

# **Landmark Nomination Application**

Present/Common Name: The Lake Court Apartments Historic Name(s): Shoremont Apartments, Lakecrest Apartments Year(s) built:

- 1925-26 (Shoremont)
- 1928-29 (Lakecrest)
- 1952-53 (Anhalt Addition)

Street and Number: 2012-2020 43<sup>rd</sup> Avenue East Assessor's File No: 531910-0290-02

Legal Description:

Lots 4, 5, 6, 7, 8 and 9, Block 26, Map of Lake Washington Shore Lands; ALSO, Lots 4, 5, 6, 7, 8 and 9, Block "E," Supplement to J.J. McGilvra's Third Addition to the City of Seattle, according to plat recorded in Volume 10 of Plats, page 31 in King County, Washington, EXCEPT THAT PORTION LYING WITHIN LAKE WASHINGTON SHORE LANDS

Plat/Block/Lot: MC GILVRAS J.J. 3RD SUPL TO, Block E & 26, Lot 4 THRU 9
Present Owner: Lake Court LLC (Officer, Tanya Heathman)
Present Use: Multi-Family Dwelling/Apartment
Address: 2012 43<sup>rd</sup> Avenue East
Original Owner: Shoremont Company, Inc (President, William Doxy)

**Original Use:** Multi-Family Dwelling/Apartment

Architect(s):

- William J Bain, Sr. and Lionel Pries (Shoremont)
- Paul Thiry and James Taylor Jr. (Lakecrest)
- Fredrick Anhalt (Anhalt Addition)

# Builder/Contractor(s):

- William Doxy, Shoremont Inc. (Shoremont)
- Chris Haugen (Lakecrest)
- Harold Heathman (Anhalt Addition)

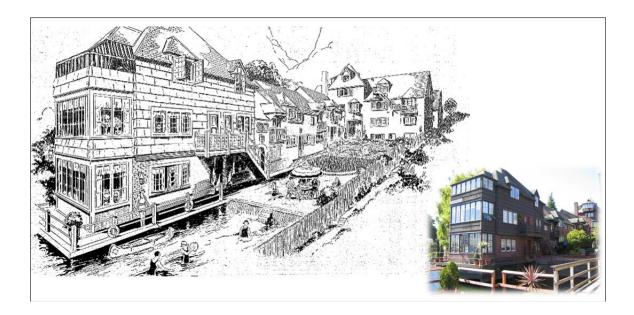
# Landscape Architect(s):

- Malmo & Co. (Shoremont)
- Butler S. Sturtevant (Lakecrest)

Submitted By: Friends of the Lake Court Apartments Address: 2012 43<sup>rd</sup> Avenue East Email: friends.of.lakecourtapartments@gmail.com

Date Submitted: 25 July 2024

# Lake Court Apartments Seattle Landmark Nomination



Submitted by Friends of Lake Court Apartments

Prepared by Heather M Brammer

25 July 2024

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# Description

# Site & Setting

The Lake Court Apartments (originally named Shoremont Apartments) are two adjoining properties located at 2012 43<sup>rd</sup> Avenue East and 2020 43<sup>rd</sup> Avenue East, on the shorefront of Lake Washington in the Madison Park neighborhood of Seattle. The distinctive community is on a 1.33-acre lot with 180 feet of waterfront and is comprised of five buildings housing a total of 63 unique units. The complex has 12 studio units, 46 one-bedroom units and 5 two-bedroom units. The Lake Court Apartments are situated among more modern condominium and apartment buildings. The building is a significant aesthetic feature of the neighborhood due to its courtyard form, landscaping, and stylistic detailing.

The surrounding neighborhood consists of early-20th century residences, most built in 1940 or earlier. Distinguished historic locations in proximity to the Lake Court Apartments are:

- Pioneer Hall (NRIS #70000645, two blocks south)
- McGilvra Elementary (Seattle Landmark #124777, four blocks west)
- Samuel Hyde House (NRIS #82004238, one mile southwest)
- Seattle Japanese Garden (Seattle Landmark, one mile west)
- Washington Park Arboretum Aqueduct (NRIS #82004229, one mile west)

The Lake Court Apartments are a short walk to the central Madison Park commercial corridor consisting of several prominent retail and dining establishments and the Junior League of Seattle. Most commercial establishments are local and independent. Madison Park is known as a destination neighborhood with high community involvement and a small, affluent population. The neighborhood is popular for the Madison Park Beach, bringing visitors from the entire region each summer.

The Shoremont was the first lakeside apartment community in Seattle and the only location in the vicinity where apartment houses were authorized at the time (1926).<sup>1</sup> This likely indicates that the Shoremont was one of the first apartment communities in Madison Park. The building of the Shoremont apartments stems from a period of significant apartment construction growth in the city. Building ages within the immediate area trend towards 1900-1909, and 1920s with some 1940s to 1960s development. "Buildings from 1900-1909 were built as single-family dwellings along with some apartment buildings with denser single-family development. The 1910s brought limited apartment and single-family dwelling development, followed by some apartment building development during the 1920s"<sup>2</sup> including construction of the Shoremont Apartments and a handful of other apartment buildings in the immediate area.

# **Exterior**

# **Property Overview**

The entire property was built in four sections (*Fig 3*). The buildings are highly detailed, in the Tudor, Norman French and modernized Spanish Eclectic styles. In July 2024, the King County Department of Assessments listed the valuation of the property as \$18,455,00.<sup>3</sup>

# Shoremont

The first Shoremont building was designed by William Bain, Sr. in 1925-26 and is located at the northeast edge of the property. "It is a 1-1/2-story rectangular gabled structure, clad with heavily troweled yellow stucco, with a Norman French conical turret with a winding exterior staircase marking the west end [*Figs 66, 68*]. The east end, fronting on the lake, is two stories, with the hip roofed second story extending over the lower to provide a sheltered lakeside deck [*Fig 74*]. There are twelve units, opening onto the axial landscaped courtyard.

<sup>&</sup>lt;sup>1</sup> Apartments on Lake Shore Near Completion. (1926, January 31). The Seattle Daily Times.

<sup>&</sup>lt;sup>2</sup> Pratt, Katie, and Spencer Howard. La Quinta Apartments Seattle Landmark Nomination, 19 Nov. 2020.

<sup>&</sup>lt;sup>3</sup> "King County Department of Assessments (Parcel 531910-0290)." King County Department of Assessments.

The second building was added by Bain and his then-partner, Lionel Pries. The addition is generally similar in form and style to the first Shoremont building, but it is more Tudoresque with a square turret and a half-timbered element at the east end [*Figs 66, 74*]."<sup>4</sup> Bain & Pries won a Seattle Honor Award (*Fig 40, 42*) for the Shoremont Apartments design from the Washington State Chapter of the American Institute of Architects (AIA) for "[...] apartments under two stories in height."<sup>5</sup>

#### Lakecrest

Lining the southern edge of the property are the Lakecrest buildings, designed by Paul Thiry & James M. Taylor in 1928-29. The Lakecrest buildings were designed by Thiry before he had even finished his architecture degree and are designed in Norman style. "It is a U-shaped structure, built around an attractive landscaped courtyard on the north side. The street façade has a pointed arch entry leading into the courtyard [*Fig 82*], with stairs up to the apartments. Cladding is clinker brick with cast stone around the arch. The west façade is clad with wood shingles. The south end of this Lakecrest building has a two-story square turret with a pyramidal roof, rising to four stories in places with the large dormers. The façades facing the courtyard are wood clad. Both the east and west façades have shingle-clad gabled dormers [*Fig 85*].

The second Lakecrest building is a long rectangular one, extending from the above structure down to the lake, parallel to the two [Shoremont] buildings. It is Tudor in style, with clinker brick cladding, arched entries opening to the courtyard, and heavy wooden balconies sheltered by gabled roofs [*Figs 86, 87*]. At the west end, overlooking the lake, is a three-story section with a glass-enclosed sunroom on each floor, and elaborate decorative brickwork and wood shingles below [*Fig 90*]."<sup>6</sup>

#### Anhalt Addition

The newest building of the Lake Court Apartments on 43<sup>rd</sup> Avenue East was designed in Spanish Revival style by Fredrick Anhalt in 1952-53, located at the northwest corner of the property. "It is a [three]-story hip-roofed structure clad with beige stucco and a red clay tile roof [*Fig 102, 115*]. The building is notable for the early use of plate glass windows in Seattle's communal housing. Also notable is its innovative ventilation system, which consists of groups of red clay tile pipes that pierce the walls of each unit, allowing air to flow in [*Fig 105*]. Interior vent doors allow the residents to close off the air flow."<sup>6</sup>

### Landscaping and Community Space

The landscaping and multiple communal spaces are important reflections of the ethos of the Lake Court Apartment community. Courtyard spaces comprise approximately 30 percent of the overall parcel square footage. The community spaces consist of multiple brick archways, courtyards and paved walkways lined with tasteful arboreal and floral selections of both native and non-native species. A small fountain (original tiling still present) has been converted into a topiary garden in the sunken entryway between the Shoremont and Lakecrest buildings (*Fig 69, 85*). Two original fountains from the Lakecrest construction are still present but are non-working (*Courtyard fountain: Fig 83; Garden fountain not pictured*).

Paved walkways from the original Shoremont complex remain as originally designed but have been repaved (*Figs 65, 66*). Each of the individual Shoremont complex units has its own small grass lawn and walkways are lined with hydrangea, lavender, rose bushes, tulip plantings and deciduous shrubbery (*Figs 70, 71*). Additional courtyard space and brick walkways were added with the Lakecrest addition. Courtyards on the Lakecrest side are landscaped with small trees, ferns, climbing ivy, rose bushes, camelia, rhododendron, hydrangea, lilac bushes, lavender, arbor vitae, Japanese maple, Weeping Pine and Tulip trees (*Figs 83, 84, 87*).

<sup>&</sup>lt;sup>4</sup> Houser, Michael. "Historic Property Report 2016-01-00010." Washington State Department of Archaeology and Historic Preservation, 1 Nov. 2016.

<sup>&</sup>lt;sup>5</sup> "Seattle Chapter Honor Awards." Architect and Engineer, Nov-Dec 1927.

<sup>&</sup>lt;sup>6</sup> Seattle Historical Sites. (2006). Summary for 2012 43rd AVE / Parcel ID 531910-0290 / Inv #.

Courtyards may be accessed only after crossing the external thresholds into the apartment grounds and are not easily visible from the street, providing a secluded feel. Multiple individual seating areas are provided throughout the property and are used by tenants as gathering spaces. Landscaping is actively maintained both by property management and tenants of the community. The entire property may be traversed by the network of interconnected pathways.

An (*assumed*) original pendant light fixture is present in street-entry vestibule of the Lakecrest building (*Fig 82*). Identical, smaller light fixtures are also present at the water's edge on the southeastern side of the property, hung from iron posts adorned with Fleur de Lis post caps (*Fig 75*), a nod to the building's French design influence. Additional original exterior light fixtures are present at most entryways of the Shoremont and Lakecrest apartment units, almost all unique in appearance. Original iron lamp posts line the pathways to the dock and lakeside of the Shoremont section of the property (*Fig 72*).

Each of the Shoremont towers is adorned with original distinctive ironwork (present in historical images (*Figs 41 & 42*)). The north turret is topped with a weathervane depicting a family of owls, while the south tower is topped with a static ornamental of two squirrels (*Fig 67*).

The Lake Court Apartments also features a 4700-square foot wooden recreation dock (*Fig 6*). The dock (*est. unknown*) contains several sitting areas and a swimming platform and affords sweeping views of Lake Washington, the Cascade Mountain range and Mount Rainier. The dock is one of the largest structures built on Lake Washington. Nearby swimmers and boaters use it as a landmark as it is easily recognizable from the water.

#### Entrances

Front entrances in the Shoremont and Lakecrest Buildings provide access to the courtyards for all groundfloor units. Entrances may be paired or individual. Some second-floor units are accessed by small interior communal spaces.

Entryways in the Shoremont and Lakecrest buildings each have unique character: Exterior doors feature full 10-lite leaded glass or half-lite single-pane glass, while some others have vision lite doors with original ornamental ironwork or Elizabethan leading (*Fig 71*). Most Shoremont entryways retain original overhead mica lighting, each lamp unique to its location. Paired entryways (*Fig 70*) are recessed vestibules with stylized architectural beams or ornamental ironwork. One Lakecrest unit has an ornamental Parisian-style copper awning (*Fig 84*). Some 2-bedroom units in the southern Lakecrest building have small Juliet balconies with French doors that open to the interior courtyard below. Apartment entry doors may be standard or arched (*Fig 86*).

Units on the north and south perimeters have back entrances that lead to auxiliary passageways that afford access to both the waterfront and the street (*Fig 73*). Shoremont units on the interior of the property have back entrances that open to the Lakecrest courtyard to the south. These back doors are typically 6-lite separated by wooden muntin or half-glass. Units on upper floors have back doors that open to narrow metal balconies.

The Anhalt building has no individual street or courtyard-facing unit entryways. Rather, all apartments are accessed by a simple center entry and stairs leading up and down to the units. Entry doors to apartment units are standard. The official front of this building points east, facing the courtyard and pathway leading to the lake. This eastern entry is canopy-style, covered with a red clay-tiled roof, lending continuity to the overall building appearance (*Fig 102*). The western entry on the street-facing side is simple and unassuming, with a red clay-tiled roof and no exterior door (*Fig 106*). An additional simple entryway with no covering exists to access apartments from both the front and back in the alternate northern-facing wing.

#### Windows

Window configuration and function varies depending on building location. Shoremont buildings have original wood sash single-hung windows on front and back sides, most with original leaded panes and exterior wooden sills. Tudor-style faux exterior shutters are employed on several windows to provide aesthetic appeal (*Fig 73*).

Units in the Lakecrest buildings have mostly original leaded casement windows throughout. The southeastern Lakecrest wing has a three-story section at the eastern end with a glass-enclosed sunroom on each floor (*Fig 90*). The westernmost Lakecrest wing features dormered windows in the upper units (*Fig 85*). One Lakecrest unit has a large eastern-facing bay window with a copper domed awning and additional copper ornamental detailing underneath, all reminiscent of Northern French design (*Fig 88*).

Groupings of two or three windows are common in larger rooms and bedrooms, while single windows are typical in kitchens and bathrooms. Original hardware is employed on most windows. Original wood jambs, heads and sills appear to remain in place. Leading patterns are predominantly Georgian, however 2-bedroom units in the Lakecrest building also feature some Elizabethan patterning (*Fig 99*).

The 1952 addition hosts large original picture windows that do not open but have unique venting to provide airflow (*Fig 107*). Each single-pane window has an accompanying interior door that may be opened or closed by the resident (*Fig 111*). The vents are angled downwards and have interior screens to prevent precipitation and wildlife from entering the unit. Vents vary in size relative to their accompanying window and are made of red clay pipe to match the roof tile and to provide continuity to the overall building appearance (*Fig 105*). Custom awnings were created to provide shade for the large windows but are in severe disrepair.

#### Basements

The Shoremont and eastern Lakecrest building each have a basement accessed by paved concrete stairwells descending to a landing and basement entry door. Each basement contains storage and shared laundry facilities. The Shoremont North basement still hosts the original boiler (Birchfield, Tacoma WA (Patent 1921), Serial #1796 (*decommissioned*)) for the Shoremont building (*Fig 73*).

# **Garages and Parking**

There are no on-site garages or parking for this apartment community.

# **Interiors**

#### **Apartment Types and Features**

There are multiple unique floorplans at Lake Court Apartments, which is uncommon in modern apartment buildings. As Lake Court built its residences over several decades, each building has its own personality, owing to more design freedom being given to architects of earlier periods and to accommodations made to the general landscape of the property.

In particular, the northern Shoremont tower apartment (*Fig 66*) was originally built as single two-story living space. The tower interior housed a spiral staircase leading to the upper floor, with views of Lake Washington from the window. In 1940, this single unit was converted into two separate apartments with an exterior stairwell added to access the upper unit (Building Permit #340117 (*Figs 149, 150*)). The upper interior of the tower was converted into a kitchen while the interior tower stairwell in the lower unit was converted into a large, circular closet with a small stained glass window (*Fig 68*).

Another noteworthy apartment on the property is colloquially referred to as "The Crow's Nest." Perched atop the Lakecrest building, the slightly cantilevered unit protrudes over the edge of the building by approximately 3-4 feet. While the unit is a small studio, this distinct design choice affords the resident a complete view of Lake Washington and the surrounding area (*Fig 87*).

