

The City of Seattle Landmarks Preservation Board

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

Name: (Common, present or historic)	Considine House / Cohen House / Immaculate Conception Covent	
Street Address:	802 16 th Avenue, Seattle, Washington 98122	
Year Built:	began in 1900	
Assessor's File No.:	2254501865	
Legal Description:	Lot 1, Block 23, Supplementary Plat of Edes & Knight Addition to the City of Seattle, according to the plat thereof recorded in volume 2 of Pls, page 194 in King County, Washington.	
Present Owner:	Sue Perry	
Owner Address:	1606 East Columbia Street, Seattle, WA 98122	
Present Use:	Four Apartments	
Original Owner:	Thomas J. Considine	
Original Use(s):	Private Residence, Convent, Counseling Office	
Architect:	Edwin W. Houghton	
Builder:	M. J. Gallagher & the Seattle Lumber Company	



Considine House / Cohen House Immaculate Conception Convent 802 16th Avenue

Seattle Landmark Nomination

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INTRODUCTION

Construction of the house at 802 16th Avenue began in December 1900 when Thomas J. Considine, stage manager of the People's Theater, envisioned a grand home for his family. His dreams were reflective of the building boom that took place in Seattle after the Great Fire of 1889, and the growing success of his brother, John W. Considine's vaudeville and gambling empire (Nard, 1972). Unfortunately for Considine, a failure to compensate his sub-contractors coupled with the scandal surrounding the murder of former Seattle police chief William Meredith, meant he would never see the house finished.

Considine sold the house to Aaron L. Cohen, a tobacco shop owner and future Seattle City Councilor in 1904. Cohen lived at 802 with his wife, Ida, and their two children, Joseph and Lottie for 15 years. In 1919, the house was purchased by the Immaculate Conception Church-located three blocks northeast of 802 at 18th Avenue and E Marion Street--as a convent for the nuns who taught at the Immaculate Conception School. 802 remained a convent for 53 years during which time the church commissioned several changes to the building including constructing a sleeping porch, and updating the wiring throughout the house.

In 1972 the Immaculate Conception Church put The Convent on the market. However, the redlining of the 1960s, and lingering racist attitudes about the Central District made finding a buyer impossible. The house sat empty for six years, during which time some of the original fixtures were removed from the house, and sold to antiques dealers. Neighborhood children roller-skated through the vacant rooms, and musicians--including local celebrity Jimi Hendrix-met for practices (Interview with Ronetta Buford).

Fashion designer Toni Ventura and therapist Norman Glassman purchased 802 in 1978. They prioritized restoring the original fixtures of the house, and were able to track down the slag glass windows that had been removed from the former chapel during the house's vacancy. They did not alter the exterior of the building, but they did divide the house into four units to provide separate living spaces and counseling offices for Glassman.

In 1988, after Glassman moved his practice out of 802 and Ventura got divorced, the two decided to sell the property. It was purchased by Sue and John Perry, who moved into the lower rear unit. Sue's daughter, Amy Hagopian, moved into the lower front unit in 2013. John Perry died in 2016. He passed away in the living room of his apartment, surrounded by friends and family. Sue and Amy continue to reside at 802. They currently rent out the upper two units.

DESCRIPTION

Location

The Convent, for which construction began in 1900 (the Seattle Daily Times published an announcement of the building permit in its December 17 edition) is currently a four-unit residential multiplex (approximately 5,909 square feet on a 7, 690-square-foot lot) located on the northeast corner lot of 16th Avenue and East Columbia St in Seattle's Central District.

To the north of the house sits the former site of the Buford family house, home of local jazz legend Vernon "Pops" Buford (Beers, 1994). In the summer of 2018, the house was sold by the

family to DEP developers. It was demolished in December of 2018. To the south (across E Columbia Street) there is a large apartment building, and a newly renovated single-family home, which is currently for sale. To the west (across 16th Avenue) there is an occupied single-family home, 801 16th Avenue. To the east sits a vacant single-family home, with the address 1614 E. Columbia (constructed in 1907, according to the King County Assessor). The landscaping is overgrown, blocking the facade.

The property slopes sharply up from the sidewalk along 16th Avenue to the concrete and brick landing at the front of the house. The slope is covered in well-established shrubs. The rest of the lot is relatively flat, with the exception of a small sloping path at the back of property.

The property has five well-established conifers around the house, two in the parking strip along 16th Avenue on the west side of the property, and three along the southern facade on E Columbia St. Three adolescent birch trees were planted in the parking strip on the corner of E Columbia St and 16th Avenue in 2008 by current owners Sue and John Perry.

The blocks immediately surrounding 802 are residential, with the exception of several houses of worship. The neighborhood has become a strange smorgasbord of old and new homes in all manner of architectural styles.

Description of Original Form and Alterations

The original main portion of the 1900 house was approximately 37 feet wide and 46 feet deep, two stories, with a full attic and basement. In 1922, a 9-foot by 36-foot "sleeping porch" was added, according to permit records. A 36-foot x 26-foot, two-story, flat roofed addition was built on the east end of the residence in 1925, for expansion of the convent use. At some point after 1937, the second floor was expanded on the west end of the house, by enclosing the upper northwest and southwest balconies.

Exterior

The stately building can be described as Neoclassical in style with beveled cedar siding and original brick foundation. The striking main entrance on 16th Avenue opens into the lower front apartment via full width porch, floored with tongue and groove fir. It features two monumental smooth shaft Corinthian columns at the top of the steps on either side. These full-height columns pass in front of the second-floor sun porch/solarium, which are living spaces for the upper front apartment. There are also four smaller columns at each corner of the porch. The front door (fir with ½ glass window) appears to be original with sidelights and pilasters on either side. Large square windows (some original, some replaced) sit in parlors on either side of first and second floor living spaces, and ²/₃ top to bottom windows enclose the front of the second-floor solarium.

Entrances/Doors

The main entrance to 802 is located on 16th Avenue. Eight concrete stairs lead to a concrete landing and small brick patio, and five wooden stairs allow access to the wooden deck and front door.

A brick pathway leads along the north side of the house to a side door on the north facade. Just inside this door one can observe the mailboxes formerly used by the nuns who resided in the home. This entrance is used by the residents of the upstairs apartments, and allows access to the main staircase, and the stairs to the basement. Directly above the door, large windows offer a glimpse of the staircase and the second-floor landing.

The entrance to the owner's apartment (Lower Rear Apartment) is located on E Columbia St. A stone pathway laid by the current owners leads to a wooden gate which opens onto the back patio and garden. Double doors up at the top of four wooden stairs on the southern corner of the east facade serve as the apartment's primary entrance. Another double door with a classical portico is located up two wooden steps at the northern corner of the east facade. This door leads into a room used by the current owners as an office and library, but which was originally used as a dressing room for Catholic priest who led mass for the resident nuns.

Windows

Most exterior windows are original wood windows, including the large yellow slag glass on the South side of the lower rear apartment. These were removed/stolen by an antiques dealer during a period when the house was uninhabited, and remarkably were located, purchased, and reinstalled by Anthony Ventura after he and Norman Glassman purchased the house in the late 1970s. Original curved glass windows line the South exterior wall of the master bedroom in the lower rear apartment, and most of the large rectangular exterior windows throughout the house are also original. There are also several exterior stained glass windows which were created and installed by John Oliver Perry after he and his wife Sue Perry (current owner) purchased the house in 1988.

Roof Form and Material

The portions of the roof that are low pitch or flat have a torch down surface with CertainTeed brand white gravel. This work was done in 2014. The pitched parts of the roof are a 30-year laminate surface with a CertainTeed brand silver birch color. It has black metal W valleys and black metal venting. The roof was finished in 2016.

Yard and Garden

The yard surrounding 802 is filled with well-established shrubs and flowers. Evergreen shrubs and hedges line the north side of the house up to the property line. The back of the house (which serves as the front of the owner's apartment) boasts an impressive annual flower garden that is built into the stone patio, and refreshed every year by a local gardener. Perennial flowers and small shrubs line the north side of this yard.

