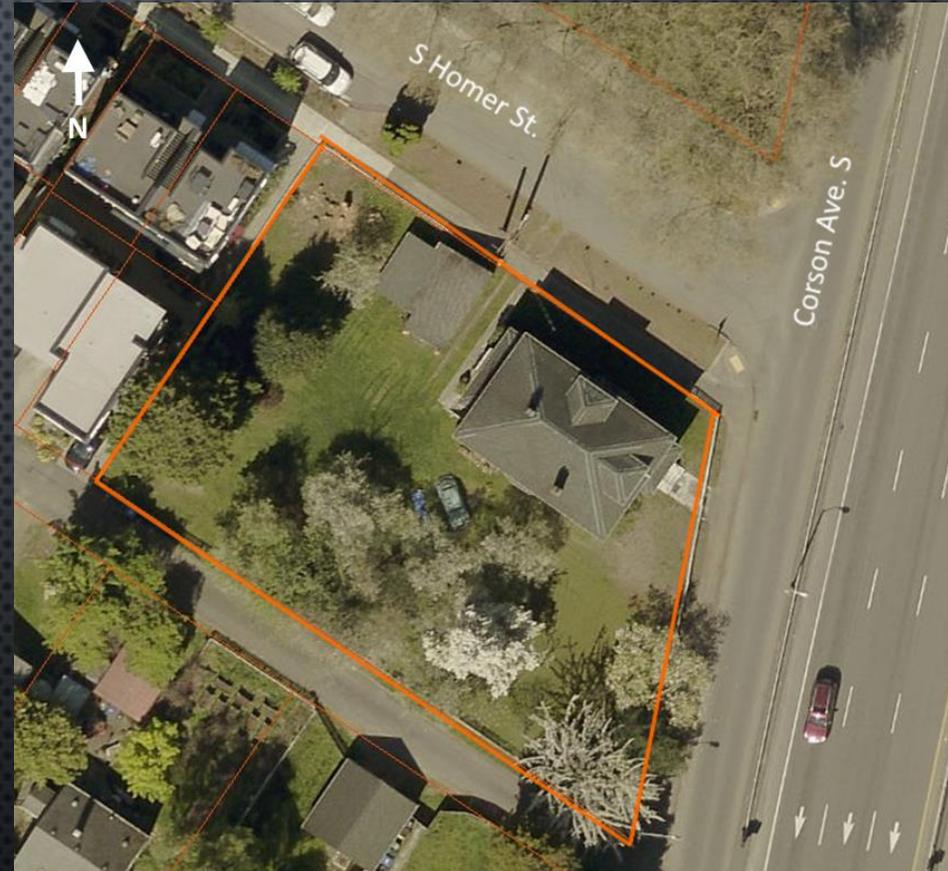


- 3 Lots
- 0.33 acres / 14,375 sq. ft.

Physical Property Information



- Residence built 1904-05
- Garage built ca. 1935
- Moved 25 ft. in 1966 to make way for Interstate 5 exit at Corson Ave. S.

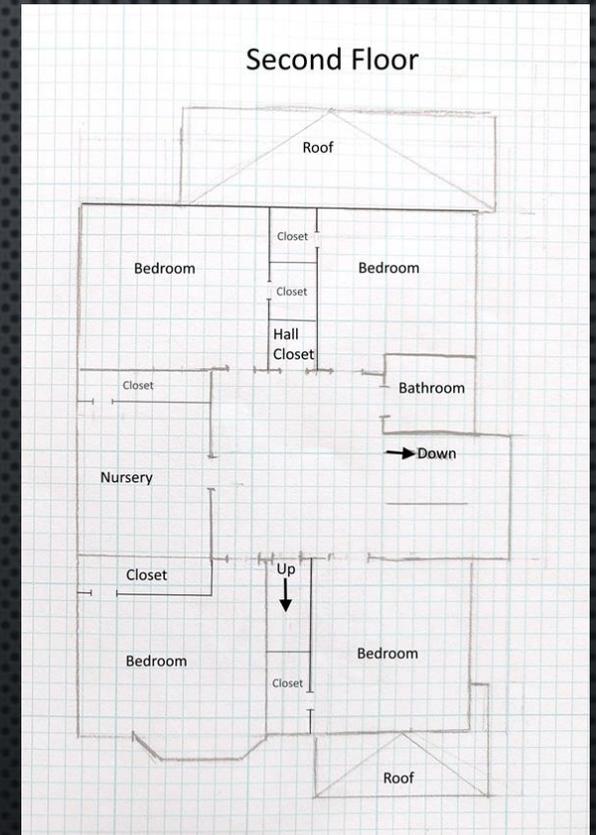
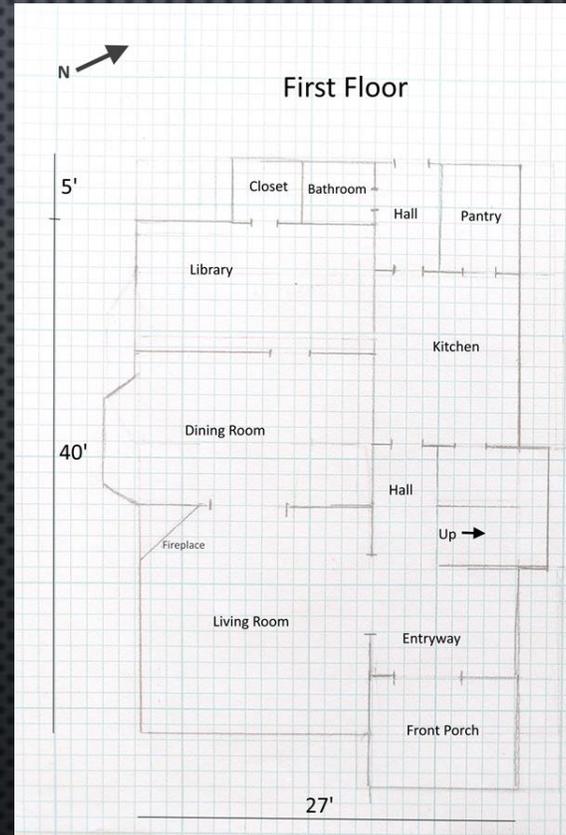


