

CITY OF SEATTLE
ORDINANCE _____

COUNCIL BILL 117840

AN ORDINANCE relating to historic preservation, imposing controls upon the Anhalt Apartment Building at 1600 East John Street, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of sites, improvements, and objects having historical, cultural, architectural, engineering, or geographic significance; and

WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on September 5, 2012, voted to approve the nomination of the improvement located at 1600 East John Street and the site on which the improvement is located (which collectively are referred to as "1600 East John Street" for the purposes of this ordinance), for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on October 17, 2012 the Board voted to approve the designation of 1600 East John Street under SMC Chapter 25.12; and

WHEREAS, on January 16, 2013, the Board and the owner of the designated landmark agreed to controls and incentives; and

WHEREAS, the Board recommends that the City Council enact a designating ordinance approving the controls and incentives; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the Landmarks Preservation Board (Board) of the improvement located at 1600 East John Street and the site on which the improvement is located (which collectively are referred to as "1600 East John Street" for the purposes of this ordinance), is hereby acknowledged.



1 A. Legal Description. 1600 East John Street is located on the property legally
2 described as:

3 Lots 4, 5, and 6, Block 6, D.M. Crane Addition, according to the plat thereof,
4 recorded in Volume 4 of Plats, page 71 in King County, Washington.

5 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,
6 the following specific features or characteristics of 1600 East John Street are designated:
7

- 8 1. The exterior of the improvement known as 1600 East John Street.
- 9 2. The following portions of the interior of the improvement known as 1600 East
10 John Street: the lobby and circular stair within the northwest turret.
- 11 3. The site consisting of the property described in subsection 1.A on which the
12 improvement known as 1600 East John Street is located.

13 C. Basis of Designation. The designation was made because 1600 East John Street is
14 more than 25 years old, has significant character, interest or value as a part of the development,
15 heritage or cultural characteristics of the City, state or nation, has integrity or the ability to
16 convey its significance, and satisfies the following from SMC 25.12.350:
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- 18 1. It embodies the distinctive visible characteristics of an architectural style, or
19 period, or of a method of construction (SMC 25.12.350.D).
- 20 2. It is an outstanding work of a designer or builder (SMC 25.12.350.E).

21 Section 2. CONTROLS: The following controls are hereby imposed on the features or
22 characteristics of 1600 East John Street that were designated by the Board for preservation:
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24 A. Certificate of Approval Process.
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1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the owner must obtain a Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the following specific features or characteristics:
 - a. The exterior of the improvement known as 1600 East John Street.
 - b. The following portions of the interior of the improvement known as 1600 East John Street: the lobby and circular stair within the northwest turret.
 - c. The site consisting of the property described in subsection 1.A on which the improvement known as 1600 East John Street is located.
2. No Certificate of Approval is required for the following:
 - a. Any in-kind maintenance or repairs of the features or characteristics listed in subsection 2.A.1 of this ordinance.
 - b. Temporary and ADA signage.
 - c. Installation, removal or alterations of non-original interior light fixtures.
 - d. Removal/addition of the following landscape elements: trees less than 8 inches in diameter measured 4 ½ feet above ground, shrubs, perennials and annuals.
 - e. Installation, removal or alteration of temporary site furnishings, including benches, and movable planter boxes.
 - f. Installation or repair of underground utilities and irrigation, provided that the site is restored in-kind.



B. City Historic Preservation Officer Approval Process.

1. The City Historic Preservation Officer (CHPO) may review and approve alterations or significant changes to the features or characteristics listed in subsection 2.B.3 of this ordinance according to the following procedure:
 - a. The owner shall submit to the CHPO a written request for the alterations or significant changes, including applicable drawings or specifications.
 - b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations or significant changes are consistent with the purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or significant changes without further action by the Board.
 - c. If the CHPO does not approve the alterations or significant changes, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC Chapter 25.12.
2. The CHPO shall transmit a written decision on the owner's request to the owner within 14 days of receipt of the request. Failure of the CHPO to timely transmit a written decision constitutes approval of the request.
3. CHPO approval of alterations or significant changes to the features or characteristics listed in subsection 2.A.1 of this ordinance is available for the following:
 - a. For the specified features and characteristics of the building, the addition or elimination of ducts, conduits, HVAC vents, grilles, fire escapes, pipes, and



other similar wiring or mechanical elements necessary for the normal operation of the building.