John and Sue Perry also participated in the pilot program of the Seattle's Pollinator Pathway, the brainchild of design thinker Sarah Bergmann. The Perrys turned several yards of their parking strip on E Columbia St into a lush sampling of perennial flowers, one of 20 pollinator landing pads between 12th and 29th Avenue on Columbia Street. This parking strip still contains the majority of the plants that were installed here, a testament to Bergmann's vision, and the Perrys dedication to their community and to sustainability.

Interior Layout

The interior of the house is divided into four apartments (lower front, lower rear, upper front, and upper rear). A main staircase on the North side of the house provides interior access to each of the four apartments, as well as the basement and attic. The North exterior door opens into a room with slate tile flooring (installed in the early 90s). This room contains the basement access door, a small original closet which still has original mail cubbies for the Nunnery, and a small staircase up to the first landing, which has doors into both lower apartments. The railing from the first landing to the second landing is not original. Ornate, hand carved railings from the second landing up to the third and final landing (where three doors provide access to both upper apartments and the attic) are original, but may have been moved/shifted during construction. Throughout the hallways, staircases, apartments, attic, and basement, are original ornate radiators. Many have been restored (scraped and repainted) by hand, and are still in use as the main heat throughout the building. The flooring throughout most of the living spaces in each unit is original tongue and groove fir, which has been refinished a number of times.

Lower Front Apartment

The lower front apartment, originally the entrance hall to the single-family residence, opens into a small entryway room with original windows and hand carved fir trim. A bedroom/office on the south side contains a newly installed murphy bed in an original closet with original sliding fir doors. A nearly identical room on the North side is a living space with original hand carved fir and tile fireplace. The door to the north room has been removed but is on site. Both rooms feature original ornate plaster detail designs on the ceilings and hand carved ornate gold painted picture molding. The central hallway contains a railroad kitchen with newly installed granite countertops and leads to a newly remodeled white hex tile bathroom with walk in closet. The kitchen ceiling features mock plaster detail done to match the rooms on either side, completed by Anthony Ventura in the late 1970s. The apartment features original, ornate, hand carved fir trim throughout.

Lower Rear Apartment

The lower rear apartment is partially an addition to the building, constructed in the late 1920s. This unit is currently occupied by the homeowner, Sue Perry, and has three exterior access doors as well as an interior door into the main stairway. The main exterior entry (originally created as the priest's entrance) opens to a tongue and groove fir platform with a single step down into the main living space. Featured on the South wall is a wood stove which sits atop a brick platform flanked by two halves of an original staircase post from the lower front apartment. This room provides access to the master bedroom, the main bathroom, and has an open floor plan into the dining room on the North side of the apartment. The Northeast corner of the living room contains a small open room (originally used as the priest's dressing room) with blue ceramic tile flooring, wood panel walls, and a spiral staircase which leads up to a large room (currently used as Sue Perry's oil painting studio). There is a built-in fir wall cabinet in the studio that Sue Perry now uses for art supplies. We believe the priest might have kept his robes and supplies there.

The master bedroom is located on the South side of the apartment and is accessed via original door to a small hallway, which is lined with a narrow closet on the North side and original windows as well as John Perry's stained glass on the South side. It also contains a small, newly

remodeled tile bathroom featuring a walk-in shower and sink with new granite countertop. The bedroom features an original curved window bay on the South side of the room with two sets of original curved windows and wooden blinds. The pull chain light fixture in the center of the room is likely original to the house, and the room also features built in bookshelves on the North wall which was once an access point to another apartment. This bedroom was part of the original floorplan of the house, and has embellished hand carved trim around the doorways. Two small nooks/bump outs are located on either side of the West wall.

The main/guest bathroom of this apartment features tongue and groove fir flooring, blue toilet, blue Jacuzzi tub, and 4" blue tiling. The top edge of the East wall is lined with John Perry's blue stained glass windows.

The dining room sits on the North side of the apartment with John Perry's 1990s stained glass as well as leaded glass windows on the North exterior wall. The West side of the room features a built-in fir China Cabinet with original glass doors, as well as a kitchen access door. The Southeast corner of the room contains a door that leads to another bedroom/study, which has one of the three exterior access doors. The Southwest corner of the room contains a walk-in coat closet.

The kitchen, which provides access to the building's main staircase on the West wall, also contains a small mudroom through an open entryway on the North wall. The mudroom has an exterior door on the East end of the room which opens to cement steps into the garden area. The kitchen and mudroom are both floored with Saltea tiles. The counters are lined with 4" ceramic tiles and embellished with ornate Japanese tiles. The brick section of the South wall was originally the chimney for the cook stove in the kitchen, which has since been removed from the roof.

Upper Front Apartment

The upper front apartment is accessed via the West door on the top landing of the building's main staircase. This door opens into the apartment's main living room, which features original fir doors to a main bedroom, a bathroom, and two small closets. Original fir curved archway doors with full length glass open into the solarium on the West side of the house (this is located directly above the main front entrance porch). The solarium contains a small bedroom on the South end (newly remodeled with original door), and a kitchen on the North end features new granite countertops. A central window seat in the solarium provides a view of Capitol Hill. This apartment features tongue and groove fir flooring throughout, except in the bathroom and main bedroom. The main bedroom is accessed via original door on the North side of the living room, and was redone with laminate tiles in the 1970s. The bathroom, accessed via original door on the East side of the living room, is newly remodeled. It features the original claw-foot tub and rounded window bay on the South exterior wall, a new walk in shower with glass door on the North wall, a new toilet and sink on the East wall, and white hex tiles across the floor.

Upper Rear Apartment

The upper rear apartment is accessed via the East door on the top landing of the building's main staircase. This door opens into a hallway which provides access to a large bedroom with attached deck on the North side of the building, a main living room and smaller bedroom to the East, a

small central kitchen, and a bathroom (remodeled in the 1990s) which contains a North exterior window. This apartment features tongue and groove fir flooring throughout the main living spaces/bedrooms, and large original exterior windows in bedrooms/living spaces.

Attic

The attic is accessed via the North door on the top landing of the building's main staircase. This door opens into a narrow staircase which leads to a large open high-ceilinged room, also lined with tongue and groove fir (unfinished). This area of the building was plumbed with plans to convert it into a living space, but construction was halted because of zoning restrictions. This is believed to have happened in the 1980s. The space has recently been converted into an art studio with a large bathroom on the South wall. There is a newly installed glass roof hatch on the East roof/wall, which opens onto the flat roof above the oil painting studio in the lower rear apartment.

Basement

The basement is accessed via a staircase in the main tenant entrance on the ground floor. The exterior walls are comprised of the original double layer brick foundation, suspected to be structurally sound after a recent inspection. Floors and upper walls are concrete. There are five doorways off of the main area at the bottom of the basement stairs, which lead to the paint room, the laundry room, two tenant storerooms, and the furnace room. The furnace room contains a clothesline with labels/instructions for doing laundry in the original Convent. Also located in the furnace room are the main breaker boxes (converted to modern wiring from the original knob and tube), and a brick square on the floor which once supported the original coal furnace (now converted to gas). Large main pipes located on the basement ceilings were originally wrapped with asbestos and recently replaced with new plaster wrapping. Nearly all galvanized water pipes have been replaced with copper, and drainpipes include original cast iron as well as new ABS plastic.

STATEMENT OF SIGNIFICANCE

Neighborhood Context

The land on which 802 sits was platted in 1870 with a rectangular street grid and a pattern of rectangular lots and blocks. When this area first developed around 1900, large houses surrounded by small lawns lined the north-south avenues. Over time some of the lots have been subdivided, but the early pattern of lots and houses is still discernible. Some of the houses, such as 802 have been converted to multi-family use, but their consistency with the single-family scale of the neighborhood remains largely intact. Over time the lots were planted, so the vegetation today on many lots consists of mature trees and shrubs giving the neighborhood a comfortable, settled aspect.

