



## The former Considine House / Cohen House / Immaculate Conception Convent

802 Sixteenth Avenue, Seattle, Washington

Presentation to the Landmarks Preservation Board – January 20, 2021

Amy Hagopian

## SEATTLE DEPARTMENT OF NEIGHBORHOODS

Strengthening Seattle by actively engaging all commu

Andrés Mantilla, Interim Dire

# Seattle Historical Sites

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### Summary for 802 16th AVE / Parcel ID 2254501865 / Inv #

**Historic Name:** Unknown

**Common Name:**

**Style:** [Beaux Arts - Neoclassical](#)

**Neighborhood:** [Central Area](#)

**Built By:**

**Year Built:** [1908](#)

#### Significance

**In the opinion of the survey, this property is located in a potential historic districe (National and/or local).**

This mansion was built apparently as a single family residence but by 1937 had become a duplex in the ownership of the Catholic Church. Built at the height of construction activities in the Edes and Knight Addition, this is perhaps the most ambitious neoclassical style house in the area. It commands a prominent corner and contributes to the historic streetscape.

#### Appearance

This is a two story frame neoclassical mansion. It has a hipped roof with gable dormers and a predominant full height pedimented portico combined with a full width one story porch. The portico is supported by two monumental Corinthian columns while the lesser [inset] porch is supported [by] simple round columns. Originally, the one story porch was supported by trios of classical columns resting on square paneled bases. Spindework baluster originally edged the one story proch and crested its roof. A major addition was made to the rear of the house in 1941 and a bulky enclosure added to the porch roof prior to 1951.

### Detail for 802 16th AVE / Parcel ID 2254501865 / Inv #

**Status:** Yes - Inventory

**Classification:** Building

**Cladding(s):** Wood - Clapboard

**Roof Type(s):** Hip

**Building Type:** Domestic - Single Family

**Structural System:** Balloon Frame/Platform Frame

**Unit Theme(s):** Architecture/Landscape Architecture

**District Status:** INV

**Foundation(s):** Post & Pier

**Roof Material(s):** Asphalt/Composition

**Plan:** Rectangular

**No. of Stories:** two

#### Integrity

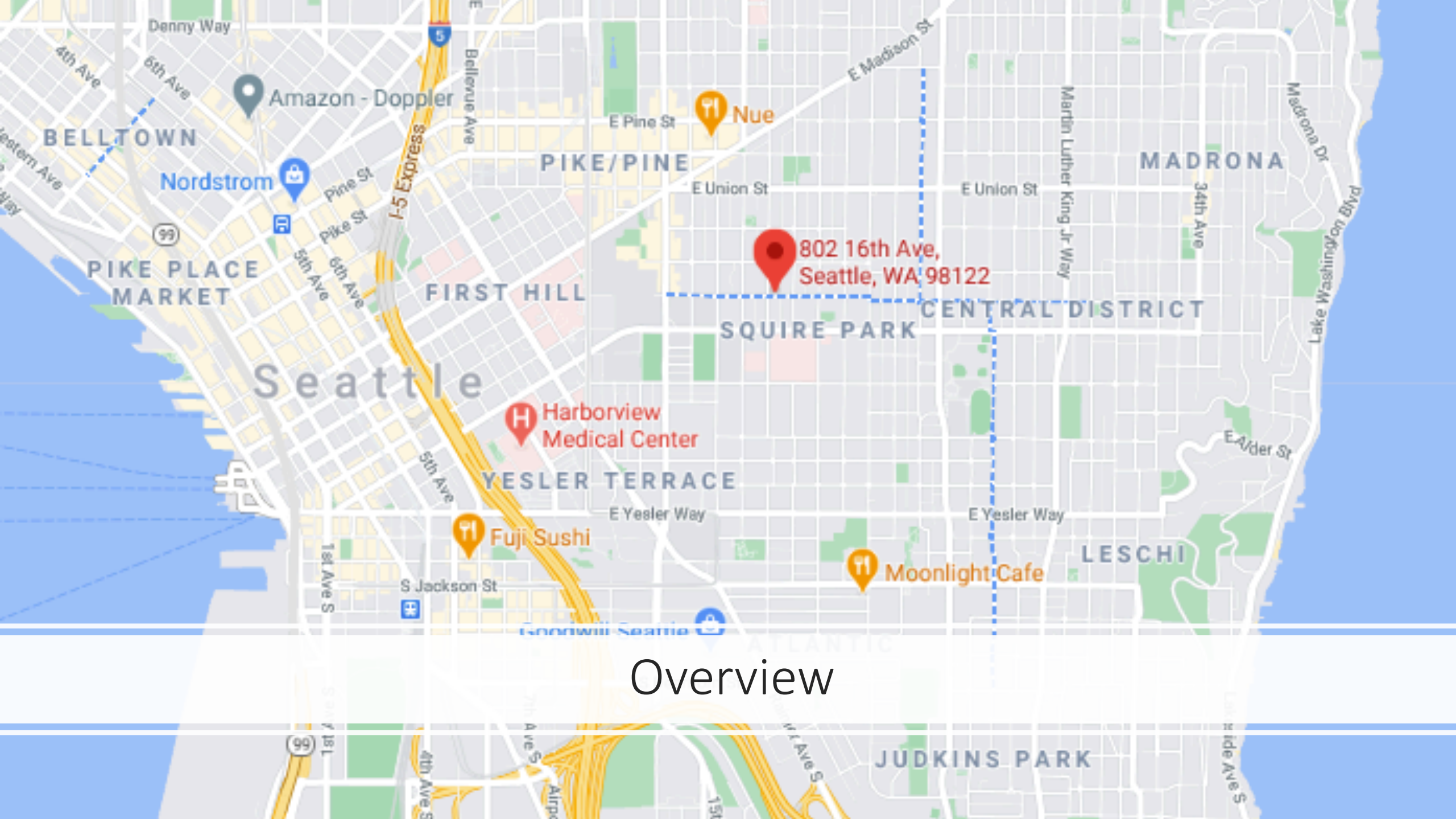
Changes to Plan: Slight

Changes to Original Cladding: Intact

# Outline

- Neighborhood context
- Criteria for designation
- Other nearby landmarks
- Former occupants and their history
- Architect, builder
- Style
- Exterior of the house
- Interior features
- Gentrification
- Conclusion



