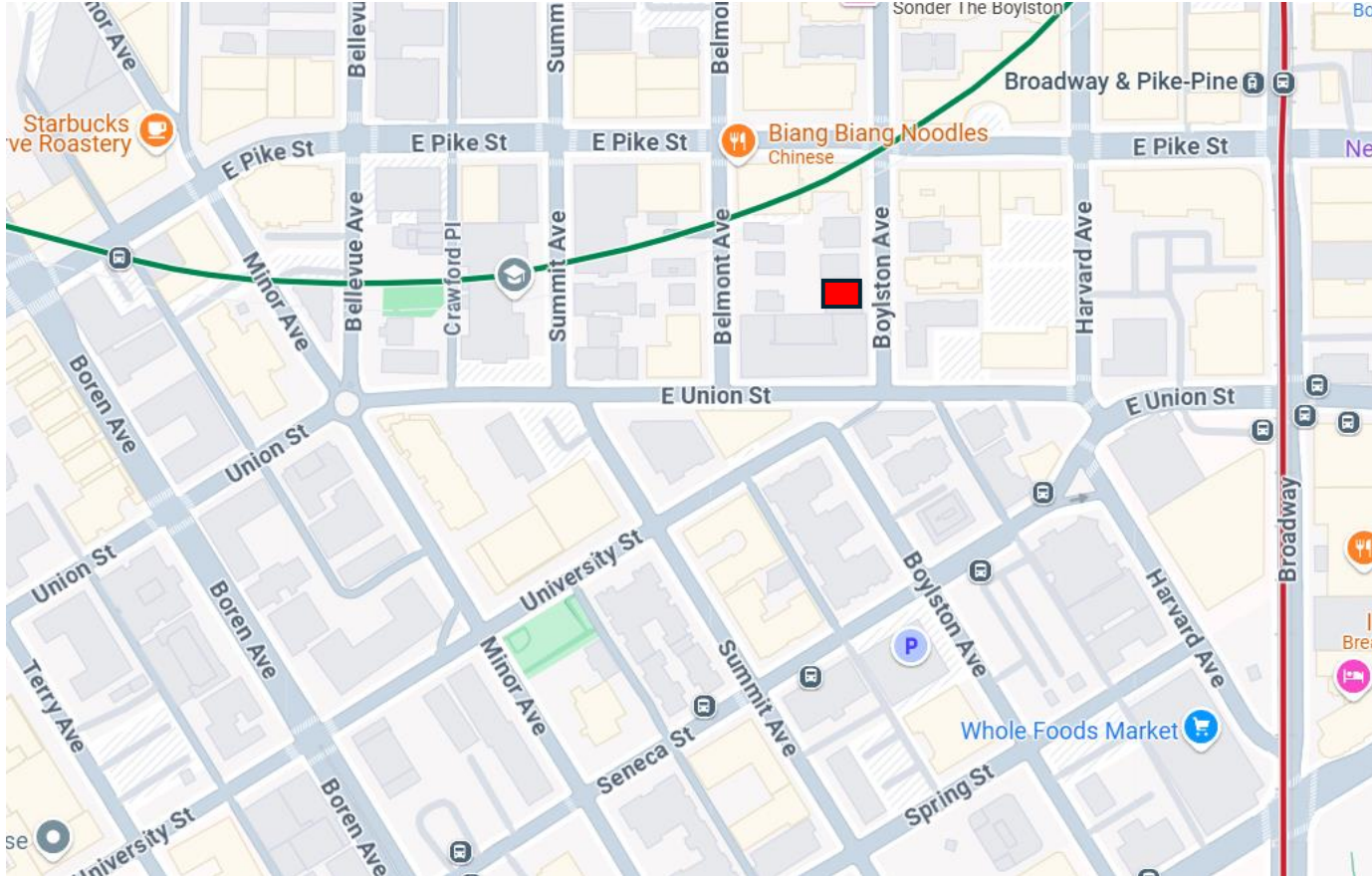




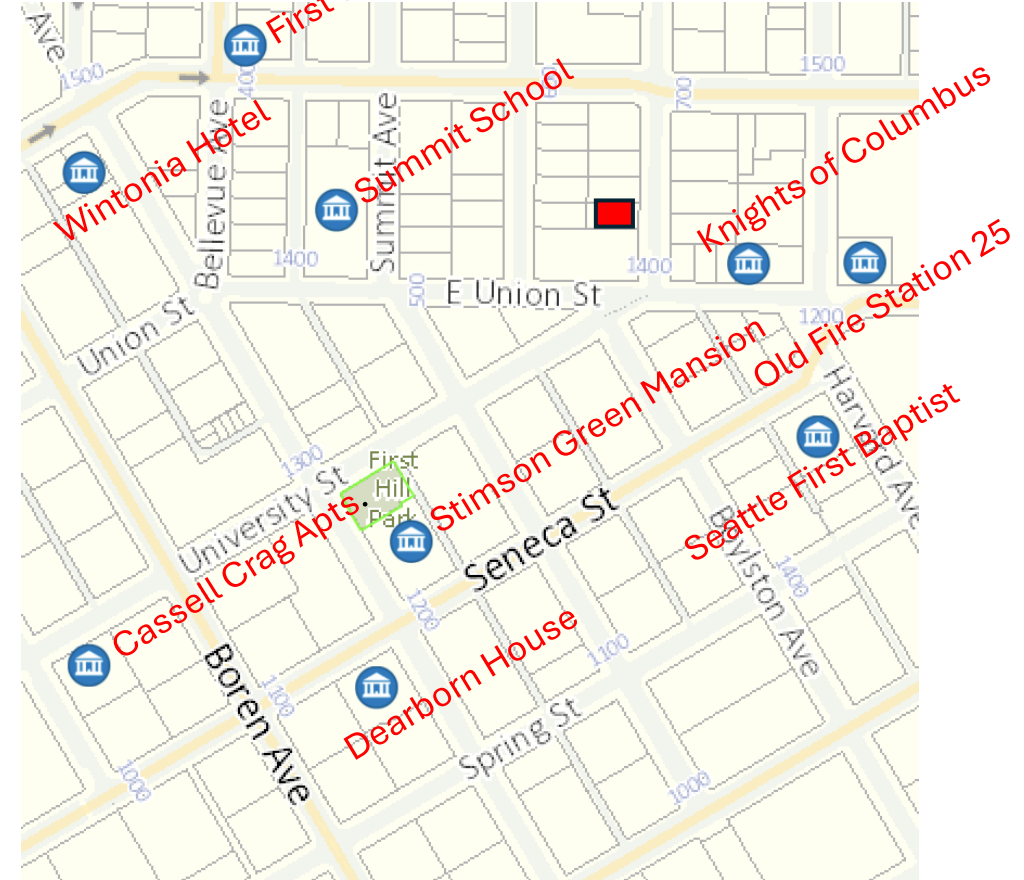
## **1411 Boylston Avenue**

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Neighborhood Context

**1411 Boylston Avenue**



Landmarks in Vicinity