Physical Property Information



American Foursquare with Classical & Craftsman details

Physical Property Information



Physical Property Information



Entry Hall and Staircase

Physical Property Information



Kitchen

Physical Property Information



Dining Room



Physical Property Information



Staircase to 2nd Floor



2nd Floor Center Hall

A Closer Look

- *Dr. Scott Woodin*
- *Dr. Willis Corson and Corson Avenue S*
- *King County Hospital*
- *Redlining? Annexation & Industrialization*
- *Standard C*

Dr. Scott P. Woodin (1862-1929)

Public Service

Private Practice



**DR. WOODIN IS TO
REMAIN WITH COUNTY**

Commissioners Announce That He
Will Continue as Assistant
to Dr. Corson

The county commissioners announced yesterday that Dr. S. P. Woodin, of Georgetown, who for the past two years has been assistant physician at the county hospital, will continue in his present position.

It was announced recently when Dr. Will H. Corson was appointed to succeed Dr. W. P. Rourke as county physician, that Dr. Woodin would also retire. "I am assured," said Chairman Smith, of the board of commissioners, "that Dr. Woodin will remain in the employ of the county."

Seattle P-I, Dec. 15, 1905, p. 4.

Polk City Directories

1905 Woodin Scott P. phys 507 Charleston
av. Georgetown, h same

1928 " Scott P phys 5801 Corson h do

**SHOOTS ARM OFF,
THEN WALKS MILE**

Well-Known Ball Player, Out
Hunting, Seriously
Wounded.

"Look here, I've shot my arm off!" coolly said Louis Penz, 17 years old, to Pressley Meagher, and he held his left arm which hung almost completely severed by a gunshot wound a few inches below the elbow.

Meagher, rudely binding the arm with his cap and handkerchief, stopped the flow of blood and the two walked more than a mile to a farm house. A wagon was obtained and the wounded boy was taken to the home of Dr. S. P. Woodin at Georgetown. Later he was taken to the county hospital, where the arm was amputated a little below the elbow.

Seattle P-I, Oct. 14, 1912, p. 1.

Dr. Willis H. Corson (1879-1943)

- Superintendent, KC Hospital (1906-12, 1929)
- King County Coroner (1921-1927)
- General Supt., KC Hospital System (1930)



WILLIS H. CORSON, M. D. GRADY STUDIO
 Superintendent County Hospital
 1907-1912, 1929
 General Superintendent of the King County Hospital System
 1930.

Matthews, Mark A. *Beginnings, Progress and Achievement in the Medical Work of King County, Washington*, (Seattle: n.d.), p. 137.

GEORGETOWN FOLK DO STREET GUESSING ACT

Since Annexation to Seattle, Residents of Latest Addition Have Difficulty Finding Out Where They Live.

RECENT ORDINANCE MIXES UP STREETS

Complete List of Changes in Names Published for Guidance of Voters Registering for Primaries.

Residents of Georgetown have been having some difficulty in finding out where they are, or rather on what street they are living and what the street number of their residence happens to be since ordinance Number 24173, passed by the city council following the annexation of Georgetown to Seattle, changed the names of all its streets and avenues. Now comes the opening of the registration books for the fall primaries and the voters of Georgetown are in danger of giving the wrong address when they register, necessitating the voter swearing to an affidavit to the effect that the wrong address was given innocently and that the change is correct, or he is not allowed to vote.

Fifty or more persons are visiting the city hall daily, asking the name of the street on which they live and their house number. C. H. Knapp of the registration bureau is sending out notices of the opening of the registration office and calling the attention of the Georgetown voters to the necessity of looking up their proper address, as it must check exactly with the address under which they are known in their precinct at the city hall.

For the benefit of the hundreds of people of Georgetown that have not become acquainted with the changes in the names of streets and avenues, the following complete list is published, giving the old and the new name, reference to which will save trouble for both the voters and the registration office:

Alaska Street has been changed to Shoquahmie Street; Alma Street to Twenty-second Avenue South, A Street to Thirteenth Avenue South, Alki Street to Albro Place, Blafie Street to Alaska Street, Baker County Road to Swift Avenue, Bryman Street to Seventeenth Avenue South, Beaumont Avenue to Nineteenth Avenue South, Bishop Street to Seventh Avenue South, Bateman Street, (Bailey's Addition) to Bailey Street, Batsman Street from Horton Street to south line of Ward's Supplemental Addition to Twelfth Avenue South, B Street to Fourteenth Avenue South, Chico Street to Angeline Street, Colvin Street to Graham Street, Corliat Street to Warsaw Street, Cedar River Pipe Line Right of Way to Beacon Avenue, Commercial Street to Orcas Street, Cheanut Street to Sixth Avenue South, **Charleston Avenue to Corson Avenue**, Carleton Street to Eastern Duwamish County Road to Myrtle Street, C Street to Fifteenth Avenue South, Delaware Street to Bennett Street, Delhi Street to Findlay Street, Dearborn Avenue to Twenty-fourth Avenue South, Duwamish Street

Seattle Times, Aug. 11, 1910, p. 3.