The early residential construction in the neighborhood was wood frame with wood siding. Many of the houses from the early years of the twentieth century present variations on the classical styles. 802 16th Avenue is an example of a Neoclassical house. However, many houses have been altered whereas 802 16th, although converted to multi-family use, retains a surprising amount of its original fabric.

802 can easily be classified as one of the oldest and grandest houses in the surrounding blocks. The residential area contains mostly single-family homes built in the 20th century, which are rapidly being replaced by modernist homes and, even more commonly multi-unit dwellings and large apartment buildings. However, there are a handful of other large, neoclassical buildings surrounding 802. With each passing year, these gorgeous testaments to Seattle's history are sold, falling into disrepair before they are torn down and replaced with new-builds.

History of Ownership & Renovation

The Considine Family

Construction on 802 16th Avenue began in 1900, when Thomas J. Considine, stage manager of the city's famous People's Theater, commissioned a home for his family from well-known architect Edwin W. Houghton (*The Daily Bulletin*, 1900).

Completion was delayed because of conflicts between the builder and the Considine family, ending in a lawsuit and a change of contractors. Under the 'Chamber of Commerce' heading in the Tuesday, August 6th, 1901 edition of the *Seattle Daily Times*, Thomas Considine's issue with his builder, M.J. Gallagher, can be seen under the subheading 'Alleged Violation of Contract.' The *Daily Times* reports that: "Thomas J. Considine has instituted an action against M.J. Gallagher and the United States Fidelity and Guarantee Company... for failure to comply with terms of a building contract... it is alleged that in April last Gallagher abandoned the contract and that the plaintiff was required to finish the building" (*Seattle Daily Times*, 1901).

On July 14th, 1902, the *Seattle Daily Times* announced that "the case of Tom Considine vs. M. J. Gallagher is on trial today in Judge Bell's court. In this case Considine sues for the recovery of some \$2,500 alleged to be due from Mr. Gallagher for failure to complete the construction of a house on Sixteenth Avenue last year" (*Seattle Daily Times*, 1902).

The Considine family was very prominent in Seattle in the late 19th and early 20th centuries. Tom's brother, John W. Considine, became the manager of the People's Theater in 1891, and the two initially found their work there to be very lucrative. The theater and vaudeville circuit in Seattle was booming, and the Considines were at the forefront (Elliott, 1944).

Once close friends, William L. Meredith, former Seattle police chief, and John Considine had a falling out when Meredith started work as a detective with the Seattle police department. When Meredith was made acting police chief in November 1900, he began targeting John Considine's businesses, enforcing laws (mostly about serving liquor and employing women) that were actively ignored by the police in other parts of the city. Before long, allegations of corruption were brought against Meredith, and Mayor Thomas Humes told Meredith to resign or he'd be fired. Meredith quit on June 22nd, 1901, believing vehemently that John Considine was to blame for his disgrace. On June 25th, 1901, Thomas and John Considine were confronted by Meredith, who had armed himself with a shotgun and a revolver. Meredith shot twice at John Considine, but missed him. John ran at Meredith and attempted to subdue him, and Tom managed to take Meredith's revolver from him. He began hitting Meredith over the head with the butt of the revolver, fracturing his skull. With Meredith incapacitated, John Considine drew his own revolver, and shot Meredith three times, killing him (Dougherty, 2014).

John and Tom Considine were both tried for 1st degree murder. Although both were famous and well-liked within the vaudeville circuit, many Seattle citizens did not look favorably on the brothers' professions and were vehemently opposed to their presence in the city after the incident with Meredith. John's trial lasted three weeks, at the end of which he was acquitted, and charges against Tom were dropped. Despite this outcome, the event did take a social and financial toll, and likely influenced Tom's sale of the subject property (Dougherty, 2014).

The Cohen Family

A mention in the January 1, 1904, *Seattle Times* indicated that Tom Considine had sold the property to A. L. Cohen, "the well-known cigar dealer of Seattle," for \$10,000. Cohen's purchase of the property marked the influx of a wealthy Jewish population into the neighborhood. The proximity of the house to Cohen's downtown cigar shops, as well as the local synagogue made it the perfect hub from which commute to his businesses and spend time with this family. According to the 1910 US Census, at that time Aaron L. "Lou" and Ida Cohen lived in the house with their grown children Joseph (age 23) and Lottie (age 20), along with Lottie's new husband Benjamen [sic] Harris, Ida's widowed mother, and two servants. The Cohens prospered during their time in the house. Aaron's cigar and tobacco business flourished and expanded, and he began to get involved in local politics. In the 15 years that they spent at 802 Aaron and Ida's children, Joseph and Lottie, grew up and started professions and families of their own (Polk's Seattle Directory, 1904-1919).

The Convent

The significance of the house in the context of the neighborhood changed drastically in 1919, when the Cohens sold their property to the Immaculate Conception Church to be used as a residence for the Sisters of the order who taught at the nearby Immaculate School. The church stands at its original location at 820 18th Avenue, and still hosts services and community events. The church runs along the length of E Marion Street between 18th and 19th Avenues. The Catholic Church's purchase of the house marked the beginning of the extensive remodel which resulted in the house's current footprint, and a building with approximately twice the square footage of the original dwelling. The original façade was not modified, but it was during this time that most of the lower rear apartment was constructed, and the solarium in the upper front apartment was closed in as an interior living space. In addition to providing kitchen, laundry, and sleeping facilities for the nuns, space was allocated for a roomy chapel, community gathering space, and music classrooms.

The decades that the Sisters resided at "The Convent" marked hugely significant changes to the neighborhood's demographics. When the nuns first moved in, most of the parishioners at the Immaculate Conception Church were wealthy and white. Then began a gradual influx of Irish and Italian immigrants, who altered the socioeconomic makeup of the community. The neighborhood was comprised largely of white, working-class families, who also made up the Immaculate Conception Congregation during the 1940s and 50s (Tu & Mayo, 2011).

In the 1950s African American, Japanese, and Filipino families began to move into the neighborhood, and the demographics of the congregation changed once again. By 1960 the neighborhood was 64% black, and by 1970 it was 79% black. Many of the white community

members who had lived in the area for decades were growing old and dying. Fueled by racism, the majority of remaining white families relocated to the suburbs (Tu & Mayo, 2011).

The Sisters resided at 802 16 Avenue until 1972. According to Sister Kay Burton, who lived at the house during this period, the church intended to sell the property and use the proceeds to preserve the Immaculate Conception Church. However, redlining in the Central District meant that no one could get a loan to purchase the property, and the house ended up sitting vacant, gradually falling into disrepair.

Vacancy

Although no one lived in "The Convent" between 1972 and 1978, it was rarely free of visitors. Ronnie Buford, son of famous jazz musician Vernon "Pops" Buford, liked to rollerblade through the big, empty rooms. Local bands used the house for practice space. It was rumored that Jimi Hendrix played there a time or two, as confirmed by Ronnetta Buford, granddaughter of Pops. The Bufords moved in 1946 to Seattle, where Pops - named for his take-charge manner, according to historian Paul de Barros - played all the old swing clubs, from Fort Lewis to Pioneer Square. Pops died in 1994, a year after he was awarded a certificate of recognition in a Jazz Pioneers Reunion at the Museum of History and Industry. He is mentioned prominently in de Barros' book "Jackson Street After Hours." And his first instrument was on view at Columbia Seafirst Tower (Beers, 1994). There was also some looting that occurred at the house during this period. One of the most notable elements that was removed was the yellow slag glass windows that were used in the chapel. When Pops' wife Lillian died in 2017, the Buford family lost the home to developers, who now have a permit to build four modern box structures on the site, obliterating the Buford family home and its history.

Ventura & Glassman

In the late 1970s the Seattle City Council finally took a stand against Redlining, but it wasn't until 1978 that Anthony Ventura and his business partner, Norman Glassman, were able to secure a loan and purchase the house for \$30,000. Ventura and Glassman went to great lengths to restore the house in the vision of Considine and Cohen. They removed the buff-blend imitation brick that had been added to the entire exterior as insulation during the nuns' residence, revealing the original beveled cedar siding, which was still sporting its original coat of paint. They restored the claw-foot tub--which was being stored in the basement--to the front upstairs apartment, and, incredibly, were able to track down the original yellow slag glass windows that had been stolen from the house while it sat empty.

