



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-1649
Street Address: 700 5th Ave Suite 1700

Landmark Nomination Application

Name (common, present, or historic): Patrick J. Sullivan House

Year built: ca. 1898

Street and Number: 1632 15th Avenue

Assessor's File No.: 723460-0290

Legal description: Lots 6, Block 6, Renton's Addition, according to the plat thereof, recorded in Volume 3 of Plats, Page 118 in King County, Washington

Plat Name: Renton's Addition to the City of Seattle Block:6 Lot:6

Present Owner: Elaine Thorson

Owner's Address: 1632 15th Avenue, Apartment #5
Seattle, WA 98122

Present Use: Apartments

Original Owner: Patrick J. Sullivan
Original Use: Single Family Residence

Architect: Josenhans & Allan
Builder: Unknown

SEE ATTACHED for physical description, statement of significance, and photographs

Submitted By: Castanes Architects P.S.
Address: Castanes Architects P.S.
1932 1st Avenue
Seattle, WA 98101
Phone: (206) 441-0200

Date: November 1, 2017

Reviewed (historic preservation officer): _____

Date: _____

Administered by The Historic Preservation Program the Seattle Department of Neighborhoods

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1. Property Data

| | |
|------------------------------------|---|
| Historic / Current Names: | The Patrick J. Sullivan House |
| Address: | 1632 15th Avenue Seattle, Washington 98122 |
| Site Location: | The corner lot at 15th Avenue and East Olive Street in the Capitol Hill neighborhood. |
| Tax Parcel Number: | 723460-0290 |
| Legal Description: | Plat Lot 6, Block 6, Renton's Addition, according to the plat thereof, recorded in Volume 3 of Plats, page 118 in King County, Washington |
| Original Construction Date: | ca. 1898 |
| Original / Present Use: | Single Family Residence / Apartments |
| Original Designer: | Josenhans & Allan |
| Original Builder: | Unknown |
| Site Area: | 7,200 square feet according to King County parcel records (December 5th, 2013) |
| Original Owner: | Patrick J. Sullivan |
| Present Owner and Address: | Elaine Thorson 1632 15th Avenue, Apartment #5 Seattle, Washington 98122 |

2. Historical Context

Historical Overview of the Capitol Hill Neighborhood

Capitol Hill rises more than four hundred and forty feet above Elliot Bay and is comprised of a long ridge east of Lake Union and Seattle's downtown. Originally platted by Arthur Denny prior to 1861, Capitol Hill did not immediately develop as a residential neighborhood. Pioneer settlement of the hill began post 1876 after existing timber was cleared. In 1876 the City of Seattle purchased forty acres from J.M. Coleman for the development of City Park, later re-named Volunteer Park in 1901.

The primary developer of the area, originally known as Broadway Hill, was James Moore. Moore acquired one-hundred and sixty acres in 1900 and renamed the district, cultivating the area directly south of Volunteer Park as an upscale residential neighborhood. Capitol Hill quickly began to develop as a vibrant residential and commercial community. In 1891, an electric trolley line was constructed along Broadway Avenue, linking Capitol Hill to First Hill and Beacon Hill. Neighborhood commerce began to follow the emerging pattern established by early streetcar and cable car routes with the growth of destination stores, cafes, and other facilities in a linear fashion along the effected streets. The effects of this pattern of growth are most evident along 15th Avenue, where the subject property is located.

By the turn of the century, residential construction had begun spreading eastward to the top of the ridge of Capitol Hill. This led to the founding and transplanting of multiple religious institutions; most notable was the strong wealthy and middle-class Jewish population which first began to settle the area around Madison Street which lead to the construction of the historic Temple de Hirsch in 1910. Other examples include the former Capitol Hill United Methodist Church at 128 16th Avenue East constructed in 1906, and the First Christian Science Church at 16th Avenue East and Denny Way constructed in 1914 and located just north of the subject property.

Modest homes were built near the ridge of Capitol Hill in the 1880's and 1890's but few of them survive in vicinity to the P.J. Sullivan house. These unassuming houses were soon followed by mansions as well as homes for working and middle-class families. The latter were constructed and concentrated around the sides of the business and transportation strips of Broadway, 15th Avenue, and 19th Avenue. A large portion of these residences were built in the efficient and attractive Classic Box, or 'Seattle Box' style, but many others featured the Neoclassical, Arts and Crafts, Tudor Revival, and Queen Anne Styles. Of prominence is the nationally recognizable Queen Anne Style; a Victorian era building style that was traditionally beloved by wealthier homeowners.

