



1411 Boylston Avenue

Seattle Landmark Nomination
Prepared by Historic Seattle

October 8, 2024

1411 BOYLSTON AVENUE LANDMARK NOMINATION REPORT

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NOTE: A landmark nomination report for all six Belmont-Boylston (“Bel-Boy”) houses was originally prepared in January 2014 by Megan Meulemans for Historic Seattle under the guidance of Eugenia Woo, Director of Preservation Services at Historic Seattle. Additional research was conducted by Anne Seaton Scott. Mimi Sheridan provided early assistance with historic research and context and advised on architectural significance of the properties. At the time (2014), Historic Seattle decided not to move forward with the nomination application process.

This nomination has been updated in October 2024 by Jeff Murdock, Preservation Advocacy Manager at Historic Seattle. It retains the related historic context of all six properties as a group, but it is a nomination only for 1411 Boylston Avenue.

All current photographs not otherwise credited were taken by Jeff Murdock of Historic Seattle.

1411 BOYLSTON AVENUE

PROPERTY DATA

Property Name (Historic): 1411 Boylston Avenue

Year Built: 1901

Property Address: 1411 Boylston Avenue

Assessor's File No: 880490-0286

Legal Description: Lot 5 in Block 6 of Supplementary Plat of Union Addition to the City of Seattle, as per plat recorded in Volume 9 of Plats, Page 12, records of King County, situated in City of Seattle, County of King, State of Washington.

Plat/Block/Lot: Union Addition Plat of the City of Seattle; Block 6; lot 5

Present Owner: Historic Seattle
1117 Minor Ave
Seattle, WA 98101

Present Use: Multiple family residences (apartments)

Original Owner: Albert Hambach

Original Use: Two-family Residence

Architects/Builders: Josenhans and Allan, Architects

INTRODUCTION

Historic Seattle is a Preservation Development Authority dedicated to the mission of *Saving Meaningful Places to Foster Lively Communities*. The Belmont-Boylston (also known as the “Bel-Boy”) project exemplifies this mission, and the project received the National Trust for Historic Preservation Honor Award in 1992. Historic Seattle acquired all six Bel-Boy buildings in 1989 in dilapidated condition and sensitively rehabilitated them, creating a community of affordable housing units. From what were historically three single-family residential buildings on Belmont and three double-houses on Boylston, the project resulted in 47 units of housing within the six historic buildings. The subject property, 1411 Boylston Ave, was converted from a two-family house to a 17-unit low-income apartment building. Historic Seattle sold the other five Bel-Boy buildings in 2008, retaining historic preservation easements, to re-deploy invested capital to pursue other preservation projects. It retained ownership of the subject property and now seeks City of Seattle Landmark We are seeking designation to protect 1411 Boylston Avenue, in preparation for selling the property.

DESCRIPTION

Belmont-Boylston Houses Overview

1411 Boylston Ave is one of a group of six buildings located on lots 3, 4, 5, 10, 11, 12, of Block 6, Union Addition Supplemental Plat, at the northerly edge of the First Hill neighborhood (fig. 1 and 2). 1411 is the southeast parcel in the group, situated on lot 5. The block is bound by Belmont and Boylston avenues to the west and east (fig. 2, 3) and by E. Pike and E. Union streets to the north and south (fig. 2). The First Hill neighborhood is located east of I-5, south of E. Pike Street and bordered by Broadway to the east and E. James Way to the south.

The Belmont-Boylston Houses were built between 1893 and 1903. While they vary in size and massing, they share a common proportional scale between details, fenestration, porch openings and wall surface. Eave heights are similar and building elevations facing the street appear to have similar widths. 1411 Boylston Avenue is wider than the other buildings, but due to its double gambrel roof, its apparent width is reduced.¹

The buildings share similar setbacks from the street, and similar spacing between structures, giving the street elevations of the ensemble a distinguishable solid-void rhythm. The buildings are further united by their topography and siting. The structures are located seven to nine feet above street grade. The retaining walls on Boylston Avenue are all poured concrete (fig. 4).

