

The Site and Building Exterior

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

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

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

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

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

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

Interior Plan and Features

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

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

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

Changes to the Building

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

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

STATEMENT OF SIGNIFICANCE

Historic Overview of Capitol Hill

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

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

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

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

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

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

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

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

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

Historic Overview of Seattle Apartment Buildings

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

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

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

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

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

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

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

Frederick William Anhalt, Original Owner, Designer, and Builder

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

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

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

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

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

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

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

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

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

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

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

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

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

The Building's Construction

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

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

Building Tenants

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

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

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

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

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

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

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

The Tudor Revival Style

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

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

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

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

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

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

BIBLIOGRAPHY

Berner, Richard C. *Seattle 1921-1940: From Boom to Bust*. Seattle: Charles Press, 1992.

City of Seattle.

Department of Neighborhoods, Historic Preservation Division Historical Sites Database
<http://www.seattle.gov/neighborhoods/preservation/historicresources.htm>

Department of Planning and Development, Permit Records and Drawings.

Department of Planning and Development, GIS Map Collection.

<http://web1.seattle.gov/dpd/maps/dpdgis.aspx>

- Municipal Archives, Digital Photo Collection. <http://clerk.seattle.gov/~public/phot1.htm>
- Dorpat, Paul. "Then and Now: Anhalt Apartments – 750 Belmont Ave." *Seattle Times Pacific Magazine*, March 3, 1991.
- HistoryLink.org, the Online Encyclopedia of Washington State History.
<http://www.historylink.org/index.cfm>
Caldbick, John. "Seattle Neighborhoods: Capitol Hill, Part 2." No. 9841, June 3, 2011.
Dorpat, Paul. "Seattle Neighborhoods: Capitol Hill, Part 1." Essay No. 3118, May 7, 2001.
MacIntosh, Heather M., "Anhalt, Frederick William (1896-1996)." Essay No. 121, August 5, 2005.
- Hunter, Christine. *Ranches, Rowhouses & Railroad Flats – American Homes: How They Shape Our Landscapes and Neighborhoods*. New York: W.W. Norton & Company, 1999.
- James, Diana E. *Shared Walls: Seattle Apartment Buildings, 1900–1939*. Jefferson, NC: McFarland & Company, 2012.
- King County.
Department of Assessments, property records for parcel no. 1806900395
iMaps website. <http://www.kingcounty.gov/operations/GIS/Maps/iMAP.aspx>
- Kreisman, Lawrence. *Apartments by Anhalt*. Seattle: Office of Urban Conservation, 1978.
- Kroll Map Company. *Kroll's Atlas of Seattle*. 1912-1920, 1940-1960, ca. 2000.
- Lambert, Steve. *Built by Anhalt – a Biography*. Seattle: Harstine House, 1982.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
- Museum of History and Industry, Digital Photography Collection.
http://www.seattlehistory.org/photo_archive/search_the_photo_collection.php
- Nyberg, Folke and Victor Steinbrueck. "Capitol Hill: An Inventory of Buildings and Urban Design Resources." Seattle: Historic Seattle Preservation and Development Authority, 1975.
- Rash, David, phone conversation with Sonja Molchany, BOLA Architecture + Planning, June 29, 2012.
- Rash, David and Thomas Estep "Frederick William Anhalt," in Ochsner, *Shaping Seattle Architecture: A Historical Guide to the Architects*. Seattle: University of Washington Press, 1998 p. 222-227 and 315.

R. L. Polk & Company. *City of Seattle Directory*. Seattle: R.L. Polk & Company, 1938, 1942, 1948-49, 1956.

_____. *The Greater Seattle Market*. March 19, 1932.

Schmid, Calvin F. *Social Trends in Seattle*. Seattle: University of Washington Press, 1944.

Seattle Times:

“Three of the Properties Sold Last Week.” June 26, 1927, p.24.

Incorporation notices. October 18, 1929, p. 35.

“Homes and Investment Properties Lead Field.” November 18, 1928, p. 26.

“\$60,000 Apartment for Belmont North.” May 6, 1929, p. 8.

“Realty Sales Gain During August.” August 18, 1929, p. 15.

Incorporation notices. January 21, 1930, p. 23.

“The Newest Anhalt Apartment-Home” [advertisement]. February 16, 1930, p. 15.

“Larger Sizes of Projects in Realty and Building Deals.” February 16, 1930, p. 30.

“16th Anhalt Apartment Home Opens.” February 16, 1930, p. 30.

“Permits Issued for Stock Orders.” March 4, 1930, p.24.

“New Apartments Worth \$430,000 Ordered in City.” March 20, 1930, p. 11.

“New Structures Have Big Place In Current Realty and Building Deals.” March 20, 1930, p. 20.

“Anhalt Program This Year Will Set High Mark.” March 30, 1930, p. 20.

Building Permits. April 2, 1930, p. 22.

“\$101,567 Judgment Against Anhalt Property Given.” March 11, 1931, p. 5.

“50 Creditors of Builder Plead to Enter Claims.” April 28, 1931, p. 16.

“The Very Latest in Small House Design by a Well-known Builder” [advertisement].
October 22, 1933, p. 53.

“A Small Home Designed by Anhalt” [advertisement]. June 10, 1934, p. 56.

Incorporation notices. March 1, 1935, p. 34.

“Twin Homes—927 10th Avenue North—Now Open for Public Inspection”
[advertisement]. September 20, 1936, p. 74.

“The Street With a Split Personality.” April 15, 1962, p. 50.

Anhalt’s Shur-Gro Nurseries [advertisement]. April 5, 1963, p. 32.

Sexton, R. W. *American Apartment Houses, Hotels and Apartment Hotels of Today*. New York: Architectural Book Publishing Company, Inc., 1929.

Sheridan, Frances Amelia. “Apartment House Development on Queen Anne Hill Prior to World War II.” Masters Thesis, University of Washington, 1994.

Swope, Caroline T. *Classic Houses of Seattle – High Style to Vernacular, 1870-1950*. Portland, Oregon: Timber Press, 2005.

Triad Associates. ALTA/ACSM Land Title Survey for Trinity Real Estate, 1600 E. John Street. December 22, 2011.

University of Washington Libraries, Special Collections.
Digital Photo Collections. <http://content.lib.washington.edu/>
Pacific Coast Architecture Database. <http://digital.lib.washington.edu/architect/>

Weill, Jason. "Mapping Frederick Anhalt's contribution to Capitol Hill (and other neighborhoods too)," in CHS Capitol Hill Seattle Blog, February 2, 2012.
<http://www.capitolhillseattle.com/2012/02/12/mapping-frederick-anhalts-contributions-to-capitol-hill-and-other-neighborhoods-too>

Woodbridge, Sally B. and Roger Montgomery. *A Guide to Architecture in Washington State*. Seattle: University of Washington Press, 1980.

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

Issued: October 29, 2012

Karen Gordon
City Historic Preservation Officer

Cc: Rob Larsen, Anhalt Apartment LLC
Susan Boyle, BOLA Architecture + Planning
Mark Hannum, Chair, LPB
Diane Sugimura, DPD
Alan Oiye, DPD
Ken Mar, DPD