The Queen Anne Style

Traditionally, the Queen Anne Style was the ultimate built form of the picturesque of the 19th century. It's values were based on excessive and varied decoration with no firm roots in any historical style; rather the style itself was an amalgamate form of popular features borrowed from the earlier Victorian and Romantic eras. The style's name was derived from Queen Anne of England who ruled from 1702 to 1714. The Queen Anne Style was first introduced in 1870 by Richard Norman Shaw, who intended for the style to evoke the British renaissance residences of some 200 years prior. The name is meant to suggest the eclecticism associated with Queen Anne and the prevalence of Renaissance-inspired architecture during the time of her rule.

In America, the style was primarily utilized for residences by the wealthy elite who had made their fortune through industrial growth. The Philadelphia Centennial Exhibit in 1876 featured two model houses in the Queen Anne Style. Americans immediately took to the style out of a nostalgia for their colonial roots.

By the 1880's, the Queen Anne Style had become the most prevalent and prominent style across the United States. The Queen Anne Style had gained popularity among a wider range of individuals as the American lower and middle classes developed further during the industrial and financial growth of the time. This growth led lower and middle class homeowners to create their own adaptations of the Queen Anne Style out of an interest in more decorated and eclectic homes. In Seattle, the first iterations of the Queen Anne Style were built by new middle class citizens on what is now Queen Anne hill. The style later expanded to other areas of Seattle such as Capitol Hill.

The Queen Anne Style's propagation through America marks it's attributes as synonymous with the economic growth of the United States during industrialization at the turn of the twentieth century. The results of the Alaskan Gold Rush helped further boost the economy around the Seattle area. This era of financial growth, and more specifically, it's effect on the working and middle classes of America is partially recounted through the ubiquitous presence of the Queen Anne Style throughout the country. The Patrick J. Sullivan House is an example of this quintessential era of American history as few examples of this historical architectural style exist to date. Many examples of this style in Seattle have been demolished for newer apartment, residential, and duplex developments.

Identifying features of the Queen Anne Style include: irregular, steeply pitched roofs with a dominant front-facing gable; patterned shingles; bay windows; partial or full-width asymmetrical porches along one side of the structure, usually at the first level; embellishments such as decorative or polychromatic ornamentation; multiple gables and dormers; turrets and towers; and differing wall textures. The Queen Anne Style is prevalent throughout the United States of America and is the namesake of the Queen Anne neighborhood of Seattle.

Patrick J. Sullivan

Born in 1861, Patrick J. Sullivan came to Seattle by way of Guelph, Canada. In 1888, he assumed proprietorship of the Queen City Boiler Works which had become a manufacturer of some importance by 1887. The Boiler Works burned to the ground in the fire of 1889 shortly after Sullivan's arrival. Sullivan re-opened for business in a tent almost immediately, moving to the corner of King Street and First Avenue South once construction could be completed on a new building. Sullivan remained in this position for five years during which the Queen City Boiler Works flourished. Sullivan left the Queen City Boiler works in 1904 to pursue a career in real estate which he operated out of the American Bank Building.

After his great success as proprietor of the Queen City Boiler works, Sullivan commissioned the home at 1632 15th Avenue from Josenhans and Allan Architects, and construction was completed in 1898. Sullivan and his wife Joanna lived at this address from 1900 to 1923 when they moved to a nearby apartment on East John Street. Patrick J. Sullivan later died on December 12th, 1947 at the age of 86 years old.

Josenhans & Allan

The architects of the P.J. Sullivan house were Timotheus Anton Christof Josenhans and Norris Best Allan of Josenhans & Allan. A prominent firm in Seattle at the time, Josenhans & Allan are credited for multiple Seattle landmarks. Some notable examples of their works include: the Marion Building at 818 2nd Avenue; the Cawsey C. C. House at 325 West Kinneer Place West; as well as Lewis, Clark, and Parrington Halls on the University of Washington campus (see pages 11 and 13 for images of work examples).

Timotheus Josenhans came to Seattle in 1888 by way of McGregor Iowa. He originated from Wurttemberg, Germany, immigrating to the United States in 1855 by sailing from Le Havre, France to New York, New York. His family settled in Ann Arbor, Michigan. In 1880 he traveled to McGregor Iowa where he worked as a civil engineer. Josenhans practiced architecture first under Hermann Steinmann from 1888 to 1889. From 1894 to 1897 he partnered with James Stephen to form Stephen and Josenhans Architects after which he went on to form Josenhans and Allan which practiced from 1897 to 1912. Josenhans later went on to fill the role of City Building Superintendent at the City of Seattle from 1914 to 1920 where he developed a strong reputation for being "an official who thinks several times before he ventures an assertion, and then always leans to the safe side" and was seen as a great authority on development during the period (13). In 1921 Josenhans was asked to step down from his position as Superintendent and began his own practice of architecture once more. Josenhans passed away on March 4th, 1929 at Saint Luke's Hospital in Seattle.

