



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

Name: Dr. Scott and Imogene Woodin House
(Common, present or historic)

Street Address: 5801 Corson Avenue South, Seattle

Year Built: 1904-05

Assessor's File No.: Parcel No. 386840-0140

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.

Present Owner: Scott Daniel Boone

Owner Address: 5801 Corson Avenue South, Seattle, WA 98108-2607

Present Use: Single-family residence

Original Owner(s): Scott and Imogene Woodin

Original Use(s): Single-family residence

Architect: Unknown

Builder: Unknown

Submitted by: Sarah J. Martin (on behalf of Scott D. Boone) **Date:** July 15, 2024

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Reviewed: _____ **Date:** _____
(Historic Preservation Officer)

Landmark Nomination Report

Dr. Scott and Imogene Woodin House 5801 Corson Avenue South Seattle, King County, Washington



Applicant

Scott D. Boone, property owner

July 15, 2024

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1. INTRODUCTION

On behalf of property owner, Scott D. Boone, and in consultation with Historic Seattle and Bennett Properties, Sarah J. Martin completed research and drafted this Landmark Nomination Report between November 2023 and February 2024. This report provides information regarding the design, construction, change over time, and history of the residential property at 5801 Corson Avenue South. With this report, it is our intention to ensure the City of Seattle Historic Preservation staff and Landmarks Preservation Board have sufficient information to facilitate an objective review of the property’s architectural integrity and historical significance.

Research repositories included the Washington Department of Archaeology and Historic Preservation (DAHP); Washington State Archives Puget Sound Regional Branch; King County Archives; Seattle Municipal Archives; Seattle Department of Construction and Inspections; and University of Washington Libraries and Special Collections. Additional research included correspondence with archival staff at MOHAI, as well as a review of secondary-source literature and numerous online collections, including Washington State Archives, Seattle Public Library’s *Seattle Times* and *Post-Intelligencer* historical archives, Newspapers.com, and Ancestry.com.

Martin conducted a field survey of the property on November 22, 2023. Fieldwork included photographic documentation and visual inspection of the setting and property. She wishes to thank Scott Boone—who is the third generation of his family to live in the residence—for providing his personal recollections and historical photographs; Brooke Best for permission to use her excellent research and 2005 survey report on this property; and Eugenia Woo and Jeff Murdock with Historic Seattle, as well as John Bennett with Bennett Properties, for partnering on and reviewing this report.

2. PHYSICAL & ARCHITECTURAL DESCRIPTION

Summary¹

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 (figures A1–A4).

The Woodin House is one of the block's few surviving buildings from the early 20th century (figures A7–A9). (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 (figure C9). The sprawling sideyard 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.²

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

¹ This description builds on Brooke Best's excellent work in her Historic Property Inventory Form for 5801 Corson Avenue South, which she produced for The Friends of Georgetown History Research Project in 2005.

² Scott Boone, interview by Sarah Martin, Jan. 25, 2024.

walkway that leads to the home's rear porch entrance. This also doubles as a driveway onto the property between the house and garage.

House Exterior

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 (figures B1, B4, C2, C7, and C8). 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 dentilled 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.

The **front (east) façade** contains an offset one-story hipped-roof porch entry with a large tripartite window with an upper leaded-glass sash positioned to one side (figures B1 and B4). The classically detailed porch has grouped, square, and circular fluted columns, raised on wooden plinth blocks, supporting a wood entablature and bracketed hipped roof (figures B12–B13). The porch is slightly inset and includes a classically-inspired single-door entry with sidelights topped by a dentilled crown. A projecting bay window (south) and grouped double-hung wood sash (north) occupy the second-floor level (figures B4–B5). 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.

The **north façade**, which faces South Homer Street, features a cantilevered staircase bay supported by three scrolled wood brackets (figures B11–B12). The bay contains paired, double-hung wood sashes and incorporates the dentilled 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.

The **south façade**, which overlooks the sprawling side yard with fruit trees, contains a first-story bay window centered on the elevation (figures B4, B6–B8). 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.

A one-story hipped roof bay, measuring 5 by 20 feet, is appended to the **rear (west) façade** (figures B7 and B9). 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

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.

The u-shaped staircase to the second floor dominates the **entry hall**, with its paneled dark wood treatment and wainscoting (figures B14-B17). 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.

The **living room** occupies the southeast corner of the first floor (figures B25-B26). 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.

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 (figure B25). 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 dominate the north wall of the dining room (figure B24). 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.

The **library's** north wall features an enclosed chimney flue that services the kitchen on the other side of the wall (figure B27). 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.

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) (figure B20). On the west wall of the kitchen is a three-panel door with a glass window that leads to the rear porch and bathroom (figures B21-B22). 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 (figure B23). A swinging door and Craftsman-style, built-in cabinetry are situated on the south wall and are connected to the dining room (figure B20). The kitchen sink and countertop space are situated along the north wall, where a modern stove and dishwasher are located.

The u-shaped staircase in the entry hall provides the only access to the **second floor** (figures B15-B17). The staircase terminates in a square center hall, which accesses all of the second-floor rooms (figures B18-B19). 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.

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.

Garage (ca. 1935)

The one-car, wood-frame garage has a shed roof with a later lean-to addition attached to the west side (figures B9-B10; C9). 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.

Alterations and Change 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.

3. HISTORICAL INFORMATION & SIGNIFICANCE

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 Context³

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.⁴

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 (figure A6). 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.⁵

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

³ Additional context is well established in two survey reports commissioned by the City of Seattle Department of Neighborhoods: "Historic Property Survey Report Georgetown (Seattle, Washington)," in 1997 by Katheryn Krafft and Cathy Wickwire, and the "Historic Resources Survey Update 2014—Georgetown Neighborhood," by Katheryn Krafft and Jennifer Meisner. Both reports are online at <https://www.seattle.gov/neighborhoods/historic-preservation/historic-resources-survey#contextstatements>.

⁴ Coll Thrush, *Native Seattle: Histories from the Crossing-over Place*, 2d ed. (Seattle: University of Washington Press, 2017), 231.

⁵ David Wilma, "Seattle Neighborhoods: Georgetown—A Thumbnail History," (HistoryLink.org Online Encyclopedia of Washington State History, Essay # 2975, 2001). Accessed Feb. 6, 2024. <https://www.historylink.org/File/2975>.

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.⁶

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 1910.⁷ 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.⁸

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 1910.⁹

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.¹⁰ 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.¹¹ 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.¹²

⁶ Ibid.

⁷ Kathryn H. Krafft and Jennifer Meisner, "Historic Resources Survey Update 2014—Georgetown Neighborhood," (City of Seattle Department of Neighborhoods, 2015), p. 4.

⁸ Ibid. June Peterson Robinson, *The Georgetown Story: That Was a Town, 1904-1910* (Seattle, WA: Georgetown Designs, 1979), 6-9.

⁹ Robinson, 6-9.

¹⁰ Thrush, 97.

¹¹ Ibid.

