The City of Seattle
Landmarks Preservation Board
Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

LPB 316/24

REPORT ON DESIGNATION

Woodin House
5801 Corson Avenue S

Legal Description:

Lots 6, 7, and 8, Block 6, King County Addition to the City of Seattle, Less St. Hwy, according to the plat, as recorded in Volume 8 of Plats, page 59, records of King County, Washington.

At the public meeting held on November 6, 2024 the City of Seattle's Landmarks Preservation Board voted to approve designation of the Woodin House at 5801 Corson Avenue S as a Seattle Landmark based upon satisfaction of the following standard for designation of SMC 25.12.350:

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, or period, or of a method of construction.

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.

The Features of the Landmark to be Preserved Include*:* the site; the exterior of the house; the interior of the first floor, excluding the pantry, bathroom, and enclosed rear porch; and the interior stair from the first to second floor including the guardrail, balusters, and the second floor hallway.

DESCRIPTION

Summary

The Woodin House, which sits at the base of the Corson Avenue South exit ramp off of Interstate 5 and across from the Georgetown Playfield, is the oldest extant residence on the block. It is on a large parcel of three lots, totaling 0.33 acres, enclosed by a wood picket fence and faces east toward Corson Avenue South. Behind the residence is a wood-frame garage with a shed roof accessed from South Homer Street. Although the home was moved approximately 25 feet west in 1966 to make way for the Interstate 5 exit ramp, there have been few changes to the home's original design and, as a result, it stands as a well-preserved example of an American Foursquare, known locally as a Seattle Box or Classic Box, and features an interesting mix of Classical and Craftsman embellishments.

Site

The multi-lane Corson Avenue South is a primary connector between Interstate 5 and East Marginal Way South. The Woodin House is situated on the west side of Corson Avenue South in an area that includes a mix of single- and multi-family housing. Across the street to the east consists of commercial, industrial, and warehouse properties. Beyond this another block east is Georgetown's historic commercial core along Airport Way South. The five-acre Georgetown Playfield is north across South Homer Street.

The Woodin House is one of the block's few surviving buildings from the early 20th century (The Georgetown Presbyterian Church, built in 1912, is extant one block west, at the corner of South Homer Street and Padilla Place South.) The property consists of three lots that form an irregular trapezoidal shape that is 100 feet wide and 190 feet at its longest point. The house is situated at the northeast corner of the parcel with a small wood-frame garage to the rear. The shed-roof portion of the garage dates to the mid-1930s. The sprawling side yard has featured fruit trees since the early 20th century. Today, the fruit tree varieties include apple, Italian plum, and pear. Property owner Scott Boone recalls from his childhood in the 1940s:

> *… they were growing in two consecutive rows, originally, one row along the alley and the other row inwards along the center of the property ... The row along the alley is pretty much still there [although not all are original trees] ...The only one I know is an original tree is the pear tree. It's in the center row. It's the biggest tree in the yard.*

Concrete sidewalks pass the residence on the two street sides. The Corson Avenue South sidewalk accesses a concrete staircase at the wood picket fence, where a short concrete walkway leads to the front porch. The South Homer Street sidewalk accesses a concrete walkway that leads to the home's rear porch entrance. This also doubles as a driveway onto the property between the house and garage.

Garage (c. 1935)

The one-car, wood-frame garage has a shed roof with a later lean-to addition attached to the west side. It is situated on a low concrete pier foundation. The exterior is a mix of wood claddings, including horizontal boards, drop siding, plywood panels, and vertical pressboard. The north façade that overlooks South Homer Street features just one opening—a single window opening with a missing sash. A hinged, double-door opening is on the south-facing side and is accessed from the rear yard.

House Exterior

General

The Woodin House, distinguished by its asymmetrical yet orderly composition and mix of Classical and Craftsman detailing, may have been built using an architect-designed plan or mail-order design. Standing two stories tall and capped by a flared-hipped roof with wide bracketed eaves, the exterior is clad in horizontal wood siding (first story) and wood shingles (second story), exemplifying its Craftsman influence. At its midsection, a denticulated belt course – a typical classical element – further delineates the two levels. Bay windows and flared hipped-roof dormers are other characteristic features. A combination of tall, narrow, double-hung wood-sash and smaller cottage-type windows are used throughout. Some windows are grouped together and contain ornamental wood mullions or leaded-glass upper sashes. The house sits on a poured concrete foundation that dates to 1966. Two interior brick chimneys rise above the roof.