#### Shoremont 1-bedroom units

All units in the original Shoremont buildings are one-bedroom apartments, each with a single bathroom and galley kitchen. Typical units measure an average of approximately 670 square feet. The front entryway opens directly to a large living area with no overhead lighting and two or three single-hung windows. Interior walls are lath and plaster. Some units have non-working fireplaces in this living area (chimneys may still be observed). The bathroom, bedroom and kitchen are accessed through an archway from the living area (*Fig 76*).

Notably, these units formerly contained "Murphy In-A-Dor" beds. These beds were hidden behind a hinged door frame, allowing the tenant to convert the living area into a sleeping area by simply turning a doorknob, pivoting the frame into the room and folding the bed downward.<sup>7</sup> Most one-bedroom floor plans of the Shoremont included a Murphy bed in the family room. As the beds were removed over time, the sizeable dimensions of the bed facilitated larger storage space for each unit. Evidence of these bed closets can be seen in wall patching in some units.

Kitchens in the Shoremont originally included electric stoves and built-in ice boxes, small exterior delivery doors, custom shelving and custom installed display cabinets with Georgian-leaded glass cabinet doors and storage drawers of varying configuration (*Figs 78, 80*). Much of this original kitchen interior has been retained, although exterior delivery doors have been sealed (remaining visible from the exterior) and the original ice boxes have been decommissioned but remain in place in some units to be used for additional storage. Some kitchens appear to have original counter and backsplash tiling in place. As previously stated, each kitchen has a separate single-hung window and rear-entry door (*Fig 78*) to provide easy egress and access to alternate walkways to traverse the property.

The single bathroom in the Shoremont buildings is utilitarian in nature and contains a simple bathtub, sink and toilet in a single shared space. Little to no storage is built into the bathroom, however a small linen closet is in the hallway just outside the bathroom door. The single bedroom (*Fig 77*) is adjacent to both the kitchen and bathroom. It has two wide windows facing the rear of the apartment. One standard closet is positioned on the same wall as the bedroom doorway.

While mostly uniform, some Shoremont units have unique configurations and features due to site positioning. Easternmost apartment units that front Lake Washington (Units 22-24 and 25-26) have eastern-facing sunrooms with wraparound windows (*Fig 74*). Unit 22 (upper floor) is accessed by an exterior door from the dock, with a stairway leading up to the main entry door. The main entryway opens into the moderately-sized living area, which has access to an interior hallway leading to the bedroom, bathroom and kitchen. The bedroom is situated in the center of the apartment with entryways on both walls, opening to the sunroom to the east or to the interior hallway to the west. The kitchen is atypical of other units in both size and configuration (*Fig 80*) and has a small dining area which opens to the sunroom to the east. The sunroom, which runs the entire length of the apartment, may also be accessed from the living area and bedroom (*Fig 81*). The other three units of this type are similar but not identical in configuration. Unit 24 (lower floor) has a similar floor plan to the upper unit, although it has an exterior sun porch instead of a window-lined sunroom. Units 25 (upper) and 26 (lower) in the opposite building have similar layouts and features, although the sun porch is enclosed in the lower unit.

#### Lakecrest studio and 1-bedroom units

It is difficult to describe typical Lakecrest studio and 1-bedroom units as each floor plan appears to be unique. All include a kitchen and single bathroom and separate or shared entrances. Exterior delivery doors are present in some units. Ground floor units in the southwestern section are accessed directly from the courtyard, while units on upper floors are accessed by a wooden stairway leading to a single or shared interior landing. Studio units are modest.

<sup>&</sup>lt;sup>7</sup> Murphy Door Bed Co. "Murphy In-A-Dor Beds (1925)." Building Technology Heritage Library, 6 September 2010.

In the southeastern wing, 1-bedroom apartments and studios are accessed by either interior or exterior stairways that lead to apartment entrances. The most eastern-facing one-bedroom units have sunrooms overlooking Lake Washington, the Cascade Mountain range and Mount Rainier.

#### Lakecrest 2-bedroom units

Of the 63 apartment units in the Lake Court complex, only five 2-bedroom units exist. These townhomestyle units are all in the southeastern Lakecrest wing and measure approximately 765 square feet. Each unit has a separate entrance, and two of the five entrances have arched doors with accompanying archway brickwork (*Fig 86*). Most units also have wooden Juliet balconies accessed from the primary bedroom upstairs (*Fig 87*). These 2-bedroom floor plans are mostly identical.

The front entryway (*Fig 91*) opens into a small foyer and coat closet, with stairs to the upper floor immediately adjacent to the front door. A small storage compartment is built in under the stairway, opposite a modest coat closet. The living/dining area is accessed through a curved archway to the left or right of the foyer, depending upon the unit. The ground floor has circular directional flow, as the kitchen may be accessed directly from the foyer and also from the living/dining area (*Fig 94*). Evidence of a hinged door opening from the kitchen to the living/dining area can be observed, however none of these remain.

The living/dining area is quite large in size and has no overhead lighting. Interior walls and ceiling are lath and plaster with curvilinear transition from the walls to the ceiling. Five casement-style windows (three facing north and two facing south) with moderately deep interior sills provide both light and airflow. Some units have non-working fireplaces in this living area (*Fig 95*).

Kitchens are somewhat larger in these units and have custom cabinetry over the sink and main countertop. The ceiling over the main countertop angles sharply to accommodate the stairway above; This is also reflected in the custom cabinetry where unique triangular cabinets have been designed to maximize storage (*Fig 98*). The walls and ceiling in the kitchen are standard plaster. The original built-in refrigerators have been decommissioned but remain in place in some units and are used for additional storage. No exterior delivery doors are apparent in these units. Some kitchens appear to have original counter tiling in place. Countertops are angled slightly to provide drainage. As previously stated, each kitchen has a casement window and a rear entry door and to provide access to alternate walkways to traverse the property (*Fig 97*).

The wooden staircase (*Fig 93*) leading to the upper floor has a single balustrade. This is a winding stairway with two large, custom winders to allow for a change of direction from the entryway. The stairway faces a sizeable French casement window. The original wooden bannisters and stair risers remain in place. The interior walls and ceiling are lath and plaster, as is the small landing at the top of the stairs.

The upper floor hosts a primary and secondary bedroom and a single bathroom. The primary bedroom (*Fig 99*) is fairly large in area, with a walk-in closet and three casement windows with moderately deep interior sills. For those units where a Juliet balcony is present, these windows are replaced with a set of French doors to access the exterior space. Each primary bedroom also has a small Elizabethan-leaded French casement window. The ceiling on the north-facing wall is partially coved. Walls are standard plaster. The secondary bedroom (*Fig 100*) is smaller in comparison to the primary bedroom but is otherwise similar in style, with a partially coved ceiling to the south, double casement windows and a walk-in closet with French doors. Iron fire escapes are present, accessed through the secondary bedroom windows.

The single bathroom (*Fig 101*) in the Lakecrest 2-bedroom units is utilitarian in nature and contains a simple bathtub, sink and toilet in a single shared space. Little to no storage is built into the bathroom, and no linen closet exists as it does in the Shoremont apartments. The bathroom has a small casement window and partially coved ceiling to the south. Original rose-colored tile flooring can be observed in some units.

#### Anhalt 1-bedroom units

Apartment units in the Anhalt addition (informally referred to by tenants as "The Spanish Building") were built in 1952 and reflect trends that emerged in the Mid-century design era. Floor plans vary and are nonstandardized, making a typical unit difficult to describe. Interior walls are smooth plaster throughout. Original flooring was oak, slate, linoleum and tile.

In a similar fashion to the Shoremont and Lakecrest apartments, each Anhalt unit has two entries, either by the courtyard-facing stairwell or via the exterior/street-facing stairway. When accessed from the courtyard-facing stairwell, the entryway opens to the fairly large living area. Living areas feature large, eastern-facing single-pane plate glass windows (8x6) and brick fireplaces with slate hearths (*Figs 107, 108*). Kitchens (*Fig 109*) are small, partially enclosed and are accessed only from the living/dining area (although one floor plan has a combined kitchen/dining area). Countertops and backsplashes are tiled. Upper and lower cabinetry and drawers are present. Both the kitchen and dining area feature single-pane, vented plate glass windows.

The bedroom (*Fig 110*) is also accessed directly from the living area, with a floor to ceiling single-pane plate glass window (6x6). Bedrooms feature single or double closets with folding doors and additional overhead storage space. The single bathroom (*Fig 109*) is accessed only from the bedrooms. Some units have additional dressing rooms adjacent to the bedroom and bathroom.

# **Alterations**

The exterior of all buildings remain intact, with minimal overall visible changes. Over nearly 100 years, roofing plumbing, heating and interiors have been replaced or modified as materials aged out or new technology and materials were introduced. Interior apartment changes include replacement of kitchen flooring in most units, shifting of cabinetry to accommodate new appliances, cabinet removal, replacement of light fixtures, replacement of bathroom fixtures, and replacement tiling in kitchens and bathrooms. Most (if not all) fireplaces have been sealed. Original cast iron radiators and Murphy beds have been removed. Original doorknobs and brass hardware may be observed throughout many units.

Permit records and drawings available from Seattle Permit & Property Records for 2012 43rd Avenue East (historical microfiche and current online files) indicate the following changes (Minor sewer & electrical repairs omitted):

Date	Permit	Description
1925	-	Original Shoremont Apartment Construction (Bain & Pries, architects)
1928	282285	Original Lakecrest Apartment Construction (Thiry & Taylor, architect/designers)
1938-39	330398	Repair to foundation
1940	340117	Conversion of Shoremont Tower unit from single apartment into two units
1952	412969	Original Anhalt Apartment Construction (Anhalt, designer)
1960	12751	HW storage tank
1965	514800	Repair foundation of 2 exterior apartment buildings
1977	567499	Installation of Fire Alarm
1977	567815	Repair to foundation; Existing walkway; Replace flooring (Above Unit 108)
1978	43578-81	Installation of boiler(s) and oil tank
1997	693686	Repair fire damage to Apartment #15
2013 6364070	6264070	Replacement of 12x12 Cap Beam (Underneath Units 20, 22, 24); Removal of dry rot; Re-
	shore & stabilize structure; Repair damaged piers, floor joists	
2018-19	6688847	Repair to four steel fire escapes
2020	6793930	Repair to pile caps and foundation framing (Dry rot repair)
2022-24	6987340	Repair & alterations to existing NE dock & pier; Replace dry rot beams, joists & decking

# **Statement of Significance**

# Madison Park Neighborhood

Before it became one of Seattle's most traveled arterial roads, Madison Street was originally a welltrodden game trail stretching from Elliott Bay to Lake Washington, used by the Xatchua'bsh (a Duwamish band known as "the Lake People") to hunt deer, bear and cougar.<sup>8</sup> The Lake Washington end of this trail was called 'Where One Chops' by the Duwamish people.<sup>9</sup> Per Duwamish Tribe historians: "Just east of the Arboretum creek [...] was the Duwamish village Hikw'al'al ("Big House"), the Longhouse of cedar boards at Edgewater Park."<sup>10</sup>

The first white settlers arrived in Seattle in 1851. Judge John J. McGilvra (1827-1903) arrived in Washington state in 1861 to serve as US Attorney for the Territory of Washington at the request of Abraham Lincoln. In 1864, McGilvra purchased the 420 acres along Lake Washington that later became the Madison Park neighborhood. Parallel to the game trail, McGilvra also developed the road that later became Madison Street to easily reach his home from downtown Seattle. In 1867, McGilvra built his home (called Laurel Shade) at what is today East Garfield Street and 42<sup>nd</sup> Avenue East, approximately five blocks west of the Lake Court Apartments.

The McGilvra family were the sole residents of Madison Park until 1880, at which time they began platting the majority of the property to attract development. This marked a period of intense growth for the Madison Park neighborhood. A dock was established at the foot of Madison Street (*one remains in place at this same site today*), which became a popular location for small ferries offering transportation across and around the lake. McGilvra also developed a shoreline park for public use, and in 1889 established a cable car along Madison Street to facilitate easier access for the public. This was one of the earliest streetcar lines in the city and helped develop Madison Street into a major thoroughfare in later years. Construction on the first school in the area began in 1899 (which later became the site of McGilvra Elementary (*Fig 14*)).<sup>8</sup>

1890 saw construction of the Madison Park Pavilion (*Figs 12, 22*) and the neighborhood as a popular recreation destination began to take shape. Recreation and amusements grew to include a boathouse (*Fig 18*), boat rentals, a walking promenade, swimming beach (*Fig 17*), floating bandstands, a Vaudeville theatre and Seattle's first baseball diamond. Seattle's first ever professional baseball game was played in Madison Park in May of 1890. Pioneer Hall (NRIS #70000645) was built in 1910 and is now one of the oldest remaining structures in the neighborhood (*Fig 13*).

Just north of Madison Street was the location of the Western Washington Fair Grounds (*Figs 23*), featuring a large oval track and covered grandstand for horse racing, livestock shows, and motorcycle racing (*Fig 24*). Madison Park also briefly hosted "White City Park," an amusement park with sideshows, a Ferris wheel, mini-railroad and a roller coaster (1910-1912).<sup>11</sup>

The 1912 Baist map (*Fig 7*) shows indicates little single-family development in the neighborhood, likely owing to McGilvra's rigid stipulations that builders pay annual rent and that only small cottages could be built.<sup>12</sup> Small houseboat colonies (*Figs 19, 20*) lined the shore but were mostly used as summer getaways for wealthy families rather than permanent residences. The future site of the Lake Court Apartments hosted the Kibo, a houseboat regularly advertised as a summer rental for a "large family or club", fully furnished with a gas range and fireplace (*Fig 28*).<sup>13</sup>

<sup>&</sup>lt;sup>8</sup> Blecha, Peter. "East Madison Street (Seattle)." HistoryLink.org, 17 November 2019.

<sup>&</sup>lt;sup>9</sup> Rochester, J. "Seattle Neighborhoods: Madison Park - Thumbnail History." HistoryLink.org, 16 November 2000.

<sup>&</sup>lt;sup>10</sup> Chesheeahud — Duwamish tribe. DuwamishTribe.org (n.d.)

<sup>&</sup>lt;sup>11</sup> Guevera, N. "110 years ago: Elephant escapes, runs wild through amusement park in Seattle's Madison Park." Seattle PI, 28 May 2019.

<sup>&</sup>lt;sup>12</sup> Dorpat, P. "Addendum – More Madison Park." Seattle Now & Then. 31 December 2013.

<sup>&</sup>lt;sup>13</sup> Classified Advertisement: "MODERN and convenient houseboat "Kibo". (1920, October 13). Seattle Daily Times.

The construction of the Lake Washington Ship Canal and the Montlake Cut in 1917 resulted in a 9-foot reduction in the water level of Lake Washington, which exposed additional shoreline and further enlarged the park. The original Madison Park Bathhouse (*Fig 16*) was built in 1919 and is the sole remaining example of early wood-framed bathhouses in Seattle.<sup>14</sup>

#### Madison Park Dock/Ferry

An important part of the Madison Park community, before any bridges were built stretching across Lake Washington, was its earlier significance as the primary route between Seattle and the eastern sides of the lake. Steamboats made their first appearance in Madison Park in 1870. The first ferry service followed in 1890. The ferry service was operated out of the Madison Park ferry landing (*Fig 25*), situated approximately 165 feet south of the Lake Court Apartments waterfront (*Figs 9,10*). The initial ferries between Madison Park and Kirkland were segregated by gender, and crossings from Madison Park to Kirkland took approximately 20 minutes, often carrying as many as 300 passengers.<sup>15</sup>

By 1911, Madison Park had regular scheduled passenger service eight times a day to Kirkland and Juanita and seven times a day to the Kirkland area.<sup>16</sup> An especially important piece of history for the Madison Park ferry was during the second World War. Gas rationing made driving difficult and many workers used the ferry to get from Seattle to the Lake Washington Shipyard near Kirkland. Ridership declined after the war with the development of floating bridges across the lake. The final ferry run on Lake Washington took place in 1950.<sup>17</sup> Remains of original dock pilings may still be observed near the Lakecrest building.