King County Hospital

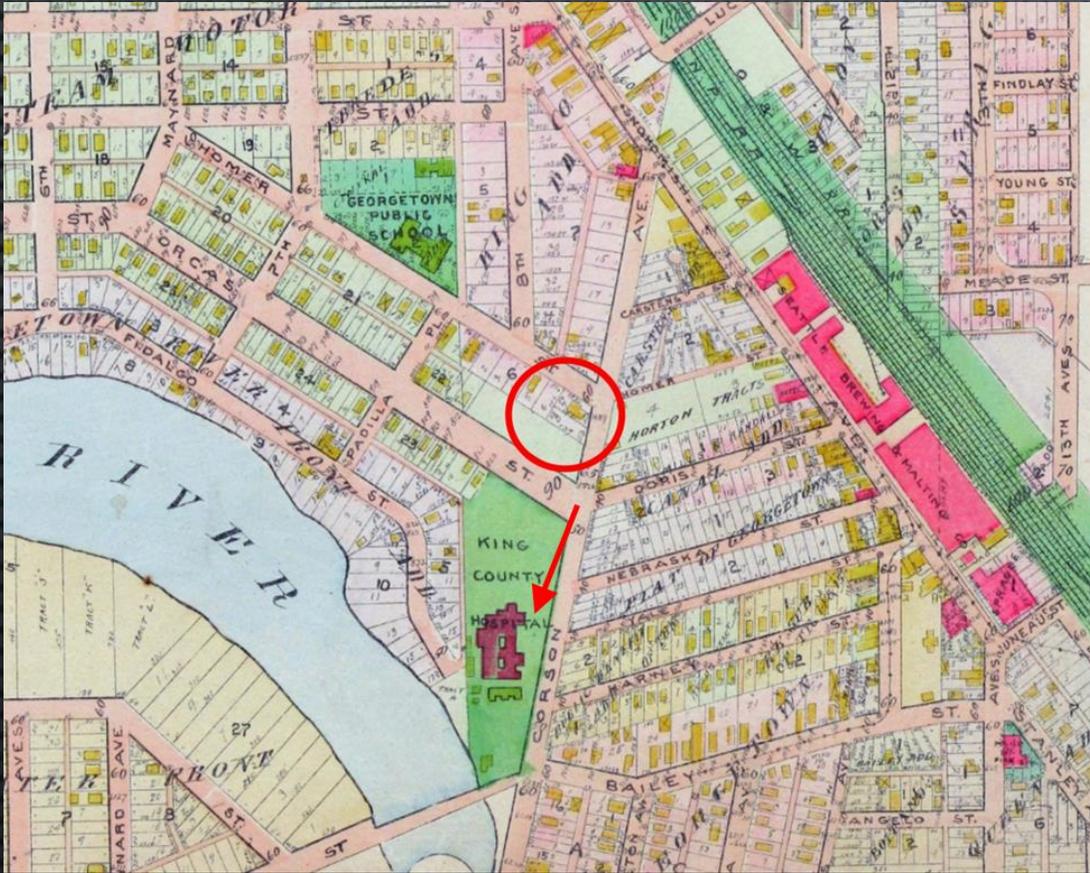


Plate 29, Baist Real Estate Map of Seattle [partial image], 1912.



Staff of the Georgetown King County Hospital in 1904. Left to right: Dr. William O'Rourke, Nurse Pratt, Miss Ellen Jockel, Imogene A. Huntsman, R.N., and Dr. Scott P. Woodin. Dr. Woodin was an early experimenter with X-ray and died some years later of the effects.

Imogene Huntsman and Scott Woodin (right), King County Hospital, 1904.

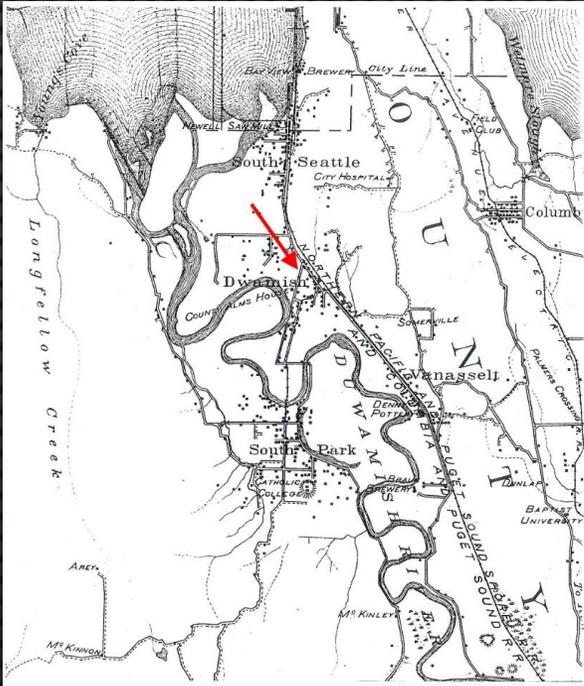
Source: Saddlebags to Scanners, 1989.



King County Hospital, ca. 1904.

Source: Asahel Curtis, UW Spec. Coll .