East (front) Facade

This contains an offset one-story hipped-roof porch entry with a large tripartite window with an upper leaded-glass sash positioned to one side. The classically detailed porch has grouped, square, and circular fluted columns, raised on wooden plinth blocks, supporting a wood entablature and bracketed hipped roof. The porch is slightly inset and includes a classically-inspired single-door entry with sidelights topped by a denticulated crown. A projecting bay window (south) and grouped double-hung wood sash (north) occupy the second-floor level. The bay window contains three double-hung wood-sash windows with upper leaded-glass sashes and two decorative wood brackets at its underside. The central hipped-roof dormer contains paired, wood-mullioned sash windows.

North Facade

This side which faces South Homer Street, features a cantilevered staircase bay supported by three scrolled wood brackets. The bay contains paired, double-hung wood sashes and incorporates the denticulated belt course that stretches across the main façade's midsection. A small, rectangular window positioned to the east side of the bay contains the

original leaded-glass sash. Two double-hung, wood-sash windows occupy the west end of the first story. The upper story contains three double-hung, wood sash windows and a hipped roof dormer is centered on the roof slope above. The central hipped-roof dormer contains paired, wood-mullioned sash windows.

South Facade

This side which overlooks the sprawling side yard with fruit trees, contains a first-story bay window centered on the elevation. The center window of the bay has a leaded-glass sash. A small, rectangular window positioned to the east side of the bay contains the original leaded-glass sash. To the west of the bay is a double-hung, wood sash window. There are three double-hung, wood-sash windows on the second story. An interior brick chimney is located on this side of the house.

West (rear) Facade

On this side, a one-story hipped roof bay, measuring 5 by 20 feet, is appended to the rear of the house. The rear entry is centered on this bay, with concrete risers accessing the single-leaf wood door, and is flanked by two small double-hung wood-sash windows. Beyond the bay to the south are steps leading to a basement entry. Above this is a double-hung, wood-sash window on the first story and two double-hung wood-sash windows on the second story.

House Interior

General

The home's turn-of-the-20th-century design and craftsmanship are on full display from the moment one steps into the entry hall. There are ten rooms—five on the first floor and five on the second floor—for a total finished area of 2,210 square feet. The interior is compartmentalized with clearly defined spaces, with one staircase connecting the first and second floors. Less private living areas are concentrated nearer the primary entrance and on the first floor, while more private areas are toward the back of the residence and on the second floor. The interior is remarkably intact, from its compartmentalized spatial arrangement and circulation patterns to the tall plaster ceilings, plaster walls, built-in cabinets, light fixtures, fir floors, paneled doors and hardware, trim and baseboards, and a classically inspired fireplace. Most of the woodwork—except for the kitchen and second-floor bathroom—is in its original, unpainted condition with a rich, dark finish. The woodwork throughout the house is often embellished with egg-and-dart and fretwork motifs.

Entry Hall

The u-shaped staircase to the second floor dominates the entry hall, with its paneled dark wood treatment and wainscoting. The balustrade features turned balusters capped by a smooth well-worn handrail. There are three newel posts, at the base, landing, and top of the staircase, each with a square base, a paneled shaft embellished with an egg-and-dart motif, and a square cap with fretwork. A single light fixture hangs in the entryway, and natural light illuminates the space from the front door, a small, leaded-glass window on the north wall, and tall paired windows at the staircase landing. Opposite the front door, beyond the base of the stairs, is a five-panel door that leads to the kitchen. The entry hall's south wall features five-panel pocket doors through which is the living room.

Living Room

The living room occupies the southeast corner of the first floor. In the southwest corner of the living room is an impressive classically inspired fireplace and mantel. A small cast-iron coal burner and a red tile surround comprise the fireplace. The mantel includes a wood overmantel with a shelf and mirror supported by two narrow circular columns with delicate Ionic capitals. An original light fixture hangs from the ceiling at the center of the room. There is another five-panel pocket door on the west wall through which is the dining room.

