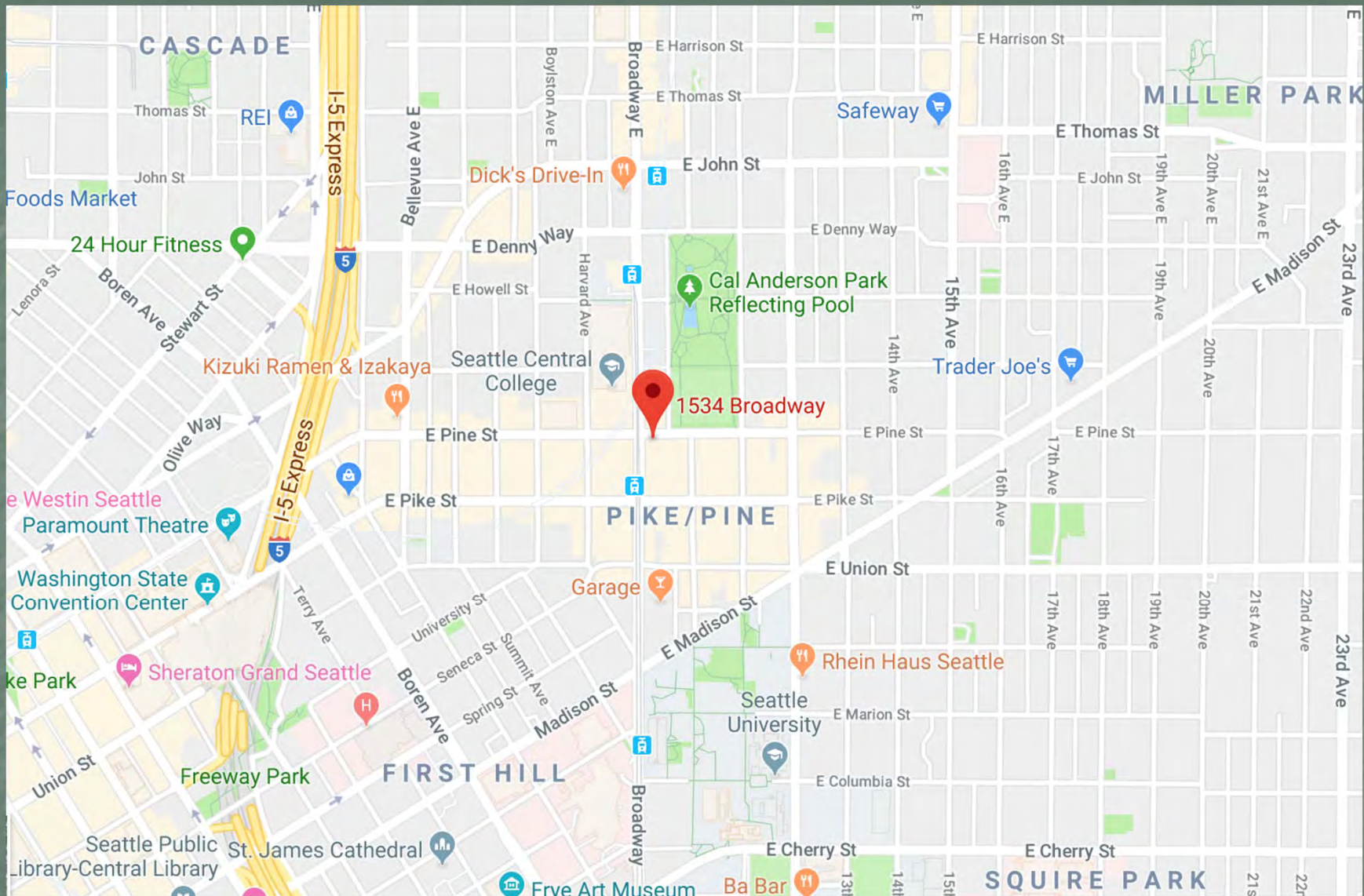




Booth Building (1906) Landmark Designation
YouthCare & Capitol Hill Housing

- Building Introduction and Context
- Mission Revival Examples in Seattle
- Booth Building Current Conditions
- Building Owners and Architect, Thompson & Thompson
- Music and Arts Education
 - Women in Music
 - Booth Building Tenants
- Changes over Time
- Landmark Designation Criteria

