

The Board found that the Anhalt buildings merited designation on the basis of the following criteria of Landmarks Preservation Ordinance 106348: Section 3.01, (3), (4), (5), and (6).

- (3) It is associated in a significant way with significant aspects of the cultural, political or economic heritage of the community, city, state or nation;

Anhalt demonstrated that, by proper siting, materials, and landscaping, apartment building could be aesthetically placed in residential neighborhoods. His unique "apartment homes" eased the transition from private residence to apartment for many middle and upper income city dwellers.

- (4) It embodies the distinctive visible characteristics of an architectural style or period, or of a method of construction;

These buildings are of modified French Norman and English Tudor design, with walls of clinker brick and liberal use of leaded and stained glass, cedar shakes, slate, and wrought iron.

1005 E. Roy Street includes the first underground parking garage ever designed for a Seattle apartment building. The foundation and garage slab concrete work were the largest single concrete pour in Seattle in 1928. This building is designed around three stair towers, with apartments opening onto them in small groups. The towers rise three floors and are topped with turreted slate roofs. The grandest of these towers, with cast stone details and leaded glass pointed arch windows, rises shell-like in a great circular motion to a rondule colored glass lantern on the third level. It was designed by Edwin E. Dofsen, Anhalt's draftsman, and is the earliest freestanding staircase built in Seattle. The building also has cantilevered wood balconies off half the upper floor apartments, open beamed ceilings 15 feet high in two of the third floor units, oak plank flooring, and fireplaces. There are 25 apartments in the building.

1014 E. Roy Street, currently under cooperative ownership, shares the stylistic elements of its neighbor. These include slate accented fireplaces and colored glass entry doors. The entrance halls provide access to the twelve units, six in each wing of the L-shaped corner sited building.

Both buildings are exemplary of Anhalt's design style. Anhalt himself feels that 1005 E. Roy Street is one of

the two finest structures he built because so much money and craftsmanship went into its detailing.

- (5) It is an outstanding work of a designer or builder;

Fred Anhalt was designer, developer, landscaper, and promoter of nearly 450 apartment units in thirty buildings done within a three year period (1926-29). Their number and the high quality of their eclectic detailing make these buildings highly noticeable and admired landmarks in the community. Anhalt's unique concept of "apartment homes" broke with tradition in many ways. Notably, he did away with long public hallways, provided front and rear entrances, balconies, and fireplaces in his apartments. All living rooms faced onto well landscaped courtyards instead of onto the street or alley. He used a system of "floating floors" and lath and plaster double wall construction to provide sound-proofing between apartments. These characteristics gave his apartments a richness and comfort more in keeping with private residences but without the maintenance and financing problems of houses.

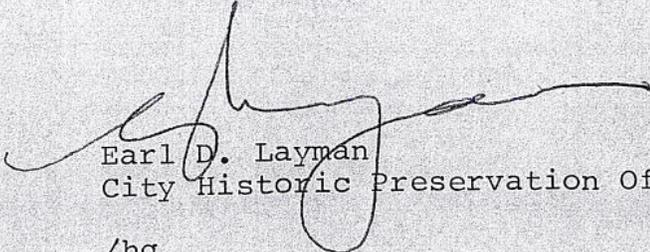
Fred Anhalt had his own company of drafts people, bricklayers, carpenters, metal workers, gardeners, and maintenance crews.... a payroll of nearly 135 people - - and closely controlled all phases of his projects for maximum efficiency. His buildings went up at an incredible pace, never taking more than 90 days from site preparation to landscaping and occupancy. But, speed did not mean a lack of expertise. Anhalt saw to it that courtyards, property edges, and alleyways were meticulously landscaped in time for building tenancy. After fifty years of use, these buildings are still prestige addresses and are immaculately maintained.

- (6) Because of its 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;

1005 and 1014 E. Roy Street were built at the same time and are strongly evocative of the same European romantic architectural tradition. They form a special interest feature which complements the Loveless Building, Harvard Exit Theatre, and Cornish School on the west side of Broadway/10th Ave. E. The entrance courts of Anhalt's buildings do not face directly on each other; however similar scale and materials create a continuous and

harmonious environment which is equaled by the grouping of three Anhalt brick buildings west of Broadway along East Roy and Belmont Avenue East.

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