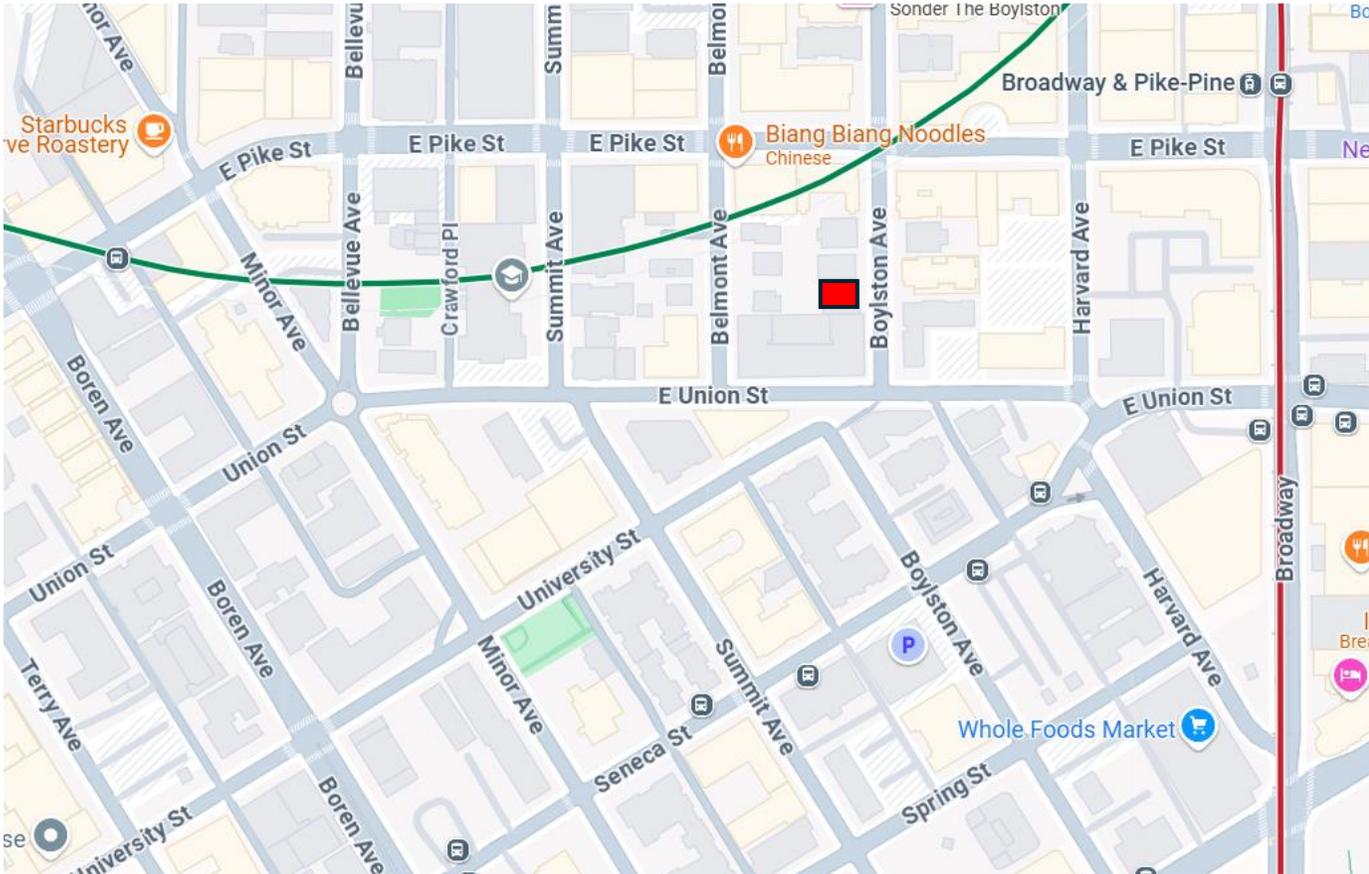


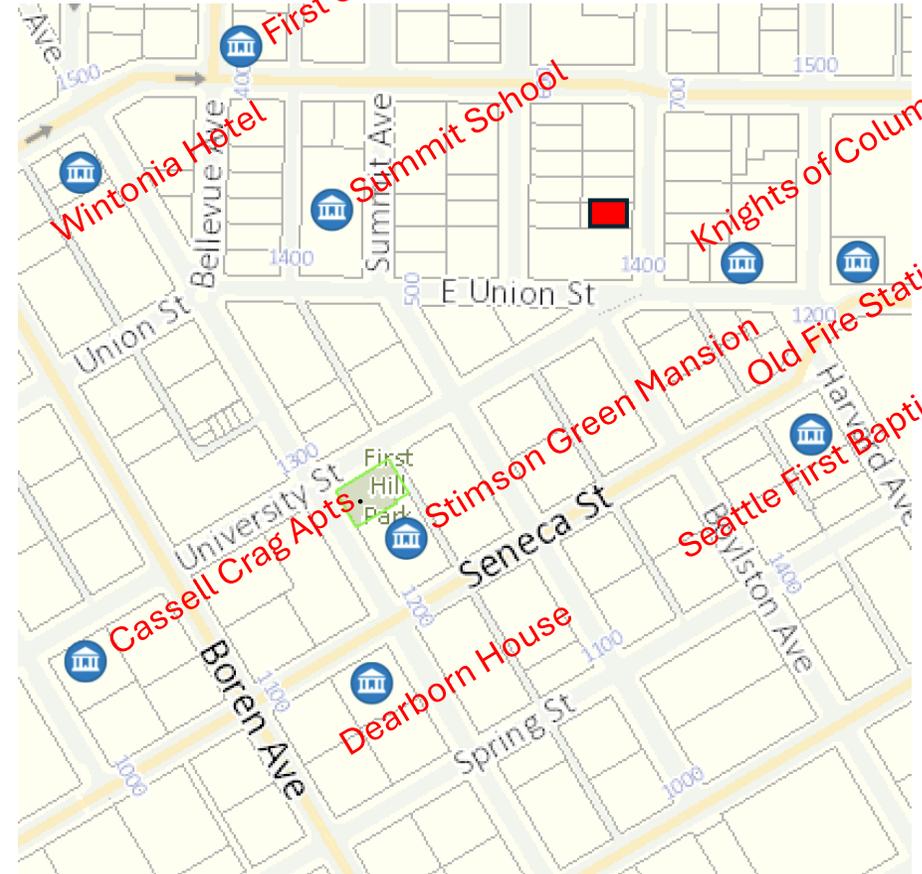


1411 Boylston Avenue

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Neighborhood Context



