

MAPS AND PHOTOGRAPHS:

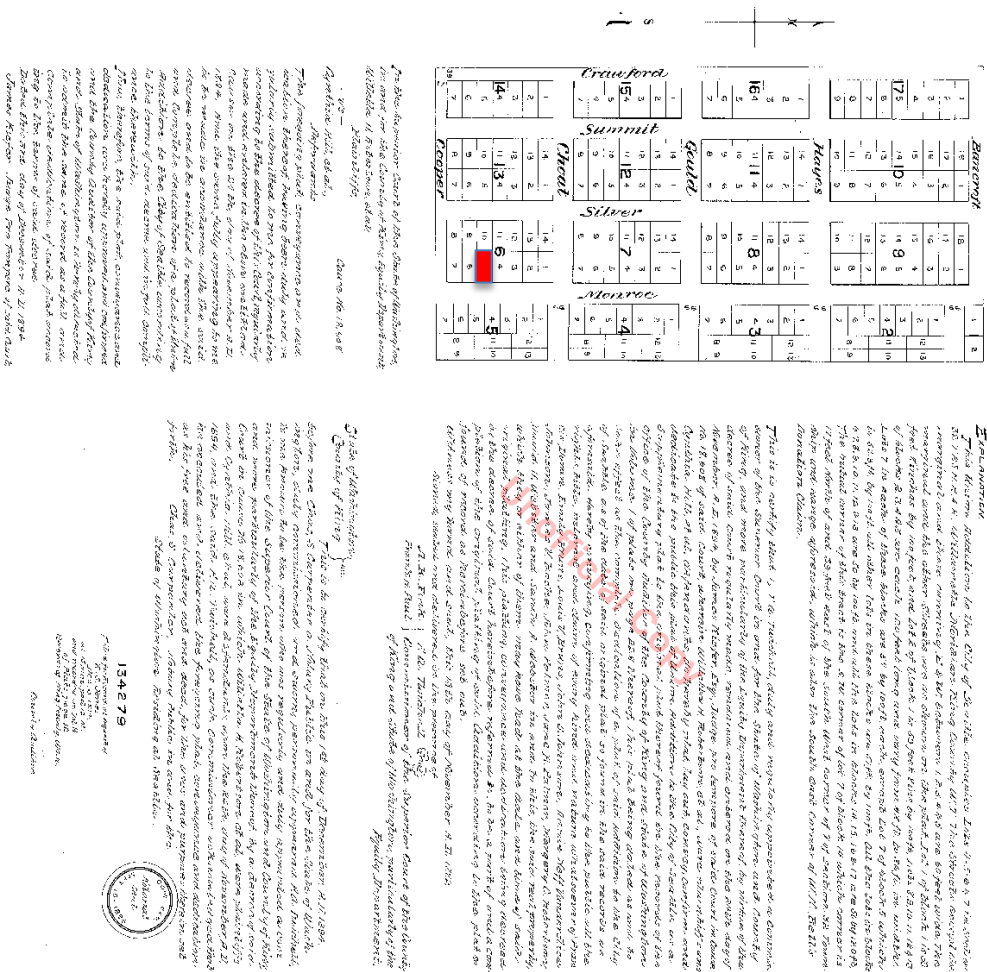


Fig. 1: 1898 Union Addition Plat Map (subject site indicated in red) with original street names. Boylston Ave was at that time called Monroe; Belmont Ave was Silver; E. Pike St was Choate; E. Union St was Cooper.

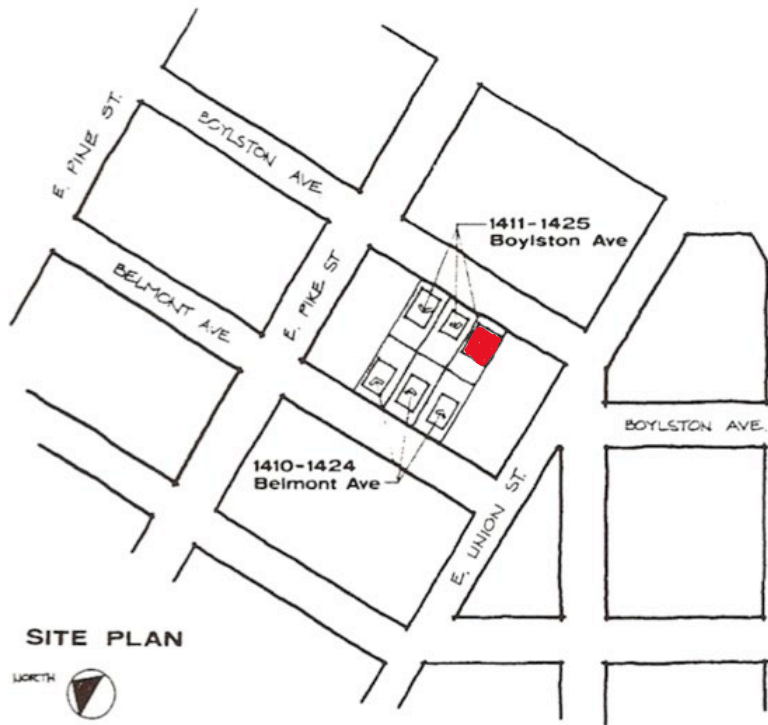
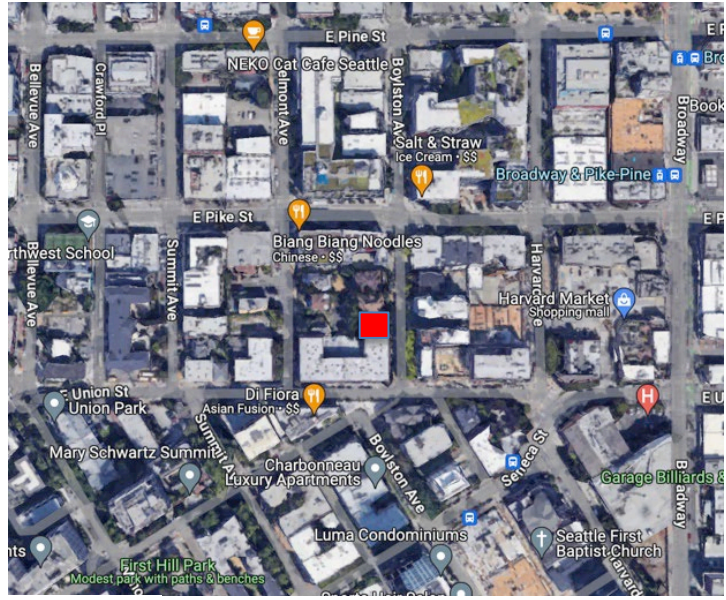


Fig. 2: (upper) Google map view of vicinity, (lower) Site Plan for the Belmont-Boylston Houses, ca. 1990. Drawing by Stickney & Murphy Architects (now SMR Architects). 1411 Boylston is highlighted in red.