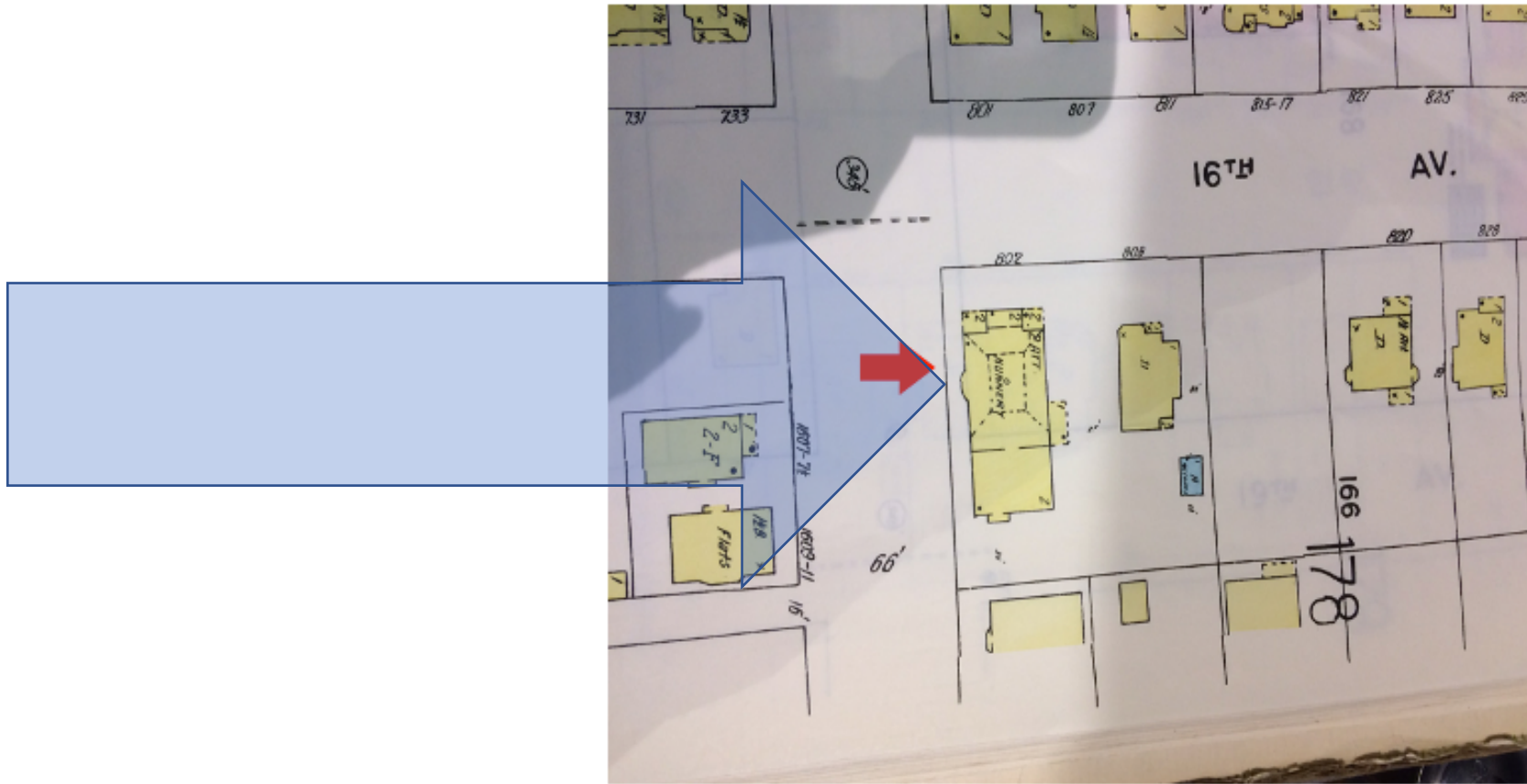


# Overview

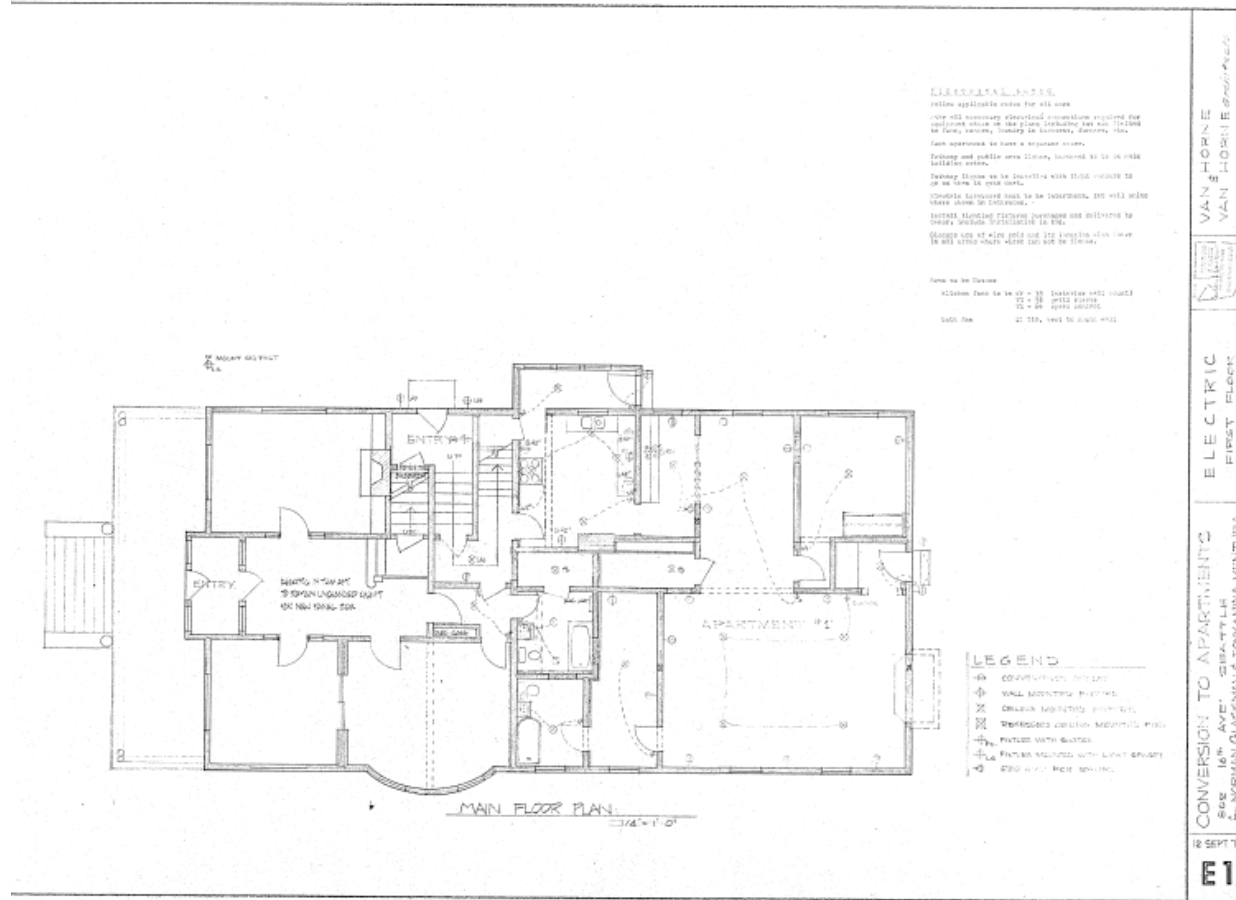




# Sanborn map



# All the original floor plans have been digitized



# Across E Columbia to the South



Across 16<sup>th</sup> to the  