Landmarks in Vicinity

1411 Boylston Avenue

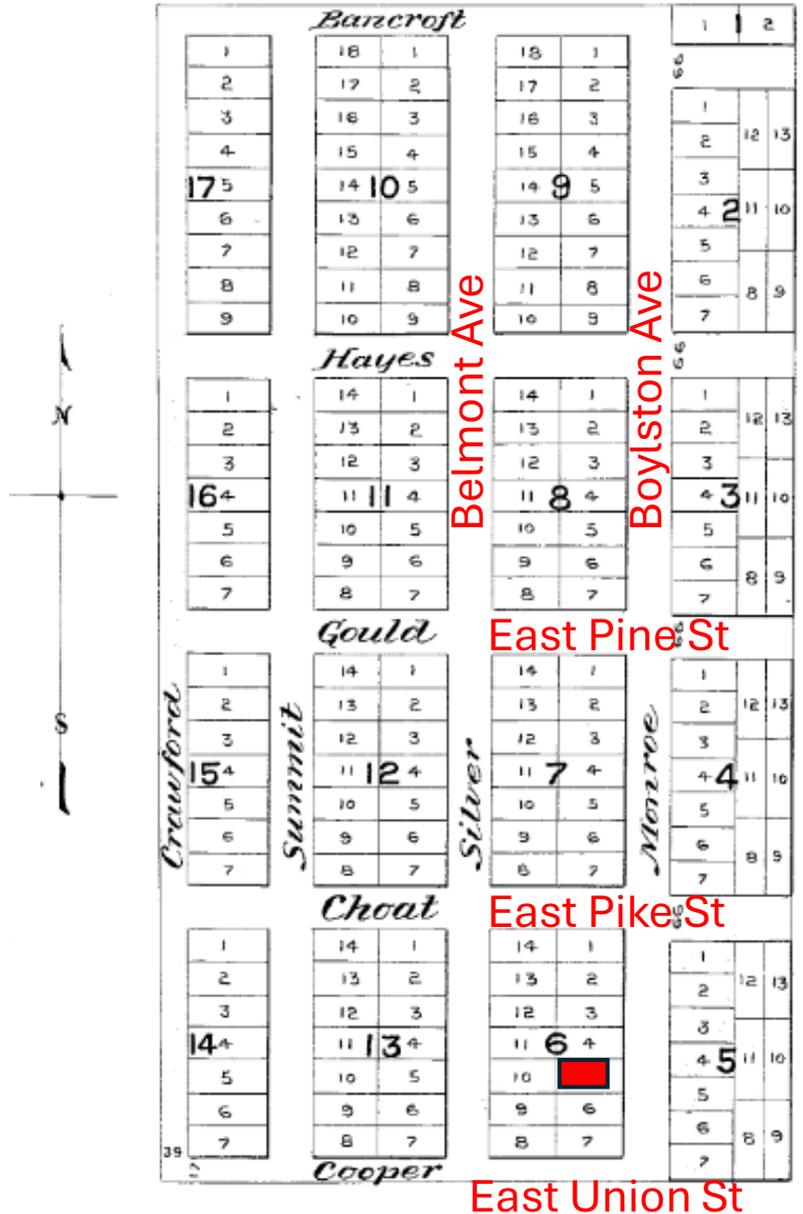
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Designated Landmarks in vicinity of 1411 Boylston.