- Expanded list of other buildings designed by the building architects, Thompson and Thompson
- Additional information on the influence of women in the music and arts community around the time of the Booth Building construction
- Additional information on early tenant and music educator, Nellie Cornish
- Additional information on other Booth Building tenants, especially arts educators and teachers



Booth Building Landmark Designation
YouthCare & Capitol Hill Housing



Booth Building Landmark Designation
YouthCare & Capitol Hill Housing



Booth Building Landmark Designation
2020 Neighborhood Context



Broadway High School (1902)



I.O.O.F. (1909)



Boone and Company Pontiac (1925)



Booth Building Landmark Designation *Neighborhood Context*



Booth Building West Facade



University Heights School (1902)



Fremont Library (1921)



L'Amorita Apartments (1909)



Metropolitan Printing Press Company (1923)



Bonney Watson Funeral Home (circa 1912)



Booth Building (1906)



Booth Building Current Conditions



Bronze Replacement Storefront at Northwest Corner



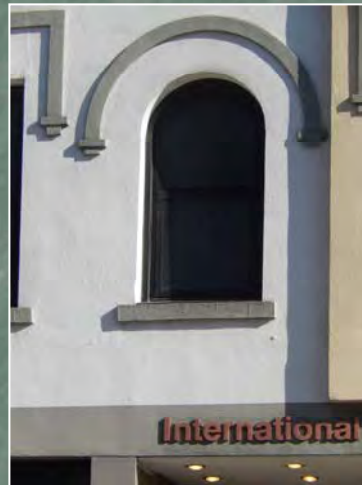
Bronze Storefront at Southwest Corner



Cement Board Corner Wrap



Northwest Tower Detail – Windowsills and Quatrefoil Missing



Arched Window and Trim Detail



South Corner – Cornice Frieze, Scalloped Parapet and Coping, and Quatrefoil Missing

Current Exterior Images



J.R. Booth Residence (1905)



Goon Dip/Milwaukie Hotel (1911)



East Kong Yick/Wing Luke Museum (1910)



Heussy Residence (1906)



Monmouth/Claremont Apts (1909)



Silver Okum Building (1910)



Gaslight Inn (1907)



West Kong Yick Building (1910)



Satori Moses Building (1900)

Booth Brothers, Original Owners
Thompson & Thompson, Architects (1899 – 1927)



J.W. Roberts Residence (1901)



Bikur Cholim Synagogue (1912)



New American Hotel (1915 – 1916)



Galbraith House (1902 – 1904)



4851 Rainier Avenue South (1912)



Martin Apartments (1914)



Tokiwa Hotel/Evergreen Apts. (1916)



4914 Rainier Avenue South (1914)



Nippon Kane/Astor Hotel (1907)

Thompson & Thompson, Architects (1899 – 1927)

- **Early 1700s** – Training and organizing singers for church services.
- **1833** – Boston Academy of Music; 1st school of higher musical education; had over 3,000 students by its 2nd year and provided vocal and instrumental instruction..
- **Late 1890s - Early 1900s** – Dance as a part of U.S. public education linked with the European popularity of open-air exercise and national dances taught in gymnasia.
- **1899** – Isadora Duncan, American dance pioneer, the “Mother of Modern Dance,” founded dance schools in Europe and the US.

Timeline summary of later music and arts education at the national scale:

- **1865** – Oberlin College Conservatory of Music
- **1867** – Boston Conservatory of Music. Opera was added in 1920 , Theater in 1930 and Dance in 1943.
- **1886** – Crane Institute of Music, Potsdam, NY; 1st college program in the US for training public school music teachers.
- **1889** – Hull-House Music School, Chicago.
- **1905** – The Juilliard School, NYC; Dance added in 1951 and Drama in 1968.
- **1905** – Carnegie Mellon University's School of Fine and Applied Arts; Drama added in 1914.
- **1907** – National Association for Music Education founded by the Music Supervisors National Conference.
- **1914** – Nellie Cornish opens the Cornish School of Music
- **1926** – Women's Physical Education Department at the University of Wisconsin Madison 1st Dance major.
- **1926** – Martha Graham Dance Company and Dance School, Manhattan, the oldest professional dance in the U.S.
- **1927** – The National High School Orchestra Camp, Interlochen at Interlochen, MI
- **1962** – The Interlochen Arts Academy and 1st independent boarding school in the arts.