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Designated Landmarks in vicinity of 1411 Boylston.

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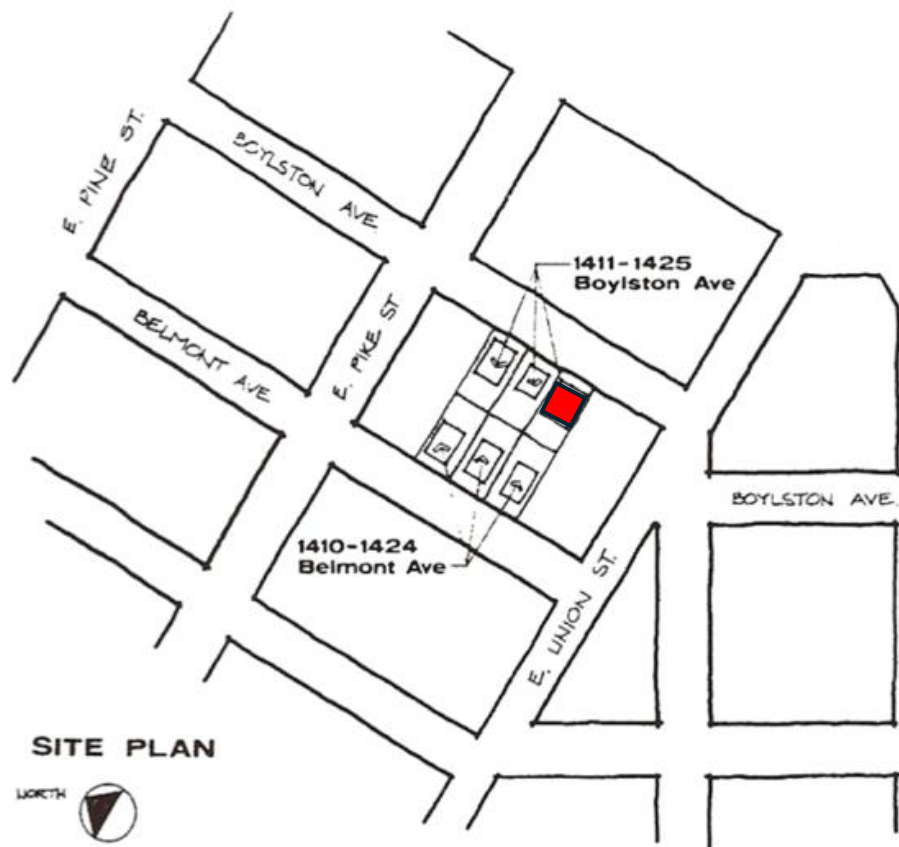
Scale 200'