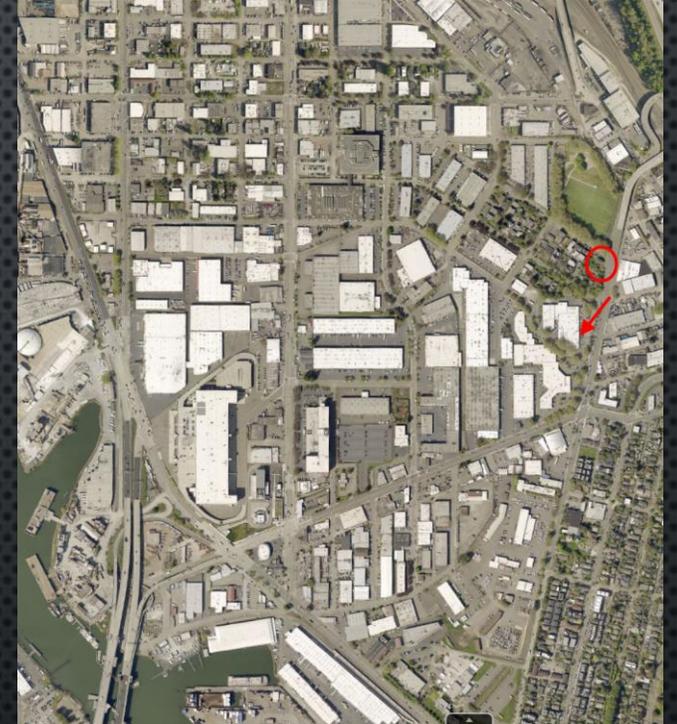
Annexation & Industrialization



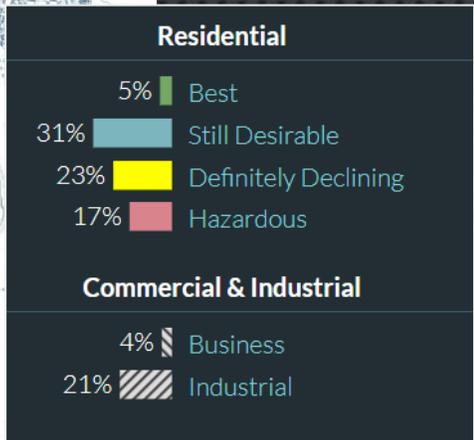
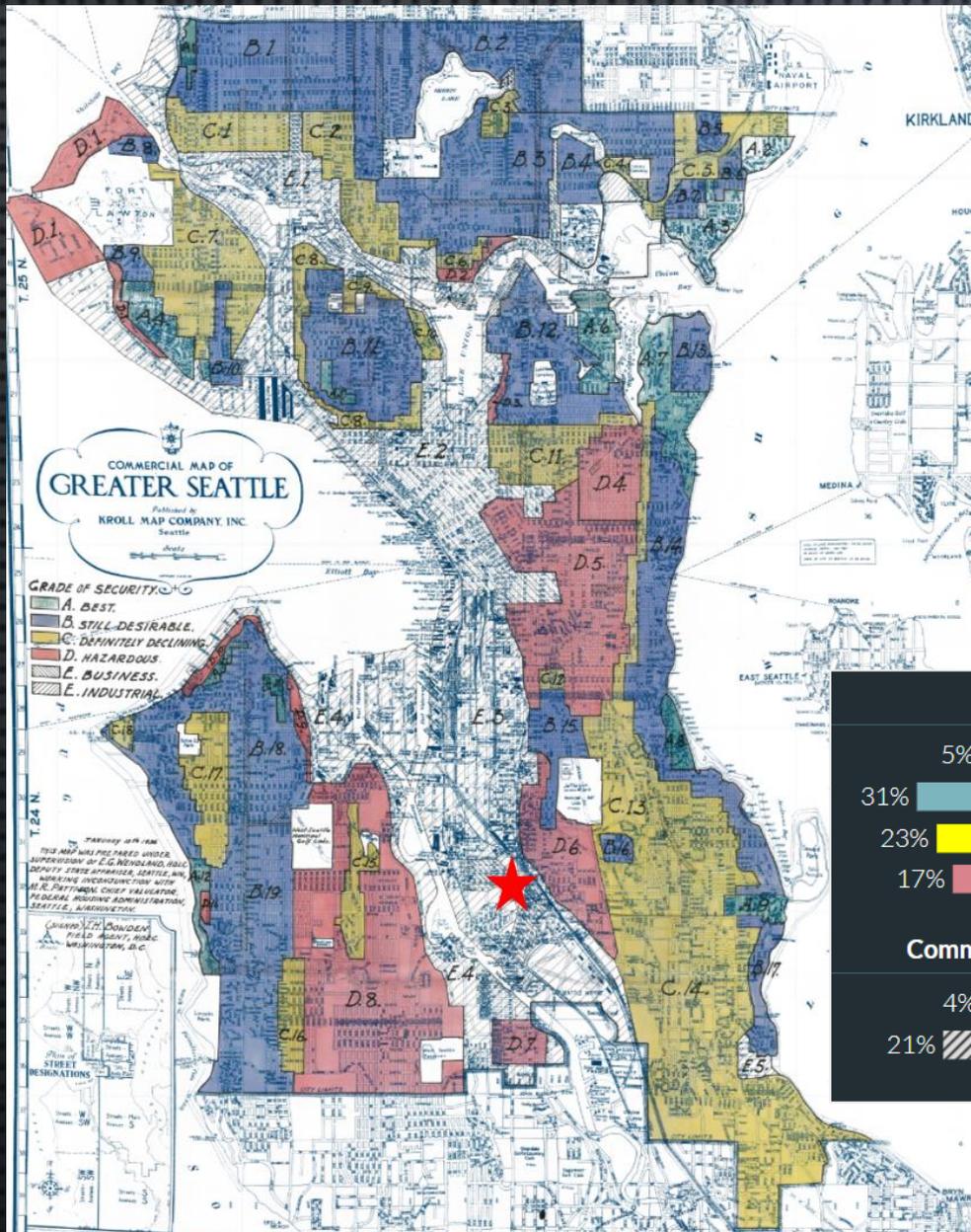
McKee's Correct Road Map of Seattle [partial image], 1894.



