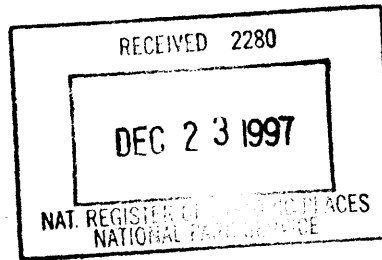


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



1672

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Dearborn, Henry H., House

other names/site number

2. Location

street & number 1117 Minor Avenue \_\_\_ not for publication

city or town Seattle \_\_\_ vicinity

state Washington code WA county King code 033 zip code 98101

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets \_\_\_ does not meet the National Register criteria.

I recommend that this property be considered significant \_\_\_ nationally \_\_\_ statewide  locally. (\_\_\_ See continuation sheet for additional comments.)

David Hansen 11.13.97  
Signature of certifying official Date

David Hansen, Acting State Historic Preservation Officer  
State or Federal agency and bureau

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria. (\_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.

\_\_\_ See continuation sheet

\_\_\_ determined eligible for the National

Register. \_\_\_ See continuation sheet

\_\_\_ determined not eligible for the

National Register.

\_\_\_ removed from the National Register.

\_\_\_ other, (explain:)

Edson H. Beall 1/23/98

Signature of Keeper

Date of Action

Dearborn, Henry H., House  
Name of Property

King County, WA  
County and State

**5. Classification**

Ownership of Property	Category of Property	Number of Resources within Property		
		contributing	noncontributing	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)			
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>1</u>	buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>   </u>	<u>   </u>	sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>   </u>	<u>   </u>	structures
	<input type="checkbox"/> object	<u>   </u>	<u>   </u>	objects
		<u>1</u>	<u>1</u>	Total

**Name of related multiple property listing:**

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**No. of contributing resources previously listed in the National Register:**

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling

**Current Functions**

(Enter categories from instructions.)

HEALTH CARE/medical office  
COMMERCE/TRADE/specialty store

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals

**Materials**

(Enter categories from instructions.)

foundation	concrete
walls	stucco
roof	composition
other	

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

Dearborn, Henry H., House  
Name of Property

King County, WA  
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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations** (Mark "x" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**  
(Enter categories from instructions)

**Period of Significance**

**Significant Dates**

SETTLEMENT

1907-1909

1907

ARCHITECTURE

**Cultural Affiliation**

N/A

**Significant Person**

**Architect/Builder**

Dearborn, Henry H.

Dozier, Henry

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

Dearborn, Henry H., House  
Name of Property

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**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Specify repository: University of Washington, Allen Library, Special Collections & Preservation Division

**10. Geographical Data**

Acreeage of property      less than one

**UTM References**

	10	550800	5273080	3			
	Zone	Easting	Northing	Zone	Easting	Northing	
1							
2							

See continuation sheet

**Verbal Boundary Description** (Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification** (Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title      Shirley L. Courtois

organization      Courtois & Associates      date      July 26, 1997

street & number      235 13<sup>th</sup> Avenue East, Suite 203      telephone      (206) 325-9346

city or town      Seattle      state      WA      zip code      98102

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional items** (Check with the SHPO or FPO for any additional items.)

**Property Owner** (Complete this item at the request of SHPO or FPO.)

name      Historic Seattle Preservation and Development Authority (contact: John Chaney)

street & number      605 First Avenue, Suite 100      telephone      (206) 622-6952

city or town      Seattle      state      WA      zip code      98104

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**7. NARRATIVE DESCRIPTION**

**Summary**

This handsome single-family residence was designed in 1904 and built in 1907 for Henry H. Dearborn, an investment banker and real estate investor. The house is situated in Seattle's First Hill neighborhood, the preferred location for the homesites of Seattle's wealthy pioneer families. Although a handful of turn-of-the-century houses remain at the northern and southern extremities of the hill, the area is now dominated by high-rise condominiums and extensive modern medical complexes.

