

Capitol Hill Classic

1065 E HOWE STREET, SEATTLE





Capitol Hill Classic

A Capitol Hill Masterpiece with Views to Match

Abstract

5 BEDROOMS

3.25 BATHROOMS

4,250 FINISHED SQUARE FEET

2 CAR PARKING

EXCEPTIONAL NORTH CAPITOL HILL LOCATION

CONTEMPORARY UPDATES

LEGAL ADU POSSIBILITY

With breathtaking views that stretch from Lake Union to the Ship Canal, Puget Sound and beyond, 1065 E Howe Street is the epitome of classic North Capitol Hill living, offering tremendous space, a truly singular location and meticulous craftsmanship at every turn. Originally constructed in 1909, this stately Craftsman residence has been lovingly renovated, maintained and evolved by several long-term owners to become a home that is elegant, architecturally significant and historically correct, yet playful, highly livable and enveloping in its warmth, detail and luxury.

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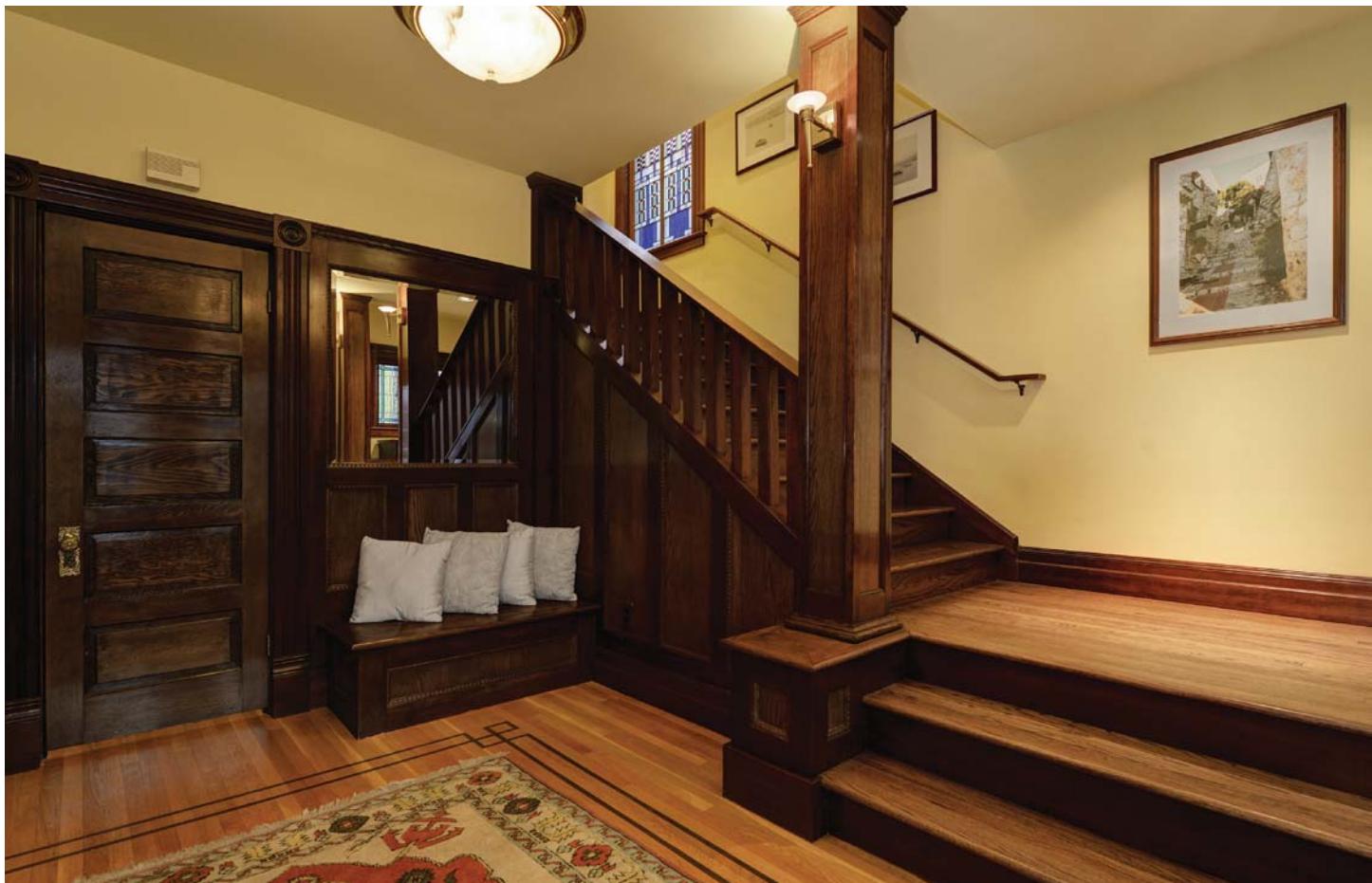
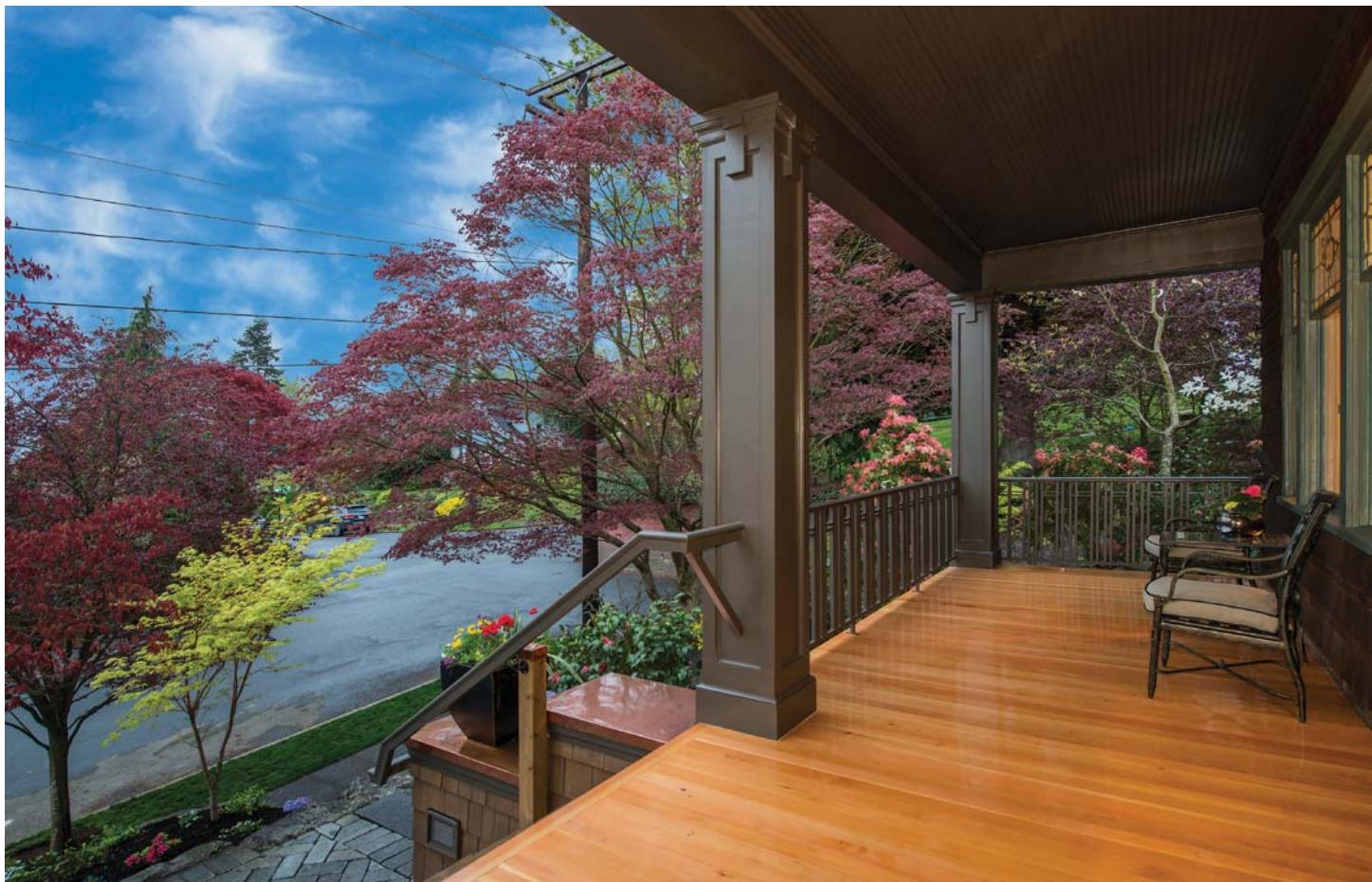