West



# The former Buford home to the north



Buford family home. August 2018.  
08 16<sup>th</sup> Avenue |



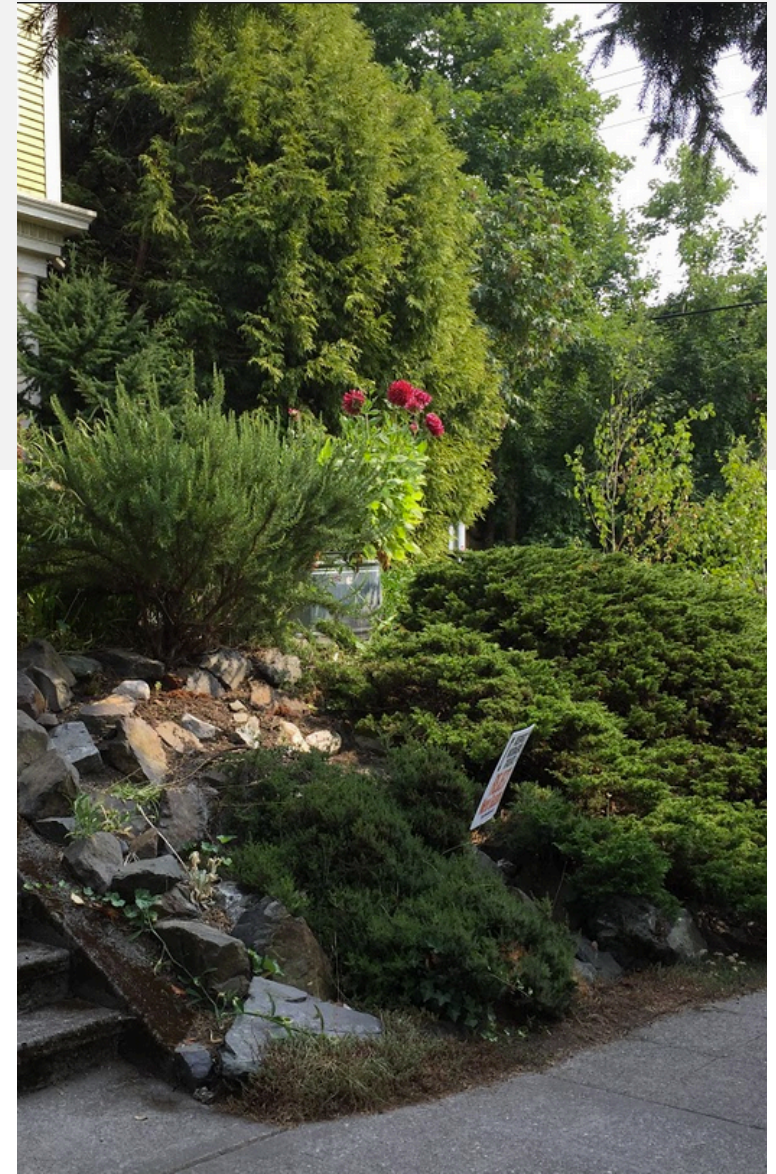
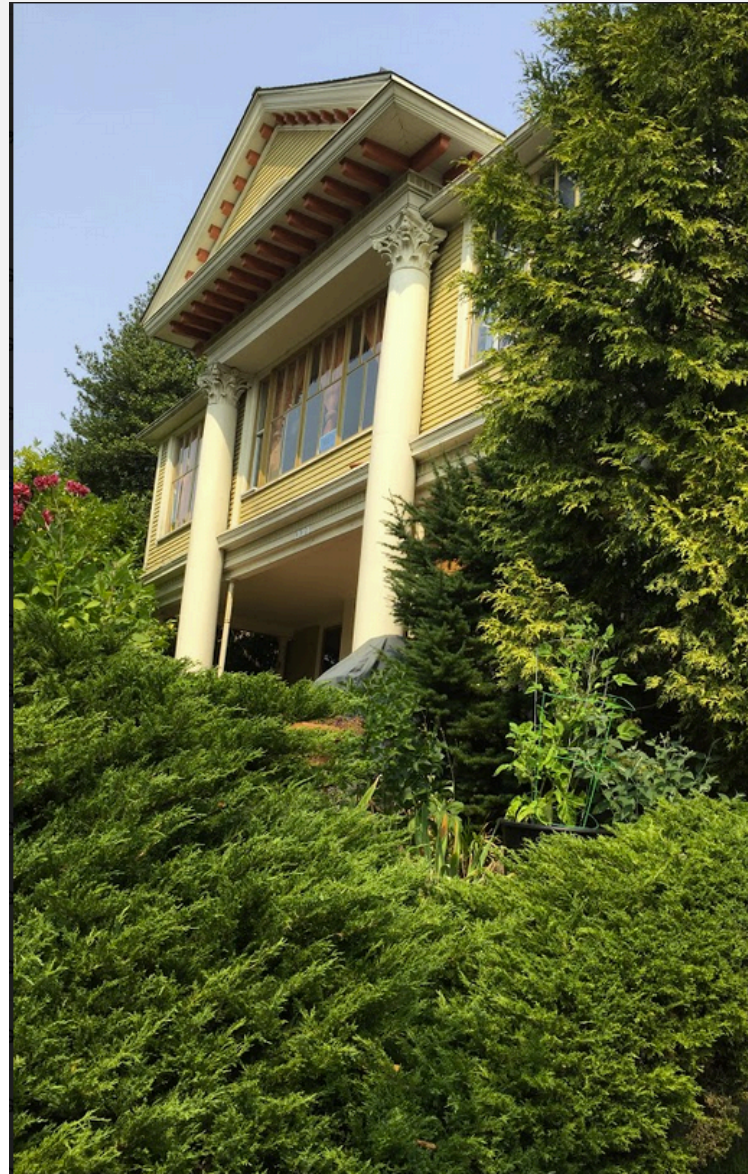
Former location of Buford family home