1411 Boylston Avenue

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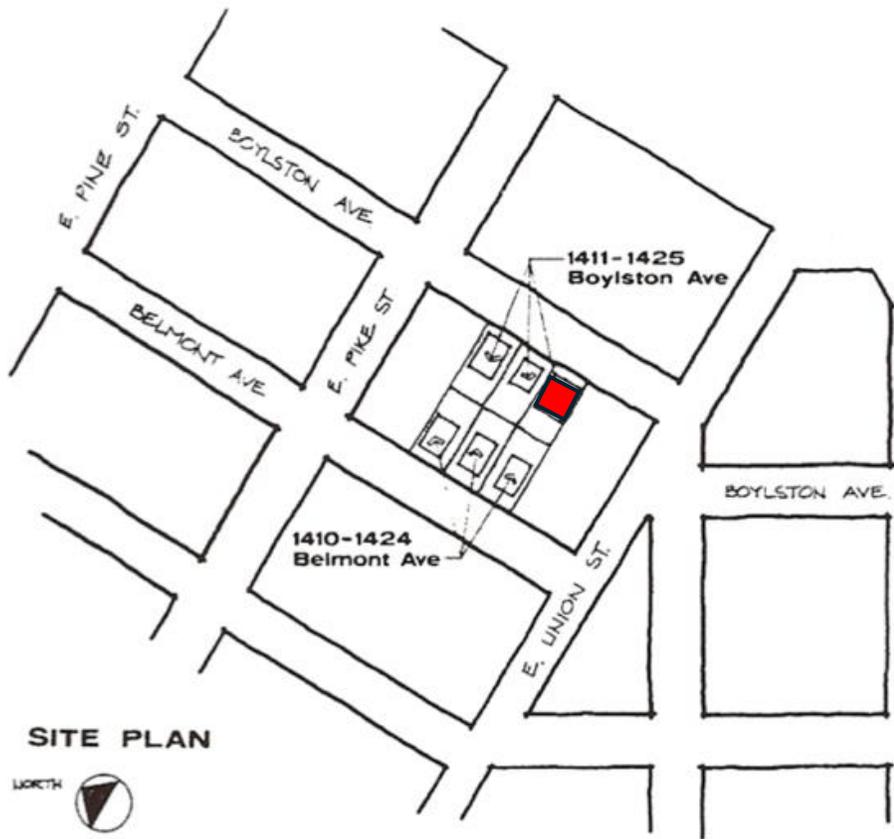
Union Addition
 TO THE
City of Seattle.

Scale 200'