Physical Description of 1411 Boylston Avenue

The building encompasses over 2,000 square feet, is distinguished by its double gambrel roof, bilaterally symmetric facade organization, and Colonial Revival detailing, including clustered Tuscan columns, Palladian windows, and garlanded porch frieze. It was initially built as a double house, divided vertically, with the plan of each half mirroring the other.²

According to the 1938 King County Assessor property record card (fig. 5), the two and one-half story wood frame building measures 45 feet by 45 feet, with a partially recessed seven-foot-deep porch running the length of the front elevation. It has a raised brick foundation and basement with a concrete floor; basement windows have wood sashes. The principal siding material is narrow, horizontal beveled siding. A wide board at the juncture of wall and foundation is capped with a molded cedar trim.³

The building has a pedimented double gambrel roof with parallel ridges running perpendicular to the street. There are gambrel-roofed wall dormers centered on the side elevations. The dormer and gambrel ends are clad with coursed wood shingles. The deep-boxed eaves have a simple molding fascia board, below which is a wide frieze with dentil bed molding.⁴ The roof is covered in asphalt shingles. Windows are typically one-over-one double-hung wood sash with distinctive diamond lights in the upper sashes. The exterior casings have simple cornice molding (fig. 6, 7, 8).

The east (main) facade has a partially recessed, one-story, full-length porch with a hip roof, molded fascia board and boxed eaves (fig. 9, 10). The frieze board is ornamented with Adamesque swags and medallions. Brick piers at the corners and flanking the central entrance each support three truncated Tuscan columns, which rest on pitch-faced stone caps.⁵ A simple square post balustrade runs the length of the porch, breaking at the entrance to the porch.

Two entry doors are in the center of the ground floor elevation (fig. 11). The doors are glazed, paneled, and trimmed with cornice molding. They are flanked by slanted bay windows. The second story features two small double-hung windows in the center of the elevation, flanked by slanted windows with diamond-patterned glass in the upper sashes of each double-hung window (fig. 12). The attic story of each gambrel end has a Palladian window (fig. 16) with pointed-arch patterned glazing in the upper half of the central sash.⁶

The west (rear) facade has recessed porches at the north end and south corners of the first story, defined by simple wood columns (fig. 13, 14, 15). The second story has four regularly spaced double-hung windows. The attic story features a double-hung window centered in each gambrel and flanked by smaller windows.⁷

The north and south side facades are nearly identical, with a triple sash centered on the first story, flanked by single double-hung wood sash windows; four regularly spaced double-hung windows in the second story, and two double-hung windows in the attic story of the gambrel-roofed wall dormers. The boxed eaves, fascia board and dentilated cornice board form a return at the wall dormer.⁸

The interior initially consisted of two identical plans, each with nine rooms, with straight flight stairs next to the party wall, a long narrow hall, and three generous rooms (parlor, dining room, and kitchen) organized along the first floor. The second and third floors included bedrooms, with large rooms above the porch at the front of the building, and bathrooms at the rear, at the head of the stairs. The interiors have since been subdivided. Despite the alterations, which include additional bathrooms, the interior retains some original features including parts of the staircases such as the paneled newel posts and paneled closed stringers with circle ends, gooseneck rails, and turned balusters (fig. 17, 18).

The south wall of the property is situated close to the back wall of the Union Manor-Union Arms Apartments, which spans from Belmont to Boylston, facing E. Union Street (fig. 19, 20). During the Historic Seattle rehabilitation, the rear yards were combined to provide a shared parking lot, accessed by a driveway between 1410 and 1420 Belmont Ave, where a garage on 1410 Belmont once stood (fig. 21).

Since the 1989-1990 Historic Seattle rehabilitation of 1411 Boylston Ave, few exterior or interior alterations have been made.

Designated Landmarks in the Vicinity of 1411 Boylston Avenue

1411 Boylston is located on the north slope of First Hill, between the Pike/Pine and First Hill neighborhoods and in the vicinity of numerous individually designated landmarks (fig. 22-26). The Pike/Pine Conservation Overlay District lies a half block to the north of the subject building. Designated landmarks located within a few blocks include:

Knights of Columbus Building (designated 2019)	700-722 E. Union St
Old Fire Station #25 (designated 1976)	1400 Harvard Ave
Seattle First Baptist Church (designated 1981)	1121 Harvard Ave
Summit School/Northwest School (designated 1990)	1415 Summit Ave
First Covenant Church (designated 1985)	1500 Bellevue Ave E
Wintonia Hotel (designated 1996)	1431 Minor Ave
Stimson-Green Mansion (designated 1977)	1204 Minor Ave
Dearborn House (designated 2009)	1117 Minor Ave
Cassel Crag Apartments (designated 2021)	1218 Terry Ave

