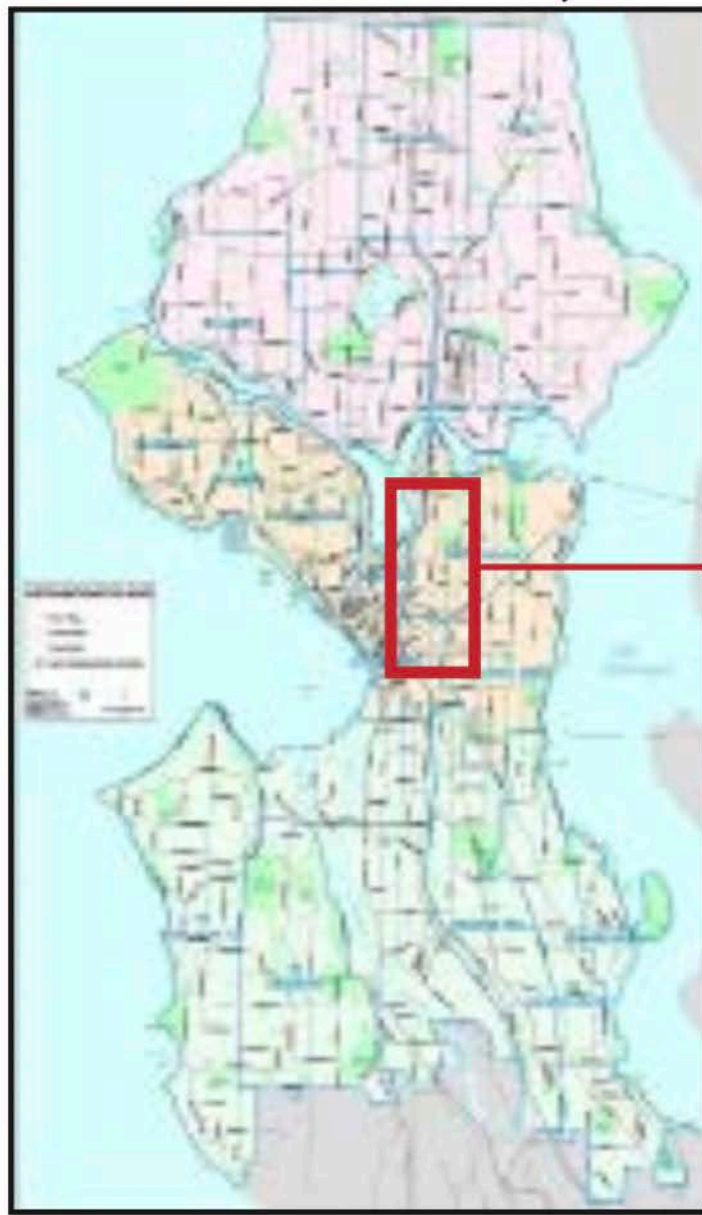




# WILSHIRE BUILDING 229-235 BROADWAY E

CITY OF SEATTLE LANDMARK NOMINATION  
NOVEMBER 16, 2022



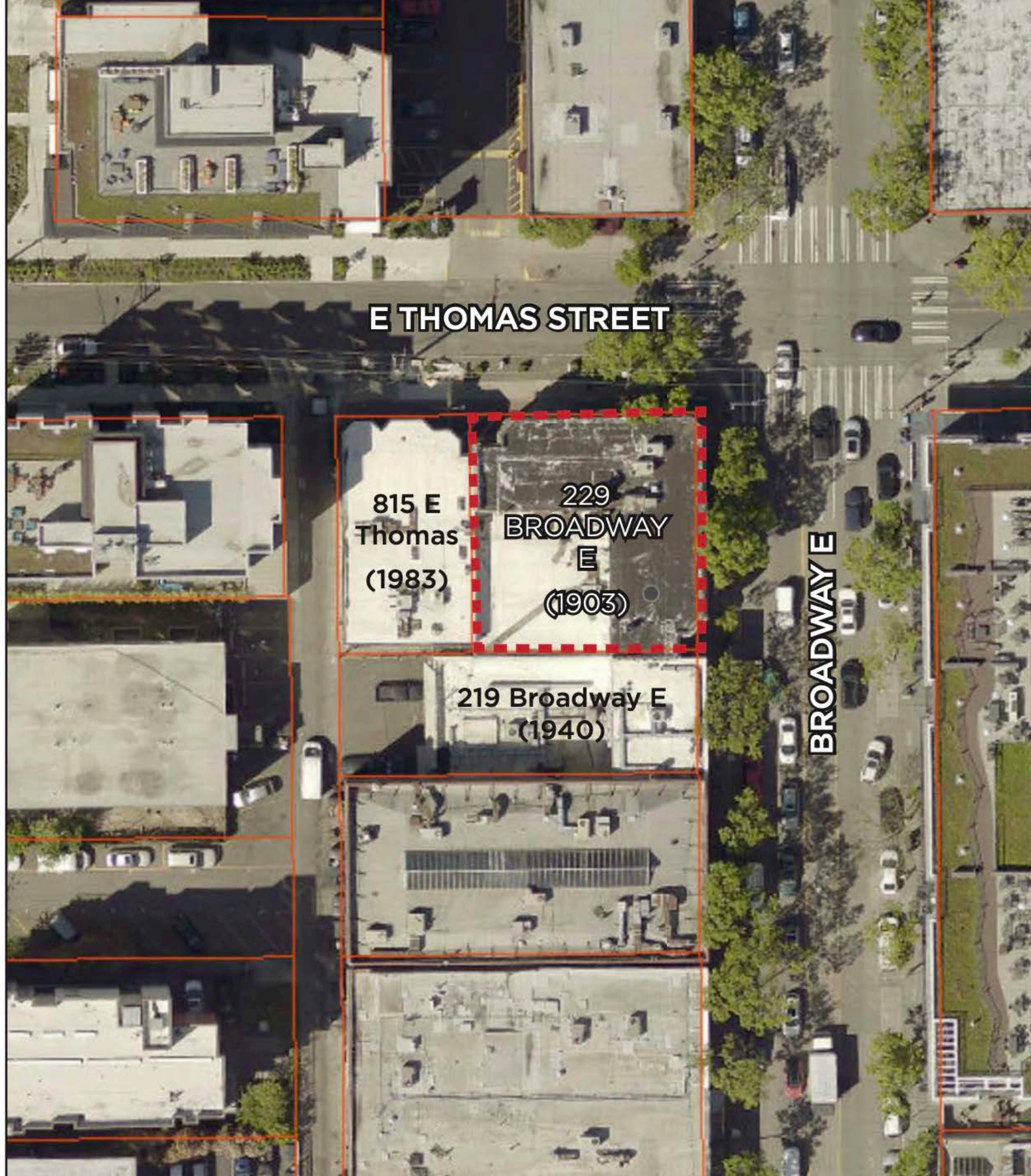


Subject Site

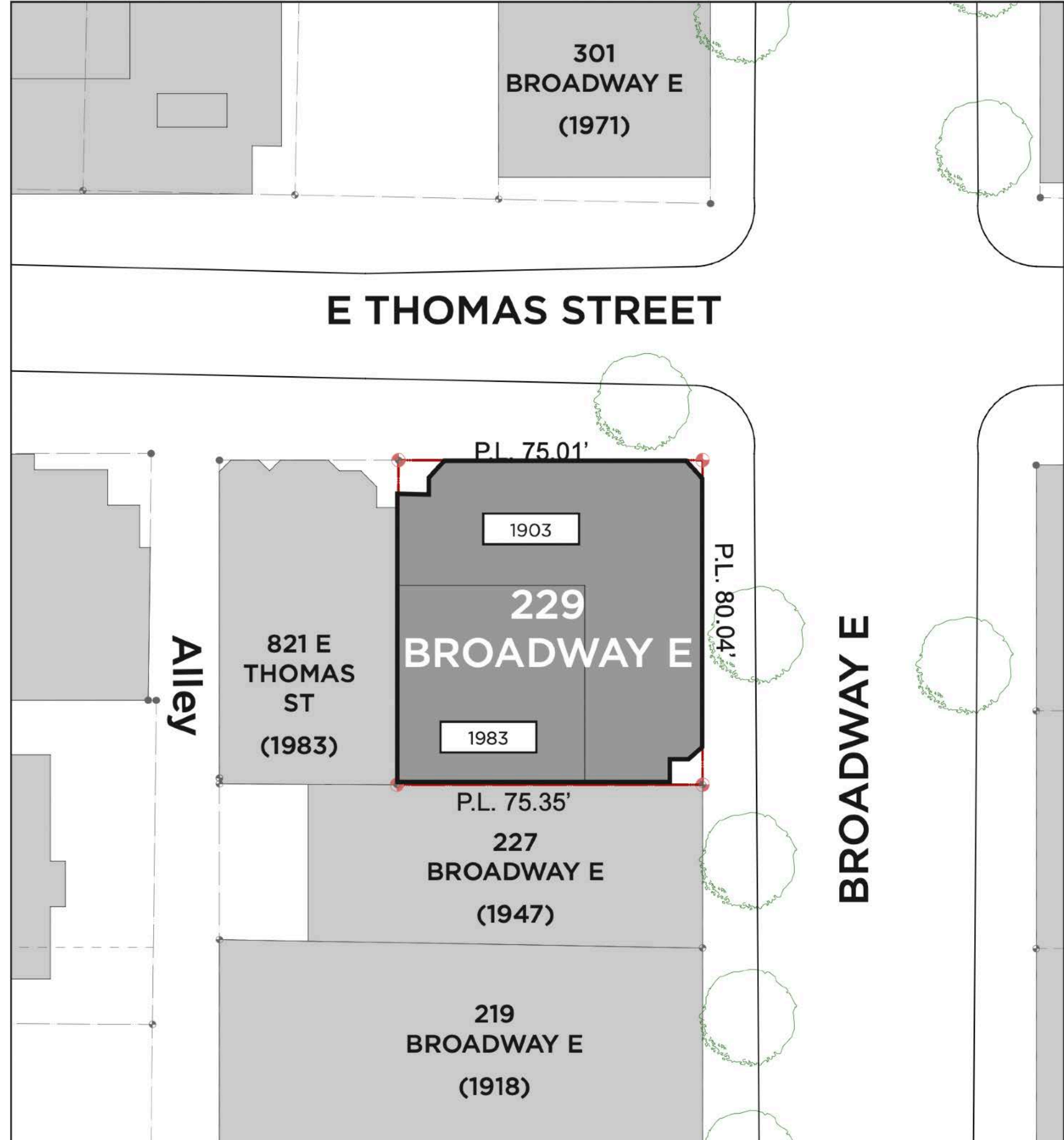
Nighborhood map from  
Seattle City Clerk's  
Neighborhood Atlas