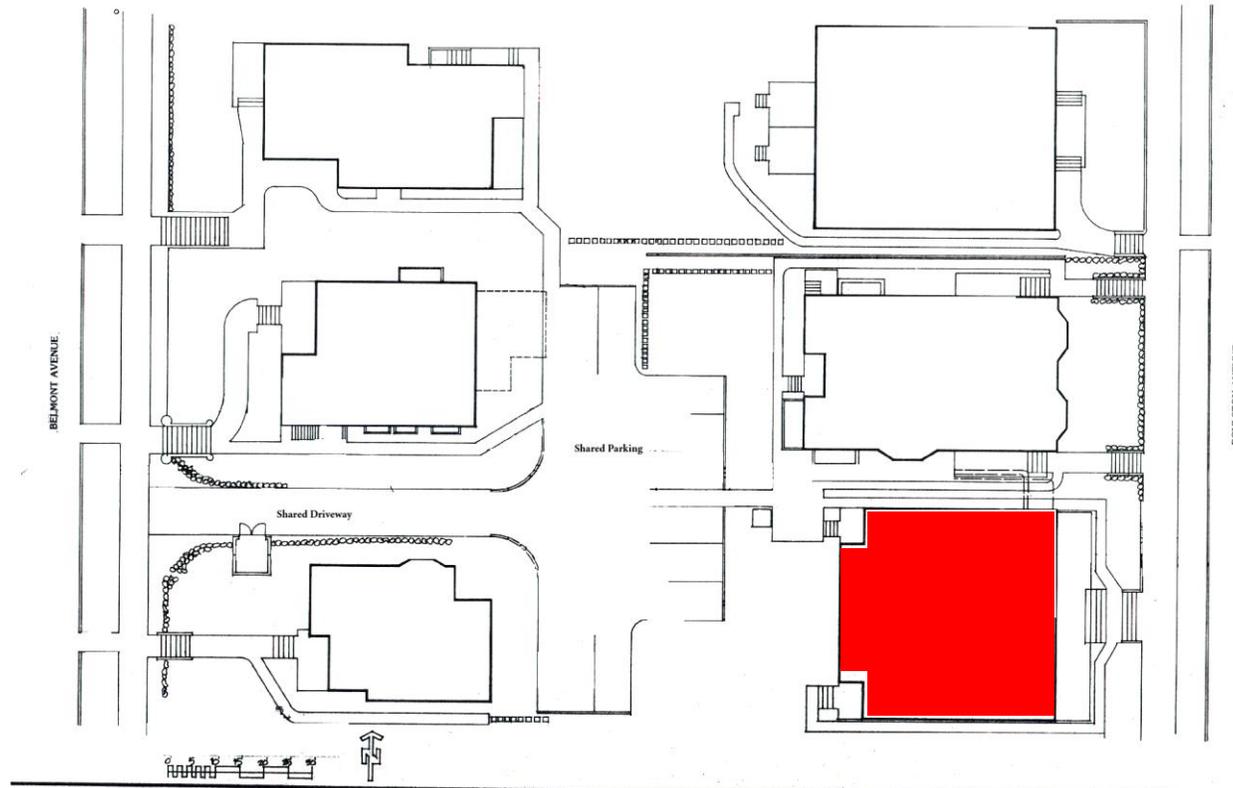
Platted November 13th, 1882

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1411 Boylston Avenue





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.



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



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

1411 Boylston Avenue



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.

1411 Boylston Avenue

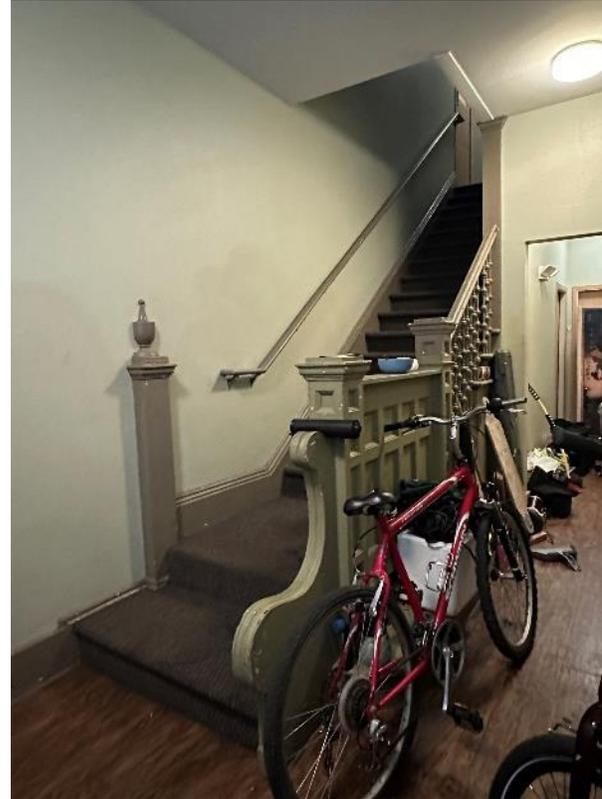
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Left photo) Close adjacency of Union Arms apartments (south side of subject property).
(Right photo) Union Manor/Union Arms apartments (1925, John Creutzer, architect) facing south on E. Union Street.

1411 Boylston Avenue

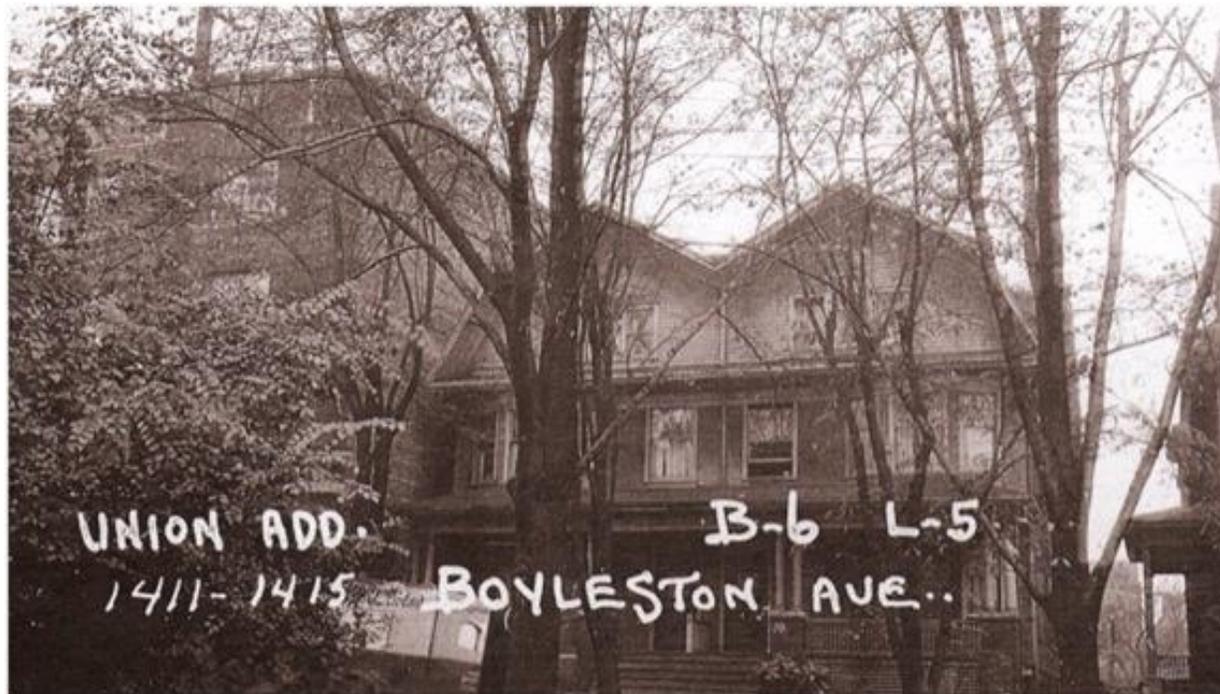
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South stair in south dwelling entry hall (left) and north stair in north dwelling entry hall (right).

