



The City of Seattle

Landmarks Preservation Board

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

Name: La Quinta Apartments

Year Built: 1927

Street and Number: 1710 E Denny Way, Seattle, WA 98122

Assessor's File No: 8080900095

Legal Description: Lots 7, 8 and 9, Block 16, Summit Supplemental Addition to the City of Seattle, according to the plat thereof recorded in Volume 3 of Plats, Page(s) 125, in King County, Washington.

Summit
Supplemental

Plat Name: Addition

Block: 16

Lots: 7-8-9

Present Owner: KVD Properties I, LLC

Present Use: Apartments

Address: Gerald Littlefield (La Quinta Apartments property manager)
114 17th Avenue E, Apartment 4
Seattle, WA 98112-5283

Original Owner: Jerry B. Hardcastle and Frederick Anhalt

Original Use: Apartments

Architect: Frederick Anhalt designer and developer; William Whiteley, architect; and John Dofsen, landscape designer

Submitted by: Katie Pratt and Spencer Howard, Northwest Vernacular
on behalf of Historic Seattle

Address: 3377 Bethel Rd SE, Suite 107 #318, Port Orchard, WA 98366

Phone: (360) 813-0772

Date: 11/19/2020

Reviewed:

Date:

(Historic Preservation Officer)

La Quinta

Apartments



Photographer: Jesse L. Young, Seattle.

NORTHWEST VERNACULAR
December 2020

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1. Introduction

The preparation of this Seattle landmark nomination report by Northwest Vernacular for the La Quinta Apartments property was commissioned by Historic Seattle (Applicant). We worked closely with Viva La Quinta, a grassroots community advocacy group consisting of La Quinta tenants, neighbors, business owners, property owners, and residents in Capitol Hill. The La Quinta Apartments property is called out in Folke Nyberg and Victor Steinbrueck's "Capitol Hill Inventory of Buildings and Urban Design Resources" (1976) as a significant building to the community.

Viva La Quinta contributed to the following components of the nomination report: site and building access, contemporary photographs, identification of plants and trees for the landscape description, and final editing of the report. The Capitol Hill Historical Society reviewed a draft report, providing expert knowledge in local neighborhood history. Aaron Luoma, a landscape architect familiar with historic landscapes, helped assess and identify historic components of the landscape and courtyard.

2. Property Data

Historic/Current Name:	La Quinta Apartments
Address:	1710 E Denny Way, Seattle, WA 98122
Site Location:	Located in the Capitol Hill neighborhood, north of the E Madison Street arterial, at the northeast corner of E Denny Way and 17 th Avenue E.
Tax Parcel Number:	8080900095
Legal Description:	Lots 7, 8 and 9, Block 16, Summit Supplemental Addition to the City of Seattle, according to the plat thereof recorded in Volume 3 of Plats, Page(s) 125, in King County, Washington.
Original Construction Date:	1927
Original/Present Use:	Apartments
Original Architect:	Frederick Anhalt designer and developer; William Whiteley, architect; and John Dofsen landscape designer
Building Size:	11,900 gross square feet, 125 by 89-foot plan, and 14,400 square foot lot size
Present Owner:	KVD Properties I, LLC
Owner's Representative:	Gerald Littlefield 114 17 th Avenue E, Apartment 4

Seattle, WA 98112-5283

Consultant:

Katie Pratt and Spencer Howard on behalf of Historic
Seattle

Northwest Vernacular; 3377 Bethel Rd SE, Suite 107-
318, Port Orchard, WA 98366

2. Architectural Description

For contemporary and historic images, **see Figures 12 through 54**. Due to COVID-19 restrictions, in-person access to SDCI's Microfilm Library was not possible to confirm whether the City has the original drawings for the La Quinta Apartments. We could only access a few documents via email because City staff does not have time to do research for the public.

SETTING AND SITE

Located in the south central portion of the Capitol Hill neighborhood, the La Quinta, a courtyard apartment building, stands at the northeast corner of E Denny Way and 17th Avenue E. The location is roughly halfway between downtown and Lake Washington, just north of the Central District neighborhood, and less than a mile south of Volunteer Park and the Washington Park Arboretum. The building is a significant aesthetic feature of the neighborhood due to its courtyard form and landscaping, and stylistic detailing. **(Figures 1-2, 98)**

The La Quinta Apartments contribute to Capitol Hill's status as the city's primary apartment neighborhood.¹ Within this half block the north end is anchored by the prominent and intact Craftsman style foursquare (built ca. 1908) at the corner and an adjacent house along the alley (built ca. 1914). Two recently built townhomes replaced former houses to the south, with two large houses (both built ca. 1905) between the townhouse development and the La Quinta Apartments.² **(Figure 97)**

Buildings within the immediate area consist predominately of apartments, including former single family residences converted to apartment use. The three-story brick clad Roxborough Apartments (built ca. 1920, recent rear addition) are to the east across the alley and likewise front E Denny Way. This half of the block contains the new four-story Ruth Court (built 2016) at the north end with two houses built ca. 1905 (new townhomes behind one of the houses) between the two apartment buildings.

South, across E Denny Way is the Fred Lind Manor, a retirement community (built ca. 1988) occupying a full half-block. The half block to the east contains the new four-story Denny18 Apartments (built 2015) at the north end with four houses immediately to the south (all built between ca. 1906 and 1908). **(Figure 93)**

To the southwest across the traffic circle, the east half of the block is anchored at the south end by the Hillcrest Apartment Building (built ca. 1909, Seattle Landmark) with new townhomes (built ca. 1985 and 2014) to the north with a large house anchoring the corner

¹ Mimi Sheridan, *Seattle Apartment Buildings, 1900-1957*, National Register of Historic Places Multiple Property Documentation (2008), Section E, 65.

² The King County Assessor identifies an estimated construction date for the house (114 17th Avenue E) immediately north of the La Quinta Apartments as ca. 1926; however, this house or a similarly sized house is evident in volume 4, sheet 491, of the 1917 Sanborn Fire Insurance maps.

(built ca. 1901). The west half of the block contains the Laurelton Apartments (built ca. 1928) at the north end, with three houses to the south (all built ca. 1906) and townhomes along the alley built in 2006. **(Figure 92)**

West across 17th Avenue E the block is anchored at the northeast corner by the Whitworth Apartments (built ca. 1927) and the sandstone former Capitol Hill United Methodist Church (now the Catalysis Corporation) building (built ca. 1906, Seattle Landmark). The Sheffield and the Buckley apartments (built ca. 1928 and 1929), both with corner entrances, share the north side of the intersection with the Whitworth Apartments. The Anhalt Apartment Building (built ca. 1930, Seattle Landmark) is immediately west of the Buckley Apartments and across the street to the north of the Catalysis (Capitol Hill United Methodist Church). Town homes occupy the middle portion of the block (built ca. 2000 and 2016), with two large houses (built ca. 1908 and 1909) on either side of a house built in 2000 that are to the south in the east half and the Kaiser Permanente medical dental building (built ca. 1990) in the west half.

The La Quinta is a short two-three block walk from commercial corridors along 15th Avenue E to the west and E Madison Street to the south. Development during the 2000s brought an increase in the demolition of existing single family homes and construction of townhomes and apartments within the area. Kaiser Permanente (originally Group Health) is a large health institution that takes up several blocks and is just west of 16th Avenue E, including another half block across E Thomas Street and parking lots along E Thomas Street.

Seattle Landmarks within a three block radius of the La Quinta Apartments include the following. **(Figure 163)**

- Anhalt Apartment Building (1600 E John Street), also individually National Register and Washington Heritage Register listed
- Capitol Hill United Methodist Church (128 16th Avenue E), also individually National Register and Washington Heritage Register listed
- First Church of Christ, Scientist (1519 E Denny Way)
- Hillcrest Apartment Building (1616 E Howell Street), also individually Washington Heritage Register listed
- Gaslight Inn/Singerman Residence (1727 15th Avenue)
- Galbraith House/Seattle Mental Health, demolished (1729 17th Avenue)
- Sullivan House, demolished (1632 15th Avenue)
- Mount Zion Baptist Church (1634 Reverend Dr. McKinney Avenue (previously 19th Avenue))

The La Quinta building stems from a period of significant apartment construction growth in the city. Building ages within the immediate area trend towards 1900-1909, and 1920s with some 1940s to 1960s development, along with increasing 2000s development and a single

building built ca. 1898. Buildings from 1900-1909 were predominately built as single family dwellings along with some apartment buildings with denser single family development continuing north of E Roy Street. The 1910s brought limited apartment and single family dwelling development, followed by significant apartment building development during the 1920s, including construction of the La Quinta Court Apartments and several other apartment buildings in the immediate area.

The building's type is a courtyard apartment.³ Stylistically the building is an example of the Spanish Eclectic style.

THE BUILDING AND CHANGES THROUGH TIME

The two-story building has a U-shaped plan. The projecting wings (legs) extend south to enclose the courtyard. A square plan attached two-car garage with an upper story studio extends off the northeast corner of the building along the alley. A detached (20 by 22-foot) garage added in 1950 is located immediately to the north of the attached garage. The building does not have interior corridors; each of the twelve units is two stories and opens directly to the courtyard and the alley/street/back yard depending on location. The thirteenth unit, the studio, has direct access to only the back yard. The upper story at each unit (except the studio and northwest corner unit) includes an exterior balcony overlooking the courtyard, with enclosed sun porches at the southernmost unit on each wing. The northwest corner unit has an open balcony facing north overlooking the back yard. The studio has a metal balcony projecting off the east side of the unit above the alley. The building features low pitched tile clad hipped roofs with broad boxed eaves and decorative brackets. Exterior walls are clad with painted stucco. A stucco clad round arched gate provides access to the landscaped courtyard from the street, with a low metal fence enclosing the south edge of the courtyard. **(Figures 2, 4)**

The building site slopes from a high point at the southwest corner down to the north and east, dropping approximately five feet in elevation between 17th Avenue E and the alley along the east side of the building.

Landscape

Landscape as exterior spaces for the building's community is a major aspect of the La Quinta residential experience. The courtyard provides an important semi-public space for apartment community use and gatherings that transitions between the public street and the private apartment units. The overall design and plant selection based on historic photographs and remaining original plantings reflects a Mediterranean style utilizing evergreen rather than deciduous plants that complement the building's colors and material textures. The state of the plantings through the 1937 King County Assessor (assessor) photograph and a 1969 US Geological Survey aerial reflect a well-cared for landscape with ongoing pruning and training of vines. **(Figure 4)**

³ Sheridan, *Seattle Apartment Buildings*, Section F: 17-19.

The courtyard and backyard collectively comprise over 40-percent of the parcel square footage. They reflect, as described in the National Register of Historic Places Multiple Property Documentation (MPD), “Seattle Apartment Buildings, 1900-1957,” prepared by Mimi Sheridan, developer Frederick Anhalt’s “emphasis on landscaped courtyards as a refuge” and desire to provide views for tenants regardless of neighboring construction patterns with each apartment unit stacked vertically to provide for tenant space without diminishing the individual unit access to the courtyard and the back yard.⁴ Tall leaded lite casement windows provide views out to the courtyard. Second story balconies and sunrooms afford private spaces overlooking the courtyard and the back yard, while also supporting an extension of greenery beyond the courtyard into private spaces through hanging and potted plants. This aspect of the Mediterranean design influence remains evident in the 1937 assessor photograph as well as today, with plants on the balconies and residents utilizing these spaces for herbs and flowers.

Courtyard

Spatial organization of the courtyard consists of a single original gated entrance from the street centered on the south side. Original walkways branch to either side and extend around the perimeter of the original open space design with a central specimen tree. Original planting beds occur along the building foundation, at the outer corners of the central space, and along the south edge of the courtyard. The courtyard topography is generally level. The central space provides the main activity and gathering area for tenants. The low original metal fence and round arched gate marked the separation between the semi-public courtyard and the public sidewalk along E Denny Way while still affording connecting views. The 1937 assessor photograph shows little planting around the low metal fence, allowing for a more open experience between the courtyard and the public street; the added arborvitae hedge reflects changes in perceptions of safety and privacy. The planting bed set immediately north of the entrance gate shields the gate from view within courtyard and the courtyard from view when looking through the gate from the street providing an important arrival sequence. This was an intentional design feature used in a variety of garden styles to create pauses and dramatic reveals. **(Figures 4-10)**

Vegetation consists of lawn, trees, shrubs, vines, perennials, and annuals. The lawn is an original feature and comprises most of the space extending between the perimeter walkways across the central area below the central Deodar Cedar. The tree’s needles are fine providing dappled shade but not dense cover for the lawn area below. A pair of Holly, attributed as original, with variegated leaves and pruned into a tree form flank the inner side of the gate.⁵ Shrubs, including added laurels and lilacs occur within the foundation beds as low to mid-height ornamental elements including several added roses and as a screen (added arborvitae) along the south edge of the courtyard. An older irrigation system

⁴ Sheridan, *Seattle Apartment Buildings*, Section F, 8.

⁵ The attribution of original for the Holly is based on the 1937 and 1969 aerial photographs clearly showing two taller shrubs with deep shadows, deeper than even the specimen center tree. At this size in the aerial, they could easily be original, or planted shortly after opening.

(post 1937), some from the Los Angeles Champion Company, consisting of buried lines and exposed sprinkler heads supports the watering of the lawn and planting beds. Existing vegetation reflecting more recent additions include but are not limited to the following: Autumn Joy Sedum, Azalea, Bracken, Sword, and Deer Ferns, Evergreen Clematis Vine, Hosta, Hydrangea, Japanese Maple, Juniper, Periwinkle, Rosemary, and several varieties of climbing roses.

Large Yews, attributed as original, flanking the front gate have been trained to merge in their growth above the gate and are trimmed to provide a tunnel leading to the gate.⁶

(Figure 157) An added New Zealand Flax grows on the south side of the central space directly across from the entrance gate. Several added Passion vines grow up onto the building at the northeast and north unit doorways. Added perennials populate the original planting beds between shrubs, with added annuals generally occurring as potted plants along balconies, in pots on the stoops, and in pots suspended from brackets. Added brick edging extends along part of the north planting bed.

Circulation consists of concrete walkways, generally three-feet in width. Curvilinear branches extend from the main gate with rectilinear walkways around the perimeter and providing access to apartments. A four by seven foot landing is at the inner side of the front gate. There are five exterior stoops painted red that serve the clustered entrance vestibules, and each consists of a raised concrete pad with decorative scoring. A later added brick patio in the southeast corner provides a space for a gas grill.

Site furnishings include the stucco clad hollow clay tile entrance gate. The round arched gate has sloped shoulders with a raised scroll pattern at the shoulders. Original metal gate sections remain at the interior side of the gate with an added metal gate and associated call box set within the arched opening. Decorative iron scroll type light fixtures with replacement globes flank the entrance on the exterior side of the gate. Added lighting is mounted to the top of the gate. Extending from the gate shoulders are short stucco clad walls. Corresponding short walls occur at the opposite building corners with a low metal fence with decorative finials extending between the walls. Added wire fencing installed to contain a former resident's cat(s) extends above the low fence. The larger northeast and northwest stoops each have low metal railings with scroll buttresses along their outer edge. These railings match the low metal fence. A picnic table and several small tables and associated chairs are distributed throughout the courtyard for tenant use.

Backyard

Spatial organization of the backyard consists of an open lawn area with several trees. The space is open to and shared with the house at 114 17th Avenue E.⁷ A walkway extends the

⁶ The Yews are attributed as original plantings based on age, the plants on either side of the arch in the 1937 assessor photograph, and the time it would take to train them into an arch.

⁷ Based on Polk City Directories, Carrol B. and Nancy J. Fulton lived in the house from ca. 1917 through 1928, followed by James and Irene Maysmith by 1930; however, no specific connections

length of the north facade. Planting areas occur along the foundation of the building, extending out from the northwest corner of the building, and at the east end adjacent the detached garage (built 1950). A concrete block wall (built ca. 1950 and not evident in a 1937 aerial) encloses the west edge with the attached and detached garages enclosing the east end. The north side opens to the yards of the adjacent houses (114 and 116-118 17th Avenue E) on separate parcels and built ca. 1926 and 1905, respectively. The topography of the back yard has a slight slope down to the north edge of the property line. **(Figures 11-14)**

Vegetation consists of lawn, trees, shrubs, perennials, and annuals. The lawn is an original feature and comprises most of the space extending the length of the back yard and providing the main function space for tenants. Trees consist of a Threadleaf Falsecypress, attributed as original, at the west end adjacent to the fence (originally a pair of trees flanked the sidewalk where it connected to the sidewalk along 17th Avenue E).⁸ A row (north-south) of three mature pear trees are located along the central portion of the back yard. Based on a 1937 aerial, the middle pear tree existed by 1937 with the other pear trees existing by 1969. Although notable, the central tree is attributed as associated with the previous house on the site as fruit trees with their high level of maintenance are not typically associated with apartment buildings. Shrubs occur within the foundation bed as low to mid-height ornamental elements and along the west side of the detached garage. Perennials and annuals grow in the three planting beds.

Circulation consists of a concrete three foot wide walkway linking each of the doorways from the units with the street, attached garage and alley access. The walkway also connects to the exterior concrete basement stairs. These provide tenant access to the basement laundry room and storage areas. Metal pipe railings enclose the stairwell with the wood deck of one of the unit entrances built out over the stair well. Added concrete pavers in the west end of the back yard provide an exterior space for a raised propane fire pit element.

Site furnishings include multiple added chairs and small tables for tenant use. Hammocks extend between two of the trees.

Perimeter

Spatial organization of the perimeter landscape elements consists of foundation planting beds along 17th Avenue E and E Denny Way. An added low rock wall extends east of the front gate to the southeast corner of the building. Small boulders existed at the southwest corner of the building in 1937; however, these no longer remain. **(Figures 15-17)**

Vegetation consists of trees and shrubs. Trees include two Yews, attributed as original, along the west facade trained in their growth to extend around the window openings. A Threadleaf Falsecypress, attributed as original, is located at the southeast corner of the

were identified between the two properties to indicate why a fence was not built along the north edge of the La Quinta Apartments property line.

⁸ Original or planted shortly after opening attribution of the Threadleaf Falsecypress is based on historic aerials and the tree size.

building. Original shrubs consist of several Japanese Aucuba with variegated leaves, and a rose at the north end of the west facade.⁹ The Aucubas would have been a relatively new plant introduction and as such a novelty, similar to the Monkey Puzzle Tree, that added to the evergreen Mediterranean aesthetic even though the plant is from Japan. There is an added Holly off the southwest corner with added arborvitae extending along the length of the south facade. **(Figures 155-156)**

Foundation & Structure

The building features a reinforced concrete grade beam foundation supporting a wood, platform frame structure. Board formed concrete walls (ten-inch width) enclose the excavated basement below the north portion of the building. The two wings are built-out on grade without a basement. Support posts mid-span below the first floor framing are six by six-inch with concrete footings. The floor framing consists of six by eight-inch girders with two by twelve (first floor), two by ten-inch (second floor), and two by eight-inch (attic) joists on sixteen inch centers. Ceiling heights are generally 8 feet 6 inches.¹⁰ **(Figures 75, 109-110)**

Exterior Walls

The building's exterior walls consist of painted stucco applied over metal lath. The stucco has a rough troweled texture. Decorative design elements occur at the center of the south facade of the two wings and at the two arched entrances on the south side of the building's central portion. **(Figures 15-23)**

The wing end elements each consist of a tall, round arched raised panel with narrow angled stones set into the stucco and arranged above the header imitating voussoirs. The raised panels consist of molded stucco forming an outer band enclosing two panels. Both the band and panels were originally white. Set within the band and panels are colored (including red, green, black, gray, tan) tiles. The coloring is marbled and appears to have been applied to each piece. Vents consisting of metal grilles occur in exterior walls and correspond with individual units. **(Figure 24)**

The arched entrance features consist of narrow angled stones set into the stucco and arranged above the header at the two doorways imitating voussoirs. **(Figures 25)**

The detached garage consists of concrete block walls with a concrete floor.

Roof

The building features low-pitched hip roofs over the main portion and the two wings, with roof extensions at the two enclosed sleeping porches. Additionally, there are low-pitched

⁹ Attribution of original is based on comparison of a 1937 assessor photograph with existing plant size, habit, leaf size/shape.

¹⁰ Dimensions and spacing of support posts, ceiling heights, and floor framing based on data from the King County property record card for the building. Interior framing was not visible within the building due to finish materials.

tent (hipped on back side) roofs at the two canted towers, pent roofs at the balconies, a small shed-roof addition (built 1950) at the northwest corner, and a flat roof with low parapets at the attached garage/studio apartment. The flat roof is clad with rolled asphalt composition roofing with metal coping flashing along the parapet. All other roofs except the shed roof addition are clad with precast concrete tiles, American Spanish tile having flat valleys with anchor locations at the top of each valley and painted red. The system is laid up in regular courses and not staggered. Ridge and hip tiles are used at all slope junctures. The shed roof addition uses half round Mission tiles with rake tiles wrapping the eave. The pent roofs extend onto the south facade below the sun porches and return with a hip back into the building facade. **(Figures 26-38)**

The hipped, tent, and pent roofs have broad, boxed eaves with a decorative bed molding along the top edge of the wall/soffit junction. Tongue and groove bead board encloses the soffits, with a broad fascia board along the outer edge. Scroll cut wood brackets occur along the eaves of the hip and pent roofs, except along the alley, and the north side of the hip roof over the main building portion. Brackets are placed at the outer and inner building corners, and flanking window openings. Brackets occur with greater frequency at the hip and pent roofs fronting the courtyard.

The balconies feature tall parapet walls set behind the pent roofs with only a portion of the wall projecting above the roofline as a wide stucco clad curb. Stucco clads the inner faces of the parapets with painted membrane or similar roofing material comprising the floor of each balcony over the underlying wood framing. Metal egress ladders at the balconies extend out over the concrete tiles from the curb with a second at each balcony attached to the wall adjacent the tower. Metal flashing caps the top edge of the tiles with cement fill at the voids between the flashing and tiles.

The detached garage has a low pitched front gable roof with modest eave and gable overhangs and asphalt composition shingle roofing.

Both the apartment building and the detached garage have metal gutters and downspouts.¹¹

A stucco clad chimney servicing the basement boiler system projects off the north side of the building. Clay tiles wrap the top edge of the chimney.

Windows

Painted original wood sash windows provide ventilation and day lighting for the building, with all the original windows remaining in use. Added vinyl exterior storm sash protect the original wood sash at the building's outer south, east, and west facades. Windows all feature original narrow raised casings with projecting sills and leaded muntins. Interior original casings remain and consist of wide casing boards with raised outer edge bands, projecting stools and aprons below the stools. Most windows originally had interior roller blinds. Window configuration and function varies depending on location. **(Figures 39-41)**

¹¹ The main building originally had 6-inch wood gutters.

Windows overlooking the courtyard consist of tall fixed and casement sash. Groupings of sash are separated by thin mullions. The original brass casement stays and butt hinges are employed at the casements. Taller and larger window groupings occur at the first story. These windows generally correspond with living rooms on the first story and bedrooms on the second story. **(Figures 26-33)**

- Group of four at the first story of the main portion consisting of two fixed center sash flanked by casements. All are 12 lite sash.
- Group of three at the second story of the main portion consisting of a center fixed sash flanked by casements. All are 12 lite sash.
- Paired casements at the first story of the wings, each are 12 lites.
- Casements flanking a central fixed single lite at the first story of the wings. The casements are 12 lites.
- Sun porches feature 9 lite fixed and casement windows.
- Towers have individual casements (3) at each story with 12 lites.
- Single 6 lite casement windows occur on both the first and second story. At the first story they are on the main portion at the canted walls leading to the towers. On the second story they are at the ends of both the main portion and the wings.

Windows facing E Denny Way function as part of the front facade for the building and occur at the south end of the two wings. These windows generally correspond with living and dining rooms on the first story and bedrooms on the second story.

- Casements flanking a central fixed large single lite at the first story. The casements are 12 lites.
- Paired casements at the second story, each are 12 lites.

Windows facing 17th Avenue E, the alley, and back yard generally correspond with dining rooms and kitchens on the first story and bathrooms and bedrooms on the second story. The original brass sash locks are located on the meeting rails, with sash lifts on the bottom rail. Sash weights are set in pockets and connected with cotton cords (or compatible replacement material) passing over sash pulleys. **(Figures 15-23)**

- Paired double hung with wide mullions, and sash weights. These have 6 and 8 lite upper sash with single lite lower sash. These generally correspond with bedrooms and dining rooms.
- Triple double hung with wide mullions, and sash weights. These are typically a group of 8 over 1 sash, except at the studio above the garage, which has 6 over 1 sash flanking an 8 over 1 sash. These generally correspond with bedrooms and dining rooms.

- Single double hung windows, frequently closely spaced. These have 8 lite upper sash with a single lite lower sash. These generally correspond with kitchens and bathrooms.
- Basement windows on the north facade consist of 3 lite windows.

Entrances

Several entrances provide access to and egress from the building interior. The courtyard entrances are the front, primary entrances. The back, basement, and garage entrances are secondary entrances.

Front Entrances

Front entrances provide access to the courtyard for the twelve main units, and to the back yard for the studio apartment. Entrances are both grouped, paired, and individual. All feature narrow raised casings matching the window casings with wood sills.

Grouped entrances occur at the base of the towers, and at the south end of the wings. Entrances at the base of the towers consist of two outer doorways that lead to recessed tiled vestibules. Each vestibule has doorways to two units. The outer doors have an elliptical arched header with stucco clad jambs and inner vestibule walls and ceiling. Original wall bracket lanterns mounted above each doorway provide lighting. Each vestibule has an Alaskan Tokeen or similar marble threshold with cream to tan small hexagonal tiles for the flooring. Wood doors with tall single lites open to each of the units. A decorative two-bulb ceiling mounted light fixture provides lighting within the vestibule.