Rectangular in plan, the house comprises two and one-half stories plus a full basement. The exterior walls are covered with stucco, and an enclosed verandah (added in 1912) extends around the east and south elevations. The interior is noteworthy for the exceptionally fine quality of the dining room finishes – Honduran mahogany wainscoting, pocket doors, and columned enframements in the classical idiom – and for a collection of art glass windows. The two upper floors remain essentially intact although they are currently unoccupied and used for storage.

Parts of the main floor were altered in 1953, when the residence was converted to an eye clinic, and again in 1985 when a plastic surgeon remodeled some spaces for office and medical use. An auxiliary building, originally a stables, then a garage, has been converted to a surgery. The grounds, never elaborately landscaped, have been partially paved for a small parking lot.

**Setting**

The Dearborn House is located on the southwest corner of Minor Avenue and Seneca Streets in Seattle's First Hill neighborhood. Diagonally across the intersection is the Tudor Revival Stimson-Green Mansion (Kirtland K. Cutter, 1901). On the opposite corner of the Dearborn's block, at the corner of Boren Avenue and Spring Street is the eclectic W.D. Hofius House (A. Walter Spalding, 1902). One block south, at the corner of Boren Avenue and Madison Street is the late Victorian Martin V.B. Stacy House (ca. 1888, altered). These four properties are the remnants of a once flourishing upscale turn-of-the-century residential neighborhood, which fairly early was encroached upon by apartment houses and residential hotels; commercial and institutional, especially medical, buildings; and more recently by high-rise condominiums and mushrooming medical facilities.

Early in the century, the block on which the Dearborn House is located contained four substantial residences, each sited on a double corner lot. The Dearborn and the Hofius houses remain, but the two other opposing corners are now occupied by 1980s condominium buildings of 17 and 18 stories. The Dearborn property is enclosed on the Minor Avenue and Seneca Street sides by a low CMU retaining wall of recent vintage. Behind the wall are well-kept lawns and flower beds; hedges and species rhododendrons long ago replaced the original roses as foundation plantings. A wide driveway, sloping upward from Seneca Street, provides access to the garage-turned-surgery at the rear corner of

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the property. Another driveway off Minor Avenue gives entry to parking spaces provided in the paved area, once a lawn, between the south facade of the house and the south property line.

**Exterior**

The two and one-half story house has a rectangular plan, approximately 35 feet by 55 feet. An eight-foot wide verandah wraps around the east (Minor Avenue) and south elevations. The verandah is punctuated by sturdy Doric columns spaced irregularly between multiple French windows. The exterior walls and all four chimneys are covered with stucco, as they were originally. These simple planar wall surfaces are further emphasized by unadorned window reveals. The hipped roof, once clad with metal tiles, is now covered with composition shingles. Though simple in basic form, the building is characterized by a two-story rounded bay on the north, deep eaves with closely spaced decorative brackets, three dormers framed by short engaged Doric columns, and a culminating square parapet at the roof ridge that retains original low-relief panels and decorative metal cresting.

In its original configuration, the house had two projecting columned porches, one at the main entrance on the Minor Avenue facade and another at the garden facade. Each porch was surmounted by a balustrade of decorative metalwork. The second owner altered this composition in late 1912, connecting the two porches at the southeast corner, and forming a verandah that was entirely glazed with tall multi-paned French windows. Another Doric column was added, and the deep bracketed eaves and fanciful metal balustrade were duplicated in the curved corner connection. A published photograph of ca. 1913 also shows a new entry door, with glazed sidelights and transoms, located just behind the porch columns and forming a narrow vestibule in front of the original entrance. This early altered configuration persists to this day. Thus, the exterior of the house presents an appearance much as it was in 1913. Sections of the balustrade, probably removed when roofing material was replaced, are stored at the property.

**Interior**

Originally, the main floor consisted of a parlor, a music room, a dining room, a stairhall, a butler's pantry and a kitchen. Most of the recent alterations have occurred on this level and in the basement. For several decades the property has served commercial purposes, first as an eye clinic and more recently as the offices of a plastic surgeon. In 1985 the living room was remodeled as a waiting room, although the original boxed beam ceiling, oak flooring, and window openings were retained. The music room and adjacent verandah space were reconfigured for examining rooms and office space. The half-round stairhall, opened when the oak staircase was moved westward, now serves as a reception area. The kitchen was turned into an office, and the butler's pantry now serves as a galley kitchen, although all of the original cabinetry was retained.