1411 Boylston Avenue

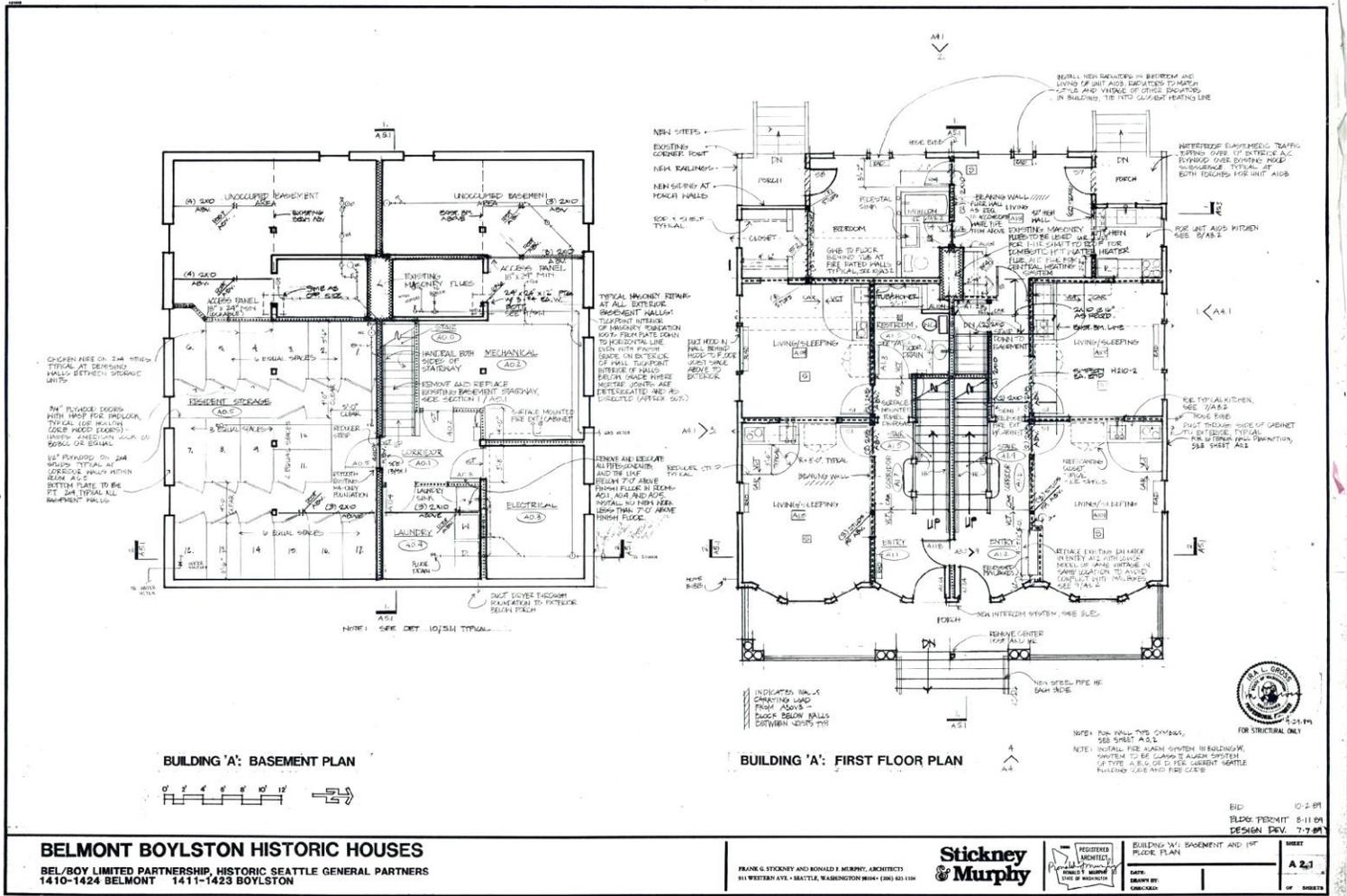
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Property Description:
1938 King County Tax Assessor photo.