Exterior





# Corner lot



# Front porch

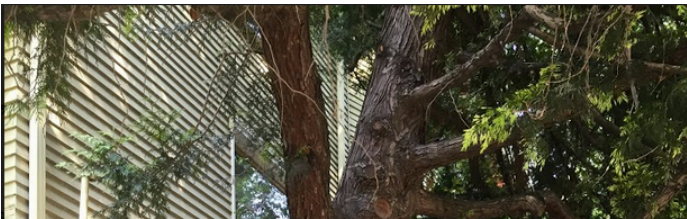


Detail of column



Entrance to lower front apartment

# South side (E Columbia)





1606 E  
Columbia,  
south side  
entrance

# Garden entrance, East



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



# Garden on the east side of house



Facing south



Facing north



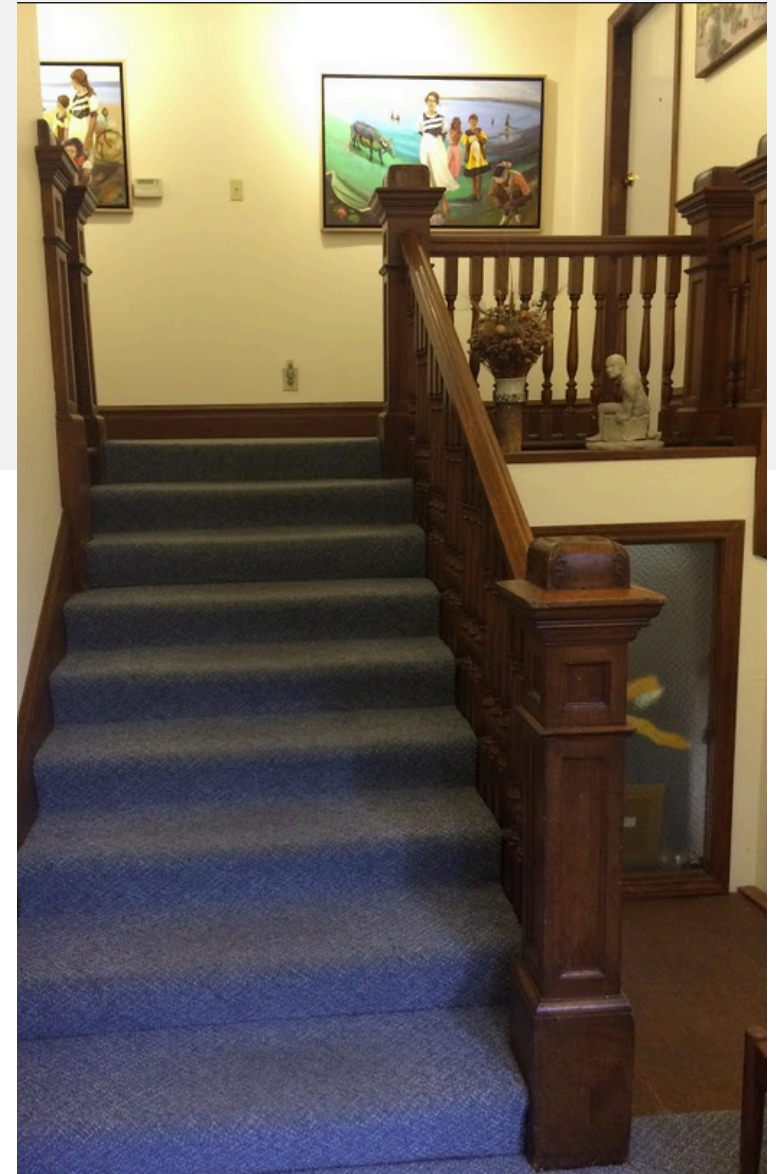
# North side of house



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



# Interior

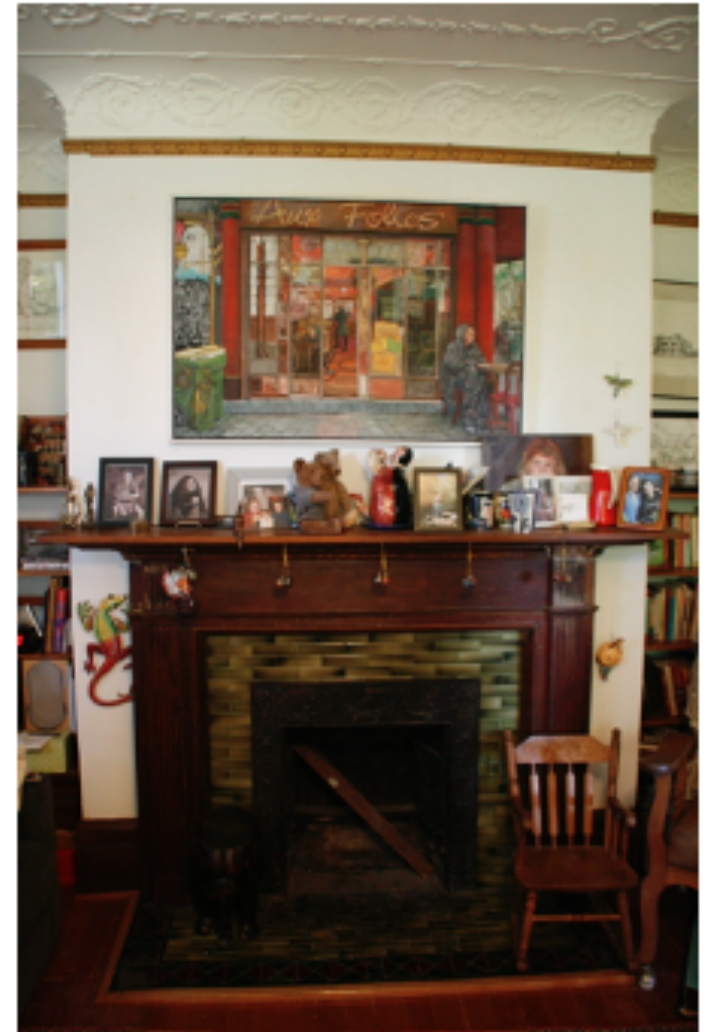




# Heat



Original radiator



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

# Details



Railing detail



Turned the altar into an entry





Doors

# Built-ins and stained glass



There goes the neighborhood...



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



**Juxtaposition**



Lots of boxes



New builds within a three-block radius



802 stands  
up.

# Criteria for designation

- Location is associated with an **historic event(s)**
- **Cultural, political or economic heritage** of the community
- Embodies visible characteristics of an **architectural style**
- Outstanding work of an **architectural designer** or builder
- *It is associated in a significant way with the **life of person(s) important in the history** of the City, state, or nation*
- *Because of its prominence of spatial location, contrasts of **siting, age, or scale**, it is an **easily identifiable visual feature** of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the City*



# The Convent for Immaculate Conception teachers

820 18<sup>th</sup> Av.

**Immaculate Conception Church is the oldest  
standing Catholic Church in Seattle.**

# Immaculate Conception today

Designated landmark January 10, 1977 by Seattle City Council because of its significance in the development of the city, because it exemplified the heritage of the community, and because of its distinctive architectural style.



Nearby former  
fire station also  
landmarked,  
1971

Fire Station #23, 722 18<sup>th</sup> Av.