#### **Neighborhood Demographics**

The Madison Park neighborhood grew steadily in the 1920s through 1950 with single family homes on medium-sized lots. Madison Park was a racially segregated neighborhood during this time. Between the 1920's and the 1940's, property deeds across Seattle were written to prevent people of Asian, African or Jewish heritage from owning property in certain neighborhoods, including Madison Park.<sup>18</sup> Per the Seattle Civil Rights & Labor History Project, the non-white population in Madison Park remained below 1% until the 1960's.

The character of the Madison Park neighborhood remains largely unchanged in present day. Most commercial and residential structures remain in the 1920-1940 range with a scattering of more modern construction. Residences in Madison Park are mostly single-family homes, with a mix of waterfront condominiums and a small number of apartment buildings. The population remains around 4500 people, with most homes valued at over \$2M. Neighborhood residents enjoy a slower paced, small-town feel with local businesses and restaurants enjoying loyal patronage along Madison Street. The neighborhood grocer has been run by the same family in the same location since 1937. The local hardware store has been in the same location since 1940. The neighborhood is still seen by residents of greater Seattle as a destination for leisure and enjoyment, an idyllic place to spend a day at the lake.

# **Building History**

# Pre-1925: Doxy Property

Seattle pioneer John Doxy was born in Indiana in 1855 and came west to Seattle at the age of 30 with his wife and two young daughters in 1886, welcoming the birth of sons William and Ellery in Issaquah. Following the Great Seattle Fire in 1889, Mr. Doxy became a building contractor and helped to rebuild the city.<sup>19</sup> In 1914, the Doxy family had settled in Madison Park, and by 1917 had established their family home at 2022 43<sup>rd</sup> Avenue N (*initially registered as 2026 Laurel Shade Avenue and corroborated by* 

<sup>&</sup>lt;sup>14</sup> Seattle Historical Sites. (2000). Summary for 1900 43rd AVE / Parcel ID 4114600465 / Inv # DPR055.

<sup>&</sup>lt;sup>15</sup> Whitely, P. "Before The Bridge -- From 1870 To 1950, Most Eastsiders Who Wanted To Cross Lake Washington Traveled By Ferry." The Seattle Times, 16 April 1998.

<sup>&</sup>lt;sup>16</sup> Tagas, B. "Steamboat Days on Lake Washington." Madison Park Blogger, 1 July 2009.

<sup>&</sup>lt;sup>17</sup> Tagas, B. "End of the ferry era: 60 years ago today." Madison Park Blogger, 10 August 2010.

<sup>&</sup>lt;sup>18</sup> Honig, D. "Redlining, Racial Covenants, and Housing Discrimination in Seattle." HistoryLink, 29 Oct 2021.

<sup>&</sup>lt;sup>19</sup> John Doxy, Old City Resident, Passes Away. (1936, March 3). Seattle Daily Times.

*William's 1917 WWI registration (Fig 128)).* In 1919, William acquired additional property along the shoreline of Lake Washington (*Fig 27*)<sup>20</sup> at the future site of the Shoremont and Lakecrest Apartments, 2012 and 2020 43<sup>rd</sup> Avenue North (*Laurel Shade Avenue was renamed 43<sup>rd</sup> Avenue North by 1919*).

In addition to their full-time occupations, John, William and Ellery owned and managed several rental cottages and houseboats (*Fig 28*) at this location and were active members of the Madison Park community, working to improve the neighborhood in an attempt to restore the shoreline to its former position as a recreation destination (*Fig 29*).<sup>21</sup> They owned and managed these rental units between 1919 and 1925, at which point the houseboats were sold to prepare for the construction of the Shoremont Apartments (*Fig 31*).

Articles of incorporation (*Fig 32*) were posted in the Seattle Daily Times on November 6, 1925 for the Shoremont Company, Inc., listing William, Ellery and John Doxy as the chief incorporators.

#### 1925-1926: Shoremont Apartments

The Shoremont Apartments were designed in 1925 by William J. Bain. Construction began later that year at an estimated cost of \$50,000 (*Fig 30*).<sup>22</sup> An announcement was made in the Seattle Daily Times in January of 1926 to indicate the new apartments were nearing completion (*Fig 35*), listing the Shoremont as "the only lakeside apartment in Seattle...[with] twenty-four apartments [...] two six-room apartments and twenty-two four-room suites."<sup>1</sup>

The site location was the only block in Madison Park that was zoned for apartment houses. The construction of the Shoremont was financed in part through an underwritten 7% first mortgage gold bond investment (*Fig 34*) with a 10-year maturity offered by the Marine National Company of Seattle. The listed owner of the property in 1926 was William I. Doxy, President of Shoremont Company, Inc.<sup>23</sup>

The first rental listing for the Shoremont appeared in the Seattle Daily Times on Sunday, April 25, 1926:

DISTINCTIVE SHOREMONT APARTMENT COURT 2020 43<sup>RD</sup> North One block north of Madison Park.

Something different in a home combining all the conveniences of an up-to-date apartment together with the unusual features of vacation pleasures being situated on the shore of Lake Washington. Oak floors, hand painted walls, tiled bath, electric fireplace, Murphy bed, dressing closet with vanity; electric range, built-in refrigerator, abundance of closet space, dinette with set, spacious lawn and accommodations for swimming, are a few of the features. 3-rooms \$65. On lease. Open Sunday for inspection.<sup>24</sup>

The grand opening of the Shoremont Apartments was announced in the April 29, 1926, edition of The Seattle Daily Times, with great fanfare: *Shoremont, On Lake Washington, Distinctive Cottage Group*.<sup>25</sup> This advertorial (*Fig 35*) contained marketing materials touting the distinct features of the apartments and the landscape:

A Vacation Home 365 Days in the Year

Shoremont Apartment Court

Seattle's Most Distinctive Cottage Group Apartments On the shore of beautiful Lake Washington, they combine all the comforts and conveniences of a modern home with the pleasures and attractions of a summer camp on the beach.

A Distinctive Home for People Who Like Something Different!

<sup>&</sup>lt;sup>20</sup> State Sells Land Here. (1919, January 17). The Seattle Daily Times.

<sup>&</sup>lt;sup>21</sup> Bathing Season At Madison Park Opens Today. (1923, June 17). Seattle Daily Times.

<sup>&</sup>lt;sup>22</sup> New Bungalow Court Will Cost \$50,000. (1925, March 22). The Seattle Daily Times.

 <sup>&</sup>lt;sup>23</sup> \$55,000 First Mortgage Serial Gold Bonds Secured by "Shoremont". (1926, February 1). The Seattle Daily Times.
<sup>24</sup> Distinctive Shoremont Apartment Court. (1926, April 25). The Seattle Daily Times.

 <sup>&</sup>lt;sup>25</sup> Shoremont, On Lake Washington, Distinctive Cottage Group. (1926, April 29). The Seattle Daily Times.

The Shoremont Apartments, now open for inspection, situated on Lake Washington just north of the foot of East Madison Street, combine features found in no other apartment in the Northwest. From the Normandie French architecture of the exterior, with its towers and gables, to the Tiffany walls and electric fireplaces: Shoremont is distinctive. With the waters of Lake Washington lapping the eastern end of the broad court and the entrancing view over the broad expanse of the lake to the east shore with its wooded hills rising in terraces to the foothills and the rugged Cascade Mountains, there is everything to appeal to the out-of-doors man or woman. At the same time there are the conveniences of the most modern apartment - comfortable, well lighted rooms, built in features including ice chests, coolers, parcel delivery closets, electric ranges, electric fireplaces, Murphy door beds and vanity dressers, vacuum steam heat and laundry. Another Shoremont feature that is different is the individual front and rear entrances to each apartment - just like a detached home.

*Eighteen three-room apartments, two of five rooms and four of four rooms, each directly on the water's edge.* 

Swimming Boating Fishing In Your Own Front Yard! Shoremont Company, Inc.

This near-full page spread also featured congratulatory ads taken out to promote the suppliers and craftsmen who contributed to the construction of the Shoremont:

- C. C. Belknap Glass Company (Leaded Glass)
- California Stucco Company of Washington (Exterior Stucco)
- Kramer-Bissel Co., Inc (Doors, Sash, Mouldings, and "Built-like-furniture" Cabinet Work)
- Malmo Ornamentals (Landscaping)
- Seattle Hardwood Floor Company (Interior Flooring)

Vacancies were listed in April 1927 for \$62.50 for "3 rms., unfurnished" and \$90 for "3 rms., beautifully furnished." Four rooms with a "large view porch" were listed for \$100 (*Fig 38*).<sup>26</sup>

#### 1928-1929: Lakecrest Apartments

Paul Thiry was living at the Shoremont Apartments while completing his architectural degree and was commissioned by the owner to design the Lakecrest/Lake Court Apartments in 1928-1929 (Building Permit #282285). His design for the apartments was influenced by his time abroad studying in France.

I started practice before I finished the university, because I lived in the Shoremont Apartments on the lake and the owner of the building was going to build another apartment next door called the Lakecrest and so he asked me to design it.

[...]William [Doxy], the owner of the apartment [...] wanted to build an apartment next door, and so anyway he commissioned me to be the architect. I was still in the university because I graduated that year, in 1928. He wanted a similar Normandy-style apartment, and of course I was full of Normandy style at the time because I had just traveled all through Normandy. So I designed his building for him.<sup>27</sup>

Articles of incorporation (*Fig 43*) were posted in the Seattle Daily Times on November 16, 1928 for the Lakecrest Company, Inc., listing William Doxy and Sam Thompson as the two incorporators.

An announcement was made in the April 7, 1929, Seattle Daily Times (*Fig 45*) promising the twenty-six new apartments to be open in the following week, detailing the open courtyards and promising "vacation pleasures along with metropolitan convenience" (attributing this quote to William Doxy, as owner and manager).<sup>28</sup>

The grand opening of the Lakecrest building was announced in the Seattle Daily Times on April 21, 1929 (*Fig 45*) with the headline: "...A Metropolitan Apartment with Vacation Pleasure Privileges." The full-page editorial, naming James Taylor, Jr. and Paul Thiry as designers, speaks of the Normandy architecture, and

<sup>&</sup>lt;sup>26</sup> Vacancies, Unfurnished, Shoremont. (10 April 1927). The Seattle Daily Times.

<sup>&</sup>lt;sup>27</sup> Clausen, M. "Oral History Interview with Paul Thiry, 1983 September 15-16." Smithsonian Archives of American Art, 2012.

<sup>&</sup>lt;sup>28</sup> Lakecrest Opening is Expected During Forthcoming Week. (27 April 1929). The Seattle Daily Times.

mentions a sunken pool, natural rock seating and a white Honolulu sand beach (*Fig 47*). Listed amenities included Frigidaires, electric ranges, radios, and automatic hot-water heating systems. The bathroom is note as having "rose-tile" flooring (*previously noted, still present in some Lakecrest units today* (*Fig 101*)).

Two, three and four-room apartments were listed at \$50 to \$100 monthly. This page also included three detailed, hand-drawn images. The largest image was of the southeastern Lakecrest wing as viewed from the east, with swimmers and canoes in the water and residents enjoying themselves on the sand (*Fig 49*). The next image was a view from the west facing Lake Washington, with beachgoers in the foreground, divers and a sailboat in the background. The third image was of the southwestern wing as viewed from the north, including the courtyard fountain which is still in place today (*Figs 50, 83*).

Lastly, all contractors & material providers were thanked (Fig 48). Among them:

- Puget Sound Power & Light Co.
- Rodgers Tile Co.
- Edwin T. Harris (Brickwork)
- Muralvax Radio Corp. (Radio Installation)
- Nyson Glass Co. (Leaded Glass Work)

#### 1929-1930: The Lake Crest Inn

In addition to the residential apartment homes, the article refers to the Lake Crest Inn: "A dining room in the upper court" to serve residents and the public, open for breakfast, lunch and dinner (*Fig 51*). "Elona's Lake Crest Inn" was advertised in several later editions of the Seattle Daily Times as "Seattle's Finest Place to Dine." Dinner service was advertised from 3PM to 8PM.<sup>29</sup> The Lake Crest Inn was noted in several society columns over the following year, hosting tea parties, birthday luncheons and dinner parties. A catered Thanksgiving dinner was advertised for \$1.50: "Motor down to Lake Crest Inn for Thanksgiving Dinner [...] or the Madison car will bring you within one block of the Inn." Among the listed Thanksgiving menu options were "Young Stuffed Yakima Turkey, Roast Goose, [and] Lake Crest Apple Pie."<sup>30</sup> All equipment and furnishings for the tea room were listed in a Seattle Daily Times classified ad on April 9, 1930 as "for sale cheap" (*Fig 51*).

#### 1926-1937: Apartment Life & Tenants

Tenants for the first ten years at Shoremont and Lakecrest were all Caucasian, based on known demographics of Madison Park during this time period (*Corroborated by US Census records*). Both the Shoremont and Lakecrest apartments were marketed to appeal to younger professional men and women with the appeal of being an alternative to the dreary and uniform apartment buildings of the era. Classified rental ads for the Shoremont & Lakecrest between 1925 and 1940 were written to appeal to artists and writers with messaging describing the community as distinctive, modern and charming (*Fig 53*).

Children do not appear to have been excluded from living at the property in the first 10 years of operation, although the Shoremont and Lakecrest advertisements were not explicitly marketed to draw families. Birth reports between 1926 and 1937 indicate several babies born to parents living at 2012 and 2020 43<sup>rd</sup> Avenue N during this time and census records from 1930 show children of all ages living on the property.

The nature of this unique apartment configuration grew to foster a sense of security, exclusivity and community. Society columns frequently mentioned parties and dinners hosted by tenants on site. Tenants developed close relationships with one another and with the Doxy family (*Fig 39*).<sup>31</sup> Residents began to

<sup>&</sup>lt;sup>29</sup> It's Thrilling to Take Friends To Seattle's Finest Place to Dine. (1929, October 18). The Seattle Daily Times.

<sup>&</sup>lt;sup>30</sup> Elona's Lake Crest Inn. A Delightful Place to Enjoy a Wonderful Thanksgiving Dinner. (1929, November 27). The Seattle Daily Times.

<sup>&</sup>lt;sup>31</sup> Seattle Couple, Lured From Home, Return to Attend Golden Wedding Celebration. (1927, May 24). Seattle Daily Times.

host annual Christmas parties in the 1930's for which to provide donated gifts, food and clothing to needy families (*Fig 132*).<sup>32</sup>

Notable tenants of Shoremont and Lakecrest during this time period included Adolph B. Spreckels II (*Fig 133*), heir to the Spreckels sugar fortune (Spreckels inherited his fortune while living at the Shoremont in 1930)<sup>33</sup>, and orchestra leader Victor Meyers (*Fig 134*). Meyers was living at the Shoremont<sup>34</sup> in 1934 while serving as Lieutenant Governor of Washington State (1932-1952) and became Washington's Secretary of State in 1956.

The last public reference to William Doxy as manager of the Shoremont was in 1935 (*Fig 55*). The Seattle Daily Times announced the death of John Doxy in 1936 (*Fig 129*), noting he was a "pioneer Seattle real estate developer".<sup>19</sup> The Doxy family remained owners of the Shoremont and Lakecrest until at least 1937. Notices of public auction following foreclosure on the Shoremont and Lakecrest properties were placed in the Seattle Municipal News on May 14 and June 4 of 1938.<sup>35</sup>

#### 1938-1941: Change in Owner, Manager & Tenant Policy

The makeup of occupants in the 1940 US Census appears largely to be a mix of married couples and unmarried men and women living either alone or with a roommate. Few families with young children appear to have been residents at this time, however some families with dependent children ranging in age from early teens to late twenties are noted.

This change in tenancy likely occurred in early 1938, when a new manager  $(Fig 57)^{36}$  was announced in the Seattle Daily Times:

The Shoremont and Lakecrest Apartments Announce a New Policy

Under a Discriminating experienced manager who is interested in securing discerning people who wish to live in a quiet home atmosphere [...]

NO DOGS OR CHILDREN [...] 2012-2022 43<sup>rd</sup> North Mr. Sayres

The apartment group was first referred to as "The Lake Court Apartments" in the Seattle Daily Times in May of 1938 (*Fig 58*).

New ownership was indicated by a building permit posted in the Seattle Daily Times on September 13, 1940 for an apartment alteration at 2020 43<sup>rd</sup> Avenue N (*the aforementioned Shoremont North tower conversion from one apartment into two*), listing the owner as the Seattle Trust Co., a bank headquartered at 2<sup>nd</sup> Avenue and Columbia Street (*Fig 59*).