Little is known about Timotheus' partner, Norris Best Allan. He was a Canadian who worked as a draftsman for the Seattle Architect James A. Johnson in 1890. After his partnership with Josenhans, Allan held his own architectural practice in Seattle until 1920.

3. Architectural Description

Physical Description (See Site Plan on Page 24)

The subject property is located at the southeast corner of 15th Avenue and East Olive Street in the heart of Capitol Hill, and is situated in close proximity to a number of designated Seattle landmarks including the Hillcrest Apartment Building (1908) and the First Christian Science Church (1914). The surrounding blocks were zoned in 1923 as Low Rise 3 which is reflected in the surrounding medium-sized apartment buildings that date from the early 1900's. Buildings to the north of the property are largely comprised of similar mixed scale apartments and single family residences, while buildings to the south are primarily mixed-use residential.

The block on which the building is located is bisected by a 16 foot wide partially vacated alleyway that runs north to south along the eastern side of the property. Buildings on the block range from two to four stories with buildings along the east side constructed in masonry while those to the west are largely wood frame.

The 60 foot by 120 foot property is situated in the sixth lot on block six of Renton's Addition to the City of Seattle. The 3,625 square foot home faces west onto 15th Avenue with setbacks from the north, south, and east. The eastern portion of the property is unpaved parking space for residents of the home. Vegetation around the home consists of low-lying shrubs and vines. Several mature evergreens are planted on the west side of the property which partially obstruct views to the north.

This three story building is an example of the Queen Anne Style done in wood frame construction with a partial/full basement. The style is most evidently characterized by its steeply pitched roof of irregular shape and prominent front-facing gable. The home also features additional gables facing the north, east, and west all of which are decorated with simple barge boards. The roof itself seems to be composed of simple asphalt shingles as is standard in a majority of homes across the United States. There were two prominent interior brick chimneys, as seen in an image on page 14. At least one of the original brick chimneys still remain today. While none of the original windows remain, the original window openings are still intact and are in use today.

In line with the Queen Anne Style the home bears an asymmetrical facade with a porch that wraps partially around the north side of the building. The porch is supported by Tuscan order wooden columns that start halfway across the northern facade and continue to wrap around the west side of the house, ending in a pediment that faces south. The original entry stairs are no longer in use but features still remain, such as the brick stair balustrade system. A new stair has been built on the south side of the existing porch. The northwest and southeast corners of the building feature two prominent hexagonal turrets, again keeping with the Queen Anne Style. The turret to the northwest rises to a dome with an estimated eave line 6 feet higher than that of the rest of the building and is capped with a simple finial.