(Figures 48-49, 79-82)

Paired entrances occur on the south side of the main building portion and at the southcentral portions of the two wings. Each entrance consists of two doors next to one-another, with each door providing access to a separate unit. The doorways share a common stoop. The south side entrance is a pair of round arched doorways each with decorative stone detailing above the doorway. Original wall bracket metal lanterns set above each door provide lighting at night. Round arch doors with a tall glass lite provide access to the interior. The pairs on the wings are each set below a projecting roof canopy. Wall bracket lanterns provide exterior lighting and single lite doors provide access to the interior. **(Figures 42-43, 61-62, 90)**

The single entrance at the studio opens at the second story to a pressure treated wood deck with the west doorway to the attached garage below. A hip roof hood projects out over the doorway at the studio. A fifteen lite wood door provides access to the interior. A direct flight of open riser stairs descends from the deck to the sidewalk at grade. Wall bracket metal lanterns adjacent both doorways provide lighting. Wood railings enclose the deck and extend along the stairway. **(Figure 78)**

Back Entrances

The backyard entrances provide access between individual units and the backyard. The northwest corner entrance features a concrete stoop with a single multiple panel door. The other three entrances each have a small wood stoop with wood railings and steps. These doorways open to the kitchen in each unit. The doorway above the basement entrance has an expanded wood deck built out over the basement entrance areaway. **(Figures 77, 83-84)**

The west entrances provide access between individual units and 17th Avenue E and consist of a grouped and two single entrances. The grouped entrance is located toward the north end of the facade and features a concrete step (painted red) leading up to a recessed stoop with a single doorway opening to an inner vestibule. Doors to individual units open off the vestibule to the kitchens. The stoop has a tongue and groove wood floor with quarter round molding at the wall transition. Walls and ceiling are clad with stucco with an overhead light fixture. Electrical panels are located on either side of the stoop. A flush panel door leads to the vestibule, which has plaster walls and ceiling, an overhead light fixture, and two small, recessed delivery cabinets directly across from the doorway. **(Figure 87)**

The two single entrances service the two units in the central and south end of the wing. Each doorway opens to the unit's kitchen. Doorways have scored concrete landings (painted red) connecting to the sidewalk and flush panel doors with exterior screen doors leading to the interior. Replacement wall bracket lanterns above each doorway provide lighting. Wall mounted electrical cabinets are located adjacent the entrances. **(Figures 67, 86)**

The east entrances provide access between individual units and the alley. There are two grouped entrances. Each has a flight of stairs ascending to an upper shared landing. Doorways to either side provide access to the two units sharing the entrance. Vestibule walls and ceiling are painted stucco with a ceiling mounted light fixture. Electrical cabinets flank the unit doorways. Delivery cabinets, now used for storage, are located at the west wall of each vestibule. Single lite doors with security grilles provide access to the units' kitchens. **(Figure 89)**

Basement Entrance

This entrance provides tenant access to the basement laundry and storage space as well as mechanical access to the building's heating system. Located on the north facade, a direct flight of concrete stairs descends to a small landing and the entrance doorway. Concrete walls with metal pipe railings form the east and north sides of the areaway. **(Figure 85)**

Garage and Secondary Entrances

A secondary entrance on the alley facade just south of the garage provides access to the building's storage and garbage room area. An added multiple lite two panel door provides access. Garage doorways consist of a folding wood garage door with a smaller personnel

door to the north. Each panel of the garage door consists of a large upper panel above two tall panels. The personnel door is an added multiple lite two panel door. **(Figures 22, 88)**

Interior

The interior layout generally consists of four apartment units in each wing, four units in the central portion, and the studio apartment above the garage off the northeast corner.

- Eight 6-room apartments (units 1, 2, 4, 6, 7, 9, 11, and 12). These have two bedrooms and a bathroom (second floor), in addition to a living room, dining room, and kitchen (all first floor). Unit 9 is a little larger than the other units and has a small extra room off the living room that is used as a closet or room depending on the tenant needs. This unit also has a first floor half-bathroom (added in 1950). **(Figures 43-47, 62-74)**
- Four 5-room apartments (units 3, 5, 8, and 10). These have all the same rooms as the six room units, except only one bedroom. **(Figures 49-60)**
- One 3-room apartment. This is the studio above the garage in the northeast corner that has a kitchen, bathroom, and single living space (living/dining/bedroom).

Typical Units

Individual unit layout varies based on the number of rooms. Generally, the first floor contains the living and dining rooms, and the kitchen. A stairway connects to the second floor bedroom(s) and bathroom with a short hallway linking these second floor spaces. Access to the balconies and sun porches is through the second floor bedrooms. Second floor hallways typically have built in cabinets for linen storage.

Interior finishes generally consist of painted plaster walls and cove ceilings. Open (uncased) doorways between living and dining areas have elliptical arched headers. Flooring consists of wood flooring, including fir, maple, and oak; tile in the bathrooms; and added sheet flooring (linoleum and vinyl) typically in kitchens and some new tile work in bathrooms. Doorways feature painted wood casings with raised outer back profiles matching the window casings. Doors have round knobs with a beveled ring, round rose plate at the base of the knob shank, and a separate thumb latch. Painted wood square edge baseboards with quarter round shoes wrap the base of the walls. Painted wood picture moldings are utilized in the living rooms. Ceiling mounted light fixtures provide lighting. Kitchens feature built in cabinets, a range hood, and counters with painted plaster walls and ceilings. Bathrooms feature built in chests with a mirror and casings matching the windows with a single wall bracket light fixture above.

Stairways consist of straight-run and quarter-turn variations and are located along party walls off the front entrance. Risers on all stairs observed are painted with a clear finish on the tread. Straight-run examples observed in three units are open to living areas, have both circle end and square starting steps with plain stringers, and decorative wrought iron railings and balusters. The quarter-turn stair observed is open at the lower steps and closed for the upper run with winders instead of a quarter-landing. **(Figures 45, 54, 65)**

Decorative fireplaces serve as a visual feature within living rooms of all but one (unit 8) of the twelve main units. Examples observed project from the walls with an angled upper portion and different mantels in each unit. An electrical outlet at each unit enables plugging in an insert for visual effect and some ambient heat. **(Figures 50, 64)**

Sleeping porches enclose the balconies at the south end of the wings. Each porch consists of 9 lite leaded windows set between slender mullions. Wood framing closes off the north end from the rest of the balcony. Painted bead board clads the ceiling and inner face of the outer walls, with stucco at the building wall. Wood flooring extends throughout the space. **(Figures 32-33)**

Basement

The basement contains the tenant laundry room and storage units, as well as the building's boiler system for heating the water in the radiators and the original central refrigeration system. Finishes consist of a concrete floor and walls, with painted plaster ceiling. **(Figures 75-76)**

Building Systems

A central boiler, originally oil fired, supported a hot water heating convection system for the building. Radiators are in each unit within wood cabinets with grilles. Original construction included four sprinklers in the attached garage. The building featured a central Frigidaire refrigeration system with the compressor and circulating pump located in the basement that provided cooling for the refrigerators in each of the thirteen units. **(Figure 60)**

Character-defining Features

The following features and spaces are defining to the architectural character of the building and stem from its original construction. **(Figure 99)**

Landscape

- Courtyard: open space, lawn, central specimen tree design (currently this is the Deodar Cedar that replaced the Monkey Puzzle Tree), stucco clad main gate and light fixtures, Yews at the main gate, Holly trees adjacent main gate, metal fence, planting beds, and concrete walkways.
- Backyard: open space, lawn, pear trees, concrete walkway, and planting beds.
- Perimeter: Japanese Aucuba, Yews, Bald Cypress.

Exterior

- Building plan, massing, and height.
- Walls: stucco cladding, decorative stone, and painted detailing.
- Windows: leaded lites, casement, fixed, and double hung operation, wood sash, interior and exterior trim, casement stays, latches, sash locks, and sash lifts.

- Roof: hipped, tent, pent, and flat roofs; red concrete tile roofing with flat valleys; wide boxed eaves, bed molding, fascia, and scroll brackets.
- Entrances: grouped and single; access levels to the courtyard and backyards; front and rear doors; stoops including concrete landings, projecting roofs, metal railings; metal lanterns at the courtyard entrances.
- Balconies: including open balconies and enclosed sleeping porches.

Interior

- Units: size, two-story configuration, room types, absence of interior corridors, individual front and back door access, and placement within the building.
- Stairways: within each of the 12 units; open/closed configurations; railings and stairs.
- Decorative fireplaces: within each of the 12 units; chimney and mantel design.
- Interior finishes: original wood flooring; painted plaster walls and ceilings; picture moldings, painted baseboard, and casings; radiator cabinets; ceiling mounted light fixtures; door hardware; original tile work (such as in the bathroom of unit 12), and built-in cabinets in the hallways and in bathrooms.

Alterations

Dates provided for alterations are based on drawing and permit dates and not completed work. The chronological listing of alterations follows below. Changes for which the specific date are not known are identified by ranges based on available background information.

(Figures 158-162)

1950

Work included construction of the detached concrete block garage. The building permit was pulled in February of 1950 under the last name of Hanson. The concrete block wall along 17th Avenue E is attributed to this same period based on materials.

Work also included the construction of a 3-foot 8-inch by 3-foot first floor addition with Mission tile roofing to accommodate a small first floor bathroom by Anna Falkoff, building owner (building permit 405207). The work was done on unit 9 and she lived in that unit by 1948.

Ca. 1950s

Replacement of the original Monkey Puzzle tree with the existing Deodar Cedar. Frederick Anhalt purchased and transplanted from a nearby property the original Monkey Puzzle tree, which would have been a distinctive element for the courtyard but not pedestrian friendly due to the cones that it drops. The tree is evident in the 1937 King County Assessor photograph, and a past resident remembered the tree from when he lived in the apartments as a child, which dates it as remaining up into the 1950s.

1962, 1963, 1971, 1973

Work included upgrades to boiler system for the building culminating in the installation of a gas conversion burner in 1973 (built permit B-35181).

1977

Work included kitchen remodels in nine of the apartment units. David A. Willett was the architect for the remodel work. The work installed new cabinets (upper and lower) with glass pane doors and plywood bodies, sink, and a butcher block counter adjacent the stove.

1992

Work included installation of a new boiler for the building.

Undated

Work included the following items for which a date is not known.

- Eave reconfiguration along the alley to accommodate placement of the power pole adjacent the building.
- Windows: installation of vinyl storm sash; and replacement of some basement window glass panes with vents.
- Fence, installation of wire above the original fence.
- Tree, replacement of the original monkey puzzle tree with the existing tree.
- Light fixtures: installation of the wall bracket fixtures on the west facade; selective replacement and removal of light fixtures within units.
- Exterior doors: replacement of some exterior doors with flush panel units.

3. Historic Context and Significance

Constructed in 1927 in Seattle's Capitol Hill neighborhood, the La Quinta Apartments are a good example of the Spanish Eclectic architectural style and of the courtyard apartment building type in the city. Built during one of Seattle's peak construction eras (1920s), the La Quinta is among the high-quality apartment buildings developed by Frederick William Anhalt and reflects his vision for landscaped courtyards to accompany his apartments, integrating architecture and landscape design in dense urban settings such as Capitol Hill.

NEIGHBORHOOD CONTEXT - CAPITOL HILL

The city of Seattle is within the ancestral territory of the Coast Salish people, including the Duwamish and Suquamish. Since time immemorial, they have fished the rivers, hunted game, gathered bulbs and berries, and traveled throughout the Salish Sea (Puget Sound). The Duwamish Tribe, the *Dxʷdəwʔabš*, had villages in the Duwamish Valley and along the shores of Lake Washington; one such village was located near present-day Edgewater Park

northeast of Capitol Hill.¹² The Suquamish's known villages were typically on the west side of the Sound, but they had a winter village in Seattle, southwest of Capitol Hill near present-day Pioneer Square.¹³

Life changed dramatically for the region's first people as Euro-Americans arrived in the 1850s to colonize the area. Early immigrants Arthur Denny and J. H. Nagle claimed and platted land on Capitol Hill in the 1860s, but building did not begin until the 1870s and 1880s after the land was cleared of timber. Early development included the 1876 purchase by the City of Seattle of 40 acres from J. M. Coleman to develop a park; the land became City Park in 1885 (renamed Volunteer Park in 1901). In 1889, George and Angie Kinnear platted the addition (Summit Supplemental Addition) within which the La Quinta Apartments is now located. At the time, Denny Way was named Depot Street and 17th Avenue was Chestnut Street. Charles Conover also platted the Renton Addition in 1889, just south of the Summit Supplemental Addition.

Although Euro-American residential development began in the neighborhood in the 1870s and 1880s, development began to swell as streetcar lines made their way up the hill from downtown, increasing ease of access to the area. A streetcar line on Broadway began in 1891, followed by a line along Pike Street and north along 15th Avenue in 1901. James Moore, credited with establishing the name Capitol Hill in Jacqueline Block William's book on the history of the neighborhood, platted the Capitol Hill Addition in 1902 and began actively promoting development on the hill. Over the next decade, three more lines increased access to Capitol Hill; the new lines ran along 19th, 23rd, Harvard, and Summit avenues. Early construction within the neighborhood was predominately residential, with housing for the working, middle, and wealthy classes.¹⁴ Even the larger, more ornate residences built on Capitol Hill during this time—like those on "Millionaire's Row" (14th Avenue E)—were typically constructed on small lots in comparison to the size of the homes on them, creating what historian Paul Dorpat described as "a community that feels both grand and intimate."¹⁵ Water reservoirs—one in Volunteer Park and the Lincoln Reservoir—were completed in 1901 on Capitol Hill to provide critical support to the municipal water

¹² Duwamish Tribe, "Who We Are," *Duwamish Tribe*, <https://www.duwamishtribe.org/cheshiahud> (accessed September 16, 2020).

¹³ Suquamish Tribe, "History & Culture," *Suquamish Tribe*, <https://suquamish.nsn.us/home/about-us/history-culture/> (accessed September 16, 2020).

¹⁴ Mimi Sheridan, "Historic Property Survey Report: Seattle's Neighborhood Commercial Districts," prepared for City of Seattle Department of Neighborhoods Historic Preservation Program (November 2002), 16-17. Available via: <https://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricResourcesSurvey/context-neighborhood-commercial-properties.pdf>.

¹⁵ Paul Dorpat, "Seattle Neighborhoods: Capitol Hill, Part 1 – Thumbnail History," *Historylink.org the Free Online Encyclopedia of Washington State History*, May 7, 2001, <https://www.historylink.org/File/3188> (accessed September 16, 2020).

system.¹⁶ Lincoln Reservoir, located in present-day Cal Anderson Park, is just a half mile west of the La Quinta Apartments property and is a Seattle landmark.

Seattle grew significantly in population during the first two decades of the twentieth century, from 80,671 in 1900, to 237,194 in 1910, and up to 321,931 in 1920. The population stabilized in the 1930s, with a population of 363,426 in 1930 and 368,302 in 1940.¹⁷ This population boom increased demand for residential construction in the city, with numerous apartment buildings erected. Apartments grew in popularity during the early 20th century, reflecting not only the city's economic growth by changing social conditions.¹⁸ As more women left home and joined the work force, apartments afforded them respectable and affordable housing outside of the single room occupancy (SRO) hotels located downtown. Prior to 1923, the city did not maintain regulations on the location of apartment buildings, but for practical purposes, they were typically constructed near downtown with easy access to streetcar lines. With its proximity to downtown and bustling streetcar system, Capitol Hill and apartment buildings were marketed as worthy investments for real estate investors.

In 1923, the City of Seattle adopted a zoning ordinance to regulate land uses, including the form and location of new apartment buildings. The Second Residential zone allowed for apartment buildings and encircled downtown and included western Capitol Hill, where the La Quinta Apartments would be constructed. According to the 1936 Federal Housing Authority (FHA) color-coded map of Seattle, the area within which the La Quinta Apartments was constructed was ranked C-11.¹⁹ As a "C" ranking, the area was considered to be "definitely declining." The specific description for the C-11 area simply stated that it was a "twilight" zone. Areas described as a twilight zone were considered in the process of deterioration, due to the "invasion" of nonwhite racial groups.²⁰ The area was bordered by two "D" ranked areas to the south and east (D4 and D5), with D4 covering much of the Central District, Seattle's historically Black neighborhood.

Many of the plats within Capitol Hill area were established before restrictive covenants became popular tools of land development companies to restrict who could access

¹⁶ Robert Ketcherside, "Capitol Hill Historical Society | The Many Landmarks of Cal Anderson Park," *Capitol Hill Seattle*, December 2, 2017, <https://www.capitolhillseattle.com/2017/12/capitol-hill-historical-society-landmarks-at-cal-anderson-park/> (accessed October 6, 2020).

¹⁷ BOLA Architecture + Planning, "1600 East John, An Anhalt Apartment Building," Seattle Landmark Nomination (July 2012), 6.

¹⁸ Mimi Sheridan, "Seattle Apartment Buildings, 1900-1957," National Register of Historic Places Multiple Property Documentation (2008), Section E: 28.

¹⁹ Robert K. Nelson, LaDale Winling, Richard Marciano, Nathan Connolly, et al., "Mapping Inequality," *American Panorama*, ed. Robert K. Nelson and Edward L. Ayers, accessed September 15, 2020, <https://dsl.richmond.edu/panorama/redlining/#loc=11/47.594/-122.512&city=seattle-wa&area=C1>.

²⁰ Amanda Tillotson, "Race, Risk and Real Estate: The Federal Housing Administration and Black Homeownership in the Post World War II Home Ownership State," *DePaul Journal for Social Justice*, Volume 8, Issue 1, 49 (2014). Available at: <https://via.library.depaul.edu/jsj/vol8/iss1/3>

particular neighborhoods. However, during the 1920s, campaigns occurred throughout the city to prevent persons of color from finding housing outside of specific neighborhoods. In Capitol Hill, a group of white property owners began a campaign in 1927 to get property owners to sign restrictive covenants to limit who would live in or own property in the district. This effort, which appeared to have been associated with the Capitol Hill Community Club, ultimately resulted in restrictions covering 183 blocks through the signatures of 964 property owners.²¹ Many of the Capitol Hill restrictive covenants appeared to specify preventing Black individuals from using or occupying property, likely due to Capitol Hill's proximity to the Central District.

As the neighborhood's population grew, automobile dealerships and associated shops became concentrated on Capitol Hill along main arterials by 1915, so much so that the specific area of Capitol Hill started to be called "Auto Row." After a time, the auto dealers were slowly displaced by furniture stores in the 1930s and 1940s, changing the name to "Furniture Row." During the 1950s, many of the furniture shops along Furniture Row began hiring interior designers and decorators to expand their services. This influx of decorative shops and related services made Capitol Hill an enclave for designers and artists. In the same period, Capitol Hill became associated with Seattle's gay community, with notable gay bars established during this time. By the 1960s, the previously high-end businesses along Furniture Row/Decorator's Row moved to Pioneer Square and many large showrooms were subdivided into smaller shops, restaurants, and artist studios. The great number of apartment buildings within the neighborhood provided affordable housing to support the smaller businesses establishing themselves on Capitol Hill. Many apartments buildings originally constructed to house families were subdivided to create smaller, more affordable units.²²

By the 1970s, Capitol Hill had firmly transitioned to a neighborhood of younger residents with less wealth than previous generations. The 2000 census demonstrated that the neighborhood continued to be mostly young (22-39) and mostly white (78%). The neighborhood also continued to be occupied by mostly renters with a considerably lower median annual household income than the statewide average. Capitol Hill remains a popular neighborhood and as Seattle's business industry has boomed, its proximity to downtown has increased prices in the previously affordable neighborhood.

CONSTRUCTION AND USE OF THE BUILDING

The La Quinta was designed by Frederick Anhalt with architect William H. Whiteley preparing the permit and construction drawings for the Western Building and Leasing

²¹ Catherine Silva, "Racial Restrictive Covenants History: Enforcing Neighborhood Segregation in Seattle," *The Seattle Civil Rights & Labor History Project*, University of Washington, https://depts.washington.edu/civilr/covenants_report.htm (accessed September 16, 2020).

²² John Caldbick, "Seattle Neighborhoods: Capitol Hill, Part 2 - Thumbnail History," *Historylink.org the Free Online Encyclopedia of Washington State History*, June 3, 2011, <https://www.historylink.org/File/9841> (accessed September 16, 2020).

Company. J. B. Hardcastle and Frederick Anhalt, were the owners of the Western Building and Leasing Company, and purchased the property at 17th Avenue E and E Denny Way in June 1927 from F. G. Guenther.²³ Construction moved quickly, reflecting a push by Western Building & Leasing Company to quickly turn a profit. Anhalt recounted the building's construction in an interview with Steve Lambert, author of *Built by Anhalt*:

This was a two story building in the Spanish style; built around three sides of a courtyard that faced on Denny, it was covered with stucco and had a red tile roof...

When we got our construction financing, I was very careful to do everything right. I had the mortgage company survey the property and stake out all the lines and I got all the right permits from the city. Well, it was a good thing I did because about the time we were finishing putting the tile roof on, I applied for refinancing with a different bank, and their survey showed that the two ends of our building that wrapped around toward Denny extended four feet into the city's right of way for sidewalks. The two mortgage companies fought it out for a while, but the final decision was that the second one was right, and the city told us to get our building off their property. Well, moving that whole building back four feet didn't really appeal to me, so what we did was we cut four feet off the front. Just shoved the front four feet back into the end apartments. The living rooms, dining rooms and bedrooms in those units got kind of small, but it was the only thing we could do other than tear down the entire thing and start over. The mortgage company paid our actual expenses, but if I'd been thinking straight, I'd have sued them for the reduced value of the building and the revenue it would lose over the years.

The front of the building wasn't the only thing I moved at 17th and Denny. I'd noticed some monkey trees a few blocks away on 15th, and decided to buy one of them for the courtyard of this Spanish style building. My gardener was an old Swede by the name of John Dofsen, and I went to him and asked if he thought the tree would live if we moved it. He said it would if we did it right; we'd have to move the dirt it was planted in with it. So I went to work and had a crew of men start digging a trench around it. We built a wall of planks on all four sides, then tunneled under it and put a bottom on the box. I brought a crane in and we just picked it right up and dropped into a hole in our courtyard.²⁴

A rental advertisement for the nearly completed apartment building at 1710 E Denny Way appeared in the November 6, 1927, issue of *The Seattle Times*. The apartment building was called the "Anhalt Apartments," and was noted as a Spanish apartment, "the prettiest and best-arranged individual apartment building in Seattle."²⁵ The advertisement noted that only 3 of the 12 units were still available for rent. The completed apartment building was featured in an overview of house and investment property real estate transactions,

²³ "Bungalow Apartments Bought as Investment," *The Seattle Daily Times*, June 26, 1927: 25.

²⁴ Steve Lambert, *Built by Anhalt* (Seattle, WA: Harstine House, 1982), 47-49.

²⁵ "Anhalt Apartments," *The Seattle Daily Times*, November 6, 1927: 5th section (classified advertising), 7.

reflecting Anhalt's role as a real estate investor.²⁶ The building first appeared in the *Seattle Daily Times* under the name La Quinta in 1931²⁷ (**Figures 114, 116-117, 171-172**)

Anhalt sold the building to an out-of-town buyer, through the office William Brelle & Co., in late 1928.²⁸ The next known owner of the building was Cyrus W. and Fannie Chandler, who lived in unit 8. The subsequent owner of the building was Anna (A. L.) Falkoff (1879-1966), who purchased the apartment building in January 1943. She was living in the building by 1942, occupying unit 11, followed by unit 9. Anna Falkoff led a fascinating life, immigrating to the United States from Russia in 1903 to escape the political and social upheaval of the Russian Revolution. She had two children, Emma and Ernest, and eventually made her way westward, settling at the utopian colony of Home in Pierce County by 1910. She lived in Home in the midst of the colony's tension, as it divided into factions (the "nudes" and the "prudes," reflecting the liberal and conservative thoughts in the village). Anna was apparently a member of the "nudes" side as she, along with many others, was fined for nude swimming (charges were later dropped). She left the colony of Home by 1914 to enroll at the University of Washington. By this point she was divorced (her husband's name is never mentioned in census records or city directories), raising her two children alone and attending school full-time, while working. She completed her four-year education program in three years, while also working on her high school diploma as the university would not award her a degree until she had finished high school. She worked in the university gardens, and also cultivated almost an acre of land at her home on Fourteenth Avenue NE, the harvests of which she used to feed her family as well as poor neighbors. In 1920, Anna was still living on Fourteenth Avenue NE, later University Way (at 3731). She became a citizen in 1923, and was still identified as a student, likely pursuing her master's degree as was mentioned in a 1917 *Seattle Times* article about her achievements. By 1930, Anna had moved into apartment management. It's unclear if the La Quinta was her first apartment building purchase, but by 1955 she owned three apartment buildings in the city. She had amassed enough wealth even to offer to sell the La Quinta apartments to help finance a new concert hall for the Seattle Symphony.²⁹ She had moved out of La Quinta in 1954 and was living in the newly constructed penthouse at 1605 E Madison, another building she owned. It does not appear anyone took her up on the offer to purchase the La Quinta for the symphony.

Anna sold the apartment building for \$125,000 in 1964 to Richard Norman, a couple years before her death in 1966. Richard Norman, a Black man originally from Mississippi, was an aeronautical engineer with Boeing. Richard's son Lawrence indicates Richard may have worked around redlining practices by purchasing the property directly from Anna, stating, "my dad had a knack for getting around racist boundaries."³⁰ Richard met Mildred

²⁶ "Homes and Investment Properties Lead Field," *The Seattle Daily Times*, November 18, 1928: 26.