Platted November 13<sup>th</sup>, 1882

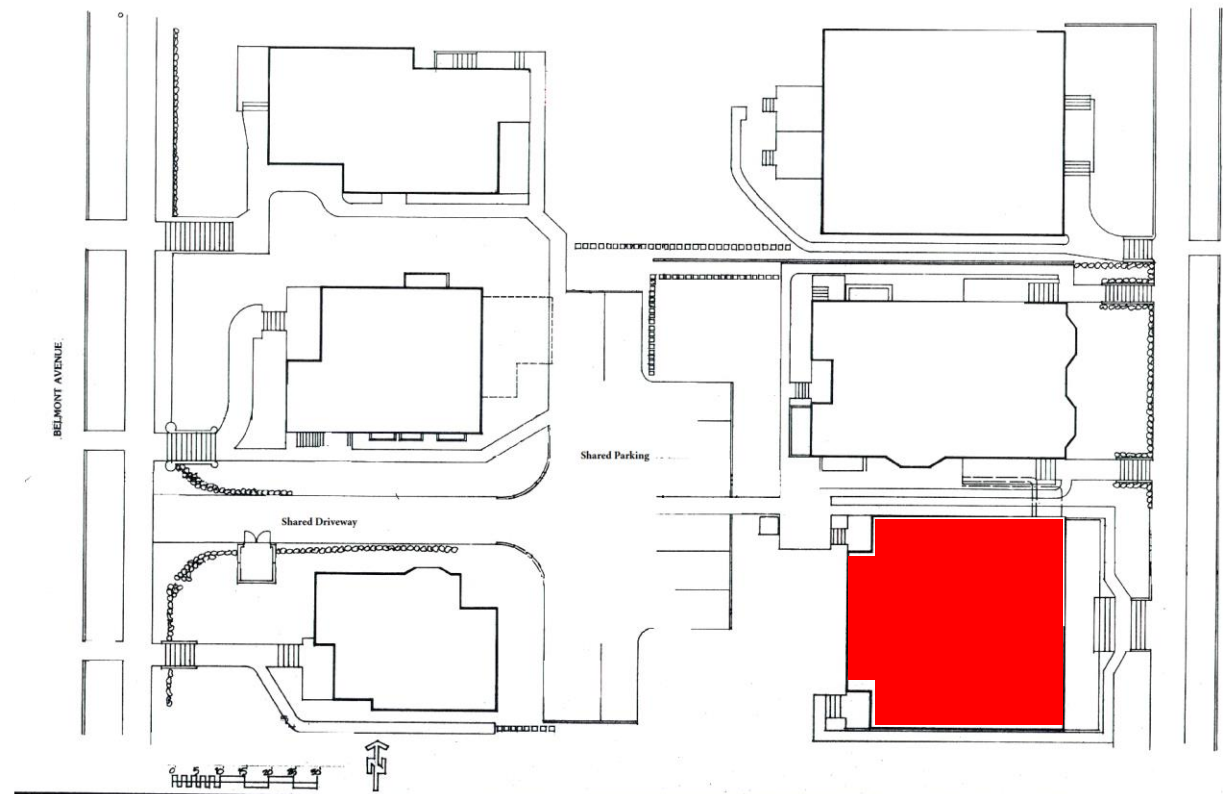
# 1411 Boylston Avenue

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## 1411 Boylston Avenue



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1992 view looking southwest on Boylston Ave; Bel-Boy buildings after Historic Seattle rehabilitation (subject building at left).

## 1411 Boylston Avenue



Recent street view of Boylston Ave. 1411 Boylston Ave on left, with neighboring "double houses" to the right.

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Primary (east) elevation of 1411 Boylston Ave, looking west.



Primary (east) elevation of 1411 Boylston Ave, looking west.

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Entry doors to two original dwellings (left photo). Porch looking north (middle photo) and south (right photo).

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Rear (west) elevation with north entry porch, (left photo) and south entry porch (middle photo). Typical window type (right)

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Walkway along north side of building (looking east) showing masonry brick foundation (left photo) and (middle) typical Palladian window on main façade upper gable. Right photo is shared parking lot, looking north.

