United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

278

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

RECEIVED 2280
MAR 29 2013
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

1. Name of Property

Historic name: 1600 East John Street Apartments
Other names/site number: None
Name of related multiple property listing:
NA
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: 1600 East John Street
City or town: Seattle State: WA County: King
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide X local

Applicable National Register Criteria:

___A ___B X C ___D

Allyson M	3·21·13
Signature of certifying official/Title:	**Date**
WASHINGTON STATE HISTORIC PRESERVATION OFFICE	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

for Edson H. Beall 5.14.13

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [x]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

Category of Property

(Check only **one** box.)

Building(s) [x]

District [ ]

Site [ ]

Structure [ ]

Object [ ]

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)

DOMESTIC/multiple dwelling

Current Functions
(Enter categories from instructions.)

WORK IN PROGRESS/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Late 19th & 20th Century Revivals: Tudor Revival

Materials: (enter categories from instructions.)
Principal exterior materials of the property:

Walls: Brick, Stucco, Wood
Roof: Asphalt
Foundation: Concrete

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The 1600 East John Street Apartments are located at the northeast corner of East John Street and 16th Avenue East in Seattle's Capitol Hill neighborhood (see 1949 photograph at Fig. 1, Fig. 2A elevation drawings, Fig. 2B site plan/photo key map, Fig. 2C survey map and Fig. 3 aerial photograph). By the 1930's this site and its surrounding blocks were characterized by 2-4 story apartment buildings, interspersed with earlier single family houses, with several religious and institutional buildings. The entry courtyard to the Anhalt Building faces south onto East John Street, with the former Capitol Hill United Methodist Church (1906) located directly across East John Street (see Fig. 4, with church at right and subject property at left). A public alley borders the property to the east, and a below-grade storage and parking structure abuts the building to the north. The Anhalt Building was developed by the Anhalt Company in a variation of the Norman Revival-Tudor Revival Style that characterized the larger and more eclectic of Anhalt's apartment buildings. The exterior walls are composed of clinker brick with stucco and half-timbered infill, with cast stone window and door trim. The overall building exterior plan, elevations and virtually all original exterior wall elements and details remain intact. The original leaded glass multipane windows, soldier brick headers and brick sills are all intact, with the exception of two small window units. A remarkable three-story entry and stair turret dominates the landscaped entry courtyard and retains its original configuration and materials, inside and out. The steeply gabled, variable-height roof configuration is unaltered from the original, now

clad with heavily textured asphalt composition shingles. The entry sequence from sidewalk through the entry courtyard to the entry turret and lobby and to the second entry and stair lobby all remain intact, while the interiors of the main entry turret and open circular stair retain all original interior finishes, ironwork and stair details. Though the building was converted to office use in 1969, and most interior apartment unit features were altered or removed, the majority of interior primary circulation elements remain intact. Original remaining apartment interior features include the primary entry lobby and three-story circular stair, a secondary staircase with millwork balustrades and railings, fireplaces with tile trim that were original to the building, nearly all original window trim and leaded multipane windows, all original exposed beam/truss elements in the top floor apartments and most of the original cast iron radiators and original oak strip flooring throughout most of floors 1, 2 and 3. The owners have recently started a building rehabilitation to return it to its original multifamily apartment use.

Narrative Description

Overview of the Building and Site

The Anhalt Building at 1600 East John Street is located at a high point of Seattle's Capitol Hill. It is bounded on the south by East John Street; on the west by 16th Avenue East; on the north by a below-grade storage and parking area; and on the east by a public alley. The building is U-shaped in plan, organized around a landscaped entry courtyard fronting on East John Street. The immediate neighborhood context includes the former Capitol Hill United Methodist Church, located directly across East John Street, and the Group Health Hospital facilities, located across 16th Avenue East (Fig. 5, with hospital at left and church at right), as well as a series of multifamily apartment buildings and single family residences dating mainly from the early twentieth century through the early 1930's. The subject property site measures 120' X 120', with the U-shaped building occupying the south 72' of the site. The lot north of the original historic building site is occupied by a surface parking area with ramp leading down to a below-grade parking and storage area. This abutting subsurface structure, (wood framed and in fair to poor condition), was built in 1969, much later than the period of significance, and it is not a contributing resource.

The U-shaped Anhalt Building extends to the south, east and west boundaries of the site, with an overall footprint of 120' in the east-west direction and 72' in the north-south direction. The building surrounds its entry courtyard measuring 46' X 42', slightly raised in relation to East John Street by a brick wall along the sidewalk/courtyard edge. A Y-shaped concrete walkway extends from the sidewalk into the courtyard, dividing into two prongs, with each serving one of the two entry lobbies at the interior corners of the courtyard (Fig. 6). The court includes mature plantings, and the property has additional evergreen shrubs in narrow planting strips bordering the south and west elevations of the building.

The Anhalt Building has a partial basement at the west, with a basement level connection to the subsurface parking and storage area described above, all with concrete foundations and slabs on grade. Above the concrete foundations, the internal structure of the Anhalt Building is heavy

timber columns and beams with additional lighter wood framing. The 1937 King County property card for the subject property (Fig. 7) states that the typical primary structural columns are 8"X10" timber, with 2"X12" wood floor joists spaced on 16" centers. As found in all of the later Anhalt apartment buildings, the exterior walls are largely composed of clinker brick in varying hues and textures, some protruding and unusually shaped units, with leaded glass windows set within brick-framed openings. Tall gabled and hipped roof areas are framed at varying heights, resulting in an irregular roof line that is a common element in the larger Anhalt buildings. Dark-stained wood brackets at the eaves, barge boards and half-timbering combine with limited areas of cement plaster infill in certain elevations.

Total Gross Floor Area per King County records: 21,636 square feet

Gross Building floor areas:

Basement: 1,298 sq.ft.
First Floor: 6,779 sq.ft.
Second Floor: 6,779 sq.ft.
Third Floor: 6,779 sq.ft.

Building Floor Heights (floor to ceiling):
Basement: 8'-6"
First Floor: 8'-4"
Second Floor: 8'-4"
Third Floor: Typically 8'-4" but height varies with shaped ceilings in central portion of the building facing south to the courtyard

Legal description of the Property:

Historic property site: Lots 4, 5 and 6, Block 6, D.M. Crane Addition, according to the plat thereof, recorded in Volume 4 of plats, page 71 in King County, Washington.

(Note: Lot 4 was added to the property in the 1960's. However, a portion of the adjacent underground storage area on Lot 4 was attached to the historic structure on Lots 5 and 6)

Exterior Description

South Elevations: East and West Wings

As described in more detail below, a defining feature of the most significant Anhalt Company apartment buildings was a landscaped entry courtyard, visible from the street, and dominated by major architectural components such as an entry and stair tower. The subject property includes all of these elements, including one of the larger entry courtyards developed by Anhalt, with an area of nearly 2,000 square feet. The south elevation includes the entry courtyard elevation and the two asymmetrical east and west wing facades facing East John Street (see Fig. 9 and elevation drawings at Fig. 2A).

The west wing facade on East John Street (Fig. 10) measures approximately 38' in length and is a symmetrically-composed elevation rising three stories, capped with a high hipped roof characteristic of the Norman Revival style, clad in heavily textured compositional shingles (which replaced the original wood shingles shown in Fig. 8). Clinker brick is the dominant material, including brick eave brackets that wrap around the corner into the entry court. Double window units are inserted on the east and west ends of each floor and a pair of single units are in the center of the elevation. A single painted metal downspout is at the center of the elevation (which appears to be a replacement, as do all gutters and downspouts at the building). All window openings have soldier brick courses and brick sills. All of the original façade elements are in place and in good condition, including all of the leaded glass multipane casement windows units (3 across, 4 high) intact and in fair to good condition, with the exception of the one-half of the third floor east window unit and a replacement unit installed at the third floor, west of center.

In contrast, the east wing façade on East John Street is a highly asymmetrical composition with three stories and a varying roof construction, including elements characteristic of both Norman Revival and Tudor Revival architecture (Fig. 11). All façade elements, including all window units in this façade, are original to the historic building. The west bay of this facade is unusual in that it is capped by a gabled roof that includes double bowed bargeboards in heavy timber, with a tall wood gable post, all in fair to good condition (Fig. 12), with the exception of some water damage at the board ends. This gable allows for a tall window opening at the third floor that includes a double-stacked pair of leaded glass casement units. At the second floor in this tall west bay are two side-by-side casement units, while at the first floor there is a smaller opening with similar side-by-side casement units. Except at the tall west bay, the majority of this façade is recessed at the third story, with a tall and shallow shingled shed roof covering these lower protruding portions of the façade. This emphasizes the tall gabled west bay and creates an additional architectural feature that focuses attention to the entry courtyard, providing a visual counterpoint to the tall entry turret in the court, described below. This elevation is further distinguished by a second floor balcony that is wrapped by a heavy wood railing assembly inspired by Tudor Revival sources (Fig. 13).

Entry Courtyard Elevations

In the entry courtyard, each of the three elevations has unique variations drawn from a variety of eclectic styles, including the Norman Revival and Tudor Revival. The courtyard is visually and functionally dominated by the Norman Revival stair tower turret set into the west interior corner (Fig. 14). This three-story turret is capped by a tall conical roof, with a band of off-white painted stucco circling the turret at the eave level. A single casement window unit is at the third floor level of the turret, trimmed in cast stone and glazed with leaded glass in a diamond pattern (Fig. 15). The window unit below, at the second floor, is a three-unit Gothic Revival, pointed arch cast stone assembly, with diamond pattern leaded glass casement units, one per opening. Directly below this is the main entry door to the building, with Gothic Revival-inspired cast stone door surrounds and a blind transom above the door opening (Fig. 16). The turret entry door itself may be original, built up of solid wood stiles and rails with projecting square medallions, four across and ten down. The south facing courtyard façade at the third story is unusual in its use of stucco

with half-timbering in the Tudor Revival style, all projecting slightly form the main clinker brick-clad façade (Fig. 17). Wood brackets provide a transition between these façade planes, set in a rhythm established by the vertical half-timber pieces. On each of the floors in this elevation are two large window groupings per floor, each divided into four divisions with a single tall leaded glass casement unit (3 across, 5 down) within each division. The overall symmetry of this elevation is reinforced by the substantial chimney, placed on-axis with the courtyard elevation. An accessibility ramp was added across this elevation at some point after the 1969 purchase of the property (Fig. 18). The west-facing courtyard façade (Fig. 19), at its re-entrant corner, has a door opening for the secondary stair tower, with this doorway set deep into the façade (Fig. 20). A wood entry door similar to the turret door is in place here, also in fair condition, also with the 4 across, 10 down medallion pattern. This door includes more recent vintage replacement door hardware. Small stair tower window openings are set above this door on the second and third floors, each with leaded glass casements. There are three window openings on each floor in this elevation. The central opening has four divisions, each with a casement unit, and the two flanking openings with two divisions.

As with all window units at the ground floor of the building, at some point (perhaps with the 1969 work on the building) the ground level window openings were covered with painted metal security railings (see Fig. 19 as an example).

At the east facing courtyard elevation, the tall roof structure at the south elevation on John Street wraps into the courtyard, providing for a slightly taller façade extension at the south end of this elevation (Fig. 21). This emphasizes the corner of the west wing as it turns into the courtyard, providing the third vertical counterpoint element in the courtyard composition. This verticality is reinforced by the smaller (two unit wide) stacked window openings on each floor in the end bay. The large central window openings in this façade match those directly across the courtyard (each opening divided in four), while the window openings abutting the turret on each floor include two divisions, each with a tall casement unit.

