

Designating the Anhalt Apartments at
1014 East Roy Street as an Historic
Landmark.

77:8:59

Ordinance No. 108227

AN ORDINANCE relating to historic preservation, imposing controls upon and granting incentives for the Anhalt Apartments, 1014 East Roy, a Landmark designated by the Landmarks Preservation Board under Ordinance 106348.

5/8/79 - WD: H - PASS

COMPTROLLER
FILE NUMBER _____

Council Bill No. 00332

INTRODUCED: APR 30 1979	BY EXECUTIVE REQUEST
REFERRED: APR 30 1979	URBAN DEVELOPMENT & HOUSING
REFERRED:	
REFERRED:	
REPORTED: MAY 14 1979	SECOND READING: MAY 14 1979
THIRD READING: MAY 14 1979	SIGNED: MAY 14 1979
PRESENTED TO MAYOR: MAY 15 1979	APPROVED: MAY 21 1979
RETD. TO CITY CLERK: MAY 21 1979	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

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ORDINANCE 108227

AN ORDINANCE relating to historic preservation, imposing controls upon and granting incentives for the Anhalt Apartments, 1014 East Roy, a Landmark designated by the Landmarks Preservation Board under Ordinance 106348.

WHEREAS, the Landmarks Ordinance (106348) establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, The Landmarks Preservation Board after a public meeting on August 16, 1978 voted to approve the nomination of the Anhalt Apartments, 1014 East Roy, Seattle for consideration of designation as a Landmark under Ordinance 106348; and

WHEREAS, after a public hearing on October 4, 1978, the Board voted to approve the designation of the Anhalt Apartments as a Landmark under Ordinance 106348; and

WHEREAS, on March 17, 1979 the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council imposition of the agreed upon controls and granting of the incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the Landmarks Preservation Board has approved the designation of the Anhalt Apartments, more particularly described as Block 5, Lots 13 and 14 of Furth's Addition to Seattle, as a Landmark based upon satisfaction of the following criteria of Ordinance 106348:

- (1) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation; and
- (2) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
- (3) It is an outstanding work of a designer or builder; and

1 (4) Because of its prominence of spatial location,
2 contrasts of siting, age, or scale, it is an
3 easily identifiable visual feature of its neighborhood
4 or the city and contributes to the distinctive
5 quality or identity of such neighborhood or the
6 city.

7 Section 2. The following controls upon alteration of
8 the landmark are hereby imposed:

9 A Certificate of Approval must be obtained or the time
10 for denying a Certificate of Approval must have expired
11 before the owner may make alterations to: 1) the
12 entire exterior of the structure; 2) the major physical
13 elements of the site. Any in-kind maintenance and
14 repair for the above noted features shall be excluded
15 from the above controls.

16 Section 3. The following economic incentives are
17 hereby made available to the owner:

- 18 1. The incentives available to all Seattle Landmarks
19 under the City's Zoning Ordinance;
- 20 2. Historic Preservation Grants-in-Aid funds, on an
21 application basis, should the property be entered
22 in the National Register of Historic Places.

23 Section 4. Enforcement of this Ordinance and penalties
24 for its violation shall be as provided in Section 14.08 of
25 Ordinance Number 106348.

26 Section 5. The City Clerk is hereby directed to record
27 this ordinance with the King County Director of Records and
28 Elections, deliver two copies to the City Historic Preservation
Officer, 400 Yesler Building, and deliver one copy to the
Superintendent of Buildings.

Section 6. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 14 day of May, 1979, and signed by me in open session in authentication of its passage this 14 day of May, 1979.

John Miller
President of the City Council.

Approved by me this 21 day of May, 1979.
Charles Royer
Mayor.