- b. Installation, removal, or alterations of exterior light fixtures, including exterior security lighting, and security system equipment.
- c. Signage other than signage excluded in Section 2.A.2.b.
- d. Installation, removal or alterations of exterior door hardware.
- e. Floor coverings in the northwest turret.
- f. Removal of hazardous trees more than 8 inches in diameter measured 4 ½ feet above ground.

Section 3. INCENTIVES. The following incentives are hereby granted on the features or characteristics of 1600 East John Street that were designated by the Board for preservation:

A. Uses not otherwise permitted in a zone may be authorized in a designated landmark by means of an administrative conditional use permit issued pursuant to SMC Title 23.

B. Exceptions to certain of the requirements of the Seattle Building Code, SMC Chapter 22.100, and the Seattle Energy Code, SMC Chapter 22.700, may be authorized pursuant to the applicable provisions thereof.

C. Special tax valuation for historic preservation may be available under RCW Chapter 84.26 upon application and compliance with the requirements of that statute.

D. Reduction or waiver, under certain conditions, of minimum accessory off-street parking requirements for uses permitted in a designated Landmark structure, may be permitted pursuant to SMC Title 23.



1 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
2 SMC 25.12.910.

3 Section 5. 1600 East John Street is hereby added alphabetically to Section I, Residences,
4 of the Table of Historical Landmarks contained in SMC Chapter 25.32.

5 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
6 King County Director of Records and Elections, deliver two certified copies to the CHPO, and
7 deliver one copy to the Director of the Department of Planning and Development. The CHPO is
8 directed to provide a certified copy of the ordinance to the owner of the landmark.
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10 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
11 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
12 shall take effect as provided by Seattle Municipal Code Section 1.04.020.
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2 Passed by the City Council the ____ day of _____, 2013, and
3 signed by me in open session in authentication of its passage this
4 ____ day of _____, 2013.

5
6 _____
7 President _____ of the City Council

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9 Approved by me this ____ day of _____, 2013.

10
11 _____
12 Michael McGinn, Mayor

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14 Filed by me this ____ day of _____, 2013.

15
16 _____
17 Monica Martinez Simmons, City Clerk

18 (Seal)
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FISCAL NOTE FOR NON-CAPITAL PROJECTS

| Department: | Contact Person/Phone: | CBO Analyst/Phone: |
|--------------------------------|------------------------------|------------------------------|
| Department of Neighborhoods | Erin Doherty/206-684-0380 | Forrest Longman/206-684-0331 |

Legislation Title:

AN ORDINANCE relating to historic preservation, imposing controls upon the Anhalt Apartment Building at 1600 East John Street, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Summary of the Legislation:

The attached legislation acknowledges the designation of the Anhalt Apartment Building as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the Anhalt Apartment Building to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

Background:

The Anhalt Apartment was built in 1930-31 and is located in the Capitol Hill neighborhood. A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the site, the exterior of the building, and the interior of the northwest turret (lobby and stair), but do not apply to any in-kind maintenance or repairs of the designated features.

 X This legislation does not have any financial implications.

Other Implications:

- a) Does the legislation have indirect financial implications, or long-term implications?
No.
- b) What is the financial cost of not implementing the legislation?
None.
- c) Does this legislation affect any departments besides the originating department?
No.
- d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?
None.

e) Is a public hearing required for this legislation?

No.

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No.

g) Does this legislation affect a piece of property?

Yes.

h) Other Issues:

List attachments to the fiscal note below:

Exhibit A – Vicinity Map of the Anhalt Apartment Building at 1600 East John Street

Erin Doherty/jom
DON 1600 East John Street Landmark Designation Exhibit A
April 25, 2013
Version #1



Note: This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.



City of Seattle
Office of the Mayor

June 11, 2013

Honorable Sally J. Clark
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Clark:

I am pleased to transmit the attached proposed Council Bill that designates the Anhalt Apartment Building at 1600 East John Street as a historic landmark, imposes controls, grants incentives and adds the Anhalt Apartment Building to the Table of Historical Landmarks in the Seattle Municipal Code.

A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the site, the exterior of the building, and the interior of the northwest turret (lobby and stair), but do not apply to any in-kind maintenance or repairs of the designated features.

Thank you for your consideration of this legislation. Should you have questions, please contact Erin Doherty, Department of Neighborhoods at 206-684-0380.