Aerial View







Site Plan









THWST

MUD BAY  
OPEN  
2311

MUD BAY

REVS

Jai Thai  
RESTAURANT & BAR

CHASE

BRG7742









231





Stu  
LI

FESTIVAL  
SEA, TLE

Jai Tha  
RES





233

WE ARE  
CLOSED

REVIVAL

SHOP SEATTLE  
EVERY PURCHASE  
MADE WITH  
YOUR FAVORITE  
LOCAL BUSINESSES  
DIRECTLY SUPPORTS  
YOUR FELLOW

MOVERS, MAKERS,  
HUSTLERS &  
SHAKERS WITHIN  
OUR COMMUNITY

Thank You For Shopping Small This  
Holiday Season!

Gift Certificates Available

EAT, DRINK, SHOP  
LOCA

233

CAS





235

JAI THAI CATERING  
A healthy  
cost effective choice  
Banquets  
Parties  
Corporate Lunches

JAI  
THAI

235

CASH  
ONLY





hair & skin  
studio 22

Jai Thai  
RESTAURANT & BAR

Jai Thai  
RESTAURANT & BAR

NO  
STOPS  
P  
Pay to Park  
anytime

WALL  
MURDER-LU  
STOP YOUR  
PUS

NO PARKING  
FROM



T & BAR





SUBJECT BUILDING

819-821 E THOMAS  
STREET (1983)











Department of  
Inspection  
Representation of approved project may vary.























## PHYSICAL INTEGRITY

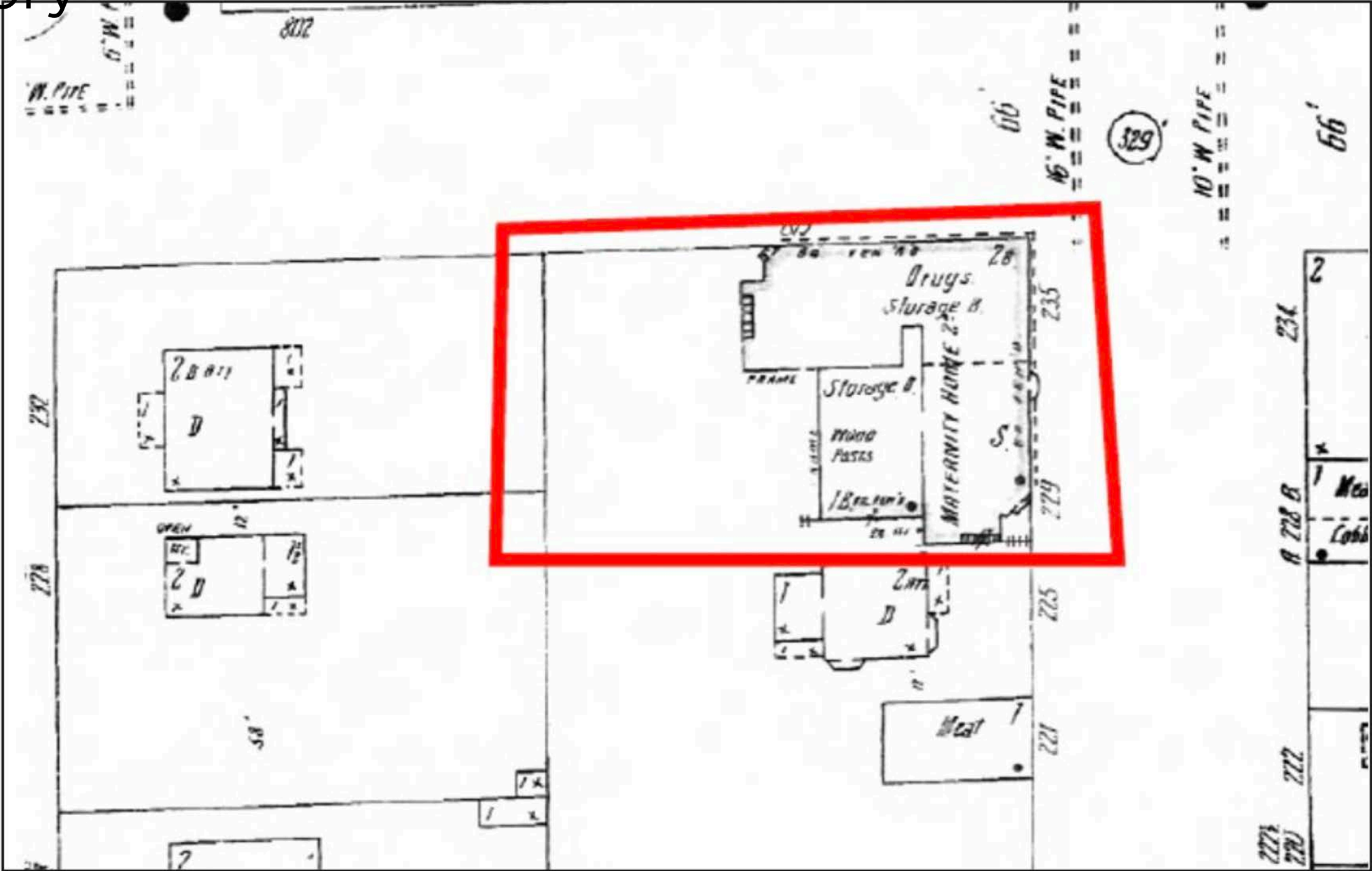
An object, site or improvement which is more than twenty-five (25) years old may be designated for preservation as a landmark site or landmark if it has significant character, interest or value as part of the development, heritage or cultural characteristics of the city, state, or nation, if it has integrity or the ability to convey its significance.