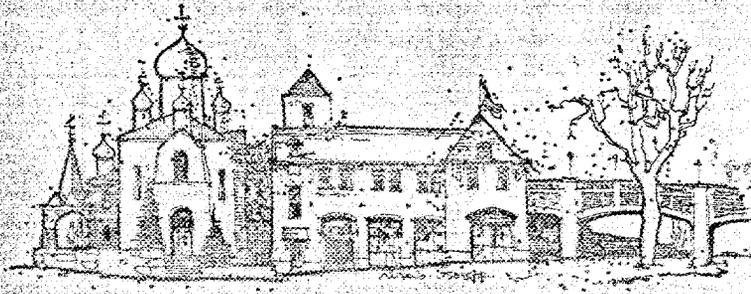
Filed by me this 21 day of May, 1979.

Attest: E. L. King
City Comptroller and City Clerk.

Rayne Angerme
Deputy Clerk.

(SEAL)

Published



COPY OF THIS REPORT

APR 6 1979

Douglas N. Jewett
CITY ATTORNEY

FEARN

The City of Seattle

Landmarks Preservation Board
400 Yesler Building
Seattle, Washington 98104 • (206) 625-4501

LFB-118/79

37056

05 April 1979

The Honorable Douglas Jewett, City Attorney
Law Department
1000 Municipal Building
Seattle, Washington 98104

SUBJECT: Anhalt Apartment - 1014 E. Roy Street
Request for Legislation

ATTENTION: Gordon Crandall
James Fearn

Dear Mr. Jewett:

The City Council's Housing & Urban Development Committee requests that for properties involving no objections from the owners, documentation be sent directly to you for drafting the designation ordinances. I am therefore transmitting the enclosed documentation on the subject property with a request for designation legislation.

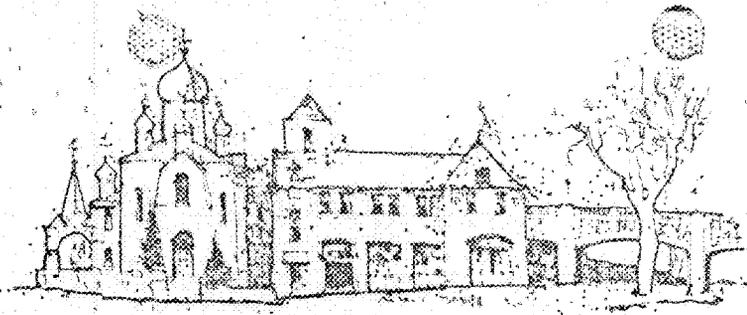
Sincerely,

Roberta Deering
Roberta Deering, Coordinator
Landmarks Preservation Board

RD:hg

cc: James Daly, Chairperson, LPB

Enclosures



The City of Seattle

Landmarks Preservation Board

400 Yesler Building
419 Arctic Building Seattle, Washington 98104 • (206) 625-4501

LPB-91/79

March 19, 1979

Mr. Richard L. Barbieri
Edwards & Barbieri
3701 Bank of California Center
Seattle, Washington 98164

SUBJECT: 1014 E. Roy St.

Dear Mr. Barbieri:

Thank you for your letter of March 14, 1979 confirming that the shareholders of Anhalt Apartments, Inc. have approved the draft controls and incentives submitted for their review. As I mentioned to you in our phone conversation last week, the Landmarks Preservation Board, at their meeting of March 7, 1979, voted to approve, pending written receipt of confirmation of the shareholders approval, the proposed controls and incentives and transmit those to the City Council for final action on designation proceedings.

The City Council's final action is in the form of a City Ordinance designating the Landmark in accordance with the Report on Designation and the agreed-upon controls and incentives. Timing of this Council action is dependant upon their schedule.