3. Architectural Description *Continued...*

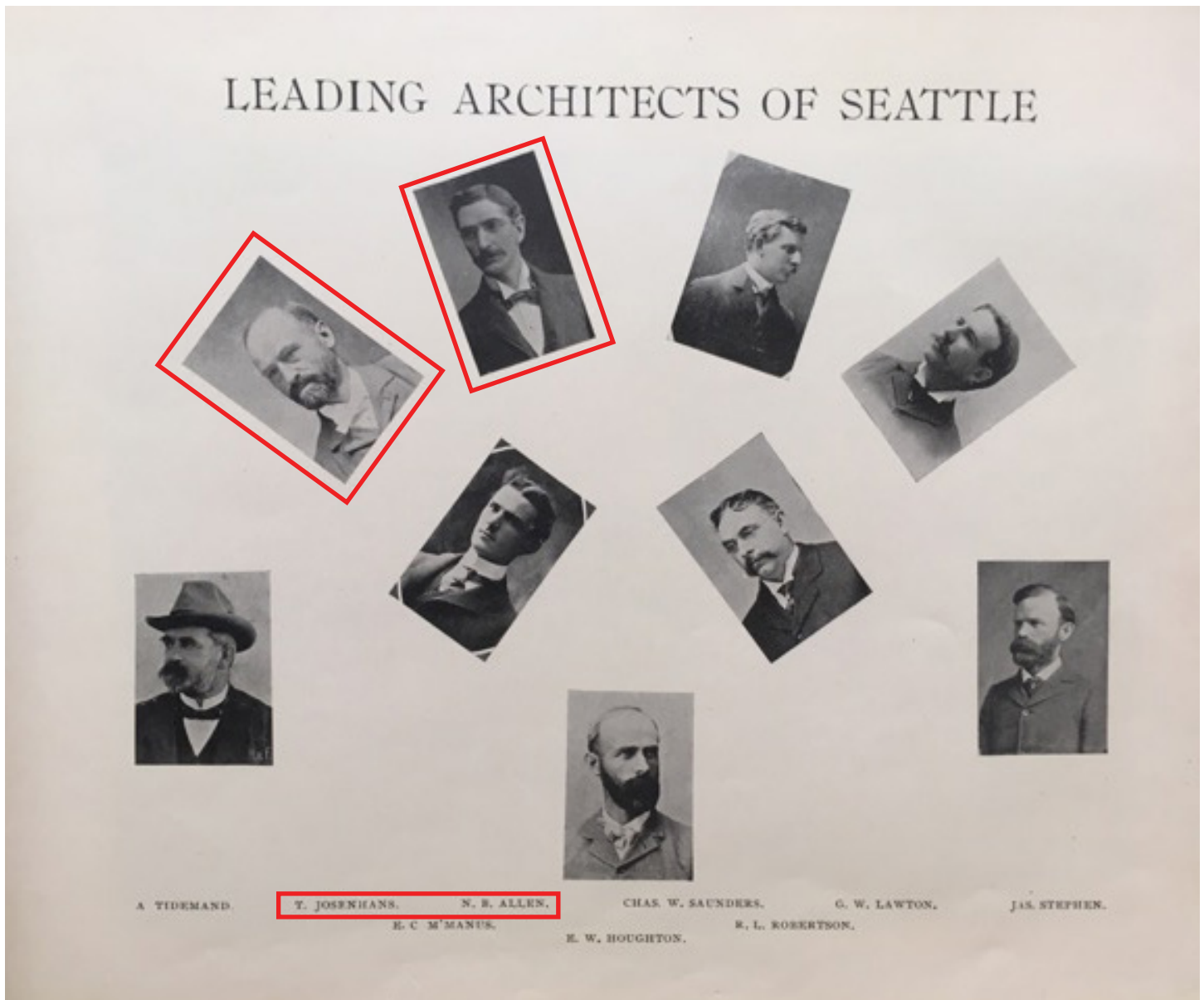
The turret to the southeast corner is capped with a pyramidal roof reaching up to the same height as the home's gables. The home is clad with painted horizontal wood siding in most areas, and painted shaker-style shingles on its second level. The Porch features decorative wood railings between each supporting column. The majority of windows in the home are updated vinyl with the original external wood decoration. The alterations to the 15th Avenue face of the home feature contemporary windows encasing the original porch space.

List of Alterations

- | | |
|--------------|---|
| July 1, 1949 | Alteration of existing building for Vernon Robinson. Drawing titled: Remodeling of Housekeeping & Apt. House for Mrs. Ethel Brehmer. Architect, Edward K. Mahlum. [Permit #395322] |
| 1950 | Work completed authorized by permit #395322. Construction Type listed as wood frame, occupancy listed as apartment and housekeeping rooms. [Permit #402716] |
| 1952 | Completed work authorized by permit #402716. [Permit #414037] |
| 1956 | Completed work authorized by permit #414037. Occupancy listed as 1 apartment, 5 housekeeping. [Permit #441850] |
| 1959 | Alterations to existing apartment, installation of 2 new bathrooms for Vernon Robinson. Occupancy listed as 1 apartment, 5 housekeeping. [Permit #478950] |
| 1965 | Repaired fire damage to exterior of building, Occupancy listed in permit #478950 re-examined, shows occupancy as 1 apartment, 4 housekeeping. [Permit #511646] |