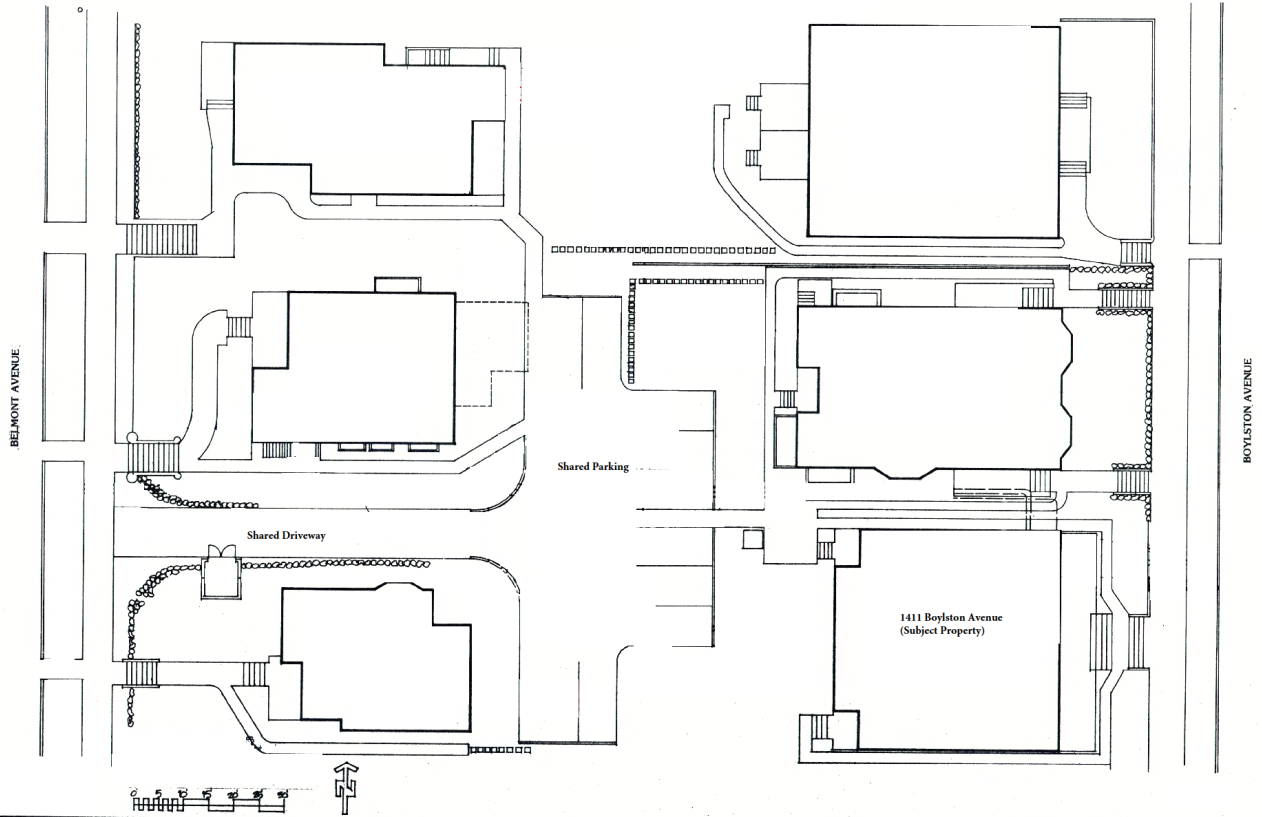


Fig. 3: Site plan of Bel-Boy houses showing relationship of sites, shared driveway off Belmont. 1411 Boylston Ave is at the lower right, edited from Stickney & Murphy site plan.



Fig. 4: 1992 view looking southwest on Boylston Ave; Bel-Boy buildings after Historic Seattle rehabilitation (subject building at left).

Source: Catherine Power, "The Bel-Boy Historic Houses Project." Seattle, 21 April 1992.

1. DISTRICT 15th 2. ADDITION UNION ADD. Sup's Bar 0295 59

SECTION TWP N. RANGE 5 E.W. 6 BLOCK 5 TRACT OR LOT NO. 5 #2210(17)