The courtyard landscaping is raised at the sidewalk edge approximately 18 inches by a brick-faced retaining wall (Fig. 14). The Y-shaped pathway is centered axially on the courtyard and is concrete paved, one prong leading NE to the secondary entry, the other leading NW to the entry turret and its circular entry porch. The turret entry porch has three steps, with brick soldier course risers, with the treads trimmed in radiating brick and the large top landing paved in a running bond pattern (Fig. 16). Ornamental iron stair railings lead up the entry porch and appear to be original elements. This entry porch has been encroached upon by the concrete ramp construction, covering portions of the original steps. A signage panel that at one time included Group Health Hospital information remains in the courtyard but is slated for removal. A lighting fixture (pole unit, possibly from c. 1969) is set at the path entry at the sidewalk. The raised planting areas include a mix of deciduous and evergreen trees and shrubs, however, the planting pattern is not the typical full and layered Anhalt landscaping and it is likely that landscape elements were removed under prior ownership. A pair of birch trees flank the entry path, planted in the sidewalk median. The 1949 photograph at Fig. 1 also appears to show birch trees in the planting median, along with a series of evergreen trees and shrubs that had been planted by the time of the 1937 photograph at Fig. 8. A mature hemlock tree is currently growing in the

planting strip at the east wing, possibly dating from the original 1930-1931 construction and landscaping (Fig. 22).

West Elevation

The west elevation facing 16th Avenue East contains all of the basic repeating elements of the Anhalt Building, all of which appear to be original to the 1930-1931 construction: heavily textured clinker brick as a base wall material; an alternating pattern of large and smaller window openings, each with either two, three or four divisions and leaded glass multipane casement units; with soldier course headers with brick sills, capped with a steeply-sloping Norman-Revival inspired roof at varying heights (Fig. 23). The slightly taller end (south) bay of this elevation mirrors the corresponding south bay at the courtyard elevation, including the brick eave brackets and vertical emphasis marking the corner of the building (Fig. 24). Small window openings are set at the basement level of this elevation. A narrow planting strip at the base of the wall includes several mature cedar trees growing very close to the wall, either the same trees or reminiscent of the cedars that appear in the 1937 photograph. A mature hemlock tree is growing in the sidewalk median planting strip, possibly the same tree shown as a sampling in the 1937 photograph.

North Elevation

The north (rear) elevation of the Anhalt Building is a straightforward, rational composition of window openings on the three residential levels (Fig. 25). The basic façade materials used elsewhere in the building are repeated here: a field of clinker brick, window openings with soldier coursing above steel lintels, brick sills, leaded multipane window units, all capped by a high roof drawn from Norman Revival sources. Painted metal gutters and downspouts have replaced original downspouts and gutters. An egress doorway at the west end of the elevation now includes a hollow metal fire door, possibly installed at the time of the 1969 office work. Otherwise, all façade elements are from the original construction. A ramp parallels the north elevation and leads to the subsurface storage area that was constructed on Lot 4 to the north in 1969 (Fig. 26). A parking area asphalt surface slopes up slightly to the east from the sidewalk level on 16th Avenue East and covers the below-grade storage spaces. This 1969 era structure has deteriorated, especially at the east (alley) side of the lot.

East Elevation

The Anhalt Building's east elevation borders the public alley that runs north-south, mid-block between 16th Avenue East and 17th Avenue East (Fig. 27). This elevation repeats the basic pattern of textured, multi-hued clinker brick as the field (see detail Fig. 28), with window openings on the three levels that are divided into one, two, three or four casement units, all in leaded glass units with wood frame, all original to the 1930-1931 construction. The only modifications to this exterior elevation are the security rails at ground level windows, the c. 1969 gutter and downspout, and the former egress door opening at the north side of the elevation has been blocked with a framed and clad wood inserts (Fig. 29). The clinker brick wall at the south bay of this east elevation steps slightly higher than the remainder of the elevation, corresponding

to the taller hip roof area at the south elevation of the building. The centered double casement unit openings in the south bay work together with this slightly increased height to emphasize the verticality of this bay, as used elsewhere in the building to emphasize the building corners.

Interior Descriptions

First Floor

The U-shaped Anhalt Building is oriented at ground level to East John Street and the central entry courtyard. There are two main entries to the building accessed through the courtyard: to the west through the entry turret with its ceremonial circular lobby and winding staircase and to the east to the deeply-recessed entry porch with its rectangular staircase lobby and staircase. The original circulation elements of Norman Revival turret, first floor entry lobbies and staircases are all substantially intact with a high degree of integrity. The minimal corridor areas that were original to the building are either intact or are largely slated for reinstallation in the rehabilitation plan underway (see floor plans at Fig. 30 indicating original circulation areas and original construction overlaid with existing and/or planned circulation areas).

The entry lobby and stair in the turret is circular in plan, with its original glazed paving completely intact (Figs. 31-34). This paving scheme uses repeating geometric-cast pavers to frame the areas that are filled with randomly-shaped pavers of glazed terra cotta and polished stones. The circular lobby stair is also intact, including all stair treads, risers and trim millwork. The original circular stair railing assembly is solid wrought iron with fully twisted square stair railings, while the upper landing railings are twisted only at the upper half of the rails. The railing in the lobby may have been added after the original construction as a safety guard to prevent walking into the stair stringer. The lightly-textured cement plaster walls and surfaces in the entire three-story stair turret spaces all appear to be original construction. Plaster transitions between adjacent surfaces are typically rounded at edges. Several of the lighting fixtures have been replaced. Natural light comes through the pointed arch window openings at the second floor landing and at the top landing. Natural light is reflected into the open circular stair space by the white-painted, rounded plaster wall surfaces at the various levels. The circularity of this open three-story turret space is visually reinforced by the stair itself and by the radiating spokes of the ceiling framing.

In contrast to the turret entry and stair, the east entry lobby at the courtyard is rectangular in plan and smaller in scale, originally serving fewer apartments than the larger turret lobby and stair. As with the turret entry, virtually all of the original entry lobby and stair components are intact and in fair to good condition. The east entry is paved in a random rectilinear pattern with a series of fire-flashed ceramic tiles in varying hues, ranging from orange, brown and red tones to green and yellow (Fig. 35). Also contrasting with the wrought iron work and circular sweep of the turret stair, the east stair is an L-shaped stair system with intermediate landings between each floor level. The east stair balustrade, treads and risers are all in milled wood, executed in a style somewhat reminiscent of early American revival detailing, a style that Anhalt used in certain details in other of his apartment buildings (Fig. 36, 37). It appears that all of the original east stair components are intact and in fair to good condition.

The corridor space in the original first floor plan of the Anhalt Building was very limited, a deliberate result of Anhalt's desire to minimize interior corridors, achievable here given the flexibility of planning afforded the designers at this relatively large property, especially in relation to many of Anhalt's other very constricted sites. As shown at Fig. 30, the majority of the original lobby and circulation spaces at the Anhalt Building remain in place. However, the original east fire stair was removed in connection with the 1969 alterations. The building was converted to office use at that time and numerous new partitions were installed throughout the floor. Most interior apartment features were altered or removed. However, the remaining features taken together continue convey the feeling and sense of a residential building (see interior view at Fig. 38).

Significant original apartment interior features remain in place, including each of the six original fireplaces and accompanying chimney/flues at the center front units on each of the three levels. As on all three levels, the fireplaces on the first level are intact and appear to have retained their original tile firebox with textured tile surrounds (currently painted) and random pattern tile hearth paving (Fig. 39). Nearly all original interior window trim and all leaded multipane window units are in place on the first level. Most original residential cast iron radiators remain in place and are operating. Most of the original oak strip flooring that was milled and installed by the Anhalt Company remains in place, although it had been covered by carpeting in the 1960's renovations and is need of refinishing and repairs.

Second and Third Floors

The two upper floors repeat the basic pattern at floor 1. The majority of the original circulation components remain intact and in place (west turret, stair, east stair and most corridor space). All original windows remain in place on the second floor (see Fig. 38 and 40). On the third floor, all original leaded glass window units remain with the exception of the two casement units at two openings at the south facing west wing (one is a replacement unit with simulated divided lites, installed by the prior owner, while the other opening is boarded with plywood). The original four fireplaces on the second and third floors remain and appear to be essentially intact and in working condition.

At the third floor, in the spaces corresponding to those units with fireplaces, there is a series of exposed heavy timber open beamed trusses (Figs. 41, 42). Although several 1969-era lighting fixtures and ceiling tiles were installed in these spaces, it appears that the original exposed hewn-beam work has not been altered or damaged.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1931

Significant Dates

1931

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Anhalt, Frederick William / The Anhalt Company

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The 1600 East John Street Apartment is eligible for listing under National Register criteria C as a representative example of the mature work of Frederick William Anhalt and the Anhalt Company. The period of significance begins and ends in 1931, the date of completion of the building and the final year of existence of the Anhalt Company.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Anhalt Company Apartment Building at 1600 East John Street in Seattle is one of the largest and among the most significant buildings constructed by builder, developer and designer Frederick William Anhalt (see 1949 photograph at Fig. 1). The property appears to be the last apartment building project that Anhalt's company designed and for which it applied for building permits, and the second-to-last actually completed. It is a representative example of Anhalt's mature work, featuring key elements that characterize his most significant projects, yet it presents a formal composition of elements that suggests the possibility for new directions for his work, if that apartment building career had continued.

1600 East John Street was completed in 1931 at the peak of Frederick William Anhalt's building career, just before his company collapsed in the early years of the Great Depression. The building represents the end point and a representative example of the mature work of this key figure in the history of Seattle residential architecture, incorporating major characteristic features of his work from the 1920's, including one of the most significant interior spaces Anhalt built. Importantly, the building form is more controlled than much of Anhalt's earlier work, expressing a more symmetrical and formal approach to architecture and site planning than was typical of his previous projects. The highly efficient U-shaped exterior building envelope plan emphasizes maximum natural light and flexibility of planning, minimizing interior corridors. The building also includes a formal and symmetrical version of Anhalt's signature garden entry court, a key feature of his most significant apartment projects. 1600 East John Street in some ways suggests certain "pre-modern" design gestures and presents the possibility that there might have been a new, more formal, more rationalist design direction in Anhalt's design and apartment development career if that work had continued.

Development History of the 1600 East John Street Apartments

Neighborhood Development

Capitol Hill and Seattle's topography and geology are generally characterized by moderate to steep slopes and terrain. Seattle's hills and lakes were carved most recently by an advancing and retreating 3,500 foot high glacial mass of ice and rock which shaped its topography approximately fifteen thousand years ago.[1] Prior to the mid-nineteenth century, the area of Capitol Hill and most of Seattle was densely vegetated with a forest dominated by ancient hemlock trees. The native peoples inhabiting these lands, prior to non-native contact, are collectively known today as the Coast Salish, with the tribes in what is now the Seattle area referred to collectively as Duwamish, though separate villages were known by individual tribal names. There were numerous native villages in present day Seattle, with most located along the shores of present day Puget Sound (to the west of the subject property) and Lake Washington (east of the subject property).[2]

Capitol Hill is located directly east of Downtown Seattle. Residential development in the neighborhood of the subject property began in the 1870's and 1880's, but accelerated after the development of the electric trolley car routes running on 15th Avenue East (west of the Anhalt Building) and 19th Avenue East (east of the Anhalt Building), between 1907 and 1909, linking the neighborhood with Downtown and other areas of Capitol, First and Beacon Hills. Initially-constructed modest frame houses gave way to grander homes executed in a variety of eclectic revival and Arts and Crafts variations on Capitol Hill, particularly in the blocks north of the subject property. By the 1920's, an apartment building boom was underway in this area of Capitol Hill and in other neighborhoods linked by trolleys to Seattle's downtown historic center.