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The dining room remains entirely intact, with fine millwork, wainscoting, and elaborate classical-inspired motifs of polished Honduran mahogany. Double-leaf, bookmatched pocket doors, framed by engaged Ionic columns, and topped by a classical entablature, denote the passageway to the music room. The same motif frames the curved sliding doors – with upper sections and transoms of beveled and leaded glass – that open to the garden porch (now the enclosed verandah). The carved and polished mahogany woodwork continues in the mirrored overmantel of the dining room fireplace, which is faced with green glazed tile.

The second and third floors remain essentially intact, except for the reconfiguration of the stairs in the second-floor stairhall bay. The second floor contains two large connecting bedrooms in the eastern half, with a large master bath that retains original glazed tile. Two additional bedrooms and a bathroom with marble-paneled shower complete the western half, along with an enclosed corner sunroom. This room may have originally been open, but was enclosed and glazed by 1913.

An enclosed stairway leads to the third floor, which contains servants rooms, a bathroom, and a large room at the eastern end that may have served as a playroom. Low benches encircle the slope-ceilinged wings on either side of the higher dormer space. At the western side of this floor, a doorway in a small storage room gives access to a long shallow balcony.

With few exceptions, all of the windows are original. The third-story dormers contain wood-framed casement sash with clear leaded and beveled glass. Three of the four bedrooms and one bathroom on the second floor have double-leaf French doors with glazed panels and transoms of art glass. Fixed sash of similar art glass occurs in the stairhall bay and elsewhere in the house. The thematic motif is a stylized tulip form in yellow and green that appears in several variations throughout the house.

The basement, originally unfinished, was converted to a beauty salon in 1986-87. All of the wall finishes, ceiling and flooring are modern installations.

**Non-contributing Garage**

At the rear of the property is a freestanding ancillary building of one and one-half stories, approximately 24 feet by 32 feet. Built early in 1905, two years before the house, it was originally a stables, with servants quarters on the upper floor. It was slightly altered in 1919 to better accommodate its use as a garage for automobiles. In 1985 the lower level was completely remodeled to serve as a surgery. The upper level is vacant and inaccessible. Extensive alterations of both the exterior and interior necessitate classifying this building as non-contributing.

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**8. NARRATIVE STATEMENT OF SIGNIFICANCE**

**Summary**

The Henry H. Dearborn House, completed in 1907, is one of four substantial single-family residences remaining in Seattle's First Hill neighborhood from the period 1883-1910, when the western slope and the crest of the hill became the desired location for the homesites of Seattle's first families. The development of this first upscale residential neighborhood signaled the coming of age of Seattle society at a time when the population of the city was exploding and pioneer families were establishing themselves as arbiters of taste and developers of social and cultural institutions. Henry H. Dearborn, an East Coast investment banker, relocated to Seattle in the 1880s, and during the following two decades he was instrumental in the development of the city's tidelands and influenced the direction of transcontinental railroad development south of the city's core. The house Dearborn built among the mansions of First Hill represents the taste and inclinations of a well-traveled entrepreneur, a man of wealth who was secure in his achievements and particular in his demands.

**First Hill Development**

The first so-called "mansion" on the hill was built by Colonel Granville O. Haller in 1883 at Minor Avenue and James Street and was known as "Castlemount." It was quickly followed by a very large and ornate Late Victorian residence at Boren Avenue and Madison Street, the home of the Morgan Carkeek family. Mrs. Carkeek's friend, Mrs. Martin Van Buren Stacy, immediately purchased the property across the street, and by 1890 Judge Hanford had built a third house at this intersection. Soon most of the prominent pioneer families were building substantial and elegant residences on the hill, away from the noisy commerce of the rapidly developing downtown area.