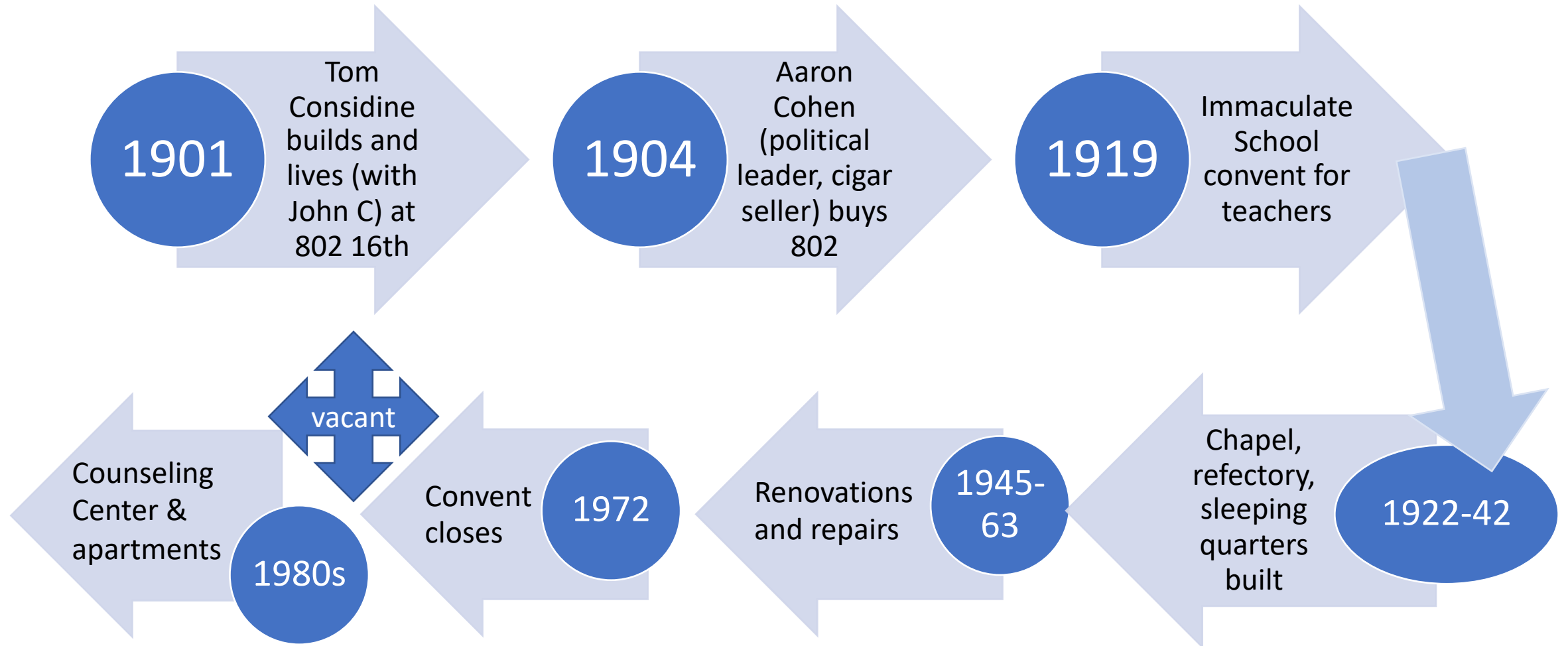
Now Byrd Barr Place,  
was Central Area Motivation Project  
in 1964



Congregation Bikur  
Cholim 1891  
(became Langston  
Hughes Cultural Center  
in 1971)



# House has a spotty occupancy history





# The Considines



William Meredith (1869-1901), Seattle, ca. 1900



John Considine (1863-1943), Seattle, ca. 1900

Courtesy UW Special Collections (JWS341)



Tom Considine (1857-1933), Seattle, ca. 1909

•••••  
•••••  
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# The Cohen family occupancy

(1904-1919)

November 17, 1952

## A. Lou Cohen, Pioneer Labor Official, Passes At Age of Eighty-seven

A. Lou Cohen, pioneer labor-union official and former city councilman and state legislator, died October 29 at the age of 87. Funeral services were held at Bonney Watson Mortuary. Surviving is a son, Joseph of Seattle.

Mr. Cohen, who joined the American Federation of Labor in 1883, only two years after its founding, had been a resident of Seattle since 1890. Born in New York in 1866, he moved to Des Moines, Iowa, where he married the former Ida Gottstein, who died in February, 1941. He was a personal friend of Samuel Gompers, the founder of the A.F. of L. Both men were cigar makers in New York, and worked at adjoining benches. In addition to his interest in the labor movement and politics, Mr. Cohen devoted some of his abounding energy to sports. He was president of the Seattle Baseball Club from 1903 to 1906. He was one of the most vigorous advocates of a Pacific Coast League franchise for Seattle.

### Elected to Municipal and State Office

Mr. Cohen was elected to the City Council twice, serving from 1921 to 1924, and from 1927 to 1930. He served in the State Legislature for two terms in 1935 and 1937. He also was a candidate for mayor and for county commissioner. He was a field representative for 12 years for the State Department of Labor and Industries, retiring April, 1949. He was a life member of Seattle Lodge No. 92 of the Elks and of Nile Temple of the Shrine, and a charter member of Westgate Lodge No. 128, F.&A.M.

## OBITUARIES

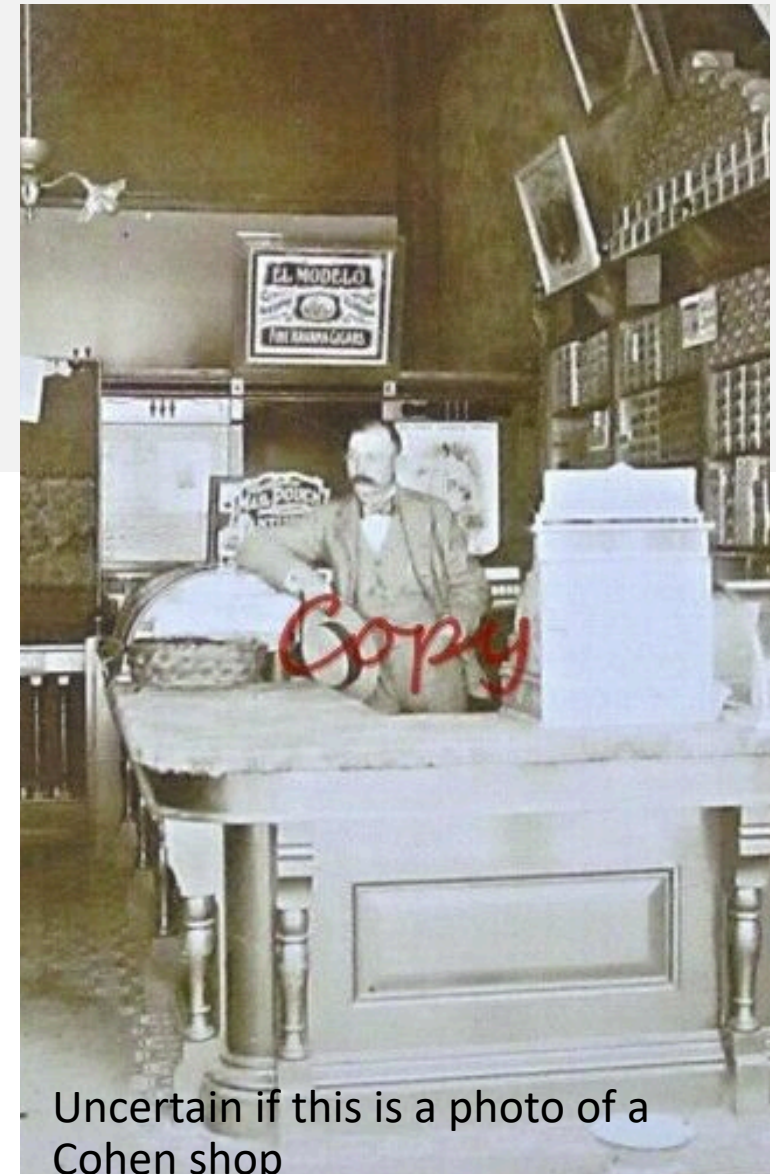
Mrs. Sophie Weron, 68, of 314 25th Ave., died Friday, Nov. 7, in a hospital. Funeral services were held Sunday, November 9, at the Jewish Chapel, with burial in Bikur Cholim-Cemetery.