3. ADDRESS OF PROPERTY 1411-1415 Boylston Ave. CONTRACT PURCHASER _____

4. FEE OWNER H. HAMBACH 2

5. ARCHITECT _____ CONTRACTOR _____

6. ORIG. BUILDING COST \$ _____ OCCUPIED BY Tenant RENTAL PER MONTH \$ _____ ESTIMATED RENTAL PER MONTH \$ _____

7. CONDITION OF EXTERIOR Fair INTERIOR Fair FOUNDATION Fair FLOOR PLAN Accept

B. BUILDING

3 Fmly Dwell	TILE WORK	PORCHES	9. CORNER JOINTS	Boards	DOWN SPOUTS SEWER CONNECTED	YES				
2 Stories	None	3 1 story	10. FIRST FLOOR JOIST SIZE	2 x 8	AND 16	INCH CENTERS BRIDGED	YES			
19 Rooms		3 roofed.	11. FIRST FLOOR JOIST SUPPORT COLUMN OR POST SIZE	6 x 6						
6 1st flr.		2 recess	12. CLASS OR GRADE NO.	3-Good	SHAPE NO.					
7 2nd flr.			13. BUILDING FINISHED OR UNFINISHED	Finished						
6 Attic		None	14. DEPRECIATION: CONDITION	72	A OBSLSE	S ECON. SUIT.	A TOTAL			
INTERIOR WALLS	6 Plaster	BUILT-INS	DATE BUILT	1900	REMODELED	BC				
19 Plastered	Stairway	Usual	EFFECTIVE AGE	29	YEARS	FUTURE LIFE	11	YEARS		
19 papers	Useful		LAND INFORMATION							
FLOORS	HEATING	CONSTRUCTION	1. SIZE	x	TOPOGRAPHY	sloping	GRADE	shots	6	FEET
19 Fir	Hot Water	Double-Med.	2. STREET ROAD	Graded	SURFACE	Paved	ALLEY	None		
FIRE PLACE	None	CEILING HEIGHT	3. SIDEWALK	Conc.	SEWERAGE	YES	WELL			
None		Attic 7 ft.	4. LANDSCAPING							
INTERIOR TRIM	BAREMENT Full	Bent. 6ft. 6in	5. TREND	Static	VALUE OF LAND					
19 Fir	To 1st Fir Jst	1st flr 9'	6. USE OF DISTRICT	Apartment						
	Brick	2nd flr 8'4"	7. RESIDENTIAL	Med-Old.						
	Conc. Flr.		REMARKS							

PLUMBING

12 Fixtures	FOUNDATION
3 Tubs	Brick
3 Toilets	Pch. Brick Colm
2 Basins	Shingles.
2 Sinks	EXTERIOR WALLS
2 Ldry Tray	Fir Siding
Average.	Shg. Gables

MAIN BUILDING	
DIMENSION	SQ. FT. AREA
45	2020
X	
X	
X	
PCH. 5 x 7	35' 00"
PCH. 5 x 7	35' 00"
7	IMPROVEMENT 315
MAIN BUILDING	\$ 2020
OTHER BUILDINGS	\$
TOTAL	\$ 2020
ASSESSED VALUE 50%	\$ 1010
DATE	3-20-61
3600-71	

OTHER BUILDINGS

CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
GARAGE				X		
				X		
				X		
				X		
				X		

D. OWNER OR CONTRACT PURCHASER

OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGK.	STAMP
Herman H. Lindsey, et al	3-20-61	659327	\$ 2020		

REMARKS

FLOOR PLAN 20'-1"

REFERENCE - KING COUNTY ASSESSOR - SEATTLE, WASHINGTON

FRONT

Fig. 5: 1938 King County Assessor Property Record for 1411 Boylston Ave.
Source: Washington State Archives, Puget Sound Branch



Fig. 6: Street view of Boylston Ave (Apr 2021), view west. 1411 Boylston Ave on left, with neighboring “double houses” to the right.



Fig. 7: Primary (east) elevation of 1411 Boylston Ave, looking west (Jul 2024).



Fig. 8: Primary (east) elevation of 1411 Boylston Ave, looking west (Apr 2021).



Fig. 9 and 10: Porch looking north (left photo) and south (right photo).



Fig.11 (left) entry doors and Fig 12 (right) typical window.

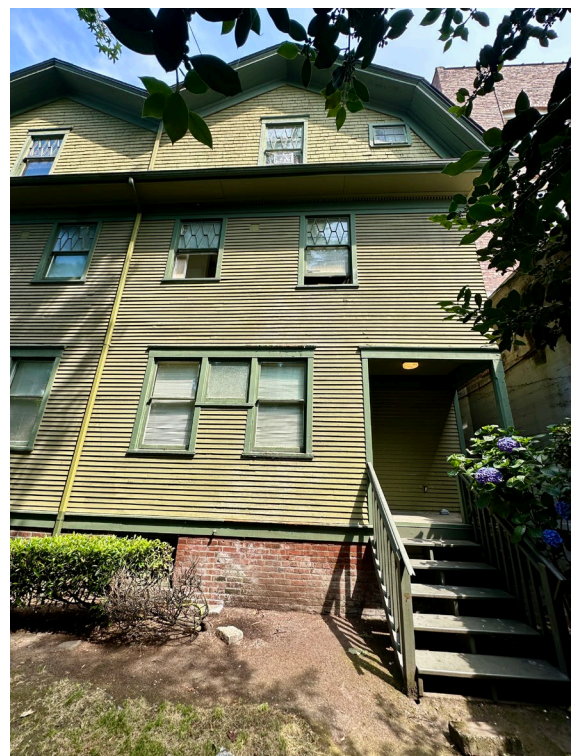


Fig.13 & 14: Rear elevation with north entry porch, (left photo) and south entry porch (right photo), looking east.



Fig.15: (left) Walkway along north side of building (looking east) showing masonry brick foundation and Fig. 16: (right) typical Palladian window on upper gable.

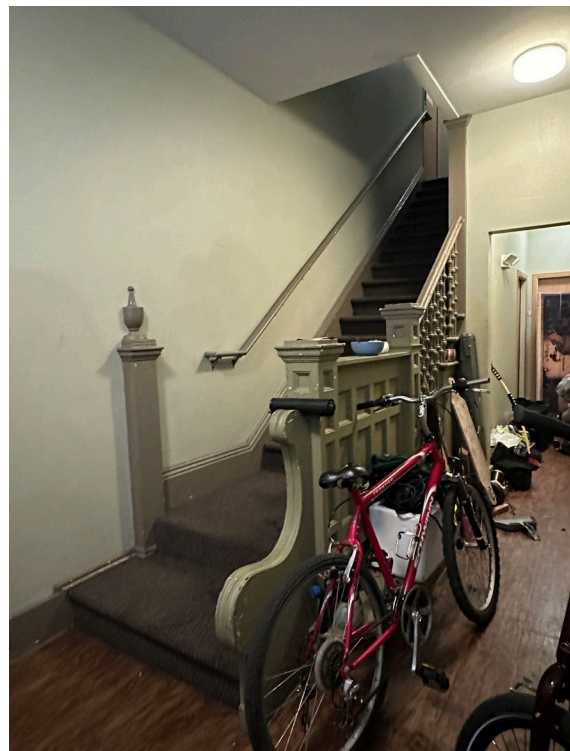


Fig. 17: South stair in south entry hall (left) and Fig 18: North stair in north entry hall (right).