Although other types of residential properties were also represented on the hill – small vernacular houses, duplexes, row houses, and flats – the large mansions quickly characterized the neighborhood as the "first" (closest) hill to downtown where the "first" families lived. Near the northern end of the north-south ridge, the platted blocks at the crest of the hill were divided into eight lots, and, as each family purchased two lots, the characteristic neighborhood block form was four large houses on four corner parcels. Many of the late-nineteenth and early-twentieth century popular styles were represented – the early Queen Anne and Shingle style models soon gave way to Tudor, Colonial and Georgian Revivals. Examples of the American foursquare form were enhanced by classical or fanciful attachments. The Dearborn House boasted muscular Doric columns, while the plain brick of the W. D. Hofius House was embellished with two elegant Venetian Gothic porches.

What passed for high society in pioneer Seattle was established on First Hill. Thursday was "at home" day when residents received social callers. Morgan and Emily Carkeek's residence became the social and cultural hub of the hill, where costume balls were held and the first meetings of the Seattle Historical Society were convened. The city's first tennis court was created behind the Stacy House and



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gave rise to the Seattle Tennis Club, now located on the shores of Lake Washington. The men of First Hill founded the exclusive Rainier Club in 1888, though for purposes of conducting business its building was located closer to the commercial center of town.

By 1890 the Madison Street cable car line brought easy access to the hill and with it came more commercial enterprises. Apartment buildings and residential hotels clustered along the Madison spine. Several hospitals were developed in the general area, presumably also seeking to locate away from the congested commercial center. In 1901 the Stacy House was sold to the men's University Club, and in 1906 Judge Hanford sold his property to investors for the construction of the eight-story Perry Hotel. In 1909 another residential hotel, the Sorrento, opened a block away on Madison. Yet, single family houses continued to be built on the hill well into the first decade of the new century, even as the character of the neighborhood was changing and some of the early residents were relocating to Capitol Hill and the new private enclave at The Highlands north of the city.

Today, First Hill is characterized by modern medical facilities whose high-rise buildings spread over several contiguous blocks both north and south of Madison Street. At the northern end of the ridge 1920s brick apartment buildings are interspersed with concrete and steel high-rise condominiums. The hill south of Madison is dominated by large institutional edifices – St. James Cathedral (1907), O'Dea High School (1923), Frye Art Museum (1952, 1997), and Harborview Hospital (1931, 1996), along with remnants of its past. Fewer than a dozen pre-1910 buildings remain here, and all but one have been altered. It is the northern portion of the hill that contains the small collection of old mansions that, for a brief period, formed the nucleus of the young city's social and cultural life.

**Henry H. Dearborn**

In 1904 Henry H. Dearborn (1844-1909) purchased property on First Hill next to that of Daniel Kelleher, a banker and real estate investor, and across the street from C.D. Stimson, a lumber baron and real estate developer. Dearborn himself had established an investment banking firm in 1865 in Lowell, Massachusetts, which serviced such clients as the Northern Pacific Railroad and the Cunard and White Star steamship companies. His friendship with Jay Cooke and his interest in the development of transcontinental rail lines led him to undertake a six-month overland journey in 1871 to assess the proposed westward route of the Northern Pacific Railroad. The opportunities afforded by the impressive development of booming west coast cities obviously intrigued him, and during the 1880s he began to develop business interests in the Puget Sound region.

Although published biographical sketches indicate that Dearborn "settled" in Seattle in 1880, it is unclear that he was indeed a permanent resident during this decade. In the early and mid-1880s his name does not appear in city directories, although a brother and nephew are listed. By 1885 this brother, Leonard, had formed L.F. Dearborn & Co., engaging in real estate sales and rent collection. In 1886 Henry and another brother, George, established H.H. Dearborn & Company, Bankers in Real

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Estate. Their offices were in a commercial building in Pioneer Square, and their residences were listed at the same commercial address in the 1887 city directory. In 1888, however, the entry for Henry noted his residence as Lowell, Massachusetts. It is likely that Henry Dearborn traveled widely during this decade. He married in Lowell in 1881; he attended the 1883 ceremony in Montana celebrating the driving of the last spike of the Northern Pacific Railway transcontinental line; he was undoubtedly in California with his wife when she died in 1889.

By 1890 Henry Dearborn began to concentrate his business efforts in Seattle. His two interests — railroads and real estate—merged in his direct involvement in the development of Seattle's reclaimed tidelands, both along the waterfront and south of the central business district, where new passenger terminals, vast freight yards, and industrial and manufacturing enterprises would be located. He was one of the earliest and assuredly the most aggressive investor in tidelands property, and he accumulated considerable wealth by selling and leasing tidelands lots through his H.H. Dearborn & Company real estate firm.