Mrs. Weron had been a resident of Seattle for more than 35 years, and was active in synagogue and community affairs. She is survived by her husband, Harry; three sons, Louis, Ben and Joseph; a daughter, Mrs. Lewis A. Lawson, and a sister, Mrs. P. Handlin, all of Seattle, and nine grandchildren.

### MRS SAMUEL REIBMAN

Funeral services for Mrs. Beale F. Reibman, 59, a Seattle resident for 27 years, were held November 6 in the Jewish Chapel, with burial in Bikur Cholim Cemetery.

Mrs. Reibman, was a member of Occidental Chapter, Order of Eastern Star; Workingmen's Circle; Bikur Cholim Sisterhood, and Talmud Torah P-TA. Surviving are her husband, Samuel; four sons, David, Irving, Philip and Morris, all of Seattle; four sisters, Mrs. Irving Levinson, Seattle; Mrs. Sam Friedman, Tacoma, and Mrs. Celia Lichtenstein and Mrs. Jennie Friedman, both of New York; a brother Harry Friedman, Tacoma, and nine grandchildren.



Uncertain if this is a photo of a Cohen shop





## **`Pops' Buford, Seattle Jazz Legend, Tenor-Sax Player And `Sweetest Man'**

Feb 12, 1994

Carole Beers

Seattle jazz legend Vernon "Pops" Buford was sweet and sassy, benign and bossy, insisting on his way in music as in life.

But he was never "brassy," in musicianship or manner. He played reeds - tenor sax, to be exact. And his persona came across solid gold.

"You know he loved jewelry," said Lillie, his wife of 48 years. "He had this big, gold tiger necklace and big, gold tiger ring, with a ruby mouth and diamond eyes, given by his son on different birthdays."

He wore a big, gold Rolex watch.

And then there was the tooth: An upper incisor crafted in good old 14K. People noticed it so much because Pops smiled so much.

"He was the sweetest man you'd ever meet," said his son Ronald, of Renton. "He never raised his voice. I never got a spankin' from him. All adversity for him, ended up being good. That's what he taught me. He used to say, `That problem's gonna brighten up the day for you.' He'd turn it around."

Mr. Buford died Wednesday at 73, having endured diabetes and a stroke. He

Vacant period-  
used for rehearsals,  
skating, who knows  
what else?

...Pops 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



# Ventura & Glassman era, 1980s


Tony Ventura

# John & Sue Perry (1988 – present)

The Seattle Times  
powered by Legacy

## John Oliver Perry

1929 - 2016



John  
Perry  
Dean  
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Sue Perry's painting studio