²⁷ "La Quinta," *The Seattle Daily Times*, October 31, 1931: 9.

²⁸ "Homes and Investment Properties Lead Field," *The Seattle Daily Times*.

²⁹ "Words and Music," *The Seattle Daily Times*, June 10, 1955: 33.

³⁰ Lawrence Norman (son of former property owner), email to Viva La Quinta, December 6, 2020.

Letherwood, a white computer programmer from Alabama, while working at Boeing in 1962. Richard began his own work in 1963 and left Boeing to go into business full time in 1965. Richard and Mildred married in February 1965.³¹ Together Richard and Mildred combined their talents to establish their own business, Northwest Computing.³² Their company initially operated out of the La Quinta Apartments—the Norman family lived in unit 9 and knocked down walls of the adjacent unit to support their business operation.³³ The company expanded and by 1969 had offices at 1250 Mercer Street. Unfortunately, their business success was short-lived due to the Boeing Bust and the cancellation of the supersonic transport (SST) program, and the business went bankrupt. According to the Normans' son, Lawrence, the couple owned the building from 1964 until 1974. The Normans owned other apartment buildings, in addition to the La Quinta Apartments, including the Queen Anne Apartments at 1635 Queen Anne Avenue (purchased from Patrick Diesso in 1963).³⁴ **(Figure 173)**

By 1977, Myron and Jane Kowals owned the property; however, the property was then sold in late summer or early fall of 1977. According to building permits, the Kowalses owned the property in July 1977 permits, but the Blakey Walter Association is listed as owner in October 1977. The property was under new ownership, Kenneth Van Dyke, by 1982 until he passed in 2020, according to building permits. KVD Properties I, LLC is the building's current owner.

The property has remained an apartment building for its entire history.

Building Tenants

A review of the digitized 1930 and 1940 census records, along with the Seattle city directories, provides a glimpse into the building's tenants over the years.

The 1930 census records indicate the apartment building's occupants were white, but a quarter of the heads of household were immigrants, from Canada, Austria, and Croatia. Rents for the apartments ranged from \$65 to \$90. Adjusting based on 3.05% annual inflation these were the equivalent of \$970 to \$1,345 values in 2020 dollars, with current rents ranging from \$1,450 to \$2,050. Most tenants were families with young children. They had predominately white collar, middle-class professions, including salespersons, proprietors (confectionary, shoe repair), managers, and stenographers. The 1940 census records indicate the apartment building's occupants were white. Fewer of the building's residents were immigrants, with only two heads of household born outside of the United States, in Russia and Lithuania. Tenants were a mixture of young married couples (some with small children), a couple of families with older children, and older couples with no

³¹ "Marriages: Norman-Letherwood," *The Seattle Times*, February 5, 1965: 41.

³² Sam R. Sperry, "Land Engineering a Matter of Programming," *The Seattle Times*, August 31, 1969: 16.

³³ Lawrence Norman, email to Viva La Quinta.

³⁴ Lawrence Norman, email to Viva La Quinta; "Realty Company Reports \$2,514,500 in Transactions," *The Seattle Times*, June 9, 1963: 41.

children in the home. Many of them were long-term tenants and lived in the building in 1935. Salesperson continued to be the most common occupation within the building. Other occupations included an auditor and an electrician. **(Figures 114, 116)**

Refer to **Table 1** in the appendix (**page A.81**) for a full list of tenants including those for which the specific unit was not known.

INVESTOR, ARCHITECT, AND BUILDER – FREDERICK ANHALT’S TEAM

Frederick Anhalt (1895-1996) was born on March 6, 1895, in Canby, Minnesota. His family lived on an inherited farm before moving to North Dakota when Frederick was eleven. He attended public school until age 12, when he quit to work on the family’s land, performing a variety of jobs. He then went to work for a local butcher. After conflicts with his boss, Frederick moved on and traveled to Whitetail, Montana. Still a teenager, he then went to work at a butcher shop in Whitetail. Frederick’s father supported him in his new venture, even financing his own shop in Westby, Montana, when he was only seventeen. Frederick expanded into the grocery market in 1916 before a fire in 1917 gutted his store, putting him out of business.³⁵ **(Figure 112)**

After losing his business, Frederick traveled throughout the Midwest, working as an organizer for the agricultural lobbyist Non-Partisan League and on-and-off for meat packers. He then sold butcher and grocery store fixtures in Oregon and Washington. He arrived in Seattle in the mid-1920s, possibly as early as 1924; he was a salesman for Hurley Store Fixtures Company by 1925.³⁶

While working in Seattle, he met former butcher Jerry Hardcastle and together they went into the real estate business, forming Western Building and Leasing Company. They started specializing in building markets, relying on Anhalt’s understanding of the industry and his own fixture company. They would work with an existing property owner, often using the owner’s capital, to build markets and completely outfit them, before selling them for profit. Anhalt and Hardcastle got into apartment building as they started to build apartments behind the markets to provide close housing to the new markets. As they started to move into the apartment construction, they started to take control of the entire process, hiring an architect to prepare permit and construction drawings and a crew to construct them. After their first few projects, they brought on William H. Whiteley as their architect, with whom Anhalt had worked on his early market designs. La Quinta was Whiteley’s first non-commercial design with the company. As it became clear that there was money in apartment construction, but more money if they could be built bigger, faster, and higher quality, Western Building and Leasing Company began to embrace that model. Anhalt also recognized the importance of atmosphere and views with higher end apartment buildings, but understood that a scenic view out from an apartment could be immediately changed

³⁵ Lawrence Kreisman, *Apartments by Anhalt* (Seattle, WA: Kreisman Exhibit Design, 1982), 4.

³⁶ David A. Rash and Thomas Estep, “Frederick William Anhalt,” *Shaping Seattle Architecture: A Historical Guide to the Architects*, ed. Jeffrey Karl Ochsner (Seattle and London: University of Washington Press, 2014), 40.

by new construction, affecting the property's value. Anhalt is quoted in the Lambert biography on this subject:

It didn't seem to make sense though to spend a lot of extra money on a building site just because it had a pretty view in one direction. Somebody else could always put another building between you and your view. What I decided to do was build my apartments around a view that I would create with landscaping. I could make things look the way I wanted them to that way, which is hard to do when you're dealing with a view of Mount Rainier or Puget Sound.³⁷

Anhalt had John Dofsen—the father of one of his draftsmen, Edwin Dofsen—landscape the grounds of his apartment building projects. Anhalt further stated that the first apartment building they constructed with the landscape emphasis was the La Quinta at 17th and Denny. It appears to have been a notable project for the businessman.

Anhalt bought out Hardcastle in 1928. He also began to work with his brother-in-law, Mark B. Borchert, in late 1928, who began the Borchert Company to construct luxury apartments in Seattle.³⁸ Anhalt's business boomed over the next couple years and his payroll grew to over 100 employees as he controlled his building projects from design to construction. In the midst of this busy period, the Western Building & Leasing Company was renamed the Anhalt Company.³⁹ He often had two or three buildings underway at one time, keeping his crew in continuous work. Anhalt's management and drive pushed his projects forward at incredible speed, many taking less than 90 days to complete. Extant Anhalt apartment buildings (including those converted to condominiums) include the following. Refer to **Figure 100** for a map showing building locations and **Figures 121, 125-126, and 140-154** for photographs of the buildings.

- 1710 E Denny Way (1927), La Quinta Apartments (subject property)
- 1320 Queen Avenue N (ca. 1927), Barcelona Court
- 906 1st Avenue W (ca. 1927), Seville Court
- 711 NE 43rd Street (1928), Anhalt Hall/Acacia Apartment, Seattle landmark
- 1405 E John Street (1928), Pallais Colline Apartments/Anhalt Arms
- 2205 Bigelow Avenue N (ca. 1928), converted to condominiums
- 1746 S Hanford Street (ca. 1928), bungalow court
- 417 Harvard Avenue E (1928-29), with the Borchert Company. Designed and built by Western Building & Leasing Company
- 730 Belmont Avenue E (1929), Oak Manor, contributing to the Harvard-Belmont Landmark District
- 750 Belmont Avenue E (ca. 1929, contributing to the Harvard-Belmont Landmark District), converted to condominiums
- 1516 E Republican Street (ca. 1929), converted to condominiums
- 1201 E John Street (ca. 1929), converted to condominiums

³⁷ Lambert, *Built by Anhalt*, 47.

³⁸ Rash and Estep, "Frederick William Anhalt," 268.

³⁹ Ibid.

- 111 14th Avenue E (ca. 1929), converted to condominiums
- 1005 E Roy Street (1930), Anhalt Apartments, Seattle landmark
- 1014 E Roy Street (1930), Seattle landmark
- 721 Boylston Avenue E (also 710 Belmont Place E, 1930-31), The Belmont
- 2020 43rd Avenue E (Anhalt worked on an addition to the existing ca. 1922 Lake Court Apartments)
- 1600 E John Street (1930-31), Seattle landmark and National Register and Washington Heritage Register listed

When the stock market crashed in 1929, so did Anhalt's burgeoning business. Anhalt financed his projects through mortgages and then intended to sell them to other investors once they were finished, like he did with the La Quinta. However, in the lead-up to the crash, Anhalt had difficulty finding buyers as the stock market soared, with investors choosing to play the market over real estate investment. As a result, he sold 49% of his company in 1928 in exchange for 49% of the stock in the U.S. Bond and Mortgage Company. Now owning a mortgage company, he took out second mortgages on all his properties. When the market crashed, Anhalt lost a million dollars and filed for bankruptcy.⁴⁰

Anhalt returned to designing and building housing in 1932, this time low-cost housing. He then formed a brief partnership with William Whiteley between 1934 and 1936. Anhalt completed a handful of projects over the next several years, but never at the scale or financial exposure of his previous projects. He purchased a nursery business near the University of Washington in 1937, which he operated until 1973, when he sold it to the university. He occasionally provided landscape design services during the 1950s and 1960s. Anhalt was made an AIA Seattle Honorary Member in 1993. He died on June 16, 1996.

Jerome B. Hardcastle (b. 1850-unknown)

Jerome B. Hardcastle was born in Illinois. He made his way westward—living in Boulder, Colorado, by the late 1880s and then Chehalis, Washington, in 1910—eventually arriving in Seattle by 1920. He formed the Western Building and Leasing Company with Anhalt in the mid-1920s.⁴¹ After their partnership was dissolved in 1928, Hardcastle continued to work in real estate but his solo work was not as visible in *The Seattle Times* as it had been with Anhalt. He was also an avid golfer—much to Anhalt's irritation while they were in business together.⁴²

⁴⁰ Kreisman, *Apartments by Anhalt*.

⁴¹ "Summary for 4915 LINDEN AVE/ Parcel ID 9521100635/ INV #0," *Seattle Historic Sites*, Seattle Department of Neighborhoods, <https://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=2147011381> (accessed September 23, 2020).

⁴² Lambert, *Built by Anhalt*, 43.

William Whiteley (1892-1974)

William H. Whiteley was born in Newfoundland, Canada. He eventually immigrated to the United States and settled in Seattle by the mid-1920s. Whiteley and his wife Mildred had two children: Virginia and William Jr. Whiteley was active in Seattle architecture from 1925 through the 1960s. He designed a number of apartment buildings in the late 1920s and early 1930s and worked with developers like Frederick Anhalt and Walter Gratias. His work included a range of single family residences and small markets, in addition to apartment buildings. In 1932, Whiteley served on the architects committee representing both the Washington chapter of the American Institute of Architects and the Washington State Society of Architects. Apartment buildings designed by Whiteley include La Quinta, 527 First Avenue (1929), 617 Third Avenue W (1930), 19 Ward Street, 427 Bellevue Avenue, 201 Roy Street, 2328 Yale Avenue N, 1127 Olympic Way, and 517 9th Avenue.⁴³ In 1935, Whiteley rejoined with Frederick Anhalt to form Architecture Services Inc., designing and building homes. They also developed speculative residential properties.⁴⁴

John Dofsen (1864-1942)

John Dofsen was born in Sweden and spent time training in landscaping at the king's palace. He immigrated to the United States in 1890 and arrived in Tacoma by 1900. While in Tacoma he worked as a florist and gardener. He relocated to Seattle by 1901. His next known employment was with Anhalt's Western Building and Leasing Company in 1927. He worked with Anhalt's companies, along with the Borchert Company, for the next few years. Dofsen designed the grounds of La Quinta Apartments (1927); Pallais Colline Apartments (1927-28); the Lou Anne Apartments (1928); Ruthmark Apartments (1928-29); Twin Gables apartments (1929); Oak Manor apartments (1929); Belmont Court apartments (1929-30); and Anhalt Apartments building (1929-31).

ARCHITECTURAL CONTEXT – SPANISH ECLECTIC

The La Quinta Apartments are a good example of the Spanish Eclectic style, reflecting both the popularity of its application and an adaptation of the style that integrates other stylistic influences. The building's design includes some elements—such as the symmetrical composition and broad enclosed eave overhangs—that reflect broader stylistic influences. Anhalt's use of the Spanish Eclectic style continued and developed in its application in both the Seville Court and Barcelona Court as the scale of his apartment buildings increased.

In the architectural style guide, *A Field Guide to American Houses*, Virginia and Lee McAlester show how the style in its development looked beyond the then established Mission style in California and drew initially from Spanish Colonial Revival architecture precedents from

⁴³ "Summary for 527 1ST AVE/ Parcel ID 1988200045 / INV #0," *Seattle Historic Sites*, Seattle Department of Neighborhoods, <http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=2147017277> (accessed September 23, 2020).

⁴⁴ "Summary for 4915 LINDEN AVE/ Parcel ID 9521100635/ INV #0," *Seattle Historic Sites*.

Latin American following the 1915 Panama-California Exposition in San Diego. As interest increased and greater variety was sought, the stylistic influences soon expanded to encompass more elaborate Spanish architecture drawing from a variety of periods in Spain's architectural history. Nationally the style saw use by the mid-1910s and generally spread through California, Texas, and Florida. Use of the style extended across the nation by the 1920s and the early 1930s as it peaked in popularity before fading from popular use by the 1940s.⁴⁵ On the West Coast, the success of the style's popularity in California—including in new communities developed during the 1920s, such as La Quinta, established in 1926 as the La Quinta Resort near the Salton Sea—influenced the style's use in the Pacific Northwest. A 1926 article in the *Seattle Daily Times* recounted how local developer and contractor Everett J. Beardsley, who Anhalt knew at the time as doing Spanish style buildings which influenced his shift to develop his own approach, planned to construct a 30-unit Spanish style apartment building in Seattle's then Bellevue-Summit district and intended to travel to California to learn about the most current design approaches.⁴⁶

(Figures 115, 119, 168) The Spanish Eclectic style is not as widely used as the Tudor Revival and French Norman styles within Seattle amongst courtyard apartments.⁴⁷

The Spanish Eclectic and Mission styles share many attributes based on their design origins and overlapped in their popularity, with Virginia and Lee McAlester identifying the Mission style as gaining in popular use from 1890 through ca. 1920. In evaluating the La Quinta Apartments to determine the applicable style, we removed the Mission style from consideration due to the La Quinta's construction date and that the building does not have a shaped dormer or roof parapet, a common design feature in the Mission style.

Features characteristic of Spanish Eclectic follow below with a brief statement of how they relate to the La Quinta Apartments.

- Stucco cladding. The La Quinta Apartments exhibit a moderate texture to the stucco, with decorative colored elements at the two south end walls.
- Low pitched roofs. This includes hip, gabled, cross hipped/gabled, and flat roof with parapets (without the decorative parapet profiles characteristic of the Mission style) with minimal to no eave overhangs. The La Quinta Apartments differ in this respect, suggesting a Renaissance revival influence with their wide boxed soffits and scroll cut brackets. These were popular in the Italian Renaissance style that also gained in popularity during the 1920s.⁴⁸

⁴⁵ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2002), 417-418.

⁴⁶ "Site Purchased for \$150,000 Apartment," *Seattle Daily Times*, November 21, 1926, 18; Lambert, *Built by Anhalt*, 49; United States Federal Census, Census Place: *Seattle, King, Washington*; Enumeration District: 0073; FHL microfilm: 2342230, 1930: 33B.

⁴⁷ Sheridan, "Seattle Apartment Buildings, 1900-1957," Section E: 11.

⁴⁸ McAlester, *A Field Guide to American Houses*, 398.

- Red tile roofing. The building utilizes concrete tiles, painted red that are a variation of the Spanish S curve tiles having flat rather than curved valleys. Some Mission style (half cylinder) tiles occur at the 1950 northwest corner addition.
- Arches at doorways. On the La Quinta Apartments these occur at the front gate and the two single unit entrances centered on the south facade of the building's main portion and highlighted with decorative faux stone voussoir detailing.
- Elaborate doors and doorways, often with glazed doors leading to outdoor semi-public and private spaces. The building's balcony doors are lead-lite doors with multiple rectangular glass panes. Generally, the building's doors are more modest in character. Decorative stone elements are used to highlight the two round arched doorways on centered on the south facade.
- Windows with multiple panes and often the use of a large focal window. The building utilizes paired and triple groupings of multiple pane windows, as well as fixed single lite windows flanked by multiple lite casements.
- Round or square towers. Two canted (three-sided) towers set at the inner corners of the U-shaped plan providing prominent visual features within the courtyard.
- Balconies and sun porches. The building utilizes balconies and sun porches as prominent features and tenant amenities creating private outdoor/enclosed spaces with views of the courtyard.

Examples of the Spanish Eclectic style in apartment buildings in Seattle include the following. **(Figures 120-130, 168)**

- Hacienda Court, built ca. 1924-25, at 1025-1029 Summit Avenue E, consists of two separate buildings fronting a shared parking and landscaped area with attached garages along Belmont Avenue E and balconies. The building exhibits stucco cladding, Spanish style roof tiles, arched entrances, projecting false beam ends, exposed beams and quarry tile interior floors, and multiple lite windows.
- Serena Lavell, built ca. 1926, at 633 12th Avenue E. Advertised in the *Seattle Daily Times* in 1926 as a Spanish style building, it illustrates well the variations in interpretations of the style and influences of style popularity, displaying a mix of Tudor Revival (roof form, massing, shingle roofing) and Spanish Eclectic (stucco) with the leaded lite windows and balconies that cross between both styles.
- Bella Rosa, built ca. 1925 at 2345 Franklin Avenue E, also advertised in the *Seattle Daily Times* in 1926 as a Spanish style building, it illustrates a better understanding of the style, particularly with the spiral column and recessed round arch header treatment at window openings. A stucco clad and decorative wrought iron fence encloses a front courtyard area, with a heavy wood panel door with decorative metal work leading to the interior.

- Seville Court, built ca. 1927 at 906 First Avenue W and attributed to Anhalt with W. Whitely as contributor.⁴⁹ This building is larger in scale than the La Quinta Apartments and reflects the Spanish Eclectic style with the roofing, flush to minimal eaves, flat roof with low parapet, and stucco cladding.
- Barcelona Court, built ca. 1928, 2205 Bigelow Avenue N and attributed to Anhalt with J.P. Hardcastle as contributor.⁵⁰ This building is larger in scale than the La Quinta Apartments and reflects the Spanish Eclectic style with the roofing, flush to minimal eaves, flat roof with low parapet, and stucco cladding.
- Franca Villa, built in ca. 1930, 1108 9th Avenue W and designed by W. Whitely for developer Sandberg.⁵¹ This building is larger in scale than the La Quinta Apartments and reflects the Spanish Eclectic style with the arcaded balconies overlooking the courtyard, tile roofing, flush to minimal eaves, flat roof with low parapet, and stucco cladding.

TYOLOGY – COURTYARD APARTMENTS

The National Register of Historic Places Multiple Property Documentation (MPD), “Seattle Apartment Buildings, 1900-1957,” prepared by Mimi Sheridan outlines the development of apartment buildings within Seattle and establishes a building typology. The La Quinta Apartments align with the apartment type classified as the “Courtyard/Townhouse Apartments” and referred to as courtyard apartment in this nomination.⁵² This is the most distinctive of the apartment sub-types identified in the MPD and due to their small scale are generally compatible with both single family and commercial neighborhoods. The La Quinta Apartments are distinctive within this group in functioning as two-story townhouses arranged around the courtyard, each with direct unit access to the courtyard versus a shared stairwell that connected multiple flats as used in other courtyard apartments, particularly those with three stories.

As defined in the MPD, this property type generally has a U-shaped plan with the courtyard placed at the front of the site, though the courtyard can be at the rear or to the side. Buildings meeting this type must have at least five living units, each with their own kitchen and bathroom, be between one and three stories, and arranged around a useable courtyard. As a courtyard apartment the building type is distinguished from U-shaped low-rise apartment blocks in that it does not have interior corridors. Entrances can be both individual and grouped (horizontally or vertically as with shared stairwells) that open

⁴⁹ The Johnson Partnership, “Anhalt Hall/711 NE 43rd Street/Acacia Apartment Landmark Nomination Report,” Appendix 2, List of Anhalt Attributions, 22.

⁵⁰ Ibid.

⁵¹ The Johnson Partnership, “Anhalt Hall/711 NE 43rd Street/Acacia Apartment Landmark Nomination Report,” 16.

Note the name of the apartments is provided as Franca Villa as that was the name under which the building was advertised in the 1930s in *The Seattle Daily Times*, see April 30, 1930: 32 for an example.

⁵² Sheridan, “Seattle Apartment Buildings, 1900-1957,” Section F: 11.

directly to the courtyard. Each unit has front door access to the courtyard and a back door to the alley, street, or back yard depending on location. The individuality of each entrance is often emphasized by a distinguishing stoop and/or hood. Garages can be separate or integrated, with most of the examples identified in the city having integrated garages.

Courtyard apartments differ from bungalow courts, which had gained in popularity in Seattle by the mid-1910s and were a precursor, in that bungalow courts were small cottages grouped around a defined space. These bungalow courts transitioned to a single apartment building in the courtyard apartments that merged the cottages into a single building.⁵³ Frederick Anhalt, likewise, undertook construction of the La Quinta in 1927 after first completing some bungalow court apartments in Queen Anne and Beacon Hill.⁵⁴ In the *Seattle Daily Times* many of the courtyard apartments were advertised as bungalow courts.

The La Quinta exemplifies the courtyard apartment property type classification with the central landscaped courtyard, U-shaped plan, two-story height, distinctive front and rear entrances, a high level of architectural detailing, and spacious apartment units. In the book *Built by Anhalt* written by Steve Lambert based on tapes and conversations with Frederick Anhalt, Anhalt conveys his entry into apartment building construction and his desire to:

*Get away from the long halls that reminded me of tenement buildings, and the way that everything looked the same; the only way you knew which apartment was yours was by the furniture. I thought that people should have a nice view to look out to and the feeling that they were living in a house of their own, different from their neighbor's.*⁵⁵

To accomplish this, with what Anhalt in his account in the book *Built by Anhalt* attributes as his first apartment building, he developed the La Quinta Apartments as a courtyard apartment with a U-shaped plan providing “a view that [he] would create with landscaping” that could not be affected by surrounding development.⁵⁶ Based on built dates, this was followed shortly by the Seville Court and Barcelona Court apartments.

The Roy Vue Apartments (615 Bellevue Avenue E, built 1924), the La Quinta Apartments, and the Seville Court Apartments (906 First Avenue W, built ca. 1927) remain as early courtyard apartment examples in Seattle that illustrate fully developed courtyards. Even though the Seville Court Apartments were advertised in 1928 as the then more familiar bungalow court, it is a single courtyard apartment building.⁵⁷ The courtyard apartments at 421-425 10th Avenue E (built in 1923 and 1925) in Capitol Hill pre-date the Roy Vue and La Quinta Apartments; however, their courtyard is narrow, providing a circulation feature rather than the view envisioned by Anhalt in the La Quinta Apartments.

The MPD identifies the courtyard apartment as a property type that rose in use during the 1920s to become “the most popular multifamily housing type in Seattle,” and is most

⁵³ Sheridan, “Seattle Apartment Buildings, 1900-1957,” Section E: 11.

⁵⁴ Lambert, *Built by Anhalt*, 46.

⁵⁵ Lambert, *Built by Anhalt*, 47.

⁵⁶ Ibid.

⁵⁷ *Seattle Daily Times*, August 26, 1928, 56.

common to Capitol Hill, though the MPD noted that examples existed as of 2008 in Eastlake, Queen Anne, and the University District, as well as some of the city's other neighborhoods established prior to World War II.⁵⁸

Based on a city-wide review of building footprints using geographic information system software (GIS) and then refined based on number of stories and individual unit access to the courtyard, we identified the following comparable examples of courtyard apartments having a large scale landscaped courtyard. This is not an exhaustive list, but intended to show how the La Quinta Apartments fit into and contribute to the stature and scale of this apartment sub-type within Seattle. Many of these were originally advertised in the *Seattle Daily Times* as bungalow courts and promoted "all the benefits of a detached home at half the rent."⁵⁹ Many included notes that children were welcome as well as emphasizing the high quality finishes (mahogany trim, hardwood floors) and state of the art conveniences (central refrigeration, electric ranges). Each of these extant examples remains in apartment use and few are City of Seattle Landmarks or listed to the National Register of Historic Places.⁶⁰ **(Figures 101, 129-139, 164-167)**

Queen Anne

- 906 1st Avenue W (Seville Court, Anhalt building), built ca. 1927. The landscaped courtyard has multiple mature evergreens with understory planting beds and lawn. Concrete sidewalks provide access from the front entrance to individual units, which are distinguished by projecting roofs and raised stoops. The Spanish Eclectic style building shares a textured stucco finish, and the use of tile clad hip roofs and flat roofs with the La Quinta. Due to the site grade, attached garages are located along the south side of the building.
- 2205 Bigelow Avenue N (Barcelona Court, Anhalt building), built ca. 1928. The landscaped courtyard has a central water feature and lawn with perimeter walkways providing unit access. The Spanish Eclectic style building shares a textured stucco finish, boxed eaves, and tile clad hip roof, and leaded lite casement and fixed sash windows with the La Quinta. Due to the site grade attached garages are located along the front with the building and courtyard raised above.
- 1108 9th Avenue W (Franca Villa), built ca. 1930. The landscaped courtyard has a central lawn and water feature with walkways branching off the main central pathway to individual units. The Spanish Eclectic style building shares a textured stucco finish, gable end decorative tiles, balconies overlooking the courtyard, hip roofs with tile roofing with the La Quinta. Due to the site grade attached garages

⁵⁸ Sheridan, "Seattle Apartment Buildings, 1900-1957," Section E: 11.