Dining Room

A bay window dominates the south wall of the dining room. Next to the window is a wood stove with a flue pipe that connects to the wall, sharing a chimney with the living room fireplace. A plate rail with scrolled brackets circles the room at about eye level. An original light fixture hangs from the ceiling at the center of the room. A five-panel door on the west wall leads to the library at the back of the house. A five-panel swinging door and Craftsman-style, built-in cabinetry dominates the north wall of the dining room. The built-in unit features shelves with glass doors below which are drawers and cabinets that can be accessed from the kitchen on the other side.

Library

The library's north wall features an enclosed chimney flue that services the kitchen on the other side of the wall. The flue is faced with wood paneling and is flanked by built-in bookcases with crown molding, egg-and-dart trim, and scrolled brackets. An original light fixture hangs from the ceiling at the center of the room. A picture rail encircles the room. A five-panel door on the west wall opens to a closet.

Kitchen

The kitchen is a central point that connects several spaces. There are two five-panel doors on the east wall—one leads to the basement (left) and the other to the entry hall (right). On the west wall of the kitchen is a three-panel door with a glass window that leads to the rear

porch and bathroom. A transom window above the door aids in air circulation. A second door on the kitchen's west wall accesses a pantry with built-in cabinets and drawers. A swinging door and Craftsman-style, built-in cabinetry are situated on the south wall and are connected to the dining room. The kitchen sink and countertop space are situated along the north wall, where a modern stove and dishwasher are located.

Second Floor

The u-shaped staircase in the entry hall provides the only access to the second floor. The staircase terminates in a square center hall, which accesses all of the second-floor rooms. In all, there are eight five-panel doors in the hall. Bedrooms with built-in closets are situated in the four corners of the house. (The east corner bedroom, above the front porch, was Dr. Woodin's private practice examination room. No photos or accounts of the exam room's appearance survive and today the space appears very much like the other bedrooms.) A small nursery with a closet is centered on the south wall opposite the staircase. A bathroom with a wall-mounted porcelain sink, toilet, clawfoot tub, and built-in medicine cabinet is located next to the staircase. A door centered on the west wall accesses a hall closet. A door centered on the east wall of the hall leads to an enclosed attic staircase. The attic space is unfinished.

Basement

The house has a full, unfinished basement (1,130 square feet) that is accessed from the kitchen and also via a rear exterior entry at the southwest corner. The basement is used for storage and also houses mechanical systems. It is a large, open, unfinished space with a concrete floor and walls and wood shelving and cabinets.

Alterations and Changes Over Time

The primary alteration of note to the residence is to the foundation and basement. In 1966, the house was moved approximately 25 feet west onto a newly poured concrete foundation to make way for the Corson Avenue exit ramp. The house maintained its east-facing orientation and its position on a slightly raised foundation. As part of this renovation, the original wood stairs and wing walls at the base of the front porch were replaced by concrete steps with metal railings. The interior is remarkably intact, with only minor changes to some light fixtures and painted woodwork in the kitchen and upstairs bathroom. Additionally, the rear outbuilding was modified, leaving only the shed roof and lean-to sections.

The residence's character-defining features include its corner-lot orientation, boxy two-story massing, hipped roof with flared rooflines and dormers, bay windows, and mix of Craftsman and Classical characteristics. Significant interior features include its intact spatial arrangement, circulation patterns, classically detailed fireplace, built-ins, wood doors, wainscoting, trim, and baseboards.

HISTORIC SIGNIFICANCE

Summary

The Woodin House stands prominently at the busy corner of Corson Avenue South and South Homer Street in Georgetown's early residential district. It was built in Georgetown's early boom era and completed in late 1904 or early 1905 in the months following the town's incorporation. Local leaders vied for independence from Seattle only to see the community annexed in 1910. Dr. Scott Woodin and Imogene Woodin actively participated in the community's development, both before and after annexation. Their 120-year-old residence not only embodies their significance in local history, it stands as a witness to the incredible change in Georgetown throughout the 20th century. Having weathered this change, the residence is among the few remaining examples of the American Foursquare property type in Georgetown. It is an exceptionally preserved example, having retained its eclectic mix of Classical and Craftsman embellishments through three generations of one family's ownership.