# Artist studio

<https://www.sueperry-paintings.com/>



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



# My Neighborhood



Sue Perry,  
Documenting the  
deconstruction of  
the Central District





Power Struggle, oil on canvas, 32 x 42 inches, copyright ©2014



What Was Where It Used To Be, oil on canvas, 32 x 44 inches, copyright ©2015



Congregation, oil on canvas, 32 x 45 inches, copyright ©2015



Immaculate Limo, oil on canvas, 34 x 38 inches, copyright ©2015

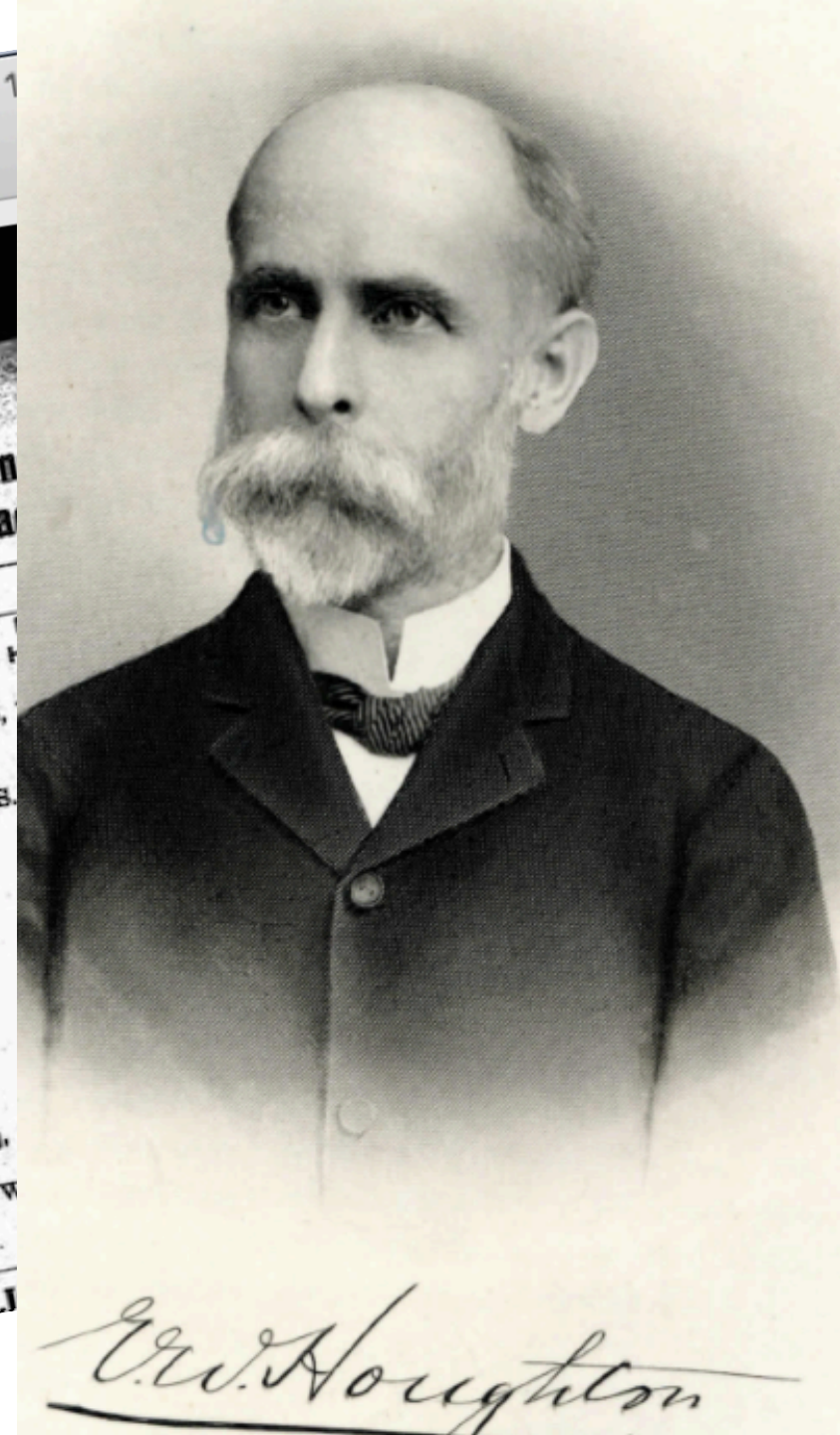
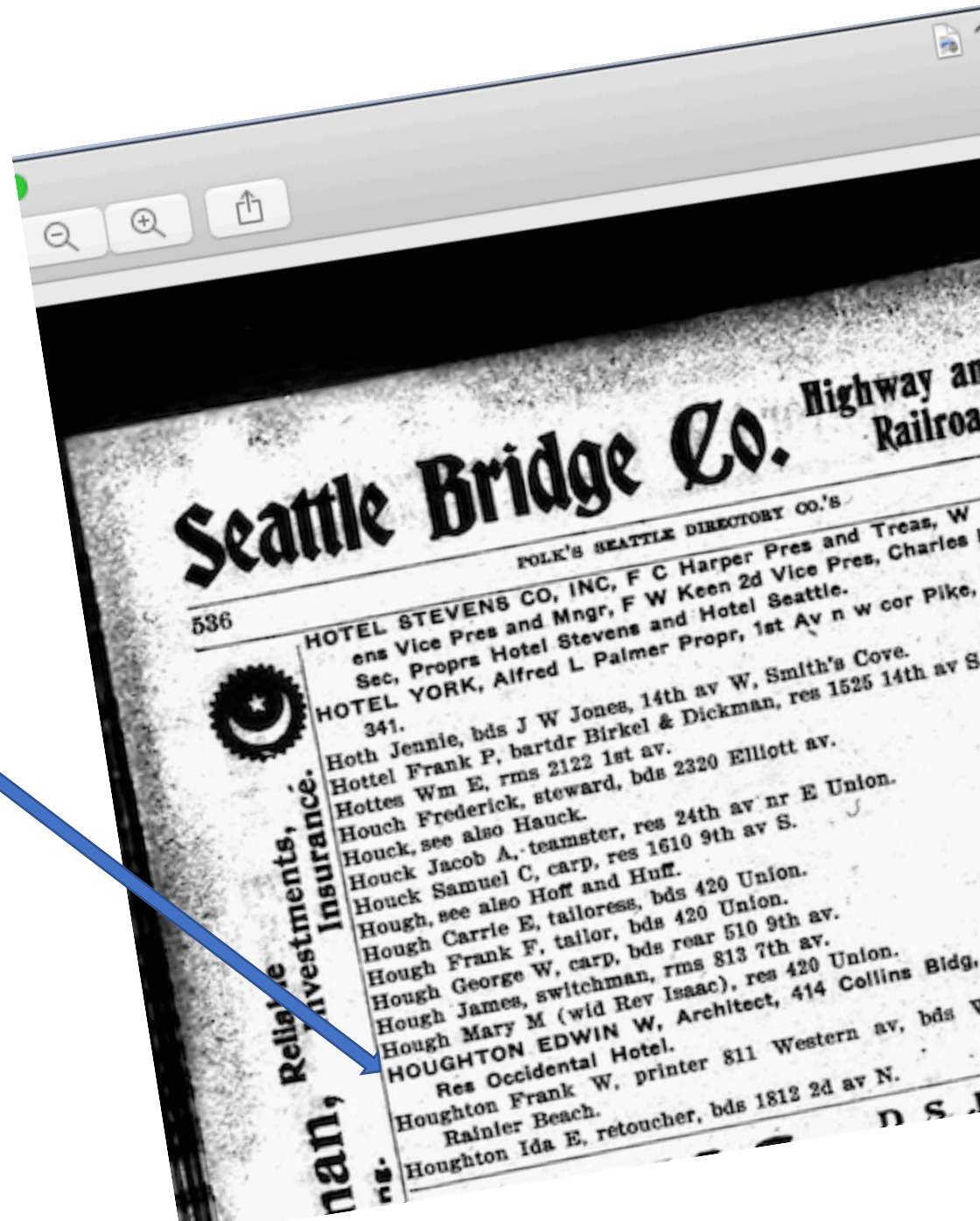
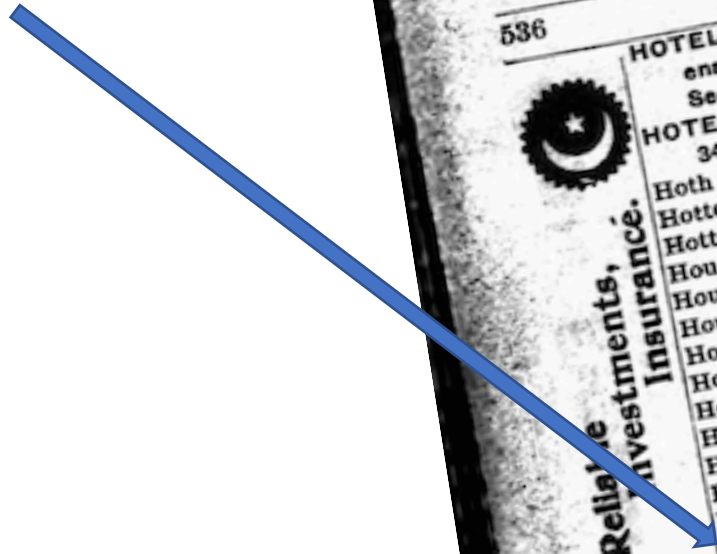


Demolition Man, oil on canvas, 36 x 42 inches, copyright ©2018



A lot of drama to this house history

Architect



# Building Permits

Dec 15.

M Baunsgaurd, 2921 2nd ave, 1-story frame cottage, 22x22, \$250; N G Christensen, app.

Deuel & Vanderhof, 1829 Harvard ave, 1-story frame structure, 14x30, \$125.

M T Summer, 1520 3rd ave, 2-story building for stable, 60x120, \$2,500.

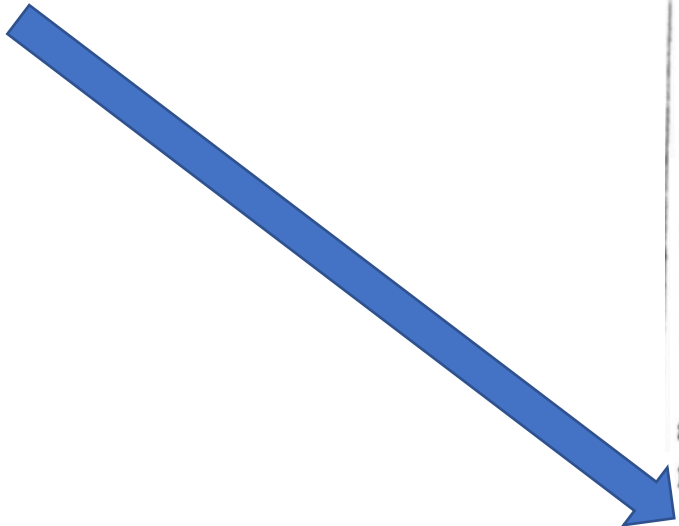
H D Wright, 200 16th ave, repairs, \$400.

R H Calligan (agt), 418 4th ave, alter building, brick chimney, cement floor, change stairway, etc, \$300; John Douglas, contractor.

M W Kain, 1517-19 Belmont ave, 2-story frame house with basement, for flats, \$2,000.


T Considine, 802 16th ave, 2-story and basement frame house, 37x46, \$6,000; M J Gallagher, contractor.

Builder



Seattle Daily Times  
July 14, 1902

The case of Tom Considine vs. MJ 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.

August 6, 1901: notice of contract violation; plaintiff required to finish the building. 