Sincerely,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council





The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

REPORT ON DESIGNATION

LPB 491/12

Name and Address of Property: Anhalt Apartment Building
 1600 East John Street

Legal Description: Lots 4, 5, and 6, Block 6, D.M. Crane Addition, according to the plat thereof, recorded in Volume 4 of Plats, page 71 in King County, Washington

At the public meeting held on October 17, 2012, the City of Seattle's Landmarks Preservation Board voted to approve designation of the Anhalt Apartment Building located at 1600 East John Street as a Seattle Landmark based upon satisfaction of the following standards for designation of SMC 25.12.350:

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

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

ARCHITECTURAL DESCRIPTION

Urban Context

Located at the northeast corner of 16th Avenue East and East John Street, the subject property is located along the ridge of Capitol Hill and is situated directly east of Group Health's Capitol Hill medical campus. East John Street was vacated for the hospital's construction, which has resulted in less traffic in the immediate surroundings. The surrounding blocks were zoned in 1923 as Second Residence District, and this land use is reflected in the nearby, similar-scale apartment buildings that appear to date largely from the 1920s. Mature street trees and grass-planted parking strips are typical.

The block on which the building is located is bisected by a 16'-wide alley that runs north-south along the east side of the building. Most other buildings on the block are three-story, brick-clad apartment buildings dating from the late 1920s. Directly south across East John Street is the former Capitol Hill United Methodist Church (1906). Blocks to the north contain low-scale apartment buildings as well as single-family houses and multiplexes.

The Site and Building Exterior

The 120' by 120' property consists of three 40' by 120' parcels—Lots 4, 5, and 6 on Block 6 of the D.M. Crane Addition. The building faces south onto East John Street and extends to the property lines on the south, west, and east sides. The northern 48' of the property is a paved parking lot, enclosed by a chain link fence. Along the north side of the building, a 10'-wide ramp slopes down from the east (alley) side to provide access to the building's partial basement as well as the basement storage area under the adjacent surface parking lot. The ramp and basement storage area date from 1969.

The U-shaped building has an overall footprint of 120' wide (east-west) by 72' deep (north-south) and embraces a 46' by 42' (1,932 square foot) courtyard on the south side. A low brick wall along the south edge of the courtyard serves as a modest retaining wall for slightly raised planting areas. Centrally located is a concrete walk that extends north from the sidewalk toward the building. Within the courtyard, plantings consist of low shrubs and deciduous trees. Several mature evergreens are planted extremely close to the building, along its west face, and cropped shrubs are located near the southwest and southeast building corners. Birch and cedar trees in the planting strips to the south and east of the building add to the picturesque quality.

The three-story building is wood-frame construction with a concrete foundation and partial basement. The 1937 property record card indicates that main support columns are 8x10 and first floor joists are 2x12 on 16" centers. The Tudor Revival style building is characterized by its brick cladding, varied roof lines and massing, decorative half-timbering, grouped multi-light leaded windows, bargeboards at the gable end, and some cast stone door and window surrounds.

Anhalt was clearly interested in rich and varied facade composition, and the architectural interest is difficult to adequately describe in a narrative. The overall impression of the massing is fairly symmetrical, while the composition of the south facade is asymmetrical. The roof consists of a hipped roof along the U-shaped form, with a cross hip at the south end of the west wing and a conical roof on the tower at the northwest corner of the courtyard. At the south end of the west wing, the slight eave overhang is embellished with simple brackets. The western portion of the east wing has a cross gable, east of which the plane of the south facade steps back. The varied facade plane provides opportunity for a small shed roof and a balcony with latticework "railings" at the second-floor level that rests on the projection below. The gable end at the east wing is decorated with simple but substantial bargeboards with wood brackets below.

Facades facing onto the courtyard are also varied. Decorative half-timbering with stucco infill is used at the third story of the south facade, with the slight overhang of this level supported by decorative wood brackets. The cylindrical stair tower nestles into the building at the northwest corner of the courtyard. The eave line of the tower roof is set an estimated 6' higher than that on the rest of the building, with an encircling band of stucco above the typical eave line.

The building's west, north, and east facades are more uniform, with a consistent overall height and eave line. All facades of the building, including the east (alley) side, are clad with clinker brick that provides varied color and texture even to the more planar facades. Fenestration consists of the original leaded, multi-light wood windows, which are usually grouped in pairs or assemblies of three and four. Window heights vary depending on location and spaces within. For compositional interest, there is an unusually large and tall window at the third floor in the south gable end of the east wing. Window openings are emphasized by soldiered brick headers and brick sills. Cast stone trim is used around the door and window openings in the northwest tower. This door opening and the three small windows at the second story are set into Gothic arched openings; the doorway has a blind transom. The entry door at the northeast corner is deeply recessed from the wall plane. Each entry door is reached by a short flight of curved brick steps. These doors are of solid wood with a pattern of slightly projecting square medallions, four across by ten down, that provides an impression of fortress-like impenetrability.