¹² Robinson, 6-9

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.”¹³ 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.¹⁴ 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 (figure C10).

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 1869.¹⁵ When the Woodin House was completed in late 1904 or early 1905, the area remained sparsely developed with residences (figures A7-A9, C6) and declining Duwamish settlements.¹⁶ Today, it is among the oldest extant residences and represents Georgetown’s early town-building phase.¹⁷

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

¹³ Katheryn H. Krafft and Cathy Wickwire, “Historic Property Survey Report Georgetown (Seattle, Washington),” (City of Seattle Department of Neighborhoods, 1997), p. 14.

¹⁴ Ibid.

¹⁵ David Wilma, “King County Hospital begins operation in Georgetown in May 1877,” (HistoryLink.org Online Encyclopedia of Washington State History, Essay # 2982, 2001). Accessed Feb. 6, 2024. <https://www.historylink.org/file/2982>.

¹⁶ Thrush, 239.

¹⁷ Of the Georgetown properties recorded in the City of Seattle’s Historic Resources Survey database, there are 136 extant residential properties. Twenty-three of these properties are older than the Woodin House with construction dates ranging from 1891 to 1903.

Georgetown. She paid \$645 for lots 7 and 8 and, by 1905, had also acquired lot 6.¹⁸ 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."¹⁹ 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 (figures A8, C4, and C5). 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.²⁰

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, 1907.²¹ He pushed for another community-wide "fall housecleaning" a year later, in October 1908, as sanitation problems persisted.²² 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,

¹⁸ King County Recorder, Deed, no. 303014. J. W. McCounaughy, County Treasurer to Imogene Huntsman. Lots 7 and 8, Block 6, King County Addition. Recorded July 8, 1904. See also the Real Property Assessment and Tax Roll of King County, 1905.

¹⁹ *Georgetown-South Seattle News*, Dec. 3, 1904, as quoted by Brooke Best, Historic Property Inventory Form for 5801 Corson Avenue South (The Friends of Georgetown History Research Project, 2005), p. 2.

²⁰ Clarence Bagley, *History of Seattle from the Earliest Settlement to the Present Time*, vol. 3 (Chicago: S. J. Clarke Publishing Co., 1916), 1116-1119. Franklin Harper, ed., *Who's Who on the Pacific Coast* (Los Angeles, CA: Harper Publishing Co., 1913), 621.

²¹ "Georgetown Council Votes to Clean Up," *Seattle Post-Intelligencer*, Oct. 31, 1907, p. 18.

²² "Georgetown Council Orders Cleaning Up By Property Owners," *Seattle Post-Intelligencer*, Oct. 26, 1908, p. 9.

the Washington Association of Local Health Officers, to encourage coordination among communities to address preventable diseases and advocate for statewide public health legislation.²³

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.”²⁴ 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.²⁵ 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 (figure C3).²⁶

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.²⁷ The couple had one child, daughter Vernetta 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.²⁸ 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.²⁹ 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.³⁰ The

²³ “Health Officers Form State Body,” *Seattle Post-Intelligencer*, Dec. 13, 1908, p. 20

²⁴ Joel D. Howell, “Early Clinical Use of the X-Ray,” *Transactions of the American Clinical and Climatological Association* (vol. 127, 2016): 342.

²⁵ “History of the American Society of Radiologic Technologists” webpage, American Society of Radiologic Technologists. Accessed Dec. 20, 2023.

<https://www.asrt.org/main/about-asrt/museum-and-archives/asrt-history>.

²⁶ Nancy Rockefeller and James W. Haviland, eds., *Saddlebags to Scanners: The First 100 Years of Medicine in the State of Washington* (Seattle: Washington State Medical Association, 1989), 76.

²⁷ Mary died in 1906 at age 14. “Miss Huntsman Dies,” *Seattle Post-Intelligencer*, Mar. 8, 1906, p. 8.

²⁸ “Club Notes,” *Seattle Post-Intelligencer*, Aug. 28, 1916, p. 11. “Church Worker Is Dead,” *Seattle Times*, Dec. 10, 1923, p. 3.

²⁹ “Club Notes,” *Seattle Post-Intelligencer*, Aug. 28, 1916, p. 11.

³⁰ Georgetown Play Field, 1915-1970, box 28, folder 3. Parks History Files, 1892-1985. Don Sherwood Parks History Collection (5801-01). Seattle Municipal Archives.

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 1928.³¹ The community erected a sign with her name at the playfield, but it has been gone for many decades.³²

Following Imogene's death in 1923 and Dr. Woodin's death in 1929, the residence became the property of their daughter Vernetta 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.³³ 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.³⁴ 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."³⁵ 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.³⁶ 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."³⁷ 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.³⁸ The change reached the

³¹ City of Seattle Board of Park Commissioners Minutes, May 9, 1928. Seattle Municipal Archives.

³² Scott Boone never saw the sign but recalls his mother talking about it. Scott Boone, interview by Sarah Martin, Jan. 25, 2024.

³³ Seattle Polk Directories, 1931-1944.

³⁴ For additional context on wartime housing, see Richard C. Berner, *Seattle Transformed: World War II to Cold War* (Seattle, WA: Charles Press, 1999), 68-71.

³⁵ Scott Boone, interview by Sarah Martin, Jan. 25, 2024.

³⁶ Scott Boone, interview by Sarah Martin, Jan. 25, 2024.

³⁷ Scott Boone, interview by Sarah Martin, Jan. 25, 2024. When asked about the remaining fruit trees, Scott

³⁸ See, for example, "Georgetown Loses Fight on Rezoning," *Seattle Times*, Nov. 26, 1967, p. 26. "Council Moves to Open 76 Acres for Industries," *Seattle Post-Intelligencer*, Nov. 7, 1961, p. 15. "New Station Design Ordered," *Seattle Post-Intelligencer*, Nov. 8, 1961, p. 7. "They've had it—up to here," *Seattle Post-Intelligencer*, Oct. 26, 1977, p. 3.

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 (figure C10). 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 1965-67.³⁹

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.⁴⁰ 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 systems.

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.⁴¹ 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."⁴² Roof dormers and a

³⁹ Seattle Department of Construction and Inspections. Building Permit No. 514565, 1965; and Building Permit No. 525699, 1967.

⁴⁰ Alan Gowans, *The Comfortable House: North American Suburban Architecture 1890-1930*. (Cambridge, MA: The MIT Press, 1986), 87.

⁴¹ Well-known high-style examples include the Seattle-designated 1907 Dearborn House at 1117 Minor Ave and those along 14th Avenue East referred to as "Millionaire's Row."

⁴² Gowans, 84.

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 dentilled 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.⁴³ 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."⁴⁴

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 (figure C9), and 6710 Corson Avenue South. Among these, the Woodin House features the most elaboration and is the most intact.

⁴³ Krafft, "Historic Resources Survey Update 2014—Georgetown Neighborhood," p. 6.

⁴⁴ *Ibid.*, 6.