Fig. 19 (left) Adjacency of Union Arms apartments (south side of subject property).
Fig. 20: (right) Union Manor/Union Arms apartments (1925, John Creutzer, architect) facing E. Union Street.



Fig. 21: private parking lot centrally located in relation to the

Belmont-Boylston Houses (looking north). Photo: Historic Seattle

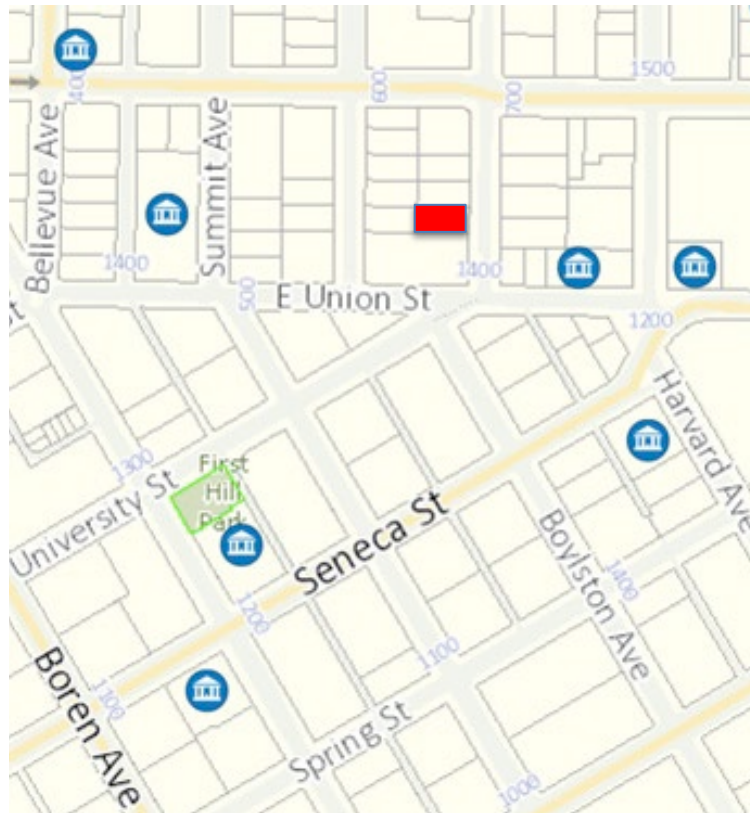


Fig 22: Designated landmarks in vicinity of 1411 Boylston Avenue (subject property marked in red).



Landmarks in the vicinity of 1411 Boylston: Knights of Columbus (left, fig. 23) and Swedish Tabernacle Church (First Covenant Church) (right, fig. 24)



Landmarks in the vicinity of 1411 Boylston Ave: Old Fire Station 25 (left, fig. 25) and Stimson-Green Mansion (right, fig. 26).



Fig. 27: Front porch of 1411 Boylston Avenue featuring classical detailing.

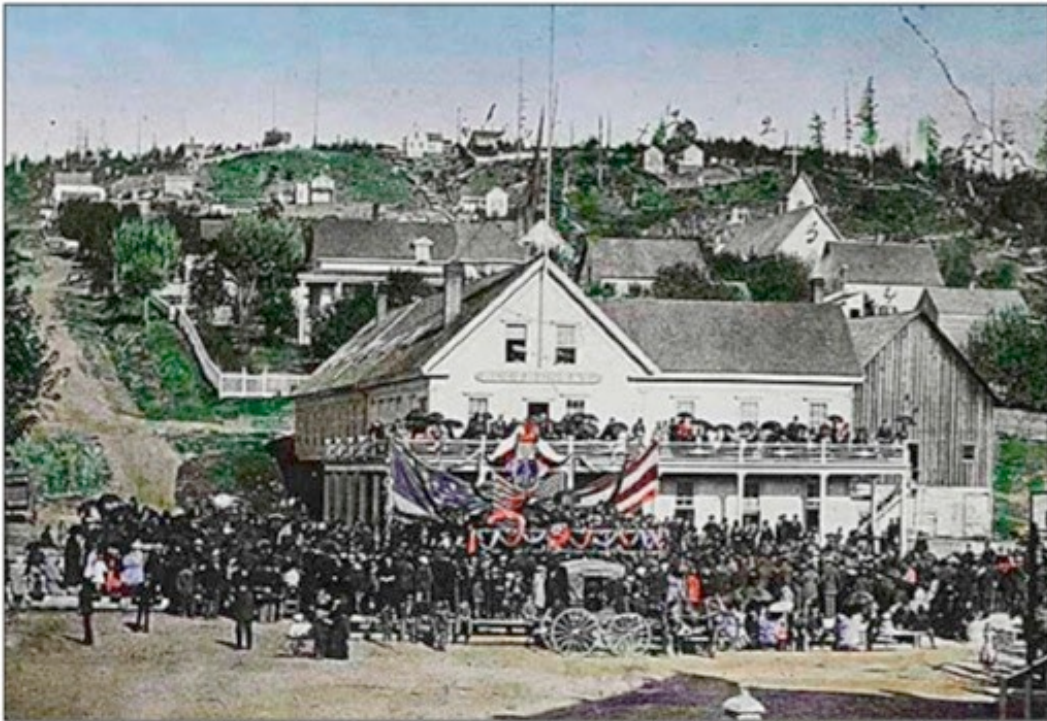


Fig. 28: Seattle's First Hill rises above Pioneer Place at the President Garfield Memorial, September 26, 1881.
Source: Museum of History and Industry.



Fig. 29: First Hill neighborhood, Seattle, c. 1912. By this time, First Hill was a residential neighborhood.
Source: Museum of History and Industry.



Fig. 30: Pike Street, looking east, Seattle, c. 1905.
Source: Museum of History and Industry.



Fig. 31: "Auto Row," Pike St., looking east, from 11th Ave., April 26, 1922.
Source: University of Washington Special Collections, SEA0546.



Fig. 32: Harborview Hospital, Seattle, ca. 1931.
Source: Museum of History and Industry.