Architectural Style of the Belmont-Boylston Houses

The group of houses all exhibit the Queen Anne style, a popular style for residential architecture in the United States between 1880 and 1910. More specifically, the Belmont-Boylston Houses represent the Free Classic Queen Anne style. Cultural resource consultant Mimi Sheridan describes the style:

The Free Classic Queen Anne style combines aspects of the Queen Anne style with Colonial Revival elements (fig. 27). Queen Anne was a dominant style during the late 19th century. It is extremely varied in its expression and is often lumped into the general term ‘Victorian,’ denoting the era in which it was most popular. The style is typically ornate, with asymmetrical massing, complex rooflines, varied cladding materials, porches, and extensive detailing such as spindle work. Around the turn of the twentieth century, popular tastes turned toward more simple styles such as Craftsman and Colonial Revival. However, during the transitional period the Queen Anne style’s influence continued. This influence is apparent in the Free Classic Queen Anne style.⁹

Authors Virginia and Lee McAlester discuss the Free Classic Queen Anne style in *A Field Guide to American Houses*:

About 35 percent of Queen Anne houses use classical columns, rather than delicate turned posts with spindle work detailing, as porch supports. These columns may be either the full height of the porch or raised on a pedestal to the level of the porch railing; the railings normally lack the delicate, turned balusters of the spindle work type of Queen Anne house. Porch-support columns are commonly grouped together in units of two or three. Palladian windows, cornice-line dentils, and other classical details are frequent. This subtype became common after 1890 and has much in common with some early (asymmetrical) Colonial Revival houses. In the decade of the 1890s, the free classic adaptation became widespread. It was but a short step from these to the early, asymmetrical Colonial Revival houses which, along with other competing styles, supplanted the Queen Anne style after about 1910.¹⁰

1411 Boylston Avenue is a Queen Anne style building characterized by its form and massing, with features of the transitional period between the Queen Anne style and Colonial Revival style. These include classical columns as porch supports, cornice-line dentils and Palladian windows centered on each gable component.—

STATEMENT OF SIGNIFICANCE

First Hill

Seattle's First Hill is defined roughly by East Pine Street at the north, Yesler Way at the south; Broadway on the east, encompassing Boren southward as it crosses Broadway; and the very hard edge on the west side at Interstate 5.

Indigenous History

Before the 1851 arrival of the Denny Party and expanding occupation of white settlers in the region, the area now known as Seattle had been occupied for at least 10,000 years by the Duwamish people. Their stories, such as "North Wind, South Wind," tell of the last Ice Age and an ice weir breaking over the Duwamish River.¹¹

Like most Coast Salish societies, the Duwamish communities were organized around salmon fishing¹² and so they established villages with access to water. The Duwamish maintained about a dozen village sites on the lakes and sound near Seattle. The areas of First Hill and Capitol Hill were covered in old growth forest; the area would have provided hunting and foraging resources, but no villages were established there. According to Duwamish Tribe chairperson Cecile Hansen, "it was all timber, from the hills to the water."

Development of the First Hill Neighborhood

When Seattle's first Euro-American settlers moved from Alki Point to the calmer, more protected areas on the shores of Elliot Bay, they were drawn to the area now known as First Hill because of the hill's fresh water source—a bubbling spring. During the 1856 "Battle of Seattle," a skirmish between tribes and U.S. troops, a Navy admiral named T.S. Phelps described a wide trail that ran from present day downtown to Lake Washington.¹³ Traversing the depression between First Hill and Capitol Hill, this Duwamish trail likely passed near the site that would eventually contain the subject building.

Henry Yesler, an entrepreneur who established Puget Sound's first steam-powered sawmill, tapped the spring, collecting the water in a cistern near the present site of City Hall Park. From there, water was dispersed to the city's few homes in the Pioneer Square area as well as to Yesler's steam powered sawmill at the foot of Mill Street (Yesler Way). Yesler was instrumental in clear-cutting the heavily wooded area of First Hill, sending the logs down Mill Street, then better known as "skid road," down to his sawmill. Arthur Denny platted much of First Hill in the mid-1860s, but it remained a clear-cut area. Even though the hill was cleared, only a few residents built their modest homes on the hill (fig. 28).