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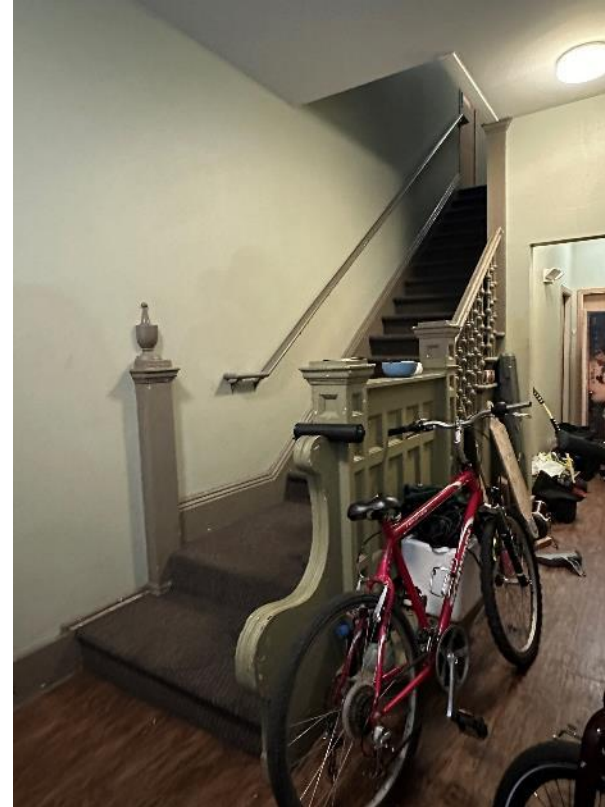




Left photo) Close adjacency of Union Arms apartments (south side of subject property).  
(Right photo) Union Manor/Union Arms apartments (1925, John Creutzer, architect) facing south on E. Union Street.

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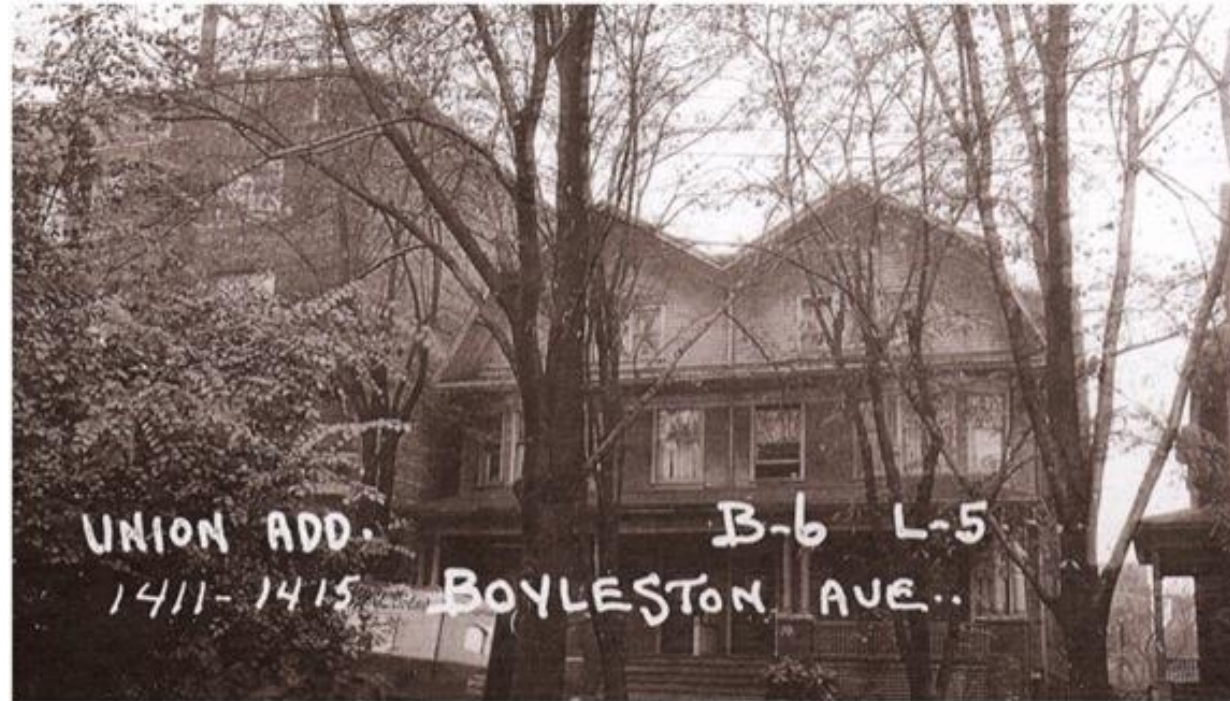


South stair in south dwelling entry hall (left) and north stair in north dwelling entry hall (right).