A sampling of tenants of 2020 43<sup>rd</sup> Avenue N from the 1940 U.S. Census Bureau had listed occupations as:

- Special Agent (M, 24, Single)
- Dietician (F, 29, Single)
- Pilot (M, 28, Married)
- Photographer (M, 65, Married)
- Government clerk (M, 38, Single)
- Clothing cutter (M, 57, Married)
- Artist (M, 36, Married)
- Aviation machinist (M, 26, Married)

<sup>&</sup>lt;sup>32</sup> Lake Apartments Group Plans Party For Needy Folk. (1936, December 23). The Seattle Daily Times.

<sup>&</sup>lt;sup>33</sup> A.B. Spreckels of Seattle Gets Estate of Million. (1930, May 5). Seattle Daily Times.

<sup>&</sup>lt;sup>34</sup> Motor Tires of Meyers Deflated By Pranksters. (1934, September 19). Seattle Daily Times.

<sup>&</sup>lt;sup>35</sup> Notice of Sheriff's Sale of Real Estate. (1938, June 4). Seattle Municipal News.

<sup>&</sup>lt;sup>36</sup> The Shoremont and Lakecrest Apartments Announce a New Policy. (1938, April 10). The Seattle Daily Times.

- Nurse (F, 28, Married)
- Engineer (M, 66, Married)
- Stenographer (F, 30, Single)
- Telegraph teacher (F, 26, Single)
- Physician/Surgeon (M, 38, Married)

Notable tenants of Shoremont and Lakecrest during this time period included Victor Meyers, Marion Kinney (née Camozzi) a union organizer who was investigated for Communist activity following WWII<sup>37</sup> and who lived at the Lakecrest<sup>38</sup> in 1940 (*Fig 135*), and Cora Sterling, the first woman in Washington State to hold a transit pilot's license (*Fig 136*)<sup>39</sup>, who had an apartment at the Lakecrest (*Fig 137*) at the time of her death<sup>40</sup> during a plane crash in 1940.

# 1941: Lake Court Apartments sold to Heathman & Piester

The sale of The Lake Court Apartments was announced in January 1941 (*Figs 60, 61*), naming the buyers as "Mr. and Mrs. H.L. Heathman and Mr. and Mrs. H.P. Peister."<sup>41</sup> The seller was listed as The Metropolitan Life Insurance Company. Online genealogical records indicate that Harold Heathman and Harry 'Jack' Peister were related by marriage, as Harry Peister was married to Harold's sister Esther (née Heathman). Heathman and Peister were also co-owners of Faneuil Hall Apartments in the Capitol Hill neighborhood (*Faneuil Hall Apartments are still in operation as of 2024*).

#### 1952: Anhalt Addition

Harold L. Heathman (*Not to be confused with Portland hotelier Harold E. Heathman*) and his wife Madge, had commissioned Fredrick Anhalt to design their home in Laurelhurst in 1938.<sup>42</sup> Soon after in 1942, Anhalt retired from his career in the building industry to focus on his landscaping business. In 1952, the Heathmans asked Anhalt to come out of retirement to design the latest addition to the Lake Court Apartments. Anhalt designed a 3-story apartment building in the Spanish Revival style characteristic of his later works.

Little historical information is documented about the design and construction of this building and Anhalt is not named on the building permit (Permit #412969 (*Fig 62*)) or blueprints (*Figs 151-155*), although the building is documented in Lawrence Kreisman's 1978 book "Apartments by Anhalt" (*Figs 125, 126*). It must be noted that this publication incorrectly documents the build date as 1936-37, while the Heathmans did not acquire the Lake Court Apartments until 1941.<sup>41</sup> The 1952 build date & design by Anhalt is corroborated by a 2016 Department of Archaeology and Historic Preservation report.<sup>4</sup>

#### 1960's to Present Day

Following the construction of the Evergreen Point Floating Bridge in 1963, the owners of the Lake Court Apartments sued the State of Washington, alleging that wave patterns caused by the construction of the bridge had severely damaged the apartment foundation and underpinnings. Owners Harold L. Heathman and Esther M. Peister were awarded \$40,000 in 1967 to repair the damages (*Fig 64*).<sup>43</sup>

In 1970, Harold Heathman<sup>44</sup> and his sister Esther<sup>45</sup> sold the Lake Court Apartments to Harold's son, Michael W. Heathman, of Palm Springs, California (*Fig 65*) in two separate sales. Public records indicate the Lake Court Apartments LLC (File Number: 601743650)<sup>46</sup> was incorporated in 1996 in Seattle,

<sup>&</sup>lt;sup>37</sup> Who's Who in the Communist Party of Washington State: Marion Kinney. (n.d.). Communism in Washington State History & Memory Project.

<sup>&</sup>lt;sup>38</sup> United States Census, 1940: Entry for Robert G Camozzi and Marion Camozzi, 1940. (2023, July 12). FamilySearch.

<sup>&</sup>lt;sup>39</sup> Accident Occurs in Seattle; Pioneer Feminine Flier Victim. (1940, April 2). Monroe News Star.

<sup>&</sup>lt;sup>40</sup> Double Wedding In Apartment of Dead Aviatrice. (1940, April 20). Seattle Daily Times.

<sup>&</sup>lt;sup>41</sup> Lake Court Apartments Sold. 52-Apartment Property Sold To Investors. (1941, January 26). The Seattle Daily Times.

<sup>&</sup>lt;sup>42</sup> Keeley, Sean. "Own a Fred Anhalt Bungalow in Laurelhurst For \$750K." Curbed.com, 11 Jan. 2016.

<sup>&</sup>lt;sup>43</sup> Lakefront-Property Owners Awarded Damages over Waves. (1967, May 19). The Seattle Times.

<sup>&</sup>lt;sup>44</sup> Land Sale Tops May Activity. (1970, June 14). The Seattle Times.

<sup>&</sup>lt;sup>45</sup> Apartments Play Major role in Realty Figures. (1970, June 7). The Seattle Times.

<sup>&</sup>lt;sup>46</sup> "LAKE COURT APARTMENTS, L.L.C. UBI 601743650." Washington Company Directory.

Washington and currently lists Michael Heathman as the officer of Faneuil Hall Apartments LLC and Glen Ellen Apartments LLC, in addition to the Lake Court Apartments LLC. Public records also indicate that Michael sold The Lake Court Apartments in a Quitclaim deed for \$10 to his spouse, Tanya Heathman in 1997.<sup>3</sup> Michael Heathman passed away in June 2023.<sup>47</sup>

Regarding a reunion held for present and former occupants of the Lake Court Apartments, a 1989 Seattle Times article stated that an existing tenant had lived at the Lake Court for almost 50 years and had kept an ongoing roster of tenants. Notable tenants between 1960 and 1989 included Emmy-nominated television producer and news anchor Jan Petersen (née Chorlton), news anchor John Marler, Pulitzer Prize-winning journalist and former Vice President of Microsoft Peter Rinearson, restaurateur Gretchen Mathers, and renowned interior designer Walter Baz.<sup>48</sup>

The Lake Court Apartments remain in the ownership of the Heathman family (with Tanya Heathman as the current listed owner)<sup>3</sup> as of July 2024.

#### Architects/Developers

The Lake Court Apartments stands alone in that it is the only multi-family housing community in Seattle to be collectively designed by all of these prominent architects and developers: William J. Bain, Sr., Lionel Pries, Paul Thiry and Frederick Anhalt. Each of these four men are individually recognized for outstanding achievements and contributions to Seattle architectural design, Pacific Northwestern design and historical significance to our city. In 2001, SeattleTimes.com listed Anhalt, Pries and Thiry as nominated three of the 150 most influential people in Seattle History.<sup>49</sup>

#### William J. Bain, Sr., Lionel Pries

William James Bain (1896-1985) apprenticed with a Seattle architecture firm in 1915 before serving in the US Army in World War I. He resumed his studies in architecture following his return from the war, focusing on the Beaux-Arts style. Bain was awarded a degree in architecture from the University of Pennsylvania in 1921 and later held the first (#1) architecture license granted by the State of Washington in 1923.<sup>50</sup> He opened his own practice in 1924, specializing in residences in the French and English Revival styles.

Lionel Pries (1897-1968) began his higher education at the University of California but later attended the University of Pennsylvania where he met William Bain while also receiving his master's degree in architecture in 1921. After further study in Europe, Pries opened a successful private practice in San Francisco, focusing on residential and small commercial buildings, usually in the Spanish Colonial Revival style. In 1928, Pries had closed his California practice and moved to Seattle to partner with Bain.

During their 4-year partnership, Bain & Pries designed several prominent single-family homes apartment buildings, "notably in the French Provincial and Tudor styles, as well as some with Spanish Colonial influences ... Many were typical apartment houses of the era, brick-clad boxes with ornament reflecting Revival influences..."<sup>51</sup> One of these apartments (The Bel-Roy, 1930-31) has since been named a historic landmark by the City of Seattle (Seattle Landmark #123857).

While working with Bain, Pries also began teaching at the University of Washington School of Architecture in 1928. Owing to economic downturn in the height of the Depression, the partnership dissolved in 1932. During this time, Pries briefly served as the director of Seattle's Art Institute (the predecessor of the

<sup>&</sup>lt;sup>47</sup> "Michael Wells Heathman." The Desert Sun, 6 Sept. 2023.

<sup>48</sup> Bartley, N. COMMON GROUND - APARTMENT RESIDENTS, PAST AND PRESENT, WILL GATHER FOR REUNION. (1989, June 22). The Seattle Times.

<sup>&</sup>lt;sup>49</sup> "MetropoLIST 150: The 150 Most Influential People in Seattle/King County History." NW Source, 2001.

<sup>&</sup>lt;sup>50</sup> MacIntosh, Heather. "Bain, William James Sr. (1896-1985)." HistoryLink.org, 2 November 1998.

<sup>&</sup>lt;sup>51</sup> Sheridan, Mimi. Bel-Roy Apartments Seattle Landmark Nomination, June 2010.

Seattle Art Museum)<sup>52</sup> and focused more on teaching while continuing to practice independently, designing several residences.

Toward the end of the Depression, Bain joined other local architects in working on the Yesler Terrace public housing project and Yesler Terrace Steam Plant (Seattle Landmark #124717). By this time, his office was so busy that he sought Pries' help, and the two briefly resumed their partnership in 1941. During World War II, Bain was commissioned to serve as Camouflage Director for the State of Washington (Pries assisted in training for that effort).<sup>5151</sup> In this role, Bain worked to camouflage sites deemed as critical operations from visibility from the air, including the assembly plant for The Boeing Company.<sup>53</sup>

Pries became a full-time professor of architecture at University of Washington in 1948, remaining there until being forced to resign in 1958 when it was discovered that he was gay. He is remembered as a highly influential professor and mentor, with many of his students rising to become "significant figures in the architectural professions, among them Fred Bassetti, Perry Johanson, A. Quincy Jones, Paul Hayden Kirk, Keith Kolb, Alan Liddle, Wendell Lovett, Victor Steinbrueck, Dan Streissguth, Roland Terry and Minoru Yamasaki."<sup>54</sup>

William Bain served as president of the Washington State Chapter of the American Institute of Architects (AIA) from 1941 to 1942 and was elected as a Fellow of the AIA in 1947. In 1943, he formed a partnership with three other architects (Floyd Naramore, Clifton Brady and Perry Johanson), The firm (now known as NBBJ), has grown into one of the largest architectural firms in the world, with offices in Seattle, Boston, New York, Hong Kong, London, Shanghai, Los Angeles, and other major cities.<sup>5050</sup>

#### **Paul Thiry**

Paul Thiry (1904-1993) was born in Alaska to French parents, which likely led to his eventual interim study abroad at the Ecole des Beaux-Arts in France in 1927. He graduated from the architecture school at the University of Washington in 1928 where he studied the Beaux Arts style and interned with two Seattle architectural firms. Following the design of the Lakecrest Apartments in 1928-29, Thiry expressed a desire to expand his vision and travelled extensively to commune with fellow architects in Japan, France and China, stopping briefly on the US east coast before returning to Seattle in 1935.<sup>55</sup> Thiry designed homes across Seattle in Capitol Hill, Leschi, Denny Blaine and Madison Park.<sup>56</sup> His modern Asian-influenced designs emphasizing uniformity and minimalism were a radical departure from the traditional architecture style of the time, but eventually took hold as more of his designs began populating the Northwestern landscape.

Thiry gained international recognition for his design of the US Embassy residence in Santiago, Chile in the 1950's. He was the original architect for Seattle's Frye Art Museum (1951-52)<sup>57</sup> and designed the original location of the Seattle Museum of History and Industry (1948-50) and the Washington State Library on Olympia's Capitol Mall (1954).<sup>56</sup> Thiry also worked on several university projects, designing several buildings at University of Washington (1946-48), Western Washington University (1959) and Lewis and Clark College in Portland, Oregon in the late 1960's and early 1970's. He designed the visually stunning St. Demetrios Greek Orthodox Church in the Montlake neighborhood in 1962. One of his final projects was acting as consulting architect for the Libby Dam project in Libby, Montana in 1975.<sup>58</sup>

Thiry served as principal/supervising architect for the 1962 Seattle World's Fair (Century 21 Exposition) from 1957-1962, including plans to develop Seattle Center following the conclusion of the World's Fair.

<sup>&</sup>lt;sup>52</sup> "Lionel H. Pries." Do.Co,Mo.mo\_US\_Wewa, 12 February 2022.

<sup>&</sup>lt;sup>53</sup> Chakroff, Evan. "Synthetic St. & Burlap Blvd." Archinect.com, 7 July 2014.

<sup>&</sup>lt;sup>54</sup> Kriesman, Lawrence. "The UW's Lionel Pries | A visionary architect and teacher is finally celebrated." The Seattle Times, 20 Jan. 2008.

<sup>&</sup>lt;sup>55</sup> Cheek, Lawrence. "Paul Thiry: Pioneer of Architectural Modernism in Seattle." Crosscut.com, 23 June 2010.

<sup>&</sup>lt;sup>56</sup> Hancock, Marga. "Thiry, Paul Albert (1904-1933)." HistoryLink.org, 10 April 2010.

<sup>&</sup>lt;sup>57</sup> Long, Priscilla. "Frye Art Museum on Seattle's First Hill opens on February 8, 1952." HistoryLink.org, 22 March 2001.

<sup>&</sup>lt;sup>58</sup> Kreisman, Lawrence. "Housing Between The Wars-Paul Thiry Is Seattle's Architect Of Modernism." The Seattle Times, 4 Apr. 1993.

His Design Standards Review Board selected the site in Queen Anne and devised the design and siting concepts for the fair, including consulting with John Graham Jr. on the development of the Space Needle. Thiry himself designed the Washington State Pavilion (Century 21-Washington State Coliseum, NRIS #100002406, Seattle Landmark #125642) in 1961, which later became Key Arena and is today the site of Climate Pledge Arena.<sup>59</sup> Thiry was recognized as "Man of the Year" in 1962 by the Seattle City Council and Seattle Chamber of Commerce.<sup>60</sup>

In addition to his work as an architect, Thiry was a committed urban planning advocate and activist. He became President of the Washington chapter of the American Institute of Architects from 1951-53. Following his time as President of AIA Seattle, Thiry worked with the national AIA organization as Chancellor of the AIA's College of Fellows. He was served on the Seattle Planning Commission from 1952-1961, when he resigned in protest of the I-5 corridor. He also served on the executive committee of the Puget Sound Regional Planning Council (1954-57).<sup>56</sup>

Following his work on the Seattle World's Fair, Thiry was an appointee of President Kennedy to the National Capitol Planning Commission in 1962 and later served on the President's Council on Pennsylvania Avenue (1963-1975). In 1964, Thiry was appointed by Jacqueline Kennedy to the Kennedy Library Design Advisory Committee. In 1984, AIA Seattle honored Paul Thiry as the first recipient the AIA Seattle Medal.<sup>56</sup>

#### **Frederick Anhalt**

Frederick Anhalt (1896-1996) is one of Seattle's most well-known apartment developers owing to a distinctive design style that persists into present day. He moved to Seattle in 1924 and formed the Western Building & Leasing Company with partner Jerome B. Hardcastle, Jr. <sup>61</sup> "His buildings are the best known of the city's numerous pre-war multifamily buildings and set the standard for such projects. Anhalt combined the development, design, construction, landscaping, marketing and management functions into one firm."<sup>4</sup> The firm primarily built apartments in Capitol Hill, but also in Queen Anne, the University District, Beacon Hill, Ballard and West Seattle, typically designing in English Tudor or Mediterranean Revival styles.<sup>6</sup>

Anhalt bought out his partner in 1928 in the interest of developing his own projects and began to focus on building luxury apartment buildings in the Capitol Hill neighborhood. The first of these projects was the La Quinta, a Spanish Revival courtyard apartment community.<sup>62</sup> The La Quinta is an early example of Anhalt's approach to the courtyard apartment. Eschewing the traditional interior uniformity of apartments of the time, Anhalt preferred to position apartments around a central courtyard, each with its own individual entrance and views overlooking the landscaped seating areas. Anhalt built more than 20 apartment buildings mostly across Capitol Hill with distinctive brick and stucco exteriors in Tudor, Norman or Spanish style. Anhalt's apartment interiors often feature fireplaces, cathedral ceilings, ornamental ironwork and spiral staircases.