[1] Jacqueline B. Williams, The Hill With a Future (Seattle: CPK Ink, 2001) 9.
[2] Tom Daily, Coast Salish Map, http://coastsalishmap.org/start_page.htm.

Seattle's population increases in the period 1900-1930 fueled demand for apartments as well as single family dwellings, before flattening in the 1930's.[3]

Seattle's population in:

1900: 80,671
1910: 237,194
1920: 321,931
1930: 363,426
1940: 368,302

The National Register of Historic Places Multiple Property Documentation, prepared by Mimi Sheridan and titled "Seattle Apartment Buildings, 1900-1957" (the "Seattle Apartment MPD"), discussed in more detail below, provides an overview of the historical development of Seattle's apartment buildings.[4] One of the characteristic types of apartment buildings developed in Seattle in the 1920's is identified as the "Low-Rise Apartment Block", one to four stories in height, with or without an elevator, often built around an entry court. The Anhalt Company Building and most of the series of buildings constructed and designed by Anhalt in the late 1920's and up to 1931 were of this general type.

Development of 1600 East John Street

The original building site at 1600 East John Street was platted as 2 lots (Lots 5 and 6). The current ownership now includes adjacent Lot 4 to the north. The northern Lot 4 was developed first in the year 1900 with a single family dwelling identified as 210 16th Avenue North (later East). According to King County assessor's information, this structure remained in place for over twenty years after the subject building was constructed and was demolished in 1954. In 1969, this northern lot was developed with the subsurface parking and storage area (with surface parking above) that remains today in deteriorated condition. A subsurface doorway connects the subject property basement with this storage space.

The southern two lots were undeveloped until construction of 1600 East John Street began in 1931. The original building permits for the Anhalt Apartment Building shows the Anhalt Company as the owner and developer of the property. The project was shown having a $130,000 construction cost in a Seattle Daily Times article on March 30, 1930,[5] though the City of Seattle building permit card lists the cost as $75,000.

The initial permit for the three-story plus partial basement structure was approved on March 31, 1930 and issued on April 1, 1930. Although initial site development for the 21-unit apartment project began in April, 1930, according to the project inspections the project was not finalized until June 22, 1931, making this the second to last of Anhalt's building actually completed and

[3] City of Seattle Department of Neighborhoods/Landmarks Preservation Board (Karen Gordon, City Historic Preservation Officer), Report on Designation: Anhalt Apartment Building, October 29, 2012, 6.
[4] Mimi Sheridan, Seattle Apartment Buildings, 1900-1957, National Register of Historic Places Multiple Property Documentation, November 20, 2008, F-13.
[5] Seattle Daily Times, "Anhalt Program This Year Will Set High Mark", March 30, 1930, 20.

occupied.[6] However, this was apparently the last apartment project drawing set actually submitted, approved and permitted by the City of Seattle for Anhalt.[7] Accordingly, it is a final representation of Frederick W. Anhalt's mature work as a designer and builder of large scale multifamily apartment buildings (see 1937 photograph at Fig. 8).

The various editions of the Polk's City Directory for Seattle confirm the subject property's single purpose residential use. These directories show that by 1938 the building was nearly 100% occupied, including the apartment manager (Agnes Brogger) and her two daughters. Of the remaining 20 apartments, 1 was vacant, 16 were occupied by married couples, 2 were listed as occupied by single women, 1 as occupied by a single man. By 1942, there was a nearly complete turnover in the tenant roster. But by 1948-49, the entire building was occupied and tenant turnover slowed considerably, with most tenants remaining for ten years or more, into the 1950's. However, the typical tenant profile had changed by the late 1940's from married couples to single or widowed tenants. By 1956, there were only 2 couples listed as tenants, perhaps an indication of the post-war trend of families with children moving to the outer neighborhoods of Seattle and its surrounding suburbs.[8]

The Anhalt Company's ownership of the subject property ended soon after completion of the building in 1931, when Anhalt lost all of his apartment building properties to lenders as a result of his personal bankruptcy and corporate Depression-era financial difficulties.[9] From the early 1930's a variety of lenders owned and operated the property as an apartment building. Group Health Hospital purchased the property in 1969 and converted the building to accessory office use to serve its operations located across 16th Avenue East. The current owners purchased the property from Group Health Hospital in 2012 and have started the initial rehabilitation of the property to return it to multifamily apartment use.

The subject property was designated a City of Seattle Landmark on October 17, 2012.[10]

Building permit history, 1600 East John Street:

1930-31: Original building permits and final inspections for 3-story+partial basement apartment building
1969: Construct parking deck with subsurface storage area (north of building)
1969: Building alterations to convert building for use for Group Health Hospital support office
1976: Alterations to first floor
1986: Add column under existing beam to support filing system loads
1989-1990: additional interior office alterations

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[6] City of Seattle, Report on Designation, 9.
[7] The project that appears to be closest in time to this design and permit schedule is the building at 1005 East Roy Street. Although the construction of that building was not completed with final inspections until 1932, after Mr. Anhalt had lost ownership, it was actually designed and permitted earlier, with a permit issued on November 30, 1929. According to City of Seattle building department records, the documentation and permitting for 1600 East John Street was completed and issued four months later than that for 1005 East Roy, apparently establishing the subject property's permit drawings as the last apartment building permit set approved and permitted for Anhalt.
[8] BOLA Architecture & Planning, "Landmark Designation; An Anhalt Apartment Building 1600 East John Street", July 2012, 11-12.
[9] Seattle Daily Times, "$101,567 Judgment Against Anhalt Property Given", March 11, 1931, 5.
[10] City of Seattle, Report on Designation, 1.

1993: install non-illuminated exterior sign
1997: foundation repairs
1999: install glulam beam; alter 3rd floor partition
1999: miscellaneous electrical work
2004: install non-illuminated exterior sign
2006: repair existing side sewer
2006: miscellaneous electrical work[11]

Frederick William Anhalt: Designer, Developer, Builder

Frederick William Anhalt (1895-1996) came to design and development through a circuitous route. Anhalt was born on a farm near in Canbe, Minnesota and moved to North Dakota with his family in 1906. By the age of fourteen he had left home, striking out on his own, working his way across the country in a variety of jobs, including grocery, butcher and other trades, eventually arriving in Seattle in 1924 or 1925. By 1925 he was working as a salesman with the Hurley Store Fixtures Company. He soon transitioned from selling fixtures to new store operations to leasing, and eventually developing small build-to-suit commercial buildings in Seattle's outer commercial districts.[12] See photograph of Anhalt at Fig. 43.

Partnering with another former butcher Jerome B. Hardcastle, Jr., the two incorporated the Western Building & Leasing Company and by 1926 the company was constructing small commercial buildings. Anhalt bought out Hardcastle's interest in the company in 1928. By then Anhalt had internalized all architectural and construction work within the company, rather than using outside designers or contractors. Within the short period of 1926-1927, Anhalt and his various partners and investors progressed from building small commercial buildings and houses to bungalow court apartments to progressively more elaborate and larger apartment buildings. The focus for the larger buildings was on Seattle's Queen Anne Hill and especially on Capitol Hill. By 1930 property records show that the development entity behind all this activity was simply identified as The Anhalt Company.[13] A separate Anhalt entity named The Anhalt Properties, Inc. was incorporated on January 21, 1930, by Frederick Anhalt, W.L. Smart and Daniel J.K. Zimmerman, according to a Seattle Daily Times report of corporate filings. However, The Anhalt Properties, Inc. does not appear in the contemporary newspaper articles as a development entity (as opposed to The Anhalt Company) but was apparently organized to buy and sell real estate, based on the business purpose ("real estate dealers") reported in the Seattle Daily Times.[14]

In spite of the stock market crash of 1929, Anhalt built his most ambitious buildings, mostly on Capitol Hill, in the brief period 1928-31. The projects in this period included 730 Belmont Avenue East (Fig. 44), 710 Belmont Avenue East (Fig. 45), 750 Belmont Avenue East (Fig. 46), 1005 East Roy Street (Fig. 47) and 1600 East John Street, the subject property.

[11] City of Seattle, Report on Designation, 4.
[12] David Rash and Thomas Estep, "Frederick William Anhalt" in Shaping Seattle Architecture: A Historical Guide to the Architects, Jeffrey Karl Ochsner, editor (Seattle and London: University of Washington Press, 1998), 222.
[13] Rash and Estep,"Frederick William Anhalt", 223-224.
[14] Seattle Daily Times, "Incorporations", January 21, 1930, 23.

Anhalt's original strategy for his developments was to design and build, operate the finished project for a short period, and then sell. With the financial crisis in 1929, this was not possible because of lack of available financing for buyers. Eventually tenant vacancies rose dramatically, coupled with non-paying tenants, and he was no longer able to service the debt that encumbered his buildings. Soon after the completion of 1600 East John Street, lenders began foreclosing. Anhalt and his company were forced into bankruptcy and all of his properties were lost to banks. Afterward, he teamed with others in a variety of smaller scale contracting, building product development and other projects in the 1930's. By 1942 he focused all of his attention on his landscaping and nursery business he had developed in north Seattle and which eventually thrived. His greatest fortune was made when he sold the land under his nursery property in 1973.

Anhalt never had formal training in architecture and never finished high school. Yet in 1993, the Seattle Chapter of the American Institute of Architects made him an honorary AIA member, citing his "valuable service to the profession of architecture." Anhalt died in Seattle in 1996 at the age of 101.

The Eclectic Revival Styles in Anhalt's Buildings

Frederick Anhalt's design work is well known in Seattle, famous for its eclectic blend of Norman Revival, Tudor Revival, medieval and even early American elements. The majority of his projects were designed and built in the very short period of 1927-1931.

The building at 1405 East John Street (1927, Fig. 48, just a few blocks from 1600 East John) was the first Anhalt building to begin to consolidate the palette that would carry through the next several years: clinker brick as the dominant material, which he admired for its unpredictability and variation in color and texture (and low cost), leaded windows, Norman Revival hip roofs, Tudor revival elements such as dark-stained half-timbering and white stucco, wrought metals for railings and lighting fixtures and shingled roofs in cedar or slate.

The Norman Revival style clearly captured Anhalt's imagination. This period style enjoyed widespread popularity in the United States in the period 1900-1930. Sharing many of the same stylistic and material elements as Tudor Revival, the "French Norman" style had first been popular in the United States through the work of such architects as Richard Morris Hunt, especially in his early work. Based on variations on vernacular architecture from Normandy and Brittany, in this later incarnation of the style, Americans used these elements loosely with brick, stone, stucco, half-timbering, and decorative brick. Characteristic elements of the style that also appear repeatedly in Anhalt's work include: round towers or turrets with conical roofs; imitation half-timbering combined with masonry; clinker brick exterior walls with limited area of stone masonry; shingled roofs, either in slate or wood shingles; and steeply pitched Norman or Tudor Revival-influenced gabled and hip roofs.