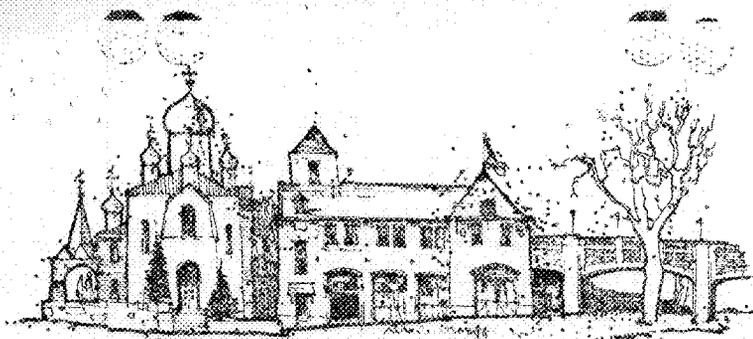
Thank you again for your cooperation in this matter and please feel free to contact either myself or Mr. Earl Layman at any time regarding this action.

Sincerely,

Roberta Deering
Roberta Deering, Coordinator
Landmarks Preservation Board

cc: James Daly

Case file



DRAFT

The City of Seattle

Landmarks Preservation Board

400 Yesler Building

Seattle, Washington 98104 • (206) 625-4501

AGREEMENT ON CONTROLS AND INCENTIVES

LFB-379/78

Anhalt Building
1014 E. Roy

We, the undersigned, representing the owners of this property, and the City Historic Preservation Officer, do hereby agree in accordance with the provisions of Seattle Landmarks Preservation Ordinance 106348, to the following Controls and Incentives for the subject property:

CONTROLS:

To assure preservation of the specified features and characteristics of the Landmark, the following Controls shall be imposed:

1. A Certificate of Approval, issued by the Landmarks Preservation Board, must be obtained, or the time for denying a Certificate of Approval must have expired, before the Owners may make alterations or significant changes to:
 - the entire exterior of the structure;
 - the major physical elements of the site.
2. Any in-kind maintenance and repair of the above noted features shall be excluded from the above controls.

INCENTIVES:

The following economic incentives are hereby noted as available to the owners:

1. The incentives to all Seattle Landmarks under the Zoning Code;
2. The availability of Historic Preservation Grants-in-Aid funds, on an application basis, should the property be listed on the National Register of Historic Places.

OWNER
CHPO

DATE
DATE

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

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

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

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

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

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

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

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

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

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

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

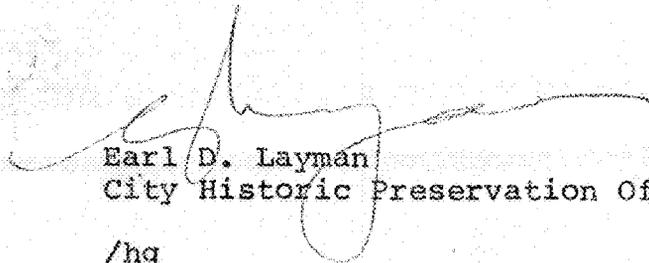
Fred Anhalt had his own company of drafts people, bricklayers, carpenters, metal workers, gardeners, and maintenance crews.... a payroll of nearly 135 people - - and closely controlled all phases of his projects for maximum efficiency. His buildings went up at an incredible pace, never taking more than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

- (6) Because of its spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city;

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

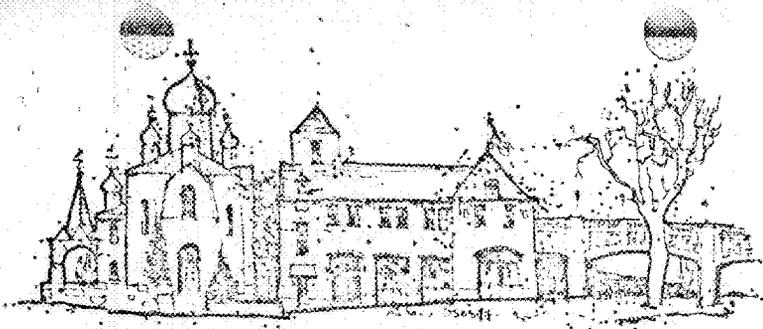
harmonious environment which is equaled by the grouping of three Anhalt brick buildings west of Broadway along East Roy and Belmont Avenue East.