Fig. 33: Virginia Mason Hospital, Seattle, ca. 1925. Source: Museum of History and Industry.

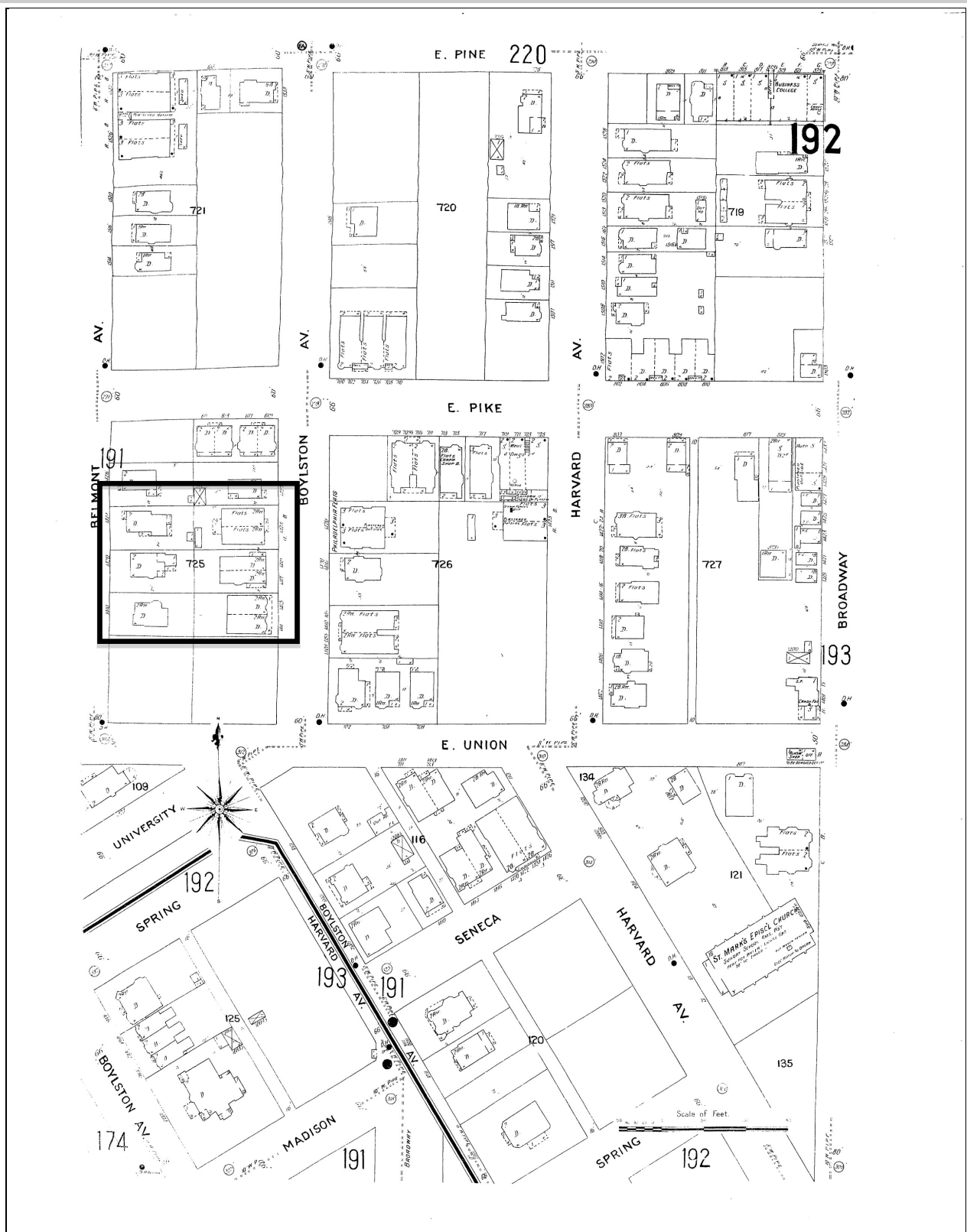


Fig 34: Sanborn Fire Insurance Co. Map. Seattle 1904-1905, vol. 2 1905, Sheet 192. The Belmont-Boylston Houses are marked by the rectangle; 1411 Boylston Ave on the lower right.