Anhalt is unusual in that he was not only a real estate developer but is generally credited with being the architectural conceptualizer and lead designer of his projects. However, he was not a draftsman or formally-trained architect and he employed a variety of drafters during the period

1927-31 to produce contract documents to build these projects. Anhalt would sketch plans and detail ideas and provide images of inspiration from other published sources. He would then hand these sketches and images to draftsmen to work out the plans and create more precise construction documents. Like many designers and architects operating in the pre-World War II eras, Anhalt apparently used architectural books and folios to as a source for historic elements to use in various combinations.[15]

At the time of the design and construction of 1600 East John Street, the self-taught draftsman Edwin E. Dofsen (1902-1976) was the main drafter working for Anhalt. Dofsen joined the Anhalt Company in 1927 after working as an apprentice with various architectural firms in Seattle. He worked on as many as fourteen of Anhalt's projects and, given that he also worked on the stylistically-similar building 1005 East Roy Street just prior to the design and construction of 1600 East John, it is quite possible that he was the drafter for the subject property's construction drawings. He was also the drafter for the building now referred to as "Twin Gables" (1929), a smaller project than the subject property, but an earlier example of a shallow U-plan. It is not clear to what degree Dofsen contributed to the design concept and relatively unusual plan and formalistic attributes of the subject property. However, Dofsen eventually formed a design and development company with engineer Charles A. Tiffany, leading to a career that included construction of over 40 residences in Seattle, including those in both traditional and modernist vocabulary. The other main draftsman working with Anhalt at the time that 1600 East John was developed was a Norwegian-born architect Bjarne Moe who would later design movie theaters throughout the Northwest.[16]

The rich material mix seen at 1600 East John Street came largely from locally-produced architectural components. Anhalt's larger buildings all featured clinker brick, manufactured by Builders Brick in Seattle. The Anhalt Company milled its own cedar roof shingles from Washington sources, and custom milled the heavy timber open beams (such as seen in the interiors at 1600 East John Street), the half-timber components and wood porch detailing at the subject property. Metal work was fabricated at Anderson Iron Works in Seattle, including the railings for the circular staircase at 1600 East John Street. The source for the excellent quality leaded glass that Anhalt typically featured in his buildings was Neason's glass studio in the University District of Seattle. To economize, Neason would produce larger quantities of cross-leaded diamond and other pattern window units and store the extra product for later projects, eventually to be installed in standardized wood frames that Anhalt purchased from others.[17] All of these architectural components were installed at 1600 East John Street and remain in place, with a high degree of integrity.

Anhalt's Exterior Building Morphology and Landscaped Courtyards

The overriding importance of the building exterior envelope (and especially the entry courtyard) in Anhalt's more significant apartment buildings is emphasized by historian Lawrence Kreisman when he wrote that: "...what made Anhalt's buildings succeed is not their particular style or size,

[15] Kreisman, Lawrence. Apartments by Anhalt. Seattle: Office of Urban Conservation, 1978, 7.
[16] Kreisman, Apartments by Anhalt, 12.
[17] Kreisman, Apartments by Anhalt, 10-11.

or complexity. It is the style of living encouraged therein –the creation, through design, of an enclosed community that, while it relates to the street and the neighborhood, also provides a common green, an outdoor living room that is the sole province of the tenants." [18]

However, Kreisman's description of these courtyards as "the sole province of the tenants" does not tell the whole story. These courtyards were designed to provide borrowed views, glimpses from the passer-by on the sidewalk or the potential tenant driving by in the street. For architectural reasons (and likely marketing purposes) Anhalt emphasized the building courtyard and a blend of plantings that complemented his rich palette of Norman and Tudor Revival materials and forms. These courts became the central feature of Anhalt's later and more ambitious projects, executed in various shapes and sizes. Believing the plantings as an integral part of the architecture, Anhalt made a point of being on-site when planting materials were brought to the site and the landscape design was laid out, working with John Dofsen, Anhalt's chief gardner and the father of his chief draftsman. Dofsen and his small crew would also maintain the plantings after installation.[19]

Even though typically working with constricted urban building sites with limited space, Anhalt's entry courts could evoke shorthand impressions of a European country village or chateau, now transplanted to Capitol Hill. Anhalt sought to include a garden or landscaped courtyard in each project, however small - a quiet, private space that would serves as a buffer from the street and offer some sense of shared community space at each building. Anhalt would completely landscape the courtyards and street plantings surrounding the buildings using sod, trees and shrubs that his company bought and stocked, transplanting from his Company's own stock.[20] This affinity for and intense interest in plantings and gardens would eventually lead to his later (and successful) nursery and landscape business operations.[21]

Anhalt's apartment interior design was not the primary defining feature of his buildings. Except in rare cases, his apartment interiors were as a rule not extraordinary in comparison to the design of other higher end apartment interiors in Seattle at the time. Rather, Anhalt's projects were remarkable in their emphasis on the courtyard-focused building forms, the entry experience, including entry towers and lobbies, evocative and romantic exterior forms, surfaces, materials and color. When site conditions permitted (as at 1600 East John), his building's overall design focused on maximizing the exterior window wall and ratio between window wall and plan area, including wrapping the building around an entry court.

Although the majority of the private apartment interiors at 1600 East John Street have been removed, as with most other Anhalt buildings these were not the primary elements that distinguish this building. The most significant and signature Anhalt elements remain intact here, and with a high degree of integrity: the original 1931 exterior building morphology all remains unaltered, with no additions or significant exterior alterations; virtually all of the exterior materials and details remain in place and intact; the major interior public lobby spaces still exist;

[18] Kreisman, Apartments by Anhalt, preface.
[19] Kreisman, Apartments by Anhalt, 11.
[20] Kreisman, Apartments by Anhalt, 11.
[21] Seattle Times, "Apartment Builder Anhalt Dies at 101", July 18, 1996.

all exterior window openings remain in the original 1931 configuration, corresponding to the original primary spaces, secondary spaces and service spaces in the apartments.

1600 East John Street and its Unique Place in Anhalt's Work

In terms of individual design details and components, many of the elements that appear at 1600 East John Street were used in other major Anhalt projects in the two years leading up to this project. These include the Norman Revival turret with conical roof, along with its entry lobby, circular stair, three-story circular space and half-timbering details that appeared at approximately the same time at 1005 East Roy Street (Fig. 47). The Tudor-Revival gable, double bowed bargeboard in heavy timber, with a tall wood gable post, all appear in similar fashion at 710 Belmont Avenue East (compare Fig. 45 with Fig. 12). As mentioned, the use of multi-hued clinker brick used at 1600 East John Street was a common material in Anhalt's larger apartment developments.

Aside from these typical Anhalt stylistic details, the project at 1600 East John is distinguished on several important levels. This building design and development came at the end of the most productive period in Anhalt's building career. In designing and developing this project, Anhalt had the advantage of drawing from this range of building experiences. To some extent, this project was a culmination of the projects that had gone before. Yet importantly, in some ways Anhalt and his team appear to have explored new ideas and a different approach to the design and development of this site.

During Anhalt's most intense period of development (1927-1931), he focused his attention on buying and quickly developing sites in a limited area of Capitol Hill. This period saw rapid speculation and increasing land values in Capitol Hill and an apartment building boom. As a result (with the notable exception of the subject property site at 1600 East John Street), the sites that were available for Anhalt to develop were usually relatively constricted and challenging, due to narrow parcels, topography, or both. This led to inventive site planning and pleasantly eccentric building forms (see, for example, 730 Belmont Avenue East at Fig. 44). This constriction proved more limiting in other cases, for example at 710 Belmont Avenue East (Fig. 45), where the narrow site limits the landscape area and forced the use of double-loaded corridors, which Anhalt strived to avoid whenever possible.

In contrast, the 1600 East John Street site was rectangular and flat. The 120' X 72' building footprint area allowed Anhalt a relatively large and workable area for planning. Unlike many of his project sites, the 1600 East John Street site was removed from major traffic and noise. Set in a campus-like setting, with significant religious and other apartment buildings, the neighborhood remains today an unusually quiet section of Capitol Hill. It is one of the best development sites, if not the best, sites that Anhalt ever purchased. As it turned out, this site was his last (or second-to-last) apartment site purchase in his career.

At the subject property, Anhalt had a versatile and blank slate to work with and could have developed it with a building and landscaping in his more typical meandering, organic, "medieval" approach, more akin to his recently-developed projects at 730 Belmont Avenue or

1005 East Roy Street. Instead, faced with this atypical rectangular site, by choice he and his team deliberately approached the design with a more formal, symmetrical building parti than was typically used in his apartment projects.

In any event, the building morphology at 1600 East Union is unusual in Anhalt's body of work in its nearly symmetrical and balanced U plan.[22] This plan provides a rational and efficient layout, maximizing natural lighting and minimizing interior corridor spaces. The pedestrian approaches the building from the sidewalk, directly centered and on axis, with the two tall building wings flanking the rectangular entry courtyard. A series of vertical elements dominate the entry sequence: first, the end bays at the east and west wings that inflect attention toward the center of the block, then the west entry turret once the courtyard is in view. The tall Norman Revival roof structures reinforce the formality of the building. At the same time, Anhalt uses asymmetry in an overall symmetrical scheme. The west bay on East John Street is absolutely symmetrical when viewed frontally from the street (Fig. 10). Yet the corresponding east bay is highly asymmetrical, a mix of one-of-a-kind gables, roofs, porches, details (Fig. 11).

This juxtaposition of symmetry and asymmetry, of formal and organic, is one of the characteristic aspects of 1600 East John Street. This juxtaposition also presents itself in Anhalt's approach to the building facades at the west, north and east of the apartment block (Figs. 23, 25, 27). Though one could say that these are secondary and plain elevations in relation to other Anhalt elevations, there are also suggestions of an "early-modern" sensibility in their unadorned appearance and rational configuration, unusual for Anhalt. This is seen not just in the straightforward use of largely unadorned expanses of clinker brick walls. It is also seen in the "organic" (in the modern sense) asymmetrical window patterns that are largely in response to the interior apartment layout – an "inside-out" design process that was at work in the development of these elevations.

Multiple Property Documentation Form: Seattle Apartment Buildings 1900-1957

The Seattle Apartment Buildings 1900-1957 MPD stresses an eligible building's "integrity of design and materials" and "its original character, including its architectural composition and plan, its original materials and the architectural detail on the primary elevation."[23] The document goes on to state that "An eligible building would have its original interior configuration of primary public spaces (such as lobbies and corridors) with few changes. Although changes within units may occur, the original appearance of corridors and lobbies should be *largely original, with original or compatible* materials. 1600 East John Street substantially meets these criteria and retains a high degree of integrity of its essential architectural components. As described above, the building's setting, exterior materials, its architectural composition and overall plan, all of its primary public interior spaces (stair lobbies), and exterior public spaces and the majority of its 1931 public areas are intact.

[22] A variation on a U-shaped plan was used a year earlier in the significantly smaller 2-story project at 1516 East Republican Street (1928-29, also involving Edwin E. Dofson as draftsman). Rash and Estep,"Frederick William Anhalt", 224.
[23] Sheridan, Seattle Apartment Buildings, 1900-1957, F-10. Note also that at F-14, Sheridan elaborates on her meaning of the "building's plan", referring apparently not specifically to the interior apartment layout and construction but to the integrity of the overall exterior building plan and avoidance of exterior alterations. This is indicated when she stresses the "Retention of the building's plan (a small shed or similar addition to the rear would be allowable)."