# Site & Building History

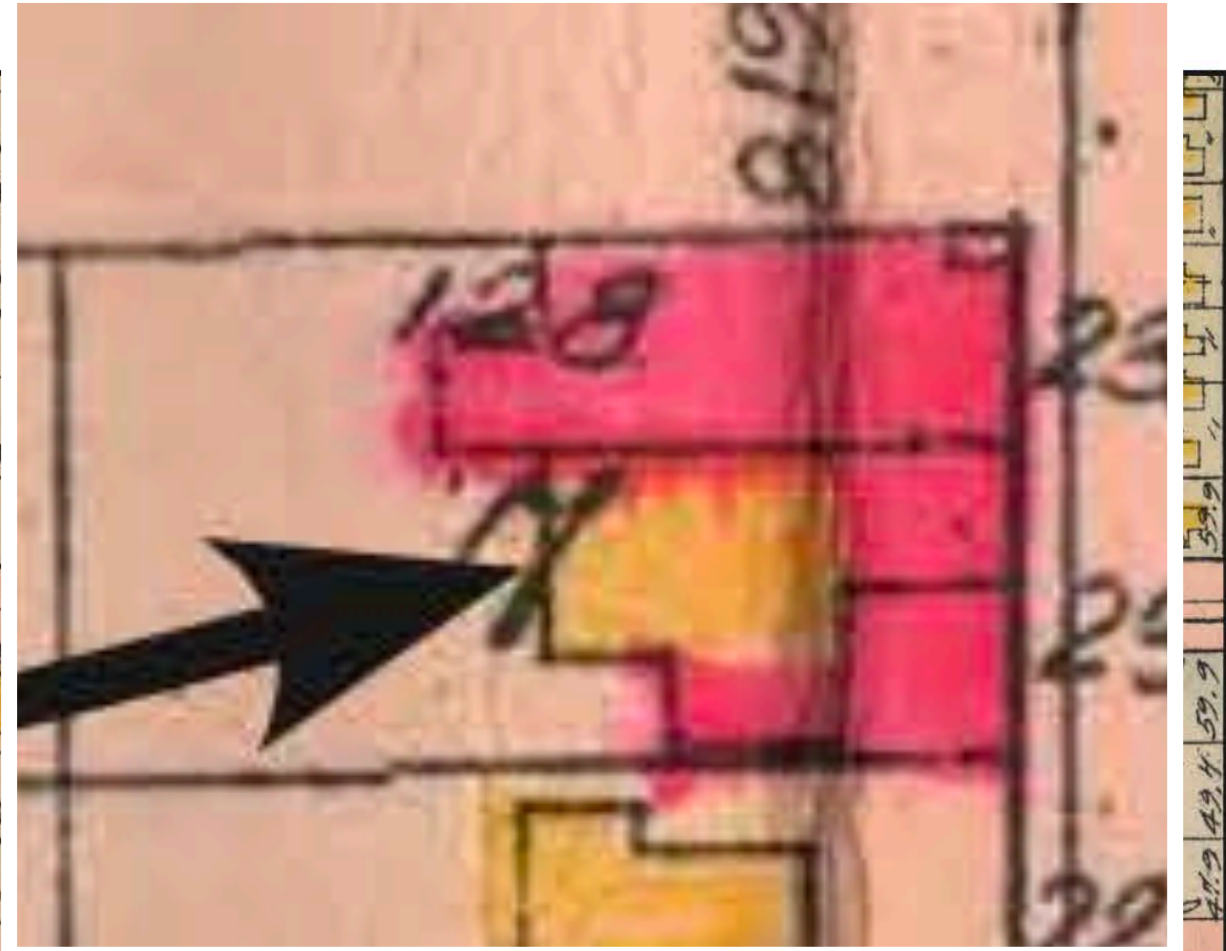
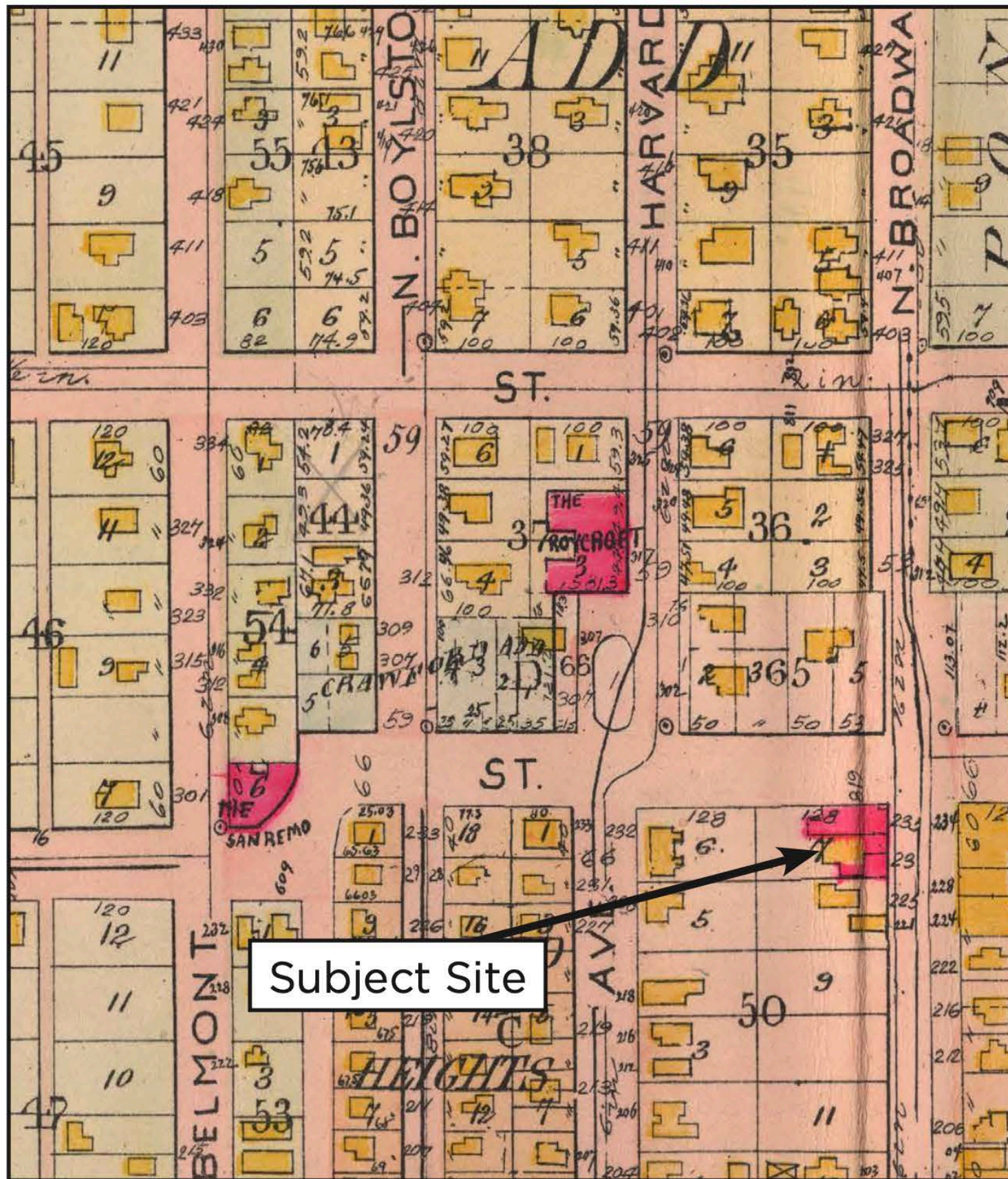
Courtesy of Heritage Consulting Group