⁵⁹ "California Bungalow Courts in Beautiful West Seattle," *Seattle Daily Times*, April 7, 1929: 57.

⁶⁰ Additional courtyard apartments that have since been converted to condominiums and co-operatives include the following: 1516 E Republican Street (Twin Gables, Anhalt building), built ca. 1929; 511 17th Avenue E, built ca. 1949; 526 17th Avenue E, built ca. 1955; and 901 Third Avenue N, built ca. 1947.

are located along the front with the building and courtyard raised above. The building was advertised as a “Spanish Villa Type Court.”⁶¹

- 200 Aloha Street, built ca. 1945. A later Modern Period example, the landscaped courtyard features walkways branching from a central path to individual units. The courtyard is raised above garages at street level to the site grade. The building is unique for its extensive use of exterior walkways at the second story level.

Capitol Hill

- 1710 E Denny Way (1927), La Quinta Apartments (subject property, Anhalt building).
- 417 Harvard Avenue E (Borchert Company Apartment Building, Anhalt building), built ca. 1929. The landscaped courtyard has a central lawn with perimeter sidewalks providing access to units. Corner gables and a tower are set at the inner points of the U. This Tudor Revival style building shares a similar use of a fence along the courtyard edge and leaded lite windows with the La Quinta.
- 111 14th Avenue E (Tudor Manor, Anhalt building), built ca. 1929. The landscaped courtyard has a central lawn with perimeter sidewalks providing access to units. The Tudor Revival style building has a varied roofline with a low fence and gate along the front edge of the courtyard.
- 701 Broadway E, built ca. 1930 (contributing to the Harvard-Belmont Landmark District and Harvard-Belmont National Register and Washington Heritage Register historic district). This building differs slightly in that the courtyard is to the rear with only a narrow point of access to the alley. The landscaped courtyard has a central lawn with perimeter sidewalks providing access to units.
- 615 Bellevue Avenue E, built 1924 (Roy Vue Apartments, Seattle Landmark). The Roy Vue does not have interior corridors. Units all have an entrance/exit to/from the courtyard into a shared stair hall and each unit has another entrance/exit in the kitchen that leads to another shared stair hall or to a side exit outside.
- 1600 E John Street, built ca. 1930 (Seattle Landmark, National Register and Washington Heritage Register listed, Anhalt building). The building originally utilized vertical stairwells at grouped entrances to provide individual unit access to the courtyard and to the street.
- 1405 E John Street, built 1928 (Pallais Colline Apartments/Anhalt Arms, Anhalt building).
- 1005 E Roy Street, built 1930 (Anhalt Apartments, Seattle Landmark, Anhalt building).

Central District

- 705 24th Avenue, built ca. 1926. This building features a central courtyard with perimeter sidewalks providing access to individual units. Originally an open lawn

⁶¹ “Franca Villa Court,” *Seattle Daily Times*, May 3, 1930: 14.

courtyard, it has been landscaped with small trees and paving. The building has only single story units. Due to grade, attached garages are set below the units along E Cherry Street.

West Seattle

- 3600 California Avenue SW (inclusive 3601 42 Avenue SW and 4200 SW Manning Street), built ca. 1928. This Colonial Revival style courtyard apartment is different in that the courtyard is to the rear and spans an alley. The apartment building occupies three-quarters of the full block. Tenant garages are located along the alley with lawn and perimeter walkways providing access to individual units. Units also have doorways opening to the perimeter streets. Advertisements in the April 7, 1929 issue of the *Seattle Daily Times* advertised individual garden plots as an incentive and part of the courtyard use.

Within Capitol Hill a substantial number of buildings built as courtyard apartments have been converted into condominiums, including but not limited to the following.

- 730 Belmont Avenue E (1929), Anhalt building, converted to condominiums, contributing to the Harvard-Belmont Landmark District
- 750 Belmont Avenue E (ca. 1929), Anhalt building, converted to condominiums, contributing to the Harvard-Belmont Landmark District
- 1516 E Republican Street (ca. 1929), Anhalt building, converted to condominiums
- 1201 E John Street (ca. 1929), converted to condominiums
- 111 14th Avenue E (ca. 1929), converted to condominiums
- 1014 E Roy Street (ca. 1930), Seattle Landmark and Anhalt building, converted to condominiums
- 511 17th Avenue E (ca. 1949), converted to condominiums
- 421-425 10th Avenue E (ca. 1923-1925), converted to condominiums

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5. Figure List

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Figure 1. Nominated property map
The nomination boundary with the building footprint shown.

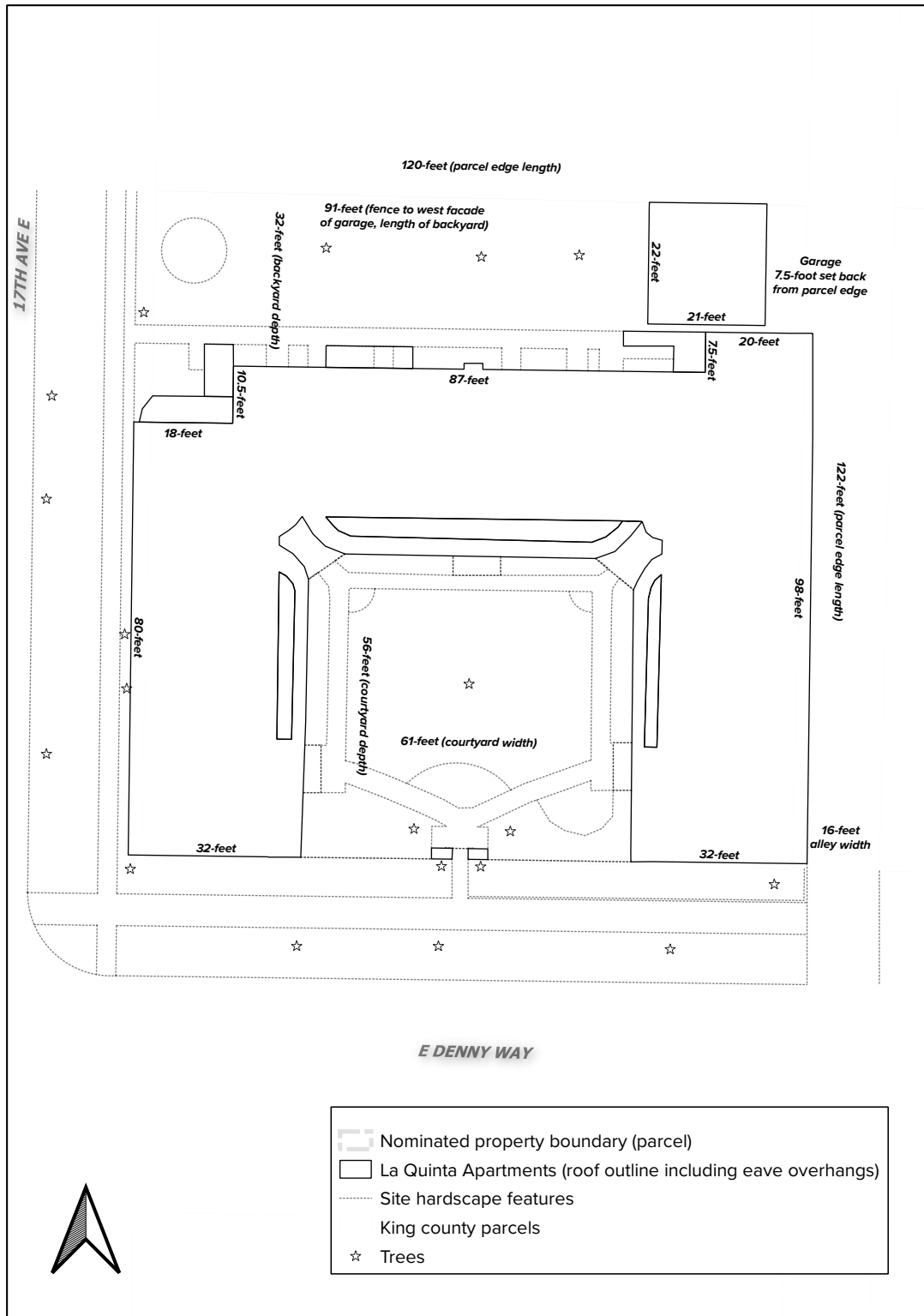


Figure 2. Site Plan.

This map shows the nominated building and nomination boundary.

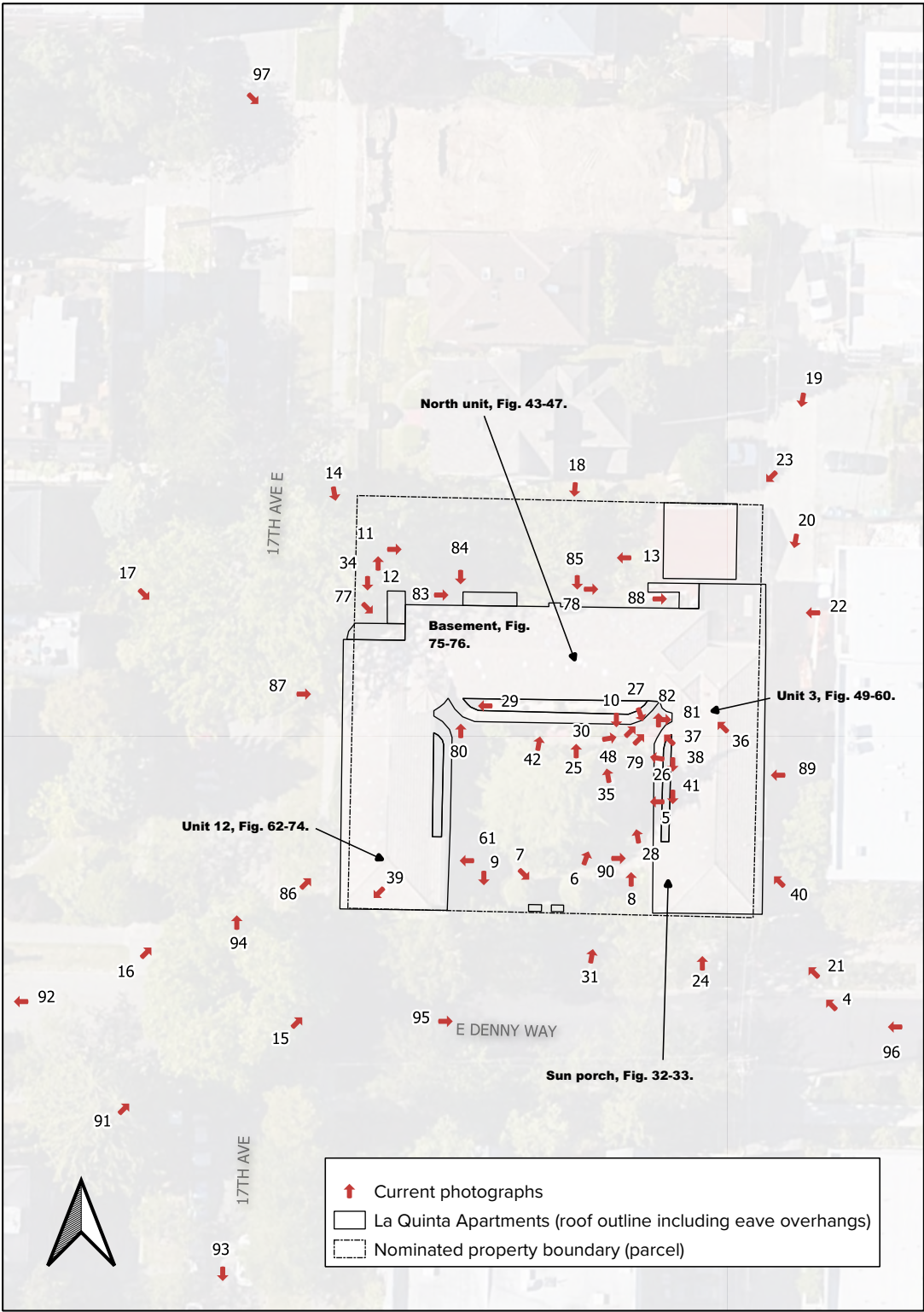


Figure 3. Photograph Key.
This map shows the locations for current photographs.

CURRENT PHOTOGRAPHS



Figure 4. Courtyard view, looking down and northwest. E Denny Way is at left and 17th Avenue E along the upper left corner.
Photographer: Jesse L. Young, Seattle.



Figure 5. Courtyard, looking west from a second floor balcony.
Photographer: Jesse L. Young, Seattle.



Figure 6. Courtyard, looking northeast.
Photographer: Jesse L. Young, Seattle.



Figure 7. Courtyard, south entrance gate, courtyard side.
Photographer: Jesse L. Young, Seattle.



Figure 8. Courtyard, looking northwest.



Figure 9. Courtyard, fence along the south edge (above left and middle), and lighting at the arched gate (above right).



Figure 10. Courtyard, looking southeast from a second floor balcony.



Figure 11. Backyard, looking east from near the fence along 17th Avenue E.



Figure 12. Backyard, looking north.



Figure 13. Backyard, looking west.



Figure 14. Backyard, west wall.
Concrete block wall looking south (above left) and gate (above right).



Figure 15. Exterior, southwest corner.



Figure 16. Exterior, west facade, looking northeast.



Figure 17. Exterior, west facade, looking southeast.
Photographer: Jesse L. Young, Seattle.



Figure 18. Exterior, north facade, east portion.
Photographer: Jesse L. Young, Seattle.



Figure 19. Exterior, northeast corner, looking south along the alley.
Added 1950 detached garage with red roof in middle ground.



Figure 20. Exterior, east facade, looking south. Garage door in foreground.
Photographer: Jesse L. Young, Seattle.



Figure 21. Exterior, southeast corner.



Figure 22. Exterior, northeast corner, east facade. Composite image showing metal balcony at apartment, garage door, and light well.



Figure 23. 1950 detached garage, northeast corner.



Figure 24. End wall applied decorative element details. Overall view (above left) and detail (above right) and detail (below left).



Figure 25. Stone detail at south unit entrance typical of stone elements at end wall decorative elements.



Figure 26. Balcony, looking west.
Photographer: Jesse L. Young, Seattle.



Figure 27. Balcony, looking southeast.
Photographer: Jesse L. Young, Seattle.



Figure 28. Balconies, looking north.
Photographer: Jesse L. Young, Seattle.



Figure 29. Tower, northwest, looking west.
Photographer: Jesse L. Young, Seattle.



Figure 30. Tower, northeast, looking east.
Photographer: Jesse L. Young, Seattle.



Figure 31. Balconies, sun porch, and tower, looking northeast.
Photographer: Jesse L. Young, Seattle.



Figure 32. Sun porch, looking north.

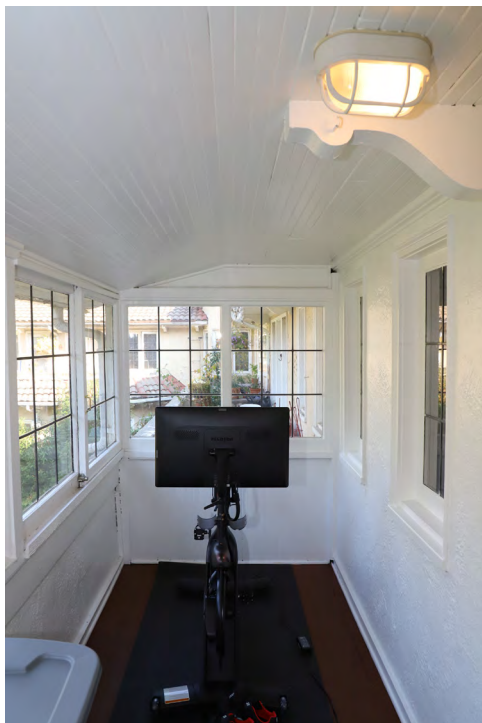


Figure 33. Sun porch interior. Looking north (above left) and south (above right).



Figure 34. Balcony, northwest corner, looking south.



Figure 35. Roof, looking north.
Photographer: Jesse L. Young, Seattle.

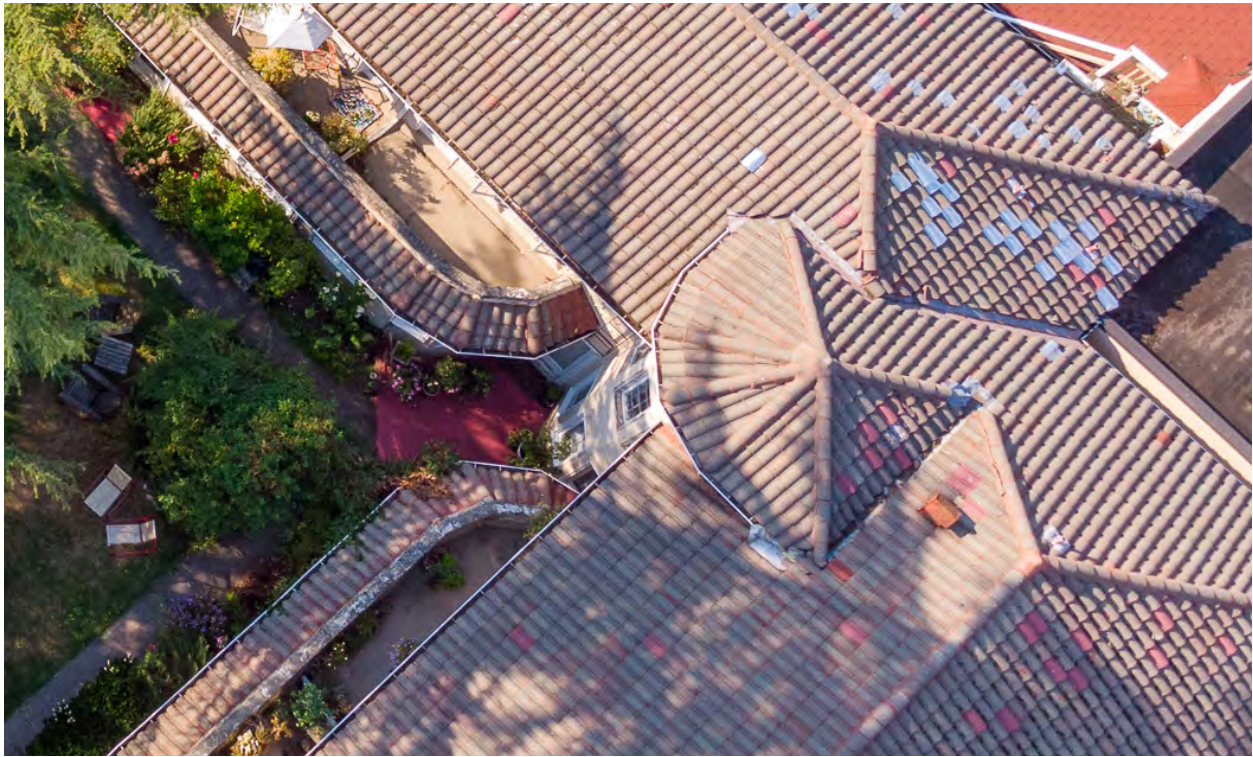


Figure 36. Roof, showing hips and valleys.
Photographer: Jesse L. Young, Seattle.



Figure 37. Roof details.
Tower and boxed eaves (above left) and concrete tiles painted red with flat valleys (above right).



Figure 38. Roof, bracket and soffit detail.



Figure 39. Window, sash stay and lock detail.



Figure 40. Window details.
Exterior vinyl storm sash, (above left) and unit 3 balcony level sash detail (above right).



Figure 41. Window details.
Second floor balcony, east side, looking south (above left) and sun porch end wall (above right).



Figure 42. North unit entrance.
Photographer: Jesse L. Young, Seattle.



Figure 43. Interior views.
Living room looking south at the entrance (above left) and on the second floor bedroom looking north (above right). Photographer: Jesse L. Young, Seattle.



Figure 44. Stairway detail.
Photographer: Jesse L. Young, Seattle.



Figure 45. Second floor bedroom, looking northwest.
Photographer: Jesse L. Young, Seattle.



Figure 46. Second floor, bedroom, access to the balcony.
Photographer: Jesse L. Young, Seattle.



Figure 47. Second floor bathroom.
Photographer: Jesse L. Young, Seattle.



Figure 48. Unit 3, entrance.
Entrance is through the round arched vestibule at right.



Figure 49. Living room, looking west.
Photographer: Jesse L. Young, Seattle.



Figure 50. Living room, looking southeast.
Photographer: Jesse L. Young, Seattle.



Figure 51. Dining room looking east.
Photographer: Jesse L. Young, Seattle.



Figure 52. Kitchen.
Photographer: Jesse L. Young, Seattle.



Figure 54. Stairway to second floor.



Figure 53. Second floor hallway.
Photographer: Jesse L. Young, Seattle.



Figure 55. Second floor built in cabinets.



Figure 56. Second floor bedroom, access to balcony.
Photographer: Jesse L. Young, Seattle.



Figure 57. Second floor balcony, looking south.



Figure 58. Second floor bathroom.



Figure 59. Original light fixtures and hardware within unit 3, with a ca. 1980s replacement globe shown on the upper left fixture.



Figure 60. Radiator cabinet, typical of other units.



Figure 61. Unit 12 entrance.



Figure 62. Living room looking east.



Figure 63. Living room looking southeast.



Figure 64. Decorative fireplace.



Figure 65. Living room looking southwest.
Photographer: Jesse L. Young, Seattle.



Figure 66. Dining room, looking west.

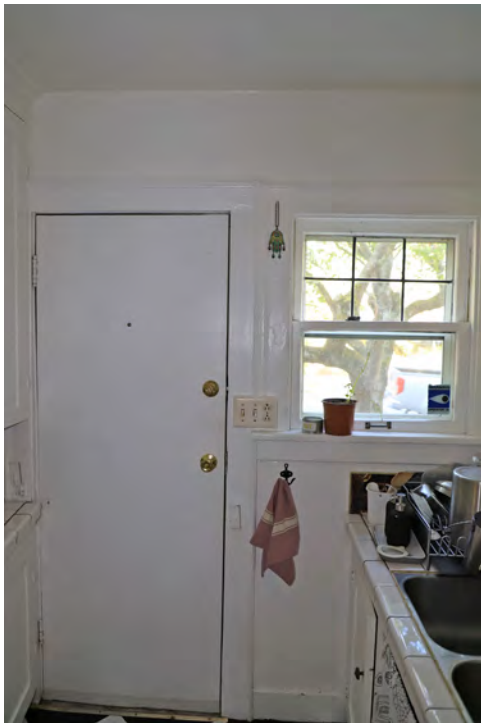


Figure 67. Kitchen, looking west at doorway to exterior.



Figure 68. Kitchen, looking northwest.



Figure 69. Second floor, looking southeast. View from left to right shows window/reelite off sun porch, built-ins, and the two bedrooms.



Figure 70. Second floor bedroom, access to sun porch. Photographer: Jesse L. Young, Seattle.



Figure 71. Second floor bedroom looking southwest.



Figure 73. Bathroom.
Photographer: Jesse L. Young, Seattle.

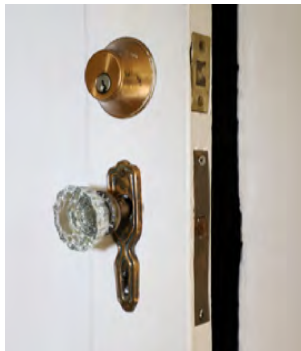


Figure 72. Original light fixtures and hardware within unit 12.

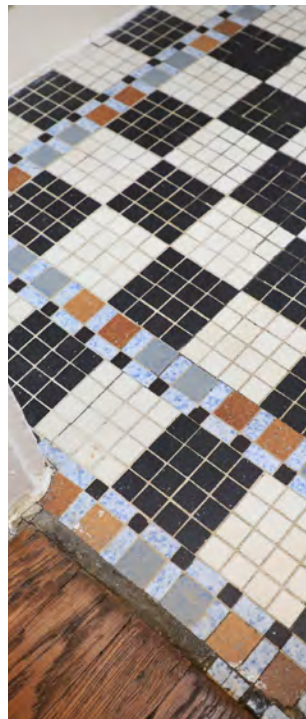


Figure 74. Original features in the bathroom.



Figure 75. Basement, looking west.



Figure 76. Basement, looking east.



Figure 77. Northwest entrance.
The shed roof portion is a 1950 addition. Photographer: Jesse L. Young, Seattle.



Figure 78. Studio apartment entrance.
The deck is pressure treated wood. Photographer: Jesse L. Young, Seattle.



Figure 79. Railing detail, typical of corner stoops.



Figure 81. Vestibule detail, showing tile floor and ceiling.



Figure 80. Wall bracket lantern detail.



Figure 82. Wall bracket lantern detail.