Bibliography

- 1) Building Information: King County Department of Assessments
- 2) *Castle on the Hill*. 1975. Seattle Municipal Archives Photograph Collection, Seattle.
- 3) Context statements from Seattle Preservation Program website.
- 4) City of Seattle Directories and Architect Reference Files Special Collections Division, University of Washington Libraries.
- 5) *McAlester, Virginia, and A. Lee McAlester. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2015. Print.
- 6) *Seattle of Today Architecturally*. Seattle: Saunders and Lawton, J.M. Corner, James Stephen, E.W. Houghton, Josenhans and Allan, A. Tidemand, Thompson and Thompson, and McManus and Robertson, 1905. Print.
- 7) *Shaping Seattle Architecture*, edited by Jeffrey Karl Ochsner, University of Washington Press, 2004.
- 8) Architectural Styles of America and Europe, Compilation of Various Sources
<https://architecturestyles.org/queen-anne/>
- 9) "Washington Death Certificates, 1907-1960," database, FamilySearch (<https://familysearch.org/ark:/61903/1:1:N3YD-8XR> : 5 December 2014), Patrick J. Sullivan, 12 Dec 1947; citing Seattle, King, Washington, reference 5265, Bureau of Vital Statistics, Olympia; FHL microfilm 2,032,619.
- 10) Seattle Department of Neighborhoods, Seattle Historical Sites
Marion Building, Cawsey C. C. House
<https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=-188623428>
<https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1090031505>
- 11) PCAD Library Online Database, Josenhans and Allan, Architects (Partnership)
<http://pcad.lib.washington.edu/firm/2044/>
- 12) PCAD Library Online Database, Timotheus Anton Christof Josenhans (Architect)
<http://pcad.lib.washington.edu/person/2726/>
- 13) The Seattle star. (Seattle, Wash.), 26 Jan. 1915. Chronicling America: Historic American Newspapers. Lib. of Congress.
<http://chroniclingamerica.loc.gov/lccn/sn87093407/1915-01-26/ed-1/seq-1/>
- 14) The Queen Anne Style, Queen Anne Historical Society
<https://qahistory.org/queen-anne-style/>
- 15) Archinform, Seattle of Today Architecturally
<https://eng.archinform.net/quellen/106617.htm>



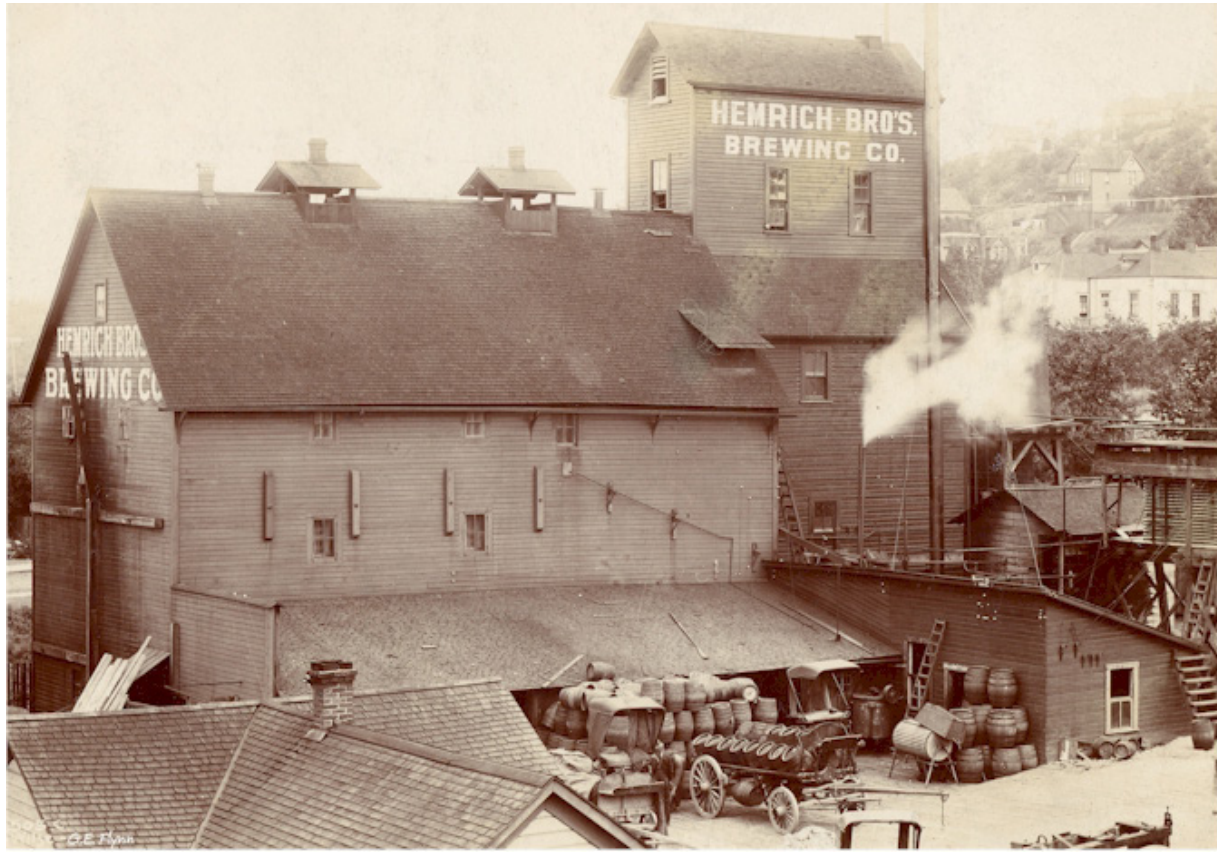
Leading Architects of Seattle; pictured are Timotheus Josenhans and Norris Best Allan of Josenhans & Allan, architects of the P.J. Sullivan House. Seattle of Today Architecturally, 1902