1905



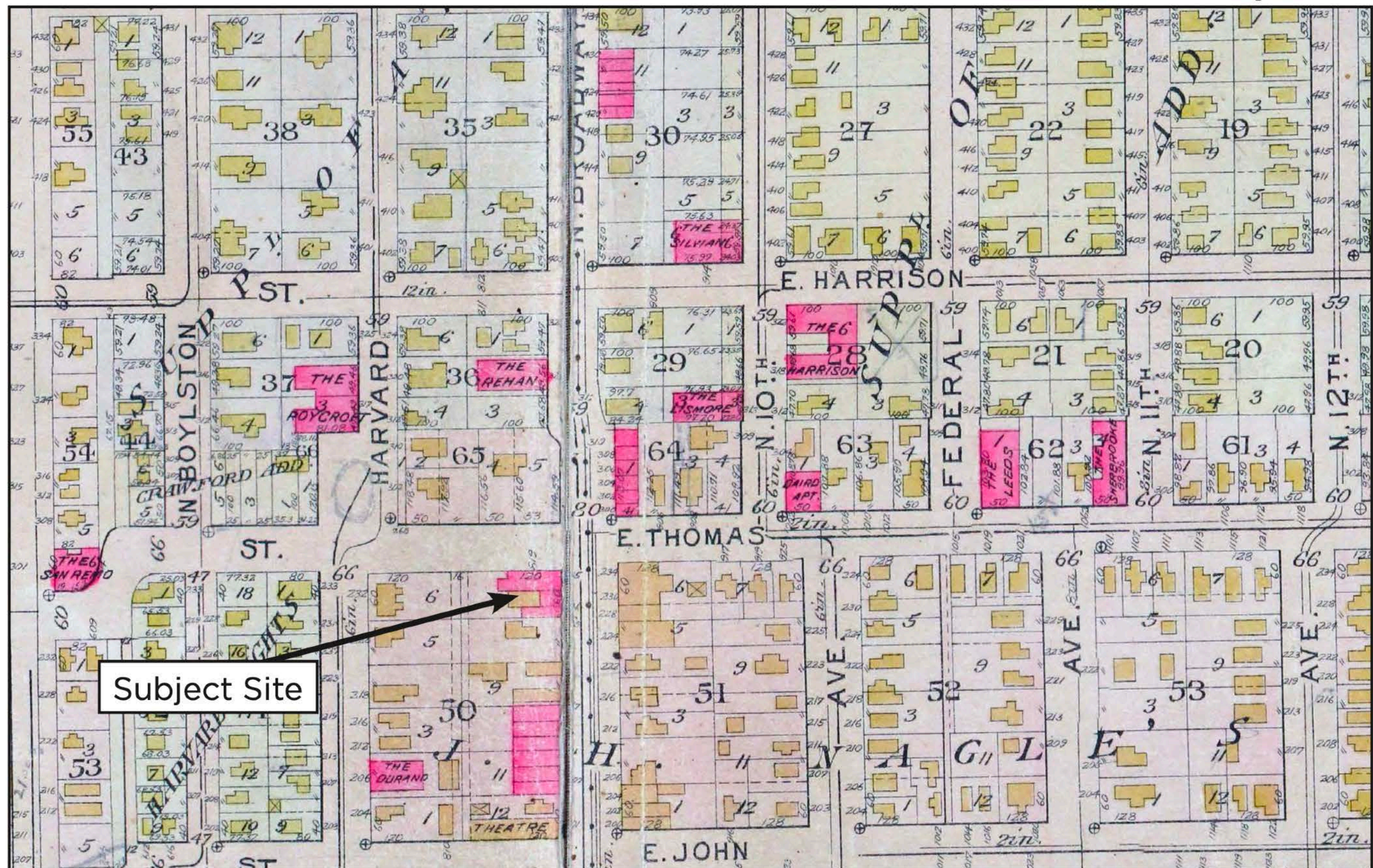


1908

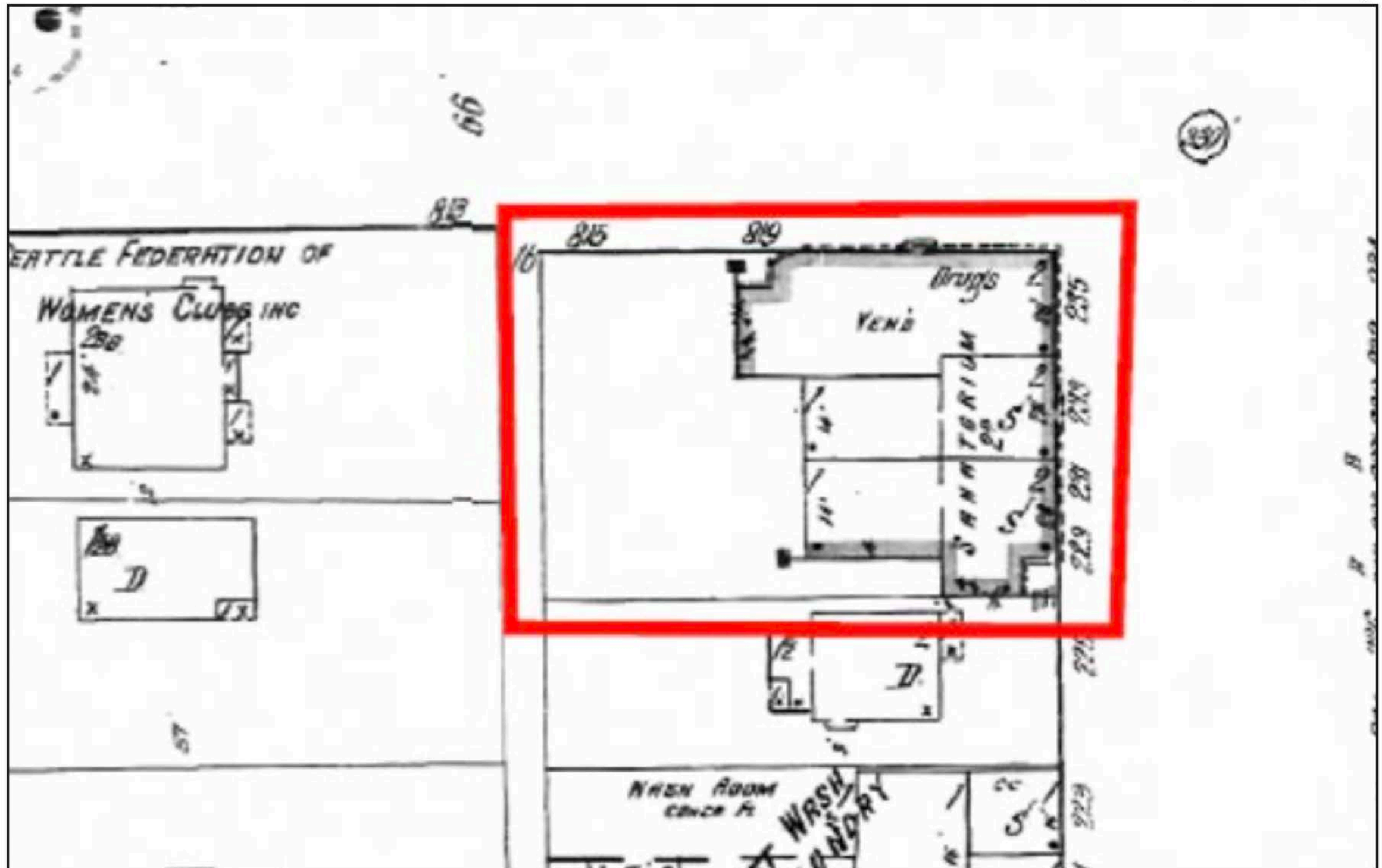




1912









1937



27

Broadway.



1937





1975





1975

30





# TIMELINE: Lower floor tenants

## Northern (corner) space 235

1903-1910: M. P. Leary's

1913-1922: Swift's Pharmacy

1924-1931: Jamieson-Doane Drug Co./  
Doane Drug Co./Jamieson Drugs

1933: Clift Drug & Chemical Co.

1933-1944: Dempsey's Pharmacy

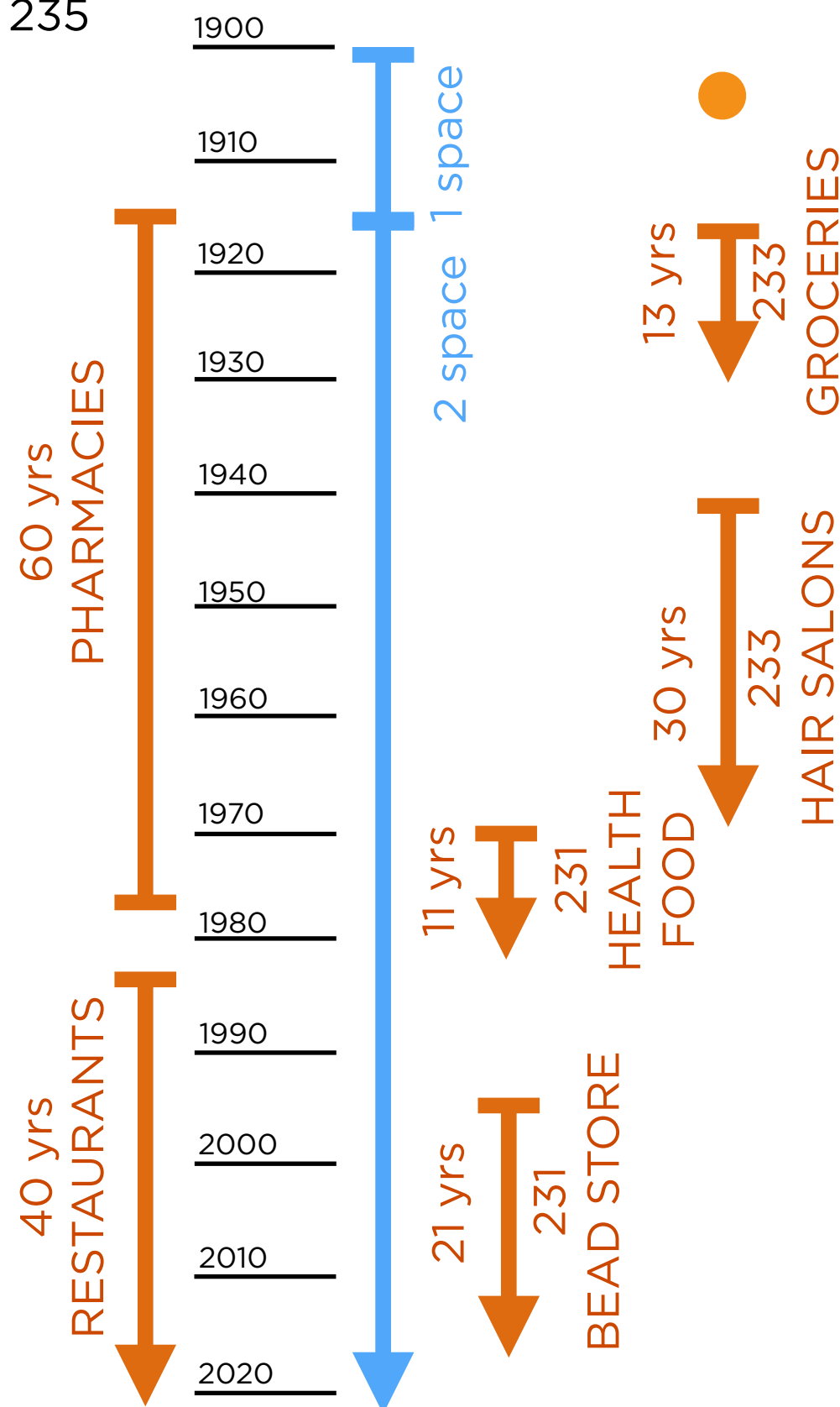
1949-1962: Johnson's Prescription  
Pharmacy

1965-1977: Broadway Rexall Pharmacy.

1983-89: Gracies

1990: Angel's Thai Cuisine

2005: Jai Thai



## Southern spaces 231-233

1905 E. C. Damon, grocer

1913 Northwestern Dye Works

1915, P. MacPherson (fabric and clothing)

1916-1922 Groceteria (233)

1923 - 1929 Piggly-Wiggly (233)

1931-1939 J. W. Harvey Variety store (231)

1933-1944: Broadway Beverage (233)

1940-70: hair salons (233)

1947-1949 Stanke's All Electric

1949-1955 A. N. Anderson Co., carpets,  
upholstering and curtains.

1969 - 1980, - health food stores (231)

1974-1980: art Galleries (233)

1987: card shop (231)

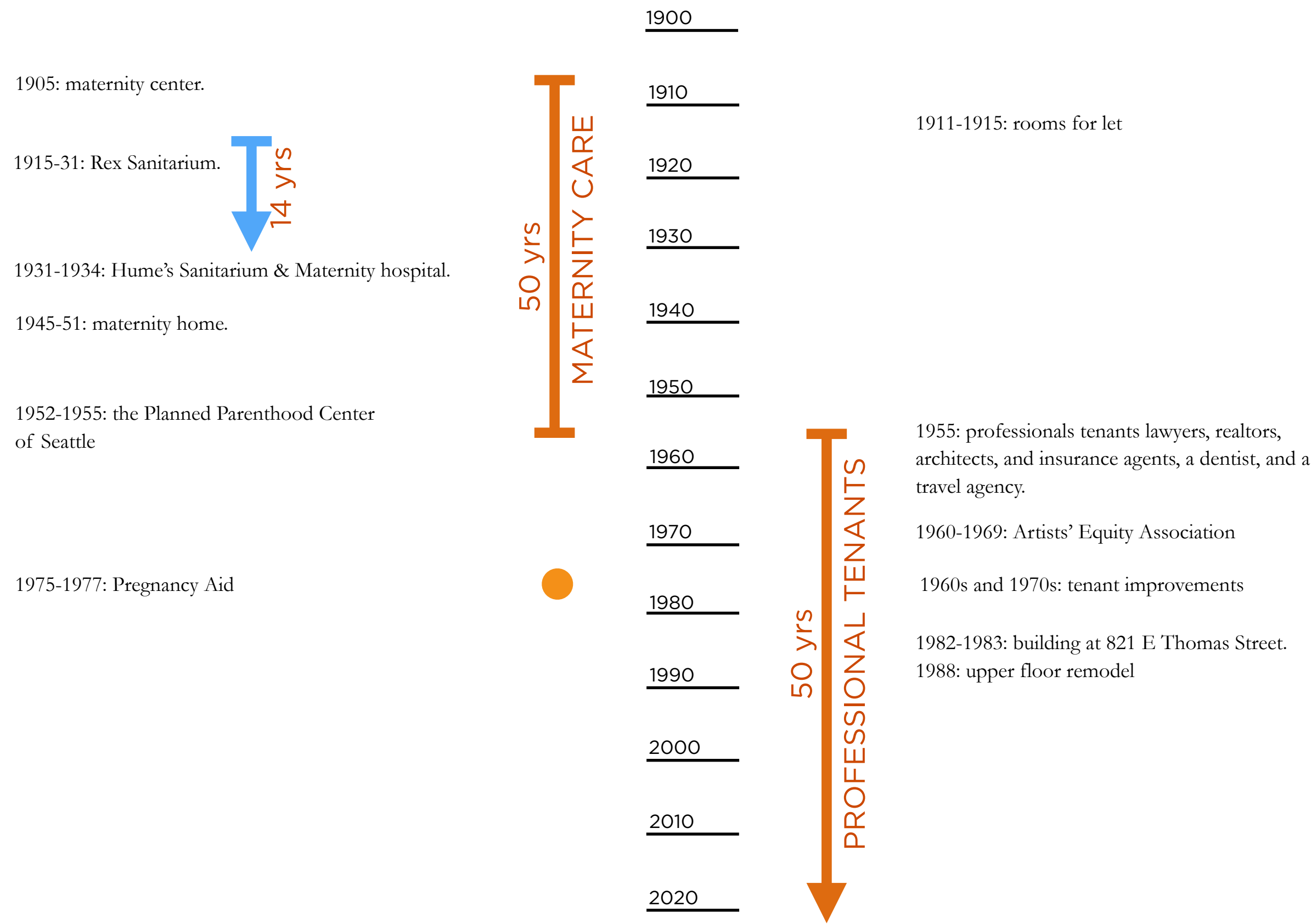
1993-2014: beadworks/world beads (231)

1995: Urban Flowers.