Figure 83. Basement entrance, looking east.

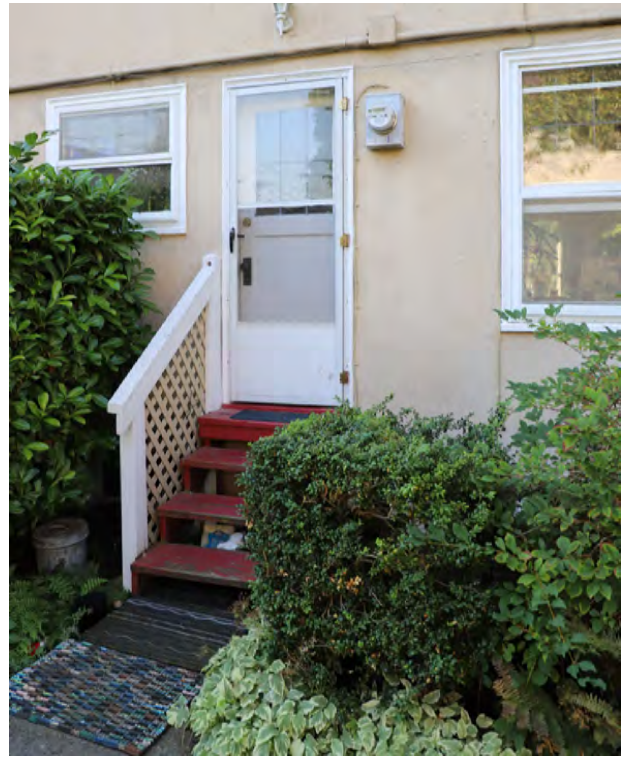


Figure 85. Backyard entrance.



Figure 84. Backyard entrance crossing the basement stairwell. Wood deck at left is built out over the stairwell.



Figure 86. 17th Avenue E entrances, looking northeast.

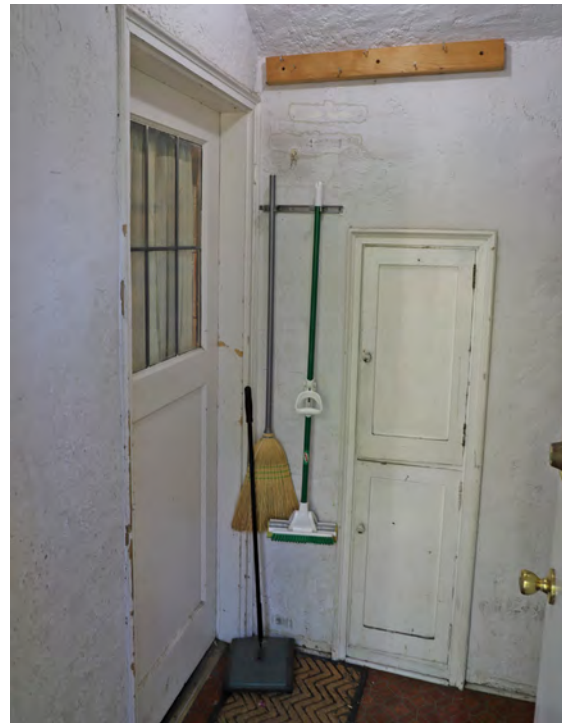


Figure 87. 17th Avenue E entrance. Stoop view (above left) and inner vestibule view (above right).



Figure 88. Garage entrance from backyard, looking east.



Figure 89. Alley entrance, typical. Stoop view (above left) and exterior storage unit (above right).



Figure 90. Courtyard entrance for units at south end of east wing.



Figure 91. Vicinity, intersection of E Denny Way and 17th Avenue E, looking northeast, with the La Quinta across the intersection.



Figure 92. Vicinity, E Denny Way west towards 16th Avenue E, looking away from the La Quinta.



Figure 93. Vicinity, 17th Avenue looking south towards E Howell Street, looking away from the La Quinta.



Figure 94. Vicinity, 17th Avenue E looking north, with the La Quinta at right.



Figure 95. Vicinity, E Denny Way looking east towards 18th Avenue E, with the La Quinta at left.



Figure 96. Vicinity, E Denny Way looking west, with the La Quinta at right.



Figure 97. Vicinity, 17th Avenue E looking south towards the La Quinta, which is on the left near the intersection.



Figure 98. Vicinity Map.

Overview of the La Quinta Apartment’s spatial location within the Capitol Hill neighborhood.

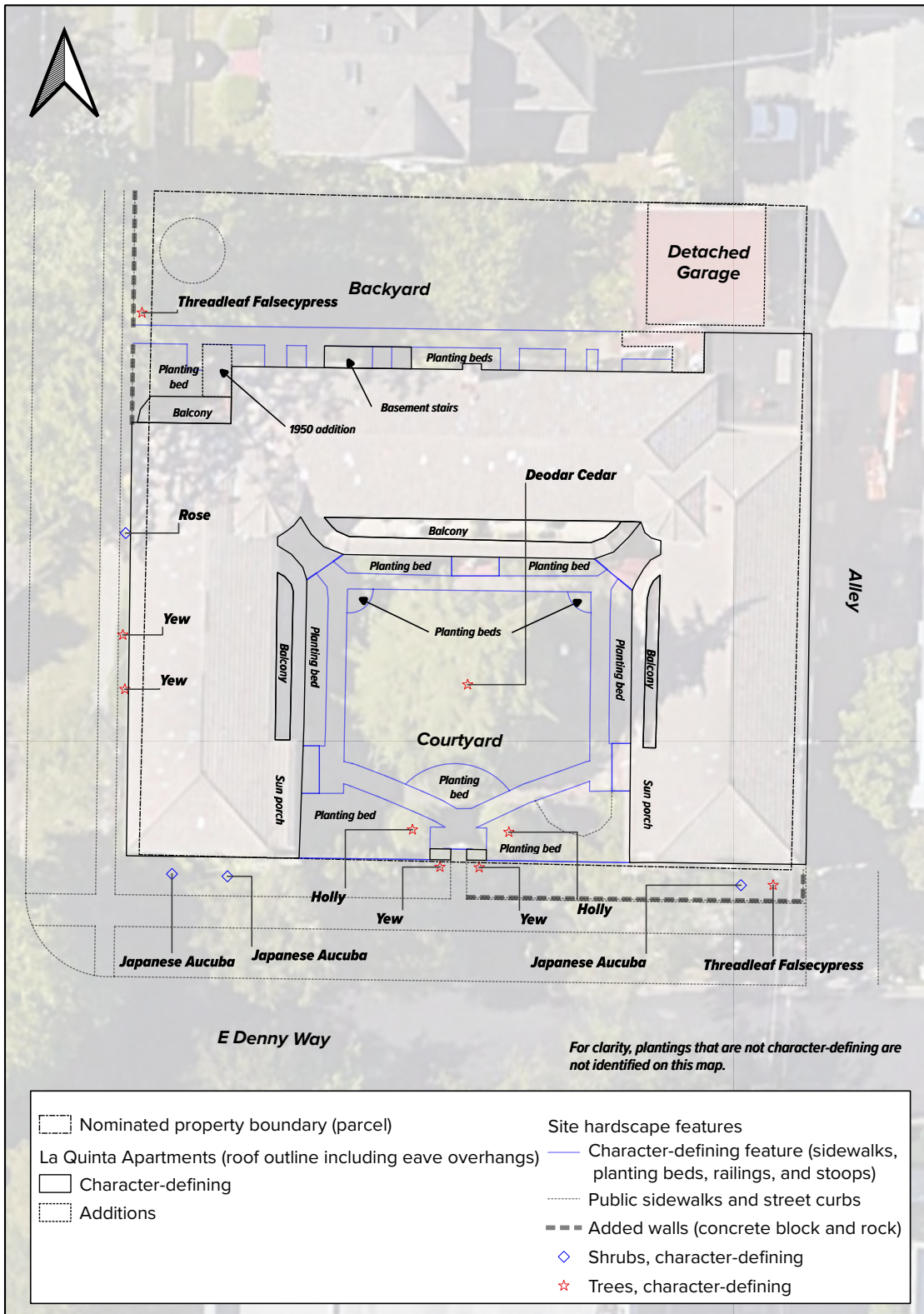


Figure 99. Site Status Map.
Map identifying character defining site features.

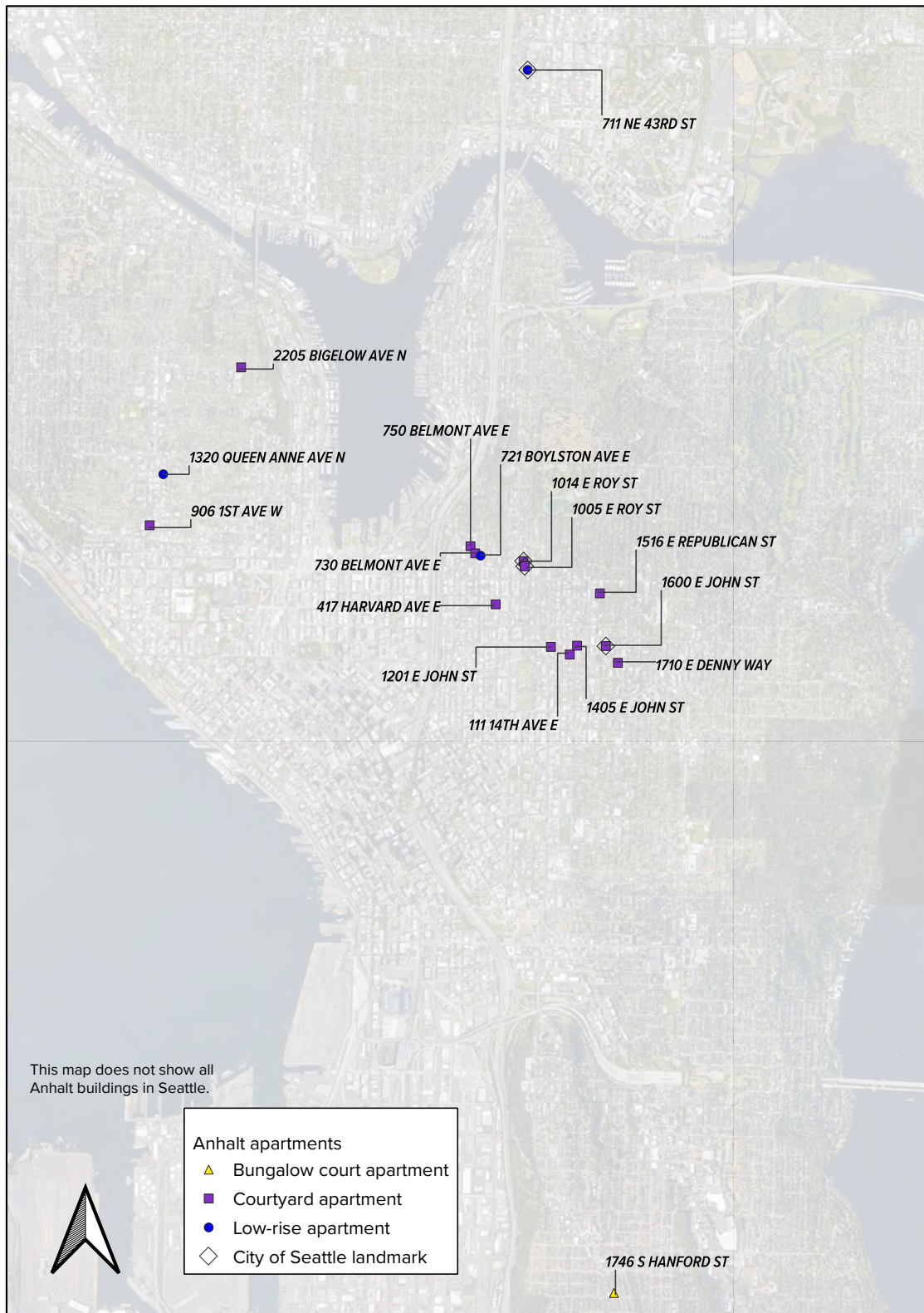


Figure 100. Anhalt Apartments Map.

Map showing the location of extant Anhalt designed apartment buildings.

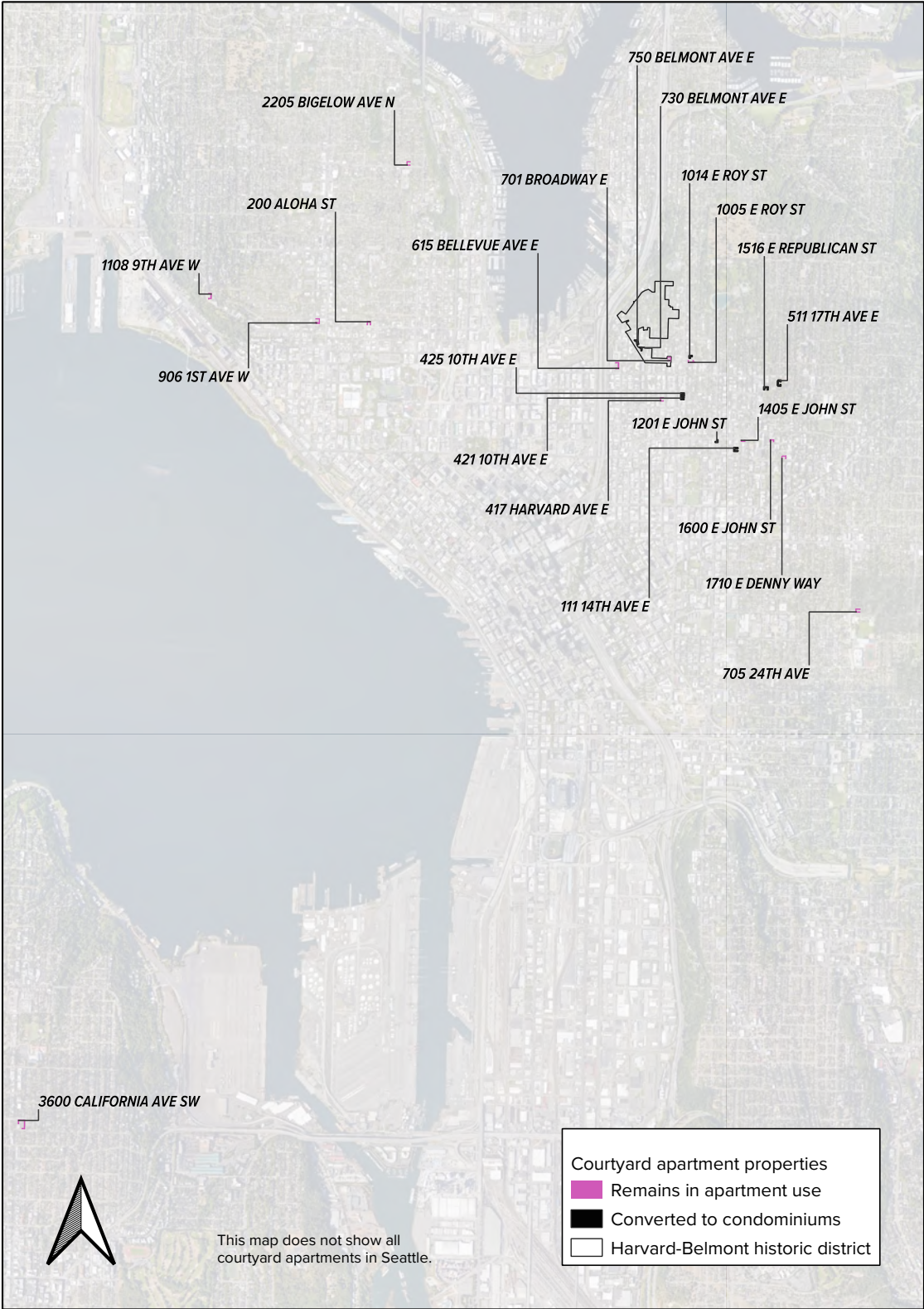


Figure 101. Courtyard Apartments Map.
Map showing courtyard apartments identified in Seattle.



Figure 102. Sanborn Map.
1950 Sanborn map overlaid on a 2019 aerial.



Figure 103. 1937 aerial.



Figure 104. 1969 aerial.

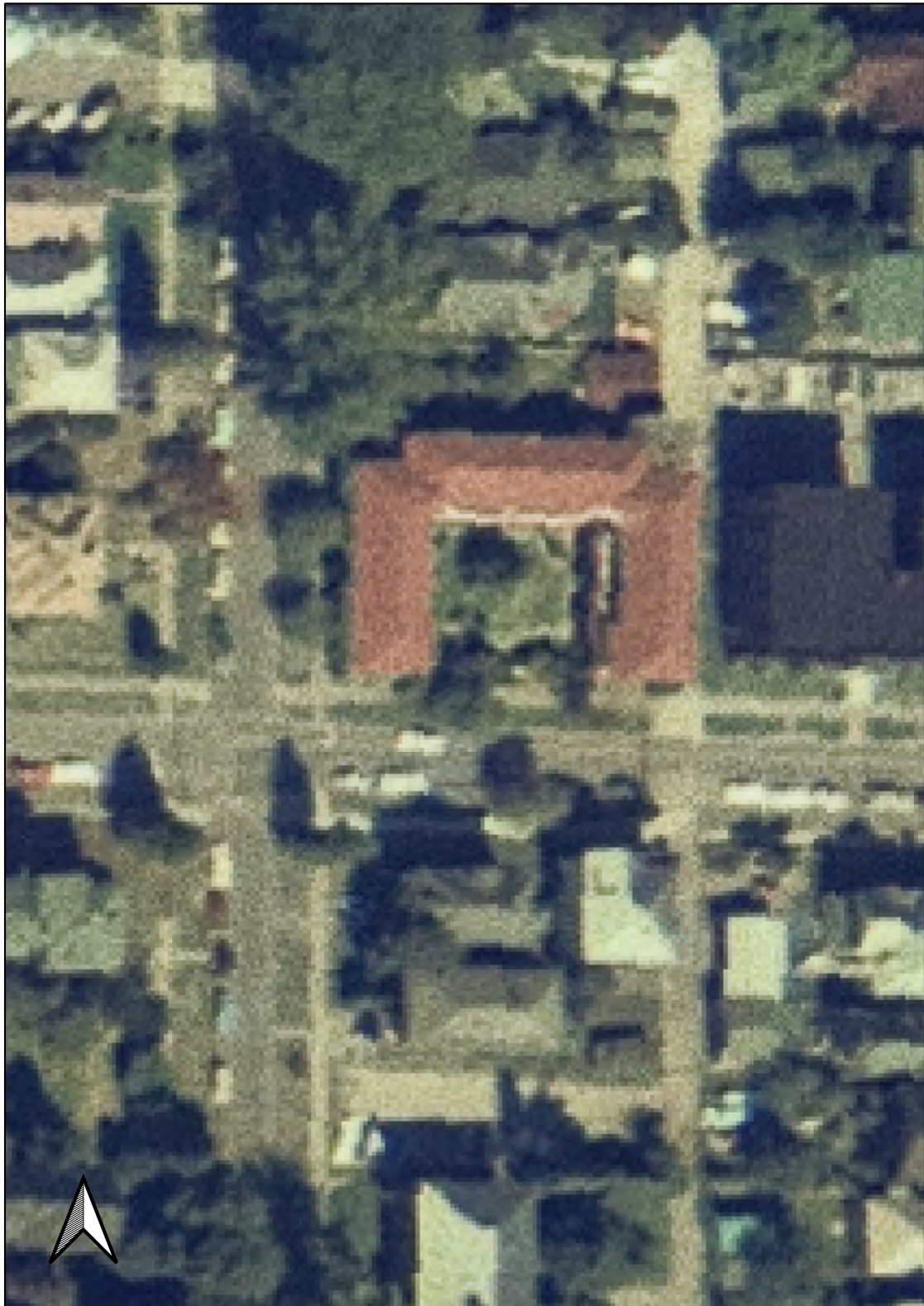


Figure 105. 1977 aerial.

HISTORIC PHOTOGRAPHS

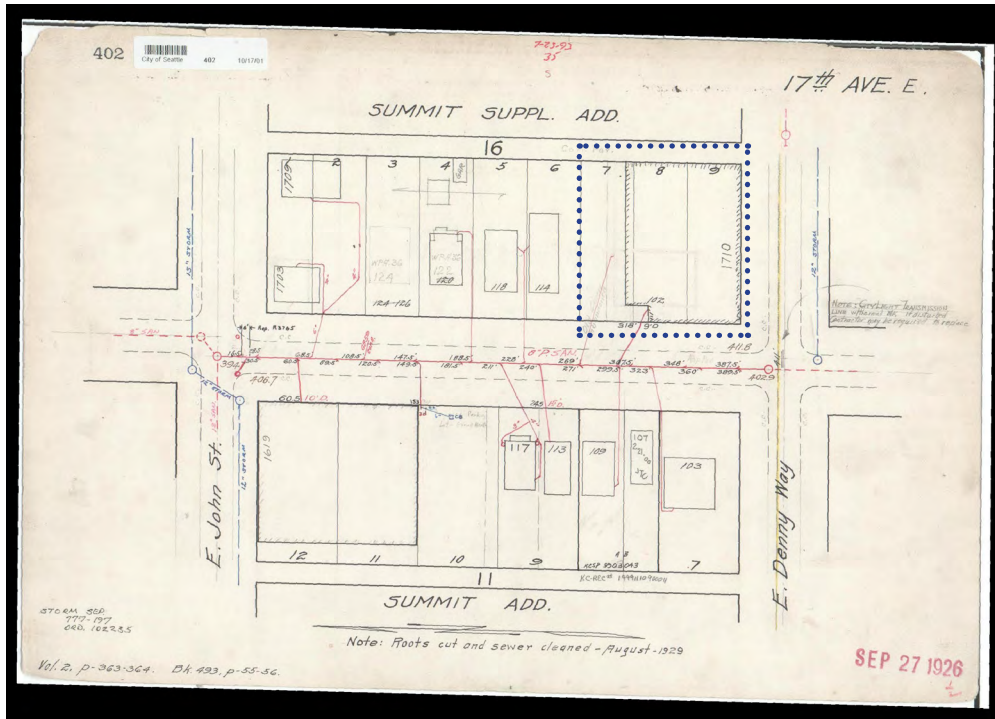


Figure 106. Side sewer card, ca. 1926 with updates through 1929. Lots for the La Quinta outlined in blue dots. Source: SDCl.

The City of Seattle
ENGINEER'S DEPARTMENT

HOUSE NUMBER	LOT AND BLOCK NUMBER	DATE ISSUED	APPROVED	OWNER	CONTRACTOR	INSPECTOR	DATE INSPECTION	REMARKS	
103	12-91								
109	6224								
102	1073								
114-118	5727								
120	7142								
121	2182								
E. John St.	708	6762							
1709	22086	10-2-14	A.G.T.	J.P. Wilson	O. Erickson	J.J. Donaldson	10-22-14		
E. John St.	117	24873	12-7-16	A.P.M.	H. Tucker	"	12-15-16		
113	A-3797	9-11-19	M.T.	W.E. Wreed	Dicken.	I.O. Smith	9-11-19		
107	B-19241	7-11-27	C.E.H.	A.S. Hainsworth	M. Patucelli	COMERON	7-12-27		
E. John St.	170	919904	9-6-27	H.D.L.	Fred Anhoft	Martin Pederson	Hutchison	9-16-27	
123	11463	1/12-28	White	Gray Hall	Doony	L. Ema	12-6-28	#100 The C.B. only.	
117	1-7-25	12-5-33	W.H.S.	Mrs. M. REARD	ATCO MECH	R. S. WATSON	1-2-34	#100 Repair & cancel - no work done	
1705	R-1190	05-21-35	Presiding	MR. GILSON	BOOTHBAKE CO. INC	S. WITSCHE	10-22-35	#100 Repair	
107	010159	1-22-2001	S.R.C.	Jetho Okamoto	ACES FOUR			#100 Down SPT. work done 1-22-2001	
109	010160	1-22-2001	S.R.C.	Pat Duky Bandy Co. Inc.	ACES FOUR			#100 Down SPT. work done 1-22-2001	
117	012127	10-9-2004	S.R.C.	MARSH DANCE	METROPOLITAN			#130 Repair in R.O.W.	

Figure 107. Side sewer card. Items for the La Quinta shaded light blue. Source SDCl.