Interior Plan and Features

According to tax records, the original building contained 21 apartments, which included 12 three-room, three four-room, and six five-room suites. From close examination of very faint original plans, it appears that each of the three floors was laid out essentially the same: two three-room units were situated at the south end of each wing, the four-room unit was in the northwest corner of the building, and the two five-room units stretched across the central portion of the building and the northeast corner. Each apartment had windows on at least two sides, providing views as well as light and ventilation.

Two entry lobbies and stair towers, at the northwest and northeast corners of the courtyard, served these units. There were also two sets of back stairs—one near the west end of the north side and the other slightly north of center on the east side. The six five-room apartments in the central portion of the building each featured a tile-faced fireplace. The 1937 property record card notes that finishes included painted plaster walls and ceilings, fir trim, fir and hardwood floors, and tile work in the bathrooms and kitchens. Central refrigeration was listed as an "extra feature." It also cites basement ceiling height as 8'-6", with 8'-4" at the first and second floors. The third floor height varies and originally allowed for additional volume in shaped ceilings in the rooms on the south side of the central portion of the building.

The interior was altered when the building was converted to office use in 1969, and some additional tenant improvements were made after that time. Partition wall locations were changed to create a double-loaded corridor and an office layout, and permit records indicate some adjustment of internal structural elements to support the office layout. Present finishes and fixtures include carpeting, resilient base, acoustical ceiling tile, suspended fluorescent lighting fixtures, and flush wood doors. Visible original interior elements include the circular stair at the northwest tower, which features wrought iron railings, carved stringers, and decorative tile work at the lobby floor; the stair at the northeast, which has a painted wood balustrade; painted wood window trim; remnants of the fireplaces; and exposed ceiling timbers in the two central rooms on the south side of the third floor. Some rooms also have original radiators.

Changes to the Building

The exterior of the building is intact, with minimal visible changes. The roof was originally wood-shingled, while it is now finished with heavily textured composition shingles. An accessible ramp to the northwest entry has been added along the south facade within the courtyard, and a standing vertical sign was installed in the courtyard near the building. The interior was altered when the building was converted from its original apartment use to medical offices in 1969. Permit records and drawing available from DPD microfiche files indicate the following changes:

| <u>Date</u> | <u>Description</u> |
|-------------|---|
| 1930 | Build 3-story frame apartment, 120x72 (estimated cost \$75,000) |
| 1969 | Establish and maintain parking deck, 5760sf (estimated cost \$30,000) |
| 1969 | Alter existing building and occupy as office building for Group Health (estimated cost \$110,000) |
| 1976 | Remodel of 1st floor |
| 1986 | Add column under beam to support new compact filing system |
| 1989 | Modular unit and support structure to house medical diagnostic suite (northern portion of property) |
| 1989 | Basement to office/clinic/storage/workshop |
| 1989-90 | Alterations to 1st, 2nd, and 3rd floors and alter entrance for barrier free access |
| 1993 | Install one double-face non-illuminated monument sign, 9'-2"x 3'-6" |
| 1997 | Foundation repair to existing oxygen tank pad |
| 1999 | Alter 1st floor and replace load-bearing wall with glulam; alter 3rd floor wall |
| 1999 | Various electrical work |
| 2004 | Install non-illuminated 3'x 4' post and panel sign |
| 2006 | Repair existing side sewer |
| 2006 | Various electrical work |

STATEMENT OF SIGNIFICANCE

Historic Overview of Capitol Hill

Capitol Hill rises more than 410' in elevation above Elliott Bay and comprises part of a long ridge east of Lake Union and the city's downtown. To the south of Capitol Hill is First Hill and to the north is Portage Bay. The east and southeast boundary of the neighborhood is Madison Valley and the Central District, while the west edge was defined in the 1960s by the construction of I-5.

Originally platted by Arthur Denny before 1861, Capitol Hill did not immediately develop as a residential neighborhood. Pioneer settlement of the hill began in the 1870s and 1880s after

its timber was cleared. In 1876 the City purchased 40 acres from J.M. Coleman for a park. The land became City Park in 1885 and its name was changed to Volunteer Park in 1901. To the north of the park was the early Masonic Cemetery, later called Lake View Cemetery, and the Grand Army of the Republic Cemetery, established in 1895.