Current: Mud Bay



TIMELINE: Upper floor tenants





# Sidewalk alterations: 1981



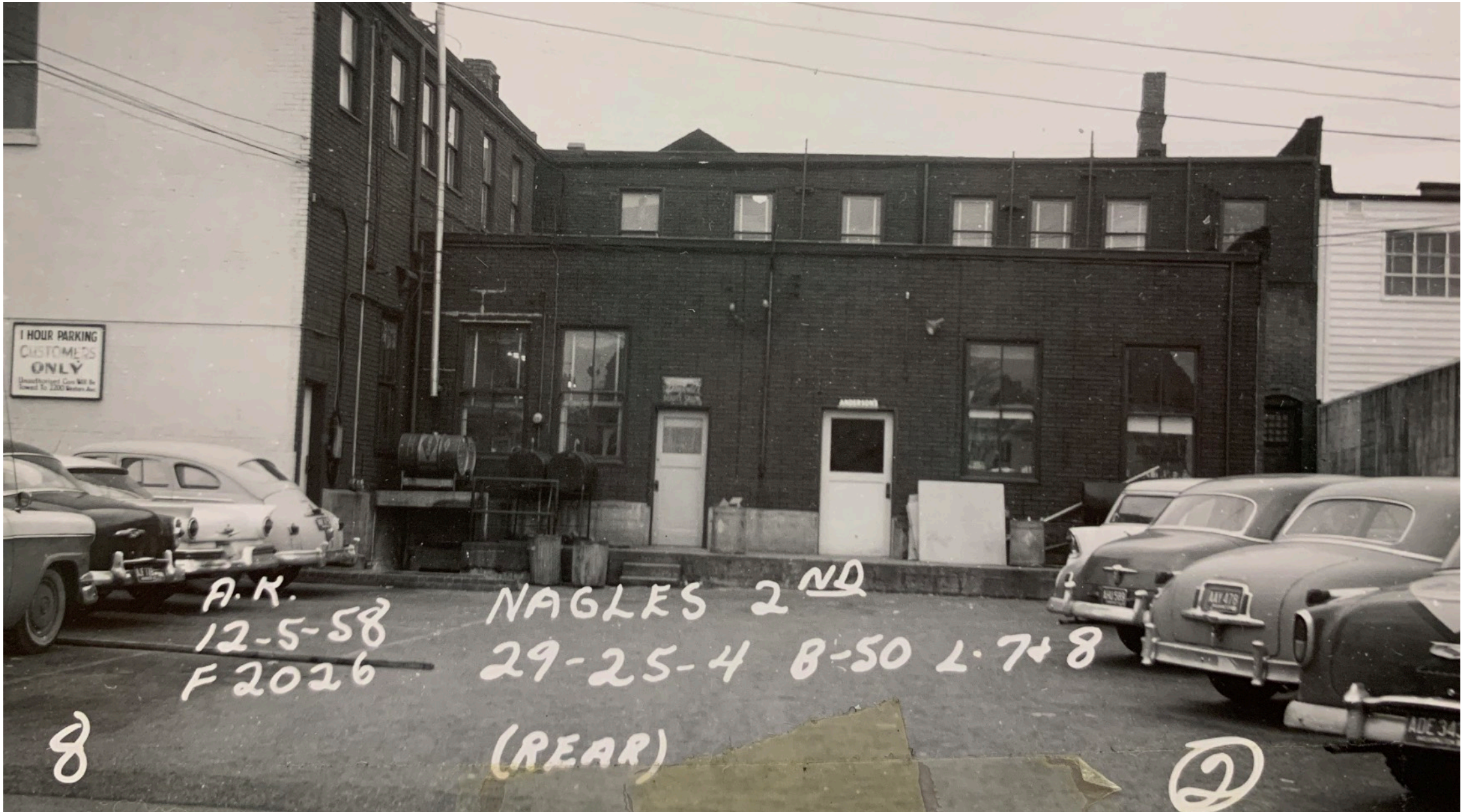


## HISTORIC DESIGN





HISTORIC DESIGN



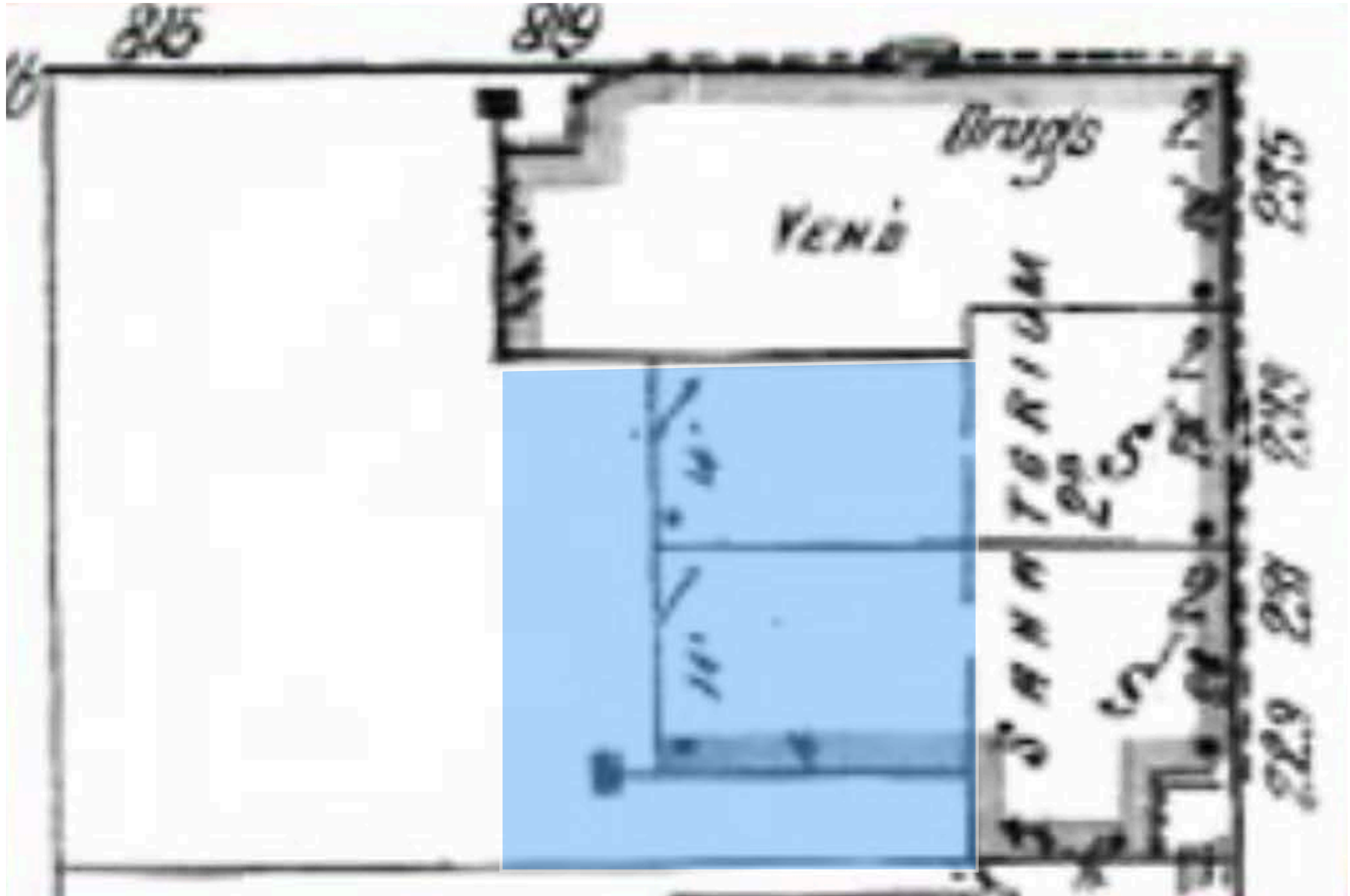


## HISTORIC DESIGN vs ALTERATIONS





## HISTORIC DESIGN vs ALTERATIONS



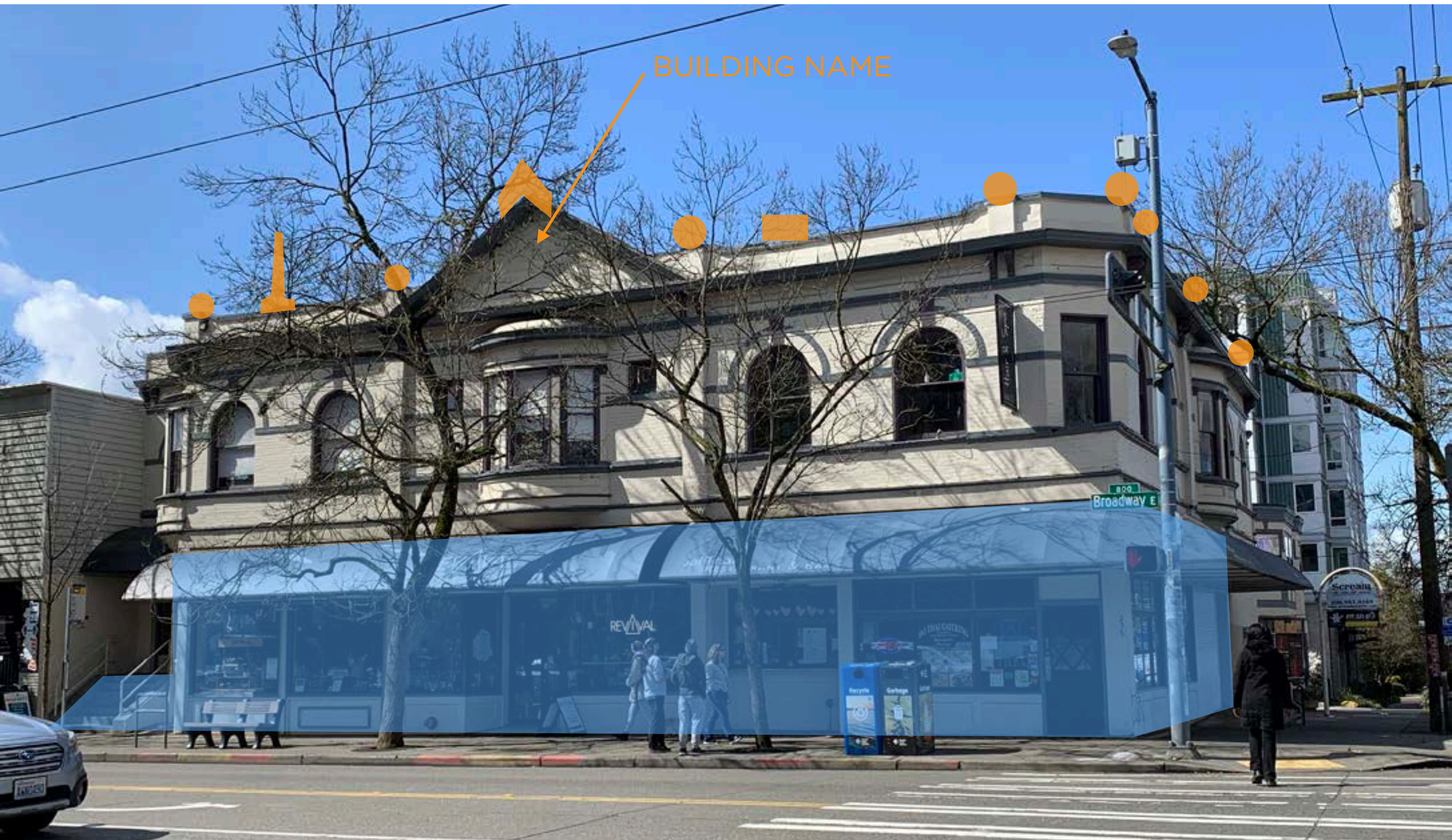


## AREAS OF ALTERATIONS





## AREAS OF ALTERATIONS



- Missing: roof ornaments, chimneys, building name
- Altered: storefronts and infilled windows



# SIX CRITERIA FOR LANDMARK DESIGNATION



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.



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



W. W. WILSHIRE  
1860-1944





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- 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.



# DEVELOPMENT OF BROADWAY & CAPITOL HILL



Broadway at Thomas Street, 1934 & 2022



Broadway High School  
1908



Edison Technical School  
1937



Seattle Central College &  
Broadway Performance Hall  
2022



# DEVELOPMENT OF BROADWAY & CAPITOL HILL



Lincoln Park Reservoir  
1899



Broadway Playfield  
1910



Cal Anderson Park  
City of Seattle Landmark



Capitol Hill Occupied Protest (CHOP/CHAZ)  
2020



## DEVELOPMENT OF CAPITOL HILL



Malden House home of the  
Dorian Society and Seattle  
Counseling Services 1969



Gay Pride Parade, Broadway  