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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5. INDEX OF MAPS, IMAGES, & DRAWINGS

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- A3. Aerial view of property, King County iMap, 2023
- A4. Partial image of parcel map for SE 20-24-04, dated 9/15/2023
- A5. Sketch floor plans, first and second floors

Historic Maps & Aerials

- A6. GLO Township Survey Map, noting claims, 1863
- A7. Partial image of McKee's Correct Road Map of Seattle, 1894
- A8. Partial image of plate 29, Baist Real Estate Map of Seattle, 1912
- A9. Fire Insurance Map, Sanborn Co., 1929. Vol 8, p. 871
- A10. Aerial image, 1936
- A11. Aerial image, 1969

Appendix B – Field Photographs, taken Nov. 22, 2023

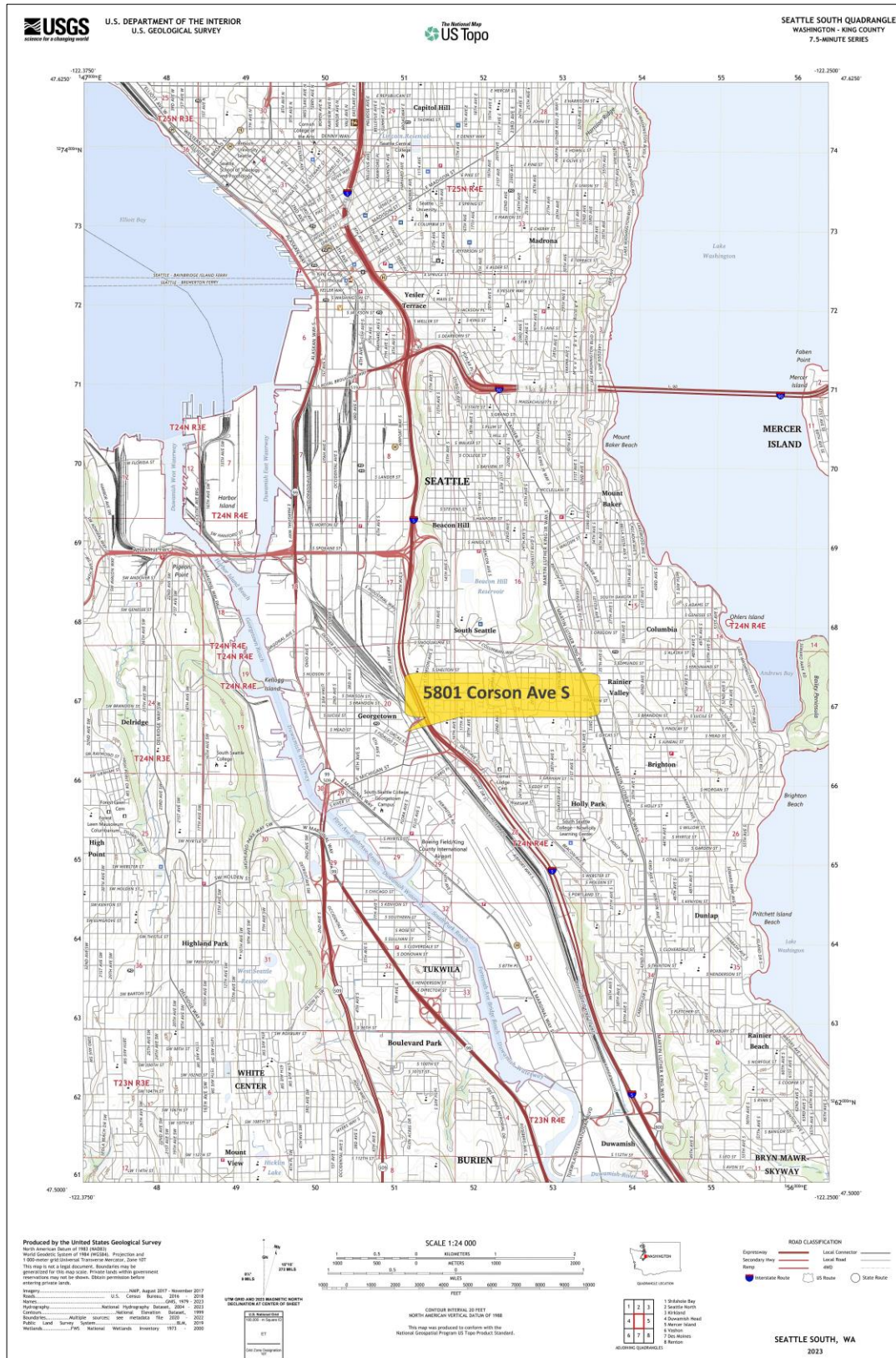
- B1. Woodin House, view NW from Corson Ave S exit ramp
- B2. Woodin House, view N from Corson Ave S exit ramp
- B3. Woodin House, view NNW from the front yard
- B4. Woodin House, view NNE from the side yard
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- B17. Interior, view from the top of the staircase at the 2nd floor
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- B19. Interior, 2nd floor, view of doors to the rear corner bedrooms, with a center door to a closet and the right door to the bathroom
- B20. Interior, 1st floor, kitchen; the unpainted door at the center leads to the front entry hall
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- B23. Interior, 1st floor, pantry cabinets
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- B25. Interior, 1st floor, dining room in the foreground and the living room beyond
- B26. Interior, 1st floor, view of fireplace and pocket doors
- B27. Interior, 1st floor, library bookcases