The new owners preserved most features, with the exception of the interior of the fireplace itself, which was replaced. The building was converted to a four-unit multiplex, with the lower front section used as a counseling center, and the rest of the building used as living spaces for the owners and a series of tenants. At this time, the kitchen in the upper front apartment's solarium was added, and the main staircase for the building was reconfigured to remove the "Servant's Staircase" and close off the opening to the lower front apartment where there is now a kitchen. The original railings were preserved, though may have been shifted. This was also the time period during which the original yellow slag windows were reclaimed and reinstalled in the South wall of the lower rear apartment's living room.

Ventura and Glassman spent years restoring and updating the house according to antique aesthetics and modern codes and sensibilities. They converted the house into a 4-plex with office space in the lower front unit for Grossman's counseling practice, and residential apartments in the former chapel and second story.

In 1988, the arrangement of owners sharing the building broke down, and the entire building was sold to the current owners, who made minor changes to the makeup of the four apartments between 1988 and 1990. Also, during this time, the spiral staircase in the lower rear apartment was added, and the painting studio it leads to was walled off from one of the upper apartments. The second-floor space currently used as a painting studio still contains built-in fir furniture which may have been used to store the priest's vestments.

Sue & John Perry

Sue Perry, the current owner of The Convent, is an accomplished oil painter. She spends much of her time pictorially documenting the demolition of the Central District's single-family homes and cultural landmarks. She and her late husband, John Oliver Perry, purchased the house from Ventura in 1988. They have gone to great lengths to preserve the historically significant elements of the house, and are dedicated to maintaining its integrity for years to come.

The Perrys made only minor changes to the makeup of the four apartments between 1988 and 1990. No significant changes occurred for the two front apartments constituted from the original Cohen spaces, and the rest of the former convent. Some interior traces remain of the presence of the nuns, most obviously the conversion of the chapel with a priest's entrance into a large living room with a main entry for the lower rear apartment, which is now occupied by owner Sue Perry (and has distinct address of 1606 East Columbia Street).

Architectural Style and Significance

The building can be classified as a Neoclassical style home. Its striking facade features two-story Corinthian columns, and an elaborate pedimented portico combined with a full story full width porch. Houses of this style often feature porticos rather than full facade porches to emphasize the size of their surrounding columns and increase the sense of grandeur (Swope, 2005). This architectural style was very popular in the first half of the 20th century, and can still be seen in many of the larger Seattle homes built during this period. Architectural history professor Caroline Swope writes: "Unlike the Colonial Revival style, Neoclassical houses are usually grand, and smaller vernacular examples are almost unknown" (Swope, 2005). Neoclassical homes tend to feature symmetrical facades, and side gabled or hipped roofs. They are often characterized by large front porches, and symmetrically placed windows and doors (Swope, 2005). 802 remains one of the largest and grandest homes in the neighborhood, and is the primary example of Neoclassical architecture in the area.

E.W. Houghton, Architect

Thomas Considine commissioned the stately mansion from prominent Seattle architect Edwin W. Houghton, who designed many well-known homes, hotels, and theaters--including the Moore and the Majestic--in and around Seattle (Ochsner, 2014). Houghton is listed as the architect in the Seattle Daily Bulletin article of December 17, 1900. This listing can be found under the

'Building News' heading, in the "Building Permits, Contracts, Etc." section of this issue. The Daily Bulletin reports: "Architect Houghton has... completed plans for... handsome residence for Considine to be erected at Sixteenth avenue and Columbia street. Excavations are now being made..." (*The Daily Bulletin*, 1900).

University of Washington architecture professor Jeffrey Karl Ochsner, editor of *Shaping Seattle Architecture : a historical guide to the architects*, has written about the importance of this architect. Edwin Walker Houghton (1856-1927) was a leading designer of theaters in the Pacific Northwest during the early 20th century. Born in England to a family of architects and surveyors, Houghton received his architectural training in the practices of his family members. He emigrated to western Texas during the mid-1880s, before moving to California, where he established an independent architecture practice in Pasadena. He eventually came to Seattle, perhaps through his association with Seattle architect Charles Saunders, who had also been working in Pasadena, in 1889. Their partnership, Saunders & Houghton, dissolved in September 1891, after which E. W. Houghton practiced independently. Houghton worked with theater proprietor John Cort to design Seattle's Grand Opera House, 1898-1900, and went on to design a number of theaters throughout the Pacific Northwest, including the downtown Moore Theater and Hotel, 1903, and the Majestic Theatre, 1908-9. Houghton was a founding member of the Washington State Chapter of the AIA in 1894 (Archives West, Creative Commons Licenses).

Conclusion

The property at 802 16th Avenue has borne witness to almost 120 years of social and cultural evolution in the heart of Seattle's Central District. Since its construction in the early 1900s, the house has served as a reflection of the diverse and ever-changing neighborhood. Commissioned by a prominent figure in Seattle's early art scene, and designed by an architect whose buildings remain well known landmarks, 802 has held the dreams of hundreds of the city's movers and shakers. The house has been home to multiple prominent figures in Seattle's history, as well as a residence to members of a religious institution that continues to shape the community around it. It shaped the people who in turn shaped the city that we know today.

Although it was originally intended to be a single-family residence, 802 has been utilized in myriad ways, indicative of the needs of its community. Even during the periods that it sat empty, 802 was a playground for local children and a creative space for artists and musicians. Today is stands amidst a sea of newly constructed box-style housing, and a smattering of older single-family homes, whose future existence becomes less certain by the day

It is crucial for the survival of the historic roots of the neighborhood, for this, the keystone building, to remain in place. Its grand stature and central location bind together the community. The rich history of this structure and its imposing visual presence maintains the atmosphere of historical grandeur which makes this area of Seattle such a treasure to its residents, and to everyone who witnesses it.

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Interviews:

-Amy Hagopian (current resident of 802, daughter of Sue Perry)
-Marcia Arunga (niece of the Bufords - former neighbors of 802 16th Ave)
-Sister Kay Buron (Immaculate Conception Church, former resident of The Convent)
-Steve Ludwig (head contractor for post-1988 construction)
-Sue Perry (current owner)

Submitted by:	Sarah Greiner		
Address:	4203 5th Avenue NW, Seattle WA, 98107		
Phone:	206-280-9469	Date:	
Reviewed:		Date:	
[]	Historic Preservation Officer)		

Historic Photos:



Depiction of 802's facade before the upstairs porch was closed off to increase living space. This print was given to current owner, Sue Perry, by previous owner, Anthony Ventura. It is believed to have been taken in 1938, based on the date noted at the bottom.



Photo taken July 01, 1991 http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=-714972743



Photo taken July 01, 1991 http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=-714972743

Exterior (present day):



Main entrance, west façade (corner of 16th Avenue & E Columbia St)





Detail of column

Entrance to lower front apartment



Established shrubs and perennial flowers flanking main entrance (Right)



Left side of landing in front of main entrance



Right side of landing, path to side entrance and backyard



Mature conifers in front of the house on 16h Avenue





Path and gate leading to lower rear apartment entrance



Entrance to lower rear apartment (1606 E Colombia St, owner, Sue Perry's residence)



East side (back) of building, and entrance to owner's apartment. French doors on the left were initially used as the priest's entrance when the building was being used as a convent.



Lower rear apartment patio and garden



Southern façade. Original brick foundation.



Southern façade. Original brick foundation.



Northern façade



Northern façade. Entrance for upper apartments. Main stairwell. Basement access.



North side yard. Entrance to lower rear apartment mudroom



Pole used to support nuns' laundry line (north side)

Interior:

Lower Front Apartment



Original plasterwork and picture molding in the parlor



Original window frame, plasterwork and picture molding in the parlor



Parlor fireplace with original mantel. Commissioned tile. Painting by owner, Sue Perry.