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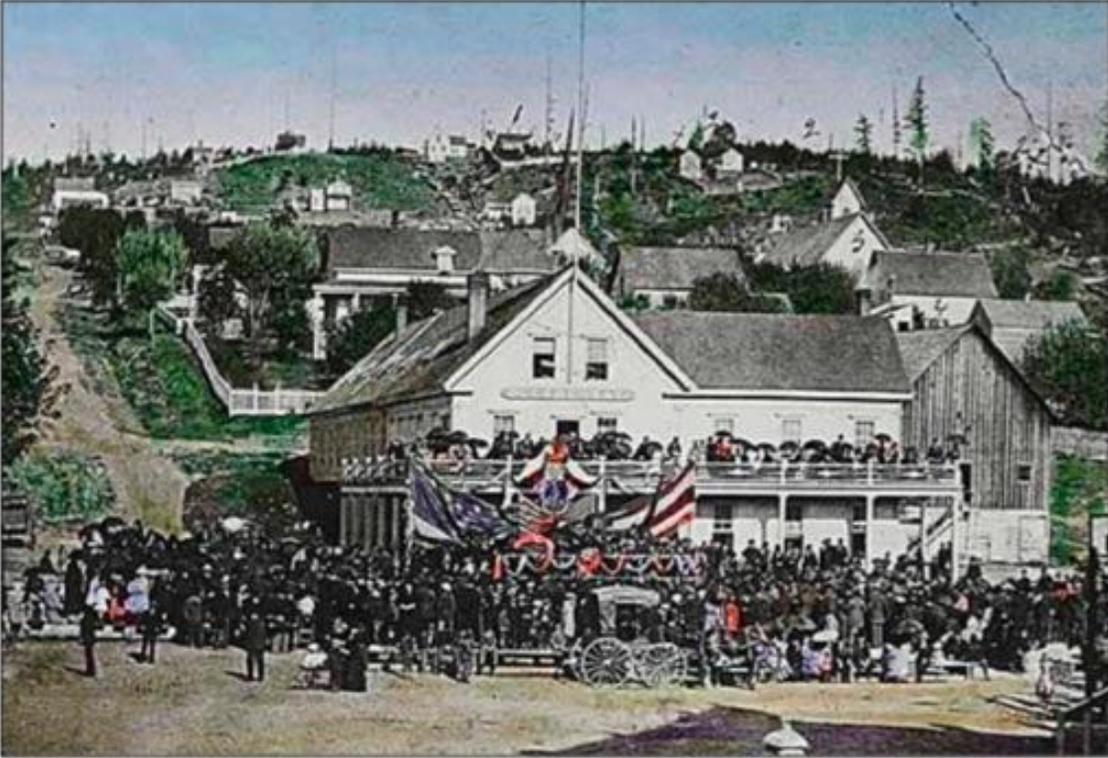


Basement and First Floor plans, 1989 rehabilitation, Stickney & Murphy Architects

1411 Boylston Avenue

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Historic Context: First Hill