More specifically, the MPD also states that "Characteristics found in the best examples [of the] Low Rise Apartment Block" (1600 East John Street is of this type) include:

- "Retention of the building's plan and original materials, including window sash;[24]
- Ornamentation appropriate to its period and overall character and style, typically including terra cotta or cast stone ornamentation;
- A distinctive primary entry and lobby with a high degree of integrity" and
- The building's integrity and the degree to which it expresses its style and design, especially materials and ornamentation, are the critical factors." [25]

1600 East John Street substantially satisfies these criteria.

Conclusion

The Anhalt Company apartment building at 1600 East John Street is a significant representative example of the buildings designed and constructed by Frederick William Anhalt. The building exterior, its overall plan and features and all primary public spaces in the building have maintained a high degree of integrity. As the very last apartment project that Anhalt had designed and permitted, and the second-to-last apartment building completed, the building is a representative example of Anhalt's mature work, featuring key elements that characterize his most significant projects. However, the building is also distinguished in its contrast of symmetrical with asymmetrical elements within a very formal overall building plan, suggesting a pivotal project and possible new directions for Anhalt's work if his apartment design and development career had continued.

[24] Sheridan, Seattle Apartment Buildings, 1900-1957, F-13. See note 19 above regarding the reference to "the building's plan".
[25] Sheridan, Seattle Apartment Buildings, 1900-1957, F-13.

9. Major Bibliographical References

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"50 Creditors of Builder Plead to Enter Claims." April 28, 1931, p. 16.
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University of Washington:
University of Washington Libraries, Special Collections.
Digital Photo Collections. http://content.lib.washington.edu/

Washington State Department of Archaeology and Historic Preservation, Washington Information System for Architectural and Archaeological Records Data, at https://fortress.wa.gov/dahp/wisaard/

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

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____ previously determined eligible by the National Register
____ designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____ recorded by Historic American Engineering Record #_____
____ recorded by Historic American Landscape Survey #_____

Primary location of additional data:

___X_ State Historic Preservation Office
____ Other State agency
____ Federal agency
___X_ Local government
___X_ University
___X_ Other
Name of repository: University of Washington Special Collections

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property: Less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 47°37'11.74"N Longitude: 122°18'39.65"W
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:
2. Zone: Easting: Northing:
3. Zone: Easting: Northing:
4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

1600 E John St. Apartments are located on Lots 4, 5 and 6, Block 6, D.M. Crane Addition, according to the plat thereof, recorded in Volume 4 of plats, page 71 in King County, Washington. See plat plan/survey with boundaries indicated at Fig. 2C.

Boundary Justification (Explain why the boundaries were selected.)

The 1600 East John Street Apartments were constructed on, and currently occupy, Lots 5 and 6 only. At the time of the building's construction in 1930-31, the adjacent lot 4 to the north was developed with a single family house dating from 1900, which was demolished in 1954. A subsurface storage area was constructed on this adjacent Lot 4 in the 1960's. Given that this subsurface storage structure is under the same ownership and linked to the basement level of the 1600 East John Street Apartments, Lot 4 is included in the boundaries of the property.

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11. Form Prepared By

name/title: Stephen J. Day, AIA, member
organization: Stephen Day Architecture PLLC
street & number: 1326 5th Avenue, Suite 654
city or town: Seattle state: WA zip code: 98101
e-mail: Stephen@stephendayarchitecture.com
telephone: 206.625.1511
date: December 17, 2012

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Property Owner

name Anhalt Apartment LLC

street & number _____ telephone _____

city or town Seattle state WA zip code _____

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photographs and Graphics Log

For all photographs/graphics: location is Seattle, King County, Washington

Note: The photograph/map numbering begins with item No. 1 and ends with item No. 48. However, the total number of items is 50, due to sub-numbering (Nos. 2A, 2B, 2C).

1 of 50. **Photographer/Source:** Museum of History and Industry, Seattle, image 1983.10.16950 **Date Photographed:** 1949 **Description of Photograph:** Subject property looking NW **File name:** Anhalt1600_KingCounty_WA_Fig_1_1949_photo.tiff	**2A of 50** **Photographer/Source:** Public47 Architects **Date:** December 2012 **Description:** Exterior Elevations **File name:** Anhalt1600_KingCounty_WA_Fig_2A_elevations.tiff	**2B of 50** **Photographer/Source:** Key Map: Stephen Day Architecture Site Plan: Public47 Architects **Date:** December 2012 **Description:** Key Map / Site Plan **File name:** Anhalt1600_KingCounty_WA_Fig_2B_key_plan.tiff
2C of 50 **Photographer/Source:** Triad Associates / Anhalt Apartment LLC **Date:** December 2011 **Description:** Survey / Plat Map **File name:** Anhalt1600_KingCounty_WA_Fig_2C_survey_plan.tiff	**3 of 50** **Photographer/Source:** Google Earth **Date:** December 2012 **Description:** Aerial view of subject property & vicinity **File name:** Anhalt1600_KingCounty_WA_Fig_3_aerial.tiff	**4 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** East John Street looking E **File name:** Anhalt1600_KingCounty_WA_Fig_4_EastJohn.tiff
5 of 50 **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** 16th Avenue East looking N **File name:** Anhalt1600_KingCounty_WA_Fig_5_16thEast.tiff	**6 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Courtyard looking NW **File name:** Anhalt1600_KingCounty_WA_Fig_6_Court1.tiff	**7 of 50** **Photographer/Source:** City of Seattle Department of Neighborhoods / King County **Date:** 1930-1968 notations **Description:** King County property card **File name:** Anhalt1600_KingCounty_WA_Fig_7_PropCard.tiff
8 of 50 **Photographer/Source:** King County property records **Date:** 1937 **Description:** Subject property looking NE **File name:** Anhalt1600_KingCounty_WA_Fig_8_1937photo.tiff	**9 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Subject property looking NE from across East John Street **File name:** Anhalt1600_KingCounty_WA_Fig_9_EastJohn2.tiff	**10 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** West wing elevation looking N **File name:** Anhalt1600_KingCounty_WA_Fig_10_EastJohn_West.tiff
11 of 50 **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** East wing elevation looking N **File name:** Anhalt1600_KingCounty_WA_Fig_11_EastJohn_East.tiff	**12 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** East wing detail at gable bay **File name:** Anhalt1600_KingCounty_WA_Fig_12_EastJohn_East_DTL1.tiff	**13 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** East wing balcony **File name:** Anhalt1600_KingCounty_WA_Fig_13_EastJohn_East_DTL2.tiff
14 of 50 **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Courtyard looking N	**15 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Turret detail	**16 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Turret entry door exterior

File name: Anhalt1600_KingCounty_WA_Fig_14_EastJohn_Court.tiff	**File name:** Anhalt1600_KingCounty_WA_Fig_15_Turret1.tiff	**File name:** Anhalt1600_KingCounty_WA_Fig_16_Turret_Door.tiff
17 of 50 **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Courtyard north elevation detail **File name:** Anhalt1600_KingCounty_WA_Fig_17_Court_North.tiff	**18 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Court east elevation **File name:** Anhalt1600_KingCounty_WA_Fig_18_Court_East.tiff	**19 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Ramp at courtyard looking W **File name:** Anhalt1600_KingCounty_WA_Fig_19_Court_Ramp.tiff
20 of 50 **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Courtyard east entry door looking NE **File name:** Anhalt1600_KingCounty_WA_Fig_20_Court_East_Door.tiff	**21 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Court west elevation **File name:** Anhalt1600_KingCounty_WA_Fig_21_Court_West.tiff	**22 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** SE corner looking NW **File name:** Anhalt1600_KingCounty_WA_Fig_22_SE_Cor.tiff
23 of 50 **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** West elevation looking SE **File name:** Anhalt1600_KingCounty_WA_Fig_23_WestEL.tiff	**24 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Subject property from SW looking NE **File name:** Anhalt1600_KingCounty_WA_Fig_24_SWCor.tiff	**25 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** North elevation looking SW **File name:** Anhalt1600_KingCounty_WA_Fig_25_North.tiff
26 of 50 **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Ramp at north elevation looking W **File name:** Anhalt1600_KingCounty_WA_Fig_26_NRamp.tiff	**27 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** East elevation looking NW **File name:** Anhalt1600_KingCounty_WA_Fig_27_East.tiff	**28 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Typical brick detail (location: east façade at alley) **File name:** Anhalt1600_KingCounty_WA_Fig_28_Brick.tiff
29 of 50 **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Alley doorway blocked looking W **File name:** Anhalt1600_KingCounty_WA_Fig_29_AlleyDoor.tiff	**30 of 50** **Photographer/Source:** Public47 Architects **Date:** December 2012 **Description:** Cirulation diagrams **File name:** Anhalt1600_KingCounty_WA_Fig_30_circulation.tiff	**31 of 50** **Photographer/Source:** Public47 Architects **Date:** December 2012 **Description:** Circular stair and space from above **File name:** Anhalt1600_KingCounty_WA_Fig_31_circ stair above.tiff
32 of 50 **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Circular stair from below **File name:** Anhalt1600_KingCounty_WA_Fig_32_CircStair.tiff	**33 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Circular stair lobby and floor detail looking NW **File name:** Anhalt1600_KingCounty_WA_Fig_33_CircLobby.tiff	**34 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Cicular stair lobby paving detail **File name:** Anhalt1600_KingCounty_WA_Fig_24_CircStairPaving.tiff
35 of 50 **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Entry lobby 2 floor tile detail looking E	**36 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Entry lobby 2 stair detail looking NE	**37 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Stair 2 at Floor 2 landing looking NE

File name: Anhalt1600_KingCounty_WA_Fig_35 _Lobby2Paving.tiff	**File name:** Anhalt1600_KingCounty_WA_Fig_36 _Lobby2Stair.tiff	**File name:** Anhalt1600_KingCounty_WA_Fig_37 _Stair2_2.tiff
38 of 50 **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Interior view at floor 2, at SE corner looking SE **File name:** Anhalt1600_KingCounty_WA_Fig_38 _IntFlr2.tiff	**39 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** East fireplace at floor 1 looking SW **File name:** Anhalt1600_KingCounty_WA_Fig_39_ FireFlr1.tiff	**40 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** Interior view windows and radiators floor 2 looking NW **File name:** Anhalt1600_KingCounty_WA_Fig_40 _Windows.tiff
41 of 50 **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** View of open beams, windows, fireplace at floor 3 looking SW **File name:** Anhalt1600_KingCounty_WA_Fig_41 _Beams1.tiff	**42 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** View of open beams, detail, looking SW **File name:** Anhalt1600_KingCounty_WA_Fig_42 _Beams2.tiff	**43 of 50** **Photographer/Source:** Fred Anhalt Collection, reprinted in Ochsner. **Date:** ca. 1929 **Description:** Portrait of Frederick William Anhalt **File name:** Anhalt1600_KingCounty_WA_Fig_43 _Anhalt.tiff
44 of 50 **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** View of 730 Belmont Avenue East looking NW **File name:** Anhalt1600_KingCounty_WA_Fig_44 _730Belmont.tiff	**45 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** View of 710 Belmont Avenue East looking N **File name:** Anhalt1600_KingCounty_WA_Fig_45 _710Belmont.tiff	**46 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** View of 705 Belmont Avenue East looking N **File name:** Anhalt1600_KingCounty_WA_Fig_46 _705Belmont.tiff
47 of 50 **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** View of 1005 East Roy Street looking E **File name:** Anhalt1600_KingCounty_WA_Fig_47 _1005ERoy.tiff	**48 of 50** **Photographer/Source:** Stephen Day Architecture **Date:** December 2012 **Description:** View of 1405 East John looking SE **File name:** Anhalt1600_KingCounty_WA_Fig_48 _1405_EJohn.tiff	