Georgetown Neighborhood Context

The Georgetown neighborhood is about three miles south of downtown Seattle, where the Duwamish people have lived for centuries. It is situated along the Duwamish River, one of five major rivers within the 500-square-mile Duwamish-Green Watershed. The water systems connected the Duwamish people with other Coast Salish tribes, and the adjacent fertile lowlands within the watershed produced abundant resources that sustained generations of Indigenous peoples and attracted newcomers.

Beginning in 1852, European-American newcomers filed the area's first land claims there along the fertile bottomland of the winding Duwamish River. They included Luther Collins, Eli Maples (or Maple), and Samuel Maples (or Maple), among others. King County later acquired land that was part of the original Collins claim and, in 1893, built the King County Hospital. Julius Horton, the brother of Seattle banker Dexter Horton, also acquired some of the original Collins claim, and he platted a town and sold lots. Originally known as the Duwamish Precinct, Horton renamed the community Georgetown after his son.

Early travel to and from Georgetown was by way of the Duwamish River, but railroad and streetcar development had replaced this by the early 1890s. The Seattle-Tacoma Interurban Railway opened a stop at Georgetown in 1902 and built some of its car barns there. The railway activity brought industry and workers to the area, which became a hub of transportation, manufacturing, and brewing facilities. A steam plant was built in 1907 to service the burgeoning industries.

Georgetown was abuzz with activity at the turn of the 20th century and was an important player in the growth and development of the greater Seattle area. The area's population grew from 1,913 in 1900 to 7,000 in 1910. Residents voted to incorporate as a city in January 1904, in part to solidify its independence and avoid annexation to Seattle. The city's

first mayor, John Mueller, ran the Seattle Brewing and Malting Company's Georgetown operation, a reflection of the influence the brewing industry exerted in local affairs.

Even as Georgetown formed its own municipality, the possibility of annexation to Seattle remained a concern for some. During this time, Seattle leaders were curbing the activities of its saloons through licensing, restricting their hours of operation, and implementing health and sanitation rules. Similar efforts were attempted in Georgetown with some success, but saloon operators and brewing influences vigorously campaigned to avoid similar restrictions. Despite this, Georgetown voters approved annexation to Seattle in March 1910.

Georgetown remained a hub of industry following annexation to Seattle. To accommodate industry and manage flooding, the City of Seattle began a major project to straighten and dredge the winding Duwamish River in the 1910s. Once a river town, Georgetown found itself inland and disconnected from the river by 1920. The changes were "devastating" to the Duwamish people for whom the river had been central to their way of life. River bends once teeming with waterfowl, like the one at Georgetown, were now filled and poised for development. Downstream near the mouth of the Duwamish the new Harbor Island destroyed eelgrass beds and the young salmon and "armies of herring" were now gone. While some sections of the river remained intact to accommodate shipping needs, most areas were filled and used by industry that was expanding south out of Seattle along Highway 99. The City opened a municipal airport at Georgetown, and The Boeing Company soon expanded to open its Plant 2 nearby. Wartime brought tremendous housing needs related to an influx of workers, and in 1943 the Duwamish Bend housing project opened on the reclaimed land to house workers building planes and ships.

Georgetown emerged from the war as a rapidly changing community overtaken by industrial development, and "as early as 1923, the entire area of Georgetown was identified as an industrial zone although area residents managed to force rezoning of the residential areas by 1942." Following WWII, most wartime workers and their families moved on, and the Duwamish Bend housing project had closed by 1954. Once-thriving businesses shuttered, the movie theater and library closed, and the King County Hospital building was closed and torn down in 1956, the same year Seattle's Comprehensive Plan called for "phasing out" the remaining residential areas in Georgetown. The completion of Interstate 5 through the area in 1962 significantly altered the landscape and local transportation network, creating physical barriers and cutting off the old community with that of south Beacon Hill. The Corson Avenue South exit off Interstate 5 brought traffic from the elevated highway into Georgetown toward East Marginal Way S and Highway 99.