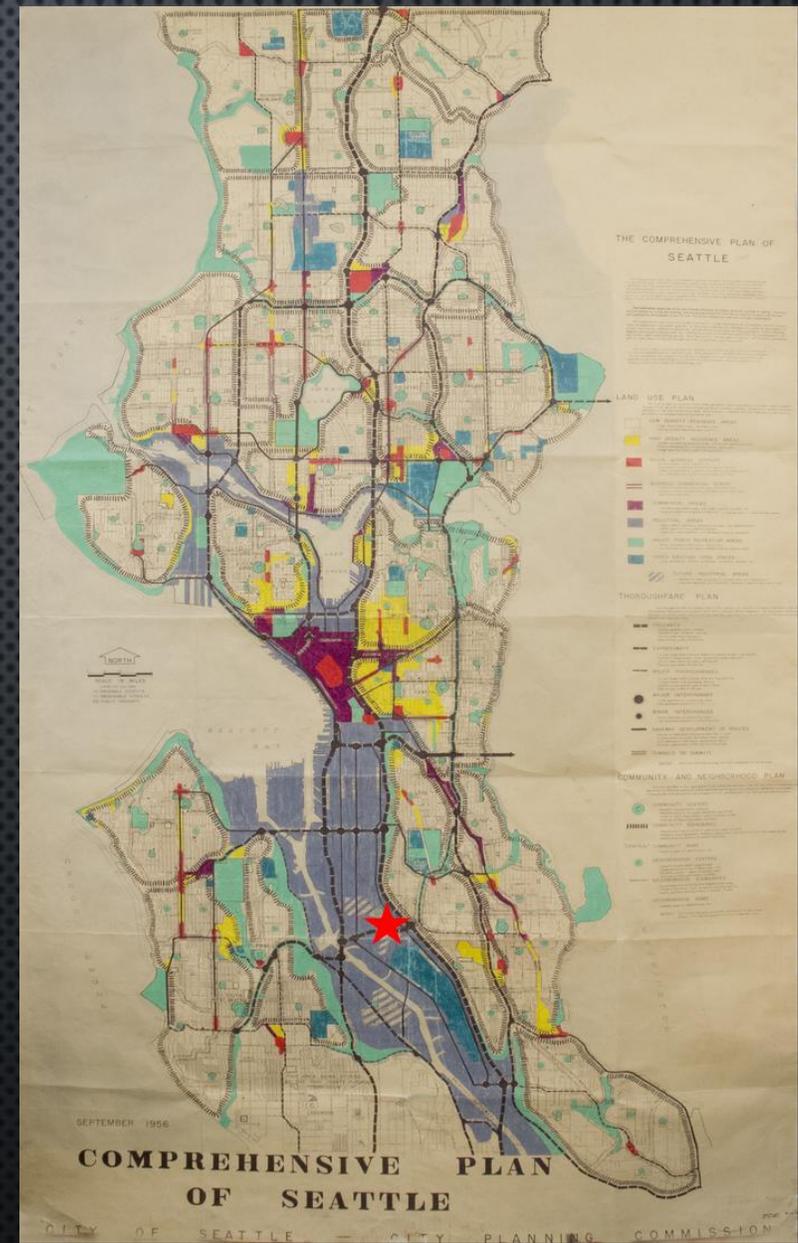
Aerial image, King County, iMap, 1936



Aerial image, King County, iMap, 2023



Home Owners' Loan Corporation (HOLC) Map, 1936



City's Comprehensive Plan, 1957

Industrial Rezoning of Georgetown Hospital Site Urged

The City Planning Commission yesterday recommended to the City Council that the Georgetown County Hospital site at Corson Avenue and Michigan Street be rezoned for general industrial uses.

Nearby residents objected. The property now is zoned for duplexes.

The commission disapproved a petition by Anton Bohacz for multiple-residence zoning for lots on the west side of 37th Avenue South west north of Fauntleroy Avenue. The request was held to be "spot" zoning.

The commission turned down a petition from Mrs. Hazel C. White, and other property owners for the rezoning to duplex-residence of lots on the north and south sides of Americus Street between 39th and 42nd Avenues South.

The commission also: Granted petition of James S. Ross for multiple-residence zoning for lots in the vicinity of 30th Avenue South and King Street.

Granted request of E. L. Kinchloe for general-commercial zoning for the northeast corner of Ravenna Place and Blakeley Street.

Granted petition of property owners for multiple-residence zoning for properties on both sides of Letitia Street between Adams and Genesee Streets.

Granted request of John R. Hoffman for multiple-residence zoning for property north of East 110th Street between Third and Fifth Avenues Northeast, for a clinic and professional office building.

Denied petition of River side Junk Co. for rezoning northwest corner of Boren Avenue and Cherry Street for a service station.