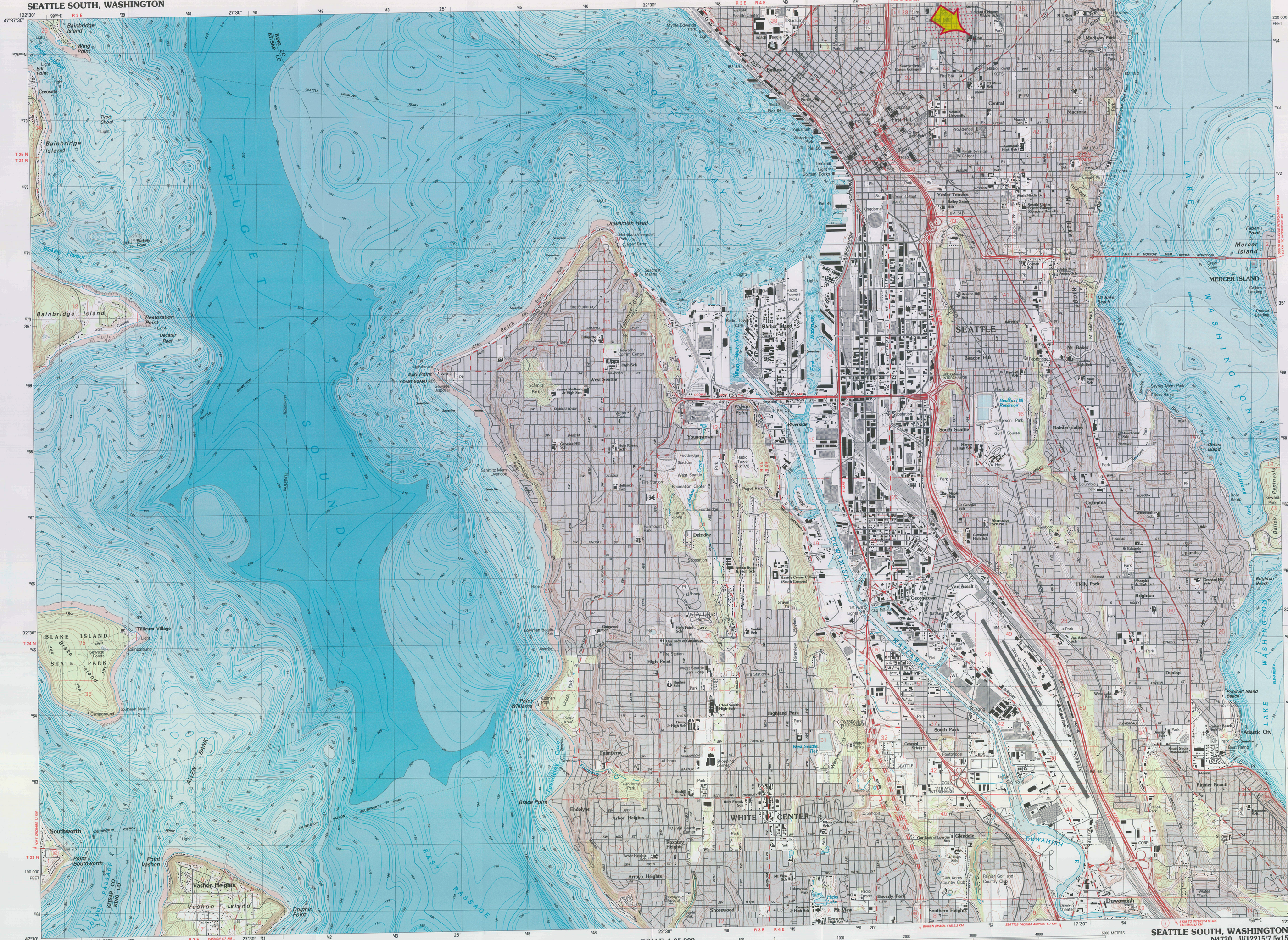
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

ANHALT - 1600 E. JOHN ST.

7.5X15 MINUTE SERIES (TOPOGRA

7.5X15 MINUTE SERIES (TOPOGRAPHIC-BATHYMETRIC)

SEATTLE SOUTH, WASHINGTON



INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1983

SCALE 1:25 000

1 CENTIMETER ON THE MAP REPRESENTS 250 METERS ON THE GROUND

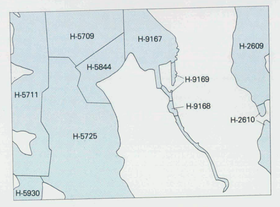
CONTOUR INTERVAL 5 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
BATHYMETRIC CONTOUR INTERVAL 2 METERS-DATUM IS MEAN LOWER LOW WATER. DATUM OF LAKE WASHINGTON IS LOW WATER WHICH IS 20 FEET ABOVE THE PLANE OF MEAN LOWER LOW WATER IN PUGET SOUND
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE

1600 E JOHN ST.
APARTMENTS
LAT 47°37'11.74"N
LON. 122°18'39.65"W

HYDROGRAPHIC SURVEY INFORMATION

SURVEY NUMBER	SURVEY DATE	SURVEY SCALE	SURVEY LINE SPACING (NAUT. MILES)
H-2609	1902	1:10,000	06-25
H-2610	1902	1:10,000	04-25
H-5709	1935	1:10,000	06-25
H-5711	1935	1:10,000	03-12
H-5725	1934	1:20,000	04-20
H-5800	1935	1:10,000	03-12
H-5830	1935	1:10,000	06-10
H-9167	1970	1:5,000	03-05
H-9168	1970	1:5,000	03-05
H-9169	1970	1:5,000	03-04

HYDROGRAPHIC SURVEY INDEX



Photographic copies of the above and prior surveys may be obtained, at the cost of reproduction, by addressing the Director (N/CG243) National Ocean Service, National Oceanic Atmospheric Administration, Rockville, Maryland 20852

SEATTLE SOUTH, WASHINGTON
N4730—W12215/7.5x15
1983

Seattle South
WASHINGTON

1:25 000-scale *metric* topographic-bathymetric map

7.5 X 15 MINUTE QUADRANGLE SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names
- Bathymetric contours in meters

U. S. GEOLOGICAL SURVEY
NATIONAL OCEAN SERVICE

1983

Produced by the United States Geological Survey and the National Ocean Service

Control by USGS, NOS/NOAA, USCE and King County Engineer Office

Compiled by photogrammetric methods from aerial photographs taken 1977. Field checked 1978. Map edited 1982
Supersedes Duwamish Head and Seattle South 1:24 000 scale maps dated 1949

Bathymetry compiled by the National Ocean Service from tide-coordinated hydrographic surveys. This information is not intended for navigational purposes

Mean low water (dotted) line and mean high water (heavy solid) line compiled by NOS from tide-coordinated aerial photography updated through 1977

Projection and 1000-meter grid, zone 10, Universal Transverse Mercator
10,000-foot grid ticks based on Washington coordinate system, north zone
1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 23 meters north and 93 meters east

Grey tint indicates areas in which only landmark buildings are shown

There may be private inholdings within the boundaries of the National or State reservations shown on this map

CONTOUR INTERVAL 5 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
BATHYMETRIC CONTOUR INTERVAL 2 METERS-DATUM IS MEAN LOWER LOW WATER. DATUM OF LAKE WASHINGTON IS LOW WATER WHICH IS 20 FEET ABOVE THE PLANE OF MEAN LOWER LOW WATER IN PUGET SOUND
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
CONTOUR ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST METER

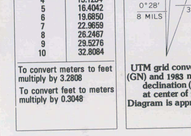
BASE MAP COMPILES WITH NATIONAL MAP ACCURACY STANDARDS. BATHYMETRIC SURVEY DATA COMPLIES WITH INTERNATIONAL HYDROGRAPHIC ORGANIZATION (IHO) SPECIAL-PUBLICATION 44 ACCURACY STANDARDS AND/OR STANDARDS USED AS OF THE DATE OF THE SURVEYS

CONVERSION TABLE

Meters	Feet
1	3.2808
2	6.5617
3	9.8425
4	13.1234
5	16.4042
6	19.6850
7	22.9659
8	26.2467
9	29.5276
10	32.8084

To convert meters to feet multiply by 3.2808
To convert feet to meters multiply by 0.3048

DECLINATION DIAGRAM



UTM grid convergence (GN) and 1983 magnetic declination (MN) at center of map
Diagram is approximate

ADJOINING MAPS

1	2	3
4		5
6	7	8

1 Suquamish*
2 Seattle North
3 Bellevue North
4 Bremerton East*
5 Bellevue South
6 Olalla*
7 Burien
8 Renton
*1:24 000

ISBN 0-607-57921-8

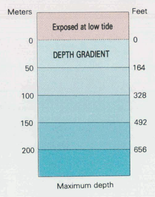
Topographic Map Symbols

Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road; trail
Route marker: Interstate; U. S.; State
Railroad: standard gage; narrow gage
Bridge; drawbridge
Footbridge; overpass; underpass
Built-up area: only selected landmark buildings shown
House; barn; church; school; large structure
Boundary:
- National, with monument
- State
- County, parish
- Civil township, precinct, district
- Incorporated city, village, town
- National or State reservation; small park
- Land grant with monument; found section corner
- U. S. public lands survey: range, township; section
- Range, township; section line: location approximate

Fence or field line
Power transmission line, located tower
Dam; dam with lock
Cemetery; grave
Campground; picnic area; U. S. location monument
Windmill; water well; spring
Mine shaft; prospect; adit or cave
Control: horizontal station; vertical station; spot elevation
Contours: index; intermediate; supplementary; depression
Distorted surface: strip mine, levee; sand
Bathymetric contours: index; intermediate
Perennial lake and stream; intermittent lake and stream
Rapids, large and small; falls, large and small
Swamp; marsh
Submerged marsh; land subject to controlled inundation
Woodland; scattered trees
Scrub; mangrove
Orchard; vineyard