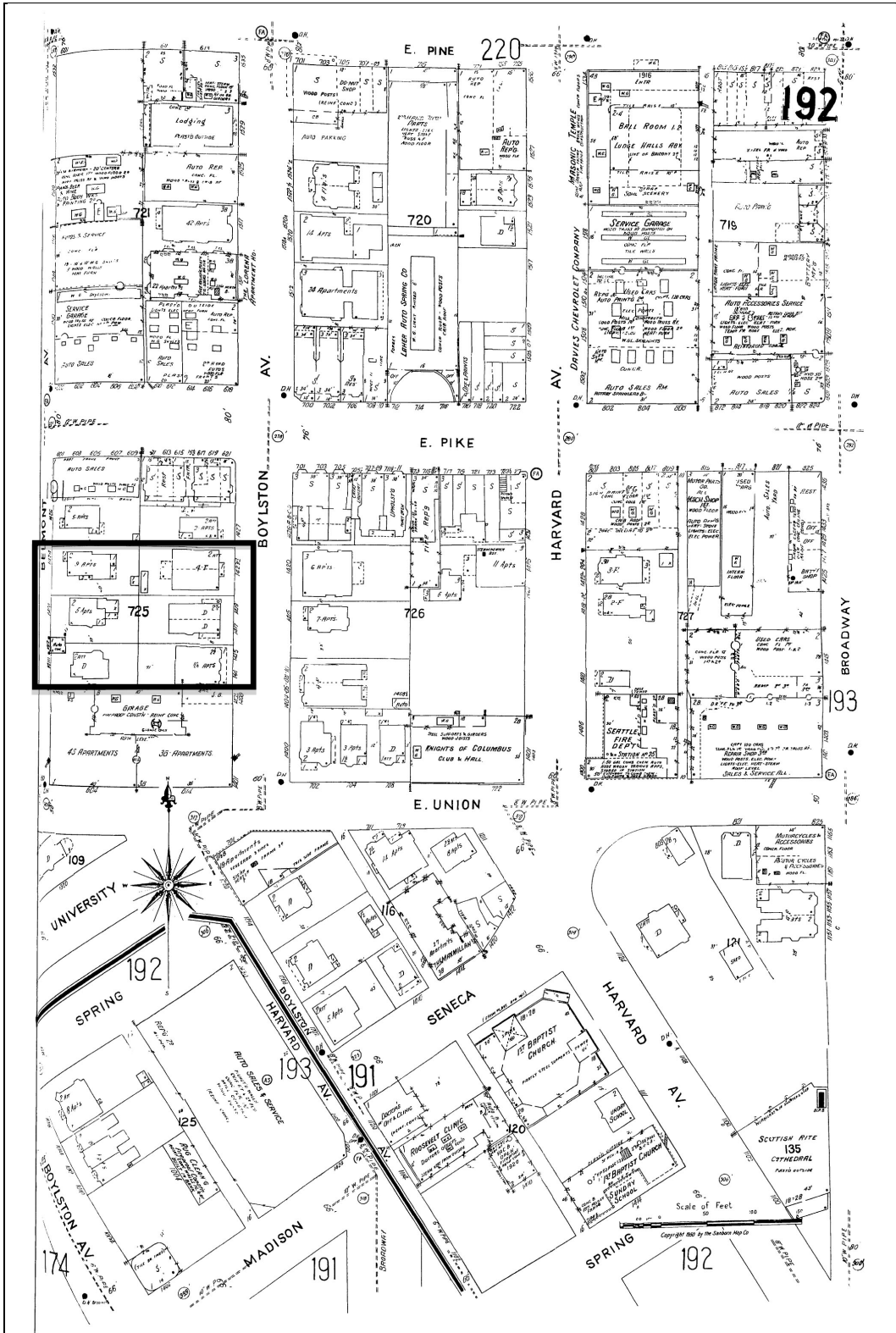


Fig 35: Sanborn Fire Insurance Co. Map. Seattle 1950, vol. 2. Sheet 192. The Belmont-Boylston Houses are marked by the rectangle. Note changes in added building stock/density of First Hill neighborhood.

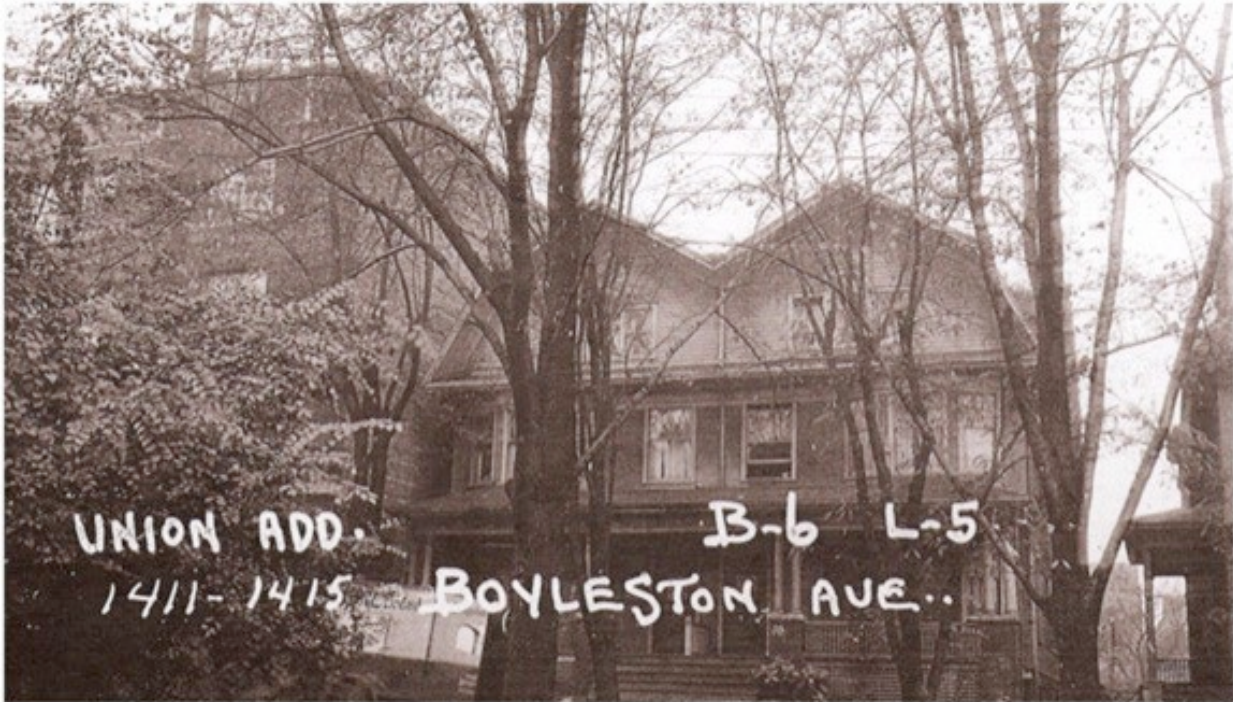


Fig. 36: 1938 King County Assessor photo for 1411 Boylston Ave.
Source: Washington State Archives, Puget Sound Branch.



Fig 37a: Poulson House, 103 Highland Drive, Queen Anne neighborhood.
by Josenhans & Allen, 1904-1906.
Source: Historic Seattle



Fig 37b: Lewis and Clark Halls, University of Washington campus,
by Josenhans & Allen, 1902.
Source: University of Washington Libraries, Special Collections



Fig. 38a: Parrington Hall (formerly Science Hall), University of Washington campus, by Josenhans & Allen, 1902, City of Seattle Landmark.
Source: University of Washington Libraries, Special Collections.



Fig 38b: Residence of Patrick J. Sullivan, designed by Josenhans & Allen, 1905.
City of Seattle Landmark, demolished 2018.
Source: City of Seattle Landmark Nomination report.