During this time, music and arts instruction was happening at a smaller scale all over the country.

By 1914, the Seattle business directory had at least 15 entries for drama, dancing or music schools, many had Capitol Hill addresses, including the Washington College of Music in the Booth Building.

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SEATTLE BUSINESS DIRECTORY (1914)

1981

***Municipal Contractors**
DAWSON & KENNEDY CONSTRUCTION CO., 627 Northern Bank Bldg. Tel M 926 (See left bottom lines and p 42)

***Municipal and Corporation Bonds**
CARSTENS & BAILEY INC., 24 Floor Lowman Bldg. Tel M 2650 (See front cover and pp 13 and 35)

***Music Schools**
MUSIC CONSERVATORY OF THE NORTHWEST, C. Laguerre Director, Planned after the Conservatory of Paris, Second Floor Liberty Bldg 2d Av and Union

***Music Teachers-Singing**
ROLLO ALFRED, 305 Elder Bldg. res Tel East 7996

Music Teachers
 Akins Katherine 915 21st av
 Alexander Alice F 547 14th av N E
 Apker Claire 1115 27th av
 Aramanti Julia 1426 Arcade bldg
 Aronson Harry J (violin) 1608 12th av
 Arthur W Vaughn 611 Eilers bldg
 Ayde Lotte Hettie B Mrs 114 W John
 Basley Ernestine Mrs 1225 Franklin av
 Barrie Esther G 7526 15th av N W
 Bass Elizabeth 622 Elder bldg
 Beach Nellie 1425 17th av
 Becker Florence Mrs 4002 Brooklyn av
 Beldin Bonnie B Mrs 1908 University
 Benzel Pauline 3749 E John
 Bergeron Cornelia D 5715 27th av N E
 Biles Ethylwyn C 2615 California av
 Bird Laura 712 N 42d
 Blinn Isabella E-721 17th av
 Boardman Ella H Mrs 410 Peoples Sav Bank bldg
 Boe Ole 1916 14th av W
 Bohmert Carl F 1723 Bellevue av
 Bouckaert Georgine 915 E Pine
 Brien de Desrochers Maud 4025 9th N E
 Brin Bernard B 807 3d av
 Bruce Antonett V 602 Eilers bldg
 Bryan Esther L 511 Eilers bldg
 Brygger Jennie B 3240 W 57th
 Burke Ella M Mrs 814 E Howe
 Busch E L 310 Henney bldg
 Butler J Edmonde 1006 Terry av
 Calhoun Mary B-1016 Union
 Campbell-Marian A-5095 Woodlawn av
 Canbey Ella M 4126 Woodland 7th av
 Case Chas A 512 Eilers bldg
 Cassel Mary J 1514 4th av N
 Cavanaugh E Oscar 216 Liberty bldg
 Chamberlain Jessie B 165 W 70th
 Chapin M W Mrs 915 E Pine
 Clary Mary L 15 Denny bldg
 Cochran Anna J Mrs 2129 N 46th
 Coleman Isabel M 5064 9th av N W
 Colman Edna M 1108 Bway
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 Cornish Nellie C E-1108 Bway
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 Croft L Mrs B-1324 Terrace ct
 Curtis Helen M 919 N 44th
 Dahlstrom Edna W 6733 15th av N W
 Davis A Maybell 822 15th av