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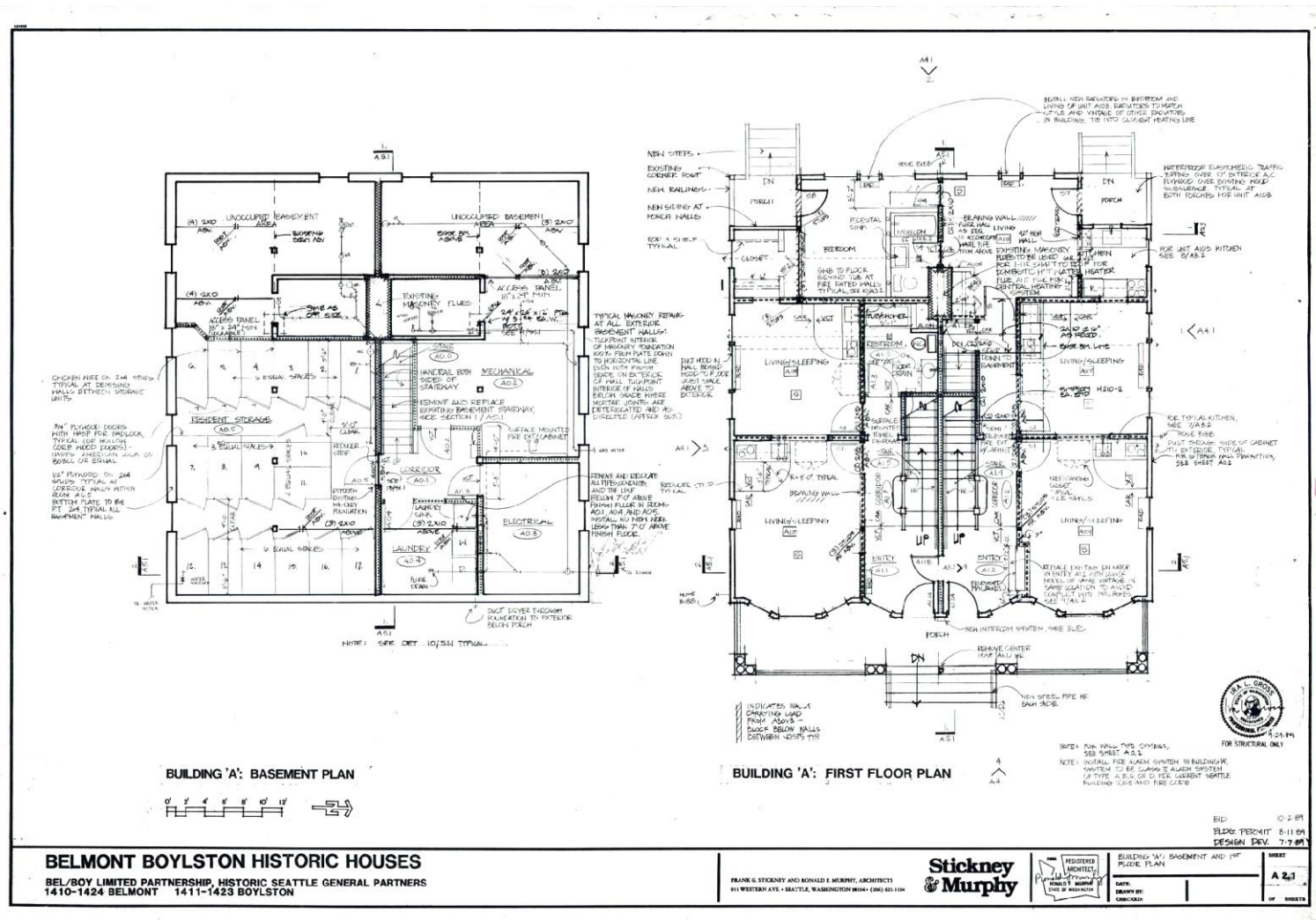




Property Description:  
1938 King County Tax Assessor photo.