The impacts of these phases of development throughout Georgetown's history are still being felt within Georgetown's shrinking older residential core—from the air traffic noise emanating from Boeing Field to the ground transportation connecting local industry with area highways to the ongoing region-wide housing crisis. Meanwhile, not one residence in Georgetown is represented in the City of Seattle's list of designated landmarks, which

includes: Georgetown Steam Plant, SW of King County's Boeing Airfield; Rainier Cold Storage/Ice/Seattle Brewing/Malting Co. Bldg., 5622-6010 Airport Way S; Georgetown City Hall / Fire Station #27, 6202 13th Avenue S; and Hat 'n Boots, 6430 Corson Avenue S.

Property and Family History

The Woodin House is located on the ancestral land of the Duwamish people that was part of the original Luther Collins claim that King County acquired in 1869. When the Woodin House was completed in late 1904 or early 1905, the area remained sparsely developed with residences and declining Duwamish settlements. Today, it is among the oldest extant residences and represents Georgetown's early town-building phase.

In the months prior to her marriage to Dr. Scott P. Woodin, Imogene Huntsman purchased at a public sale property in Block 6 of the King County Addition in the newly incorporated Georgetown. She paid $645 for lots 7 and 8 and, by 1905, had also acquired lot 6. Construction commenced by the fall of 1904 on a prominent two-story residence for the soon-to-be-married couple. They married on November 24, 1904, at the Seattle home of Dr. Woodin's sister, Etta Van Ness. The *Georgetown-South Seattle News* highlighted the event: "They enjoyed a week's honeymoon in Seattle, but the Doctor is now back in the harness, working hard as ever." The article went on to say that the couple resided at Dr. Woodin's residence on Bateman Street "until the completion of their elegant home on Charlestown [sic] Street." The new residence was addressed 507 Charleston Avenue and changed to 5801 Corson Avenue South in 1910 when Seattle annexed Georgetown. The couple lived at the residence for the rest of their lives.

The Woodins were well-known Georgetown figures, and their new residence was conveniently located within a block of the King County Hospital, the Georgetown Public School, and the commercial district. Dr. Scott Percy Woodin (1862-1929) was new to the Seattle area. He had graduated from the University of Michigan School of Medicine in 1886 and worked for three years in his hometown of Jamestown, New York, before moving to California. He worked in San Jose as a physician for about a decade, before moving to the Seattle area around 1900 and traveling to Nome, Alaska, where he spent a year in the mining district after the discovery of gold. Upon his return to Seattle in 1901, he obtained his medical license from the State of Washington, opened an office in Georgetown, and quickly established himself in local medical and political circles.

Dr. Woodin served as Georgetown's first Health Officer from 1904 to 1908. He was elected on the Republicans' Citizens ticket led by mayoral candidate, John Mueller, who ran the local Seattle Brewing and Malting Company plant. As Health Officer, Dr. Woodin was central to local discussions on sanitation and public health issues. For example, in 1907, the community—and the Seattle area—faced a serious rat problem that intensified the spread of disease, prompting Dr. Woodin and other community health officers to propose sanitation ordinances aimed at proper waste disposal. Georgetown passed its "civic cleanliness" ordinance on October 30, 1907. He pushed for another community-wide "fall housecleaning" a year later, in October 1908, as sanitation problems persisted. At the time,

Georgetown had no public sewer system, making his sanitation recommendations particularly necessary. Later that same year, Dr. Woodin was among several other community health officers who chartered a new organization, the Washington Association of Local Health Officers, to encourage coordination among communities to address preventable diseases and advocate for statewide public health legislation.

During this same period, from about 1906 to 1912, Dr. Woodin assisted King County Hospital superintendent Dr. Willis H. Corson. In this work and in his private practice, Dr. Woodin was an early user of X-ray machine technology, which was introduced in Germany in 1895. By 1900, X-ray technology was described in medical circles "as being essential for clinical care, especially for making a diagnosis of foreign bodies and fractures." By the 1910s, X-ray machines were widely advertised for purchase in medical publications, and physicians installed them in their medical offices, despite a lack of understanding of the health ramifications of continuous X-ray exposure. Dr. Woodin had an X-ray machine in his private practice examination room, which was located in his home's second-floor bedroom above the front porch, according to his grandson Scott Boone. Apparently, Dr. Woodin's enthusiastic overuse of the new technology and the radiation poisoning that went with it could have been a contributing factor in the doctor's death in 1929.