Davis Helen L 607 Eilers bldg
 Davis Josephine E 822 E 68th
 Depew Grace E 400 Eilers bldg
 Dewey Hale E 601 Eilers bldg
 Donner Max 1433 16th av
 Drew Abbie A 424 Peoples Sav Bk bldg
 Drum Gertrude 915 E Pine
 Dubbs Clara E 27-718 Cherry
 DuBois Georgia L (violin) 915 E Pine
 Edgren Adolph 811 E Howell
 Edwards Grace Mrs 4811 42d av S W
 Emerick Jessie D 223 W 77th
 Erskine David C 6013 20th av N W
 Evans Fannie 2117 E Fir
 Facet Helen 1823 15th av
 Faget Marguerite 1633 15th av
 Penn Jaen W 602 Eilers bldg
 Fischer Elizabeth H 7356 24th av N W
 Fisher Clara G Mrs 4714 California av
 Flahaut Marguerite J 9121 45th av S
 Flenor Fern 1608 Minor av
 Flickmann S B Mrs 915 E Pine
 Flumerfelt Marian M 3919 12th av N E
 Foley Margaret Mrs 1448 W 53d
 Forbes Ethel 203-920 7th av
 Ford Catherine 3249 15th av W
 Fortner R A 4212 14th av NE
 Frazee Holland 17654 Market
 Garland Mattie 111 4th av N
 Garvey Veronica 1913 N 48th
 Geppert Glenette 720 Boylston av N
 Gerdson Helen Mrs 412 Washington bldg
 Gilliam Grace E 2117 3d av W
 Gillen Charlotte Z 1529 Summit av
 Giorze Paolo 301 Empress bldg
 Goerner Paul 307 Eilers bldg
 Goldberg Ruth E Mrs A-1426 Boylston
 Gordon Ethel 712 Elder bldg
 Grimes Cecelia 702 Valley
 Hamilton Kathleen 4126 Alki av
 Harlow Milton A-318 Taylor av
 Harper Grace Mrs 8057 11th av N W
 Hartle Clara M 602 Eilers bldg
 Harrison Olive M 4712 42d av S
 Hathaway Alice M 2118 2d av N
 Hawthorne Sara B Mrs 7007 Fauntleroy
 Heath Genevieve 4514 Eastern av
 Hedley Wm R 407 Eilers bldg
 Hickey Selma 1506 Market
 Hill Amelle Mrs 318 Liberty bldg

KILLING ADA DRIGOTON, Piano, Harmony, Composition, G15-715 Eastlake Av, Tel East 329
 Hines Elizabeth M 6528 5th av N W
 Homsted Grace Farrington (vocal) 401 Elder bldg
 Huckins Lena M 936 27th av
 Hull Jessie E (vocal) 424 Peoples Sav Bk bldg
 Humphrey Bessie M 1143 W 51st
 Jacobson Etta 7513 15th av N E
 Jacques E Goodwin (vocal) 915 E Pine
 Jardine Caroline 607 Eilers bldg
 Jeffers Lura M 1610 5th av W
 Johnson Lulu 1006 Nob Hill av
 Jones Pearl E 6751 22d av N W
 Just Agnes B Mrs 1821 14th av
 Kemp John (violin) 720 Stewart
 Keyes Ruth M 607 Eilers bldg
KRIEKE PIANO SCHOOL (PIANO), 304 Empress Bldg, Tel M 2020
 Kuester Edith Haines Mrs 1005 Warren
 Kuester Eugene 1005 Warren
 Kuhlman Olga C Mrs (vocal) 915 E Pine
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 Leeson Jane A Mrs 4230 Greenwood av
 Lewis May C 501 Ward

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 Lince John W 407 Eilers bldg
 Lindsay Lillian D 727 25th av S
 Livermore Hazel R (violin) 2009 10th N
 Lortie Mary M 722 10th av
 Loebus Harvig 4455 26th av W
 Lovering Carrie A 4747 12th av N E
 Lundquist Jesse 607 Eilers bldg
 Lynch Montgomery 702 Eilers bldg
 McAllister D Carlos 507 Eilers bldg
 McCarthy M Elizabeth 4019 Evanston av
 McClellan Wm J Jr 4708 15th av NE
 McCormick Neta G 4802 Interlake av
 McGee Sophia 602 Eilers bldg
 McKee Isabelle 505 Eilers bldg
 McLean Evelyn M 7345 24th av NW
 Magill A B Mrs C6-715 Eastlake av
 Malloy Esterella B Mrs L-123 John
 Malloy Herbert 4331 4th av NW
 Marshall Mary A Mrs 5247 Brooklyn av
 Martin Hazel A 462 N 44th
 Mathews Margaret 338 16th av N
 Meeks Josephine H 1726 Summit av
 Meyer Emma 645 Ward
 Meyers Henry G 402 Eilers bldg
 Miller Elizabeth R 611 Eilers bldg
 Miller Mark C 705 8th av
 Miner Mark 931 13th av
 Moller Rudolph H 6532 20th av NW
 Moodie P Marguerite 1833 Summit av
 Moodie Ina L 1433 Summit av
 Moore Clara 1815 18th av
 Morris Hazel W 1213 25th av NW
 Mossman Sadie V 2219 E Terrace
 Moyer Gula 412 Warren av
 Mueller Max 400 Minor av N
 Murphy Jessica B 1526 16th av N
 Murray Emma 2646 22d av W
 Murray Ethel A-1115 Madison
 Myer Edmnd J (vocal) 412 Peoples Sav Bk bldg