Appendix C – Historic Images & Clippings

- C1. Woodin family portraits
- C2. Woodin House, circa 1904-1910
- C3. Staff of King County Hospital, with Imogene Huntsman and Dr. Scott Woodin, 1904
- C4. King County Hospital, ca. 1915
- C5. Georgetown School, 730 S. Homer Street, 1960
- C6. View of Corson Avenue South, 1919
- C7. Woodin House, circa 1937
- C8. Woodin House, 1937
- C9. Outbuilding behind Woodin House, 1937
- C10. Interstate 5 Exit at Corson Avenue, ca. 1967
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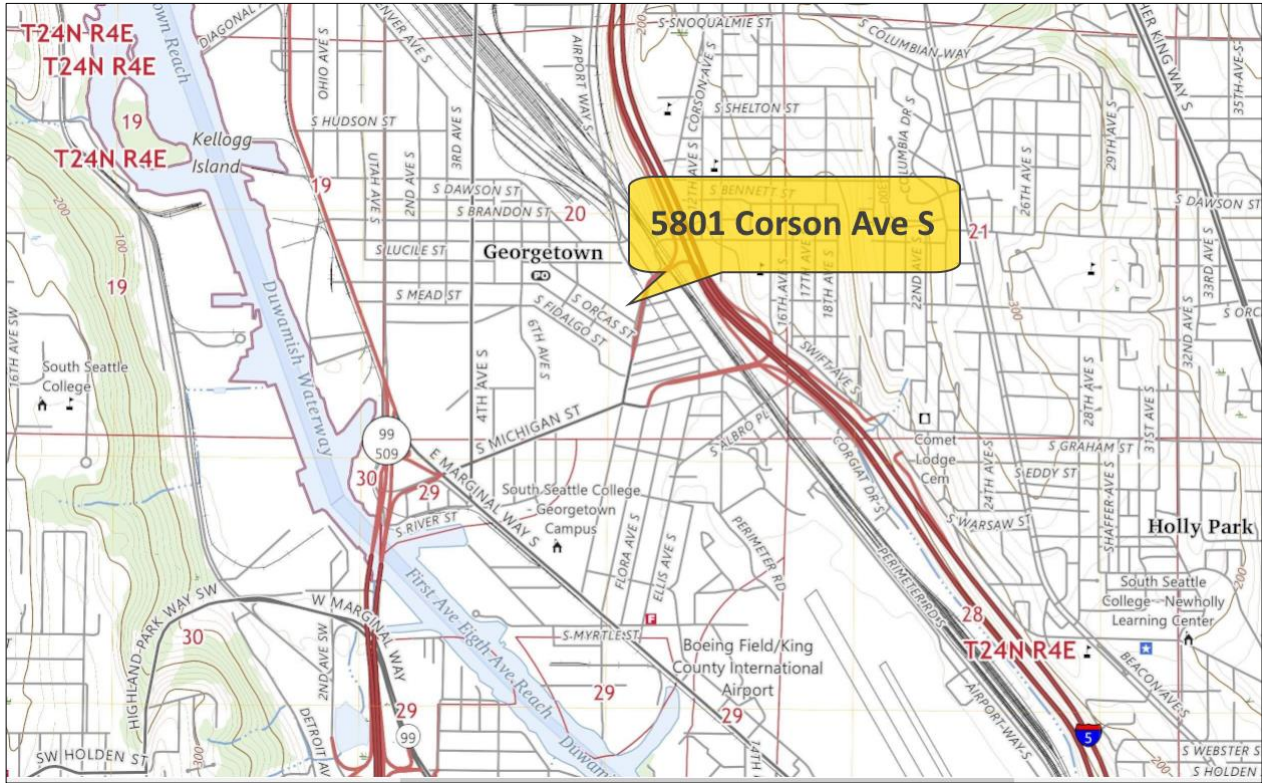
APPENDIX A: MAPS, AERIALS, AND SKETCH MAPS

A1. Seattle South, WA Quad 2023, USGS topographic quadrangle 7.5' series. The subject property is flagged.



A2. Portion of Seattle South, WA Quad 2023, USGS topographic quadrangle 7.5' series, with the subject property flagged. The image is enlarged from the original 1:24,000 scale.

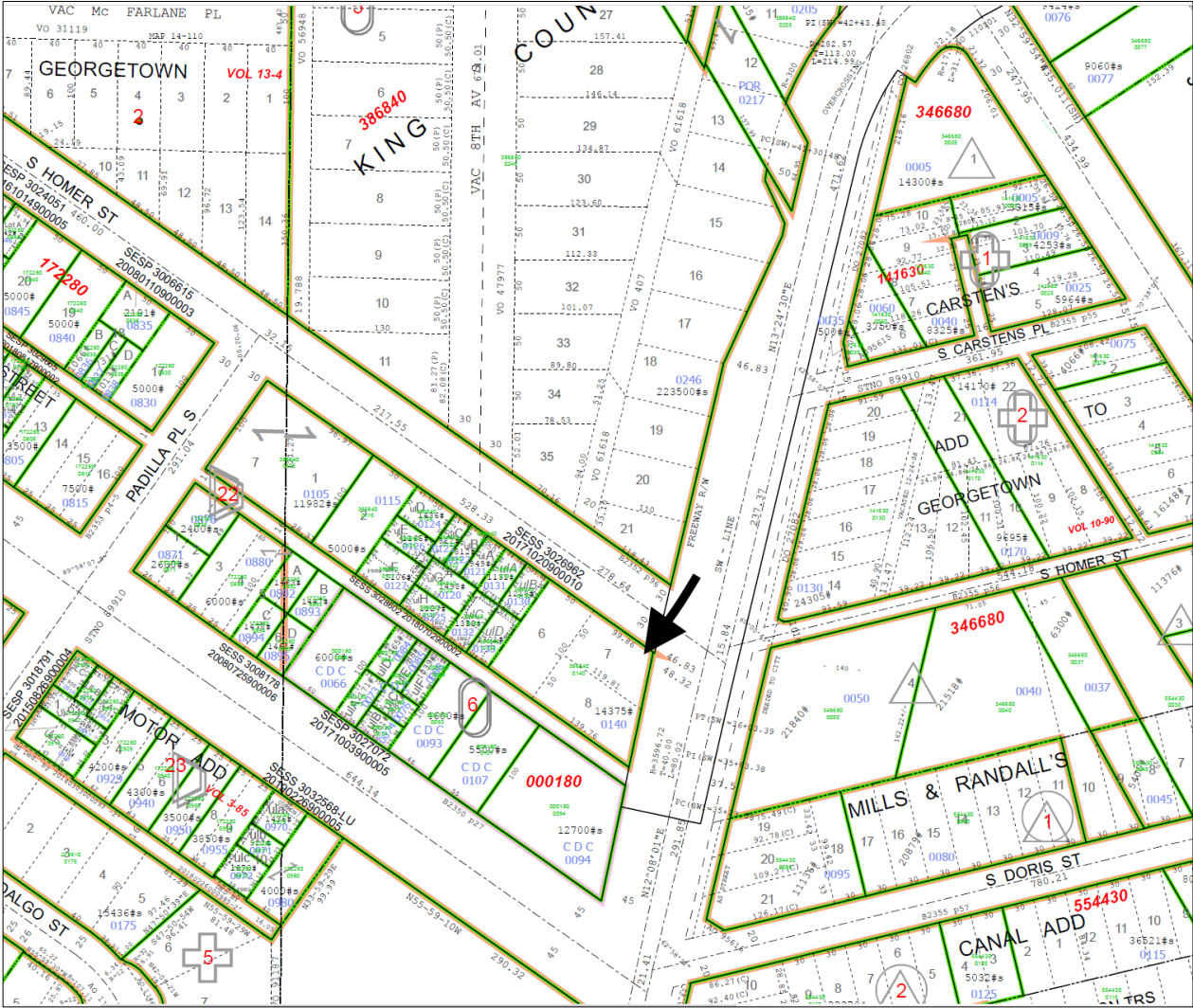
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Lat/Long Coordinates: 47.550310, -122.320968
USGS Quadrangle: Seattle South, Washington
UTM Coordinates: Zone 10T E 551091, N 5266544