Then, in 1883 when the railroad from Chicago reached Seattle, the city experienced its first major population increase. From 1880 to 1890, Seattle's population grew from 3,553 to 42,837. Like Yesler, Seattle's most prominent families sought refuge on the hill from the growing, rough-and-tumble downtown area, the present-day Pioneer Square. First Hill was Seattle's most prestigious neighborhood early on

where "the city's first families shaped the city's course of economic, political, and cultural growth."¹⁴ Considered to be the first neighborhood that developed outside of the downtown area, First Hill proved to be an ideal location for a residential neighborhood; the area was close enough for prominent businessmen to tend to their businesses downtown, yet far enough removed from the bustling commercial area at the bottom of the hill. One of the first prominent estates built on the hill was Colonel Granville Haller's "Castlemount," which took up an entire block, bounded by James, Cherry, Broadway and Minor. As suggested by Roger Sale, the newer rich, unlike the old settlers such as Denny who remained in residence downtown, opted to use First Hill as a platform to display their wealth. First Hill's commanding position guaranteed that prominent houses could be viewed from downtown (fig. 29).

First Hill's desirability as a location for wealthy residents was short lived. By the turn of the century, workers migrating to Seattle began to settle along the periphery of First Hill. The existing improvements to the neighborhood, including the paving of Pike Street in the 1890s, one of the earliest paved thoroughfares on First Hill and the streetcar lines on Madison and Pike Streets, made this a desirable and accessible area. Accessibility and commercial activities developing on the north side of First Hill attracted middle-class families who occupied double-family and single-family residences, such as the Belmont-Boylston Houses. With the growing number of commercial entities and middle-class families moving into the area, the wealthy moved to more remote, more exclusive areas of Seattle such as the Highlands that boasted five-acre lots flanking a new golf course.

The emergence of the automobile also changed the dynamics of the First Hill neighborhood, particularly the northern end, near the Belmont-Boylston Houses. Garages, auto dealers, and supplementary businesses sprang up in the area after the first automobile was offered for sale in 1905. This northern area, the Pike/Pine vicinity, came to be known as Seattle's "Auto Row." The Auto Row continued to thrive until the depression in the 1930s. The legacy of Auto Row is still visible today with former dealership showrooms and garages on Pike and Pine Streets (fig. 30, 31).

Other institutions sprang up around the hill to support the growing community. Pacific School was built on East Jefferson in 1892. Immaculate Conception was established in 1894 and later evolved into Seattle University. Other entities were also built such as Fire Station No. 3 in 1903 and Seattle Housing Authority's Yesler

Terrace in 1931. First Hill is also home to the Northwest School and Seattle Academy of Arts and Sciences as well as the Catholic O'Dea High School, Trinity Episcopal Parish Church, St. James Cathedral, and Seattle First Baptist Church.

During this time of commercial and institutional growth, hospitals were also introduced on First Hill. The first hospital, Grace Hospital was constructed by Trinity Church in 1885. Swedish Hospital was founded in 1908, Providence in 1912 and Virginia Mason in 1920 (fig. 32, 33). The ongoing expansion of these medical enterprises occupies much of the First Hill area, so much so that it is often referred to as "Pill Hill."

First Hill experienced its largest surge in residential growth between 1885 and 1912. Not only were mansions built during this period, but also modest single-family homes. The Belmont-Boylston Houses and the eight other single-family houses on the block (demolished in the 1960s and 1970s) were built during this period. Residential construction slowed significantly from 1912-1920, most likely due to energies being directed towards war efforts. During the 1920s, most of First Hill's mansions were sold primarily for the land, as purchasers were not interested in the upkeep that had become quite costly. No single-family homes had been built on First Hill since the early 1900s and residential development focused on multiple dwelling units in the form of middle-class low-rise three to six-story apartment houses and ten to twelve-story apartment "high-rises" towards the end of the decade.