Myer Ethel H 412 Peoples Sav Bk bldg
 Myhre Anna M 113 Dexter av
 Nelson Anna C 4209 2d av NE
 Nelson Esther A 2226 Market
 Niblett Margaret A Mrs 507 Eilers bldg
 O'Brien Nellie 2224 W 57th
 Olson Frances 2258 14th av W
 Olson Fredrick 915 E Pine bldg
 Osberg Minnie A 2227 Harvard av N
 Owsley Jennie 2323 Boylston av N
 Parkin Hilda 45 Kenyon
 Plummer F Howard 1523 13th av
 Pope Lora H Mrs 507 Eilers bldg
 Proulx Camille E 812 E 15d
RAISTON BOWMAN (Vocal), Suite 427 Peoples Sav Bk Bldg
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 Ray Selah E 310 16th av
 Reamer Thos W 310 Henney bldg
 Redfield F Adalbert 140 28th av
 Reed Katherine A 1821 5th av W
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 Sheafe Ruth 1014 1st av W
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 Sheppard Mabel T Mrs (piano) 3-1531 Belmont av

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 Zimmerman Fredk W (vocal) 1108 Bway

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 Wolfe Clara A 602 Eilers bldg
 Wolfe Flora B 312 N 73d
 Wolf Ernestine 221 N 74th
 Wolter Clara A 602 Eilers bldg
 Yeagley Sara K 604 Eilers bldg
 York Lulu 1111 N 42d
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WILSON L. L. 408 Peoples Savings Bank Bldg, Tel W 2923
 Wolfe Clara A 602 Eilers bldg



Holyoke Building (1890)



Arcade Building (1901-1903, demolished)



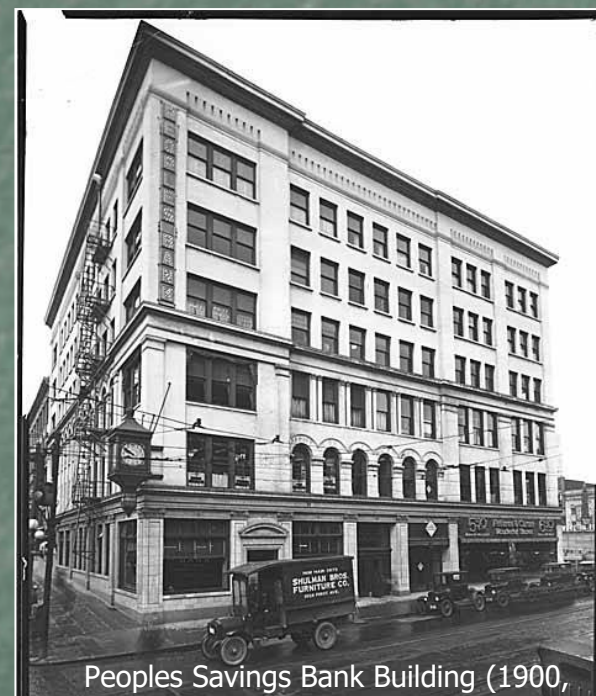
I.O.O.F. Building (1908)



Fischer Studio Building
(1912)



Eilers Music House Building (1907,
demolished)



Peoples Savings Bank Building (1900,
demolished)

Art and Music Studio Buildings in Seattle, 1890 - 1921

Music and Arts Education institutions in Seattle early 1900s:

The 1914 Seattle city directory business listing for “Colleges & Schools” cited 15 entries that were drama, dancing, or music schools. About half of them had Capitol Hill addresses, including one — the **Washington College of Music** — in the Booth Building. Others included:

- **Fred Christensen Dancing Academy** – 1902 , on Broadway, reportedly designed by Thompson and Thompson.
- **R.E. Collins** – 1902, in the Holyoke Building
- **Willson’s Dancing Academy** - 1902, at 420 Pike. B
- **Northwestern Conservatory of Music and Dramatic Art** – 1902, Holyoke Building
- **School of Musical Arts** – 1908, at 1529 Summit
- **Columbia College of Music** – 1906 – 1913, one of the first tenants of the Booth Building
- **Seattle Conservatory of Music** – 1912, I.O.O.F. Building
- **Krinke Piano School** (formerly the Seattle Conservatory of Music) – 1914, Booth Building

Nellie Cornish established her two-room Cornish School of Music in the Booth Building, in November 1914, but in the 1914 directory she is listed individually as a music teacher.

By 1931, the list of dancing schools alone had expanded to thirty, with **Ruth Doherty** in the Booth Building, and another, **Nedra Seecamp**, in the I.O.O.F building to the east.



Booth Building circa 1911, the earliest known photo, unadorned by graphics and signage, allowing the Mission Revival elements of scalloped parapets and coping, quatrefoil emblems, and denticulated frieze bands at the cornice and tower windowsills to be highly visible. Many of these elements are missing today.

West & Wheeler Complete Two Good Deals—Permit for Brick Block on Broadway Taken Out.

West & Wheeler today sold for Alice Moran to an Eastern client the southeast corner of Fifth Avenue and Lenora Street for the sum of \$23,000. The same firm has sold the northeast corner of Harrison Street and Broadway to T. L. Graham for \$11,000.

A permit has been taken out for the erection of a three-story and basement brick and concrete store and apartment house at 1530-34 Broadway, to cost \$17,500. Thompson & Thompson are the architects and Layton & White the contractors.

Mattie A. Thomas has sold to Rosa Curtis several lots in block 2 of the Curtis Eastern Addition, for \$17,000.

Howard D. Horton has sold to Ralph E. Hanchett a tract of land between Maple and Bateman Street and part of Collins' donation claim, for \$10,000.

Want Their Wages.