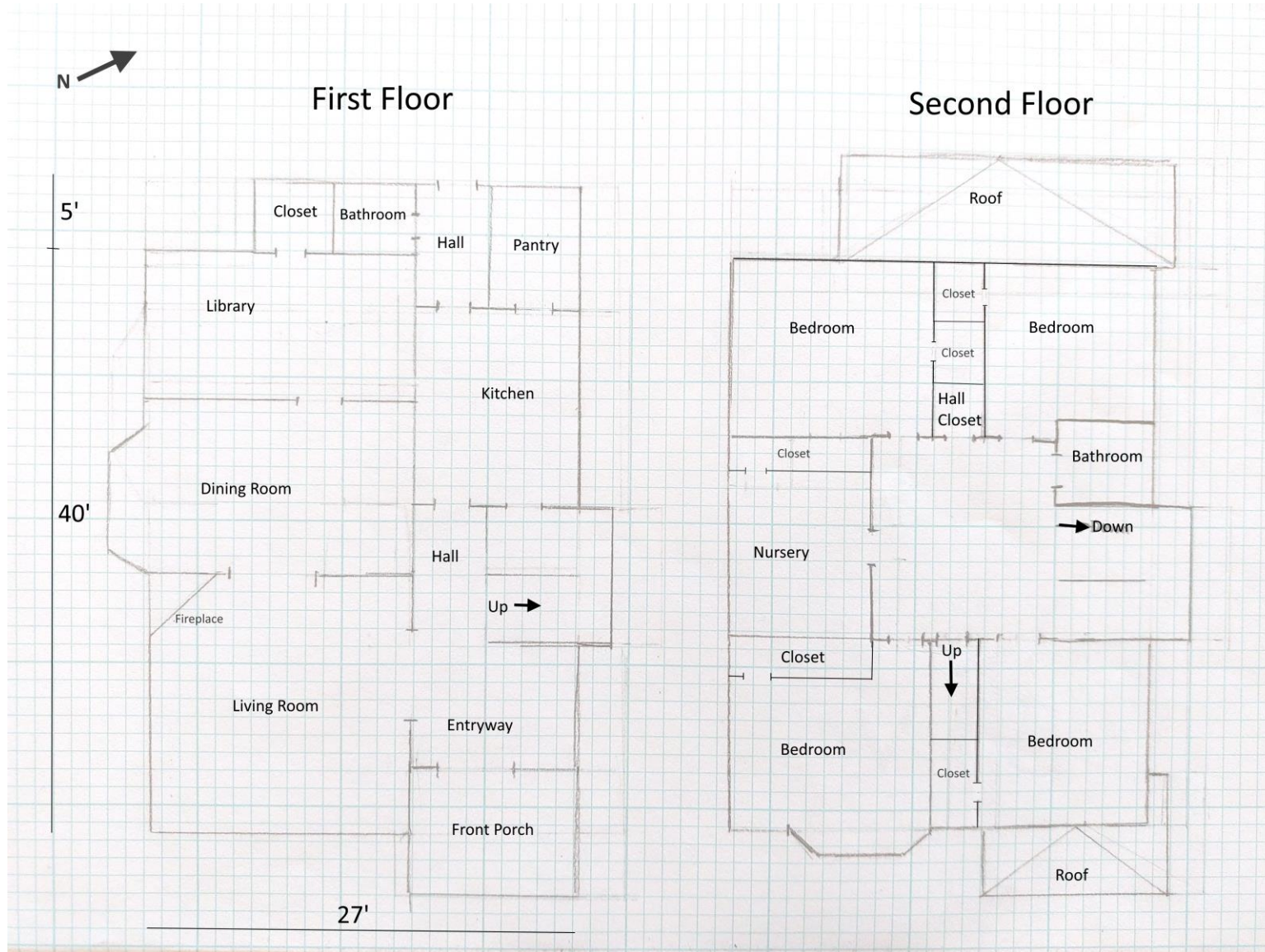
A3. Aerial view, King County iMap, 2023.



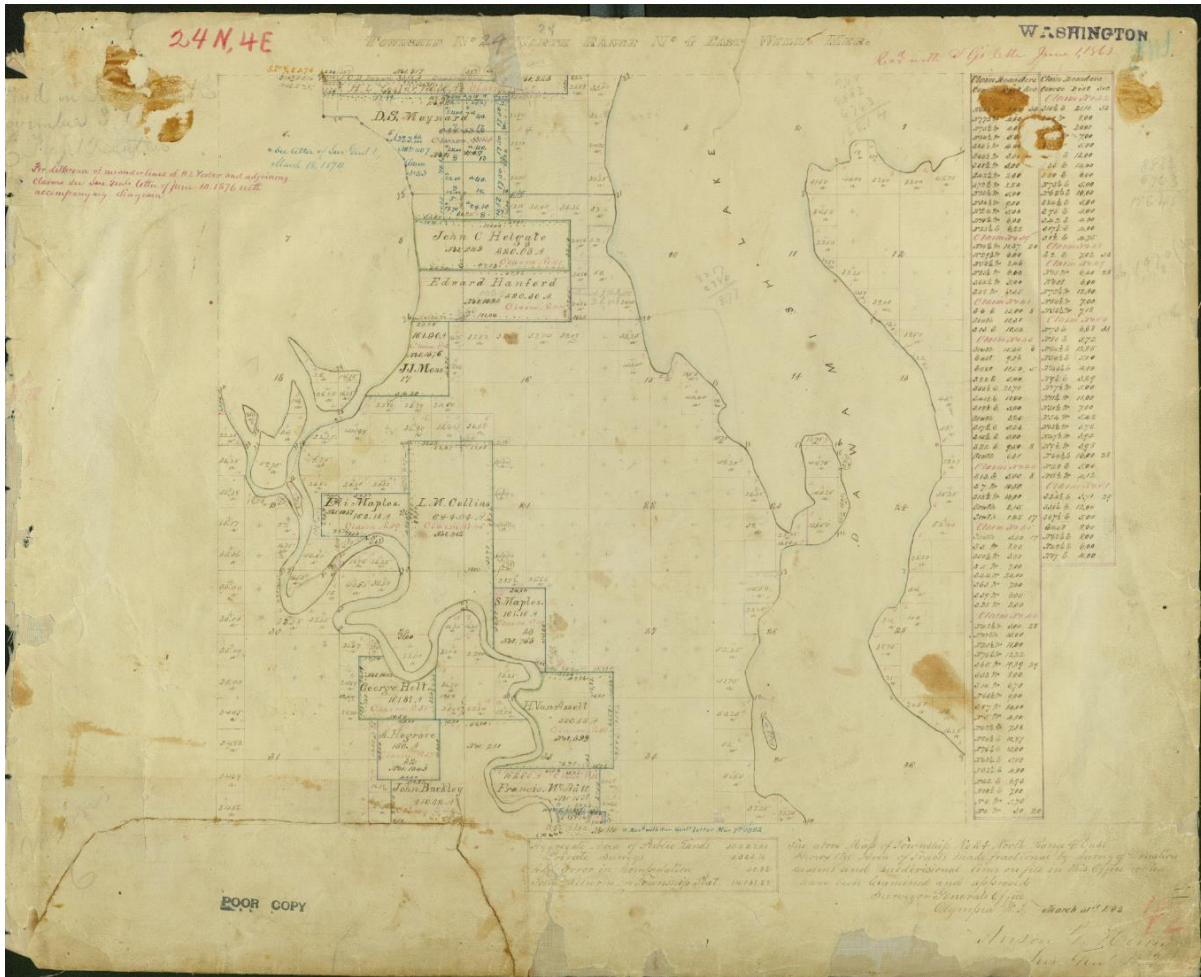
A4. Partial image of parcel map for SE 20-24-04, dated 9/15/2023. King County Department of Assessments.