1993



# CITY OF SEATTLE LANDMARKS IN THE SUBJECT NEIGHBORHOOD

Lincoln Reservoir, Cal Anderson Park  
& Bobby Morris Playfield



Pantages House  
1818-1898 Harvard Avenue



Ward House  
107 Belmont Avenue E



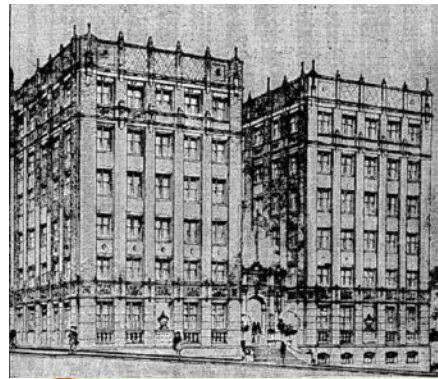


# MATERNAL HEALTH CARE

## % OF US BIRTHS IN HOSPITALS



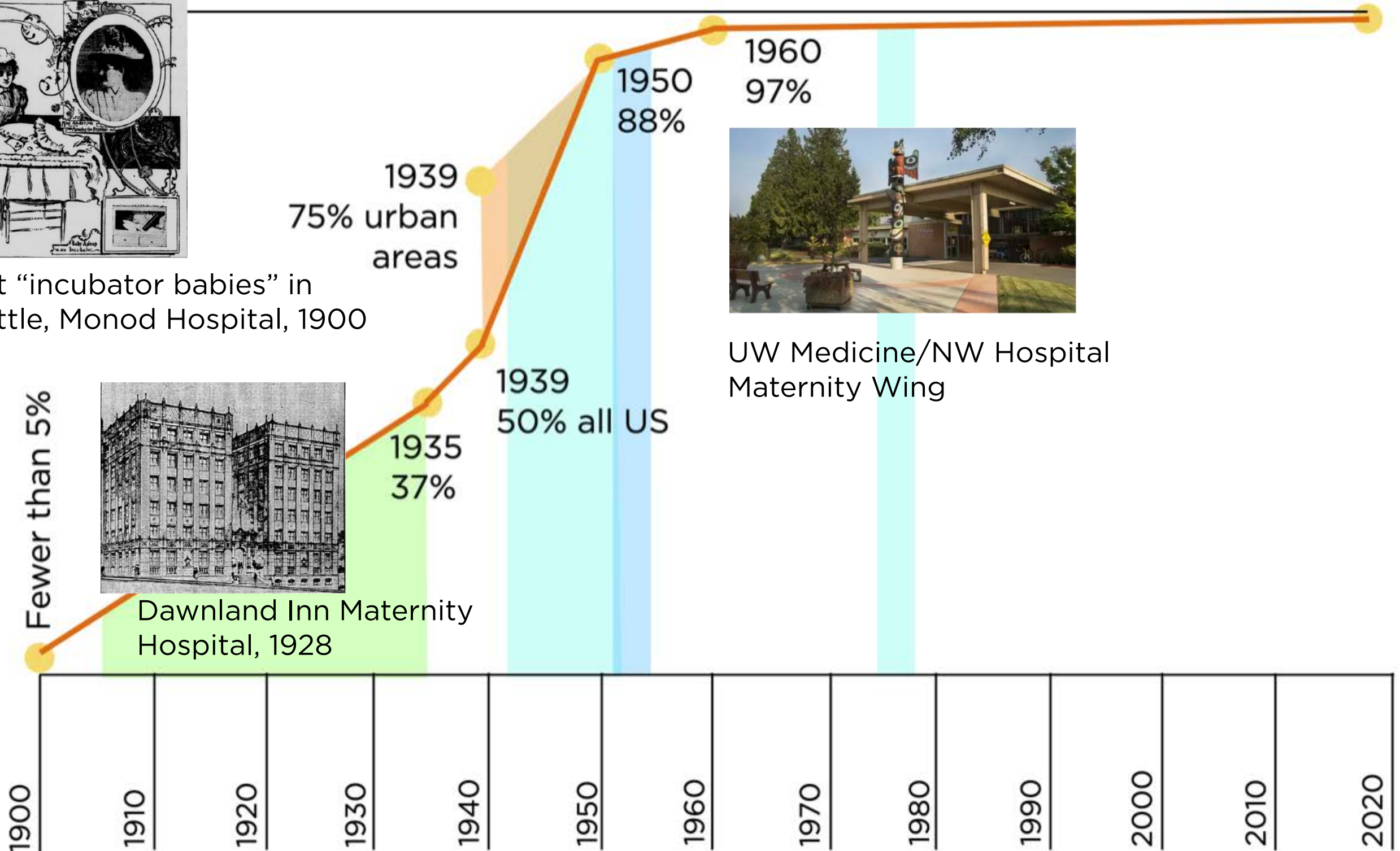
First "incubator babies" in  
Seattle, Monod Hospital, 1900



Dawnland Inn Maternity  
Hospital, 1928



UW Medicine/NW Hospital  
Maternity Wing





# 1900-1940: PRIVATE MATERNITY HOMES

SUBJECT BUILDING: BROADWAY  
MATERNITY HOME, REX AND HUME'S  
SANITARIUM

## MATERNITY HOME COMPLETED

Miss Rose Findlay Launches a New  
Enterprise in This  
1905 City.

BROADWAY MATERNITY HOME is on  
the corner of Broadway and East  
Thomas.

## The Rex Sanatorium FOR WOMEN

Chronic, Nervous, Convalescent  
and Surgical Cases Reasonable.

LEEANNA MAE HUME  
Capitol 515. 229 Broadway N.

1918

HUME'S SANITARIUM AND MA-  
TERNITY HOSPITAL, Leeanna  
M. Hume, Supt., 229 Broadway N.  
Capitol 5002. Obstetrics, medical  
and surgery. Convalescent. Babies  
for adoption. Registered nurses in  
attendance.

CITY OF SEATTLE

## "THE CAROLINE ROSE MATERNITY HOME"

**WILLIAMS' MATERNITY HOME—**  
Strictly private; doctors and  
nurses in attendance; maternity  
cases specialty. 4312 Aurora.  
ME lrsce-6750.