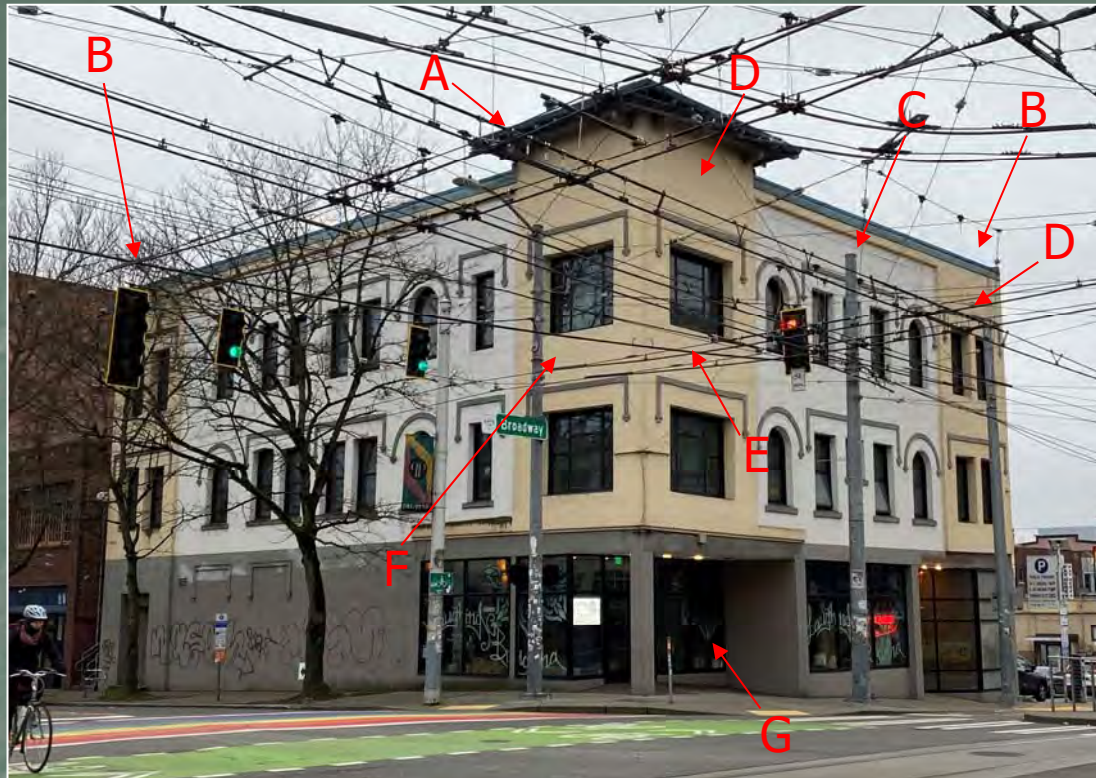
Irving J. Bross and Emma Bross this



Miss Nellie Cornish (1876 – 1956)
Cornish College of the Arts



Booth Building Changes over Time



2020

However, many of the unique elements that characterize the Mission Revival style are missing, including the tile roofing (A), scalloped parapets (B), denticulated coping (C), the quatrefoils (D), the projecting windowsills (E), the rusticated stucco surfaces (F) and the original wood storefront (G) are missing. From permit and photographic evidence, most of the changes occurred circa 1964.

Comparison of 1937 image on the lower right, with that from earlier this year. The corner tower with exposed eaves and hipped roof, and the arched head fenestration remain.

1937



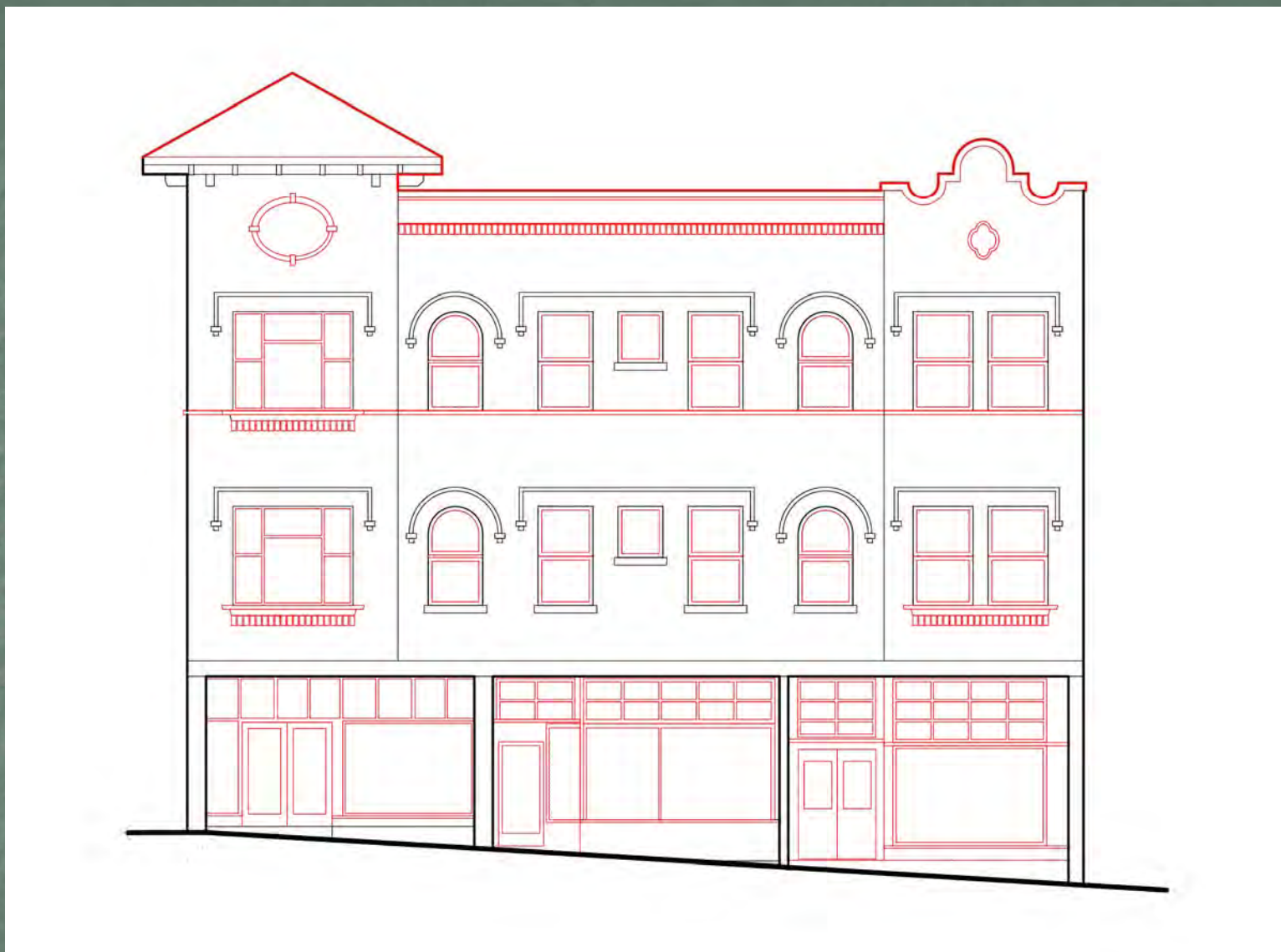
Booth Building Exterior Changes over Time