It's important to note that the conversion of First Hill from a single-family residential neighborhood to a multifamily one did not make it more racially diverse. People of color were not welcome. According to Quintard Taylor, "Discriminatory housing patterns upheld by restrictive covenants forced virtually all Asians, Native Americans, and about 65% of the Central District's Black population to reside on the Southside (also known as lower Jackson Street)."¹⁶

In conjunction with expanding medical services, the 1960s saw major destruction of First Hill's single-family residences with the construction of the Interstate 5 Freeway. Between 1960 and 1974, First Hill lost 1,735 housing units, including turn-of-the-century houses that had been converted to rental units, primarily due to the construction of I-5. New construction during this time, in the form of apartment complexes, replaced 948 rental units. The physical separation of the western part of First Hill resulting from the construction of I-5 was partially resolved with the addition of Freeway Park in 1974, a constructed green space spanning over the freeway and connecting First Hill back to downtown. The 1980s saw a surge in condominium development on First Hill, along with further expansion of the hospital institutions.

Development of the Belmont-Boylston Houses

Until 1883, F. H. Whitworth, a well-known land surveyor, owned the block on which 1411 Boylston now sits. Whitworth sold the majority of the block to Bailey Gatzert, a Seattle banker and entrepreneur (he was the President of both Puget Sound National Bank and Schwabacher Brothers and Company), who subsequently sold the lots for residential development. The Belmont-Boylston Houses were built between 1893 and 1903, during First Hill's greatest flurry of building and development, and during the transition from a wealthy, exclusive neighborhood, to a middle-class neighborhood. The earliest house on the entire block was 1424 Belmont, built in 1893-1894 by Henry Burke, owner of the House Painting Company. The next house was 1420 Belmont, built in 1896 by Albert Hambach, a wealthy plumbing and metals entrepreneur. Hambach also built 1410 Belmont in 1898 and the subject, 1411 Boylston in 1901. David Whittier, a Railway Mail Service employee, built 1417-1419 Boylston in 1901-1902. The final house, 1423 Boylston, was built in 1902-1903 by International Correspondence School Supervisor John Cook (fig. 34). The eight other houses on the block, which were demolished in the 1960s and 1970s, were constructed from 1902-1906 (fig. 35).

The Belmont-Boylston Houses represent houses from the turn of the twentieth century on First Hill built for the middle-class as opposed to the grander homes designed and built for wealthy families, such as the still-extant Stimson-Green Mansion and Dearborn House (both designated Seattle Landmarks). The three houses on Belmont were built and used as single-family homes. The three houses on Boylston are large middle-class multiple residences, constructed to appear like single-family residences.

Today, the Belmont-Boylston Houses are among the last surviving representatives of multiple-family houses and single-family homes built for the middle class which contributed to First Hill's early period of development. There were once hundreds of these types of homes, but throughout the successive decades, residential development focused on multi-family dwellings, including high-rises, as well as institutional expansion. Seattle lost many of its turn of the century homes due to the construction of the I-5 freeway and the expansion of medical services. The cluster of houses on Belmont Avenue and Boylston Avenue forms a compact, cohesive grouping, which depicts an early Seattle streetscape, and 1411 Boylston, an intact double-house building type, constructed in the Free Classic Queen Anne Style, anchors the community (fig. 36).

Albert Hambach, owner-builder of 1411 Boylston Ave

Albert Hambach owned the property at 1411 Boylston Avenue, and had the house constructed there in 1901.

Hambach was born in 1860 and moved to Seattle from Milwaukee, Wisconsin in 1889, shortly after the “Great Fire.” By 1892 he was Secretary-Treasurer of the John Schram Company, a stoves and metals company located at 1012-1014 Front Street, and he lived at 624 Spring Street. In 1894 he founded the Albert H. Hambach Company, “suppliers of Steam Plumbers Supplies and Sheet Metals.”¹⁷ Hambach’s activities and influence in the wholesale plumbing supply business continued to grow. By 1907 he had constructed his own A.H. Hambach building, designed by the architectural firm Saunders and Lawton¹⁸ at First Ave and King Street in Pioneer Square.

In 1896 Albert Hambach purchased the parcel at 1420 Belmont Ave and built a two-story frame house on it that year, the second house to be constructed on the Bel-Boy block. Hambach lived at 1420 Belmont, beginning in 1896, marrying his wife Hermina and raising two daughters there, Veronica and Hermina.