While working at King County Hospital, Dr. Woodin met nurse Imogene Ashley Huntsman (1871-1923). Imogene, a native of Missouri, had lived in the South Seattle area since at least the mid-1890s and had a daughter, Mary F. Huntsman, from a previous marriage. The couple had one child, daughter Vernette Diadama Woodin (1907-1996). Less is known about Imogene's life, but newspaper references and her obituary suggest she was active in the Georgetown community. She was a member of the Myrtle Chapter—Order of the Eastern Star, the Georgetown Circle of the Parent-Teacher Association, Palm Circle—Neighbors of Woodcraft, South End Women's Republican Club, and the Georgetown Presbyterian Church. She hosted club events at their home, like, for example, a lawn party in 1916 featuring George A. Lee, Republican candidate for governor, under the auspices of the South End Women's Republican Club. Her community involvement led her to advocate on behalf of creating a public park and playfield in Georgetown where none existed. She not only signed a petition in 1916 that was presented to the City of Seattle advocating for a public playfield, but she continued to monitor the slow progress in developing the playfield once the City had approved the request. The new playfield was located across South Homer Street from the Woodin residence. In honor of her efforts, the Georgetown-South Seattle Improvement Club later petitioned the City's Board of Park Commissioners to officially designate the park as "Imogene Woodin Playfield," a request that was granted in 1928. The community erected a sign with her name at the playfield, but it has been gone for many decades.

Following Imogene's death in 1923 and Dr. Woodin's death in 1929, the residence became the property of their daughter Vernette Diadama Woodin, who had graduated from the University of Washington in 1928. Off and on over the next 12 years, the residence was rented to single men and women boarders, including nurses who worked at the nearby King

County Hospital. Diadama married Jacob Boone in 1931, and they later returned to live at 5801 Corson Avenue South with their young son, Scott Boone (born 1940).

During World War II, the local housing authority required them to take in another family due to the dire shortage of housing in the area. Scott Boone, who was then a young child, recalls from his mother's stories that the other family living with them "had a daughter and two younger kids, a boy and a girl, and a man and a woman … [and] they were living in a couple of the upstairs bedrooms." He also recalls from her stories that "there were a half a dozen trailers that were allowed to park on the alley side of the property. And there was one electric line that went from the second floor [of the residence] out there big enough to give them electric lights." The temporary trailers housed wartime workers, and they vanished when the war ended. The family also grew a large Victory Garden directly behind the residence and "every single apple was accounted for [from the fruit trees growing in the side yard]. They were canned, and what we couldn't use the neighbors could have." The house and residents weathered the intense wartime housing crunch and rations of food and fuel that left a memorable impression on young Scott.

Diadama briefly worked in journalism and also did clerical work before retiring in the late 1950s or early 1960s. Following her parents' path, she was active in the Georgetown community, serving as a leader in the Georgetown Community Club and at the Georgetown Presbyterian Church. She was particularly outspoken about all the post-war changes happening in Georgetown, as the community accommodated more industry. The change reached the Woodin residence in the 1960s when the development of Interstate 5 forced the relocation of the house to make way for the Corson Avenue South exit ramp. The ramp was built on top of the old four-lane Corson Avenue South, taking approximately 28 feet along the east part of the property. The house was moved west approximately 25 feet onto a new concrete foundation in 1965-67.

Following Diadama's death in 1996, the property was transferred to her son, Scott Boone, who currently owns the property. Scott has lived in the residence his grandparents built most of his life. He graduated from nearby Cleveland High School in 1958. He attended the University of Washington and went on to teach history at Clover Park Junior High in Lakewood.

Architecture: American Foursquare and the Seattle Box

The foursquare residential type "burst suddenly upon the American suburbscape" by 1900 and was heavily promoted in plan books, magazines, and local newspapers. It gained popularity on the West Coast between 1900 and 1910, coinciding with tremendous development in Seattle when the population grew from 80,671 to 237,194. Both the Radford Architectural Company in Chicago and the Alladin Company in Michigan published house plans, including a foursquare house called the "Standard." Seattle's two leading proponents were real estate developer Fred L. Fehren and architect Victor W. Voorhees, who published fully illustrated plan books that were heavily used by Seattle area homeowners and builders. Fehren's *Artistic Homes* and Voorhees's *Western Home Builder*

featured several “Classic Box” designs consisting of eight-room houses that measured approximately 28 by 36 feet and ranged in cost from $2,400 to $4,000.