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Main Level

Situated high on its beautifully landscaped corner lot, the house presents three full stories of shingled and clapboarded facades to all who pass, enhanced by numerous leaded and stained glass windows, refined architectural details and spacious dormers on all sides. A gracious pair of staircases – one stacked stone, and the other wooden – leads up to the welcoming full-width front porch. Custom fabricated metal railings that reference the Arts & Crafts style of the home combine with gorgeous clear fir floors to create an ideal area for rocking chair relaxation or entertaining, and its width and breadth make every approach a special occasion.

The house offers over 4200 square feet of finished living space over three above-ground floors with a full, unfinished basement as a bonus. Five bedrooms, three full and one partial bath make this an ideal residence for growing or multi-generational families. Its thoughtful floor plan can allow for a private, first floor suite of rooms, with its own exit to the back yard, separated from the main living space by a dedicated hall.

A pair of leaded glass doors open into the **GRAND FOYER**, a dramatic introduction to the house with original paneled walls, built-in seating, a wide staircase to the second level and ribbon inlaid hardwood floors. This leads to the open and flowing public side of the house into a spacious living room, dining room and kitchen with a large family area that opens to the back yard.

The **LIVING ROOM** overlooks the front porch through a wall of leaded and beveled glass windows, and features intricate millwork and crown molding with an additional leaded glass transom window on the East wall. Oak hardwoods are embellished with double ribbon inlays to help define the rooms, while a wide passage connects gracefully with the spacious **DINING ROOM**.

Anchored by an original clinker brick fireplace set into a wall of built-ins, and flooded with natural light from a large bay window, the dining room is just as suitable for intimate dinners for two as it is for large-scale entertaining. With its location at the center of the public area of the house, it allows for easy flow between **KITCHEN** and **LIVING AREAS** for

a very contemporary sense of space and passage.

Behind the dining room, lies the gourmet **KITCHEN** and **FAMILY AREA** at the back of the house. This is a beautifully rendered space, featuring custom cabinetry designed and finished to match the original woodwork throughout the house, with slab granite counters, gorgeous honeycomb tile backsplashes and a large cooking and dining island. A suite of top-of-the-line stainless appliances includes a commercial gas range, Dacor wall oven, and built-in Jennair refrigeration, with four casement windows set into the backsplash for light and air. The entire space is set beneath an exquisite pressed tin ceiling with deep coves and a stunning assortment of antique lighting fixtures, while a casual seating area completes the back of the house and leads to the backyard through a pair of mahogany French doors.

To the immediate right of the kitchen area, a discreet hallway connects two spacious **BEDROOMS** to an elegantly appointed **FULL BATH**. The back corner bedroom includes its own French door to the backyard, as well as a large pair of casement windows for natural light and air. This room also makes a wonderful breakfast area or home office, but can serve as a secondary living area when combined with the bath and additional bedroom to create a nearly autonomous suite. This presents a great opportunity to those concerned with housing multi-generational families or live-in help, or who want the option of aging in place in a single floor situation.







Upper Level

Upstairs, a huge master suite provides an oasis of space that comprises half the floor, while two additional bedrooms and a library and home office area complete the area. An open staircase leads up to the attic level, where four large dormers allow the grand open space to welcome cooling breezes and commanding Downtown Seattle, Space Needle, Lake Union, Olympic and Ship Canal views from all sides.