Although others, especially Judge Thomas Burke and John Leary, promoted the interests of the Great Northern Railroad and its president, James J. Hill, it was Dearborn who most clearly saw the essential relationship between railroad improvements in Seattle and the development of the filled-in tideflats. Hill said of him, "There is one man at least in Seattle who has always been consistent, and that is H.H. Dearborn. He was the first man to call my attention to the great value of the Seattle tide lands, and I find Dearborn was right." The Great Northern accumulated tideland property and rights-of-way throughout the 1890s and into the next century. Dearborn was not above making a profit from his association with Hill. Four lots that he purchased in 1896 for \$733 were sold seven years later to Hill for \$70,000; and there are many other examples of his acumen in perceiving the increase in value of particular parcels and in profiting from their resale. Dearborn was not the only investor to benefit from tidelands real estate, but he was the most recognized and came to earn the sobriquet "The Tidelands King." He retired from active involvement in his real estate firm in 1905, leaving the business in the hands of his nephews.

As he neared retirement, Dearborn contemplated building a splendid home for himself and his eighteen-year-old daughter, Beatrice, on Seattle's First Hill. A series of notices in the *Pacific Record* chronicle the progress. September 10, 1904: "H.H. Dearborn is contemplating erecting a fine building on the southwest corner of Seneca and Minor Street. Mr. Dearborn has just bought this double corner." September 24, 1904: "H.H. Dearborn has not selected the architect for his new residence. Mr. Dearborn has rather unique ideas and no architect has as yet been able to fulfill the specifications." October 15, 1904: "Henry Dozier has been authorized to prepare the plans for a \$16,000 Japanese-American residence for H.H. Dearborn, the wealthy tide-land owner. The house will contain eight rooms and be of a style all its own." November 5, 1904: "Plans for H.H. Dearborn's Spanish-Japanese

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residence have been almost completed, and work will probably start within a couple of weeks." January 7, 1905: "Work on H.H. Dearborn's \$16,000 residence on the southwest corner of Seneca and Minor will not be undertaken before spring, but a fine \$2000 stable in the rear of the property is now being erected. The plans were prepared by Henry Dozier." July 1, 1905: "H.H. Dearborn will soon go ahead with his Japanese-American residence, which will be erected at a cost of \$20,000. Henry Dozier prepared the plans." The house was not actually built until 1907, after Dearborn and his daughter returned from a lengthy European tour.

The designation "Japanese-American" in the local press may have been influenced by the metal roof ornaments, which gave an upward sweep to the corners of the eaves. And the "Spanish" reference may indicate the use of stucco as an exterior wall finish, when most local residential construction was of wood or, less common, brick and stone. In reality, the Dearborn House was essentially a rectangular American foursquare form, with the addition of robust Doric columns at the two porches and an impressive metal tile roof incorporating decorative cresting and ornamental features.

As architect for his new home, Dearborn chose Henry Dozier (1855-?). Dozier was not academically trained, but as a young man he had apprenticed in architects' offices in St. Louis and Denver. He had lived and practiced in Denver for about 20 years (1877-1897). He then designed the depot and associated buildings in Skagway, Alaska, for the White Pass & Yukon Railroad. He came to Seattle in about 1901 and is known to have designed several residences, apartment houses, and some commercial buildings. Four of his residences on Capitol Hill are extant, though none is of the quality and grandeur of the Dearborn House. Dozier is not listed in Seattle directories after 1909, and his subsequent whereabouts and professional activity are unknown.

Though nominally a Seattle resident, Dearborn traveled extensively. For many years a bachelor and then a widower, Dearborn resided in residential hotels or at the private Rainier Club. The commercial property most closely associated with his business, the Haller Building, where his offices were located during the tideland boom, has been demolished. The house he built upon his retirement is the single extant property personally associated with him. It is also one of only four remaining turn-of-the-century fine residences on the northern crest of First Hill.