16 THE SEATTLE D

REAL ESTATE AND BUILDING NEWS

WHILE there is a tremendous amount of building going on in Seattle, there is great need of more small houses and flats. Real estate offices are visited in vain for accommodation of these kinds, and every small flat advertised for rent brings countless applicants. The city is growing so rapidly that building apparently does not keep up with the demand. One real estate man said the other day that he would soon have to employ a special clerk to tell prospective clients that he had no small houses to rent, and particularly that he had no furnished houses or apartments. It used to

floating population, and that feature of its life must increase rather than diminish year by year. It is the winter headquarters of the many mining camps of Western Washington as well as of Alaska and the Klondike. Many of the fishermen live here after the season closes. Men are coming out here all the time to look around for openings, and sometimes their investigations take months. As the Oriental trade develops the semi-permanent or seasonal population will be increased probably by Chinese and Japanese merchants of wealth, who will come over here to buy goods. And people from the East,

some man with an eye for the main chance could make money by renting flats that he would be willing to furnish. This should not be very intricate business. Renting furniture is done on a large scale in some of the large colleges in the East, where the students do not want to buy a lot of stuff to be used only for a year or so. Any man who made it his business to get hold of vacant flats and sub-let them furnished would not have to work very hard for his living, except that he would have to rustle at the present time for any flat or small house that is not tenanted.

New Houses and Flats.

On this page are shown half-tone reproductions of photographs of three new houses and an apartment house, all of which were designed by Josenhans & Allan.

One house is that of N. B. Allen, on Eleventh avenue north, between Harrison and Republican streets. This is a modern colonial dwelling of seven rooms that cost \$2,500. The parlor, dining-room and library are finished in oak, and the bath room is tiled and finished in white enamel.

The other house, on the corner of Boylston avenue and East Olive street, is the residence of W. H. Finck, which is also colonial in design. This contains seven rooms which have polished floors and tiled walls. This house cost \$3,500.

The double house erected by A. Hambach, on Boylston avenue, between Pike and Pine streets, is also shown. This is colonial gambrel in design, and cost \$6,500. There are nine rooms in each house, both of which have been rented.

The apartment house known as Holmes Terrace was built for Peter Holmes on Pike street and Minor avenue. In this building there are ten five-room flats. The building cost \$15,000.

Straight Street to Lake Union.

For some months The Times has advocated the cutting through of a new street connecting the main streets of the city with the territory around Lake Union. The need of such a straight street is very apparent and the action of the council is strongly approved by property owners.

The ordinance ordering the construction of a direct ninety-foot boulevard from Westlake avenue and Denny way to Fourth avenue and Pine street, was introduced in the city council Monday night by Councilman Murphy. The proposed roadway will cut into forty-six lots, altogether going through seven tiers of blocks.

For the first two blocks, starting at the northern end, no houses will be encountered. On the third block some frame houses are intercepted. The route crosses Virginia street back of the Norwegian-Danish Baptist church, and runs directly over the site of the old St. Mark's church and of the church at Fourth avenue and Pine street.

The ordinance provides for the acquiring of the lands by condemnation. The improvement district is contained in the following bounds: All the property between Pine street and Third avenue, thence easterly on Pine street to Sixth avenue, to Olive street, to Eighth avenue, to Eastlake avenue produced, to Alby



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

be an axiom of the old school economists that capital was flexible and that when there was a demand for a given commodity that capital would rush in and supply that demand until the normal condition was reached. But evidently that economic truth is not practiced in Seattle. If it were one would see apartment houses galore being built in plain sight of Second avenue.

There are a good many people who come here who are not sure how long they will stay. They may locate permanently, but until they do they want to live comfortably. One man who is out here to look around for an investment said:

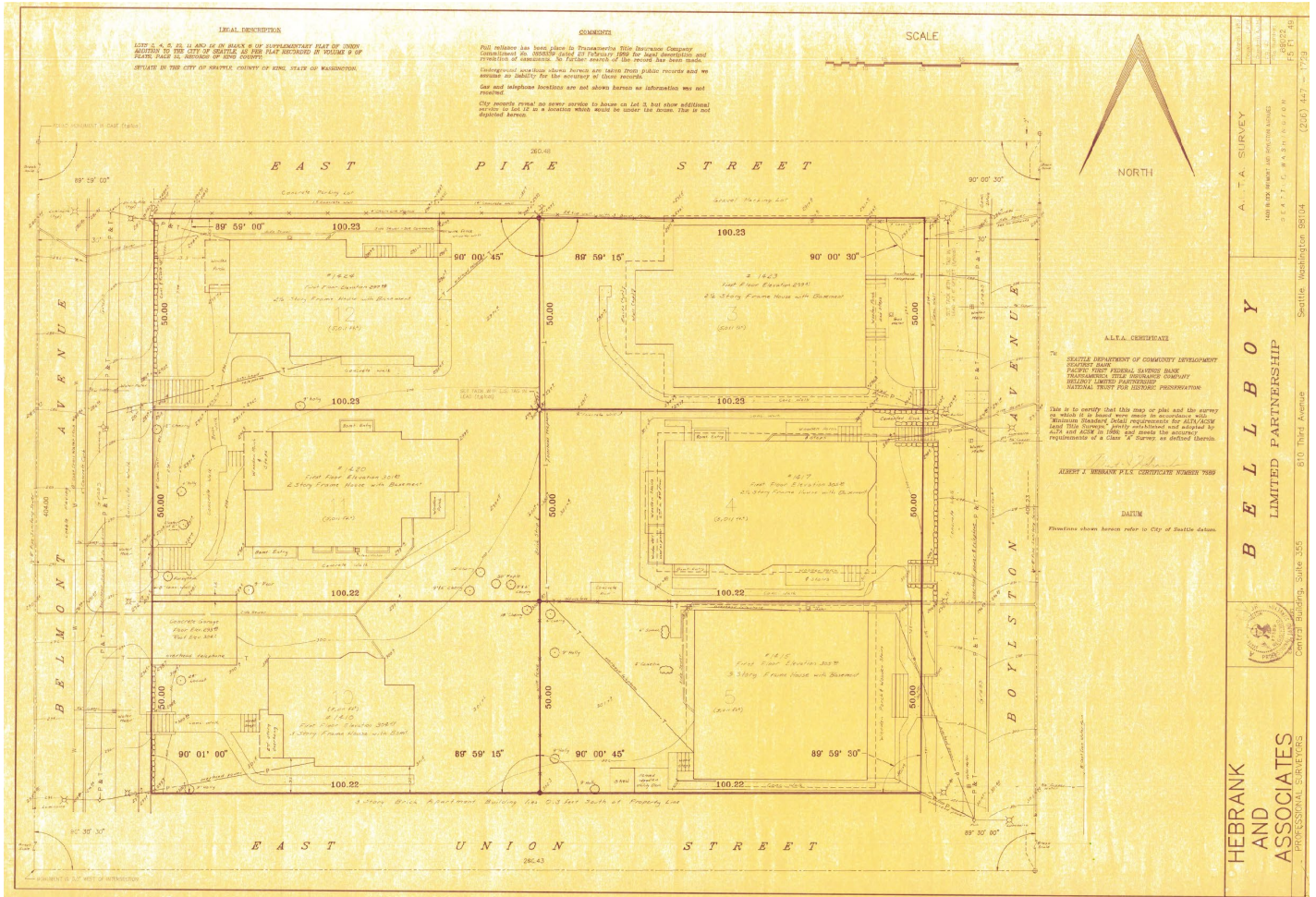
"Apparently the only thing to do if a man wants to live decently in this town is to build a house for himself. That many are doing this everyone knows who has his eyes open; and, of course, if one feels settled here that is an eminently