The grand staircase to the right of the foyer leads up to the second level, landing at the entry to a large and beautifully integrated home library and office space. Custom bookcases, a window seat and a built-in desk are all matched to the home's original deep-toned woodwork and lit by an elegant vintage light fixture.

To the left of the landing, resides one of the most opulently scaled and inviting **MASTER SUITES** in Seattle. Comprising half of the second floor, this exquisitely detailed and airy retreat mimics the first level floorplan in its layout, offering a front room devoted to sleeping and a secondary enclave for private relaxation before a gorgeous marble fireplace with outlooks over Lakeview and the surrounding neighborhood. The sleeping area opens out onto a huge deck on top of the front porch that offers truly awe-inspiring views of greater Seattle, including the Space Needle, Lake Union and the Ship Canal past Ballard and out to Puget Sound. This is a wonderful area for relaxed morning coffee, afternoon reading or for enjoying unobstructed views of New Year's and 4th of July fireworks.

An elegantly appointed and spacious **MASTER BATH** lies just behind these rooms, and features a huge walk-in shower with partial glass walls, natural stone tile and double showerheads. The vanity is an expertly repurposed antique sideboard with two sinks and a built-in mirror, and the water closet is set discreetly in the corner behind the shower. A stone floor and exceptionally detailed woodwork that references elements

from the vanity complete this beautiful bath. Finally, a bedroom-sized **DRESSING ROOM** with additional closet storage rounds out this half of the second floor, providing clothing storage sufficient for even the most diligent collector of fashion. In addition, this area presents the opportunity for conversion into a spacious bedroom for those who require even more space.

Two additional **BEDROOMS** share an elegant **FULL BATH** and offer outlooks over the back yard, surrounding neighborhood and Lake Union. Both offer easy access to the library area and to the staircase up to the attic level, allowing for relaxation, study and play.

The third floor is an extraordinarily airy and **OPEN SPACE**, offering large dormered areas that overlook Downtown Seattle, the Space Needle, Olympic Mountains, Lake Union and beyond. Banks of casement windows welcome refreshing breezes, and the vaulted ceiling is approximately ten feet tall at its peak, contributing to an unusually loft-like sensibility. Wainscoting and custom built-ins create a sense of enveloping intimacy and elegance in an otherwise vast space that includes a dedicated **OFFICE NOOK** and ample storage. This is one of the most delightful areas of the home, offering plenty of room for a wide range of activities from relaxed reading and play to use as a media room or large-scale home office. It also includes a powder room for convenience.







Property and Grounds

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The setting of the house is exemplary, as it allows for a very tranquil and protected existence, just blocks from the businesses and transit options of 10th Avenue and the recreational and cultural activities of Volunteer Park, including the Seattle Asian Art Museum and Volunteer Park Conservatory. Additionally, the house sits across the street from Seattle's historic Lakeview Cemetery, one of the city's most spectacular natural open spaces and the resting place of many of its founders. Lakeview offers meticulous upkeep of its stunning grounds, regular security and the guarantee of no future development. It is, in essence, a private, secure and very peaceful park next door with none of the usual pitfalls.

Sited on a 5400 square foot lot, the house offers numerous low maintenance outdoor spaces for relaxation. As already mentioned, the deep and wide front porch is the perfect place for an afternoon drink or

chat, while the front yard offers a curated collection of native plantings set into charming stacked stone walls and pathways. The backyard has been turned into an outdoor living room, fully fenced in for privacy and offering a two-level deck that steps down to a large patio area that is shaded by a tall evergreen hedge and a mature specimen palm tree. The area is anchored by an amazing water feature created from several basalt columns and set into a rock garden, bordered by bamboo and maple for an effect that is supremely Zen in its gentle sounds and visual beauty.

With its lovingly retained history, livable opulence and immense space, 1065 E Howe Street encompasses the ultimate in Capitol Hill living with a level of detail and craftsmanship that would be impossible to duplicate anywhere near the asking price. This is a must see for those who seek the best in connected Seattle living.





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