Parlor fireplace detail



Office/bedroom



View from entry towards office/bedroom. Original door frame. Original sliding doors are on-site.



Bathroom

Lower Rear Apartment



Living room. Former chapel. Original yellow slag glass window above original radiator. John Perry's stained glass to the right.



Original radiator

John Perry's stained glass in hall between living room and master bedroom



Apartment entrance (former chapel entrance), yellow slag glass, wood stove



View from living room towards master bedroom. Original doors and door frames



View from master bedroom towards living room. Original doors and frames, original radiator.



Curved windows and shutters in master bathroom

Light fixture in master bedroom



Study door. Original doorknob.

Spiral staircase leading to Sue Perry's painting studio, formerly the sleeping quarters of Mother Superior



Sue Perry's oil painting studio, featuring scenes of gentrification, upzoning, and demolition of Seattle landmarks



Sue Perry's painting studio



John Perry's stained glass in original frame



John Perry's stained glass window between original built-in China cabinet (formerly part of a butler's pantry that was at the very back of the original structure), and dining room.



View into kitchen from dining room, featuring original brick chimney.



Oven, stovetop, door leading into main hall/stairway



Detail: tile backsplash



Kitchen, view into mudroom

Mudroom. Door to backyard.

Main Stairway/Hall



Tenants' entrance. Original radiator. Small door on the right opens to nuns' mail cubbies.



Main staircase: first to second landing. Original Window banister and railing, however original staircase Formerl was to the right of the railing, where there is now a window into the kitchen of the Lower Font apartment



Main staircase: first landing. Original window and door frame. John Perry's stained glass.



Window into Lowe r Front apartment kitchen. Formerly location of original staircase.





Railing detail

Railing/banister detail



Original window frames on first landing. Built-in windowseat. John Perry's stained glass.

Upper Front Apartment



View upon entry. Main living area, door into solarium/kitchen.



Original window, which formerly looked onto porch. Now looks into one of the apartment's two bedrooms.



Bathroom. Original clawfoot tub.



Original radiator in bathroom



View from living room towards bathroom. Original door and door frame.



View from living room into kitchen/solarium. Original radiator



View from kitchen/solarium into main apartment. Original doors.



Front windows in kitchen/solarium. View onto 16th Ave. Door to bedroom
Upper Rear Apartment





Original radiator

Built-in storage cubby



Built-in storage cubby



Original radiator



Original window frame, door frame, door



Original doorknob



Immaculate Conception Church—820 18th Avenue (three blocks from "The Convent")

Neighborhood Context





Buford family home. August 2018. 808 16th Avenue

Former location of Buford family home. April 2019



"Deconstruction in Progress / A House is a Terrible Thing to Waste"



Juxtaposition









Examples of 20th century homes within a three block radius







New builds within a three-block radius



This is the condo building just to the south of 802 16th, at the intersection of E Columbia.



This is the house just west of 802 16th Av, across 16th at the corner of E Columbia.



This is the view of the south side of the house, looking east down E Columbia standing at the corner of 16th and E. Columbia.



This is the view of the west side of the house, looking north up 16th, standing at the corner of 16th and E. Columbia.

Plan, Maps, and Figures



Sanborn Map, Seattle Collection, Seattle Public Library Downtown Branch

https://capitolhillpast.maps.arcgis.com/apps/webappviewer3d/index.html?id=30d6e1325f3145cebacb23ae21d6a 9ca



802 16	5 th Av
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In 1936



Map from https://capitolhillpast.maps.arcgis.com/apps/webappviewer3d/index.html?id=52e8d14f88344e2fad221e86e62b2 9b7



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THE CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND LAND USE HOUSING AND ZONING ENFORCEMENT DIVISION 560 DEXTER HORTON BUILDING SEATTLE, WASHINGTON 98104 684-7899

LIMITED CERTIFICATE OF COMPLIANCE

June 29, 1987 FILE NO.Z871427

Anthony Vincent & Giovannina Corinne Ventura Anthony V. and Nina Ventura Norman G. Glassman 802 16th Avenue Seattle, Washington 98122

SUBJECT: Premises known as 802 - 16th Avenue which location is legally described as follows:

> Lot 1, block 23, Supplemental Plat of Edes and Kinght's Addition to the City of Seattle, as recorded in Volume 2 of Plats, page 194, records of King County, Washington.

This certifies that the conditions noted in the <u>Notice of Violation of the</u> <u>Seattle Municipal Code Title 23 (Land Use Code Ordinance No.110381) dated</u> <u>April 7. 1987</u> were found, as of this date, to have been corrected and the subject building, premises and/or person(s) responsible were found in compliance with the standards and requirements specified in the above named document.

Neither the City of Seattle, nor the Director of the Department of Construction and Land Use, shall be assumed to be liable for any injury, death, damage or loss of any sort sustained by any person by reason of the issuance of the Certificate, any inspection, or any other act or omission of the City or the Director in connection with the enforcement and administration of the Ordinance.

Please be advised that the above <u>Notice of Violation WAS</u> filed with the Department of Records and Elections of King County, and, if filed, may appear during any title search of the subject property.

You may make this Certificate a matter of public record by filing it with King County. If you wish us to file the Certificate for you, please send a check in the amount of \$7.00, payable to the Seattle City Treasurer, to the Department of Construction and Land Use, Housing and Zoning Enforcement Division, 560 Dexter Horton Building, Seattle, Washington 98104. Please include with your request either a copy of this Certificate, or the date of the Certificate and the address of the subject premises, and the name and address of the person to receive the recorded document after it is filed.

HOLLY MILLER Director

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By Suis Rivera LUIS RIVERA

Inspector LR:dw

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02020	property and/or person(s) respons the Seattle Land Use Code Ordinan 23) Section(s) 23.40.002, 23.42.0	n, notice is hereby given that the ible for that property are in viol ce 110381, (Seattle Municipal Code 20 (23.42.20), and 23.45.004. Cor) is required no later than <u>MAY 7</u> ,	lation of e Chapter rrective

The specific violation and corrections are as follows:

DISCONTINUE MAINTENANCE OF COUNSELING OFFICE. THE LAWFULLY ESTABLISHED USE OF THE PROPERTY IS FOR APARTMENTS.

The following paragraphs provide information on complying with this violation notice and procedures for appealing our determination.

- 1. The Land Use Code provides that any party affected by a Notice of Violation may request a hearing before a Department Hearing Officer for reconsideration of this notice. Reconsideration hearings are limited in scope. The Hearing Officer has the authority to review the facts of the case and determine whether or not there is a violation of the Zoning or Land Use Codes. Although the Hearing Officer can extend the compliance date for a short period of time, the Hearing Officer CANNOT AUTHORIZE A VIOLATION TO CONTINUE.
- The request for reconsideration must be in writing, and filed with the 2. Director no later than twenty (20) days following service of this notice, and contain the following:
 - (a) A brief statement as to how the appellant is significantly affected by or interested in the reconsideration.
 - (b) A brief statement containing explicit exceptions and objections with regard to the Notice of Violation.

- (c) The requested relief from the Notice such as withdrawal or modification.
- (d) The signature, mailing address and telephone number of the appellant. In the event there are numerous appellants, the request for reconsideration shall designate the single representative to be contacted.
- NOTE: Requests for extension of the compliance date do not require a hearing. See Item 5.
- 3. If no request for reconsideration is received, the notice shall become a Final Order of the Director. A copy of the Final Order will be filed with the Department of Records and Elections of King County.
- 4. Any actions involving construction, demolition, or change of use are regulated by City Codes and Ordinances, and must be covered by the proper permits. Information on permits may be obtained at the Application Intake Center on the 5th Floor of the Municipal Building, or by calling 625-2310. Please bring this document with you when applying for any permits.
- 5. The date set for compliance with a Final Order takes precedence over work completion dates specified in any permit(s) and will be subordinate only to written extensions of the Order. REQUESTS FOR EXTENSIONS MUST BE RECEIVED IN WRITING NOT LATER THAN FIFTEEN(15) DAYS PRIOR TO THE DATE SET FOR COMPLIANCE.
- 6. Any person failing to comply with a Final Order within the time specified shall be subject to a cumulative penalty of \$25.00 per day from the date set for compliance until the date when compliance is achieved.