1 DISTRICT **15** 2 ADDITION **SUMMIT SUP'L.** NAME **2 2094**
 SECTION TWP. N. RANGE EWM: BLOCK **16** TRACT OR LOT NO. **6 Lots 7, 8 & 9.**
 DESCRIPTION **808090-0095** 4100 18000 0010

3 ADDRESS-PROPERTY **1710 East Denny Way,** CONT. PURCHASER
 4 FEE OWNER **La Quinta Hotel, Inc.** 2-9-45
 5 ARCHITECT CONTRACTOR

ORIG. COST \$
 6 BUILDING **1/6 Full 10% Size 8'6" Concrete to joist Concrete Floor Plastered Laundry Room**
 Frame Apartment
 2 Stories
 61 ROOMS
 13 Apartments
 4 - 4 Room Apts.
 2 - 6 Room Apts.
 6 - 5 Room Apts.
 1 - 2 Room Apt.
 INTERIOR
 61 Plastered
 61 Fir Trim

BASEMENT **1/6 Full 10% Size 8'6" Concrete to joist Concrete Floor Plastered Laundry Room**
 FOUNDATION **Concrete**
 ROOF **Clay Tile**

STORE FRONTS **None**
 EXTERIOR **Frame & Stucco Stucco on Metal Lath**

EXTRA FEATURES **4 Sprinklers - 13 Refrigeration - Central Frigidaire - 12 Mail Chutes.**
 CONSTRUCTION **Frame - Special**
 REFRIGERATION **Central**

7 CONDITION: EXTERIOR **Good** INTERIOR **Good** FOUND. **Good**
 8 MAIN SUPPORT COLUMN **6 x 6** FOOTING **Concrete** SPAN **6** FT.
 9 FIRST FLOOR JOIST **2 x 12** 10 INCH CENTERS **BRIDGED** Yes
 10 BUILDING **Finished**

11 GROSS INCOME \$ EXPENSE \$ NET INCOME \$
 12 DEPRECIATION: COND. **20** % OBSLSE. % ECON. SUIT. % TOTAL %
 YEAR BUILT **1926** REMODELED **No**
 EFFECTIVE AGE **10** YEARS FUTURE LIFE **40** YEARS
 DIMENSIONS **See Remarks** SQUARE FT. **6480** AREA CUBIC FT. **6480**

FLOORS **13 Fir 48 Maple**
 FIRE PLACE **None**
 PLUMBING **54 Fixtures, 16 Sinks 13 Tubs-Pem. 13 Basins - Ped. (12 Showers in Tub) 2 Laundry 13 Toilets, Trays. Good**
 TILE WORK **12 Floors-Walls Baths**
 12 Kitchen Drain Boards.
 WIRING **Conduit**
 HEATING **Hot Water Oil Burner - United**
 ELEVATORS **NONE**
 LOBBY
 CEILING-HEIGHT
 Basement **8'6"**
 1st Floor **8'6"**
 2nd Floor **8'6"**

IMPROVEMENT VALUE
 MAIN BUILDING \$ **36000**
 OTHER BUILDINGS \$ **18000**
 TOTAL \$ **54000**
 ASSESSED VALUE 50% \$ **(4978)**
 DATE **9-7-37.**

LAND INFORMATION
 1. SIZE **40 x 120** Level. On Grd.
 2. STREET-ROAD **Graded. Paved. Alley Yes paved**
 3. SIDEWALK **Concrete. Sewer. City Water.**
 4. LANDSCAPING **Lawn & Shrubs Good**
 5. TREND **Static** VALUE \$
 6. USE **Residential**
 7. DISTRICT **Medium - Old.**

1710 - E. Denny Way
 SUMMIT SUP'L. B-16, 1-8.

C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
	<i>La Quinta Hotel, Inc.</i>	<i>1-5-45</i>	<i>E-5878</i>	<i>\$125000</i>		

REMARKS **Miscellaneous 220 Zinc Sash.**
 Dimensions: **28 x 63 x 2 - 19 x 120 - 5 x 84 - 14 x 18.**
 Building well designed and constructed
ALSO S. 20' OF 7 & 9 SUMMIT SUP'L. ADD- BLDG. AX. FOR PARTLY ON 9" " " Have added 20x22 (440) con Block garage, 16 conc floor, comp roof used Lumber. Permit \$100.00 - 2/50 Hanson

FLOOR PLAN **30' x 76'**

APARTMENT, HOTEL, OFFICE—KING COUNTY ASSESSOR, SEATTLE, WASHINGTON
 PIGOTT-WASHINGTON PRINTING CO.

Figure 108. Property record card. Source: Puget Sound Regional Archives.

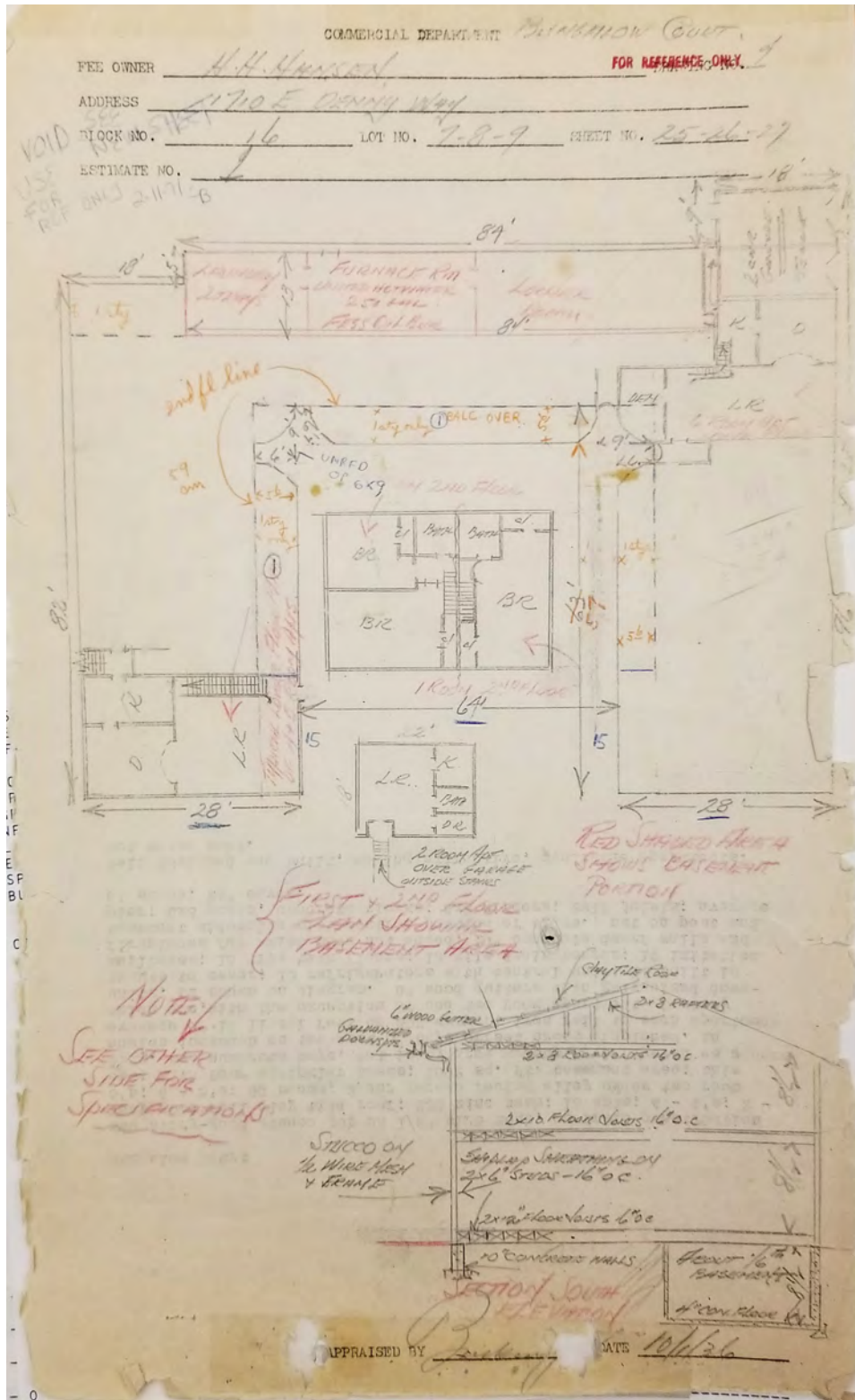


Figure 109. Notes on the property record card. Source: Puget Sound Regional Archives.

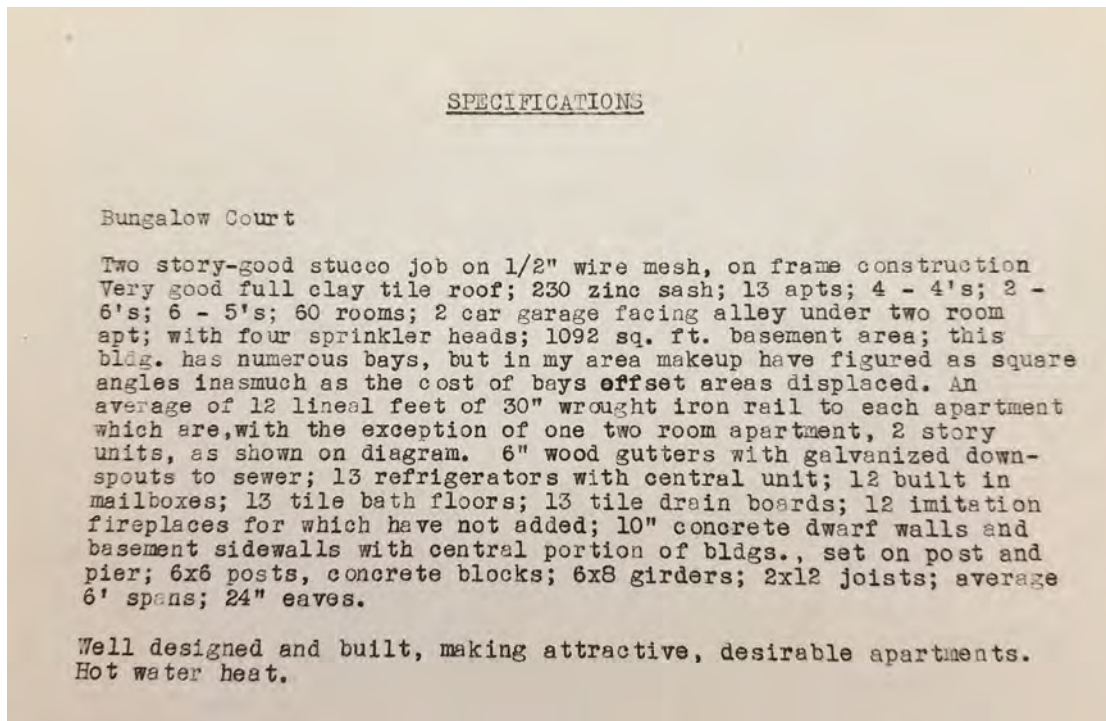


Figure 110. Notes on the property record card. Source: Puget Sound Regional Archives.



Figure 111. Ca. 1937 view, southwest corner. Source: Puget Sound Regional Archives, property record card.



Figure 112. Ca. mid-1920s photograph of Frederick Anhalt. Source: Larry Kreisman, 1982, *Apartments by Anhalt*, (Seattle: Kreisman Exhibit Design), 5.



Figure 113. Undated (ca. 1978 based on the book's first publishing date) view of the courtyard at the La Quinta Apartments Source: Larry Kreisman, 1982, *Apartments by Anhalt*, (Seattle: Kreisman Exhibit Design), 25.

Bungalow Apartments Bought as Investment

Bay View Bungalow Court, 14th Avenue South and Bay View, was sold last week by J. B. Hardcastle and Fred Anhalt to W. C. Hiatt for \$41,500. The property includes eight modern bungalow apartments, brick veneer. The grounds have been attractively landscaped. The property was bought for investment.


The sale was negotiated by F. G. Guenther through the office of Ewing & Clark.

Another transaction closed through that office was the sale by F. G. Guenther of the northeast double corner of 17th Avenue North and Denny Way to J. B. Hardcastle and Fred Anhalt.

Figure 116. Sale of the land for construction of the La Quinta Apartments. Source: Seattle Daily Times, June 26, 1927, 25.

ANHALT APARTMENTS.
Nearing completion, Spanish apartment building, the prettiest and best-arranged individual apartment building in Seattle; 4 rooms and sleeping balconies; 3 rooms downstairs; bedrooms upstairs; equipped with electric ranges, Frigidaires, fireplaces, hardwood floors, built-in tile baths with showers, laundry room service, hot-water heat, refrigerating and storage room included in the rent; \$75. Shown by appointment only. Phone RAINIER 4490 or RAINIER 3385. Only 3 out of 12 left to rent. Located at 1710 East Denny Way.

Figure 114. Advertisement for upcoming opening of the La Quinta Apartments. Source: Seattle Daily Times, November 6, 1927, 54.



Summer
—but a day away

—via the fast trains
of the Shasta Route

A short, pleasant trip aboard comfort-famous trains and you reverse the calendar. Orange trees golden with ripening fruit, a sun that calls for healthful fun—out of doors all winter long . . . Southern California.

Before you make your next trip find out about the new desert winter resorts of the Spanish-American Southwest. Fashionable travel has discovered the unique charm of the desert and its hotels and hacienda resorts—Palm Springs, Indio, La Quinta and Biskra, California; and Chandler, Phoenix, Nogales and Tucson, Arizona.

A part of your trip East:
For less than \$8 more than the fare directly east from here you can include this "winter" wonderland in your trip east.

Think of a ticket to New York, naming as points of interest, San Francisco, Los Angeles, Phoenix, starting point for the Apache Trail, El Paso, San Antonio, New Orleans, then, "100 golden hours at sea to New York." That ticket is Southern Pacific's SUNSET ROUTE, costing but a trifle more than the cheapest way—and but one of Southern Pacific's 4 great routes to the East.

Southern Pacific

C. M. BIGGS, General Agent
1203 4th Ave., Seattle, Wash.

Figure 115. Advertisement for winter resorts in the southwest, including the La Quinta resort established in 1926 in California near the Salton Sea. Source: Seattle Daily Times, December 13, 1928, 36.



Figure 117. Buildings recently sold, including the La Quinta Apartments. Source: Seattle Daily Times, November 18, 1928, 26.

MISS ALMA CALHOUN IS WED TO MR. DICKINSON IN CHURCH

Ceremony Is Solemnized in Mount Baker Presbyterian Edifice; Breakfast Is Served at Women's University Club.

MR. AND MRS. FREDERICK W. CALHOUN announce the marriage of their daughter, Alma, to Mr. Phillips Dickinson, son of Mrs. Frank L. Wheeler of Hollywood, Cal.

The ceremony took place at noon yesterday in the Mount Baker Presbyterian Church, with the Rev. Dr. William A. Major reading the service in the presence of the immediate relatives.

The bride was lovely in a costume of partridge brown velvet with yoke and sleeves of brown lace. With it

she wore a brown hat of soleil and her corsage was of yellow roses.

The matron of honor, Mrs. Harold Kenneth Nichols, wore a Molyneux model of king's blue velvet with hat and shoes to match.

Mr. Russell Collins acted as best man.

After the ceremony a wedding breakfast was served at the Women's University Club.

The bride's traveling ensemble was of green tweed with an eggshell satin blouse, matching hat and shoes and a red fox fur. Mr. and Mrs. Dickinson left by motor for California and will be at home after October 15 at 1710 E. Denny Way.

Figure 118. Marriage announcement of a former building tenant. Source: Seattle Daily Times, September 8, 1929, 41.

SITE PURCHASED FOR \$150,000 APARTMENT

E. J. Beardsley Will Construct Spanish Court in Bellevue-Summit District.

On site of nearly an acre in the Bellevue-Summit district, purchased through the office of Ewing & Clark, E. J. Beardsley, contractor and builder, will construct a Spanish Court of thirty apartments, in three to six-room suites, to cost \$150,000. The natural contour of the ground shape of the lots will permit an unusual development. All apartments will have southwestern exposure. Each will command a sweeping view.

The Spanish style of architecture, as developed so successfully in Florida and California, will be used. There will be tiled roofs, walled courts, balconies, fountains and patios. In each apartment will be incorporated the newest and most beautiful ideas in design and interior decoration. Mr. Beardsley is making a trip to California for the purpose of seeing the latest developments in design and landscaping.

Two duplexes at 19th North and Highland Drive have just been sold by Ewing & Clark for Mr. Beardsley, which is another indication of the increasing activity in the sale of small income properties.

Figure 119. Account of E. J. Beardsley's intent to develop a Spanish style apartment building. Source: Seattle Daily Times, November 21, 1926, 18.



Figure 120. 633 Twelfth Avenue E front (left) facing 12th Avenue E and northwest corner (right) along E Roy Street. Source: Google Street View.



Figure 121. 906 1st Avenue W, (built by Anhalt) southwest corner near the intersection with W Aloha Street. Source: Google Street View.



Figure 122. 1108 9th Avenue W, northwest corner along Ninth Avenue W. Source: Google Street View.



Figure 123. 1108 9th Avenue W, southeast corner along W Prospect Street. Source: Google Street View.



Figure 124. Undated historic view of 1108 9th Avenue W, showing the courtyard and balconies. Source: Larry Kreisman, 1982, *Apartments by Anhalt*, (Seattle: Kreisman Exhibit Design), 28.



Figure 125. 2205 Bigelow Avenue N, (built by Anhalt) east facade along Bigelow Avenue N. Source Google Street View.



Figure 126. 2205 Bigelow Avenue N, southwest corner Boston Street. Source Google Street View.



Figure 127. 2345 Franklin Avenue E southeast corner. Source: Google Street View.



Figure 128. 348 W Olympic Place, Villa Costella (condominiums, Seattle Landmark) built ca. 1929 south facade. Source Google Street View.



Figure 130. 348 W Olympic Place, Villa Costella (condominiums, Seattle Landmark) northwest corner. Source Google Street View.



Figure 129. 906 1st Avenue W, built ca. 1927, (built by Anhalt) showing a 2019 aerial (left) and a 1936 aerial (right). Aerials courtesy of King County. North is at the top of each image.

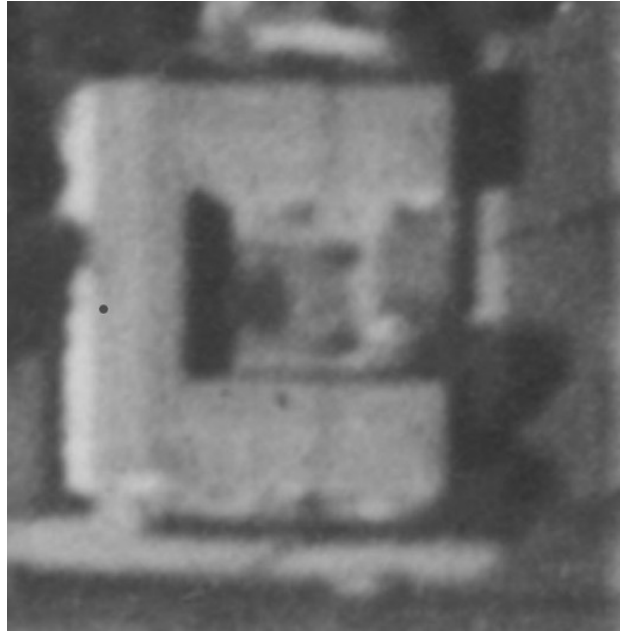


Figure 131. 2205 Bigelow Avenue N, built ca. 1928, (built by Anhalt) showing a 2019 aerial (left) and a 1936 aerial (right). Aerials courtesy of King County. North is at the top of each image.

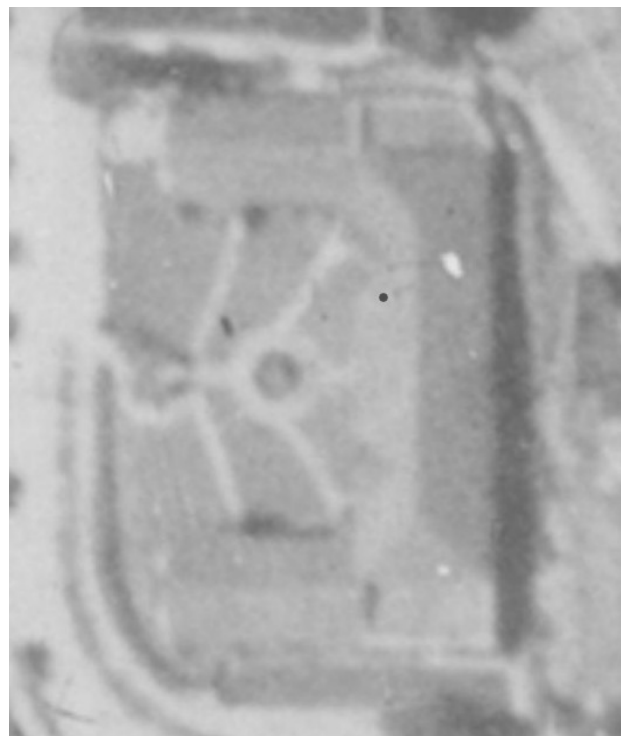
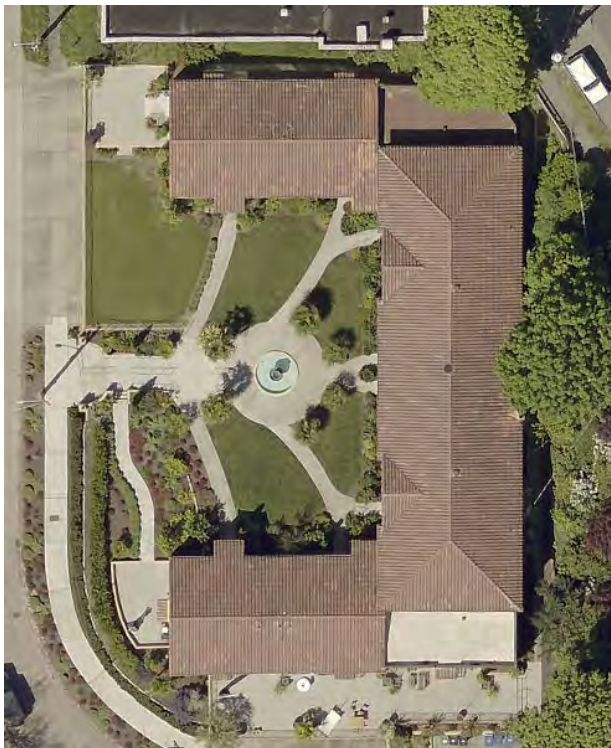


Figure 132. 1108 9th Avenue W, built ca. 1930, showing a 2019 aerial (left) and a 1936 aerial (right). Aerials courtesy of King County. North is at the top of each image.



Figure 133. 200 Aloha Street, built ca. 1945, showing a 2019 aerial (left). Aerial courtesy of King County. North is at the top of each image.

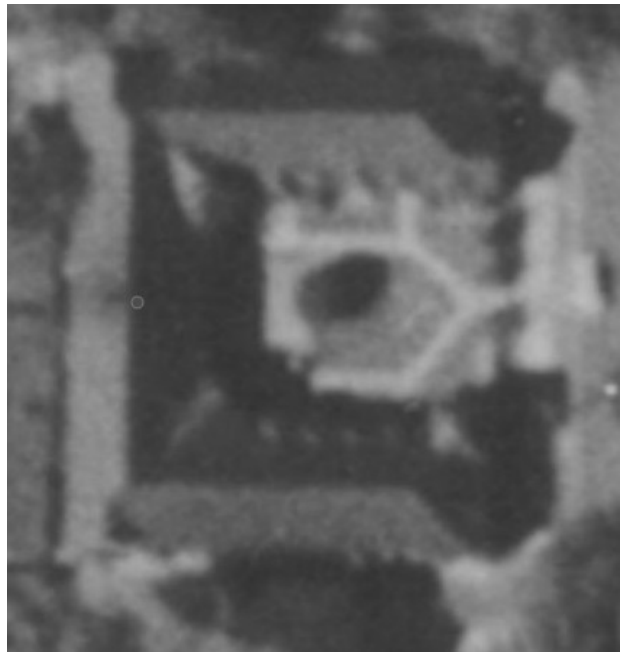


Figure 134. 417 Harvard Avenue E, built ca. 1929, (built by Anhalt) showing a 2019 aerial (left) and a 1936 aerial (right). Aerials courtesy of King County. North is at the top of each image.



Figure 135. 111 14th Avenue E, built ca. 1929, (built by Anhalt) showing a 2019 aerial (left) and a 1936 aerial (right). Aerials courtesy of King County. North is at the top of each image.



Figure 136. 701 Broadway E, built ca. 1930 and contributing to the Harvard-Belmont Landmark District, showing a 2019 aerial (left) and a 1936 aerial (right). Aerials courtesy of King County. North is at the top of each image.

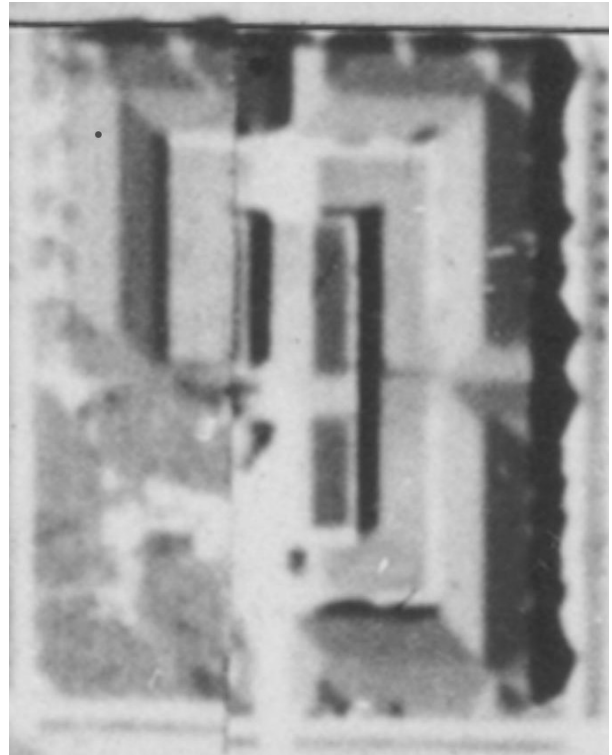


Figure 137. 3600 California Avenue SW, built ca. 1928, showing a 2019 aerial (left) and a 1936 aerial (right). Aerials courtesy of King County. North is at the top of each image.