In addition to designing and building the apartments, the Anhalt Company typically retained ownership of the buildings "to operate as rental properties, emphasizing the company's exceptional level of maintenance along with the amenities provided to tenants in the buildings. A 1930 newspaper advertisement states:

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

<sup>&</sup>lt;sup>59</sup> Follansbee, Joe. "The Lasting Impact of Seattle's World's Fair Architects." Seattle Magazine, 8 Apr. 2012.

<sup>60 &</sup>quot;Paul A. Thiry | AIA Fellow." Do.Co,Mo.mo\_US\_Wewa, 1 May 2023.

<sup>&</sup>lt;sup>61</sup> MacIntosh, Heather. "Anhalt, Frederick William (1896-1996)" HistoryLink.org, 28 October 1998.

<sup>&</sup>lt;sup>62</sup> Eals, Clay. "La Quinta Apartments, 1929" Seattle Now and Then, 10 August 2021.

[...] eventually the Anhalt Company was forced into bankruptcy. In the early 1940s, Anhalt left the construction trades to focus on a nursery business."<sup>63</sup> He sold his nursery business to the University of Washington in 1973. Although he was never a trained architect, he was awarded "an honorary membership in the Seattle Chapter of the American Institute of Architects, which cited him for his 'valuable service to the profession of architecture' and for excellence in residential design" in 1993.<sup>64</sup>

A number of Anhalt's buildings have been named city landmarks:

- Anhalt Hall Apartments (1928) Seattle Landmark #125674
- Anhalt Apartments, Roy Street Group (1928) Seattle Landmarks #108227 & 108731
- La Quinta Apartments (1929) Seattle Landmark #126567
- Anhalt Apartments (1931) Seattle Landmark #124236

# Architectural Context

# French Eclectic: Norman / Tudor Revival

French Eclectic style became popular in America from 1915 to 1945 following the return of World War I veterans from rural France. Surviving examples of Norman design trends are relatively rare in comparison to Tudor designs in the Pacific Northwest.

Tudor Revival style was popularized in North America in the early 1900's through the 1930's and largely reflects medieval architectural design elements:

It has been used typically for churches and residential buildings – single-family houses, row houses, and low-scale apartment buildings[...]

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

Many Seattle apartment buildings dating from ca. 1915–1930 were designed in the Tudor Revival style. Examples include buildings cited in the City of Seattle's historic site inventory forms for their significance and potential eligibility for National Register listing and/or designation as local landmarks.<sup>63</sup>

The Shoremont and Lakecrest Apartments display the following examples of French Eclectic (Norman/ Tudor Revival) design:

- 1 to 2 ½ story buildings
- Steeply pitched and shingled, hipped roofs (Lakecrest)
- Gabled, shingled roofs (Shoremont)
- Round or square towers with conical or flared roof
- Brick exteriors, intricate brickwork (Lakecrest)
- Stucco exteriors (Shoremont)
- Casement windows, often in groups of 2 or 3 (Lakecrest)
- Dormered windows (Lakecrest)
- Bay windows (Lakecrest)
- Multi-paned windows (Lakecrest)
- Arched doorways
- Paired French doors (Lakecrest)
- Faux shuttered windows (Shoremont)
- Ornamental ironwork
- Balconies (Lakecrest)

<sup>&</sup>lt;sup>63</sup> Author Unknown, Anhalt Apartment Building 1600 East John Street Seattle Landmark Nomination, 17 Oct. 2017.

<sup>&</sup>lt;sup>64</sup> Beers, Carole. "Apartment Builder Anhalt dies at 101." The Seattle Times, 18 July 1996.

#### Spanish Eclectic

Spanish Revival or Spanish Colonial architectural style was popularized in the early 1900's through the 1920's in Southern California and across the American Southwest. Examples of early 1920's Spanish Eclectic or Spanish Revival design can be observed throughout the Pacific Northwest in Oregon, Washington and Idaho in both single-family home and apartment construction. Seattle apartment building examples include the Ben Lomond Apartments (1910), the Hacienda Apartments (1925), the La Quinta Apartments (1929) and the L'Amourita Co-op Apartments.

Use of the style extended across the nation by the 1920s and the early 1930s as it peaked in popularity before fading from popular use by the 1940s. On the West Coast, the success of the style's popularity in California – including in new communities developed during the 1920s [...] influenced the style's use in the Pacific Northwest.

A 1926 article in the Seattle Daily Times recounted how local developer and contractor Everett J. Beardsley, who Anhalt knew at the time as doing Spanish style buildings which influenced his shift to develop his own approach, planned to construct a 30-unit Spanish style apartment building in Seattle's then Bellevue-Summit district and intended to travel to California to learn about the most current design approaches. The Spanish Eclectic style is not as widely used as the Tudor Revival and French Norman styles within Seattle amongst courtyard apartments.<sup>2</sup>

Distinguishing features of Spanish Eclectic design can be viewed in the Anhalt Apartment design:

- White stucco cladding
- Low-pitched roofs
- Red tile roofing
- Use of a large focal window

#### **Building Typology – Courtyard Apartments**

Courtyard apartments were developed in the early 1900's along the West Coast out of a need to quickly provide communal living spaces in a small area. Common elements of the courtyard style were to center one or two-story units around a centrally landscaped communal space. Apartments have unique front and rear entrances, rather than being accessed by an internal corridor. Views from the apartment are of the courtyard, rather than that of the street. These courtyards often feature fountains, benches, statues and decorative tiling to create an inviting space for residents to gather.

The Lake Court Apartments typify the criteria outlined for the apartment type classified as the "Courtyard/Townhouse Apartments" in the National Register of Historic Places Multiple Property Documentation (MPD), 'Seattle Apartment Buildings, 1900-1957,' prepared by Mimi Sheridan:

Buildings meeting this type must have at least five living units, each with their own kitchen and bathroom, be between one and three stories, and arranged around a useable courtyard.

As a courtyard apartment the building type is distinguished from U-shaped low-rise apartment blocks in that it does not have interior corridors. Entrances can be both individual and grouped (horizontally or vertically as with shared stairwells) that open directly to the courtyard.

Each unit has front door access to the courtyard and a back door to the alley, street, or back yard depending on location. The individuality of each entrance is often emphasized by a distinguishing stoop and/or hood  $[...]^2$ 

Courtyard complexes began appearing in the early 1920's in Seattle and many examples remain in existence today. Few courtyard or bungalow-style apartments were ever built in Madison Park or Madison Valley, marking the Lake Court Apartments a unique and significant apartment type in the neighborhood and surrounding area.

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# **Supplemental Historic Photos**

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- Figure 156: Repair Erosion Damage & Substructure for the Lake Court Apartments 2012 43 Ave E [...] 1965

#### Neighborhood Context – Maps and Images

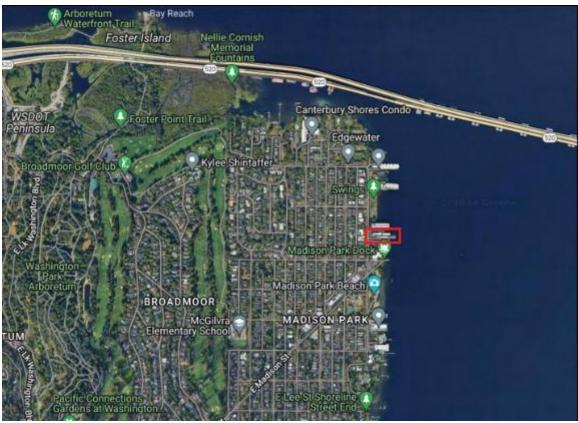


Figure 1: Neighborhood Context – 2012-2020 43rd Avenue East (Circled: Lake Court Apartments) Source: Google Maps (2024)



Figure 2: Neighborhood Context – 2012-2020 43rd Avenue East (Circled: Lake Court Apartments) Source: Google Maps (2024)



Figure 3: Neighborhood Context – Overhead detail of Lake Court Apartments (2012-2020 43rd Avenue East) Circled: 1) Shoremont Apartments North; 2) Shoremont Apartments South; 3) Lakecrest Apartments; 4) Anhalt Addition Source: Google Maps (2024)

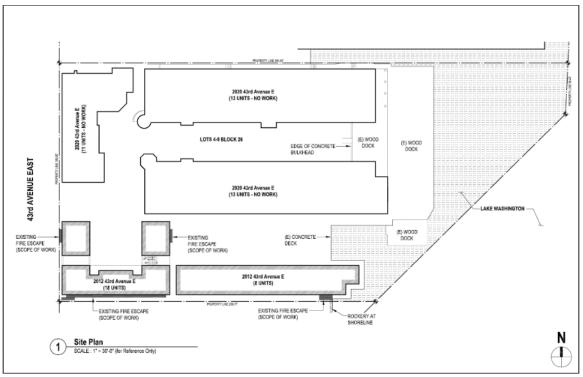


Figure 4: Site Plan (as prepared by H. Todd Kilburn, Architect (2018)) Source: Seattle Permit and Property Records



Figure 5: Neighborhood Context – Aerial View 2012-2020 43rd Avenue East (Eastern view) Source: Google Maps (2024)



Figure 6: Neighborhood Context – Aerial View 2012-2020 43rd Avenue East (Western view) Source: Google Maps (2024)



Figure 7: 1912 Baist Map (Plate 20) Detail: J.J. McGilvra Estate and Western Washington Fairgrounds (Circled: Future site of Lake Court Apartments) Source: Seattle Now & Then

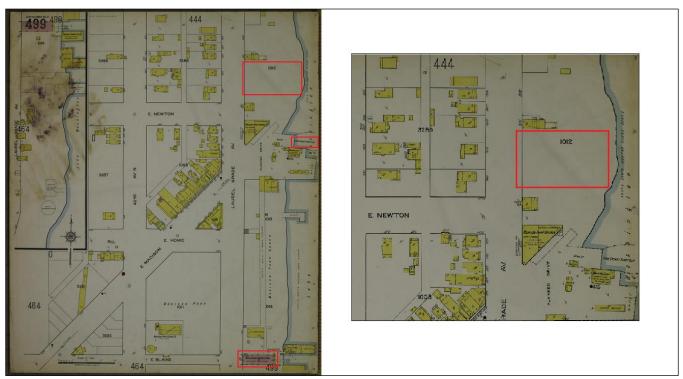
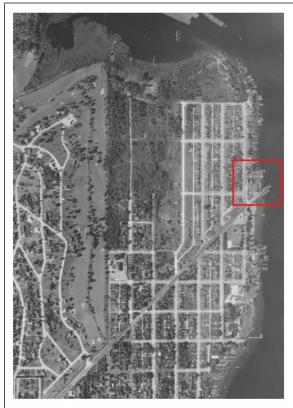


Figure 8: 1917 Sanborn Fire Map Circled: Washington Pioneer Hall, King County Ferry Slip, Future site of Lake Court Apartments Source: Library of Congress



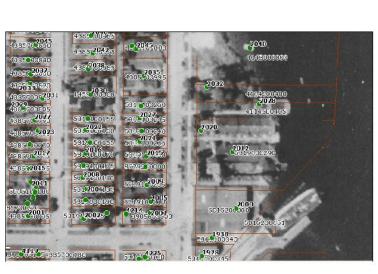


Figure 9: 1936 Aerial View of Madison Park Circled: Shoremont and Lakecrest Apartments Sources: Seattle Now & Then, King County Parcel Viewer

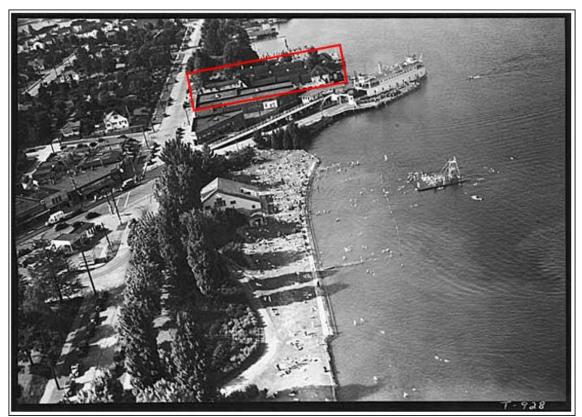


Figure 10: 1939 Aerial View of Madison Park bathing beach and ferry dock from south Circled: Shoremont and Lakecrest Apartments Source: MOHAI



Figure 11: (L) 1946 and (R) 1952 Aerial Maps of Madison Park Circled: Shoremont, Lakecrest (1946 and 1952), Anhalt Addition (1952 only) Source: Seattle Now & Then

### Neighborhood Context – Madison Park Historic Photos



Figure 12: Early Madison Street (ca. 1891), looking eastward toward Lake Washington Source: Seattle Now & Then



Figure 13: Washington Pioneer Hall – (L) 1910, (R) 2019 Sources: Seattle Now & Then, Wikimedia Commons



Figure 14: McGilvra School – (L) ca. 1915, (R) 2021 Sources: MOHAI, SeattleSchools.org



Figure 15: Samuel Hyde House – (L) 1910, (R) 2018 Sources: NRHP, Seattle Times



Figure 16: Madison Park Bath House – (L) 1937, (R) 2012 Sources: Seattle Municipal Archives, Urbanash.com



Figure 17: Swimmers at Madison Park Beach – (L) 1930, (R) 2013 Sources: Seattle Municipal Archives, Madison Park Blogger



Figure 18: (L, facing Southeast) Eagle Bath and Boat House (ca. 1900), (R, facing North) Madison Park Playground (n.d.) Sources: MOHAI, Seattle Parks & Recreation

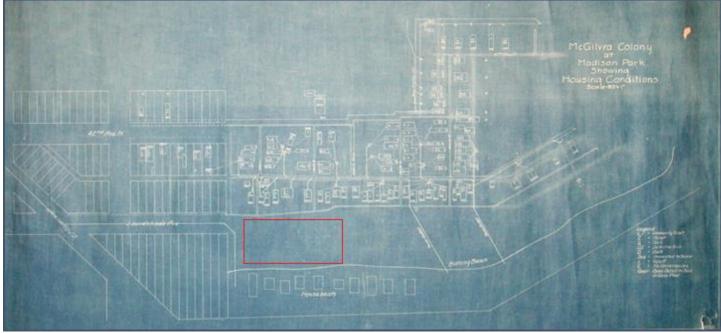


Figure 19: Houseboats on Lake Washington (1915) Circled: Doxy property at 2026 Laurel Shade Ave, future site of Lake Court Apartments Source: Seattle Municipal Archives

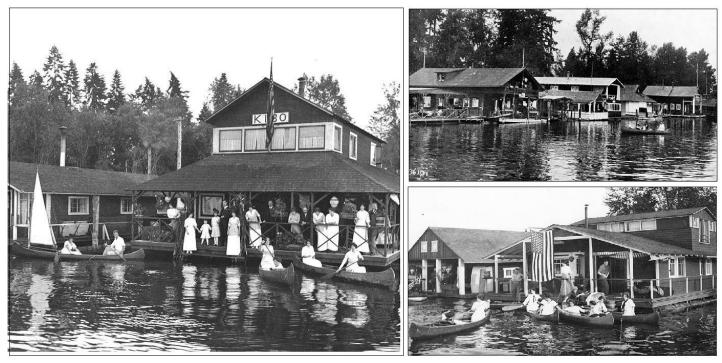
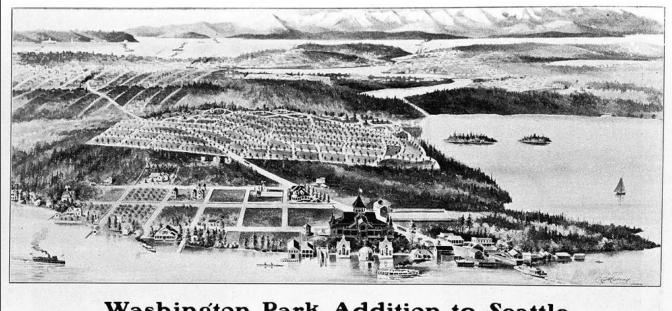