West Façade, as constructed circa 1911



West Façade, existing 2020



West Façade, changes over Time (missing or changed items in red)



North Façade, as constructed circa 1911



North Façade, existing 2020



North Façade, changes over Time (missing or changed items in red)



Bronze Replacement Storefront at Northwest Corner



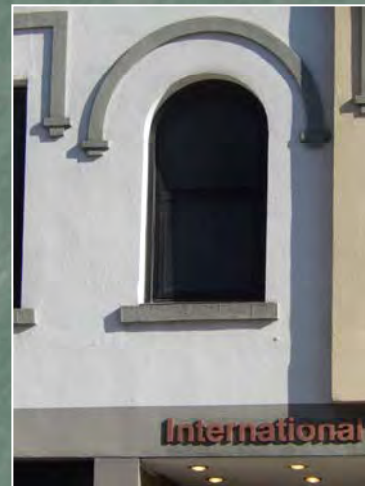
Bronze Storefront at Southwest Corner



Cement Board Corner Wrap



Northwest Tower Detail – Windowsills and Quatrefoil Missing



Arched Window and Trim Detail



South Corner – Cornice Frieze, Scalloped Parapet and Coping, and Quatrefoil Missing

Current Exterior Images



Northeast Corner – Missing Parapet and Frieze



North Façade



North Entry

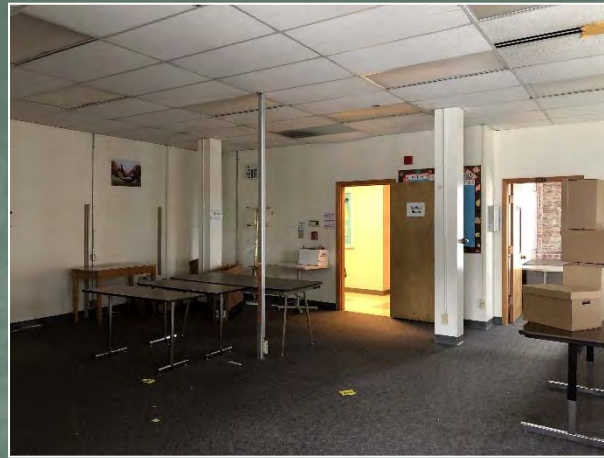


North Entry - now exit only



North Façade

Current Exterior Details



Typical Interiors

Seattle's landmark ordinance requires that a property *"have significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation."* Sufficient original features, or integrity, should be present to convey the property's historic and architectural significance. In addition to integrity, a property must meet one or more of six designation criteria:

Criterion A: *It is associated in a significant way with an historic event, which has had a significant effect on the community, city, state, or nation.*

Criterion B: *It is associated in a significant way with the life of a person important in the history of the city, state, or nation.*

Criterion 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.*

Criterion D: *It embodies the distinctive visible characteristics of an architectural style, period or method of construction.*

Criterion E: *It is an outstanding work of a designer or builder.*

Criterion F: *It is an easily identifiable feature of its neighborhood or the city due to the prominence of its spatial location; contrasts of siting, age or scale; and it contributes to the distinctive quality or identity of its neighborhood or the city.*



(1937)



(2020)

Booth Building Landmark Designation *YouthCare & Capitol Hill Housing*