Any communications should be addressed to the inspector whose signature appears below. The inspector may be reached by phone at 625-2256. Please call the inspector for an inspection as soon as the corrections are complete.

Sincerely, HOLLY MILLER Director

April 7, 1987 File No. 2871427

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INIS I. RIVERA Inspector

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From: Jeffrey Karl Ochsner <jochsner@uw.edu> Subject: Fwd: Consodine House - Houghton? Date: November 24, 2018 at 7:08:14 PM PST To: <hagopian@uw.edu> Cc: Sarah Greiner <sarahegreiner@gmail.com>

Amy:

David Rash says that the 17 December 1900 "Building News" column in <u>The Daily Bulletin (Seattle)</u> stated the following:

"Architect Houghton has prepared plans for a new residence to be built for Edward Leonard, at Fifteenth avenue and Harrison street. Same architect has also completed plans for two handsome residences for John W. Considine, to be erected at Sixteenth avenue and Columbia street. Excavations are now being made for the latter buildings."

Based on this citation that appeared at the same time as the building permit data, David says (and I agree) there is no doubt that Houghton designed the Thomas W. Considine residence at 802 Sixteenth Avenue, as well as the house for the elder Considine.

David also notes that in the same column, it says that Houghton had left for Butte, Montana, on Saturday on a trip related to the new opera house there -- this validates that "Houghton" was Edwin W. Houghton, who is profiled in the book *Shaping Seattle Architecture*. This also very likely explains why E. W. Houghton did not apply for the building permit for the Considine residence residence and most probably this explains the misspelling of his name on the building permit for the Thomas W. Considine residence.

David



Seattle Daily Times (published as THE SEATTLE DAILY TIMES) - August 6, 1901 - page 5

THE SEATTLE DAILY TIMES TUESDAY EVENING, AUG. 6, 1901. Fisk, Clark & Flagg's S. Shirt Waists At Reduced Prices \$3.50 and \$4 Waists \$2.50 reduced to.... Pt. Townsend's Offer Col. Murillo Is Now \$5 and \$6 Waists \$3.50 reduced to Turned Down. Jail \$8.00 Waists in \$5.00 reduced to Late Information Concerning Cheasus The Citizens Offer to Help a HANDKERCHIEFS FOR 10c EACH the Revolution in Co-Steamer and Find Miserlombia. ly Owners. We have all linen 'kerchiefs, hemstitched and with a handworked initial, these are soft and sheer, they are unwashed, but one washing makes a wonderful difference. "By Leased Wire, The Times Special Service. HANDKERCHIEFS FOR 5c EACH NEW YORK, Tuesday, Aug. 6.-The At-PORT TOWNSEND, Tuesday, Aug. 6.-IN JAPAN las line steamer Altai, which has arrived An effort made here yesterday to relieve We have union lawn 'kerchiefs, hemstitched and with a, here from Colombian ports, is the first the distress in which the San Francisco 20 one from Cartagena since the arrest there collier John A. Briggs has been suffering hand-worked initial entwined with a spray, these are also unon the steamer Allegheny of Col. Murillo. through a conflict with the sailors' union Two Disasters--Kobz Stops Buylaundered, the usual tests would say all linen, but they're not. 'According to the mail advices and newsended in naught today just when everypaper dispatches Col. Murillo is not incaring Rats and Mice as a thing looked promising and everyone has cerated in the underground dungeons of concluded that the owners of the Briggs UNDERVESTS Plague Preventive. Cartegena. He is imprisoned in the city are not fighting on a principle, but that it irdent jail and it is said he is well cared for. is a question of saving dollars. We have white, pink, blue and lavender vests, low neck and h The arrest of Col. Murillo, it appears, The union's demand of \$50 per man recep-The Times Special Service. was to prevent him from joining Gen. for the run to San Francisco and return sleeveless that were 50c, we will finish the line at 3 for \$1.00, # Asmy KOBE, Japan, July 10.—On the after-Uribe-Uribe in his new rebellion. It is fare on the steamer was refused. The or 35c each. and I claimed that not only was this his intennoon of the 3rd an iron bridge over the vessel lay a week in Tacoma without get-Chitose river on the railway between These are mercerized and look and feel like slik. sumed | tion but the officials suspected, that he ting a crew and then shifted to Seattle. Yamagata and Tendo, now under con-Later she came here and in all has coneven had important verbal messages for struction, gave way, and a locomotive his chief. sumed twenty-three days in waiting. Yesescripwas precipitated into the river. Three RIBBONS terday a party of deep sea mariners so-Passengers on the Altai report a desin admen were drowned and thirteen injured. journing here offered to relieve the vesperate state of affairs in the interior of ected a sel by shipping before the mast. The list the country. Business, as a result of the We have some 40c, 50c and 60c ribbons that we will close About 5 a. m. on the 7th, reports the was led by Captain Rufus Calhoun, the revolt and the uncertainty of the future, been a Japanese Gazette, a collision took place at 25c a yard. They're 3 to 5 inches wide and are the heaviest pt me is at a standstill. Gold is at a premium owner of numerous vessels in the sugar off Yokohama between the British steamgrades of satin ribbon, some are double faced, but we only carrying trade and Captain Arthur M. enheld. | of 3000 per cent, which is unprecedented, er Indravelli and a N. Y. K. junk, the Sewell, sole owner of the American ship list on | even in Colombia, and several large failhave the medium and dark colors, so go they must. Masumi Maru, which was in tow of a Benjamin Sewell. de ar- | ures are reported from Bogota. steam launch, together with seven other When these volunteered to ship before Another danger which is said to threat-) apply junks. The Masumi Maru, laden with a the mast several well known citizens folfree of [,en is the renewed activity of the followquantity of tinplates and herring, sank, lowed agreeing to work the vessel to Dr. S. | ers of Dr. Manuel A. Sanclemente, who but about half of the cargo was recover-San Francisco for \$40 and a return paswas deposed from the presidency a year ed later. The accident occurred a short sage. Sufficient men, many former sail-BAILLARGEON'S ago by the coup d'etat of Vice President distance outside the breakwater. The ors, were secured, and Capt. Balch wired Marroquin. Dr. Sanclemente still insists junks were then on their way to Tokyo, his owners that the citizens had volunteerthat he is the legal head of the governsed to while the steamer was coming from ed to help him out providing their fares ment and it is feared that his adherents d from Hongkong. No lives were lost. were paid home. Today a reply came anwill, out of revenge, join the revolution d as a nouncing that George Plummer, the owner of the liberals. On the 8th the Kobe municipal assemfor ofat San Francisco would accept the offer, bly rejected an estimate of 3,750 yen for The U.S. Need Not Worry. but declined to pay the fares home. the purchase of rats and mice. The mem-By Leased Wire. The volunteers at once saw that it was bers who were opposed to the estimate NEW YORK, Tuesday, Aug. 6.-A. Diaz dollars and not principle that was the put several questions in regard to the Guerrera, agent in this city of the Comain matter in the fight, and now the **ONLY ONE PERSON IN FIFTEEN** H.CLAYEVERSOLE. purchase of the animals. The grounds lombian revolutionists, who has recently departure of the Briggs is an indefinite ervian of opposition were that out of the tens received advices from South America con-Has perfect eyes. One eye is stronger than the other in seven quantity. As the vessel idle is costing of thousands of rats or mice which had cerning military movements there, in an persons out of ten. Each eye should be tested separately and over \$100 a day, the poor policy of her been purchased only one or two were glasses ground to fit. With our improved facilities we are in a interview upon the situation, said: owner in refusing to pay \$85 fare is apfound to contain plague bacilli. It was "There will be no cause for the United position to give our patrons the most perfect glasses than can parent. Had the crew been shipped lively therefore argued that the disease had alcribing States of America interfering because of be made. times were expected for it was rumored ready entirely disappeared from Kobe, n electhe revolution in Colombia. The insurlast-night that the union would not have and it was no longer necessary to pur-H. CLAY EVERSOLE, Optician, 708 Second Ave. of the SPECIALIST gents will not disturb the operation of allowed the Briggs to go to sea with her chase the rodents, especially at a time the railroad or the digging of the canal at amateur crew. when the city had incurred large exops and the Isthmus. They were up in that sec-Fire Arms penses. Mr. Ota and some others stronge elec-Going=Northrup Co. tion of the country and these operations ly supported the estimate, but it was retle the CHAMBER OF COMMERCE. were not disturbed." jected by a large majority. es and Seventeen Days' Battle. 804 First Avenue Seattle and Ammunition rnment Woolen Mill Report Expected at To-The assembly having rejected the esti-By Leased Wire. were morrow's Meeting. mates for the purchase of rats and mice, NEW YORK, Tuesday, Aug. 6.—A. Diaz his in-Mr. Tsubono, the mayor, has issued no-Guerrera, agent in this city of the Coplaces The meeting of the Chamber of Comtices to the effect that the purchase of lombian revolutionists, today received in-A NEW LIGHT-1000 c. p., Cost Ic an Hour. ured. GAS SUPPLIES rats and mice by the municipality is merce tomorrow afternoon will be of unformation from trusted agents who had Latest in Gas Lamps, No Torch. stoped, and the exchange of tickets for usual importance from the fact that two reached Venezuela that a bloody battle HOME LIGHT SUPPLY CO. Mantles, Portables, Hose, Burners, Globes, matters of great moment have been desmoney will be discontinued on and after was fought at Palo Negro in the latter 1420 THRST AVENUE Shades. Fixtures Put in and Meters Set. Bet. Pike and Union ignated as special order's for this time. the 12th. part of May. The conflict lasted seventeen In consequence of the rejection of the The first is the report of the committee g. 6.- | days. The battle was drawn at the end on the woolen mill question, and it is estimates, Mr. Hamada, the chief of poie San- of that period, the insurgents retiring lice of Hyogo Ken, together with Inspeclikely that Chairman J. A. Moore will when their ammunition was exhausted, in into) DEATH OF AN EMPRESS District 71, \$150; district 96, \$125; disoutline a clear and definite course of actor Tamura, the head of the health secof this the government troops being too badly trict 45, \$150; for district 80, \$25. tion in the central police, called on the tion for the chamber to pursue in the l head