Issued October 16, 1978



Earl D. Layman
City Historic Preservation Officer

/hg



The City of Seattle

Landmarks Preservation Board

400 Yesler Bldg.
Seattle, Washington, 98104 • (206) 625-4501

VIA CERTIFIED MAIL

LPB-253/78

APPROVAL OF NOMINATION

NAME OF PROPERTIES: Anhalt Apartments (Roy Street Group)
1005 E. Roy Street
1014 E. Roy Street

LEGAL DESCRIPTION: 1005 E. Roy/Supplemental Plat,
Lincoln Pontius
Block 25, Lots 3 and 4.

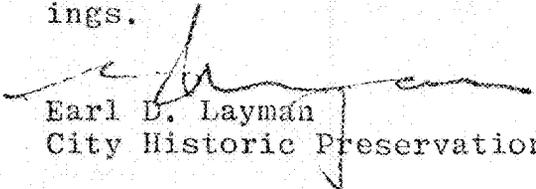
1014 E. Roy/F. Urth Addition
Block 5, Lots 13 and 14.

At its meeting of August 16, 1978, the Landmarks Preservation Board voted to approve the nomination of the above properties.

The following particular features and/or characteristics are proposed to be preserved:

- - the entire exteriors and sites of the properties, as well as all interior spaces.

The Board will hold a Public Hearing - Wednesday, September 20, 1978 at 11:00am in the Mayor's Conference Room - 12th Floor - Seattle Municipal Building, at which time they will consider Approval of Designation for the above two Anhalt Apartment buildings.


Earl D. Layman
City Historic Preservation Officer

/hg
082178.

Mr. Dick Barbieri, Cooperative President
1014 E. Roy Street

6.00

EF:fmh
/24/79

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RECORDED AND RECORDED

ORDINANCE 108227

AN ORDINANCE relating to historic preservation, imposing controls upon and granting incentives for the Anhalt Apartments, 1014 East Roy, a Landmark designated by the Landmarks Preservation Board under Ordinance 106348.

WHEREAS, the Landmarks Ordinance (106348) establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, The Landmarks Preservation Board after a public meeting on August 16, 1978 voted to approve the nomination of the Anhalt Apartments, 1014 East Roy, Seattle for consideration of designation as a Landmark under Ordinance 106348; and

WHEREAS, after a public hearing on October 4, 1978, the Board voted to approve the designation of the Anhalt Apartments as a Landmark under Ordinance 106348; and

WHEREAS, on March 17, 1979 the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council imposition of the agreed upon controls and granting of the incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the Landmarks Preservation Board has approved the designation of the Anhalt Apartments, more particularly described as Block 5, Lots 13 and 14 of Furth's Addition to Seattle, as a Landmark based upon satisfaction of the following criteria of Ordinance 106348:

- (1) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation; and
- (2) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
- (3) It is an outstanding work of a designer or builder; and

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2 contrasts of siting, age, or scale, it is an
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12 entire exterior of the structure; 2) the major physical
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14 repair for the above noted features shall be excluded
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17 hereby made available to the owner:

- 18 1. The incentives available to all Seattle Landmarks
19 under the City's Zoning Ordinance;
- 20 2. Historic Preservation Grants-in-Aid funds, on an
21 application basis, should the property be entered
22 in the National Register of Historic Places.

23 Section 4. Enforcement of this Ordinance and penalties
24 for its violation shall be as provided in Section 14.08 of
25 Ordinance Number 106348.

26 Section 5. The City Clerk is hereby directed to record
27 this ordinance with the King County Director of Records and
28 Elections, deliver two copies to the City Historic Preservation
Officer, 400 Yesler Building, and deliver one copy to the
Superintendent of Buildings.

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Section 6. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 14 day of May, 1979, and signed by me in open session in authentication of its passage this 14 day of May, 1979.

John Miller
President of the City Council.

Approved by me this 21 day of May, 1979.

Charles Royer
Mayor.

Filed by me this 21 day of May, 1979.