Figure 20: (L, facing West) Doxy vacation rental houseboat "Kibo" ca.1917; (R) Madison Park Houseboats ca. 1914 Source: MOHAI



Washington Park Addition to Seattle

Figure 21: Washington Park Addition to Seattle (n.d.) Source: Seattle Now & Then



Figure 22: Madison Park Pavilion (n.d.) Source: Seattle Now & Then

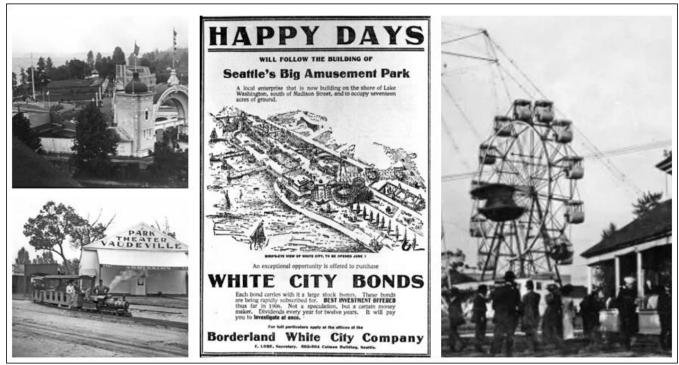


Figure 23: Western Washington Fairgrounds and White City Amusement Park (ca. 1906-1912) Source: Seattle Now & Then

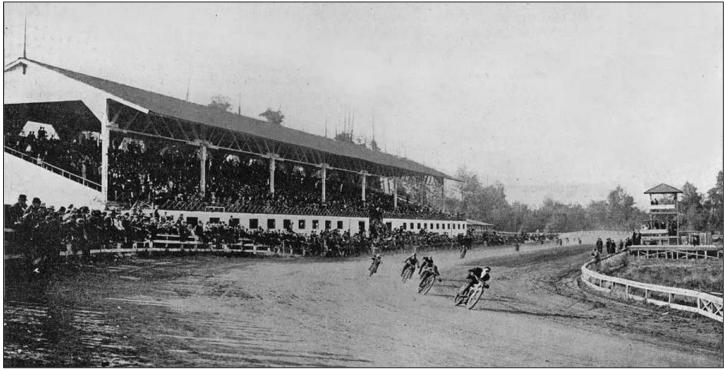


Figure 24: Motorcycle Racing at Western Washington Fairgrounds (1911) Source: Seattle Now & Then

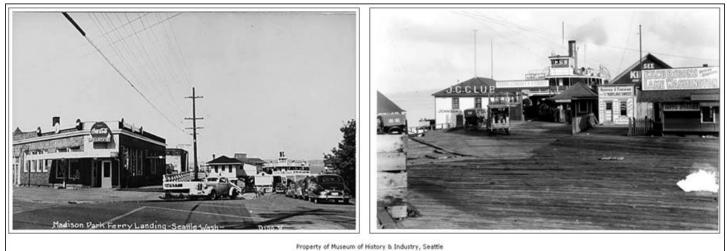


Figure 25: Madison Park ferry landing, Seattle (n.d.); Kirkland ferry dock at Madison Park (ca. 1920) Source: MOHAI

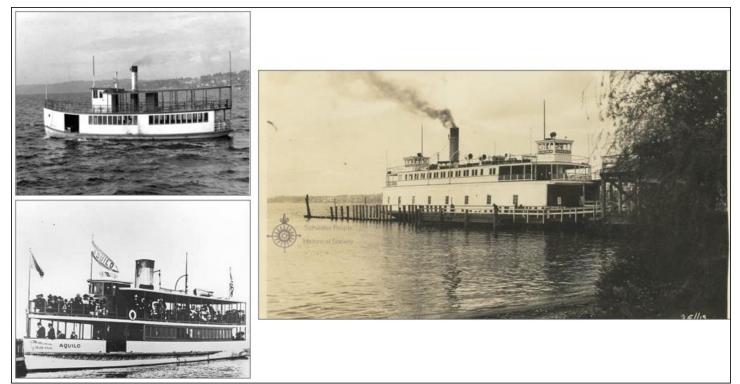


Figure 26: Lake Washington Ferries Counterclockwise from top left: Ariel (n.d.), Aquilo (1890), Lincoln (ca. 1923) Sources: Eastside Heritage Center, Seattle Municipal Archives, Saltwater People Historical Society





Figure 28: Classified Advertisements – Houseboats for rent by Doxy family From top: 19 June 1919, 13 October 1920, 26 October 1921, 29 January 1922 Source: Seattle Daily Times

BATHING SEASON AT MADISON PARK OPENS TODAY.

Residents Arrange for Parachute Race and Canoe Tilting as Major Events.

Madison Park will open its bathing season this afternoon with a water carnival and a parachute race. Residents of the district have invited all Seattle to attend the sports program which will begin at 2 o'clock.

Canoe tilting will be a major event, with prizes awarded to winners. Many entries in the swimming races have been filled from the ranks of experts

been filled from the failed of children in local swimning circles. A spectacular air jump will come, at 5 o'clock, closing the program, when Charles Moore and Price Miller will drop in parachutes from the sea-plane Sea Gull, piloted by Leo Huber. Opponent Given Handicap.

Miller intends to drop a sheer 1.500 feet unsupported, in an effort to over-come a handicap of 1,000-foot start which he will give his opponent. Chadllo Neuss, Lake Washington boat builder, will give an exhibition of surf board riding while towed at high speed by Huber. Winners in the foot races along the shore will be rewarded with prizes which have been donated by dewntown business houses. Today's affair marks the formal be-Miller intends to drop a sheer 1.500

Today's affair marks the formal be-ginning of a development project which has been undertaken by resi-dents of Madison Park. Headed by their Improvement Club, they are at-tempting to "put the old Madison Park site back on the map as a rec-rection center."

Enthuses Over Plans.

"We believe that we can eventually possess the largest and most beauti-ful fresh water bathing beach in the city, said William I. Doxy, an en-thusiastic worker, yesterday. "Muni-cipal bath houses will be constructed from funds placed at our disposal by the Park Board and the work of from runds placed at our disposal by the Park Board and the work of clearing the property is being per-formed by interested residents of the diatrict."

district." The houseboats which formally were moored in front of the beach have been removed, and during the last week industrious citizens have been working evenings leveling the beach by playing a stream of water across it from a firehose borrowed from the city fire department.

Figure 29: Article – Bathing Season At Madison Park Opens Today Source: Seattle Daily Times, 17 June 1923



Figure 30: Article – New Bungalow Court Will Cost \$50,000 Source: Seattle Daily Times, 22 March 1925



Figure 31: Classified Advertisements – Houseboats for sale in advance of Shoremont construction From top: 18 October 1925; 28 November 1925 Source: Seattle Daily Times

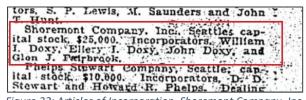


Figure 32: Articles of Incorporation, Shoremont Company, Inc. Source: Seattle Daily Times, 6 November 1925



Figure 33: Article – Apartments on Lake Shore Near Completion Source: Seattle Daily Times, 31 January 1926

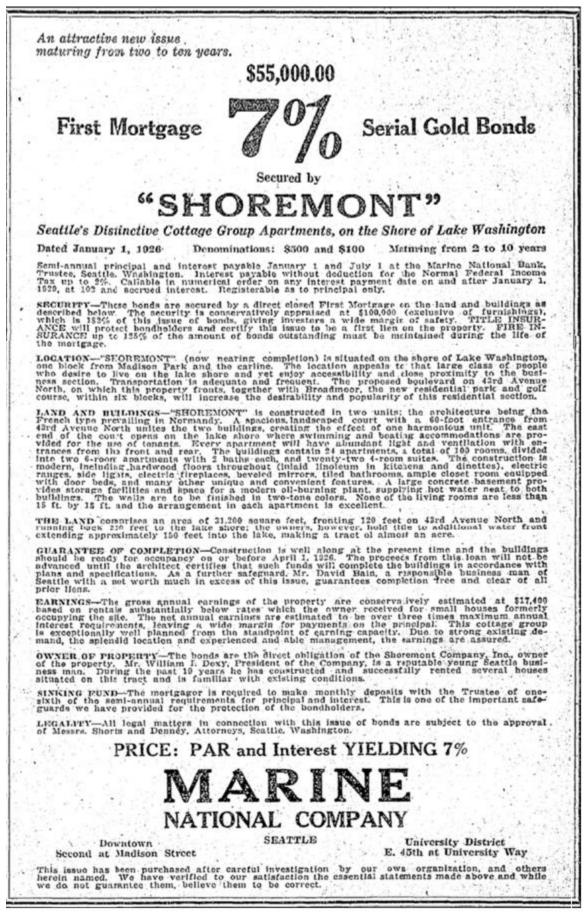


Figure 34: Advertisement – Marine National Bank, Shoremont Apartments Investment Source: Seattle Daily Times, 9 February 1926



Figure 35: Advertorial – Shoremont Apartment Court; Advertisements – Local Contractors Source: Seattle Daily Times, 29 April 1926

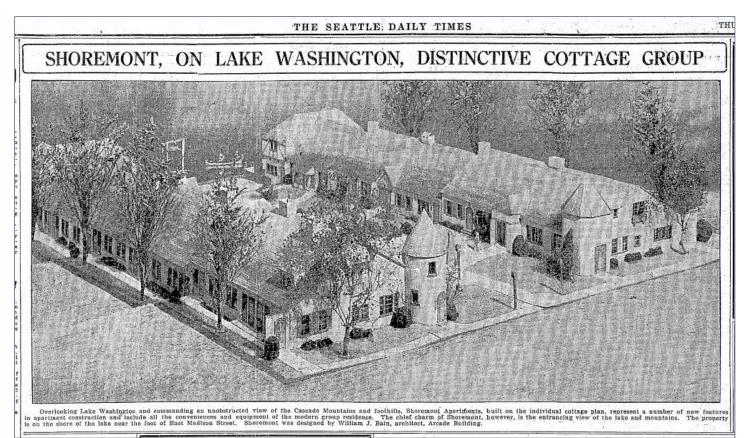


Figure 36: Photograph – Shoremont, On Lake Washington, Distinctive Cottage Group Source: Seattle Daily Times, 29 April 1926



Figure 37: Advertorial detail – Shoremont Apartment Court Source: Seattle Daily Times, 29 April 1926



Figure 38: Classified Advertisements – Shoremont From top: 10 April 1927; 7 August 1927 Source: Seattle Daily Times

# Seattle Couple, Lured From Home, Return To Attend Golden Wedding Celebration

L URED from their home, 2022 43rd Ave. N., by, an invitation to dinner, John and Jane Doxy re-turned Saturday evening to find the place filled, with 100 friends as-sembled in honor of the fiftieth an-niversary of their, marriage.

Verses by Mrs. John H. Gibson of verses by Mrs. some it. chosed of Issaquah were read, expressing the sentiments of a dozen guests from that vicinity. Kent and Seattle were well represented. As the couple returned to their home the radio reproduced a wedding march, which Vinelend's orchestra played for the reproduced a wedding march, which Wineland's orchestra played for the occasion. Numbers were rendered in person by Walton, McKinney, singer; Cecil Jennings, planist, and Erncat Gill, violinist. At midnight the assembly went to the lake view rooms of Mr. and Mrs. Torn Bildde rooms of Mr. and Mrs. Tom Riddle, in The Shoremont, an apartment house which the Doxys own at 2020 43rd Ave. N.

#### Married May 17, 1877.

Married May 17, 1877. Mrs. Doxy was born in Wales, and Mr. Doxy in Indiana. They were married in Akron, Ohio, May 17, 1877, and came to Seattle forty-one years ago. On his back, John Doxy packed a cook stove from Puget Sound to Lake Washington over Madison Street, and it was carried in a boat to Bothell. Thence he backed it to Paradise Lake in Snoin a boat to Bothell. Thence he packed it to Paradise Lake, in Sno-homish County, where he homesteaded. -----

Mr. Doxy worked in a coal mine near Paradise Lake. Animals howl-ing around the house annoved his wife and children so much while he was away that he moved to Issa-qual, where he was for many years a contracting coal miner.

Grandchildren at Celebration. They have four children, William They have four children, William I, Doxy and Ellery I. Doxy of Se-attle; Mrs. Nettle A. Davis of Los Angeles, and Mrs. Elizabeth Jack-son, whose husband is principal of the high school in Astoria, Ore. They have three grandchildren, Kenneth and Hazel MacDonald, whose mother is dead and whose father is Peter R. MacDonald of Seattle, and Charles Jackson, All the children and grandchildren were the children and grandchildren were at the golden wedding anniversary. Mr. Doxy, at 71, puts in long hours each day working about the

spartment house and its grounds. But every afternoon he goes fishing.

Figure 39: Article – Seattle Couple [...] Return to Attend Golden Wedding Celebration (Altered from original layout for size) Source: Seattle Daily Times, 24 May 1927

## ARCHITECT AND ENGINEER.

November, 1927

#### PROCESS OF ELIMINATION

The word "engineer" has been eliminated from sixteen non-technical positions in the Los Angeles Municipal Engineers' Department by the Civil Service Commission. Elimination of this word and the substitution of "operator" was due to the efforts of R. W. Stewart. a director of the Los Angeles chapter of the American Association of Engineers. The word "engineer" carried the following qualifying titles before the change was made: assistant tug boat, tug boat, assistant steam. plant engineer and repair man, city hall, junior plant, senior plant, stationary steam, gas roller, steam roller, steam shovel, locomotive, Diesel electric pumping plant, hoisting and pile drive. These non-technical positions now carry the titles of assistant tug boat operator, etc.

#### MAY BUILD COAST PLANT

A. G. Reimold, president of the Zenitherm Co., Inc., manufacturers of a fire-proof building material, and Richard P. O'Rourke, general sales manager of the same company, recently paid San Francisco a visit in connection with a tour of the Pacific Coast.

According to Mr. Reimold the trip to the coast was undertaken with a two fold purpose, first to confer with the western representatives of the company and second to inspect sites for a proposed branch factory. "The extensive building operations involving high class construction materials constantly going forward on the Pacific Coast has led the Zenitherm Company to undertake the consideration of a Western plant," said Mr. Reimors.

#### PASSING OF FREDERICO D'AMATO

Frederico D'Amato, professor of architecture at Princeton University, died Oct. 1 in a New York hospital to which he had been removed after an operation for appendicitis performed in mid ocean on the steamer Aquitania. Professor D'Amato was 43 years old. During the world war he served with the Italian engineers and at its close resumed the practice of his profession in France, devoting especial attention to reconstruction work in the devastated regions near Lens and Arras. Under terms of his will, his library and other property in America has been left to Princeton University for encouragement of the study of architecture.

#### A 13 MONTHS CALENDAR

George Eastman, leader in the movement to get the calendar changed into thirteen months of twenty-eight days each, so that fixed holidays will come always on

#### COUNTRY HOUSE

Architects Weeks & Day, Financial Center building, San Francisco, are preparing plans for a Spanish type country house to be built near Santa Cruz for T. S. Montgomery of San Jose. The same architects have awarded a contract for the first unit of a mausoleum for the Mountain View Cemetery Association in Piedmont at an approximate cost of \$240,000.

#### SEATTLE CHAPTER HONOR AWARDS

The following is a list of the Honor Awards made recently by a jury of architects to members of the Washington State Chapter, A. I. A. The report of the jury and pictures of the buildings which received distinctive recognition will be published in the December number of The Architect and Engineer:

DWELLINGS:

Detached dwellings of not more than five rooms.

Honor: Chauffeur's cottage, 900 East Newton street. Harlan Thomas and Clyde Grainger, architects. Detached dwellings of five to ten rooms. Honor: Residence of Jos. L. Carman, 1630 Blaine boulevard. Wm. J. Bain, architect. Honor: Residence of Arthur L. Loveless, 7126-55th avenue, South. Arthur L. Loveless, architect architect

architect. Detached dwellings of more than ten rooms. Honor: Residence of B. G. Garber, 937 Harvard avenue, North. Schack, Young & Myers, architects. Honor: Residence of Darrah Corbet, 300 Malden Lane. Arthur L. Loveless, architect. Honor: Residence of Thomas Stimson, The Highlands. Chas. A. Platt, architect. Honorable men-tion: Residence of O. W. Fisher Jr., Broadmoor, J. Lister Holmes, architect.