A pamphlet describing topographic maps is available on request

FOR SALE BY U.S. GEOLOGICAL SURVEY,
P.O. BOX 25286, DENVER, COLORADO, 80225



RFI

Fire
Alarm
Control

E John St

RFI

ngef

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION

ANHALT BUILDING 1600 East John Street Seattle, WA

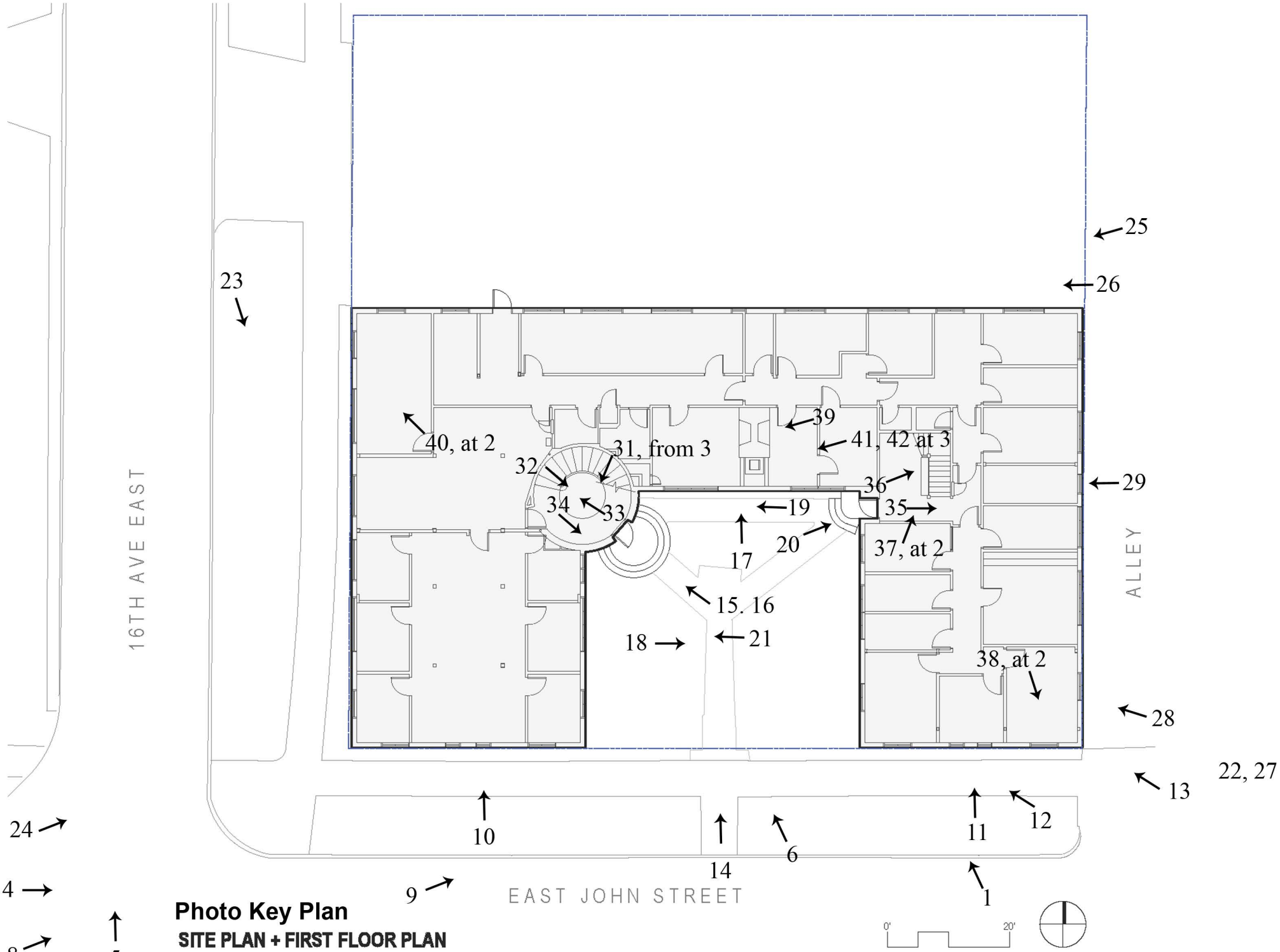
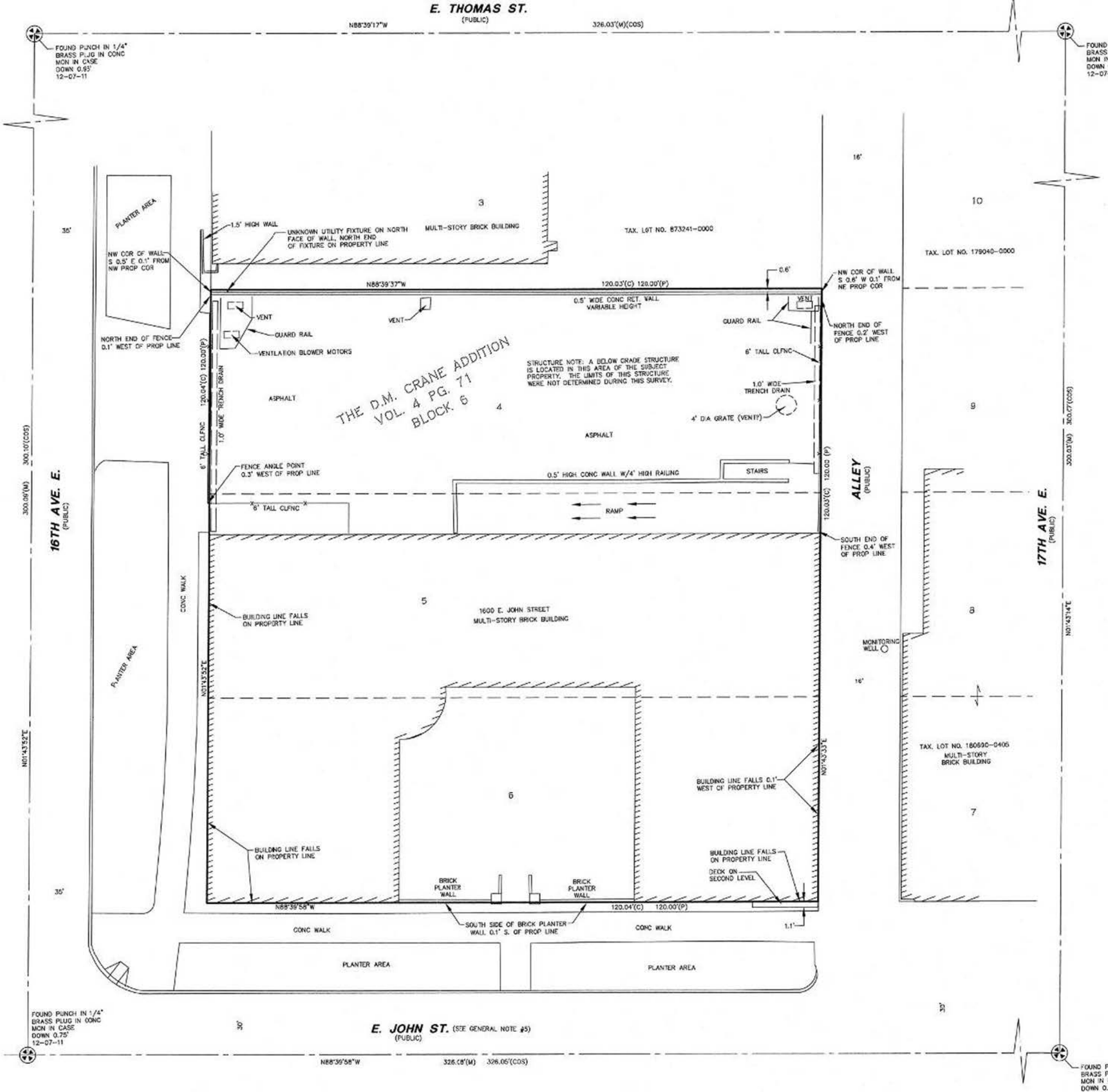


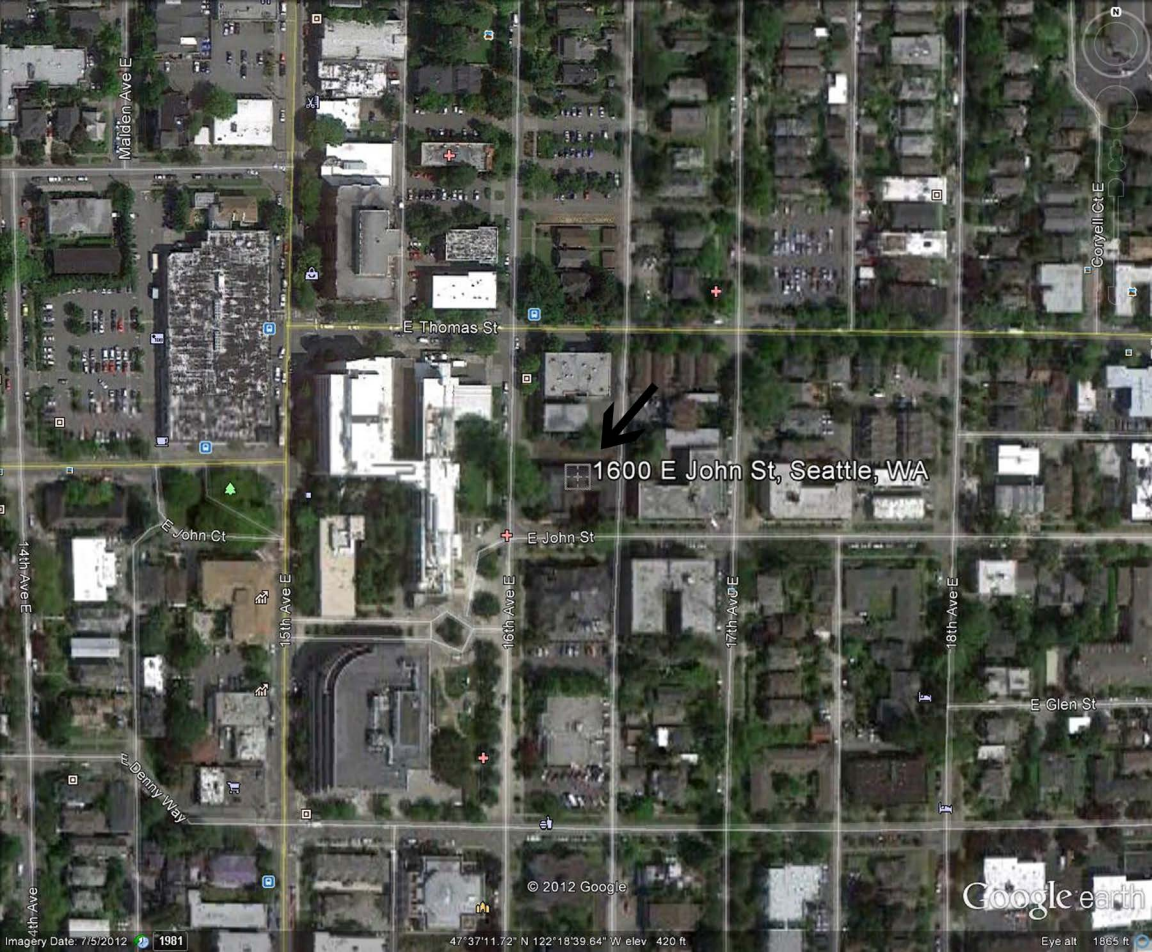
Photo Key Plan

SITE PLAN + FIRST FLOOR PLAN

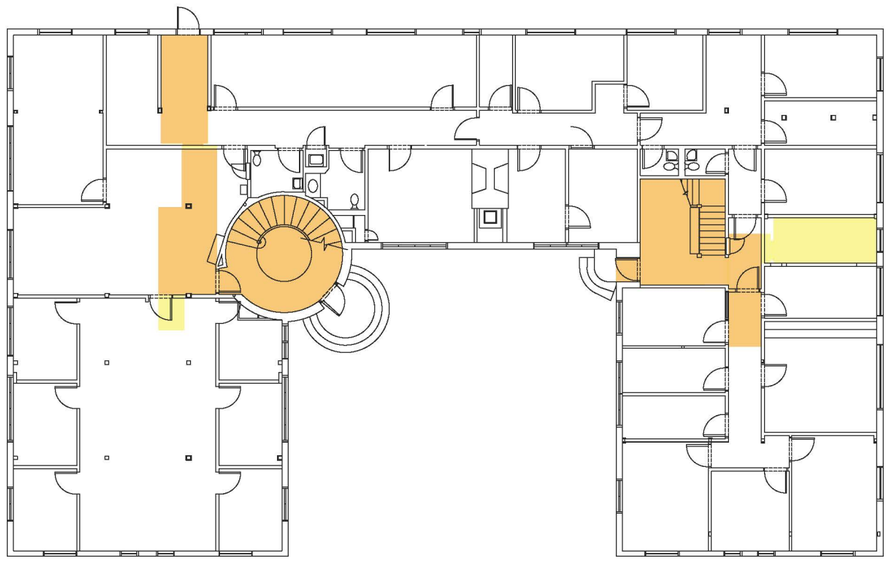
Anhalt Company Building, 1600 East John Street, Seattle, King County, WA