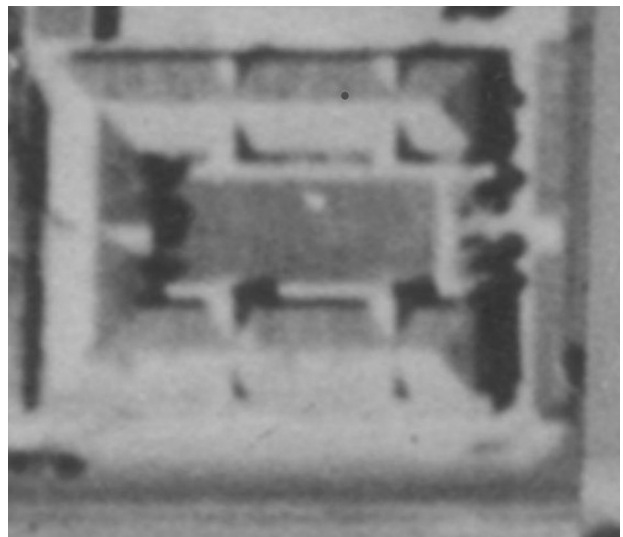


Figure 138. 705 24th Avenue, built ca. 1926, showing a 2019 aerial (left) and a 1936 aerial (right). Aerials courtesy of King County. North is at the top of each image.

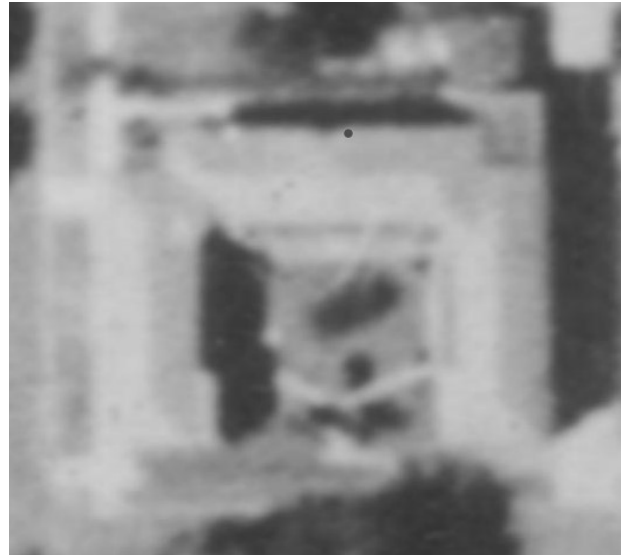


Figure 139. La Quinta Apartments, built 1927, (built by Anhalt) showing a 2019 aerial (left) and a 1936 aerial (right). Aerials courtesy of King County. North is at the top of each image.



Figure 140. 711 NE 43rd Street, (built by Anhalt, Seattle Landmark). Source Google Street View.



Figure 141. 111 14th Avenue E, (built by Anhalt). Source Google Street View.



Figure 142. 417 Harvard Avenue E, (built by Anhalt). Source Google Street View.



Figure 143. 721 Boylston Avenue E, (built by Anhalt). Source Google Street View.



Figure 144. 730 Belmont Avenue E, (built by Anhalt) and contributing to the Harvard-Belmont Landmark District. Source Google Street View.



Figure 145. 750 Belmont Ave E, (built by Anhalt) and contributing to the Harvard-Belmont Landmark District. Source Google Street View.



Figure 146. 1005 E Roy Street, (built by Anhalt, Seattle Landmark). Source Google Street View.



Figure 147. 1014 E Roy Street, (built by Anhalt, Seattle Landmark). Source Google Street View.



Figure 148. 1201 E John Street, (built by Anhalt). Source Google Street View.



Figure 149. 1320 Queen Anne Avenue N, (built by Anhalt). Source Google Street View.



Figure 150. 1405 E John Street, (built by Anhalt). Source Google Street View.



Figure 151. 1516 E Republican Street, (built by Anhalt). Source Google Street View.



Figure 152. 1600 E John Street, (built by Anhalt, Seattle Landmark). Source Google Street View.



Figure 153. 1746 S Hanford Street, (built by Anhalt), southwest corner. Source Google Street View.



Figure 154. 1746 S Hanford Street, (built by Anhalt), southeast corner. Source Google Street View.

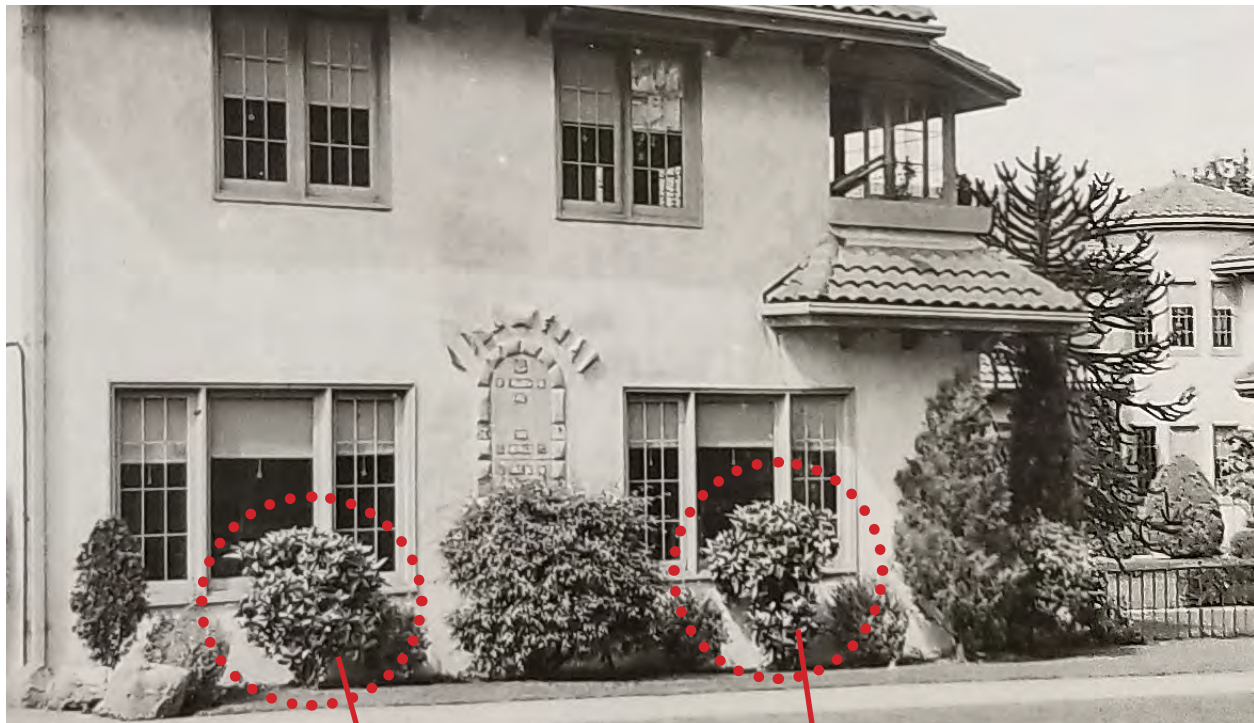


Figure 155. Ca. 1937 view, zoomed in on the south facade (upper) and 2020 view (lower).

The Japanese Aucuba are circled in red. The Arborvitae between them in the 2020 view is a later addition. Upper source: Puget Sound Regional Archives, property record card. Southwest corner.



Figure 156. Ca. 1937 view, zoomed in on the west facade (upper) and 2020 view (lower).

The red outlines show the rose attributed as original. The blue outlines show the Yews and their subsequent growth trained around the window opening, and attributed as original. Current plants at the southwest corner are several Hollies, later additions. Upper source: Puget Sound Regional Archives, property record card. Lower source: Google Street View.



Figure 157. View of the Yews at the front gate, trained to growth together in an arch over the entrance.

TABLE 1. OCCUPANTS

The following table provides a brief summary of early building occupants (through the 1940s). Under the “year” column the years listed are those for which a census or Polk city directory entry identified the person as living in the La Quinta Apartments. This is not an exhaustive list, but meant to illustrate the range of people who lived in the building.¹

Year	Names	Details
1928	Robert and Mary Eilenberg	Lived in unit 11. One of the first couples to live in the building. Worked at McGinnis & Eilenberg and was secretary treasurer of the Terminal Concession Company.
1928	Vesta B. Cochran	Lived in unit 6. In 1927 Vesta had lived at 615 8 th Avenue and worked as an elevator operator.
1928	Richard C. and Helen G. Woodhouse	Lived in unit 10. Richard worked as a representative for L. M. Tuttle.
1928	Henry H. and Mary Schwartz	Lived in unit 1. Henry worked as a physician in office 602 in the Medical & Dental Building.
1928	Rita Savage	Lived in unit 4 and worked as a domestic worker.
1928	Samuel and Audry Meyers	Lived in unit 7.
1928-1929	Howard J. and Grace M. Ryan	Lived in unit 3. Howard worked as vice president of Milne-Ryan-Gibson Inc. One of the first couples to live in the building.
1928-1929	Roy and Grace Rubenstein	Mrs. Rubenstein had a boy on February 21, 1928 ² The couple were one of the first to live in the building. Lived in unit 4. In 1929, Roy worked as a salesman.
1928-1929	Mrs. Ann Lipman	Lived in unit 9. She was the widow of Lewis Lipman.
1928-1930	Roy and Adelaide Cooper	Roy was born ca. 1903 in Canada, his parents were from Russia, he worked as a general manager in the theater industry. In 1929 worked as secretary for the Sterling Chain Theaters Inc. The couple lived in unit 2. They had two daughters, Paula L., and Harrilyn, S. In 1930, the couple had live-in domestic help, Mary Crockett, born in Illinois.
1928-1934	Harry H. and Audrey B. Stern	Lived in unit 7. Harry worked as a telegraph operator for L&B.
1929	John C. Jr. and Florence Piver	Lived in unit 7. He worked as a manager at the Shipping Register.

1. Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

US Census, 1930, Seattle, King, Washington; Page: 28A; Enumeration District: 0108; FHL microfilm: 2342232.

US Census, 1940, Seattle, King, Washington; Roll: m-t0627-04379; Page: 8B; Enumeration District: 40-173.

2. *The Seattle Daily Times*, February 29, 1928: 24.

Year	Names	Details
1929	Mary Crockett	Lived in unit 2. Lived with the Coopers, worked as domestic help.
1929	Mrs. Virginia R. Kearns	Lived in unit 6.
1929	W. C. Herndon	Lived in unit 10.
1929-1930	Fannie and Cyrus W. Chandler	Lived in unit 8. Cyrus worked as a special agent with Provident Mutual Life Insurance Company and manager of the La Quinta Apartments by 1930. Cyrus was born ca. 1869, in 1930 he was listed as the building owner, with a valuation of the building of \$75,000. He worked as a life insurance agent. Fannie, wife, born ca. 1865.
1929-1930	Phillips and Alma C. Dickinsen	Phillips worked as a purchasing agent in a fruit and produce company, born ca. 1898. Alma C. Calhoun, wife, born in Washington, married in 1929, the couple lived at the apartment building. ³
1929-1931	Lawrence and Mary Givulinovich	Lawrence was born ca. 1867 in Austria, worked as a cook in a restaurant. By 1931 he worked as the Olympic Oyster House. The couple lived in unit 12. Mary, wife, born in Austria. Stephen, son, worked as a pressman in a printing shop, lived in building by 1929. Winifred, daughter, worked as a stenographer in the real estate industry, lived building by 1929. Susanne, daughter, worked as a stenographer in the investment industry Luke Sucevich, roomer, born in the former Yugoslavia, Croatian, owned a shoe repair company, born ca. 1894.
1930	Earl J. and Beatrice A. Watterworth	Earl was born ca. 1891 in Minnesota, worked as civil surveyor. Beatrice A., wife, born in Missouri ca. 1898.
1930-1931	Clara Gillman	Clara was born ca. 1904 in Washington, her parents were from Russia, she was a widow, and owned a confectionery. Arron, son, born ca. 1919 in Washington. Helen, daughter, born ca. 1922 in Washington. Freda Buttrick, born ca. 1906, sister of Clara Gillman, born in Washington, parents from Russia, worked as a manager in the confectionery owned by Clara.
1930	Edwin Telford and Jessie E. James	Edwin was born ca. 1899, in Canada, worked as the secretary-treasurer in a machinery company. Jessie E., wife, born in North Dakota. Barbra S., daughter, born in Washington ca 1930 on February 18. ⁴ Mabel L. Acker, domestic help that lived with the couple, born in New York.
1930	G. R. and Anna Jones	G. R. was born ca. 1895, in Texas, sales manager in the automobile industry. Anna, wife, born in Michigan. Betty J. daughter, born in California. Jeanne W. Hudson, lodger, born in New York.

3 *The Seattle Daily Times*, September 8, 1929: 41.

4 *The Seattle Daily Times*, March 7, 1930: 36.

Year	Names	Details
1930	Albert A. and Catherine M. Hall	Albert was born ca. 1887 in Kansas, worked as a superintendent for an office building. Catherine M. wife, born in Washington, Irish parents. Genevieve, daughter, born in Washington. Albert Jr., son born in Washington. Vinun, son, born in Oregon. Catherine, daughter, born in Washington.
1930	William E. and Dorothy P. Herndon	William was born ca. 1901, born in Texas, worked as a salesman in the wholesale drug industry. Dorothy P. wife, born in Texas.
1930-1931	Julius G. and Ehel Glant	Julius was born ca. 1887 in Illinois, parents from Russia, owned a business in the waste material industry. Ehel, wife, born ca 1895 in Colorado, parents from Poland. Earle J., son, born in Washington. Dora Bruce, live-in domestic help, born ca. 1901 in England.
1930-1933	Phil W. Bailey	Phil was born in California, ca. 1906, worked as a salesman in the lumber industry. By 1933, he worked as a salesman for the Creo-Dipt Company of West Coast. John F. Moffitt, roomer, born in California, worked in sales and an engineer in the laundry machinery industry, born ca. 1904. George J. Long, roomer, born in Illinois, worked as a paper salesman.
1931	Ellen J. Filbin	Lived in unit 2.
1931	Helen E. Wolk	Lived in unit 9.
1931-1933	Dora Bruce	Lived in unit 11 with the Glants as domestic help.
1932	Virginia and Wayne T. Laird	Lived in unit 5. Wayne worked as a credit manager with GMA Corporation.
1932	Frank C. Greenberg	Lived in unit 2 and worked as the district manager for Colgate-Palmolive-Peet Company.
1932	Viola M. Finley	Lived in unit 1.
1932	Jean Saarl	Lived in unit 4.
1932-1933	Samuel H. and Mary Sussman	Mrs. Sussman had a baby boy on January 24, 1932 while living in building. ⁵ Lived in unit 6. Samuel worked as a dentist in office 301 of the Bigelow Building.
1932-1936	Annie L. and Armand Martineau	Lived in building. ⁶ Annie lived in unit 14 and was manager of the apartments by 1932 through 1935.
1933	Grace Frazzini	Lived in unit 9.
1934	Edna B. Borchard	Live in unit 9.
1934	Sarah E. Gillman	Widow of Samuel. Associated with the Liberty Sweet Shop.

5 *The Seattle Daily Times*, February 5, 1932: 29.

6 *The Seattle Daily Times*, May 12, 1936: 10.

Year	Names	Details
1934	Lyman J. Reed	President of Northern Life Tower brokerage firm bearing his name, charged with grand larceny in a Bellingham stock case. ⁷
1934	Robert E. and Elma Moloney	Mrs. Maloney had a girl on September 2, 1934. ⁸ Lived in unit 8. Robert worked as vice president secretary of Groninger & Company.
1935	William Budd Parsons	couple had a girl on October 4, 1935. ⁹
1935	William R. Forman	Mrs. Forman had a baby on April 11, while living at building. ¹⁰
1935	Ralph A. Shoenfeld	Lived at building, married Florence Guthman in 1935. ¹¹
1935	John Archibald Morton	Mrs. Morton had a boy on February 13 1935. ¹²
1935	Ivan Dale Ditmars	Mrs. Ditmars had a boy on March 25, 1935 while living in the building. ¹³
1935	Bornstein	Buddy Bornstein and Junior Bornstein, kids, 1935, lived at building. ¹⁴
1935-1940	Nels S. and Allie Hansen	Nels worked as manager by 1938 through 1939. He was born ca. 1880 in Iowa, worked as an electrician contractor. Allie, wife, was born ca. 1883 in Oklahoma.
1935-1940	Victor W. S. and Virginia Louise Denny	Victor was born ca. 1903 in Washington, worked as retail salesman in the Investment industry. Virginia Louise, wife, born ca. 1905 in Washington, completed two years of college.
1935-1940	Sarah Pearl, Mrs.	Sarah was born ca. 1883 in Lithuania, windowed. David W., son, born ca. 1917 in Washington, worked as office supplies salesman. David L. Dovel, brother of Sarah Pearl, born ca. 1885 in Lithuania, single, worked as retail salesman in office supply industry.
1935-1940	Frank B. and Olga Smith	Frank was born ca. 1907 in Illinois, worked as finance auditor. Olga, wife, born ca. 1905 in Louisiana. Sandra, daughter, born ca. 1939.
1935-1940	Lewis and Dorothy V. Terell	Lewis was born ca. 1884 in Texas, part owner in Investment industry. Dorothy V., wife, born ca. 1893 in Illinois, completed high school.

7 *The Seattle Daily Times*, December 16, 1934: 42.
8 *The Seattle Daily Times*, September 8, 1934: 9.
9 *The Seattle Daily Times*, October 8, 1935: 20.
10 *The Seattle Daily Times*, April 26, 1935: 34.
11 *The Seattle Daily Times*, October 9, 1935: 26.
12 *The Seattle Daily Times*, February 27, 1935: 24.
13 *The Seattle Daily Times*, April 3, 1935: 28.
14 *The Seattle Daily Times*, October 10, 1935: 3.

Year	Names	Details
1935-1940	Celia Robbins	Celia was born ca. 1876 in Russia, widowed, naturalized, monthly rental \$58, completed 8 th grade school. Her husband was from Russia. Sam Robbins, son, born ca. 1901 in Russian, naturalized, self-employed. Abe Robbins, son, born ca. 1906 in Washington. Sag Robbins, son, born ca. 1906 in Washington, worked as a salesman at Han Stoer. Bernard Robbins, son, born ca. 1919, worked as salesman. Bernice Robbins, daughter, born ca. 1917, in first year of college by 1940.
1935-1944	Guy F. Kirkpatrick	Guy was born ca. 1885 in Oklahoma, completed 3 rd year of college, owner of a business in the soap and chemical industry; by 1944 was president of the North Coast Chemical & Soap Company. Eveline, wife, born ca. 1883 in Wingham Canada; she moved to Los Angeles and then Seattle. She died in 1944. Past secretary of the Aspasia Club. ¹⁵
1935-1948	William O. and Laretta E. Cutliffe	William was born in Louisiana ca. 1869; college graduate; 1938 was a member of the King County Medical Society. ¹⁶ Laretta Cutliffe, married to William, born ca. 1894 in Washington, high school graduate. Frances Cutliffe, daughter, college graduate, single, born ca. 1918 in Washington; 1942 she married Donald C. Raymond, she was living in the building at the time ¹⁷ By 1948, Laurette worked as a stenographer with the Securities Mortgage Company.
1936	Homer L. Burr	Married Geraldine Ahern, in 1936 while living in building.
1937	Michael J. Mirau	Manager of the apartments in 1937.
1937-1939	Virge A. Jensen	Virge lived in unit 8 and was the widow of Edwin F. by 1937.
1938	Wallace H. and Marion M. Campbell	Lived in unit 1. Wallace worked as vice president and general manager of the Campbell Hardware & Supply Company.
1938	Victor N. Jones	Architect, lived in building. ¹⁸
1938-1940	Allie and Nels S. Hansen	Nels was manager in 1938 and by 1940 Allie was manager of the La Quinta Apartments.
1939	Frank O. Kersten	Lived in the building.
1939	Laura Mitchell, Mrs.	Lived in the building.
1939	Andrew Murray	Lived in the building.
1939	Frank D. O'Neill	Lived in the building.

15 *The Seattle Daily Times*, April 6, 1944: 28.

16 *The Seattle Daily Times*, August 21, 1938: 50.

17 *The Seattle Daily Times*, July 23, 1942: 29.

18 *The Seattle Daily Times*, April 29, 1938: 2.

Year	Names	Details
1939	Theo Romstad	Lived in the building.
1939-1940	Theodire and Loretta Rueger	Theodire worked as manufacturers agent in the hardware industry. Loretta Rueger, wife, born ca. 1875.
1940	Milton and Biuselle Seligman	Milton was born ca. 1904 in New York, by 1940 worked as a broker, rental cost was \$55. Biuselle, wife, born ca. 1905 in Austria, lived in New York with Milton in 1935. Richard Edwin Seligman, son, born ca. 1939.
1940	Thomas and Evelyn Goodrich	Thomas was born ca. 1908 in Illinois, worked at the Furnace Works, as a bench manager, rent was \$45. Evelyn, wife, born ca. 1909 in Illinois.
1940	Elizabeth Hall	Born ca. 1918 in Minnesota, single, worked as a demonstrator with the Public Utility.
1940	Lyman D. and Anna Graham	Lyman was born ca. 1892 in New Hampshire, lived in Norfolk Virginia in 1935, worked in the Geodetic Survey industry, Lieutenant Commander. Anna, wife, born ca. 1897 in Pennsylvania. Anne, daughter, born ca. 1938 in North Carolina. Lyman Graham Junior, son, born ca. 1936 in Norfolk Virginia.
1940	Thomas and Evelyn Goodrich	Thomas worked as branch manager for the Holland Furnace Company.
1941	Hendricks	Dixon Hendricks, age 11, 1941. Lived in building with family.
1942	J. Dee Logan	Married Joye C. DeSchong in 1942; J. Dee served in the U.S. Navy. ¹⁹
1942	Roger William Fairfield	Mrs. Fairfield had a baby girl on April 5 while living at the building. ²⁰
1942-1943	Louis and Ethel Blumenthal	Lived in unit 12. Owner in Herman & Blumenthal Company.
1942-1954	Anna L. Falkoff	Owned the building and lived in unit 9 by 1948. ²¹ In 1942 lived in unit 11. In 1941 Anna lived at the Eltonian Apartments, at 1705 E Howell. Barbara Boe, 1944, shared apartment with Anna.
1944	L. Roger Collins	Lived at the building, married Bette Persons in 1944. ²²
1945	Benjamin Gorlick	Mrs. Gorlick had a baby girl June 2. ²³
1945	Orville L. Long, private first class	Lived at building. ²⁴

19 *The Seattle Daily Times*, December 12, 1942: 10.
 20 *The Seattle Daily Times*, April 22, 1943: 29.
 21 *The Seattle Daily Times*, May 11, 1944: 5.
 22 *The Seattle Daily Times*, January 19, 1944: 16.
 23 *The Seattle Daily Times*, June 26, 1945: 14.
 24 *The Seattle Daily Times*, October 29, 1945: 24.

Year	Names	Details
1945	Lloyd V. Blauvet, Lieut.	Lived in building, received the Air Medal and Gold Star "for distinguishing himself by meritorious acts while participating in aerial flight in the southwest pacific area." ²⁵
1948-1949	Mrs. Essie LeBrasseur	Her daughter Margaret LeBrasseur received her bachelor degree from Marylhurst College, majored chemistry. ²⁶ In 1948, Bette LeBrasseur married Lyle W. Reynolds. ²⁷
1949	Joseph P. Blaschka	Married Genevieve Morrissey in 1949; Genevieve lived in the building. ²⁸
1953	Darlene Mather	Darlene Mather, lived at building and married Stanley T. McLaughlin in 1953. ²⁹
1954	George Gerald Pratt	Worked at a newspaper. ³⁰

25 *The Seattle Daily Times*, November 6, 1945: 13.

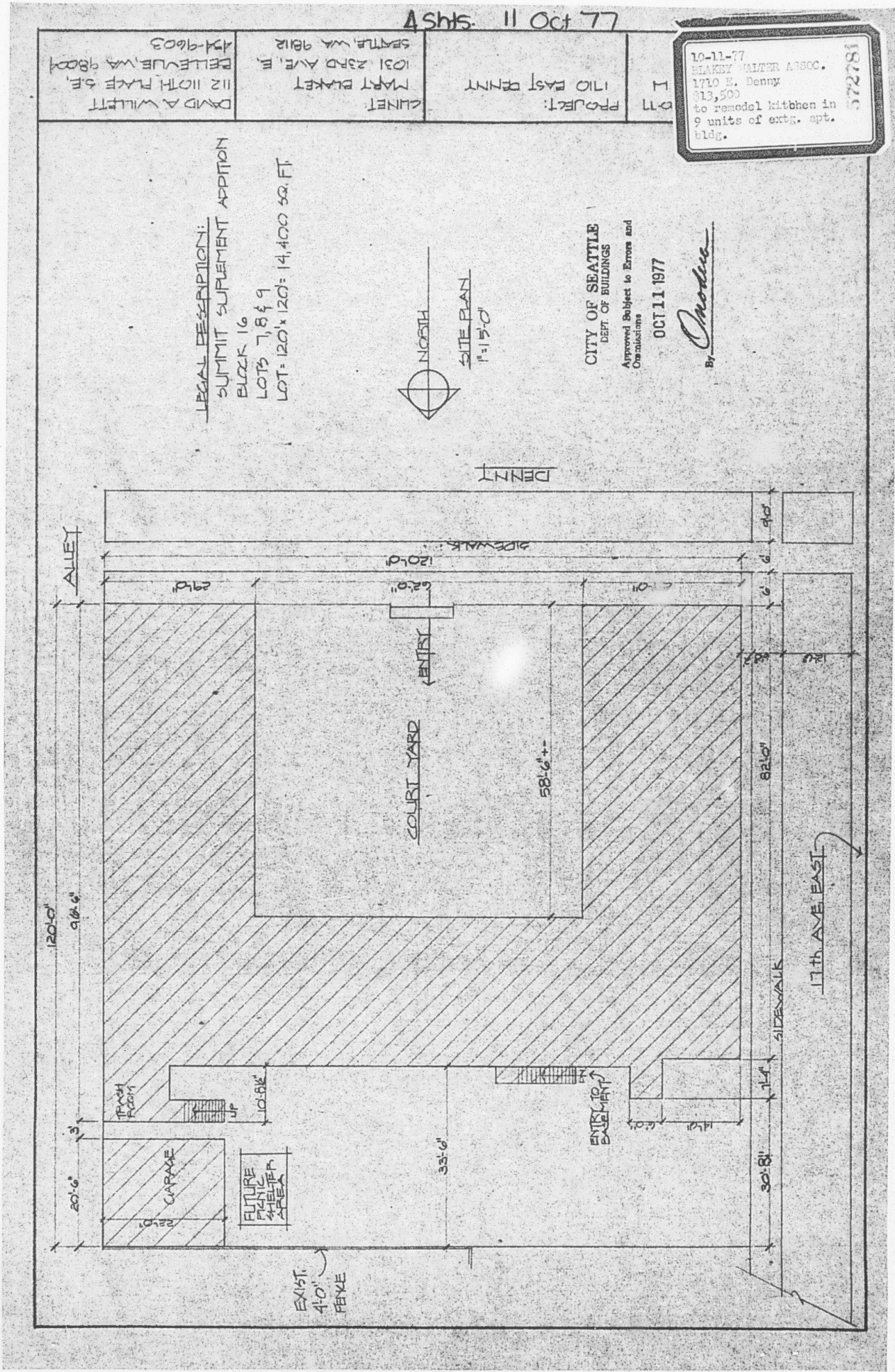
26 *The Seattle Daily Times*, May 30, 1949: 24.