MULTIPLE DWELLINGS:

Hotels and apartments under two stories in height. Honor: Shoremont Apartments, 2020 43rd avenue, North. Wm. J. Bain, architect. Hotels and apartments over two stories in height. Honor: Olympic Hotel, 4th and Seneca, Geo, B. Post & Sons, architects.

Fraternity house, club buildings, etc. Honor: Zeta Psi Fraternity, 4702 21st avenue, Northeast. Arthur L. Loveless, architect.

COMMERCIAL BUILDINGS:

COMMERCIAL BUILDINGS: Mercantile buildings not over two stories in height. Honor: College Center Building, 47th and University way. McClelland & Pinneh, architects. Honor: Seattle National Bank. Doyle & Merriam, architects. Mercantile buildings over two stories in height. Highest honor award: Skinner building, 5th avenue. Robt. C. Reamer, architect. Honor: Frederick & Nel-son's, 5th and Pine. John Graham, architect. Honor: Architect's office, 711 Broadway North. Arthur L. Loveless, architect. Honor: Metropolitan theater. How-ell & Stokes, A. Albertson & Associates, associate architects.

Figure 40: Announcement – AIA Seattle Chapter Honor Award – Multiple Dwellings; The Architect and Engineer (November 1927) Source: US Modernist Archives



Figure 41: Photograph – Shoremont Apartments, Seattle Washington; The Architect & Engineer (December 1927) Source: US Modernist Archives



HONOR AWARD FOR APARTMENTS UNDER TWO STORIES IN HEIGHT SHOREMONT APARTMENTS—WILLIAM J. BAIN, ARCHITECT SEATTLE HONOR AWARDS, WASHINGTON STATE CHAPTER, A. I. A.

Figure 42: Photograph – AIA Seattle Chapter Honor Award for Apartments Under Two Stories in Height Source: Washington State DAHP Report 2016-01-00010

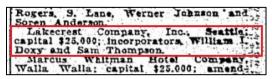


Figure 43: Articles of Incorporation, Lakecrest Company, Inc. Source: Seattle Daily Times, 16 November 1928



Figure 44: Article – Lakecrest Ready April 9th Source: Seattle Daily Times, 28 March 1929

# Lakecrest Opening Is Expected During Forthcoming Week

WORK on the new Lakecrest Anartments at 2020 43rd Ave. N. is rapidly nearing completion, and it is anticipated that this attractive twenty-six apartment structure will be ready for formal opening during the coming week. Occupying a generous front footage on Lake Washington, advantage has been taken of this circumstance in planning by running the building down to the water edge on one side of the lot, while the other has been landscaped attractively. with a formal garden which slopes gently to a sandy beach.

space for an open courty at a hering to the style of Normandy French has been allowed between two wings of the building, and the management has arranged this space so that informal gatherings may be served from the room which adjoins it.

"In constructing this type of a multiple dwelling structure it has been our idea to offer to Seattle another arrangement similar to that of Shoremont, giving the advantage of vacation pleasures along with metropolitan convenience," said William Doxy, ewner and manager of the new establishment.



Figure 45: Articles – Lakecrest Opening in the Forthcoming Week; Lakecrest is Ready for Opening Today (L) 7 April 1929; (R) 21 April 1929 Source: Seattle Daily Times



Figure 46: Advertorial – Lakecrest...A Metropolitan Apartment with Vacation Pleasure Privileges Source: Seattle Daily Times, 21 April 1929



Figure 47: Detail – Lakecrest Advertorial Source: Seattle Daily Times, 21 April 1929

	teful to the following contractors and fine cooperation in this splendid ach	levement:
Mongach Full Framel High Speed Mangace Furnished by TALLIABLE IRON EANGE CO. G. A. LIESFE, Western Manager EAST 2174 PUGET SOUND POWER & AND LIGHT CO. Seventh and Olive PRICIDAIRE SALES CORPORATION FRICIDAIRE SALES CORPORATION FOUCH and Stavar OSBORNE & TEEREY DISBORNE & TEEREY DISBORNE & TEEREY DISBORNE & TEEREY DISBORNE A TEEREY Flumbing and Heating Installation DIATING AN E. KENWOOD 3286 THOMPSON FLUMBING & HEATING CO. Flumbing and Heating Installation DIATING AN E. KENWOOD 3286 EXCELSION WINDOW CLEANING CO. Winfew and The Cleaning DIS East Midicon EAST STALL STALES PLEASTRAL LUMBER & SUPPLY CO. 10 Westerna 10 Construction Lumber 10 W. Bertona GATIEL 5763	Ray Automatic Fuel Odl Barner 1023 Fifth Ave. ELlott 1940 RODGERS TILE CO. Tile Work 117 Yale N. MAIn 3446 EDWIN T. HARRIS ( Brick Contractor 1723 Sunnyalde KEnwood 2427 Contractor EVENETT SASK & DOOR CO. Millwork, Teoris and Windows Evenett. Waab. Brick Yurishide by Startile FRICK & THE CO. Seaboard Bidg. 18. G. STUBEINS Fainting and Decorating 1930 Sycamalit. & OTSWANG Paint and Decorating 1935 Stone Way MEIrose 3837 J. A. HARRIS & P. D. McKECHRIN Electrical Wiring S50 28th Are. N. E. KEnwood 6840 Prionker Sand & General Co.	133 Yale N. ELliott 3958

Figure 48: Detail – Lakecrest contractors and material men Source: Seattle Daily Times, 21 April 1929

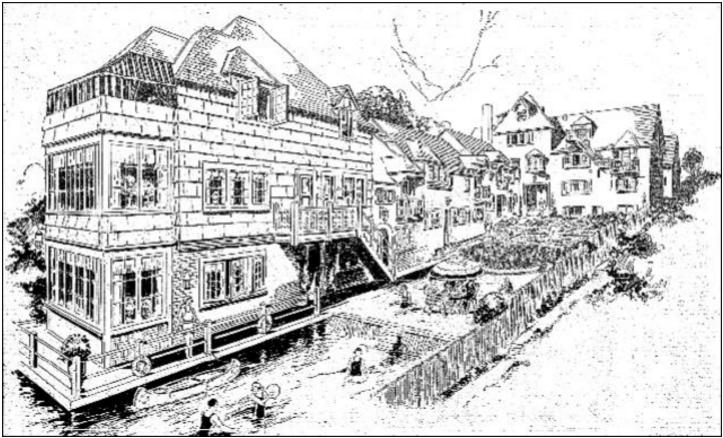


Figure 49: Image Detail – Lakecrest Advertorial Source: Seattle Daily Times, 21 April 1929

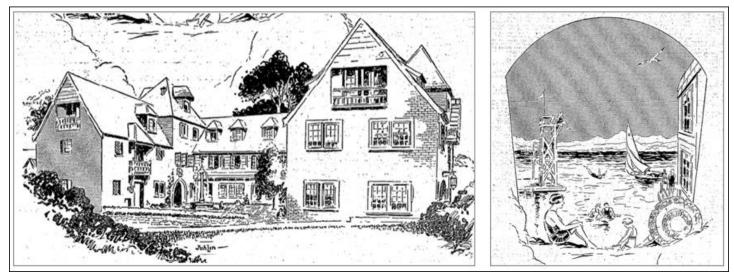


Figure 50: Image Detail – Lakecrest Advertorial Source: Seattle Daily Times, 21 April 1929

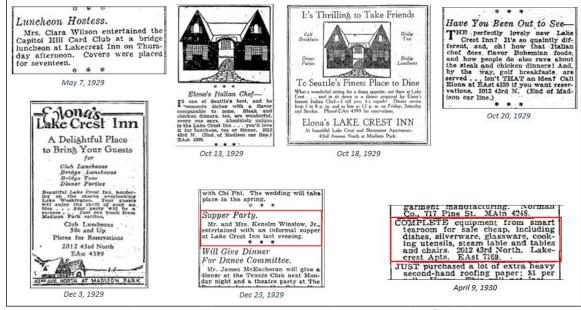


Figure 51: Lake Crest Inn – Advertisements, Society Column mentions, Classified Advertisement Source: Seattle Daily Times (1929, 1930)



Figure 52: Article – Lake Crest: A Metropolitan Apartment With Vacation Pleasure Privileges Source: The Town Crier (Volume 24, No. 50), 14 December 1929



Figure 53: Classified Advertisements for Lakecrest and Shoremont Apartments (Top) 8 March 1932, (Bottom) 24 October 1932, (R) 18 May 1933 Source: Seattle Daily Times

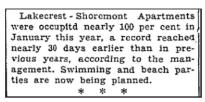


Figure 54: Announcement - Real Estate Section Source: Seattle Daily Times, 4 March 1934



The Shoremont Apartments, 2012 43rd Ave. N., are receiving reservations for summer guests, according to William Doxy, manager. These beautiful apartments, situated on Lake Washington, offor an ideal summer home with beating, private beaches and putting greens available for the guests.

Figure 55: Announcement - Real Estate Section Source: Seattle Daily Times, 17 February 1935



Figure 56: Classified Advertisement (One of the last classified advertisements posted by the Doxy family for Lakecrest-Shoremont rental) Source: Seattle Daily Times, 22 August 1937



Figure 57: (L) Classified Advertisement, (R) Announcement - Real Estate section (announcing new management) Source: Seattle Daily Times, 8-10 April 1938

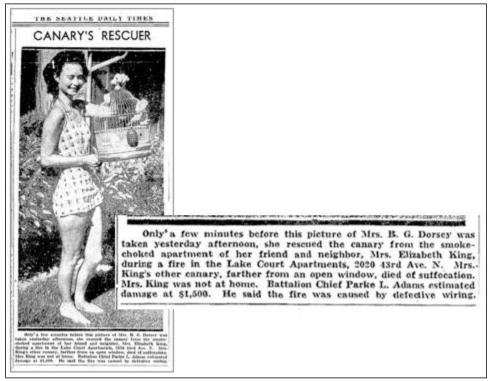


Figure 58: Photograph with Caption – Canary's Rescuer (First public reference to 2012-2020 43rd Avenue N as Lake Court Apartments) Source: Seattle Daily Times, 25 May 1938

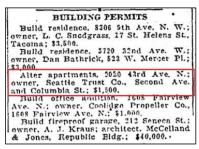


Figure 59: Building Permit – Alter apartments, 2020 43<sup>rd</sup> Ave N.: owner, Seattle Trust Co.[...] \$1,500. (In reference to Shoremont Tower apartment conversion - Building Permit #340117) Source: Seattle Daily Times, 13 September 1940



Sale of the Lake Court Apartments, 2012-2020 43rd Ave., to Mr. and Mrs. H. L. Heathman and Mr. and Mrs. H. P. Peister was announced yesterday by HENRY BRODERICK, INC. F. H. Fleming of the Broderick staff represented both the buyers and the seller, the Metropolitan Life Insurance Company.

Figure 60: Photograph – Lake Court Apartments Sold Source: Seattle Daily Times, 26 January 1941



Figure 61: Article – 52-Apartment Property Sold to Investors Source: Seattle Daily Times, 26 January 1941

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Figure 62: City of Seattle Department of Buildings, Application and Building Permit #412269 Apartment Building for Heathman and Peister; 2020 43rd Avenue N (11 February 1952) Source: Seattle Department of Planning & Development (DPD) Microfilm Library

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514800	1965	3000	Repr found of 2 ex. apt bldgs.				H-Apts

Figure 63: Record: 2012 43<sup>rd</sup> Ave E Building Permits

#28225 – Build [Lakecrest] apartment building, 1928; #330398 – Repair Foundation (1939); #514800 – Repair foundation of 2 ex. apt bldgs (1965) Source: Seattle Records and Permits, Historical Archives

# Lakefront-Property Owners Awarded Damages Over Waves

Owners of the Luke Court Apartments, 2012 43rd Av. E., were awarded \$40,000 by a Thurston County Superior Court jury vesterday for damages caused by waves washing against the building from the Evergreen Point Floating Bridge.

The wave action was caused by construction of the bridge, the owners contended, and the waves had eroded their property, washed away underpinnings and foundations and shaken the apartment buildings violently.

The owners, Harold L. Heathman, Esther M. Peister and others, contended they had lost rental income as a result. The state, in an answer filed by the attorney general's office, admitted that construction of the bridge had changed the wave action but denied it damaged the apartment buildings.

Delbert Johnson, assistant attorney general, who represents the Toll Bridge Authority-, said he has been informed that alterations to the bridge are being planned by the Highway Deputiment.

"Some sort of baffling probably will be provided to dissipate the waves so they will not reflect off the bridge," Johnson said.

Johnson said that at least two other claims against the

Owners of the Lake Court Apartments, who had asked \$50,000 damages, were represented in the three-day jury trial by Ralph B. Potts and Sten Dagg. Seattle atterneys.

Figure 64: Article – Lakefront-Property Owners Awarded Damages Over Waves Source: Seattle Times, 19 May 1967



Figure 65: Announcement – Sale of Lake Court; Photograph – Shoremont (Camera facing East, 1975) Sources: Seattle Times, 7-14 January 1970, Seattle Municipal Archives

### **Contemporary Photographs – Shoremont Exteriors**

Unless otherwise noted, all contemporary photographs provided by Heather M Brammer, Jesse Rice & Leon Lynn (2019-2024)



Figure 66: Shoremont Apartments – Entrance (Camera facing East) Source: Wikimedia Commons (Mabel, 2019)



Figure 67: Shoremont Apartments – Original Tower Ironwork Source: Wikimedia Commons (Mabel, 2019)



Figure 68: Shoremont Apartments – North Tower Upper Apartment Entry, Tower Window Detail, Lower Apartment Entry (L to R) Facing Northeast, Facing Northeast, Facing North Source (Window Detail): Wikimedia Commons (Mabel, 2019)



Figure 69: Shoremont Apartments – Courtyard leading to North tower, Shoremont Apartments Central Walkway (L) Facing Northeast, (R) Facing West Source (Courtyard): Wikimedia Commons (Mabel, 2019)



Figure 70: Shoremont Apartments – Paired Entryways with Vestibule (L to R) Facing North, Facing South, Facing North



Figure 71: Shoremont Apartments – Single Entryways (L) Facing North, (R) Facing South



Figure 72: Shoremont Apartments – Walkway Lamp Post (Camera facing West)



Figure 73: Shoremont Apartments – North Rear Entrances, Faux Shutters, Shoremont North Basement Boiler (All images facing East)



Figure 74: Shoremont Apartments – North/South Waterfront Units (Camera facing West)



Figure 75: Shoremont Apartments – Southern Waterfront Units (Camera facing East)



Figure 76: Shoremont (1-Bedroom, Typical) – Living Area (L to R) Facing Northeast, Facing Northeast, Facing South



Figure 77: Shoremont (1-Bedroom, Typical) – Bathroom, Hallway, Bedroom (L to R) Facing West, Facing North, Facing Southeast



Figure 78: Shoremont (1-Bedroom, Typical) – Kitchen (L to R) Facing South, Facing Northeast, Facing North



Figure 79: Shoremont (1-Bedroom, Atypical/Waterfront) – Rear Entryway, Living Area (L) Facing West, (R) Facing North



Figure 80: Shoremont (1-Bedroom, Atypical/Waterfront) – Kitchen (L) Facing North, (R) Facing South



Figure 81: Shoremont (1-Bedroom, Atypical/Waterfront) – Sunroom (L) Facing South, (R) Facing North

## **Contemporary Photographs – Lakecrest Exteriors**



Figure 82: Lakecrest Apartments – Main Entry, Pendant Lighting, Pendant Light Detail (L to R) Facing East, Facing East, Facing West



Figure 83: Lakecrest Apartments – West courtyard with original fountain (Camera facing East) Source: Wikimedia Commons (Mabel, 2019)



Figure 84: Lakecrest Apartments – West courtyard (Camera facing West) Source: Wikimedia Commons (Mabel, 2019)



Figure 85: Lakecrest Apartments – West Wing and Courtyards (Camera facing South)



Figure 86: Lakecrest Apartments – Entryways & Brick Pathway (L to R) Facing Southwest, Facing Southeast, Facing Southeast