In 1898 Hambach purchased the empty lot next door to his house at 1410 Belmont, as well as the subject parcel, as investments. During that year, he constructed the house at 1410 Belmont, and in 1901 he built the double-house at 1411 Boylston, directly behind 1410 Belmont.¹⁹

Hambach lived at 1420 Belmont until 1930, when he and his wife Hermina moved to 1416 E Ward Street, in the Millionaire’s Row neighborhood of Capitol Hill. He died at the E Ward Street house on December 23, 1934, at the age of 74. During his lifetime, he continued to own all three Belmont-Boylston houses as investments; Hermina then owned and rented the houses until her death in 1946, at which time they passed to a daughter, Veronica Hambach John. She owned and rented them out until 1954, and they passed at her death to another heir, Elizabeth Shaughnessy.

1411 Boylston Avenue

Designed by the architecture firm of Josenhans and Allan, 1411 Boylston was built as a two-family dwelling at a cost of \$6,500.²⁰ It was distinguished as a “double house,” divided vertically with the plan of each half-house mirroring that of the other. Each half had nine rooms. Hambach used Colonial detailing to further distinguish the building, including Palladian windows and clustered Tuscan columns. In the late 1920s he converted the house to housekeeping units. Tenancy through the years shows that a sister (M.A. Cook) of the owner of 1423 Boylston lived there 1903-1904, and that James Osborne, nephew of Frank Renick (owner of 1424 Belmont Ave), lived there in 1910.

Like 1410 and 1420 Belmont, Hambach owned 1411 Boylston until his death in 1934. The chain of property ownership for the residence followed the same line of inheritance as noted two paragraphs above.

Other than Renick’s relative, 1411 Boylston saw many different renters throughout the years, including:

- The Radford Family (George, J.E., Janet Innes and Colin) (1903-1907)²¹
- Laird (age 35) & Clara Shoup (1915)²²
- Charles Cobb (U.S. Army) and his wife Eda Mitzel and their daughter (1947)²³
- Bruce Pierce (age 26) who was a member of the Army and Air Force (1953)²⁴
- Mrs. Pilar Prill (age 74) who fell from the 3rd story window at 1411 Boylston and died (1961)²⁵

Since Elizabeth Shaughnessy’s ownership in the 1970s, 1411 Boylston remained a rental property. It was purchased by Historic Seattle in 1987 and extensively renovated to create 17 single-room occupancy and low-income housing units.

The Double-House Building Type

The three “Bel-Boy” houses on Boylston Ave were constructed as multiple family houses. 1411 Boylston is a unique type called a “double house,” with a wall separating the two units down the middle, with floor plans mirroring each other. Constructed to fit within the context of the nouveau riche single family mansions on First Hill, at least when viewed from the street, in fact they provided more affordable middle-class housing in their multiple units. There were numerous double-houses in the First Hill neighborhood, including the extant Phillips house at 711 E. Union Street, around the corner from 1411 Boylston, (also owned by Historic Seattle). An article in the Real Estate and Building News section of the *Seattle Daily Times* noted the city’s healthy population increase and the corresponding need for new housing construction for worker or transient housing. “While there is a tremendous amount of building going on in Seattle, there is a great need for more small houses and flats.” A photograph of 1411 Boylston Ave with the caption, “Double House of Nine Rooms Each,” illustrated one option for what could be built to help meet the demand for affordable housing (fig. 39).

Josenhans and Allan, Architects of 1411 Boylston Avenue

1411 Boylston was designed by Timotheus Josenhans and Norris B. Allen of the architecture firm of Josenhans and Allan (see Nomination Graphics, October 19, 1901 article in the *Seattle Daily Times*, fig. 39). Formed in 1897, the firm demonstrated an ability to work in a wide range of projects and styles. Throughout the firm’s fifteen-year existence, Josenhans and Allan were quite prolific and

designed about 70 buildings, primarily in Seattle. Among their projects were educational buildings for Washington State University and the University of Washington, warehouses, and commercial blocks in Pioneer Square, as well as some of the finest residences in Seattle (fig. 37, 38).