27 *The Seattle Daily Times*, May 13, 1948: 42.

28 *The Seattle Daily Times*, August 25, 1949: 52.

29 *The Seattle Daily Times*, November 26, 1953: 48.

30 *The Seattle Daily Times*, August 13, 1954: 11.



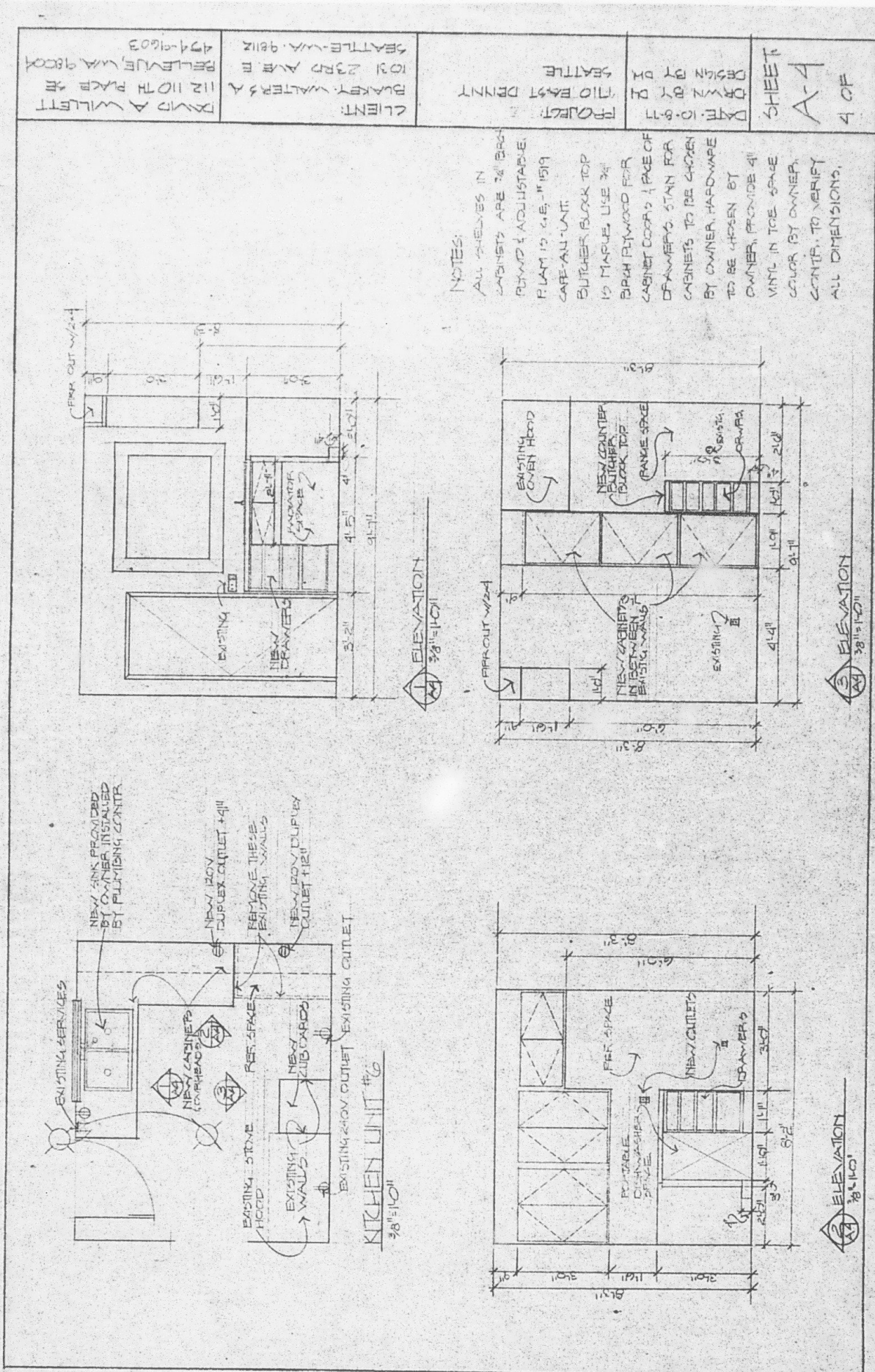
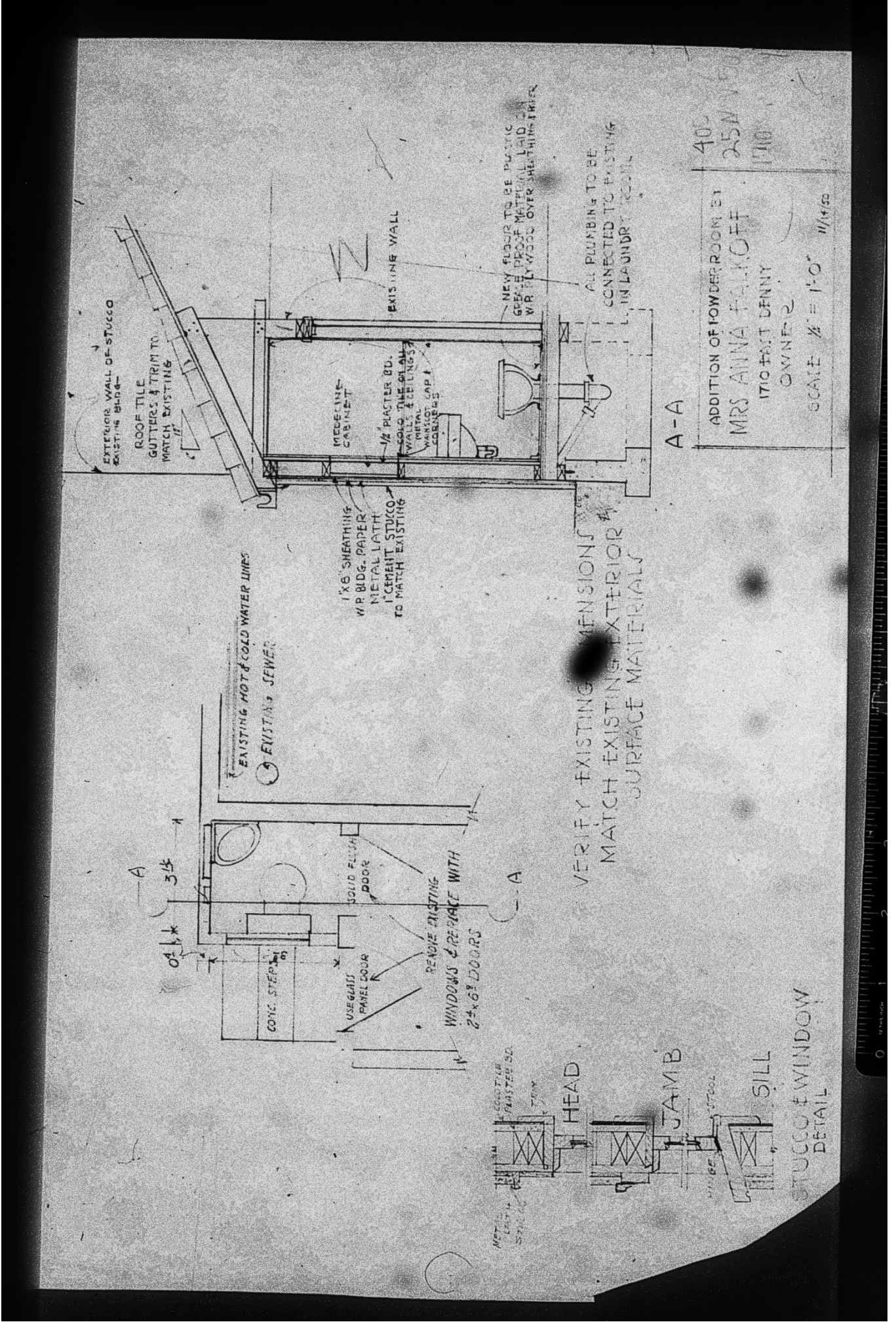


Figure 162. 1950 northwest corner rear addition. Source SDCI, microfilm library.



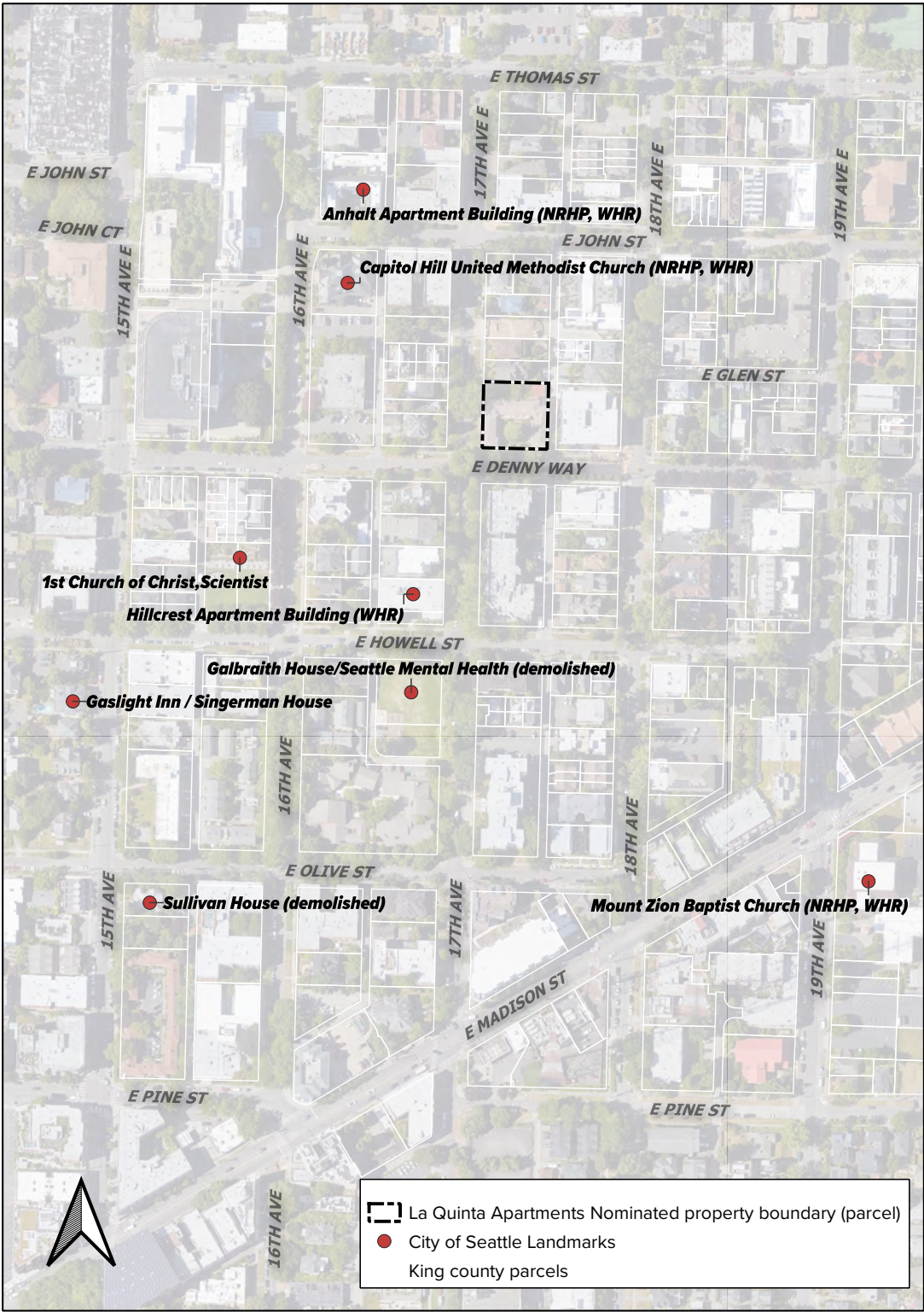


Figure 163. Nearby Landmarks.

This map shows City of Seattle Landmarks near the La Quinta Apartments.



Figure 164. 1600 E John Street, built ca. 1930, Anhalt building and a Seattle Landmark, showing a 2019 aerial (left) and a 1936 aerial (right). Aerials courtesy of King County. North is at the top of each image.

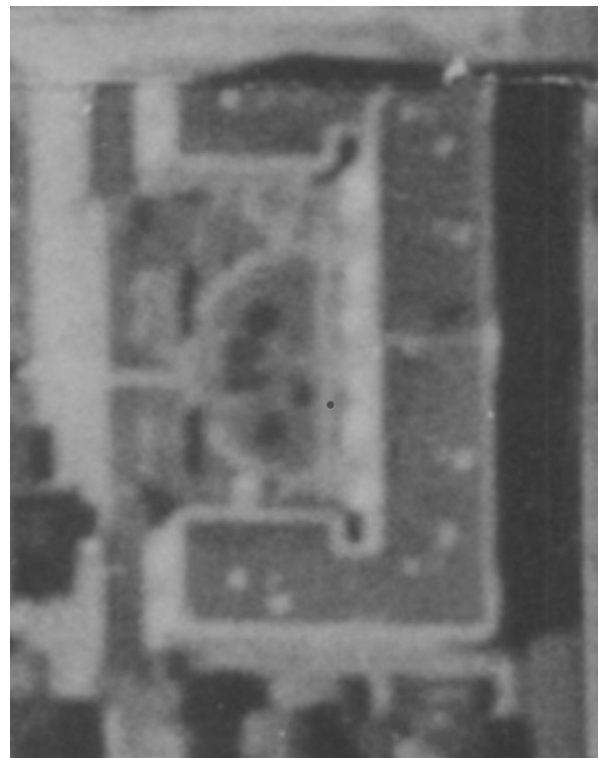


Figure 165. 615 Bellevue Avenue E, built ca. 1924 and a Seattle Landmark, showing a 2019 aerial (left) and a 1936 aerial (right). Aerials courtesy of King County. North is at the top of each image.

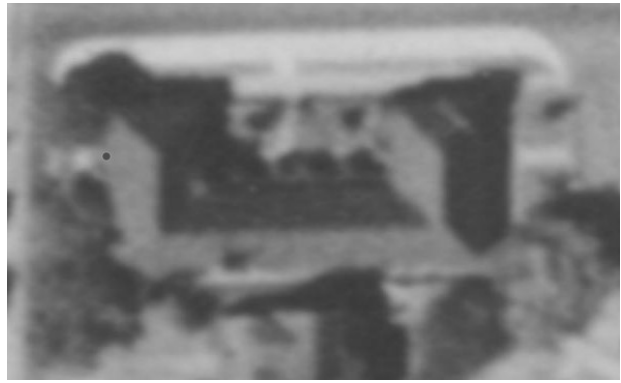


Figure 166. 1405 E John Street, built ca. 1928, Anhalt building, showing a 2019 aerial (left) and a 1936 aerial (right). Aerials courtesy of King County. North is at the top of each image.



Figure 167. 1005 E Roy Street, built 1930, Anhalt building and a Seattle Landmark, showing a 2019 aerial (left) and a 1936 aerial (right). Aerials courtesy of King County. North is at the top of each image.

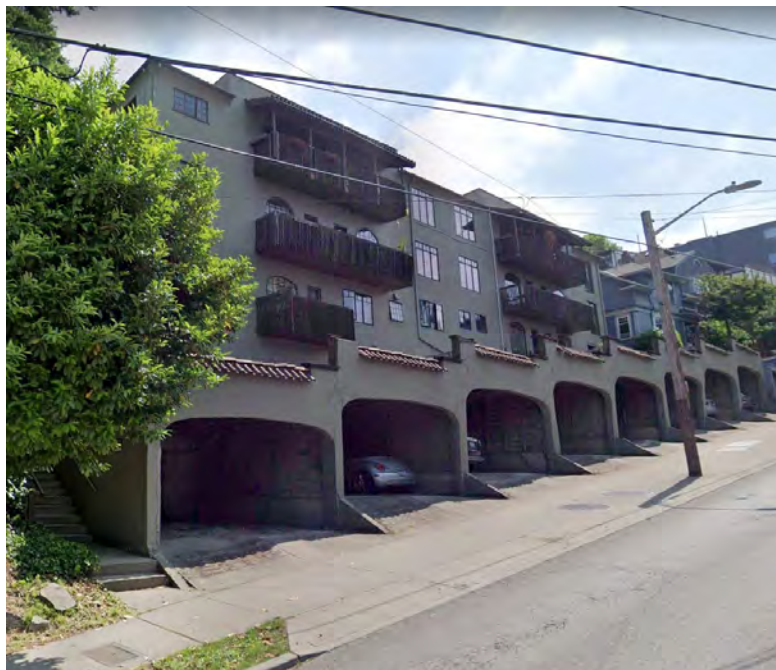


Figure 168. 1025-1029 Summit Avenue E, built 1924-25, Hacienda Court Apartments built by Everett J. Beardsley. Source Google Street View.

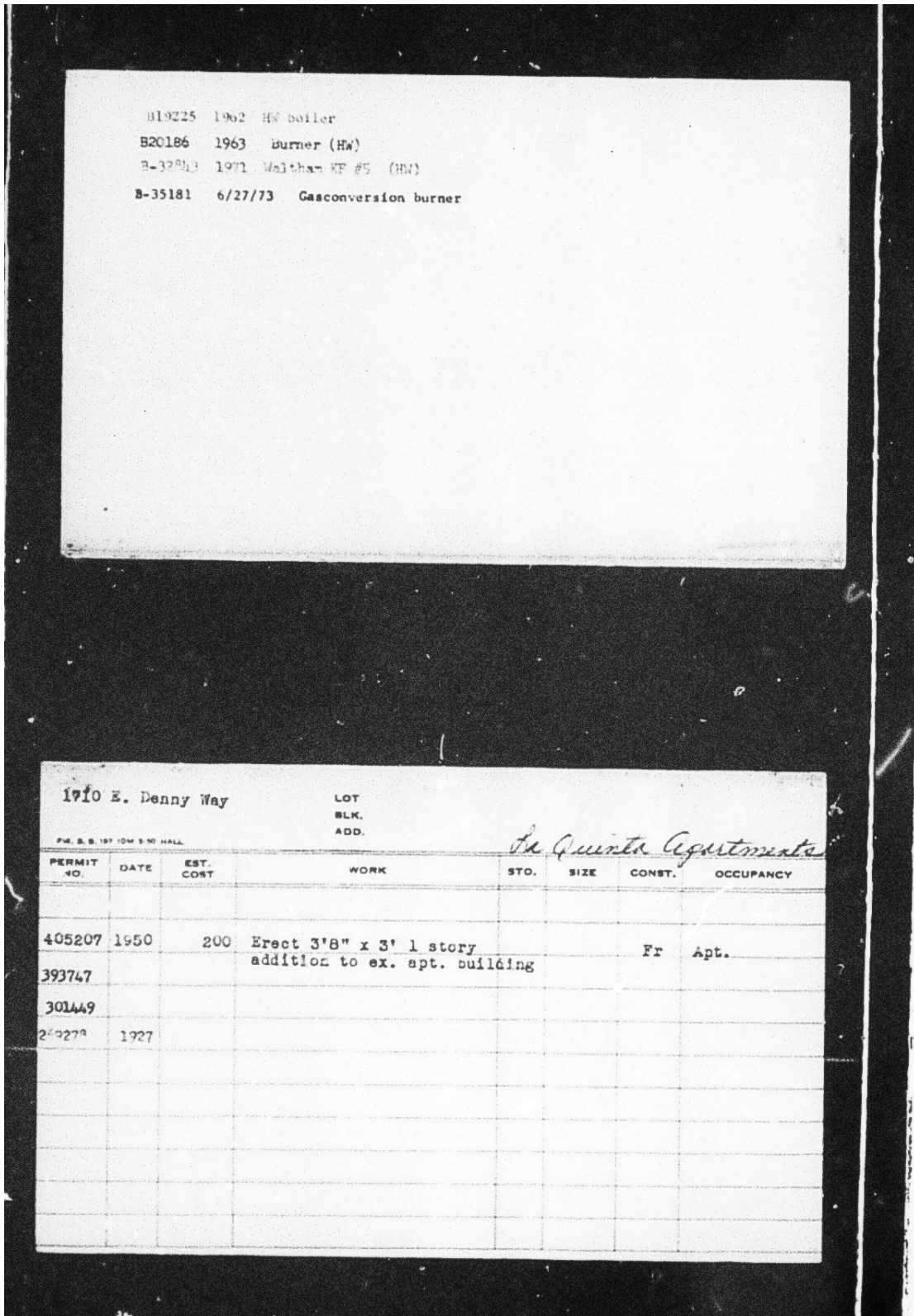


Figure 170. Microfilmed list of permits for alterations. Source SDCl, microfilm library.

269278
PERMIT NUMBER

CITY OF SEATTLE—DEPARTMENT OF BUILDINGS
APPLICATION AND BUILDING PERMIT

OWNER'S VALUE	BLDG. DEPT. VALUE	CLASS OF CONSTR.	BLDG. DIST.	USE DIST.	AREA DIST.	HEIGHT DIST.	PLANS FILED	LIFE OF PERMIT	CEERS
\$ 40,000		Tr	4	2	C		YES NO	7/1	Allen

Application is hereby made for permit to do the following work:

To build Apartments per plans
Street Old Pine on lot.

This building must not be occupied until approved by Bldg. Dept. Call for inspection.

At 1710 E Denny Way, on Lot 7-8-9, Block 16
(Number) (Street) Addition. Lot is 100 x 100 Alley 16 wide.
of 1st Addition. Building will be 70 x 120 and 2 stories in height, in addition to 1st basement. Occupancy will be Apartments.

No part of the building may be nearer than 6 feet 6 inches to any adjoining lot line.
The under side of the joists must be at least 6 inches above the ground.

Owner: Mrs. Marshall Address: 22nd Avenue S.E.
Contractor: " " Address: "
Architect: W. H. Whittier Phone: 2-2965

Application made 7-19 1927 By: J. A. Latt. (Owner) E's Authorized Agent.

DO NOT WRITE IN THIS SPACE

ORIG.

Permission is hereby given to do the above described work, according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with the Ordinances of the City of Seattle.

Permit issued 7/23 1927 By: [Signature] SUPERINTENDENT OF BUILDINGS.

REINFORCING STEEL MUST BE INSPECTED after placing and before covering.

BE SURE YOU ARE FULLY INFORMED ON THE BUILDING AND ZONING LAWS before beginning your work.

Report and recommendations: E 16575
E 92968
Original Application
Gay Raly of Bldg
J. A. Latt
7/13 1927
J. A. Latt
Approved

Field Inspector

Figure 171. Building permit, page 1. Source SDCl, microfilm library.

REPORT OF INSPECTOR

Date of Visit	Made by	REMARKS
9-10-27	Hanson.	OK to lath apts #1-2-3. Cutting off that part of 2 ply built on parking strip.
9-14-27	Hanson	OK to lath 4 & 5th apt. Division wall OK.
9-21-27	Hanson	OK to lath all.
10-15-27	Atblain	2 - 2 ply Cores OK to lower class "C" at 1275 Westlake No. for this job.
10-26-27	Hanson.	Boiler room ceiling 2x6 T+S, plaster board and plaster.
12-10-27	Clothier Smith	Instructed foreman on hanging fire doors. Barriment plastering is too thin - must have another coat. Numerous holes in curing plaster in Barriment around pipes. Fire doors drag on floor and have no rebund hardware. Must hang fire doors to unexcavated part under house. The 2 nd story ladder cut shown on plan has not been installed.
2-14-27	Wolfe	Bldg now occupied Posted Notice "Not to Occupy in B.S."
1-5-28	Wolfe	Notice has been removed. Plastering in laundry & boiler rooms is O.K. Store Room ceiling has been latched in spots but is not approved. No spring or latch on fire door to unexcavated part of bmit. Hinges are too small. Fire ladders not installed.
2-9-28	Wolfe	Fire ladders in place. Instructed foreman to place spring latch on door to unexcavated part of bmit. O.K.

(DO NOT WRITE IN THIS SPACE)

Figure 172. Building permit, page 2. Source SDCl, microfilm library.



Figure 173. Lawrence Norman, ca. 1970.

Lawrence, son of Richard and Mildred Norman (owners of La Quinta Apartments, 1964-1974). Courtesy Lawrence Norman.