Polson, Perry, and Kate House; Queen Anne, Seattle, WA;
view from the north; Completed by Josenhans & Allan in 1906.



Polson, Perry, and Kate House; Queen Anne, Seattle, WA;
view from the south; Completed by Josenhans & Allan in 1906.



Hemrich Brothers Brewing Company; South Lake Union, Seattle, WA;
Completed by Josenhans & Allan in 1901.



University of Washington - Clark Hall; Seattle, WA;
Completed by Josenhans & Allan in 1896.



University of Washington - Parrington Hall; Seattle, WA;
Completed by Josenhans & Allan in 1902.



Marion Building; Downtown, Seattle, WA;
Completed by Josenhans & Allan in 1902.



INTERIOR VIEW OF P. J. SULLIVAN'S RESIDENCE

JOSEPH HANS & ALLEN
Architects

Interior View of the Patrick J. Sullivan House; Seattle of Today Architecturally, 1905



RESIDENCE OF P. J. SULLIVAN
S. E. Cor. Fifteenth Avenue and East Olive Street

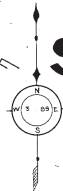
JOSEPH HANS & ALLEN
Architects

The Patrick J. Sullivan House; view from the northwest showing the home in its original context;
Seattle of Today Architecturally, 1905

PLAT OF RENTON'S ADDITION To the CITY OF SEATTLE.

Scale 1 inch = 100 ft.

Scale of Records 1 inch = 2 feet.



Scurry & Owens

Civil Engineers.

Description

This Addition to Seattle, embraces the West 1/2 of the North West 1/4 of Section 33, Twp 23 N, Range 4 East W. M. The North West Corner of said Section is 33 feet West and 23 1/2 feet North of the South West Corner of Block 8 Stone monuments are placed at the intersections of the center lines of Bancroft, Madison and Tilbert Streets with the center lines of Joy, Chestnut and Hyde Streets, and said monuments govern the location of all lots, blocks, and streets in this plat. Lots are 60 x 120 feet, except where otherwise shown on plat. Streets are 66 ft. wide or as indicated on plat. Alleys are 16 feet wide.

Dedication

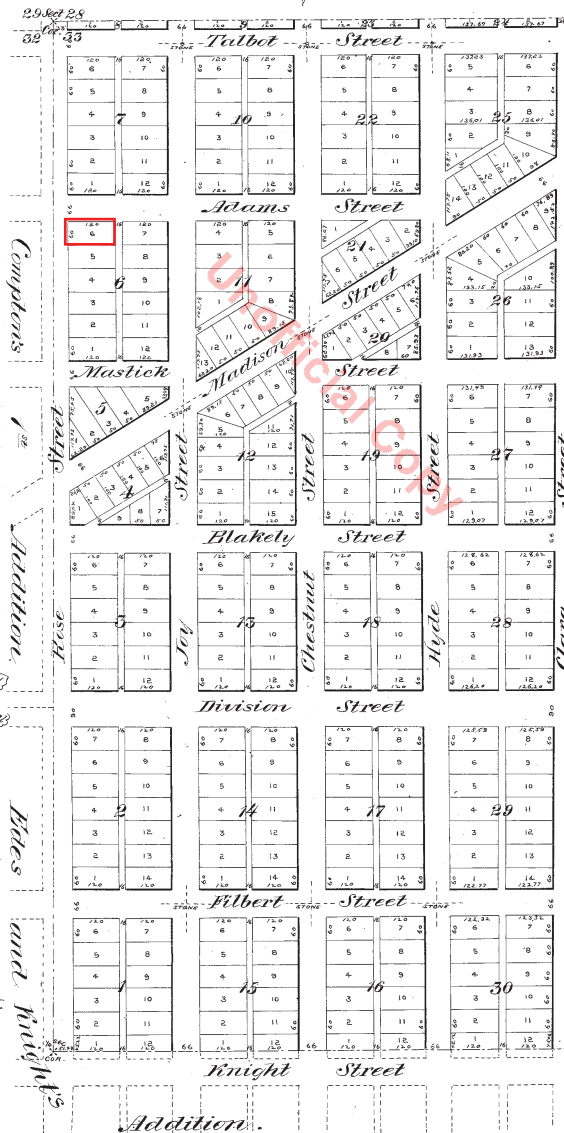
Know all men by these presents, that we, William Renton and Sarah M. Renton, husband and wife, Owners in fee simple of the above described Renton's Addition to the City of Seattle, do hereby declare this plat and dedicate to the use of the public forever all the streets and alleys platted thereon. In witness whereof we have hereunto set our hands and seals this 21st day of March A. D. 1889. In the presence of
H. T. Price, William Renton
J. A. Campbell, Sarah M. Renton