Timotheus Anton Christof Josenhans was born in Leonberg, Germany on October 11, 1853. In 1855, his family departed Germany for the United States. Although his father Jonathan was involved in the mercantile business in Germany, the family set up a farmstead in Ann Arbor, Michigan.²⁶ One of twelve children, Josenhans stayed in Ann Arbor throughout his childhood and graduated from the University of Michigan in 1878, earning a degree in civil engineering. After graduating, he briefly studied architecture under the direction of William Le Baron Jenney, the pioneer of metal-frame building in Chicago²⁷ and founder of the University of Michigan School of Architecture.²⁸ He also briefly worked as a German instructor at a public school in McGregor, Iowa. He moved to New Mexico in 1881 and worked as an engineer for the construction of the Atlantic & Pacific Railroad. Shortly after, he moved to California to work on the California Southern Railway construction. In 1883, he worked his way north and settled in Portland, Oregon where he began his architecture career. His first job was for Joseph Sherwin, an English architect who he worked for until Sherwin's death. He later worked for Portland architect Warren Haywood Williams, "the most prominent architect of the city."²⁹

In 1888 he moved to Seattle and within a year married Emma Laura Parson, with whom he later had two children, daughters Sarah and Margaret. Josenhans's first job in Seattle was as a foreman for architect Hermann Steinmann where he first met his future partner, the young drafter Norris Best Allan. Steinmann was also a German architect who came to Seattle and contributed to building the recently burned-down Pioneer Square. In 1891 Josenhans started his own firm, eventually entering into a partnership with James Stephen that would last until Stephen headed to Alaska in 1895.³⁰ During their partnership, Josenhans began work on his first known educational building, Thompson Hall at Washington State University (1893-1894). After becoming a sole practitioner, he also completed Stevens Women's Hall at WSU in 1896. Josenhans was on his own until 1897 when he and Allan formed the firm of Josenhans and Allan.

Norris B. Allan was born in March 1867 in Canada and grew up in New Brunswick. He came to the U.S. in 1885 and attended the Massachusetts Institute of Technology.³¹ In 1889 he headed west to Seattle and obtained his first job at Hermann Steinmann's office.³² In July 1889, he became a naturalized citizen and married Rose Mathey the following month on August 20, 1898 (they had a daughter Helen in 1903). By 1890, he was working for architect James A. Johnson. From 1891-1896, Allan continued to work as an architect in Seattle although it is unclear if he was a sole practitioner or worked with another architect.³³

Among the approximately 70 known projects of the firm of Josenhans and Allan, property types represented in their portfolio included 35 residences, 17 commercial buildings, four churches, six education buildings, and a few other uses. At least 16 of these buildings have been demolished. Notable extant projects include Lewis Hall and Clark Hall (both built in 1899, fig 37b) on the University of Washington campus; the Polson House (fig 37a) located on 103 W. Highland Drive in Queen Anne (built in 1906) for Perry Polson, owner of the Polson Implement Company, the Polson Logging Company and the Polson Realty Company; Queen Anne Methodist Episcopal Church located on 1600 5th Ave W (built in 1905); and the Marion Building (built in 1902) located on 818 Second Ave in Downtown Seattle.

The firm dissolved in 1912 when Josenhans was appointed to be the Seattle superintendent of construction by Mayor George Cotterill. Since 1907, Josenhans had been very active in reforming the city building department. Upset with the means in which the city engineer was regulating the construction of new public buildings, Josenhans urged for a charter amendment that divorced the building department from the city engineer. He spoke in favor of an architect or builder to be the superintendent of public buildings and grounds (a new position to be formed) rather than the city engineer.³⁴ In 1908, Josenhans's efforts proved successful as the new position was created. Josenhans was even nominated to be the city's first superintendent of construction, but the position ultimately went to Francis W. Grant.³⁵ Josenhans became the second and held the position for two terms. During his time as superintendent, he regulated the construction of public buildings, served on planning committees, and continued to improve building practices in the City of Seattle. In 1918 during his second term, Josenhans resigned by the request of Mayor Hanson for reasons unknown.³⁶ Then 65 years old, other than of his elected position as the building inspector for the school district in 1920, his professional and civil contributions waned significantly, and he passed away on March 4, 1929.