The primary developer of the area, known originally as Broadway Hill, was James Moore. Moore acquired 160 acres in 1900 and renamed the district, cultivating the area directly south of Volunteer Park as an upscale residential neighborhood. Capitol Hill quickly began to develop as a vibrant residential and commercial community. In 1890, the Pontius/Lowell School opened on the corner of Mercer Street and Federal Avenue. It was followed by construction of Seattle/Broadway High School at Broadway Avenue and Pine Street in 1902, Stevens Elementary at 18th Avenue East and East Galer Street in 1906, and other public schools. Early civic construction included the Lincoln Reservoir (1900), Volunteer Park Tower (ca. 1901), and Volunteer Park Conservatory (completed 1912).

In 1891, an electric trolley line was constructed along Broadway Avenue, linking Capitol Hill to First Hill and Beacon Hill. The street was paved in 1903 and quickly became a favorite route for cyclists, then motorists. Between 1907 and 1909, trolley routes were extended along 15th, 19th, and 23rd Avenues, and the Bellevue-Summit line was added in 1913. East-west lines included Pike Street, Madison Street, and the Yesler-Jackson route. Neighborhood commerce has continued to follow the pattern established by early streetcar and cable car routes, with neighborhood and destination stores, cafes, and other facilities in a linear fashion along the three streets. This pattern is clearly evident long 15th Avenue, a block west of the subject property.

Residential construction had moved eastward to the top of the ridge by the turn of the century. Many religious institutions followed this development. Examples include the former Capitol Hill United Methodist Church (1906, presently occupied by the Catalysis Corporation) at 128 16th Avenue East, directly south across the street from the subject building; and the First Church of Christ Scientist (1914, recently converted to residential use) at 16th Avenue East and East Denny Way.

Modest houses were built near the ridge of Capitol Hill in the 1880s and 1890s, but few of them survive. These unassuming houses were followed by mansions, as well as houses for working- and middle-class families. The latter were rapidly constructed to the sides of the business and transportation strips of Broadway, 15th, and 19th Avenues. Many of these residences were built in the efficient and attractive Classic Box style, and others in Neoclassical, Arts and Crafts, and Tudor Revival styles. Grander homes included those along "Millionaire's Row" (14th Avenue East) and large houses northwest of Volunteer Park on Federal Avenue East, as well as along the somewhat serpentine streets north of Aloha Street and in the Harvard-Belmont district west of Broadway.

In the 1920s, taller, mixed-use brick buildings and apartment houses were constructed as the city grew denser. Few wood-frame apartments remain from the early decades of the 20th century, and for the most part extant older apartment buildings date from the 1920s and the early 1930s. These include a range of building types, from large courtyard structures with

spacious flats for middle class and professional families, to low-scale courtyard housing and apartment houses with small units for working-class occupants.

Historic Overview of Seattle Apartment Buildings

Late 19th- and early 20th-century apartments in Seattle contrast with those in eastern cities largely because of our comparatively low population density. Even in early periods of rapid growth, Seattle's population continued to spread out from the city center, with detached, wood-frame housing; hotels; and boarding houses as the preferred dwelling types, rather than dense units in the urban core. The city's population boomed during the first two decades of the 20th century and then stabilized in the early 1930s. From 80,671 residents in 1900, the population rose to 237,194 in 1910; 321,931 in 1920; 363,426 in 1930; and 368,302 in 1940. The significant growth up to 1910 was due primarily to annexations in 1904, 1907, and 1910, while growth in the second decade represents an increase in residents within the city and a corresponding sharp rise in housing needs.

The apartment building as a residential type emerged in America in the late 19th and early 20th centuries, coinciding with this period of growth in Seattle. Early apartments were "townhouse flats," and "dumb-bell" types with a centralized stair hall. In contrast to a building with single-room occupancy (SRO) dwellings, boarding houses, or tenements without bathrooms or running water, an apartment house typically provided middle-class, multi-family housing. Each apartment contained spaces and services characteristic of a single-family residence: hot and cold running water, a full kitchen and bathroom, living spaces, operable windows, and a discrete address (Hunter, p. 210 -12). Apartment buildings for middle-class tenants more often featured common entries and a sequence of semi-public circulation spaces such as lobbies, stairs, and hallways. These buildings were constructed of durable materials, such as concrete and masonry, and offered a sense of permanence, individual independence, and privacy. Typical monthly rents were affordable to the young professionals or white-collar office and retail workers who chose to live close to the city's downtown, and in close proximity to schools, hospitals, and other sources of employment.