Denied petition of Dr. W. E. Levy for general-commercial zoning of two lots at the southwest corner of 35th Avenue Northeast and East 125th Street.

Seattle Times, Nov. 15, 1957, p. 18.

Georgetown Loses Fight On Rezoning

Long-time residents of the Georgetown District lost a rezoning dispute today when the City Council Public Safety Committee recommended an industrial zoning for the former King County Hospital property.

The City Planning Commission has recommended that the property, at Corson Avenue and Orcas Street, be rezoned from duplex to industrial zoning.

Mrs. Diadama Pratt, 5801 Corson Av., spokesman for the objecting property owners, urged the committee to reject the commission report.

"The property has been zoned residential for many, many years," said Mrs. Pratt.

Seattle Times, Nov. 26, 1957, p. 26.

Industrial Tract Sold For \$137,500

The purchase by the Clough Equipment Co. of a four-and-one-half-acre industrial tract in Seattle's South End was announced yesterday by Robert E. Tobin, vice president of First Properties, Inc. The price was \$137,500.

The purchaser, which has outgrown facilities at 2739 Sixth Av. S., plans to construct a large fabrication plant, offices and allied buildings within 18 months.

The tract includes part of the old Duwamish Bend Housing project which the city was holding for industrial development. However, a number of privately owned properties had to be acquired to complete the building site.

A property trade was made with the Aero Mechanics' Union, and a portion of Sixth Avenue South and two alleys were vacated.

Seattle Times, Jun. 21, 1959, p. 34.

18 The Seattle Times
Tuesday, July 19, 1960

City Council: \$249,951 Land Sale Approved

A \$249,951 land sale to help encourage industrial developments was approved yesterday by the City Council.

Council members approved the sale by the city to Oxbow Associates, land-development group, of slightly more than eight acres near Fourth Avenue South and Michigan Street.

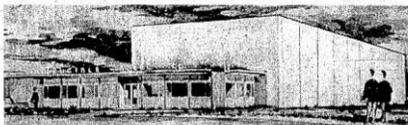
City Light, which had acquired part of the property for a pole yard, will receive \$181,461 from the sale. The rest will go into the city's tax-property-sales fund.

The property was part of the old Duwamish Bend housing project.

Oxbow Associates owns extensive adjacent acreage.

Seattle Times, Jul. 19, 1960, p. 18.

Oxbow Industrial-Park Work Begins



CRUCIBLE STEEL CO. BUILDING FOR OXBOW INDUSTRIAL PARK

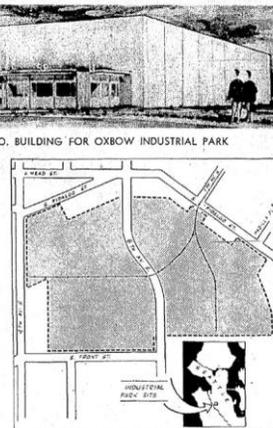
Work is under way on a \$200,000 building in what will be Seattle's first major restricted industrial park in the heart of the industrial district south of the city.

Plans for the 25-acre Oxbow Industrial Park, a multi-million-dollar venture at Fourth Avenue South and South Fidalgo Street, were announced yesterday by Howard H. Wright, spokesman for Oxbow Associates, developer.

The \$2,000,000 tract has been compressed by more than 80 per cent as piling will be unnecessary. Railroad spurs are provided, along with all utilities to accommodate industry.

The building, designed by Arnold Ganzen, architect, is being built to specifications of the Crucible Steel Co. of America, which purchased a tract in the park.

Construction is by the How-land S. Wright Construction Co. The street and a ten-foot green belt planted with decorative trees and shrubs.



SITE OF OXBOW INDUSTRIAL PARK

The maintenance and screening of storage areas, use of signs and the type of industry allowed within the park will be controlled by the restrictions, Wright said.

Part of the tract will be sold to industries and regulated by the covenants. Part will be developed by Oxbow Associates for lease.

THE SITE is a quarter mile off Highway 98 and provides a direct access to the Alaskan Way Viaduct. Three blocks east of the site is an access highway to the freeway.

The Crucible Steel site is large enough to the building area can be doubled. The building, of reinforced concrete, fill-up construction, will be high enough to accommodate overhead cranes. A railroad spur will be installed inside for covered car loading and unloading.

D. R. Mesling is district manager of Crucible. The company has been in Seattle 99 years and at 235 First Av. S. 36 years.

The company manufactures and distributes high-grade alloys, stainless steels and tool and specialty steels.

MESLING SAID his company, in obtaining the new facility, was expressing its "great confidence" in the future of the Northwest and Seattle.

Wright said it is impossible to estimate cost of the park's developments accurately, but "a very conservative guess" would be more than \$4,000,000.

Seattle Times, Nov. 19, 1961, p. 31.

Public Works: Protest on Spur Rail Track Rejected

A protest by about 100 Georgetown residents against a projected railroad industrial spur track was rejected yesterday by the Board of Public Works.

Board members, who inspected the district, agreed that the spur will increase property values.

The track is planned for Seventh Avenue South, between Lucile and Fidalgo Streets, as transportation for future industries in the

former Duwamish Bend Housing Project area.

"We can sympathize with the petitioners' view," Roy W. Morse, board chairman, said. "However, the city needs new industrial developments for the over-all economic good."

The City Planning Commission has approved the railroad spur

ELEVATOR CONTRACT—The board awarded a \$252,000 contract to

Place Northwest.