A5. Sketch floor plans of Woodin House. Not to scale.



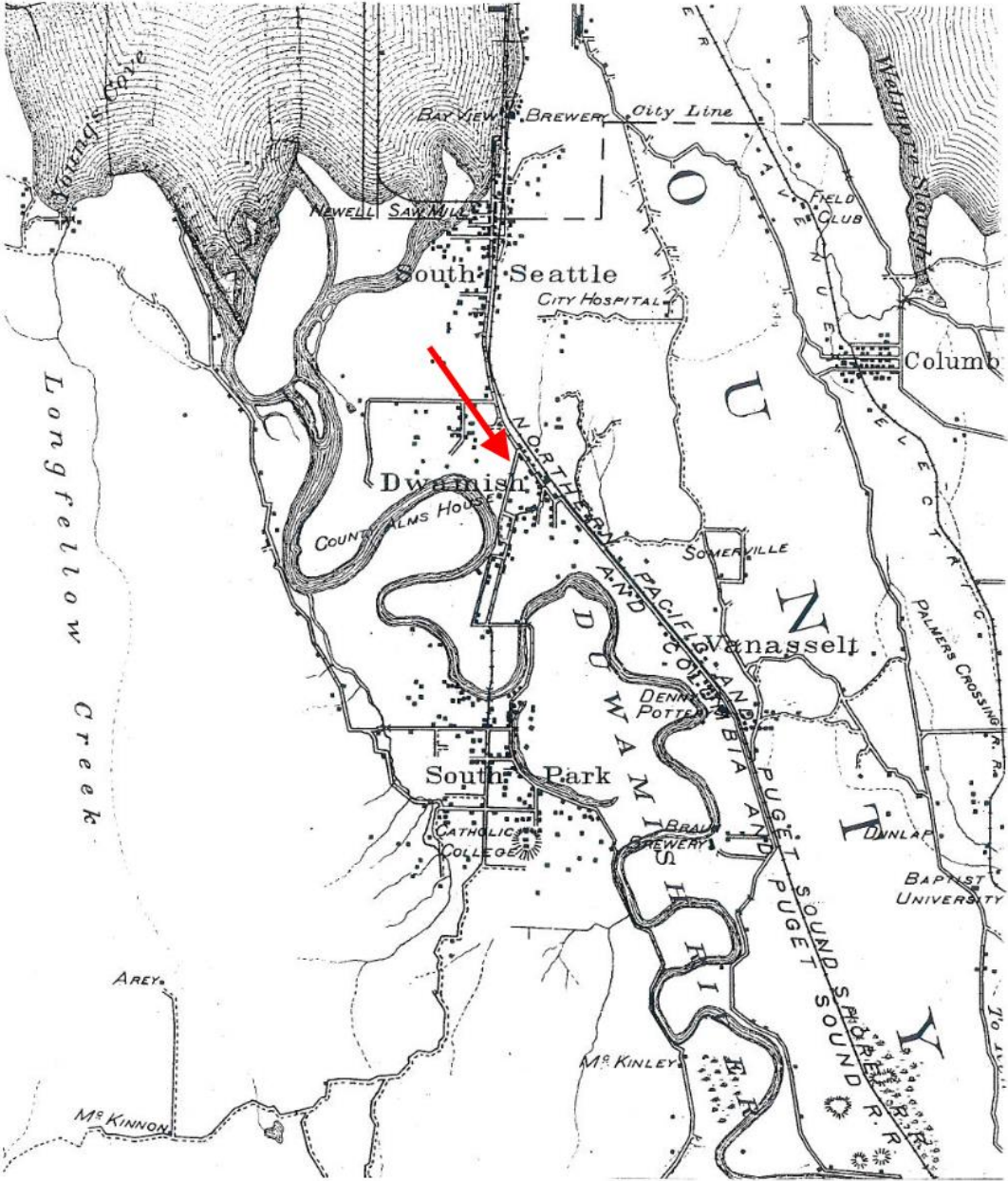
A6. GLO Township Map, noting private claims, 1863



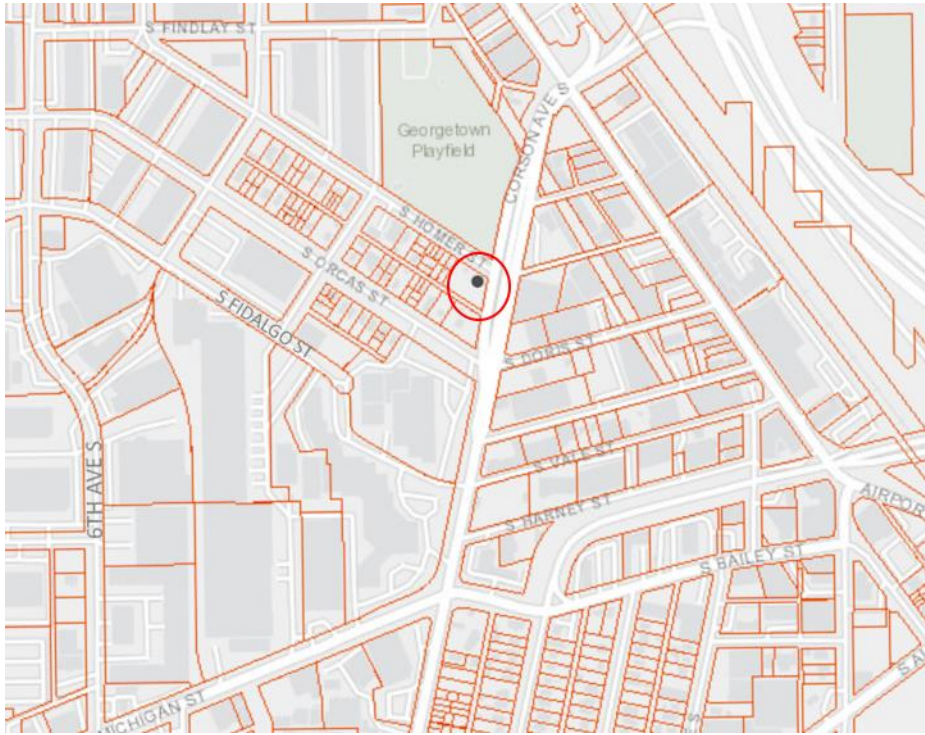
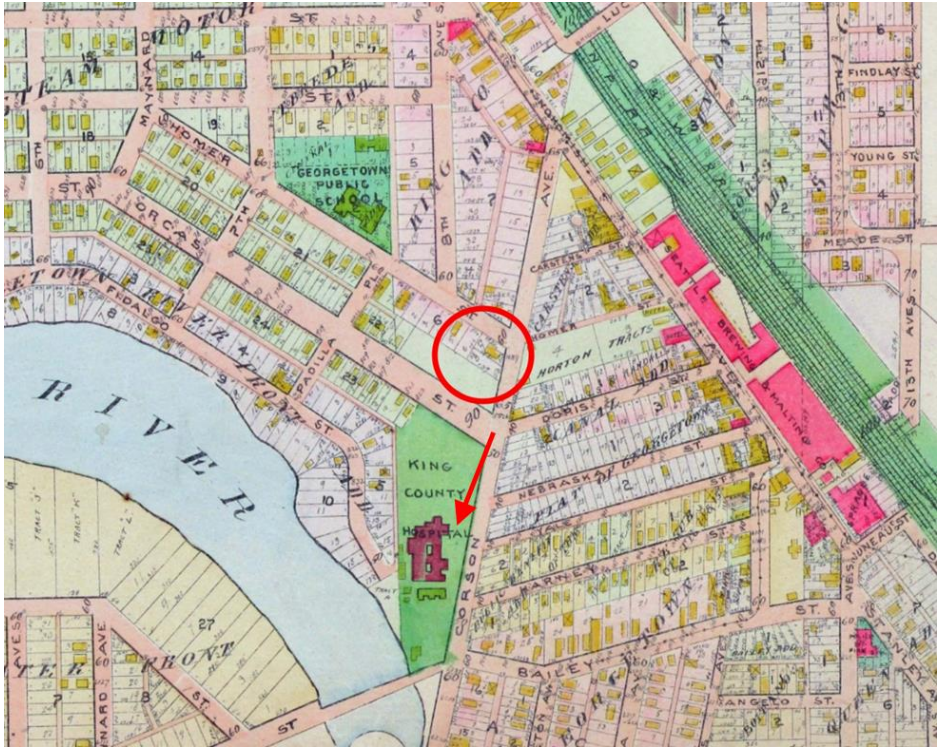
The Woodin property is located in the SE quarter of Section 20, (right).