33148

Filed for Record at the request of Crawford Conover
May 18 A.D. 1889.
at 45 min. past 10 A. M.
and recorded in Vol 3 of
Plats, page 118.

Records of King County W.T.
W. R. Jones, Co. Auditor,
By A. R. Kennedy, Deputy.

SEE SURVEY VOL. 11 PAGE 43



Acknowledgment

Territory of Washington
County of Kitsap

This is to certify, that on this 21st day of March A. D. 1889, personally came before me, the undersigned, a Notary Public in and for Washington Territory Wm. Renton and Sarah M. Renton his wife to me known to be the persons who executed the foregoing instrument, and the said Wm. Renton, acknowledged that he signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned. And the said Sarah M. Renton, having by me been fully acquainted of the contents of said instrument, she, for herself, separate and apart from her said husband, acknowledged that she signed and sealed the same freely and voluntarily and for the uses and purposes therein mentioned. In witness whereof I have hereunto set my hand and affixed my official seal, the day and year in this certificate first named.

H. T. Price

Notary Public for Washington
Territory.



Approved by the Mayor and Common
Council of the City of Seattle, this 22nd
day of March A. D. 1889.

Approved
Robert Moran
Mayor.

Attest
C. W. Peris
Clerk.



SEE SURVEY VOL. 9 PAGE 175

King County



1632 15th Ave.

 LOT 6
 BLK. 6
 ADD. Renton's

41W RM

~~SEE HOUSING INSPECTION DIVISION~~

FM. S. B. 197 10M 3-50 HALL

| PERMIT NO. | DATE | EST. COST | WORK | STO. | SIZE | CONST. | OCCUPANCY |
|------------|------|-----------|--|------|------|--------|--------------------|
| 395322 | | | | | | | |
| 402716 | 1950 | 10 | Complete work authorized by permit #395322 | | | Fr | Apt. & HK rooms |
| 414037 | 1952 | 10 | Complete above work | | | | |
| 441850 | 1956 | 10 | Complete work on above permits | | | | 1 Apt. 5 HK |
| 478950 | 1959 | 3000 | Alterations | | | | " " |
| 511646 | 1965 | 4000 | per orig. const. Repr fire damage to ex. bldg re-examining of plans under permit 478950 show occupancy as | | | VN | Apt. 1 Apt 4 HK |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

1632 15th Avenue Property Card; SDCI Microfilm Archives



“Castle on the Hill”; 1975 view of the North/West facades of the Patrick J. Sullivan House from 15th Avenue and East Olive Street; Seattle Municipal Archives, Photograph Collection



“Castle on the Hill”; 1975 View of the West/South facades of the Patrick J. Sullivan House from 15th Avenue; Seattle Municipal Archives, Photography Collection



The Patrick J. Sullivan House; view of the North facade showing Queen Anne Style porch wrapping across North to West facade; Castanes Architects P.S. July 2017



The Patrick J. Sullivan House; view of rear elevation; Castanes Architects P.S. July 2017



The Patrick J. Sullivan House; view of front elevation; Castanes Architects P.S. July 2017



The Patrick J. Sullivan House; view of North facade featuring porch detailing and northwest corner turret; Castanes Architects P.S. July 2017



The Patrick J. Sullivan House; View from 15th Avenue; Castanes Architects P.S. 2017



The Patrick J. Sullivan House; Close-up of porch enclosure alteration; Castanes Architects P.S. 2017