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

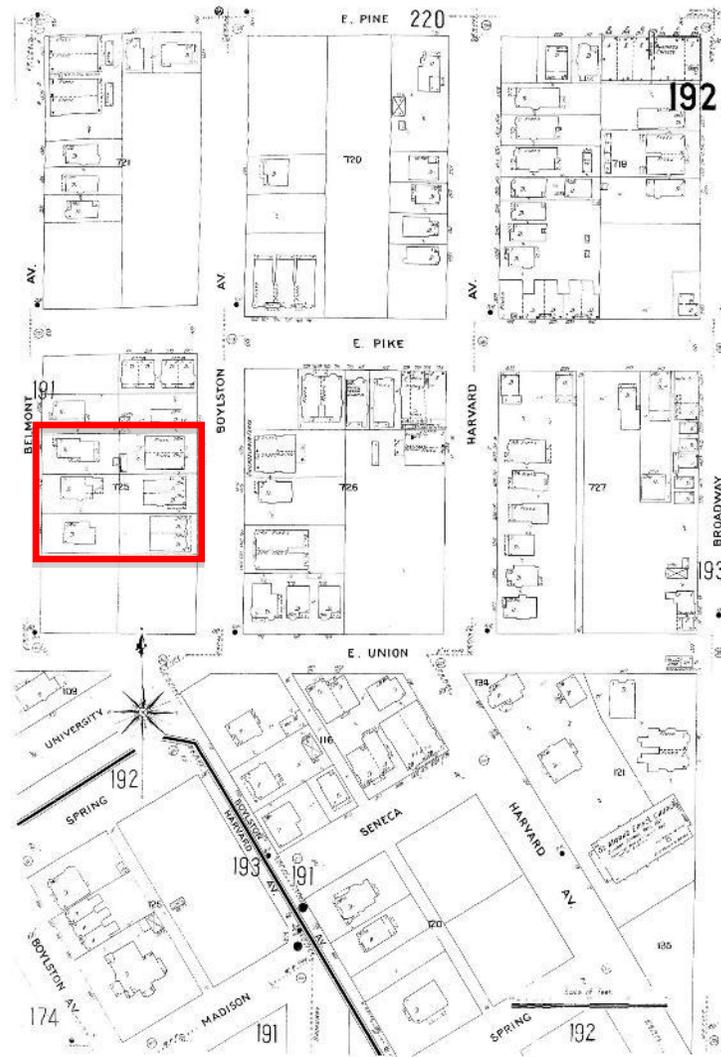


First Hill neighborhood, Seattle, c. 1912, by this time an established neighborhood. (MOHAI)

1411 Boylston Avenue

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Historic Context: First Hill

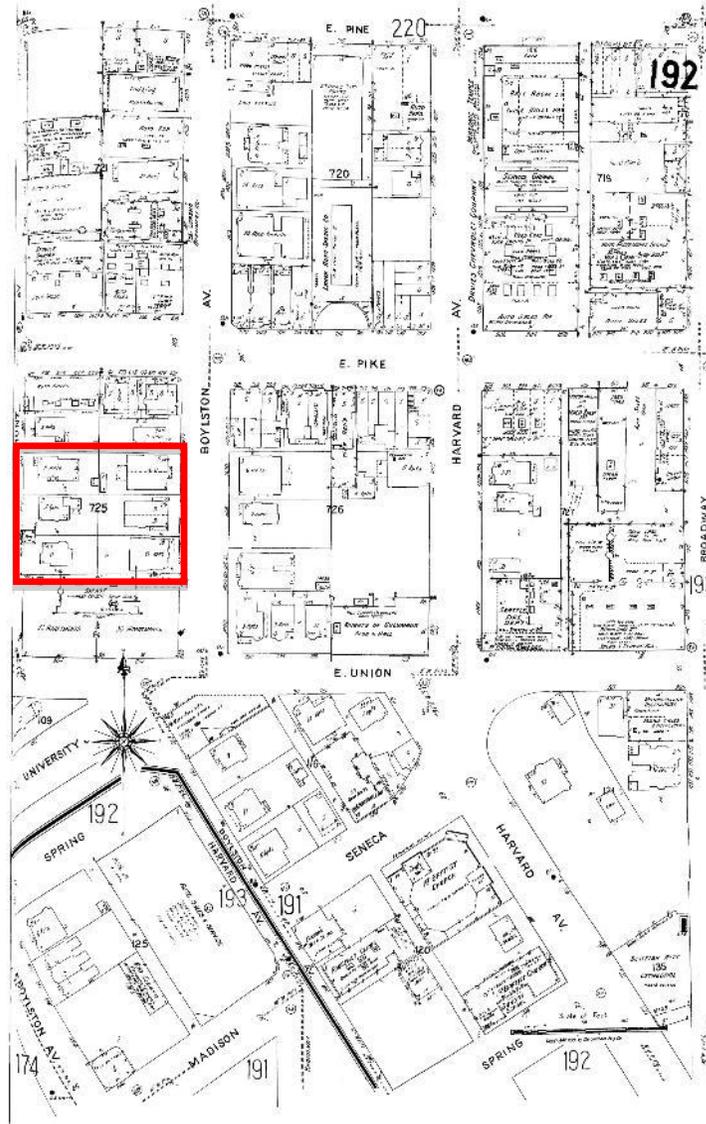


Sanborn Fire Insurance Co. Map.
Seattle 1904-1905, vol. 2, 1905,
Sheet 192. The Belmont-Boylston
Houses are marked by the rectangle

1411 Boylston Avenue

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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

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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

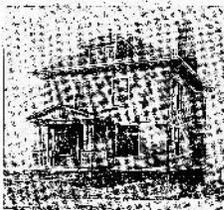
THE SEATTLE DAILY TIMES, SATURDAY, OCTOBER 19, 1901

REAL ESTATE AND BUILDING NEWS

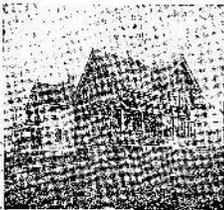
W... ..