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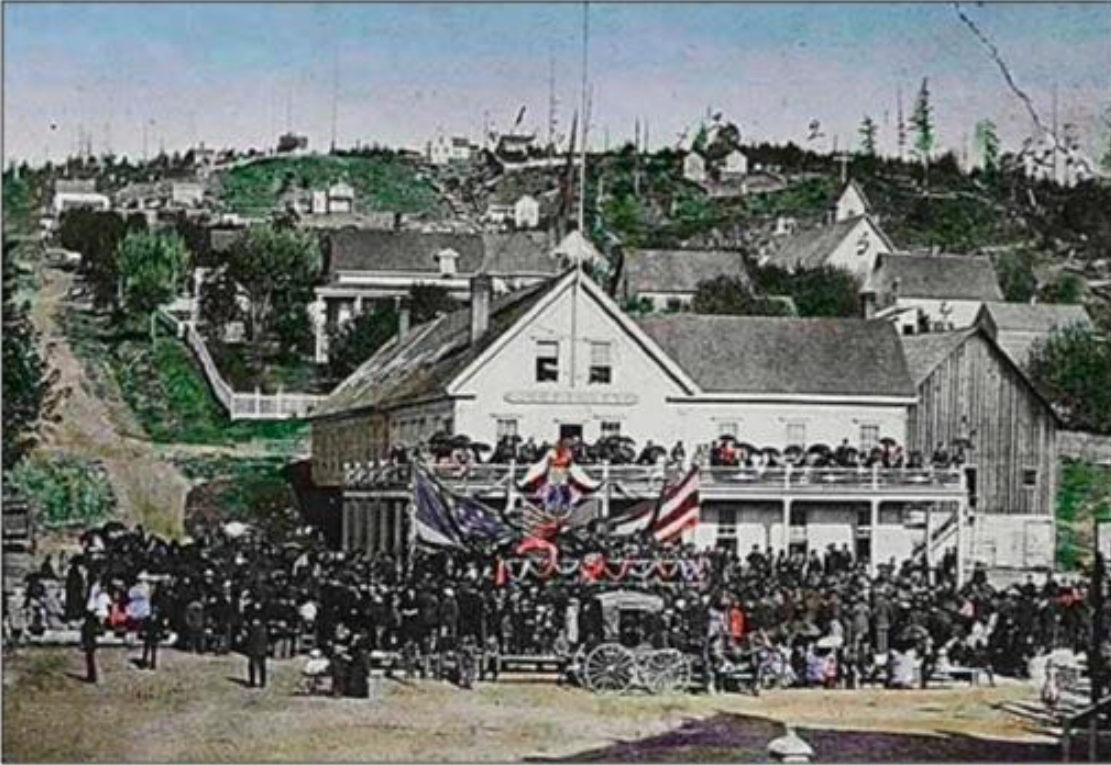
Basement and First Floor plans, 1989 rehabilitation, Stickney & Murphy Architects

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## Historic Context: First Hill



President James Garfield memorial service, looking up to First Hill, 1881. (UW Special Collections PSE126)

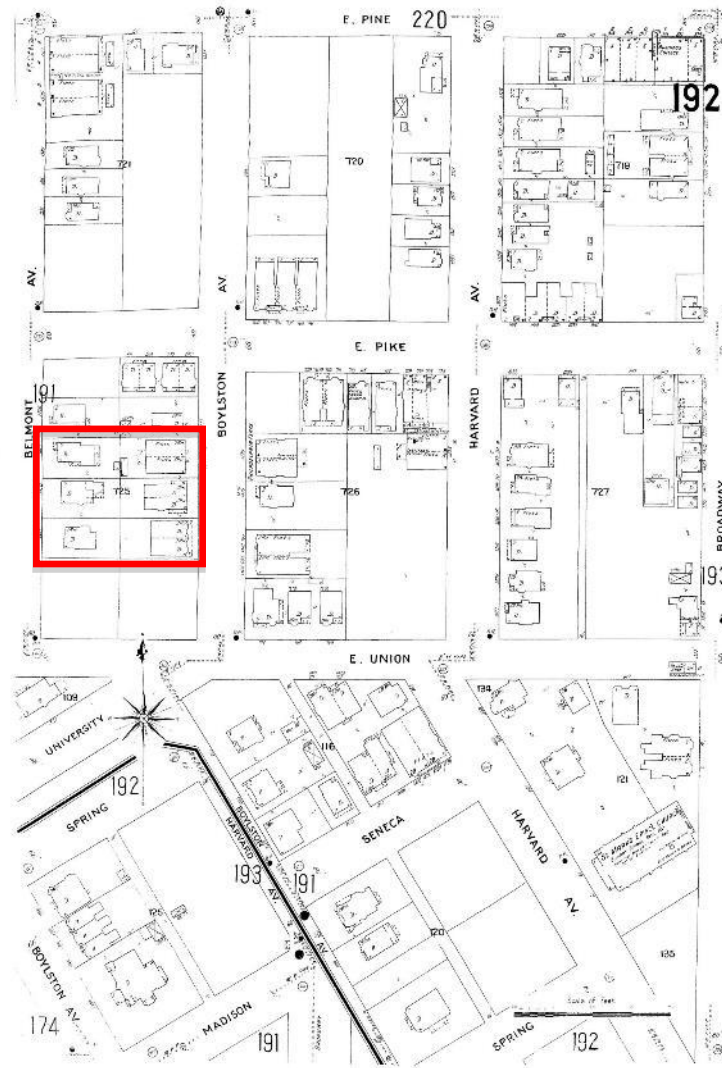


First Hill neighborhood, Seattle, c. 1912, by this time an established neighborhood. (MOHAI)

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## Historic Context: First Hill