Of these four, the Stimson-Green House (National Register and City Landmark) and the Hofius House possess excellent integrity. The Stacy House has been expanded and has experienced several renovations under the University Club ownership; however, its still discernible Victorian character provides historic context for its rapidly changing key intersection. The exterior of the Dearborn House retains its circa 1913 appearance, and, together with the nearby Stimson-Green and Hofius houses, it is a reminder of the kind of residential neighborhood First Hill once was.

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**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

- Brantigan, Charles O. Biography of Henry Dozier, 1997. Computer print of raw data collected by owner of a Dozier-designed house in Denver. Available in Architects Reference File for Dozier in Special Collections, Allen Library, University of Washington.
- Broderick, Henry, Inc. *The Marketing & Management of Millions*. Promotional brochure for real estate agents, n.d. [ca. 1913]; includes photograph of Dearborn House.
- City of Seattle, Building Department. Permit records.
- Pacific Record*. Tidelands and Business Realty Special Supplement, 32 pages, 1904. Dearborn is mentioned throughout, but especially in the essay, "Mr. H.H. Dearborn, the Great Northern, the Tunnel, and the Orient," p. 19.
- Pacific Record*. Series of notices in "Seattle Building Notes" regarding construction of Dearborn House. In vol. II: no. 36 (September 10, 1904), p. 6, col.1; no. 38 (September 24, 1904), p.6, col.2; no. 41 (October 15, 1904), p.6, col. 3-4; no. 44 (November 5, 1904), p. 6, col. 3; no. 51 (December 24, 1904), p. 6, col.3. In vol. III: no. 1 (January 7, 1905), p. 6, col.1; no. 26 (July 1, 1905), p. 5, col. 2.
- The Seattle Mail and Herald*. Numerous articles about and references to H. H. Dearborn and the tideland development throughout 1901-1906.
- The Seattle Times*, February 23, 1909. Obituary for H. H. Dearborn, "Wealthy Pioneer of City Dies." In Meany Pioneer File, Special Collections, Allen Library, University of Washington.
- Snowden, Clinton A. *History of Washington*, vol. 6 (New York: The Century History Co., 1911). Portrait and biographical sketch of H. H. Dearborn, pp. 243-247.
- Strachan, Margaret Pitcairn. "Early Day Mansions" Weekly series of illustrated histories of pioneer family homes, in *The Seattle Times*, September 3, 1944 to August 26, 1945.

**10. GEOGRAPHICAL DATA**

**Verbal Boundary Description**

Lot 2, and the northerly 55 feet and the southerly 5 feet of the easterly 86 feet of Lot 3, Block 117 of A.A. Denny's Broadway Addition to the Plat of Seattle.

**Boundary Justification**

The nominated property includes the entire parcel historically associated with the Dearborn House.

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**PHOTOGRAPH INDEX**

For items #2 through #12:

Photographer: Shirley L. Courtois

Date: April and June 1997

Location of negatives: Washington State Office of Archaeology and Historic Preservation

- #1. Photocopy of historic photograph, taken between 1905 and 1912. View of exterior before porches were enclosed; camera facing northwest. Webster & Stevens Collection, Museum of History and Industry, Seattle, WA.
- #2. View of exterior and present context; camera facing northwest.
- #3. View of exterior and present context; camera facing southwest.
- #4. View of exterior and present context; camera facing southeast. Note corner of detached garage at right edge of photograph.
- #5. View of non-contributing garage (originally stables), converted to surgery; camera facing southwest.
- #6. Interior view of living room, now used as doctor's waiting room; camera facing east toward entry.
- #7. Interior view of a corner of the waiting room looking into stairhall, now converted to reception area. Camera facing southwest.
- #8. Interior view of dining room, showing curved sliding doors that led to south porch; camera facing south.
- #9. Interior view of dining room showing Honduran mahogany wainscoting and overmantel; door to butler's pantry at right. Camera facing west.
- #10. Interior view of dining room, showing double pocket doors to former music room. Camera facing east.
- #11. Interior view of art glass windows in second floor stairhall bay. Original stairs removed and floor added. Camera facing north.
- #12. Interior view of east room on third-floor, showing dormer space, tongue-and-groove wainscoting and low benches. Camera facing southeast.