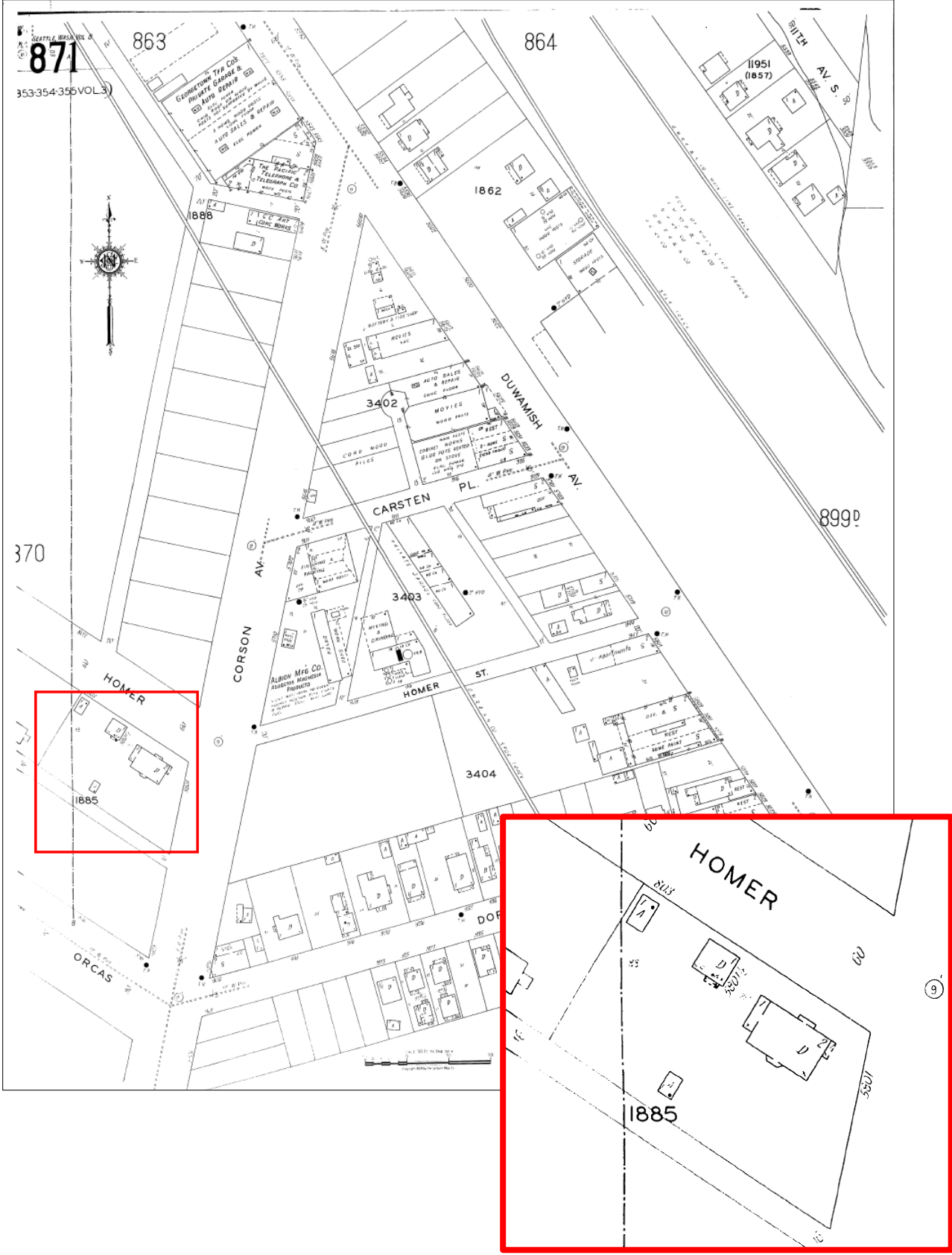
A7. McKee's Correct Road Map of Seattle [partial image], showing the early roads and river pathway. (1894). The red arrow points to where the Woodin House would be built in 1904-05.



A8. Partial image of plate 29, Baist Real Estate Map of Seattle, 1912. Note the arrow points to the King County Hospital, just south of the residence (circled), where Dr. and Mrs. Woodin worked. The image below is the same area shown on a recent map that illustrates the dramatic change in parcel sizes to accommodate rezoning in the area after WWII. (See also figure A11.) The Seattle Brewing & Malting buildings, shown in pink in the top image, appear in the bottom image and provide insight into the scale of buildings on each map. North is at the top of each image.



A9. Fire Insurance Map, Sanborn Co., 1929. Vol 8, p. 871.