These homes could be adapted to various lot sizes, and those on larger lots could incorporate gardens, plantings, and trees. Developers and architects, including Fehrens and Voorhees, promoted the foursquare residential type as comfortable with the latest modern conveniences, including indoor plumbing, built-in gas and electric systems, central heating, and even bell and call system.

Examples of the Classic Box are scattered throughout Seattle, displaying a wide range of sizes and architectural details, from higher-style examples on First Hill, around Volunteer Park, and elsewhere to less ostentatious examples in every early 20th-century Seattle neighborhood. This residential type is characterized as a two-story, wood-frame, box-shaped house that is capped by a low-pitched, hipped roof. It is often described as “massive.” Roof dormers and a broad front porch are common, while more substantial versions often feature projecting corner bays, full-width verandas, and leaded glass windows. Its basic cubic form allowed for variations in plan and ornamentation, often borrowing stylistic features from English Tudor, Craftsman, and Colonial and Classical Revival traditions. The interiors contained a large entry hall, living room, dining room, and kitchen on the first floor, and bedrooms on the second floor. More expensive versions boasted tiled fireplaces, beamed ceilings, wainscoting, and dark-stained wood trim with stylized motifs such as egg-and-dart and fretwork.

The Woodin House reflects all the hallmarks of a Seattle Classic Box. It has a modified foursquare plan, being slightly elongated to make room for a fifth room on each floor, and its placement on a prominent corner lot amplifies its impressive massing. Stylistically, the house features Classical detailing with hints of the Craftsman tradition that was yet to see its full popularity when the home was built. For example, the home’s grouped porch columns and denticulated belt course delineating the two stories most obviously exemplify the Classical influence, while the Craftsman character is evident in the wood sidings and low-pitched hipped roof with wide flared, bracketed eaves. These stylistic traditions carry through to the highly intact interior, where Classical attributes are somewhat more prevalent, particularly in the fireplace mantelpiece and in the woodwork embellished with the egg-and-dart motif and fretwork.

Georgetown Residential Context

In Georgetown, a neighborhood that is rapidly changing today, the surviving historical residential landscape is dominated by modest wood-frame houses. A 2014 survey of historic properties in Georgetown revealed the greatest number to be single-family residences. They ranged from small Queen Anne-style cottages and vernacular house types to high-style residences constructed during the Georgetown boom era of the late 19th and early 20th centuries to Minimal Traditional and Ranch residences constructed during World War II, and the immediate pre- and post-war periods when considerable residential development occurred. Further, the report says, “the great majority of single-family dwellings in

Georgetown are small, one-story, 4-5 room residences indicative of the historic working-class population that was drawn to the community."

Larger and grander homes were built, particularly during Georgetown's early boom period. For example, a handful of Queen Anne-style residences, including the first mayor John Mueller's home at 6201 Carleton Avenue South, still stand. A few American Foursquare residences are extant, with survey data revealing these examples that are within close proximity to the Woodin House: 817 South Orcas Street, 823 South Orcas Street, and 6710 Corson Avenue South. Among these, the Woodin House features the most elaboration and is the most intact.

Importantly, the Woodin House should be assessed within the local Georgetown residential context that has been a hub of industry since 1900. While the Woodin House is less grand than American Foursquare residences found on First Hill or Capitol Hill, it is a rare extant example of a highly intact residence of a leading early Georgetown family.

Summary

The Woodin House stands prominently along one of Georgetown's busiest corridors and has witnessed 120 years of South Seattle history. It was built in 1904-05 during a period of tremendous optimism in the months following Georgetown's incorporation when local leaders vied for independence from the influence of the growing city of Seattle. It embodies significant local history related to Dr. Scott Woodin and Imogene Woodin, who participated in the town's evolution both before and after its annexation to Seattle. It witnessed dizzying change during and after World War II, first as workers struggled to find housing and then as transportation networks developed to better serve a growing industrial base. Having weathered this change, the residence remains a well-preserved example of an American Foursquare, having retained its eclectic mix of Classical and Craftsman embellishments through three generations of one family's ownership.

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