Culbertson, developer of Llandover-by-the-Sea, residential area, said that more than \$250,000 was spent in converting a wilderness into a fine residential area. He said the streets were named to provide "the advantage of a good address."

VACATION — Vacation of

seven-foot-wide strips on both sides of an alley near the north end of the Aurora Bridge was recommended to the City Council.

The alley is in the block bounded by Woodland Park and Whitman Avenues, Bridge Way and North 39th Street. The proposed vacation would leave an 18-foot wide alley for public use.

Seattle Times, Dec. 22, 1960, p. 32.

Multimillion Development Planned in South End

By ALICE STAPLES
Real-Estate Editor, The Times

In a \$15 million transaction, the Jack A. Benaroya Co. has purchased the remaining 10 1/2 acres of the Oxbow Industrial Park at Fourth Avenue South and South Fidalgo Street. A multimillion-dollar development program is planned.

The purchase was made from Oxbow Associates, Inc., of which Howard A. Wright is president.

THE PROPERTY is part of the old Danamish Bend Housing project. It was completely developed for building by Oxbow according to strict standards of the Seattle Area Industrial Council, and is the only approved industrial park in Seattle.

Oxbow Associates received a plaque from the council to acknowledge its sanction.

"We intend to continue to maintain the high standards which brought the sanction of the council to Oxbow."

Moneygrams

Today's Moneygrams winners are on Page 38; yesterday's winners Page 71 and an entry blank Page 26.



This architect's drawing shows the new Benaroya Industrial Park which encompasses the former Michigan Street Industrial Center and more than 16 acres of the Oxbow Industrial Park. The Oxbow land was purchased for \$15 million by the Jack Benaroya Co., which plans eight new buildings (indicated by white roofs). (See Page 67 for other sketches, details.)

Benaroya said.

The Benaroya company developed the seven-acre Michigan Street Industrial Center adjoining Oxbow, which the company leases to industrial firms.

Benaroya has arranged to purchase an abutting property, the two-acre site of the Seattle Christian School. He will take possession when

the school moves to new quarters at 38th Avenue South and South 132nd Street next year.

The Benaroya holdings, all of which will be developed for lease, will be combined under a new name, Benaroya Industrial Park.

THREE PLANTS at Oxbow have been developed for

front which have purchased the properties. They are Birkenwald, Inc., Crucible Steel Co. of America, and the J. C. Wright Sales Co.

Howard Wright today announced the fourth and last development there by Oxbow.

Kishby Tubensopp, a division of the Pike Corp. of America, has purchased

Benaroya said the "plans on the drawing boards and the buildings developed there by us will amount to well over half a million square feet of space."

Eight additional buildings are in planning stages. Some of the space already is leased, Benaroya said.

THE BENAROYA company offers a complete building service—from requirement studies to the completed, landscaped plant. Outside architects and engineers are engaged for final plans and specifications.

The Michigan Street Industrial Center accommodates the Sylvania Electric Products, Inc., Northwestern Glass Co., Owens-Corning Fiberglass Corp., Signode Corp., The Mackay Co., and the Cole Steel Products division of Linton Industries.

Inside Red China to atomic talk, Senator Robert Kennedy says in Senate speech. Page 9.

Debt-Counseling

Don Duncan, in the last of a series on bankruptcies, tells what must be done to keep debtors out of court. Page 68.

Seattle Times, Oct. 13, 1965, p. 1.



Aerial image, 1969.
Source: Seattle Municipal Archives.



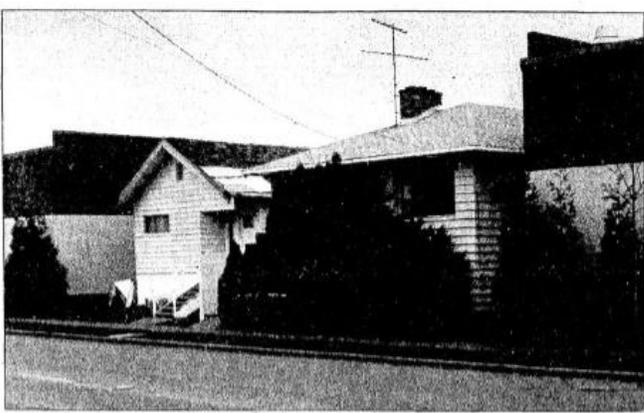
I-5 exit at Corson Ave. S.,
1967. Source: Seattle
Municipal Archives.



Woodin House and Corson Ave S exit ramp, 2023.

"I was born and raised in this house, and I wasn't prepared to leave it. We finally accepted a settlement and moved the house back 30 feet." -- Diadama (Woodin) Pratt

Seattle Times, Mar. 19, 1967, p. 82.



Two South Lucile Street houses are hugged by businesses owned by the Benaroya Business Park.

Georgetown homes: going, going? Comprehensive Plan change would save residences

by Susan Gilmore
Times staff reporter

A benefit jet thrusters overlaid on its final approach to Boeing Field. Below, a patchwork of tiny wood-frame houses is nearly lost in the sprawling Benaroya Business Park.

Motor has 38-123 cravins along the narrow, lay streets a few blocks away, picking up riders by jobsites. Argers who for 40000000 have made their homes in this, one of Seattle's oldest neighborhoods.



Map by Alan Rhee.

Georgetown residents also live in one of Seattle's prime industrial areas. Framed by Interstate 5 and the Duwamish River, and crisscrossed by railroad tracks, Georgetown has been designated by the city's Comprehensive Plan as industrial.