News Article - Seattle  
Daily Times (published as  
THE SEATTLE DAILY  
TIMES) - July 14, 1902 -  
page 12

EVENING, JULY 14, 1902.

## WILSON BUSY AT SPOKANE

Republican Primaries to Be Held There Tomorrow.

Anti-Wilson Faction Is Putting Up a Good Fight, But They Can't Hope to Win Out.

In Spokane county tomorrow will be located the political storm center of the state. Tomorrow the Republicans of Spokane have their primaries and John L. Wilson, the former senator from this state, will make the fight of his life for a solid delegation to the legislature. Wilson claims that his managers will absolutely control the convention and while that body may not formally indorse his candidacy he hopes to secure the nomination of thirteen members of the legislature who, if elected, will "stay put" for

row's primary fight, which seems now to be practically certain. The delegation will probably go uninstructed on the railroad issue.

## KING CO. COURTS

Judge Griffin began this morning the hearing in the case of King County against F. Halbauer and others for the condemnation of ground for use as a county road from a point 50 rods north of the southeast corner of the southwest quarter of section 20, township 23, thence 350 rods due north to the existing county road. The hearing is before a jury. The new road is known as the H. N. Peters road.

Cost bills in the following criminal cases were filed with the county clerk this morning: State vs. H. Kilbourne, \$90.60; State vs. Fu Yen, \$24.20; State vs. George Bailey, \$2.20; State vs. George Hawthorne, \$3; State vs. John Gilbert, \$25.20; State vs. John Donohoe, \$3.80; State vs. John Muther, \$4.40; State vs. J. S. Stewart and O. V. Lawson, \$37; State vs. Thomas Aris and Frank Joslyn, \$26.80; State vs. H. Quandt, \$25.20; State vs. James Glover, \$17.60; State vs. O. V. Lawson, \$6.60; State vs. Mrs. E. Franklin and Nellie Handy, \$14.40.

The jury cost bills for three of the departments of the Superior Court were filed with the clerk today, the amounts in each case being as follows: Judge Griffin's department, \$1,231.06; Judge Bell's department, \$1,190.20; Judge Emory's department, \$1,144.80.

Hugo Stellingren and John Arnell, real estate dealers, through their attorneys, Shank & Smith, today filed an action against P. I. Flaherty for the recovery of \$200, alleged to be due them as commission on a sale of farm land made by Mr. Flaherty to a purchaser found by plaintiffs.

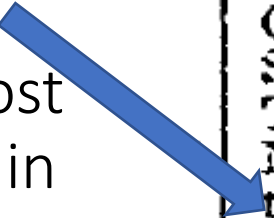
The case of Tom Considine vs. M. J. Gallagher is on trial today in Judge Bell's court. In this case Considine sues for the recovery of some \$2,500 alleged to be due from Mr. Gallagher for failure to complete the construction of a house on Sixteenth Avenue last year.

## Alleged Violation of Contract.

Thomas J. Considine has instituted an action against M. J. Gallagher and the United States Fidelity & Guarantee Company to recover \$2000 for failure to comply with terms of a building contract in the erection of a residence. The contract was awarded to Gallagher for \$4675 and the Guarantee Company is the surety on the contractor's bond. It is alleged that in April last Gallagher abandoned the contract and that the plaintiff was required to finish the building.

having an interesting statement of two or three men who are in Seattle have just arrived here heretofore, the Spokane everything practically Spokane, having only a part of his party to fight has by the stroke of a to the state com- members of the past has always on the coun- present it has a figure ht is being by assistance of minister to Chas. T. D. Rockwell, a politician who has gone by in holding pub- mer lieutenants in Spo- up in the present con- them is Charles B

January 1904-A. Lou Cohen, the well-known cigar dealer of Seattle, has purchased the beautiful residence erected by Mr. Tom Considine and located on the corner of 16<sup>th</sup> Ave & Columbia St...The purchase price was \$10,000. The residence is one of the most beautiful in the city...built in the colonial style



fect on them is anticipated.

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## BUYS CONSIDINE'S HOME

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**A. Lou Cohen Pays \$10,000 for Fine Residence at Sixteenth and Columbia.**

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A. Lou Cohen, the well-known cigar dealer of Seattle, has purchased the beautiful residence erected by Mr. Tom Considine and located on the corner of Sixteenth Avenue and Columbia Street. The deal was consummated just before Mr. Cohen left the city on a business trip to San Francisco. It is understood that the purchase price was \$10,000.

The residence in question is one of the most beautiful in the city. It was built in the colonial style.

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# Architectural style and significance



Dr. Adolph O. Loe residence, period photograph. University of Washington Libraries, Special Collections, UW2883

Dr. Adolph O. Loe Residence (1902)



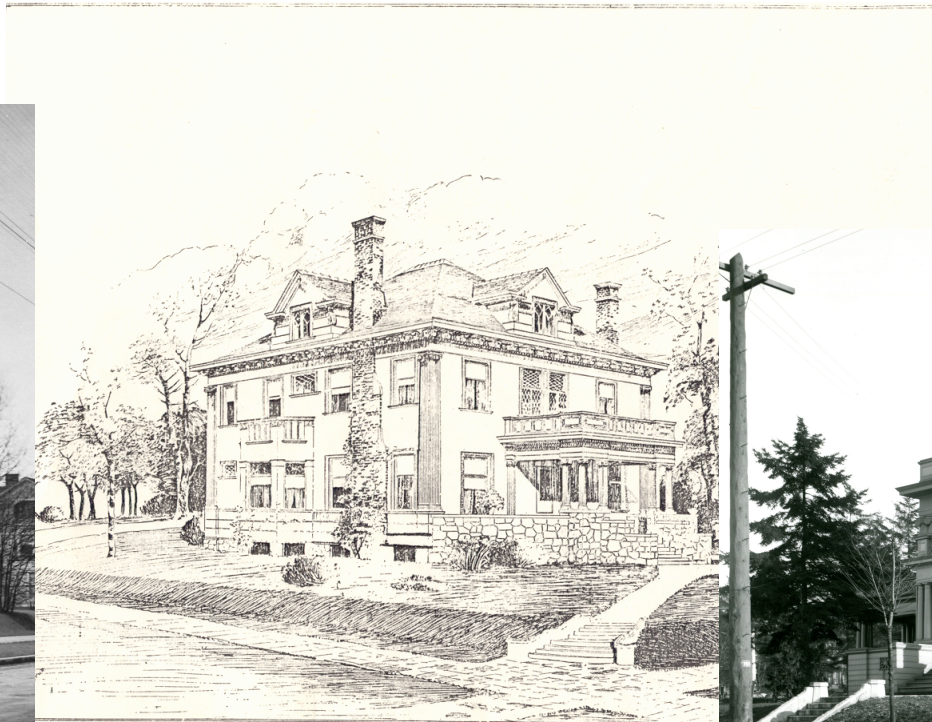
917 16th E  
Volunteer PK

floor windows. The numerous horizontal references come

# Nearby First Hill neoclassicals, since destroyed



Smith & Rininger at  
Summit & Columbia



Frye Home



Horton Home

# Conclusion