FBI

ays Bought, and which has been ars, has borne the signature of nd has been made under his peronal supervision since its infancy. llow no one to deceive you in this. ions and "Just-as-good" are but with and endanger the health of Experience against Experiment.

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substitute for Castor Oil, Pareing Syrups. It is Pleasant. It 1, Morphine nor other Narcotic s guarantee. It destroys Worms 3. It cures Diarrhoea and Wind ing Troubles, cures Constipation similates the Food, regulates the giving healthy and natural sleep. 1-The Mother's Friend.



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date.	Full inspection of this most modern	CRONBERG, Tuesday, Aug. 6.—The body of the dowager empress still lies	
	of fighting machines	in the bed chamber overlooking the val-	EVAPORATED APRICOTS— One pound equal to 6 pounds of
Eulogy on Col. Weisenberger.	ALL DAY TOMORROW	ley of the Main. She died in a soft sleep,	the fresh, per pound
Brigadier-General Charles King, who	The Wisconsin is alongside the dry	painlessly, and her features bear the	ITALIAN PRUNES-
was in command of the Eighth Army Corps in the Philippine Islands during the	dock where visitors have free ac-	most serene and peaceful expression. The gardeners and other outdoor de-	Big meaty ones, per pound 8c7
Spanish war, has written a letter from	cess to battleship.	pendents were admitted this morning to	
Milwaukee, under date of July 31, to Lieu-	THE FAMOUS BATTLESHIP	take a last look at the remains. Emper-	EVAPORATED PEACHES
tenant-Colonel W. J. Fife at Tacoma, con-	OREGON	or William will arrive at noon, when or-	
cerning the death of Col. John J. Weisen-	g uncuur	ders will be issued for the funeral ar-	EVAPORATED SLICED APPLES
berger, who served under him with such credit. This letter is as follows	Is also at Navy Yard.	rangements, concerning which nothing	Per Dound 80
"Not until the coming of your letter	ATHLON	aennite is yet known. Wreaths continue arriving. Among the	NEW ASPARAGUS-
this morning had I heard of the death of		earliest was one brought by a deputation	Per can 18c and
that gallant officer and my valuable friend,	Steamers (DAUNTLESS.	from the village of Cronberg, headed by	BEST EASTERN TOMATOES
Colonel Weisenberger. I cannot tell you	INLAND FLYER	the burgomaster. Another was brought	3 pound cans, each
how it grieves me. He was one of the		by the pastor of the village. The remains have been embalmed and	FRENCH SARDINES
most loyal, level-headed field officers in the Eighth corps, and his skill and cour-	Leave Columbia dock, opposite R. R. depot, daily 6:30, 9:30, 10:30	lie embedded in a mass of Tube and La-	Per can, 10c and 15c
age at Santa Ana, as well as throughout	a. m., 1:15, 2:15, 6:30 p. m.	franceole roses.	BEST BONELESS SARDINES
the campaign that followed, have never		By Cable and Leased Wire.	Per can, 20c, 25c and
received the recognition they deserved.	Fare 50c Round Trip	BERLIN, Tuesday, Aug. 6.—The town hall, municipal buildings, schools and	FANCY CREAMERY BUTTER-
We who so well knew him appreciated the modest walk and soldierly ability of this	Including admission to Battleship.	many private houses have displayed em-	Per brick
sterling man. General Otis and General		biems of mourning and Unter Den Linden	NEW YORK FULL CREAM
Anderson, and Lawton, too, spoke of him		is thronged with thousands of people	CHEESE-
to me in terms of high praise, and I have	*****	passing and repassing before the late	Per pound
never ceased to regret that he did not ac-		dowager empress parace.	GRAPE JUICE-
cept the lientenant-colonelcy of the Elev- enth cavalry. If he had to die so soon,		The Servants' Tribute.	Per bottle, 20c. 30c and
how much happier a fate to die in har-		By Cable and Leased Wire.	LIME JUICE-
ness.		LONDON, Tuesday, Aug. 6The Lon-	Per bottle, \dots $45c$
"I shall write to Mrs. Weisenberger.		don Mail's correspondent in Cronberg states that last night the servants of the	LIME JUICE CORDIAL
and I beg you to say to all the dear old		deceased empress were allowed to look	Per bottle
regiment you may meet — officers and men — that my heart is with them in		upon her in death. She lay most peace-	
their sorrow, as it ever was in their trials		fully amid a mass of white flowers, her	JAMAICA GINGER- Per bottle 10c and
and triumphs in front of Manila.	* MOONLIGHT \$	hands folded on her breast and her head inclining a little to one side. All lines	
"It is good to read that "the old man."	EXCURSION	of pain had vanished from her face and in	ASSORTED JAMS- Per can
their old brigade commander, is held in		their place was a smile of happiness. One	
such warm remembrance, and to them as to you he sends most grateful acknowl-	AND DANCE	by one the servants passed through the	WEE WIN SUN DRIED TEA
edgements."		bedroom paying their little tribute.	Delicious for iced tea, per
	Tomorrow Evening to		pound
Many Epworth Leaguers.		THE COUNTY FARM.	BEST MOCHA AND JAVA COF-
Dunian mantanda d'ante de la compañía	X Pleasant Beach X		FEE—

STAINS IN ORIGINAL Che Daily Bulletin

VOL V. NO. 293.

The Canadian Bank of Commerce

Head Office: Toronto

hatablished 1867

Paid up Capital \$6.000.000 Six Million Dollars. Surplus \$1.250.000 Assets May 31 1900 \$42,822,799.11

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BUSINESS MEN

If you have any proposition that you wish to reach over two thousand of the most prominent business men in Seattle, you can reach them Surely through the Daily

MONDAY, DECEMBER 17, 1900.