Since 1957, when the first Comprehensive Plan named Georgetown as an industrial transition area, rezones from residential to industrial or commercial have been granted by the city. In addition, the city has processed more than 100 demolition permits in Georgetown since 1970.

The Georgetown residents, estimated at 2,300 by the 1980 census, are asking the city to preserve the small remaining residential core of Georgetown.

The City Council Urban Development and Housing Committee on Tuesday will consider a proposed change to the Comprehensive Plan that would switch Georgetown's remaining residential area from industrial classification to residential.

The change, recommended by Mayor Charles Royer, would protect Georgetown's mostly elderly, retired residents and preserve critically needed housing for the low-income elderly.

Yet industry expansion means big money to

the city. The Benaroya Co., a major industrial tenant of Georgetown, paid the city \$10,000 in property tax last year on its Georgetown property. Records show the 56 parcels owned by Benaroya in the area are valued at \$12 million.

But you can't put a price on the only home you've ever owned, says Ezzelle Shirey, a member of the Concerned Citizens of Georgetown.

Mrs. Shirey ignores the jets that blast overhead. After 25 years she's learned to live with the noise, the heavy trucks that weave through Georgetown's narrow streets, the traffic feed by neighboring Boeing Field and the National Guard base.

But she can't ignore appeals from her neighbors who say they would have no choice to move if forced out of their homes by industry.

Royer, through the Department of Community Development, has suggested three Georgetown parcels for protection.

One, bounded by Green Avenue South, South Bailey Street, Elm Avenue South and South Myrtle Street, is primarily residential. The second, which extends to Sunley Avenue South, would be protected as a community business center. And the third—closest to the industrial park—includes the old Georgetown Elementary School and Georgetown Playground.

That third parcel could be the most vulnerable to industry expansion.

The Georgetown School, which now houses a Seattle School District dropout-prevention program, has been earmarked for closure this year by School Super David Moresby.

Although school officials admit industries have shown interest in the property, the Seattle School Board has not decided whether to close the school and sell it.

Jack Benaroya would not say whether his company will protest the change in the Comprehensive Plan, but the City Council last month delayed action on the change when industry attorneys complained they hadn't had enough time to review it.

"This is a David and Goliath story," said Norris Hoehn, a Department of Community Development planner who has been working with the Georgetown residents on the proposed plan change. "I feel very uncomfortable for the community."

Georgetown is one of Seattle's oldest neighborhoods. First settled in the 1800s, it

became a city in 1964 and was annexed to Seattle six years later.

It was developed as a residential area, lured by small farms. But over the years industry has moved into the neighborhood, squeezing homeowners into small residential pockets.

Some still live in homes built by their parents, said Mrs. Shirey, who lives on the east corner of the area proposed for protection. Throughout the neighborhood, there are stories of residents who refused to sell to industry, of cluttered homes sandwiched between machine shops, of city yards facing warehouses.

And the area has its landmarks—the South District Police Precinct Station built in 1909, the old Hammer Brewery that houses a cold storage and ice plant, and the Georgetown Steam Plant, considered an engineering masterpiece.

Historians would like to protect many of the historic sites, said Earl Layman, the city historic-preservation officer, "but between Boeing Field and the freeway... the encroachment of industry into the area has been very damaging."

A 1974 housing stock survey showed the Georgetown area had some of the lowest-quality homes in the city. But in 1978 a city study showed "a notable upswing" in the houses.

"The area has become a stable residential enclave of modest, but well-kept homes which deserve recognition beyond that given in the past when the area was in a marked decline," said Larry Schenker, a Department of Community Development official, in a letter to City Councilman Michael Hill.

The city has been investing in Georgetown recently, spending \$500,000 to upgrade the Georgetown Playground, which it leases from the school district, and setting aside \$100,000 to improve alleys.

"People are buying \$500 worth of gravel to fix their alleys so they can get into their garages," said one city official.

Officials admit there is a critical need for low-income elderly housing in the city and depleted Georgetown residents would greatly tax the limited housing stock.

Yet new housing is unlikely in Georgetown without large federal subsidies, said Bill Flanagan to Councilwoman Dolores Stephens. And federal policy does not promote housing mixed with industrial sites because of potential health hazards.

But residents say, simply, they want to stay put and they want to be protected by the city's zoning. "People say Georgetown is going to go down anyway," said Mrs. Shirey. "Well, I'll go down with it, fighting."

B 20 The Seattle Times
Thursday, March 5, 1981

Council unit OK's rezoning of 2 areas

by Susan Gilmore
Times staff reporter

Georgetown residents, fighting to preserve the residential climate of their neighborhoods, won two of their three requests Tuesday when a City Council committee adopted a zoning change to protect homes in the area.

The Council's Urban Development and Housing Committee, chaired by Michael Hildt, unanimously recommended that two Georgetown neighborhoods be classified as residential instead of industrial in the city's Comprehensive Plan.

The committee did not act on a third proposal that would have switched from industrial to residential the area surrounding the Georgetown School and playground. The committee recommendation goes on to the full City Council.

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"Since 1957... 41 rezones from residential to industrial or commercial have been granted by the city. In addition, the city has processed more than 100 demolition permits in Georgetown since 1970."

-- Seattle Times, Feb. 7, 1981, p. 10.

Seattle Times,
Mar. 5, 1981,
p. 36.

Seattle Times, Feb. 7, 1981, p. 10.

Landmark Designation Standards

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

Seattle Landmarks Preservation Ordinance (SMC 25.12.350)

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