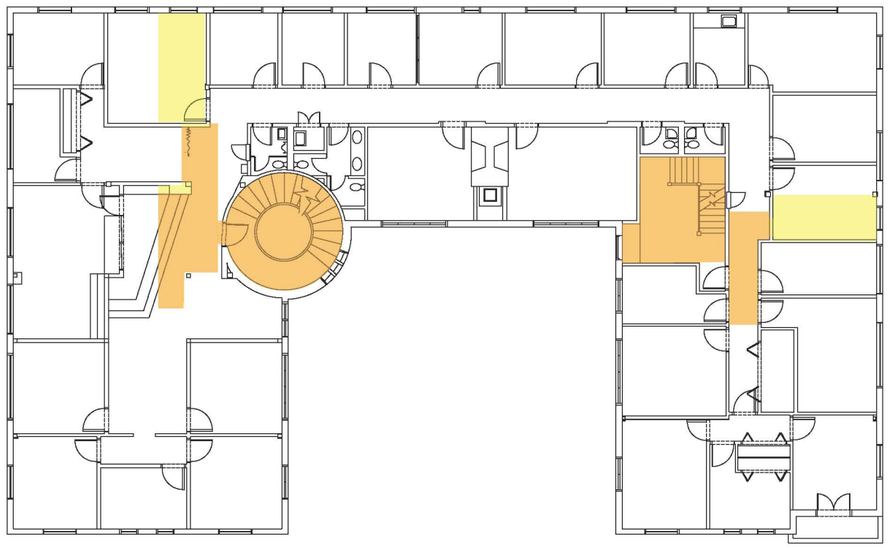
E. THOMAS ST.
(PUBLIC)
N88°39'17"W
326.03'(M)(COS)
FOUND PUNCH IN 1/4" BRASS PLUG IN CONC MON IN CASE DOWN 0.95' 12-07-11
PLANTER AREA
1.5' HIGH WALL
UNKNOWN UTILITY FIXTURE ON NORTH FACE OF WALL, NORTH END OF FIXTURE ON PROPERTY LINE
MULTI-STORY BRICK BUILDING
TAX. LOT NO. 873241-0000
TAX. LOT NO. 179040-0000
NW COR OF WALL S 0.5' E 0.1' FROM NW PROP COR
N88°39'37"W
120.03'(C) 120.00'(P)
0.6'
NW COR OF WALL S 0.6' W 0.1' FROM NE PROP COR
0.5' WIDE CONC RET. WALL VARIABLE HEIGHT
VENT
GUARD RAIL
VENTILATION BLOWER MOTORS
NORTH END OF FENCE 0.1' WEST OF PROP LINE
NORTH END OF FENCE 0.2' WEST OF PROP LINE
6' TALL CLFNC
THE D.M. CRANE ADDITION VOL. 4 PG. 71 BLOCK 6
STRUCTURE NOTE: A BELOW GRADE STRUCTURE IS LOCATED IN THIS AREA OF THE SUBJECT PROPERTY. THE LIMITS OF THIS STRUCTURE WERE NOT DETERMINED DURING THIS SURVEY.
1.0' WIDE TRENCH DRAIN
4' DIA GRATE (VENT?)
ASPHALT
1.0' WIDE TRENCH DRAIN
6' TALL CLFNC
120.04'(C) 120.00'(P)
FENCE ANGLE POINT 0.3' WEST OF PROP LINE
0.5' HIGH CONC WALL W/4' HIGH RAILING
STAIRS
RAMP
SOUTH END OF FENCE 0.4' WEST OF PROP LINE
16TH AVE. E.
(PUBLIC)
ALLEY
(PUBLIC)
17TH AVE. E.
(PUBLIC)
300.09'(M)
300.10'(COS)
300.03'(M)
300.07'(COS)
CONC WALK
BUILDING LINE FALLS ON PROPERTY LINE
1600 E. JOHN STREET MULTI-STORY BRICK BUILDING
MONITORING WELL
N01°43'52"E
N01°43'33"E
N01°43'14"E
TAX. LOT NO. 180690-0405 MULTI-STORY BRICK BUILDING
BUILDING LINE FALLS 0.1' WEST OF PROPERTY LINE
BUILDING LINE FALLS ON PROPERTY LINE
BUILDING LINE FALLS ON PROPERTY LINE
DECK ON SECOND LEVEL
BRICK PLANTER WALL
BRICK PLANTER WALL
N88°39'58"W
120.04'(C) 120.00'(P)
SOUTH SIDE OF BRICK PLANTER WALL 0.1' S. OF PROP LINE
CONC WALK
CONC WALK
PLANTER AREA
PLANTER AREA
FOUND PUNCH IN 1/4" BRASS PLUG IN CONC MON IN CASE DOWN 0.75' 12-07-11
E. JOHN ST. (SEE GENERAL NOTE #5)
(PUBLIC)
N88°39'58"W
326.08'(M) 326.05'(COS)


Malden Ave E
E Thomas St
1600 E John St, Seattle, WA
E John Ct
E John St
14th Ave E
15th Ave E
16th Ave E
17th Ave E
18th Ave E
E Glen St
E Denny Way
Goryell Ct E
© 2012 Google
Google earth
Imagery Date: 7/5/2012
1981
47°37'11.72" N 122°18'39.64" W elev 420 ft
Eye alt 1865 ft

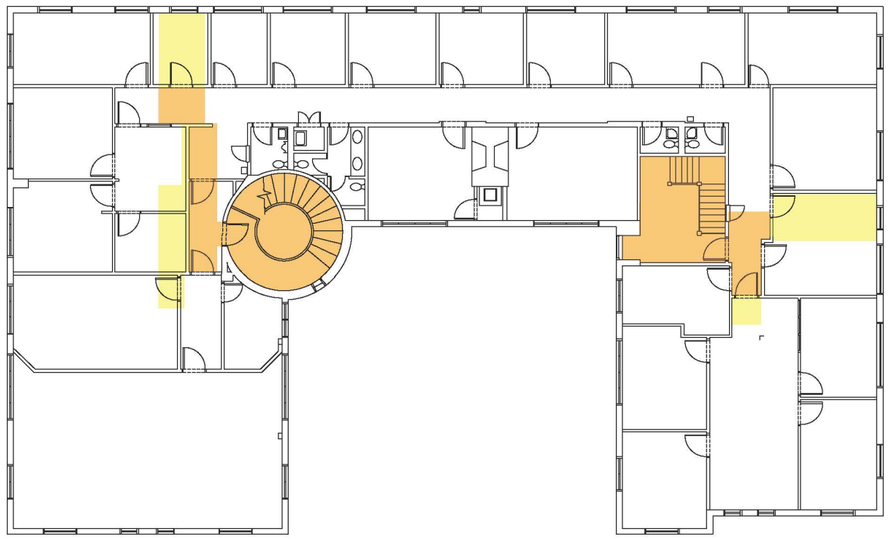
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



AREA SUMMARY

CIRCULATION ANALYSIS	Original 1930 Circulation (SF)	Original Circulation Remaining (SF)	Original Circulation Remaining (%)
First Floor Level			
	796	687	86%
Second Floor Level			
	787	600	76%
Third Floor Level			
	787	560	71%
BUILDING TOTAL			
	2,370	**1,847**	**78%**

KEY

ORIGINAL CIRCULATION (1930)

ORIGINAL CIRCULATION REMAINING

ANHALT BUILDING 1600 East John Street Seattle, WA

EXIT

ST BUILDING

E 16th St
16th Ave E

RAM

E John St

RFI

1 District 5A
Parts L
Code No. 1
Permit No. 292420
Orig. Cost $ Conv 146 Office

2 Addition D. M. Crane's
Section Twp. N. Range Ewm: Block 6 Tract or Lot No. 5 + 6
Description

Name Apt. 2.2091
Cont. Purchaser
Contractor

3 Address—Property 1600-E. John St.
4 Fee Owner ~~Seattle Gas 10-14-36~~
5 Architect

Basement 50%
Conc. 8'6"
18 x 72 = 1296 - 50%

6 Building
Apartment
3 Stories
78 Rms.
21 Apts.
3 4 Rm. Apt.
6 5 Rm. Apt.

Foundation
Conc.

Roof
Shakes Gable

Store Fronts
None

Exterior
Br. Ven. Selec. Com. Kind

Extra Features 21 Refrigeration--Central

Construction Good
Refrigeration
7 Condition: Exterior Good Interior Good Found. Good
8 Main Support Column 8 x 10 Footing Conc. Span 10' Ft.
9 First Floor Joist 2 x 12 and 16 Inch Centers Bridged Yes
10 Building Finished
11 Gross Income $ Expense $ Net Income $
12 Depreciation: Cond. 13 % Obsl.ge. % Econ. Suit. % Total %
Year Built 1930 Remodeled No
Effective Age 6 Years Future Life 39 Years
Dimensions 72 x 120 -42 x 46 Square Ft. 6708 Area Cubic Ft.

Interior
78 Pl.
78 Fir Trim

Floors
21 Fir 57 H. Wood
Fire Place
6 Br. Tile Face
Plumbing 108 Fixtures-Good
21 Tub-Pem 21 Basins
21 Shw.in T. 21 Sinks
21 Toilets 3 Trays
Tile Work
21 Fl. Bath 21 Ktch.Dr.Bd.
Wiring

Heating
H. Water
Oil Burn.
Elevators None

Lobby

Ceiling—Height
Bsmt. 8'6"
1st. Fl. 8'4" 2nd.Fl.8'4"

Improvement Value
Main Building $ 32,700
Other Buildings $ 20,700
Total $ 53,400
Assessed Value Bldg. $ 52,600
Date 7/16/37

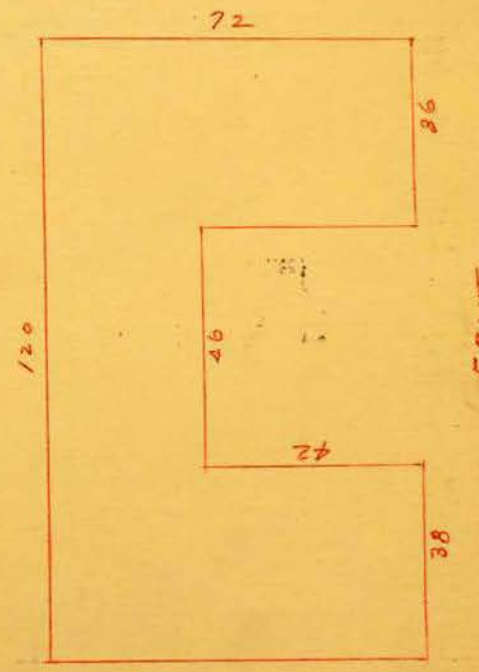
Land Information
1. Size 40 x 120 Level-Ab. 2'
2. Street—Road Graded-Paved
Paved Alley
3. Sidewalk Conc.
Sewage-Sewer Water-City
4. Landscaping Lawn, Shrubs
Good Condition
5. Trend Static Value $ 71-65,400
6. Use Res. Apt.
7. District Med. Old

Zoned - 2nd Res.

C	Owner or Contract Purchaser	Date	File No.	Price	Mtge.	Stamp
	Pacific Savings Loan	11-19-41	5001			
	Seattle Trust & Savings Bank	3-16-42	5227128	28,000		
	~~Geo. Hall Corp of PS~~	8-13-68	5-03244	~~[illegible]~~	-	

Remarks
ALSO 5/6 D.M. CRANE'S ADD.

30'-2 1/2"
Floor Plan



D. W. Crane
B-6
1600 - E. John St.
B-6

B490B9M