Fairhaven - The new Nelson Block is about completed and will be occu pied by tenants by the end of this

arnging to build a fine church. Work will be commenced as soon as the pro- 1314 Western Ave.

services in the B. A. T. Hall,

Colby Jack Thorn, of Olalla, will build a seven-room house. John Nelson is about to establish a turkey ranch here and will build himself a house and outbuildings.

Aberdeen - The mayor recommends that an expert bookkeeper investigate 🗛 the records of the city. He also recommends the establishing of a library, a new sewerage system, good streets and a city hall.

Sumas. There is some talk here of erecting a cold storage plant, for storing fruit. Several leading fruit growers are interested in the project. By

storing apples until spring, when \$1 can be obtained for a box of apples, that in the fall sells for 50 cents, are gain thus made would in the course of a year, pay for the entire plant. Dalak

Erickson & Wyman Có. ELECTRICIANS AND MACHINISTS.

Kent - The Catholics of Kent are ar- ARMATURES REWOUND, COMMUT ATORS REFILLED.

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rium for Sale at a Bargain. We have just listed the above fine property, situated a few miles east of the mountains, 6 miles from R. R. station, containing 1,000 acres of stock land. A fine hotel, accommodating over 150 people. See us at once.

S. R. LAMONT & CO., Real Estate, Loans and Business Chances. 428 New York Block.







aside jut. Shepard It of piff. **Building Permits** avers Anaside de-Dec 15. M Baunsgaurd, 2921 2nd ave, 1-story frame cottage, 22x22, \$250; N G Chriseffs-Ira tensen, app. Ins Co: Deuel & Vanderhof, 1829 Harvard o complt. ave, 1-story frame structure, 14x30, McNeny \$125. ved from M T Summer, 1520 3rd ave, 2-story building for stable, 60x120, \$2,500. St Cable H D Wright, 200 16th ave, repairs, AH& \$400. R H Calligan (agt), 418 4th ave, aln & B--ter building, brick chimney, cement f. & Cent floor, change stairway, etc. \$300: John G; mc Douglas, contractor. M W Kain, 1517-19 Belmont ave, 2 Tucker story frame house with basement, for a Bronflats, \$2,000. Considine, 802 16th ave, 2-story Т Bennettand basement frame house, 37x46, \$6,dem to 000; M J Gallagher, contractor. Seattle School District, No. 1, B F & R___ Day school, 2-story and basement brick t. d costs. school house, Lake ave, Fremont, \$32.-000; Jas Stephen architect. Harry G Little, 3047 16th ave W, 112-Byers & story frame cottage, 22x40, \$900. H F Bode, Green Lake, 1-story frame def mo 20x30, \$250. Mrs Emma S Johnson, 306 9th ave. second N. 2-story frame house, 22x32, \$900. E F Stormfeltz, 2223 Western ave. Ifg Co. 1-story frame for stable, 32x60, \$500. heon-O L Davis, Green Lake, 112-story frame cottage, 26x42, \$980.

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M Ozawa, 210 Main st, alteration, \$75 | 1018

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Architect Houghton left Saturday. for Butte Mont., where he will attempt to arrange for the building of the new opera house to be erected there.

Architect Sexton will receive bids for a 112-story residence, to be erected on 23rd avenue and Madison street. (Boston Heights), for Mrs. Jennie Hayes. It will cost \$1,500.

Architect Houghton has prepared plans for a new residence to be built for Edward Leonard, at Fifteenth avenue and Harrison street. Same architect has also completed plans for two sidine, to be erected at Sixteenth avenue and Columbia street. Excavations ison are now being made for the latter buildings

The Bachelors' Club House on Madison st. near Denny way, is almost com- North End Elec Copleted and will be ready for occu- & McMicken, dem to compit pancy by the first of the year. The Walved to days to ans building is very handsome, and an ornament to that locality. The Moorish room is no doubt, the finest bit of artistic workmanship seen in this city, two of the mantels each cost \$1,000. A wide porch encircles the house, and e^{-x} the grounds will be laid out by a land-judge the grounds will be laid out by a landthe grounds will be laid out by a land- Jung scape gardener McManus & Walker A Root Carroll & C mo for new prepared the plans. Gibson & Layton 30320 Demers-Crowley vs. McLeo house will cost \$10,000

A good many contractors and property owners are not aware of a clause in the new building ordinance, forbidding owners to cloth and paper par Deatherage titions in buildings situated within Fitting, Steam and the fire limits In cases where partition were put up before the ordinance went into force a certain kind of asbestos paper is allowed, but this is not abowed in new work At 619 First McKay Building, avenue, some alterations were being made last week, and the owners not knowing of the provisions made by the new law, papered the partitions Inspector Place made the nar ties take off the paper, but in this case 108 Madison St. allowed them to substitute asbestos paper

-Geo McKay mo to set aside default. Day s Granted on payment of \$10 and costs 30332 Noll vs ('lty: F R Burch-E & schoo Von Tobel, dem to compit. Overruled Har 30472 Shepard vs Gore et al. Byers & Pierce. dem to complt. story Submitted HF 28967 - Lonsberry et al vs Rust. John Arthur -Munday & F for con 20x30. Submitted Mrs Fletcher vs Fisk, dem to second N. 2-st 29281 EF 1-story 0 - 1Overruled 29684 19684 Johnson vs Puget Mill Co. mo Jdt on pleadings. Langland- S A II & frame mo : for MO McMicken oh Indefinitely 29889- McGinley vs Stimson Mili Co. de р murrer John Arthur-Wilshire & K Overruled 30021 Brown vs Pacific Coast Co. dem to aff defense and mo for bill of par Wm Parmatee Pites D & H Chas Dem sustained, mo denied 30075 - Larson vs Jordan, McCaffert Preston, C & G, mo to set aside default ren avi McCafferty GH Submitted bia st. 30186 Misener vs Sutter: Campbell Raut & I R Osborn dem to compli 110 1 Overruled. lekson. Mannus vs Pacific Coast Co. 30253 If Peterson Piles D & H : pet for removal to I' S Court FOR Denled tect has also completed plans for two handsome residences for John W Con. sidine, to be erected at Sixteenth ave-name of Columbia and WHATC GEORGE Seattle. 30444 - Schreiner vs Stanton, F.H. Peter son Ellis, def mo to quash Denied 3 days to ans 30539 - Lynch vs Pactfic Coast Co. Ben ton- D & Howe pet for removal to U.S. and Fri urdays. FOR L. CONN Central × m. CIC Denled ('01) a touching Cameron et al vs West Nt Bennett-Lund S. A. H Point. L. Oak Har LACONN TION (CRIMINAL MOTION JALENDAR. Saturday December 15, 1900 Saturday December 15, 1966 40--McKenzle vs McKenzle; Glasgow Stafford, D & H. mo for judgmt 38 Tompkins vs Tompkins, DeVries Winsor defts mo for par 48 Murphy vs Wegener et vir P 48 Murphy vs Wegener et vir p SEATT 30340-& K ST 30238 R Winsor defts mo for par 27748 Murphy vs Wegener et vir P & Gilman S M Shipley, piff mo for THRE Millio new trial Lv Seat McLeod . .11. had the general contract. The club $\begin{bmatrix} 1 \\ trial \end{bmatrix}$ Lambuth Paimer & B plf mo for new house with Ly Ever overnied judgt sgd Fares 1 CIVIL NOTES FOR TRIAL Edmo 30452 McPhinie vs Anderson Wright et ux vs Seattle Elec Co Dow vs Browning Am Bonding & Landing: 30473 28764 Ch. T Wel Noor ys Brookfield Grolt Damus & Osner ys Histo 2958.2 29686 . aetic Medicine Cu 29735 - Scoti ys Stetson & Post Mill Co genetic U. S. DE 30027 Kelleher, receiver, vs Speer et al