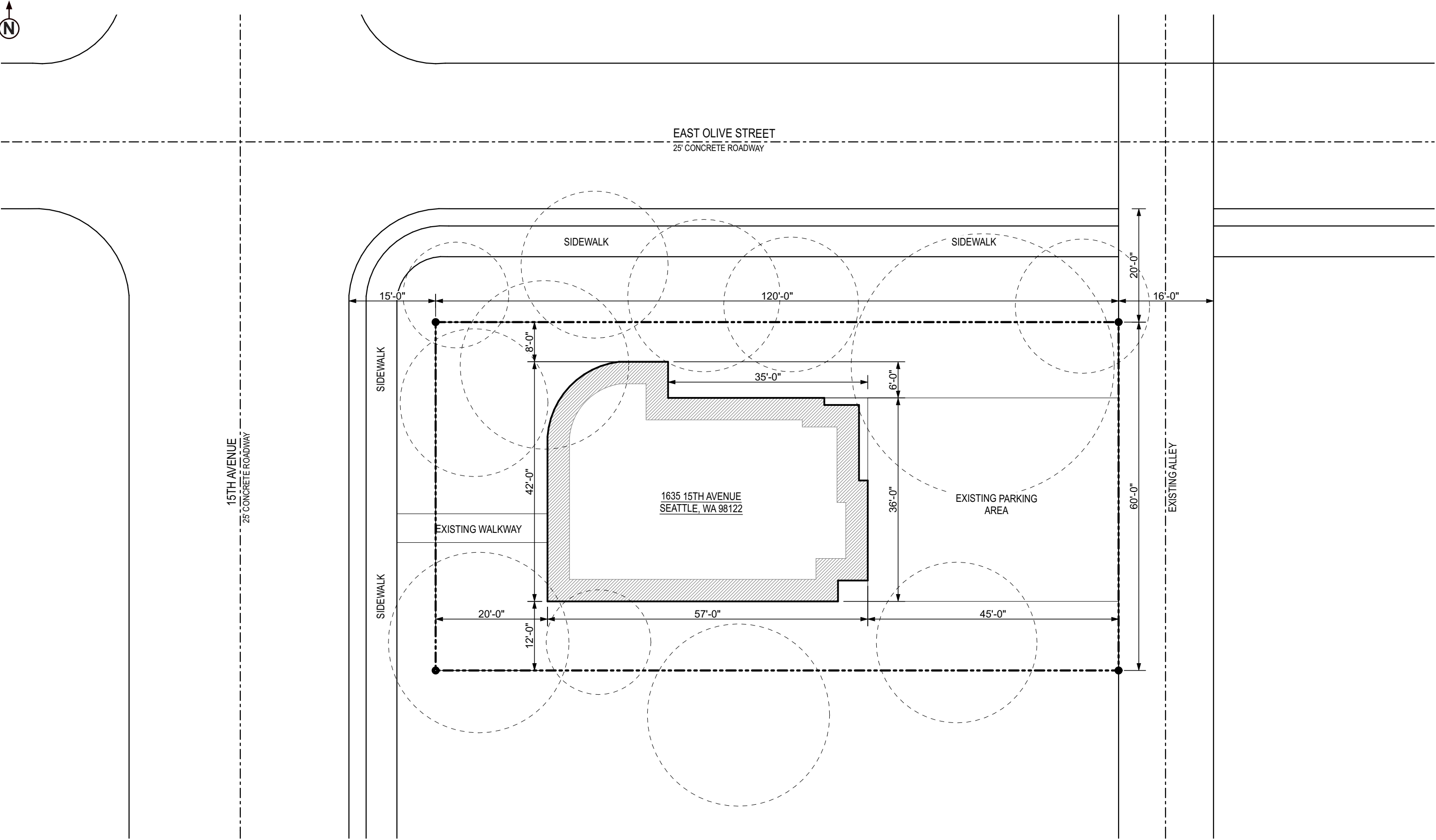


The Patrick J. Sullivan House; Close-up of Northwest turret; Castanes Architects P.S. 2017

BASIC SITE PLAN

SCALE: 1/16" = 1'-0"

Note: Dimensions are based off of King County GIS System.





The Patrick J. Sullivan House; View from street corner; Castanes Architects P.S. 2017



Neighborhood Context; Apartments along 14th Avenue; Castanes Architects P.S. 2017



Neighborhood Context; Apartments along Olive Street; Castanes Architects P.S. 2017



Neighborhood Context; Apartments along Olive Street; Castanes Architects P.S. 2017



Neighborhood Context; Apartments along 15th Avenue; Castanes Architects P.S. 2017



Neighborhood Context; Apartments at the intersection of Madison Street and 16th Avenue;
Castanes Architects P.S. 2017



Neighborhood Context; Apartments at the intersection of Madison and 16th Avenue;
Castanes Architects P.S. 2017



Neighborhood Context; Apartments on Olive Street; Castanes Architects P.S. 2017