Attest: E. L. King
City Comptroller and City Clerk.

(SEAL)

Published

Rayne McGuire
Deputy Clerk.

The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported
and Adopted

Your Committee on

Urban Development & Housing,

MAY 14 1979

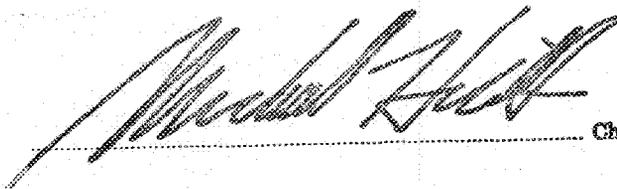
to which was referred

C.B. 100332

Designating the Anhalt Apartments at 1014 East Roy Street as an Historic Landmark.

Relating to historic preservation, imposing controls upon and granting incentives for the Anhalt Apartments, 1014 East Roy, a Landmark designated by the Landmarks Preservation Board under Ordinance 106348.

recommends that the same do pass.



Chairman

Chairman

Committee

Committee

Affidavit of Publication

STATE OF WASHINGTON KING COUNTY—SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

Ordinance No. 108227

was published on May 24, 1979

B. Abbott
Subscribed and sworn to before me on

May 24, 1979

Barbara C. Jensen
Notary Public for the State of Washington,
residing in Seattle.

ORDINANCE 10627

AN ORDINANCE relating to historic preservation, imposing controls upon and granting incentives for the Anhalt Apartments, 1014 East Roy, a Landmark designated by the Landmarks Preservation Board under Ordinance 106348.

WHEREAS the Landmarks Ordinance (106348) establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS The Landmarks Preservation Board after a public meeting on August 18, 1978 voted to approve the nomination of the Anhalt Apartments, 1014 East Roy, Seattle for consideration of designation as a Landmark under Ordinance 106348; and

WHEREAS, after a public hearing on October 4, 1978, the Board voted to approve the designation of the Anhalt Apartments as a Landmark under Ordinance 106348; and

WHEREAS, on March 17, 1979 the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS the Board recommends to the City Council imposition of the agreed upon controls and granting of the incentives. Now, Therefore,

BE IT OBTAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the Landmarks Preservation Board has approved the designation of the Anhalt Apartments, more particularly described as Block 3, Lots 12 and 14 of Furth's Addition to Seattle, as a Landmark based upon satisfaction of the following criteria of Ordinance 106348:

- (1) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation; and
- (2) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
- (3) It is an outstanding work of a designer or builder; and
- (4) Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city.

Section 2. The following controls upon alteration of the landmark are hereby imposed:

A Certificate of Approval must be obtained on the time for denying a Certificate of Approval must have expired before the owner may make alterations to: 1) the entire exterior of the structure; 2) the major physical elements of the site. Any in-kind maintenance and repair for the above noted features shall be excluded from the above controls.

Section 3. The following economic incentives are hereby made available to the owner:

- 1. The incentives available to all Seattle Landmarks under the City's Zoning Ordinance;
- 2. Historic Preservation Grants-in-Aid funds, on an application basis, should the property be entered in the National Register of Historic Places.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 14.02 of Ordinance Number 106348.

Section 5. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Office, 409 Tenier Building, and deliver one copy to the Superintendent of Buildings.

Section 6. This ordinance shall take effect and be in force thirty days from and after its passage and approval if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 14th day of May, 1979, and signed by me in open session in authentication of its passage this 14th day of May, 1979.

JOHN MILLER,
President of the City Council.

Approved by me this 31st day of May, 1979.

CHARLES ROYER,
Mayor.

Filed by me this 31st day of May, 1979.

Attest: E. L. KIDD,
City Comptroller and
City Clerk.

By: WAYNE ANGEVINE,
(Seal) Deputy Clerk.
Publication ordered by E. L. KIDD, Comptroller and City Clerk.
Date of official publication in the Daily Journal of Commerce, Seattle, May 31, 1979. (C-242)