**NEWLY** equipped maternity home.  
German. Mrs. Ward. 2907 East 55th  
St. Kenwood 1508. —132

**BALLARD MATERNITY HOME. MRS.**  
**J. E. TAYLOR, SUPT., 2426 W. 58th.**  
Ballard 315.

**Maternity Home**  
Marguerite Maternity Home. RA. 6182.  
Nurse's care. Plant rms. Reas. 7  
Renton Ave.

WE HAVE OPENED A  
**Maternity Home**  
At 2815 First Avenue  
Where we are prepared to care for mater-  
nity cases in the most satisfactory  
Newly furnished private rooms.  
of care. Charges reasonable.  
**Swick Sanitarium**  
2815 First Avenue, Seattle, W  
Telephone Elliott 3090

**HEALTHY  
BABIES**

**MATERNITY  
CASES \$50**

Attended by compe-  
tent physicians and  
registered nurses, in-  
cludes pre-natal care,  
physician, nurses and  
10 days' hospitaliza-  
tion. **SMITH**  
Maternity Home  
PR. 4909  
**605 BOYLSTON N.**

**MATERNITY  
HOSPITAL**  
10 Days  
HOSPITAL CARE  
**\$35**  
Satisfaction  
Guaranteed!  
MORE THAN  
300 BABIES  
EVERY YEAR  
**MARTIN  
HOSPITAL**  
1615 17th Ave.  
Corner Madison & 17th  
EAsT-7200



# 1940s-1960s: HOMES FOR UNWED MOTHERS

## SUBJECT BUILDING

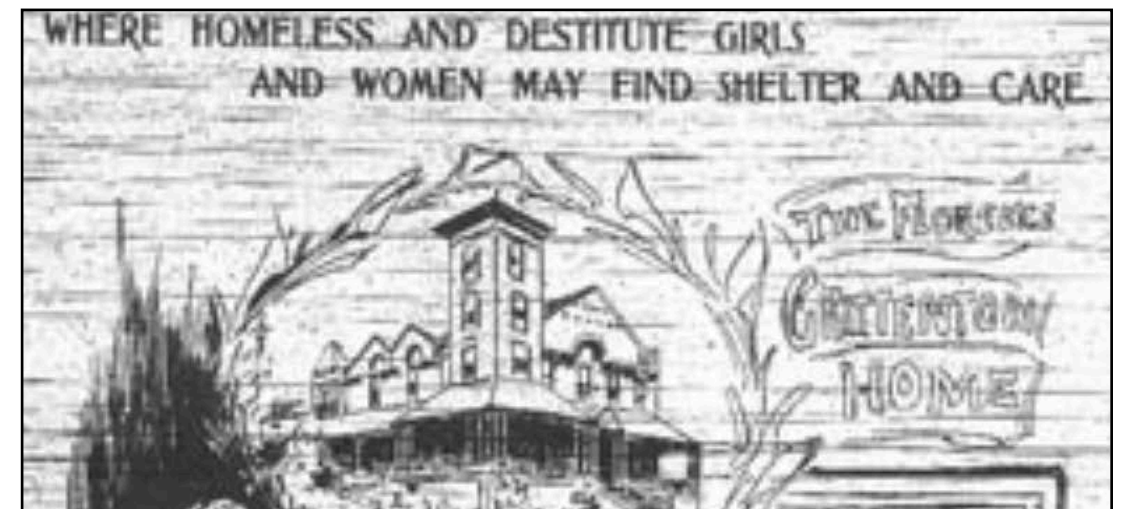
1941-1951: unnamed maternity home

**HAVEN FOR GIRLS IN TROUBLE**  
Prenatal care. Graduate nurse. Confidential. No charge. CA. 5002.  
229 Broadway North.

## Maternity Home

for Married and Unmarried Mothers. Confidential.  
Graduate Nurse in Charge.  
229 Broadway North  
Seattle, 2, Wash. Phone CA5002

## CITY OF SEATTLE



1899-1973: Florence Crittenton Home (et al)

**GREENWOOD MATERNITY Hospital**  
Unmarried expectant mothers  
Living in optional  
State licensed hospital  
Business office, 519 Shafer Bldg.

1941-  
1948

## 2 New Counts Accuse 'Baby Farm' Operator

Two additional counts of practicing medicine without a license were filed yesterday against John A. Houck, Se-

1935-  
1951

## Seattle Woman Charged With Baby Brokerage

**PRIVATE MATERNITY HOME** for  
unmarried mothers No charge, phy-  
sician, hospital and living quarters  
provided. Graduate nurses. Strictly  
conf. 1129 18th Ave. EA 2541.



## 1950s: PLANNED PARENTHOOD

### SUBJECT BUILDING

1952-1955: Planned Parenthood

The Planned Parenthood Center, located at 229 Broadway N., is open from 9 a. m. to 5 p. m. Monday through Friday. Mrs. Dorothy Kellerman is executive secretary.

### Group Elects New President

Election of Mrs. Robert N. Rutherford as president of Planned Parenthood, Inc., was announced Saturday.

The Seattle branch of Planned Parenthood Federation of America, holds clinics at 229 Broadway N.

### CITY OF SEATTLE

MOTHERS, are you having your children too close together? Free consultation and specialized medical advice on child spacing. Planned Parenthood Center, 301 Lyon Bldg. Call MAIN 4480 for appointment.

1948-1951

### Parenthood Problems Solved

Mothers', Babies'  
Lives Saved  
By Agency

By E. P. Chalcraft

For a good many years now a little-known agency in Seattle has been going ahead quietly with a program that has saved the lives of mothers and babies and kept many a marriage from going on the rocks.

It is the Planned Parenthood Center, formerly known as the Family Planning Center, with headquarters at 301 Lyon Building.

Affiliated with the Planned Parenthood Federation of America, Inc., the Planned Parenthood Center has as its announced objective, "not fewer children, but a better chance in life for more children."

To those who seek help—and there is no charge for consultation or clinic service—the staff offers sympathetic advice on making a happy marriage, through developing emotional harmony, preparing



**PLANNED PARENTHOOD CENTER OF SEATTLE**

1115 BOYLSTON AVE. • EAST 4-9948

SEATTLE 1, WASHINGTON

1960-1964



# 1970s: POST-ROE v. WADE

## SUBJECT BUILDING

### 1975-1977: Pregnancy Aid

**PREGNANCY AID** — Located at 229 Broadway, Pregnancy Aid offers free help to women in need. Call 325-0337 or 776-3133.



The Post-Intelligencer  
**LIFESTYLE**  
A12 Mon., May 21, 1972 S

*PREGNANCY AID can mean a maternity dress or some vitamin pills. A ride to the doctor or the name of an adoption agency. President Rita Marker, left, and volunteer Paula Holden, believe in help for anyone who needs it—Photos by Paul Thomas.*



The Only Question Is 'What Do You Need?'

## CITY OF SEATTLE

### Unwed Mothers Dial for Help

BY JUDI MODIE

"I know it would have best for them, to have the where you just give specific



"Tami & Sue" hotline, 1972

Aradia Women's Health Center: 1972-2007



**Alternative birthplaces**

Home delivery or birth clinic:  
There are choices besides the O.B. ward





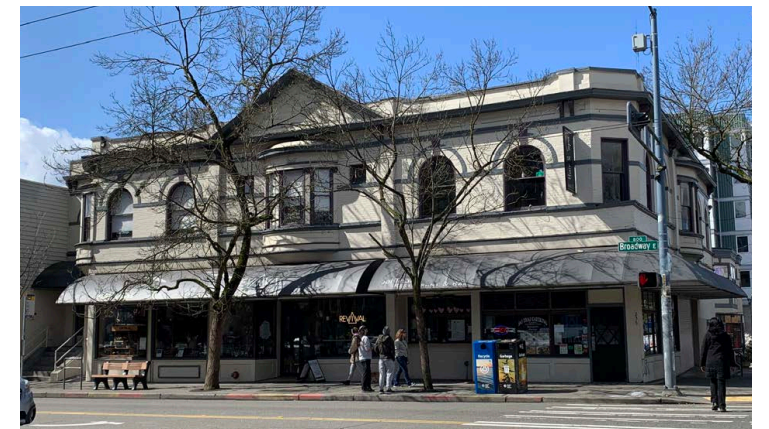
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- D. It embodies the distinctive visible characteristics of an architectural **style**, period, or method of construction.



# STYLE: Beaux Arts



old City Hall/Public Safety Building at 400 Yesler Way (1909, Clayton Wilson)



BAY WINDOWS



Property of Museum of History & Industry, Seattle

Coliseum Theater (1914-16, Marcus B. Priteca, NHR, City of Seattle Landmark)

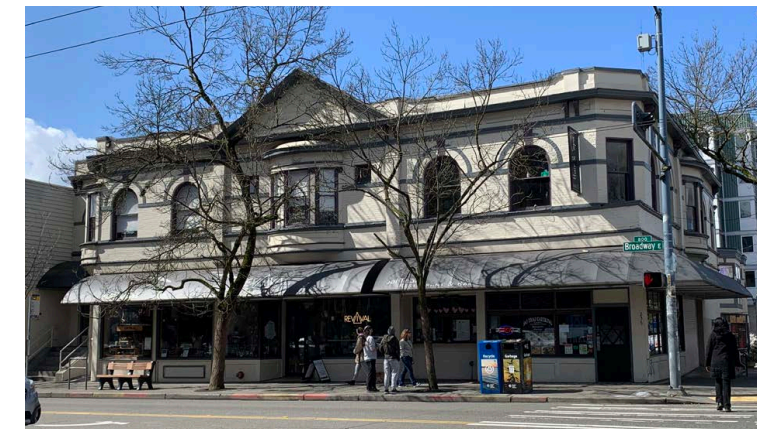


# STYLE: Romanesque Revival

the Dexter Horton building also known as the Maynard building (1892, Wickersham)

Seattle National Bank Building, known as the Interurban Building (1892, Parkinson)

Collins Building (1894, Chamberlin)



ARCHED WINDOWS



Broadway High School (1902, demolished)



# STYLE: Spanish Revival styles



ARCHED WINDOWS



California Building, world Columbia Exhibition, Chicago (A. Page Brown, 1893)

Brasa Building, City of Seattle Landmark (Stoddard & Son, 1923)



l'Amourita (1909)



PERIOD: early 20th century



Property of Museum of History & Industry, Seattle

Booth Building, 1534 Broadway (1906, Thompson & Thompson, altered)



Bonney Watson on Broadway (demolished)



## PERIOD: early 20th century

Avon Apartments, 1831 Broadway (1905, William P. White, City of Seattle Landmark)

Rehan Apartments/Casa delRe Rey, 321 Broadway E (1910, S. R. Rice)

The Flemington/The Capitol Building, 906 E John Street (1924, A. F. Mowat, contractor, and Hall & Stevenson, engineers)





PERIOD: early 20th century

Broadway Alley, 219 Broadway E (1918)



Del-Teet Furniture/Hollywood Lofts,  
127 Broadway E (1929, Anhalt)



Julia's, 300 Broadway E (1909)





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SEPT 1907



Front Elevation of Residence for H. H. Dearborn

ARTISTIC and unique in design is the new residence planned for Mr. H. H. Dearborn, the well-known operator in tide lands and real estate, by Architect **Henry Dozier**. The house will be located on the southwest corner of Minor avenue and Seneca street, one of the most beautiful sites for a home in the city. Mr. Dearborn owns a double corner, for which he paid \$15,000. The cost of the residence, when completed, will be about \$20,000. The design combines the American and Japanese features of home architecture, with the graceful line effects of the latter and the commodious features of the former. It will be a model of modernity in fixtures and accommodations, and in appearance most pleasing to the eye.