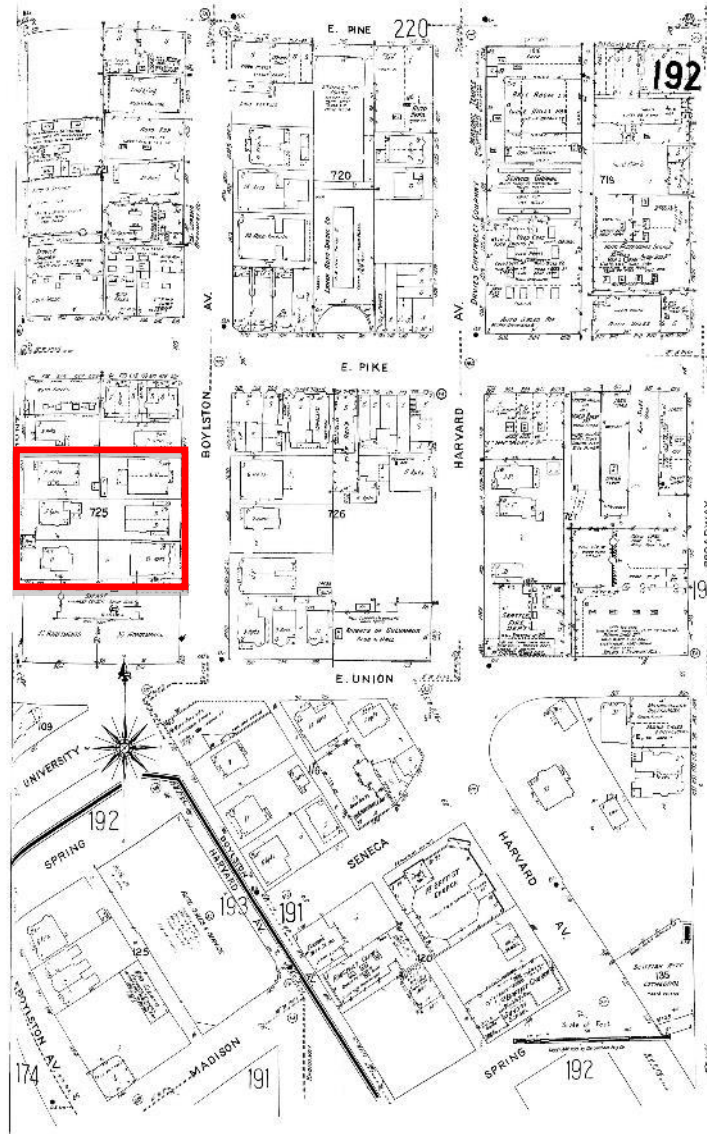
Sanborn Fire Insurance Co. Map.  
Seattle 1904-1905, vol. 2, 1905,  
Sheet 192. The Belmont-Boylston  
Houses are marked by the rectangle

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## Historic Context: First Hill



Sanborn Fire Insurance Co. Map.  
Seattle 1950, vol. 2. Sheet 192. The  
Belmont-Boylston Houses are marked  
by the rectangle. Note changes in  
added building stock/density of First  
Hill neighborhood

**1411 Boylston Avenue**

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## Building Type: The Double Dwelling

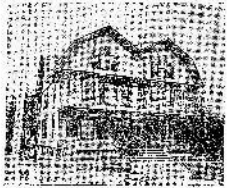
1411 Boylston Ave was prominently featured in an October 19, 1901, *Seattle Daily Times* article about real estate and building news in the city. The owner, A. Hambach, and architect, Josenhans & Allan, are noted. The cost of construction was \$6,500.

1411 Boylston Avenue

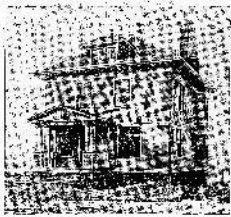
THE SEATTLE DAILY TIMES, SATURDAY, OCTOBER 19, 1901

### REAL ESTATE AND BUILDING NEWS

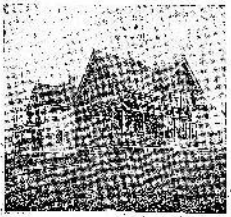
W. J. HAMBACH, OWNER OF 1411 BOYLSTON AVENUE, HAS COMPLETED THE CONSTRUCTION OF THIS HOUSE, WHICH WAS DESIGNED BY JOSEPH HANS & ALLAN. THE COST OF CONSTRUCTION WAS \$6,500.



JOSEPH HANS & ALLAN, ARCHITECTS, 1000 PLYMOUTH STREET, SEATTLE.




JOSEPH HANS & ALLAN, ARCHITECTS, 1000 PLYMOUTH STREET, SEATTLE.




JOSEPH HANS & ALLAN, ARCHITECTS, 1000 PLYMOUTH STREET, SEATTLE.