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GRADING TOOLS

"Western"
Road and Grading Plows



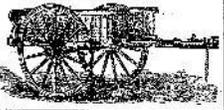
"Columbus"
Solid Steel Scrapers



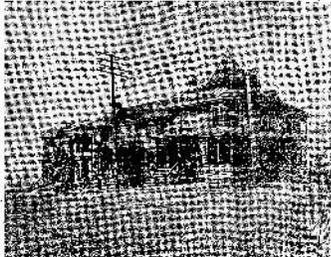
"K. & J."
Wheel Scrapers



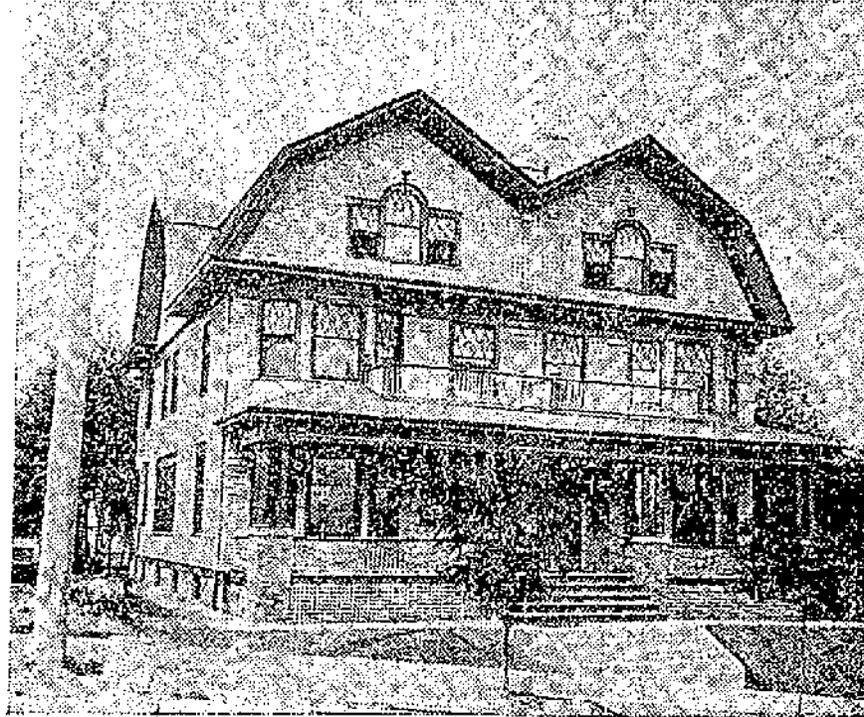
"Bain"
Wagons and Dump Carts



Polson Implement and Hardware Co.
Only Complete Stock in the Northwest 806-808 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

Seattle Landmark Nomination
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February 19, 2025

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.

1411 Boylston Avenue

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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



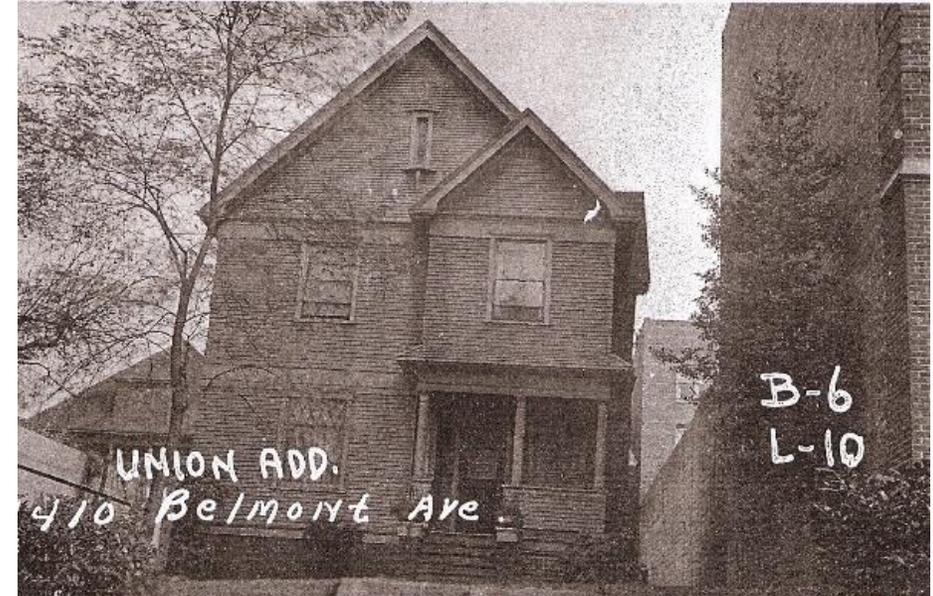
Lewis and Clark Halls, University of Washington, 1902. (University of Washington Libraries, Special Collections)

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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)

1411 Boylston Avenue

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Albert Hambach, owner-builder of 1411 Boylston Ave



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

1411 Boylston Avenue

Seattle Landmark Nomination
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Architectural Style: Free Classic Queen Anne



1411 Boylston Avenue



Seattle Landmark Nomination
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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

Seattle Landmark Nomination
Historic Seattle Preservation Development Authority
January 15, 2025