Local architectural historian Mimi Sheridan has studied and surveyed apartment buildings in Seattle, noting that 90% of these buildings are rectangular or U-shaped. Typically the plans have double-loaded interior corridors, with perimeter units afforded natural light and ventilation from windows on one or two exterior walls. Unit kitchens were outfitted with cabinets, appliances, and running water. Sheridan describes the state of apartment building design at this time: "Technology and the efforts of designers and developers in other cities had resulted in more comfortable and safe buildings, with light and air, fireproof construction, attractive courtyards, and convenient floor plans."

In early 1925, demand for such apartment accommodations in Seattle exceeded supply. As City of Seattle Building Superintendent Robert Proctor noted in January of that year, "[t]he phenomenal apartment house. . . development experienced last year was the result of delayed activity in that line, just as now an active hotel construction program is needed to even up the lean years of the past" (Seattle Daily Journal of Commerce, January 24, 1925). During this period of high apartment demand, Local developers showed great interest in the new market for apartments. Builders and owners realized the advantages of investing in buildings with a

larger number of units, providing a greater return on investments. Records suggest that many apartment building owners, like Fred Anhalt, were not developers but rather investors with plans for long-term ownership and operation of their buildings.

Capitol Hill contained many middle-class apartment buildings, and most of these were constructed during the 1920s. They responded both to market needs and to the convenient transportation provided by trolley lines and later bus routes, and in response to zoning. The City's zoning code did not require off-street on-site parking, which was typically located in an underground garage, until 1950.

The location of the 1600 East John building, near the ridge of Capitol Hill and in close proximity to transportation routes and commercial districts undoubtedly enhanced its appeal and attraction to residential tenants after its construction in 1930. St. Luke's Hospital was located on the west side of 16th Avenue East at John Street, later becoming one of Group Health Cooperative's first facilities.

Frederick William Anhalt, Original Owner, Designer, and Builder

The original building permit identifies the Anhalt Company as the owner and developer of the 1600 E. John property. Frederick William Anhalt (1895–1996) was born near Canby, Minnesota, and moved to North Dakota with his family as a child. Largely self-taught, he left home at age 14 and worked in the butcher and grocery business around the Midwest and Montana. He shifted into the fixture business around the Northwest, settling in the Seattle area by 1925. While working for the Hurley Stores Fixtures Company as a salesman, Anhalt had the idea to lease empty commercial buildings to markets and butcher shops as a way to sell more fixtures. In this venture, he established the Western Building & Leasing Company with Jerome B. Hardcastle, another former butcher. Soon instead of leasing existing buildings, they were constructing new ones—primarily modest one-story market buildings that could accommodate a grocer, a butcher, and so on—some with apartments in the back.

The company's first residential project was an eight-unit bungalow apartment complex designed and built for the Western Building & Leasing Company by Victor F. Sandberg in 1926-27. This development was sold for \$41,500 in mid-June 1927 (Seattle Daily Times, June 26, 1927). Anhalt used architects and contractors for these early projects, but he soon shifted design and construction to in-house services of Western Building & Leasing Company's business. He was interested in design and began studying architectural books, becoming particularly enamored with English castles. Anhalt, wanting full control of the company, bought out Hardcastle in 1928. In late 1928, Western Building & Leasing designed and constructed several apartment buildings on Capitol Hill for the Borchert Company, funded by Portland investors.

A notice of incorporation of the Anhalt Company was published in the Seattle Daily Times on October 18, 1928, citing capital of \$99,800 and incorporators as Fred Anhalt and E.E. Pepper.

Anhalt was interested in developing larger apartment buildings, and considered a landscaped courtyard an integral part of what he wanted to do. His first such project was a Spanish

Revival style building, La Quinta, at 17th and Denny. The Anhalt Company focused on luxury apartment buildings, for the most part located on Capitol Hill. Anhalt disliked long hallways and preferred to group apartments around stair towers, retaining the feeling of a more individualized entrance. His apartments often featured fireplaces and were arranged with views onto a carefully maintained courtyard.