A10. Aerial image, 1936 (King County iMap)



A11. Aerial image, 1969. Source: Seattle Municipal Archives



APPENDIX B: FIELD PHOTOGRAPHS

B1. Woodin House, view NW from Corson Ave S exit ramp



B2. Woodin House, view N from Corson Ave S exit ramp



B3. Woodin House, view NNW from the front yard



B4. Woodin House, view NNE from the side yard



B5. Woodin House, 2nd story bay window on primary elevation



B6. Woodin House, overview of property from the rear yard



B7. Woodin House, view E of rear and side elevations



B8. Woodin House, 1st story bay window on SW side elevation



B9. Woodin House, view SE of rear elevation and garage



B10 Garage, view NE toward S Homer St



B11. Woodin House, view SW from S Homer St of side elevation



B12. Woodin House, view W showing the side of the porch and the square bay window on side NE side elevation



B13. Woodin House, view of the porch and primary entrance



B14. Interior, view of primary entry taken from the main staircase to the 2nd floor



- B15. (Left photo) Interior, view of the kitchen door (left) and main staircase to the 2nd floor
- B16. (Right photo) Interior, view of newel post on main staircase between 1st and 2nd floors



B17. Interior, view from the top of the staircase at the 2nd floor



B18. Interior, 2nd floor, view of doors to the front corner bedrooms, with a center door to the attic



B19. Interior, 2nd floor, view of doors to the rear corner bedrooms, with a center door to a closet and the right door to the bathroom



B20. Interior, 1st floor, kitchen; the unpainted door at the center leads to the front entry hall



- B21. (Left photo) Interior, 1st floor, view of enclosed rear porch from kitchen
- B22. (Right photo) Interior, 1st floor, view of kitchen from within the enclosed rear porch



B23. Interior, 1st floor, pantry cabinets



B24. Interior, 1st floor, dining room cabinets



B25. Interior, 1st floor, dining room in the foreground and the living room beyond



B26. Interior, 1st floor, view of fireplace and pocket doors



B27. Interior, 1st floor, library bookcases



APPENDIX C: HISTORIC IMAGES & CLIPPINGS

C1. Woodin Family: (Left) Dr. Scott P. Woodin. Source: Bagley's *History of Seattle*, 1916. (Center) Imogene Woodin, date unknown. Source: Scott Boone Personal Collection. (Right) Diadama (Woodin) Boone and Scott Boone, 1944. Source: Scott Boone Personal Collection.



DR. SCOTT P. WOODIN



C2. Woodin House, circa 1904-1910. Source: Scott Boone Personal Collection.



C3. Staff of King County Hospital, with Imogene Huntsman and Dr. Scott Woodin pictured at right (1904).
Source: *Saddlebags to Scanners: The First 100 Years of Medicine in the State of Washington* (1989), p. 76.



C4. King County Hospital, ca. 1915. It was demolished in 1956. Source: MOHAI



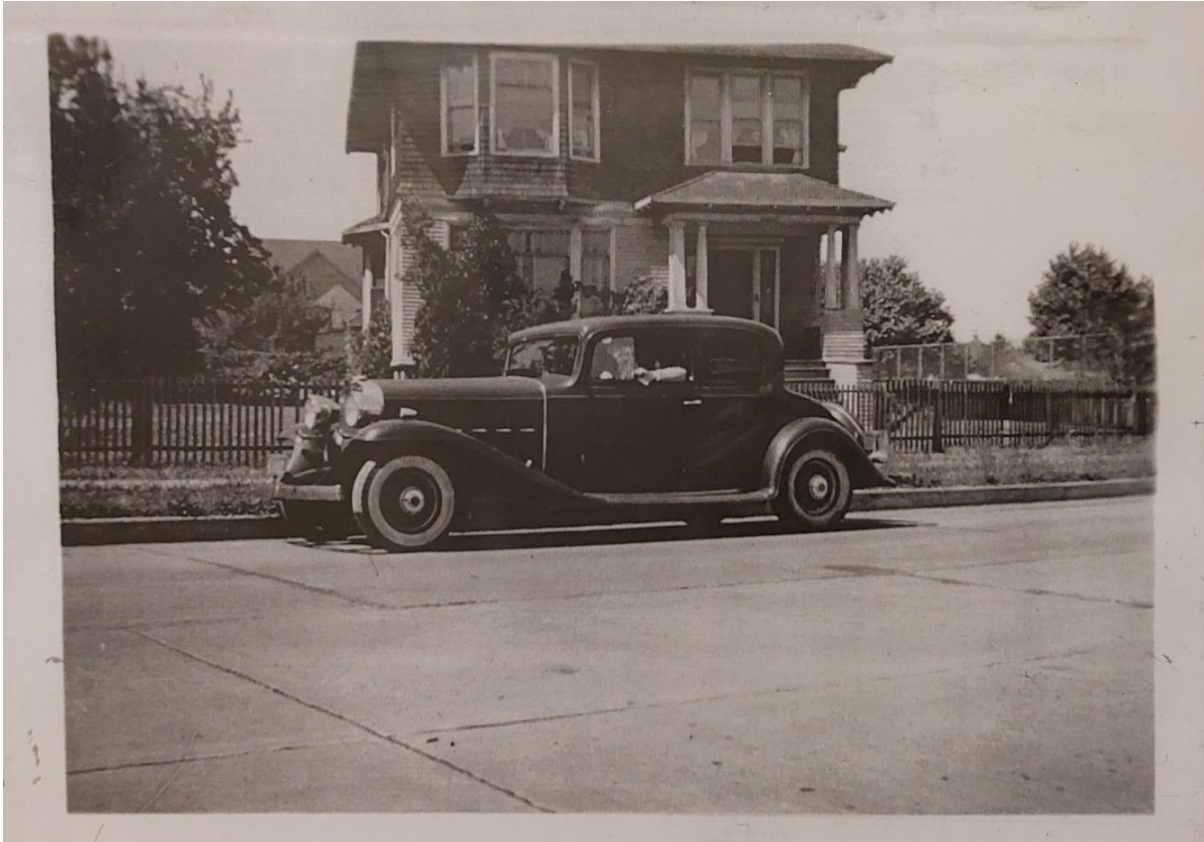
C5. Georgetown School, 730 S. Homer Street, 1960. It was built in 1904 and demolished in 1981. Source: Seattle Public Schools via History Link.



C6. View north along Corson Avenue S., 1919. Woodin House is on the left. Source: Seattle Municipal Archives.



C7. Woodin House, circa 1937. Source: Scott Boone Personal Collection.



C8. Woodin House, 1937. Source: King County Assessor (Puget Sound Regional Archive, Bellevue, WA).



C9. Outbuilding behind Woodin House, 1937. Source: King County Assessor (Puget Sound Regional Archive, Bellevue, WA). Note the still-extant residence at 823 S. Orcas Street in the background.



C10. Interstate 5 Exit at Corson Avenue South, ca. 1967. The Woodin House is not shown but is just out of sight at the top right. Source: Seattle Municipal Archives



C11. Woodin House, 1978. Source: Seattle Municipal Archives.



C12. Woodin House, 1989. Source: Seattle Municipal Archives.