when the knowledge of the perfect summer climate of Puget Sound becomes widely known, will be glad to come here for several months if they can get proper accommodations. Seattle already has a tinge of the Oriental, but when this trade is as important as it surely will be in a few years, that will be an additional inducement for tourists to spend some months here. If they can find the curios and products of China and Japan on sale here, the bargains that they will take home will be one of the best advertisements that Seattle can have, for it will bring out many more of the people with money to spend.

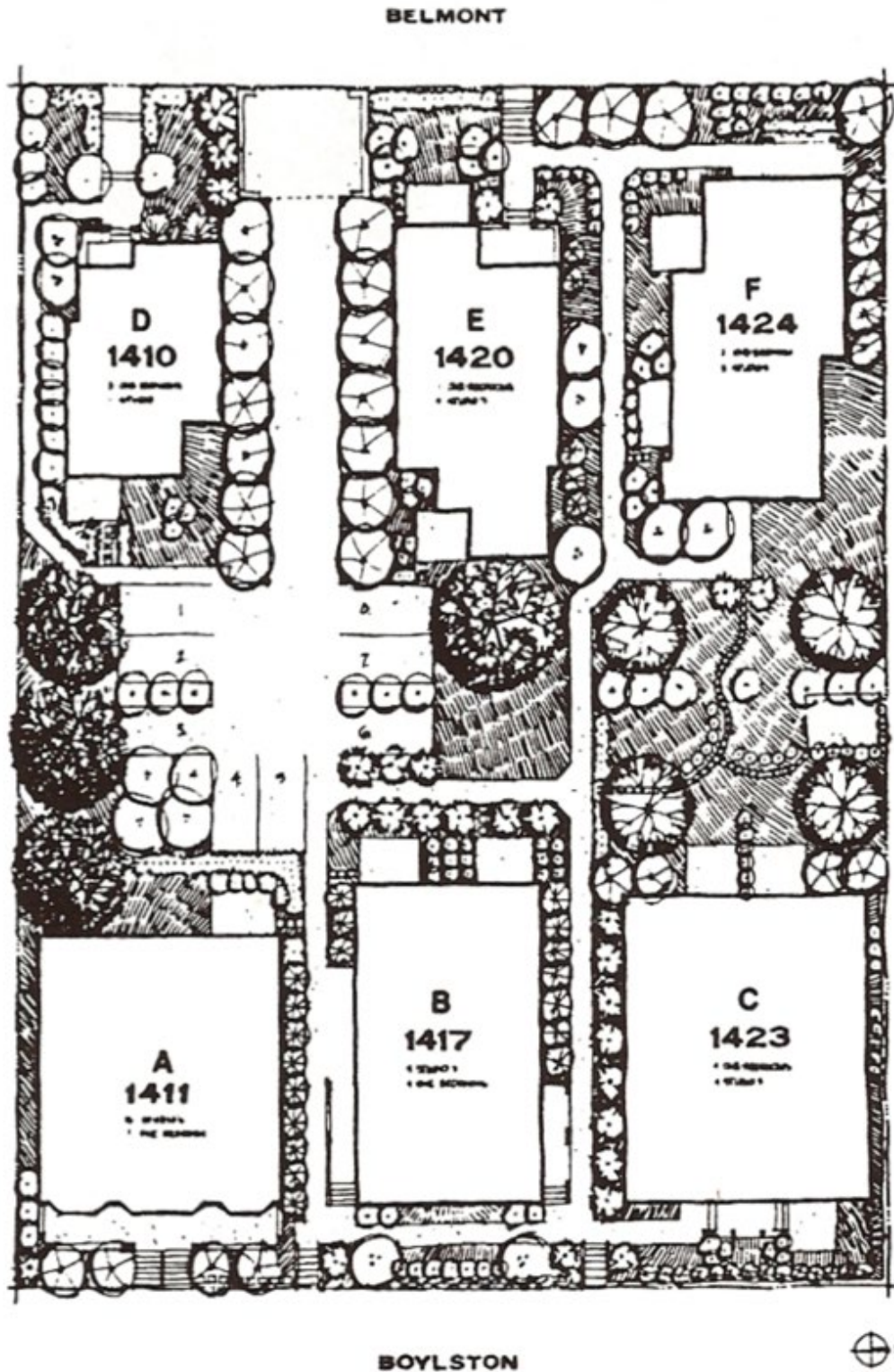
There are any number of good sites for family hotels and really decent apartment houses within a couple of blocks of the main business streets. There are

Fig 39: 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.

DRAWINGS:



Survey dated 24 March 1989, before rehabilitation, showing location of buildings.



Site Plan of the Belmont/Boylston Houses ca. 1990. Drawing by Stickney & Murphy Architects (now SMR Architects)