The structure will be three stories in height, and there will be a basement running the length of the house, with something new and extraordinary on the roof, namely, a large observatory, suitable also for a den or retiring room. The roof will be tiled, and the material to be used in construction is brick veneer. Ample provision has been made for verandas and reception, music, retiring, dining and sewing rooms, and upper chambers. Large closets have been provided for each room, and the attic is arranged in such a manner that it may be utilized for ballroom purposes. The rooms on the first floor are arranged so that they can be thrown open, making one large room of the entire floor. Mr. Dearborn expects to let the contract for the work soon. His stables have already been constructed.

A HOSPITAL BUILDING TO BE  
ERECTED AT A COST OF \$30,000



A HOSPITAL building, occupying the full lot at First avenue and Vine street, will be erected immediately by Dr. L. C. Neville, and the above illustration shows a front view of the building as it will appear when completed, within the next four months. A permit has already been issued and work on the foundation is under way. The design was drawn by Architect **Henry Dozier**.

The building will be sixty feet in width and 120 feet in length, three stories in height and will cost approximately \$30,000. It will be fitted up with fifty rooms and wards. The exterior is to be entirely of pressed brick and stone. The builder thinks it will be ready for occupancy in about four months.

Henry Dozier, 1855-1914

but the government rule that first permitted it and the unrepealed laws that migration to this land are not of us, nor ever will be

Our forefathers have left us as a heritage a problem to solve in regard to the black race, about whom time and association have woven a kind of feeling—not of fellowship—but a sentiment of kindness on account of their affection and loyalty to white friends. But even in their case a question of supremacy begets at once a ferment of bitterness that only submission to the whites can allay.

How will it be with the shrewder and higher spirited Japanese? Will they submit? and if not, what then?

This is our country. Let us reverence it, every one. Gained by toll and struggle, by blood and treasure wrung from savage man and defended from savage beast and the men who did it came wearily mile by mile through the wilderness to do it. It is beyond the question to think that those of us who came after them will relinquish it to men for whom we entertain ineradicable inborn impulses of opposition.

Now then, may I ask, does it strike the people and the government of this country when they learn that an alien people have armed themselves within our borders to shoot and kill its citizens? Isn't such a thing humiliating to a generous people slow to anger? Isn't such a condition so intolerable that it needs must be rectified at once, not by mobs, not by those who blindly follow foolish agitators, but by the power and dignity of a whole people through its government.

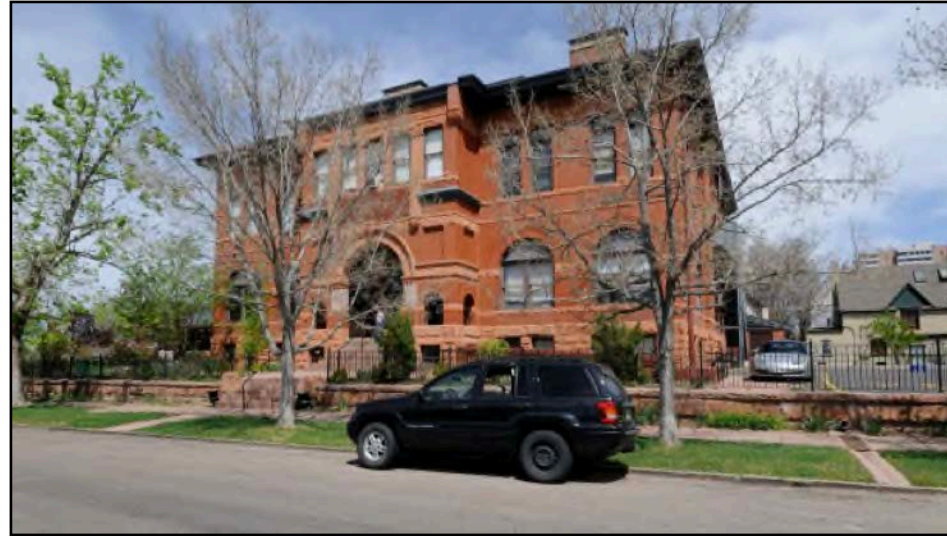
**HENRY DOZIER**

49 Sullivan building.



# DOZIER IN COLORADO

Sherman School at Regis College, Denver  
1890



2137-2163 Champa Street, Denver  
1890



Pullin Block, Leadville, CO  
1897





## ARCHITECT HENRY DOZIER

Dearborn House  
1117 Minor Avenue  
1905  
City of Seattle Landmark



2600-2604 First  
Avenue  
former Pacific Hospital  
Building  
1904





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- 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.



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.



219 Broadway E





219 Broadway E

815 E Thomas





229 Broadway





229 Broadway





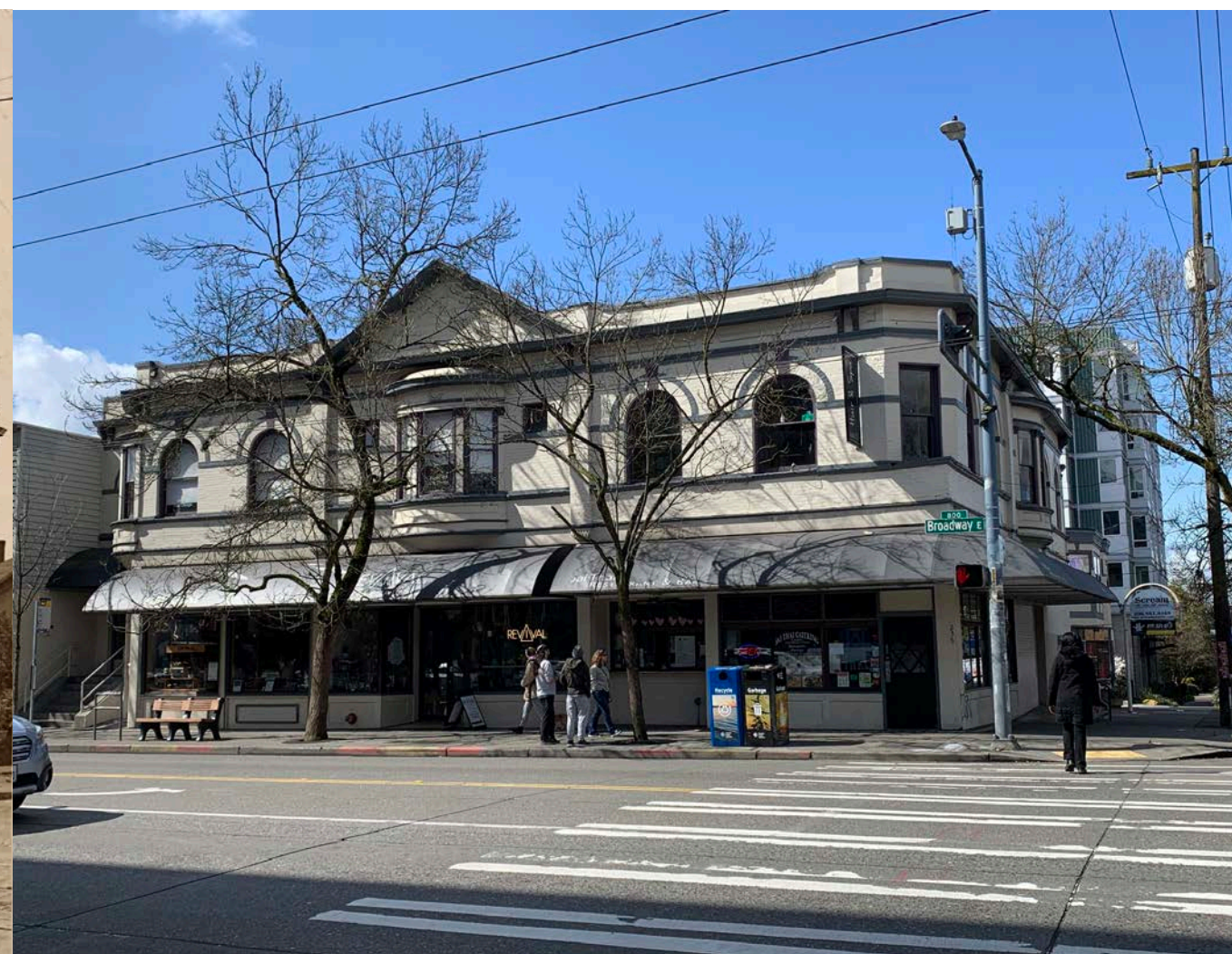
229 Broadway E





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# WILSHIRE BUILDING 229-235 BROADWAY E