The Anhalt Company typically retained these buildings to operate as rental properties, emphasizing the company's high level of maintenance along with the amenities provided to tenants in the buildings. A 1930 newspaper advertisement states:

If you like the stereotyped sort of apartment house, you won't like the Anhalt idea. If you are looking for genuine home privacy and comfort, with all the modern frills in home-keeping equipment, and with a managerial service that is smooth-running and does what it promises...then you'll be satisfied with nothing less than Anhalt excellence. (Seattle Daily Times, February 23, 1930)

The stock market crash of October 24, 1929 did not immediately end Anhalt's business. A newspaper article in the spring of 1930 touted "Anhalt Program This Year Will Set High Mark" and described a thriving business:

The Anhalt Company's apartment house construction program for 1930 will run to between \$1,750,000 and \$2,000,000...Of this virtually all is now under way or definitely projected...In the past three years the Anhalt Company has erected sixteen apartment buildings, and accommodations in these are under lease for from one to five years to the extent of 98 percent...All the structures in the 1930 program are to be of brick and generally of Norman-French design. Besides building the structures, the Anhalt Company operates them when completed...A feature of Anhalt operation is the maintenance of a central headquarters for gardening, landscaping, upkeep and other activities in connection with the different properties. (Seattle Daily Times, March 30, 1930)

Despite appearances, new capital was no longer available, and eventually the Anhalt Company was forced into bankruptcy. Always an entrepreneur, Fred Anhalt soon had new projects, focusing on both speculative and custom houses. By 1933, he had designed and built a demonstration house and advertised that "a duplicate or similar house can be built for you on your own lot" (Seattle Daily Times, October 22, 1933). In 1935 he incorporated Anhalt, Inc. as a general contracting business (Seattle Daily Times, March 1, 1935) and advertised "1- and 2-acre tracts with new home or plans and material for your own construction" north of Lake Forest Park (Seattle Daily Times, March 10, 1935). In the 1940s, Anhalt left the construction trades to focus on a nursery business. In the late 1960s, the University of Washington bought most of Anhalt's nursery acreage near the University Village, making him a millionaire. He later retired and died in Seattle in 1996.

Anhalt designed and/or built apartments in the University District, on Queen Anne Hill, and in other neighborhoods, but most of his projects were on Capitol Hill. Capitol Hill apartments

by Anhalt (including those for Western Building & Leasing Company, for the Borchert Company, and for the Anhalt Company) include:

- La Quinta, 1710 East Denny Way (1927)
- Anhalt Arms (formerly Berkeley Court), 1405 East John Street (1928)
- 1201 East John Street (1928-29)
- 417 Harvard Avenue East (1928-29)
- Twin Gables, 1516 East Republican Street (1929)
- Oak Manor, 730 Belmont Avenue East (1929)
- 1014 East Roy Street (1929-30)
- Belmont Court, 750 Belmont Avenue East (1929-30)
- 1005 East Roy Street (1930)
- 1014 East Roy (1930)
- 1600 East John Street (1930-31)
- The Belmont, 710 Belmont Place East (1930-31)

The Building's Construction

Kroll Maps indicate that the southern two-thirds of the property (Lots 5 and 6) was vacant prior to construction of the subject building. A single-family dwelling dating from 1900 was located on the northern portion of the property (Lot 4), addressed as 210 16th Avenue North (later East). The house remained after construction of the apartment building at 1600 East John Street, and assessor's records note that it was demolished in 1954. A basement storage area with surface parking lot above was constructed in 1969 at the northern portion of the property.

According to the original application and permit on file at the Department of Planning and Development, the building was permitted on April 1, 1930. A newspaper article cited it as a \$130,000 project (Seattle Daily Times, March 30, 1930), while the public notice for the building permit gave a figure of \$75,000 (Seattle Daily Times, April 2, 1930). Construction began that month and field inspection reports note the permit was finalized on June 22, 1931. The building was the second-to-last apartment building constructed by Anhalt before the Depression bankrupted his company, and thus it represents his mature work as a designer/builder.

Building Tenants

A review of annual editions of The Polk Directory to Seattle provides a sense of the residential tenants who occupied the apartments in the building. The tenants tended to be married couples or widows, largely cited with middle-class or upper middle-class professions.

In 1938, all but one of the 21 apartments were occupied. Mrs. Agnes Brogger was listed as manager and lived in with two grown daughters. Her daughter Louise worked as a stenographer at Auto Mechanics Union Local No. 289, while Louise's sister Margrethe was employed at Mona Lisa Hairdressing Studio.

Of the other 19 apartments, 16 were occupied by married couples; two were listed only under a woman's name, likely widows; and one was occupied by a single man. One couple had an adult son living with them. The adult son living with his parents was an accountant for the Seattle Gas Company. One wife was listed as a saleswoman for the Bon Marche, while the others were likely housewives, and one of the two unmarried women was a photographer.