Allan's activities were not as well-documented, and little is known about his activities after the partnership dissolved. After Josenhans left, Allan became a sole practitioner and practiced until around 1922³⁷ and by 1924 was an inspector for the City Building Department, a position he kept until his death on September 25, 1932.³⁸

End Notes

- ¹ Historic Seattle Preservation and Development Authority. "Belmont-Boylston Houses: Architectural Descriptions." Seattle, 1989. Print.
- ² Historic Seattle Preservation and Development Authority. "Belmont-Boylston Houses: Architectural Descriptions: 1411-1415 Boylston Avenue." Seattle, 1989. Print.
- ³ Ibid.
- ⁴ Ibid.
- ⁵ Ibid.
- ⁶ Ibid.
- ⁷ Ibid.
- ⁸ Ibid.
- ⁹ Description of Free Classic Queen Anne style by Mimi Sheridan in email correspondence with Eugenia Woo, Historic Seattle.
- ¹⁰ McAlester, Virginia, and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc, 1984.
- ¹¹ Duwamish Tribe Web Site: Our History of Self Determination, www.duwamishtribe.org, accessed 7/30/24.
- ¹² Boraas, Alan. Capitol Hill Seattle Blog, "A Visit to Capitol Hill, 1851." Published November 27, 2013. Accessed July 30, 2024.
- ¹³ Ibid
- ¹⁴ Dunn, Edward B. 1121 Union: One Family's Story of Early Seattle's First Hill. Seattle, WA: E.B. Dunn Historic Garden Trust, 2004: p. xv.
- ¹⁶ Quintard Taylor, *The Forging of a Black Community: Seattle's Central District from 1870 Through the Civil Rights Era*, p. 86-87.
- ¹⁷ Ibid.
- ¹⁸ Architect Charles Saunders, an associate of British born and trained Edgar Houton in the early 1890s, had, by 1893, formed a partnership with G.W. Lawton, when they designed Cascade School for the Seattle School district. The firm operated successfully in Seattle for over twenty years, designing a wide range of buildings, from the University of Washington's Denny Hall in 1894 to the Masonic Temple in First Hill in 1915. Other buildings produced by this firm included the Lincoln Apartments; the downtown Dunn Tinn warehouse in 1902; and several houses in various city neighborhoods.
- ¹⁹ Ibid.
- ²⁰ *The Seattle Daily Times*, October 19, 1901, p. 16.
- ²¹ The Seattle Daily Times, January 4, 1905, p. 7.
- ²² The Seattle Daily Times, August 24, 1915, np.
- ²³ The Seattle Daily Times, January 4, 1947, p. 9.
- ²⁴ The Seattle Daily Times, July 9, 1953, p. 35.
- ²⁵ The Seattle Daily Times, January 11, 1961, p. 7.

²⁶ *A Volume of Memoirs and Genealogy Representative Citizens of the city of Seattle and County of King Washington Including Biographies of Many of Those Who Have Passed Away*. Lewis Publishing Company (New York, NY) 1903: 93.

²⁷ Pioneer Square Historic District National Register of History Places Inventory Nomination, 12 April 1978. P. 10

²⁸ Clarence Bagley. *History of Seattle from the Earliest Settlement to the Present Time*. S.J. Clarke Pub. Co. (Chicago, IL) 1913: 77.

²⁹ Ibid.

³⁰ Ibid.

³¹ According to his obituary, he attended MIT. "Rites This Evening for Norris B. Allan," *The Seattle Daily Times* (Seattle, WA), September 27, 1932: 7.

³² *Seattle City Directory, 1888-1889*. Seattle, WA: Seattle Directory Co., 1889.

³³ The *Seattle City Directory* (1891-1895) lists his occupation as Architect and only lists his residence.

³⁴ *Seattle Daily Times* (Seattle, WA), 18 December 1907: 14.

³⁵ *Seattle Daily Times* (Seattle, WA), 25 March, 1908: 1, *Seattle Daily Times* (Seattle, WA), 18 April 1911.

³⁶ *Seattle Daily Times* (Seattle, WA), 13 September 1918.

³⁷ *Seattle City Directory, 1888-1889*. Seattle, WA: Seattle Directory Co., 1922.

³⁸ *Seattle City Directory, 1888-1889*. Seattle, WA: Seattle Directory Co., 1924-1932.

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