### GRADING TOOLS


**"Western"**  
Road and Grading Plows



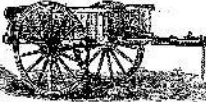
**"Columbus"**  
Solid Steel Scrapers



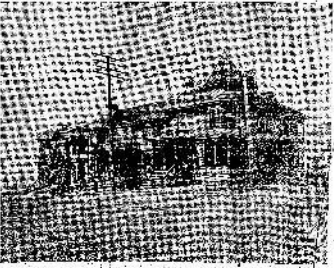
**"K. & J."**  
Wheel Scrapers



**"Bain"**  
Wagons and Dump Carts

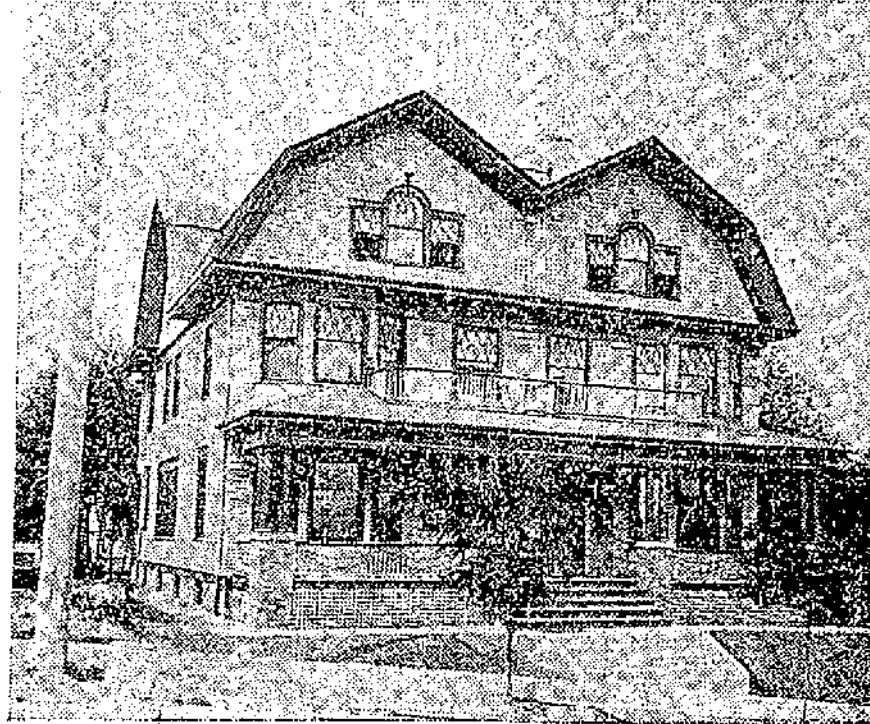


**Polson Implement and Hardware Co.**  
Only Complete Stock in the Northwest 506-508 Western Ave., Seattle





## Building Type: The Double Dwelling



DOUBLE HOUSE OF NINE ROOMS EACH.  
A. Hambach, Owner. 1411 and 1415 Boylston Avenue. Josenhaus &  
Allan, Architects.

1901 article from Seattle Daily Times.

**1411 Boylston Avenue**

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## Josenhans & Allen, Architects



Polson House, 103 Highland Drive, Queen Anne neighborhood, 1904-1906 (Historic Seattle)



Residence of Patrick J. Sullivan, 1905.  
City of Seattle Landmark, demolished 2018.  
Source: City of Seattle Landmark Nomination report.

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## Josenhans & Allen, Architects



Parrington Hall (formerly Science Hall), University of Washington campus, 1902, City of Seattle Landmark  
(University of Washington Libraries, Special Collections)

**1411 Boylston Avenue**



Lewis and Clark Halls, University of Washington, 1902.  
(University of Washington Libraries, Special Collections)

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## Albert Hambach, owner-builder of 1411 Boylston Ave



1420 Belmont Avenue (built 1896), first home constructed by Albert Hambach (1937 photo, Puget Sound Regional Archives)



1410 Belmont Avenue (built 1898), second Bel Boy house built by Hambach (1937 photo, Puget Sound Regional Archives)

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## Albert Hambach, owner-builder of 1411 Boylston Ave



Hambach Building at 212 2<sup>nd</sup> Avenue S, designed by Josenhans & Allen, 1905 (photo Google Maps)

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## Architectural Style: Free Classic Queen Anne



**1411 Boylston Avenue**



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## Designation Standards

In order to be designated, the building, object, or site must be at least 25 years old and must meet at least one of the six criteria for designation outlined in the Seattle Landmarks Preservation Ordinance ([SMC 25.12.350](#)):

### 1411 Boylston Avenue



A. It is the location of, or is associated in a significant way with, a historic event with a significant effect upon the community, City, state, or nation; or

B. It is associated in a significant way with the life of a person important in the history of the City, state, or nation; or

C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation; or

*D. It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction; or*

E. It is an outstanding work of a designer or builder; or

F. 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.

In addition to meeting at least one of the above standards, the object, site, or improvement must also possess integrity or the ability to convey its significance.

**Thank You!**



**1411 Boylston Avenue**

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January 15, 2025