Fourteen of the male residents had their employment listed:

- Salesman, Seattle-First National Bank
- Salesman, M. Bloch & Company (junk dealers)
- Owner, Reliance Oil Company (a fuel business at 1827 Broadway)
- Pilot, Northwest Airlines
- Salesman, International Harvester Company of America (motor trucks business)
- Physician (Medical Dental Building)
- Manager, Norton Lilly & Company Pacific Ports Service Company (28th floor, Smith Tower)
- Secretary-Treasurer, Seattle Brewing & Malting Company
- Investment Manager, Cooperators Underwriting Corporation
- Owner, Safeway Chemical Laboratories (janitor supply at 3229 Western Avenue)
- Engineer, Texas Company (oils and lubricants)
- Physician (Mason Clinic)
- Company Representative, Hawley Pulp & Paper Company
- Traffic Chief, Pacific Telephone & Telegraph Company

Just four years later, in 1942, only one tenant remained from the 1938 list—Fred and Ruby Stratham, who lived in Apartment 17. According to the 1948-49 directory, all the apartments were occupied. At this time, there were eight married couples and 13 widows. Residents included a supervisor for Pacific Telephone & Telegraph Company, an automotive parts wholesaler, owner of a veterinary hospital, a manager for the American Theatre Supply Company, a dispatcher for the City Light Department, and a salesman with the Pacific States Equipment Company. Two of the widows in the building were also professionals—one was a co-owner of Simone's Hat Studio, and another was the vice president of Virginia Dock & Trading Company, a merchandise warehouse.

In 1956, more than half the tenants were holdovers from the 1940s, and the Strathams were still in Apartment 17. By this time, most of the directory listings appear to indicate single or widowed occupants, with only two couples in the building. Many tenants did not have professions noted, but those that did included two school teachers, an office secretary for Boeing, a meter reader for City Light, and a nurse. This changing demographic and shift to single residents may be a reflection of the trend in the post-war years toward single-family housing in newer neighborhoods, particularly for couples with children.

In 1969, the building was converted from apartments to offices for Group Health. It was occupied in this capacity for approximately 40 years but is currently vacant.

The Tudor Revival Style

The Tudor Revival style was popular in England and North America from the late 19th century through the 1930s and recalls European architectural precedents. Although its name

refers to the 16th-century Tudor period in England, the style is more loosely based on late Medieval English prototypes and often includes decorative details drawn from such divergent eras and styles as the Renaissance or Arts & Crafts. It has been used typically for churches and residential buildings—single-family houses, row houses, and low-scale apartment buildings.

Brick or stucco cladding is commonly used, sometimes in combination, as are raised parapets at gable ends, multi-level bays, turrets, and prominent masonry chimneys. Facades are typically composed in a picturesque, asymmetrical fashion, and massing is dimensional with setbacks and projections, resulting in varied interior spaces. Steeply pitched roofs, cross gables, decorative half-timbering, and multi-pane glazing are all characteristic elements. Windows tend to be wood, tall and often grouped, with leaded and divided-light sash. Both windows and doors often feature stone or cast stone surrounds and trim.

A 1929 publication, R. W. Sexton's *American Apartment Houses, Hotels and Apartment Hotels of Today* cites examples that suggest the Tudor Revival style was more fully realized when adapted to ground-related structures of up to three or four stories, including those with entry courts that reduced the overall mass and building scale. In Seattle, such examples include the Anhalt apartment buildings. Taller buildings, including skyscrapers of the 1920s and 1930s, were more successfully using Gothic Revival style elements as they referenced historic European cathedrals, with vertical proportions and lofty aspirations.

Many Seattle apartment buildings dating from ca. 1915–1930 were designed in the Tudor Revival style. Examples include buildings cited in the City of Seattle's historic site inventory forms for their significance and potential eligibility for National Register listing and/or designation as local landmarks. In addition to the subject building, these include:

- The Pittsburgh, 125 Warren Avenue (1907) near the Seattle Center
- Victoria Apartments, 100 - 120 W. Highland Drive (1921) on Queen Anne Hill
- Biltmore Apartments, 418 E. Loretta Place (1924) on Capitol Hill
- The Highland, 925 - 931 11th Avenue E. (1924) on Capitol Hill
- The Royvue Garden, 615 Bellevue Avenue (1924) on Capitol Hill
- Hawthorne Square, 4800 Fremont Avenue (1924) in Fremont
- Davenport and Devonshire Apartments, 420 Vine Street (1925) in the Regrade
- Canterbury Court, 4225 Brooklyn Avenue NE (1929) in the University District

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The features of the Landmark to be preserved include: The exterior of the building, the interior lobby and circular stair within the northwest turret and the building site.

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Anhalt Apartment Building, 1600 East John Street; 2012



Anhalt Apartment Building, 1600 East John Street; 1949