Figure 87: Lakecrest Apartments – East Wing and Courtyard (Camera facing West) Source: Wikimedia Commons (Mabel, 2019)



Figure 88: Lakecrest Apartments – Original ornamental bay window (Camera facing West)



Figure 89: Lakecrest Apartments – East Wing courtyard (Camera facing East)



Figure 90: Lakecrest Apartments – Waterfront Units (Camera facing West)

# Contemporary Photographs – Lakecrest Interiors



Figure 91: Lakecrest (2-bedroom unit) – Entryway (L to R) Facing West, Facing South, Facing Southeast



Figure 92: Lakecrest (2-bedroom unit) – Entryway (Camera facing North)



Figure 93: Lakecrest (2-bedroom unit) – Stairway down from second floor; Stairway up from first floor (L) Facing North, (R) Facing South



Figure 94: Lakecrest (2-bedroom unit) – Living Area (Camera facing West)



Figure 95: Lakecrest (2-bedroom unit) – Living Area (Camera facing Southwest)



Figure 96: Lakecrest (2-bedroom unit) – Living Area (Camera facing North)



Figure 97: Lakecrest (2-bedroom unit) – Kitchen (Camera facing South)



Figure 98: Lakecrest (2-bedroom unit) – Kitchen (Camera facing East)



Figure 99: Lakecrest (2-bedroom unit) – Primary Bedroom (L) Facing Northwest, (R) Facing Northeast



Figure 100: Lakecrest (2-bedroom unit) – Secondary Bedroom (L) Facing Southeast, (R) Facing West



Figure 101: Lakecrest (2-bedroom unit) – Bathroom (Camera facing South)

## Contemporary Photographs – Anhalt Building Exteriors



Figure 102: Anhalt Apartments – East Entry and Courtyard (Camera facing Southwest)



Figure 103: Anhalt Apartments – East Entry and Courtyard (Camera facing North)



Figure 104: Anhalt Apartments – Southern façade, Lake Court Courtyard and Shoremont South from 43<sup>rd</sup> Avenue East (Camera facing East)



Figure 105: Anhalt Apartments – Windows and Ventilation Tubes (Camera facing North)



Figure 106: Anhalt Apartments – West Entry from 43<sup>rd</sup> Avenue East (Camera facing East) Source: Wikimedia Commons (Mabel, 2019)



Figure 107: Anhalt (1-bedroom unit) – Living Area (Camera facing East)



Figure 108: Anhalt (1-bedroom unit) – Living Area with Entry/Dining Area in background (Camera facing West)



Figure 109: Anhalt (1-bedroom unit) – Kitchen, Bathroom (Both images facing North)



Figure 110: Anhalt (1-bedroom unit) – Bedroom (L) Facing East, (R) Facing North



Figure 111: Anhalt (1-bedroom unit) – Interior view of bedroom window ventilation system



Figure 112: Lakecrest Apartments exterior as viewed from 43rd Avenue East (Camera facing East)



Figure 113: Lakecrest Apartments exterior as viewed from 43rd Avenue East (Camera facing East-Southeast)



Figure 114: Lakecrest Apartments Exterior as viewed from 43rd Avenue East (Camera facing Northeast) Source: Rentals.com



Figure 115: Anhalt Apartment Building exterior as viewed from 43rd Avenue East (Camera facing East)



Figure 116: Anhalt Apartment Building & Shoremont North exteriors as viewed from 43rd Avenue East (Camera facing East) Source: Wikimedia Commons (Mabel, 2019)

### **The Architects**

This section is dedicated to the architects who designed the Lake Court Apartments, with examples of their other work.

William J. Bain, Sr. & Lionel Pries

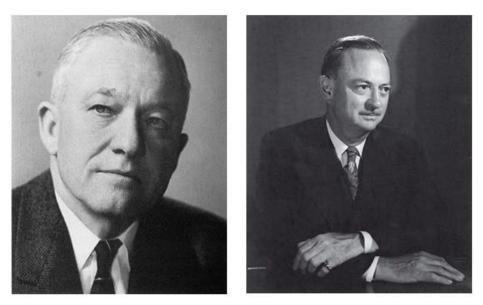


Figure 117: William Bain, Sr. & Lionel Pries Sources: HistoryLink.org, The Seattle Times



The Bel-Roy Apartments (1930-1931)

Figure 118: Seattle Apartment Buildings designed by Bain & Pries Sources: Seattle DPD Historical Sites, Cornell & Associates

### **Paul Thiry**

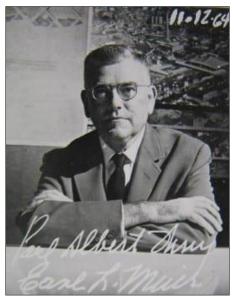


Figure 119: Paul Thiry (1964) Source: docomomo-wewa

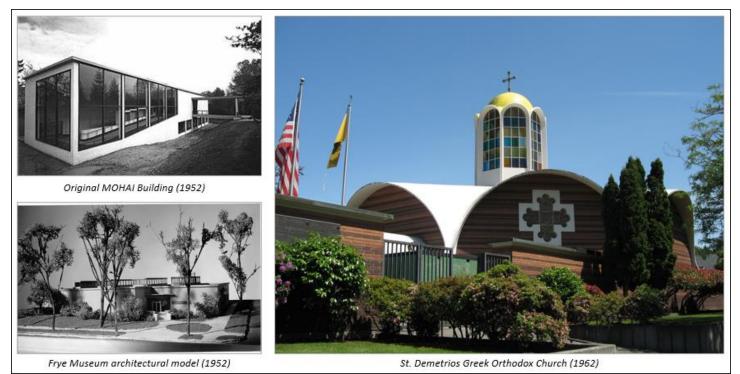


Figure 120: Seattle Buildings designed by Paul Thiry Sources: MOHAI, MuseumhouseSeattle.com, SaintDemetrios.com



Figure 121: Paul Thiry – Shaper of Northwest Environment Source: Seattle Daily Times, 14 January 1962

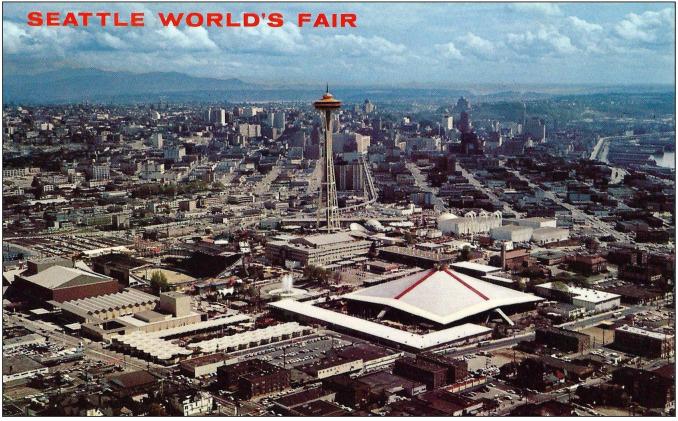


Figure 122: Seattle World's Fair site (1962) Source: American Society of Civil Engineers



Figure 123: Frederick Anhalt Source: The Seattle Times

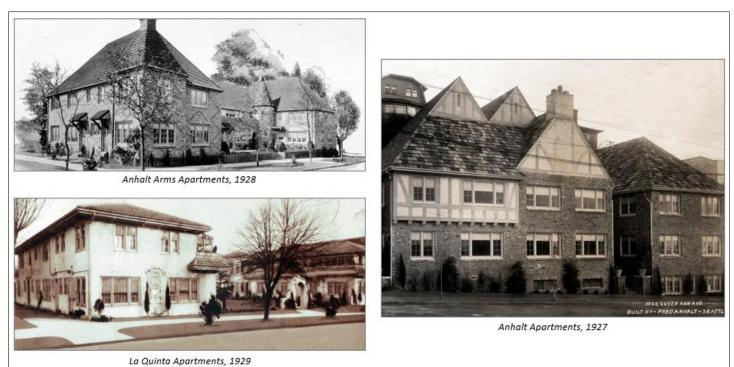


Figure 124: Seattle Apartment Buildings designed by Fred Anhalt Sources: UW Special Collections, The Seattle Times, MOHAI

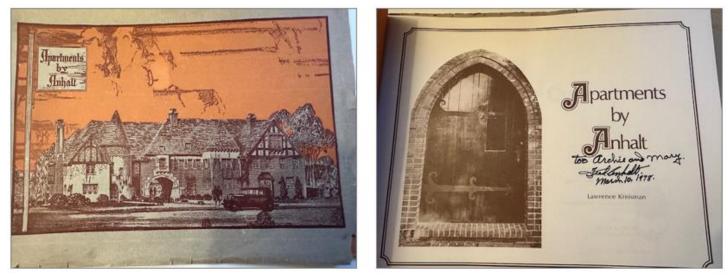


Figure 125: Book – Apartments by Anhalt, Lawrence Kriesman (1978) (L) Front Cover; (R) Title Page signed by Fred Anhalt

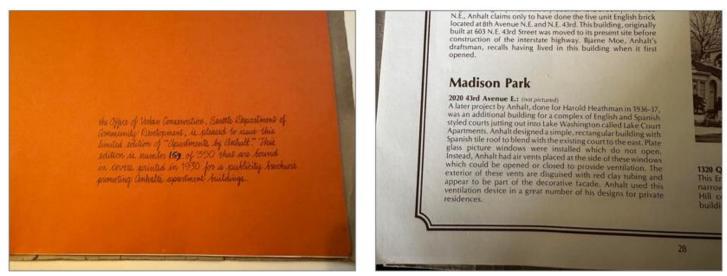


Figure 126: Book – Apartments by Anhalt, Lawrence Kriesman (1978) (L) Back Cover (#169/350); (R) Page 28: Detail on Heathman addition to Lake Court Apartments [build year incorrect]

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Figure 127: William Irving Doxy WWI Registration (1917) Source: FamilySearch

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Figure 128: 1920 US Census: Laurel Shade Avenue - Seattle, King County, Washington Source: FamilySearch



Figure 129: Doxy family in the news (L to R): 15 May 1919, 3 March 1936, 20 May 1937 Source: Seattle Daily Times



Figure 130: Article – Former Football Star Is Robbed While Swimming Source: Seattle Daily Times, 2 July 1930



Figure 131: Article – Whispering Bandit Takes \$5 from Apartment Host Source: Seattle Daily Times, 28 April 1932

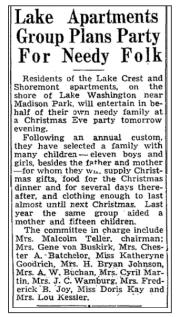


Figure 132: Article – Lake Apartments Group Plans Party for Needy Folk Source: Seattle Daily Times, 23 December 1936

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Figure 133: 1930 US Census for 2020 43rd Avenue N; Article – A.B. Spreckels of Seattle Gets Estate of Millio Source: FamilySearch.org; Seattle Daily Times, 5 May 1930

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Figure 134: 1940 US Census for 43<sup>rd</sup> Avenue N; Article – Motor Tires of Meyers Deflated By Pranksters Source: FamilySearch.org; Seattle Daily Times, 19 September 1934

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Figure 135: Article – 'Peace Week' Is Sought; 1940 US Census for 43rd Avenue North Source: Seattle Daily Times, 16 March 1940; FamilySearch.org



Figure 136: Article – Accident Occurs in Seattle; Pioneer Feminine Flier Victim Source: Monroe News Star, 2 April 1940



Figure 137: Article – Double Wedding In Apartment of Dead Aviatrice Source: Seattle Daily Times, 12 April 1940

## **Blueprints**

The following images are chronologically ordered blueprints for the various Lake Court Apartment buildings: Shoremont, Lakecrest Apartments (initially named Beauville) and Anhalt Apartments. All images provided by the Seattle Department of Planning & Development (DPD) Microfilm Library (2024)

• Note: Blueprints/Plans for the original Shoremont build were unavailable.

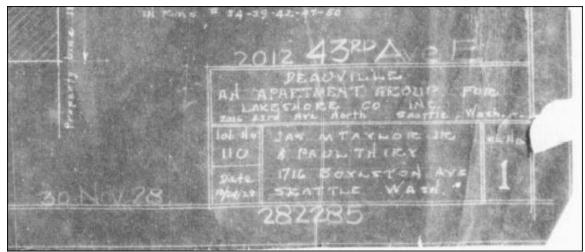


Figure 138: "Beauville An Apartment Group for Lakeshore Co Inc., 2016 43rd Ave North... [Architects] Jay M Taylor Jr & Paul Thiry [...] [Building Permit] 282285...30 Nov 28"

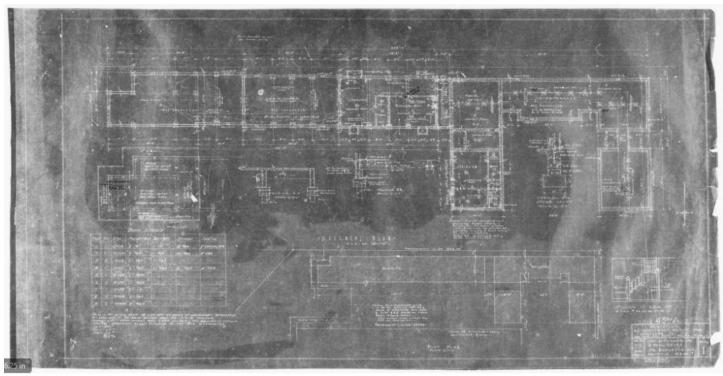


Figure 139: Beauville, Basement Plan – 1928 (1 of 7)

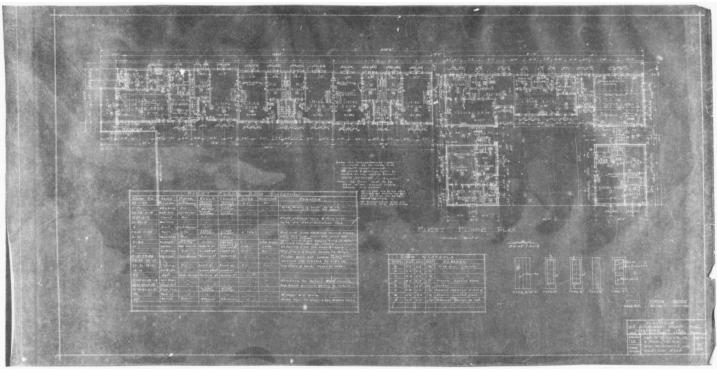


Figure 140: Beauville, First Floor Plan – 1928 (2 of 7)

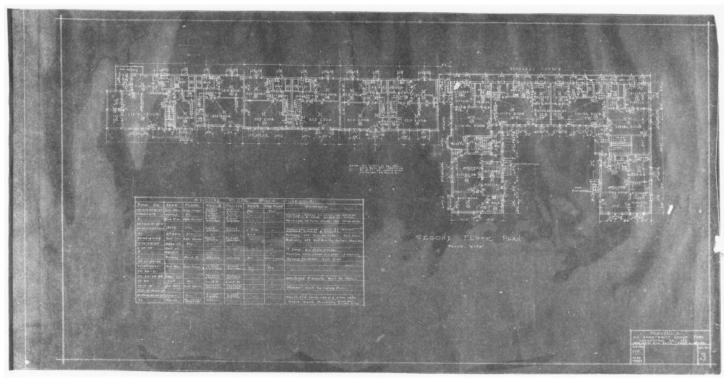


Figure 141: Beauville, Second Floor Plan – 1928 (3 of 7)

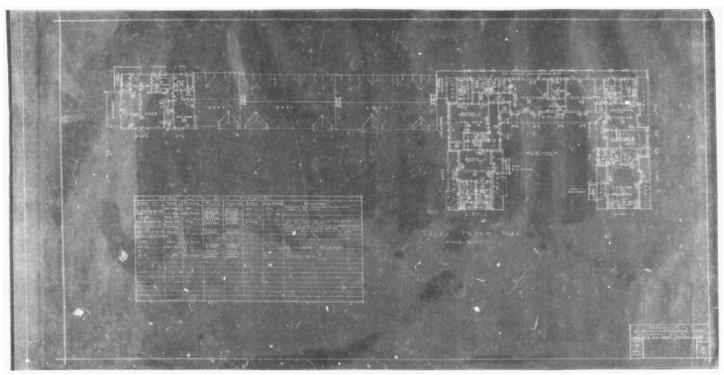


Figure 142: Beauville, Third Floor Plan – 1928 (4 of 7)

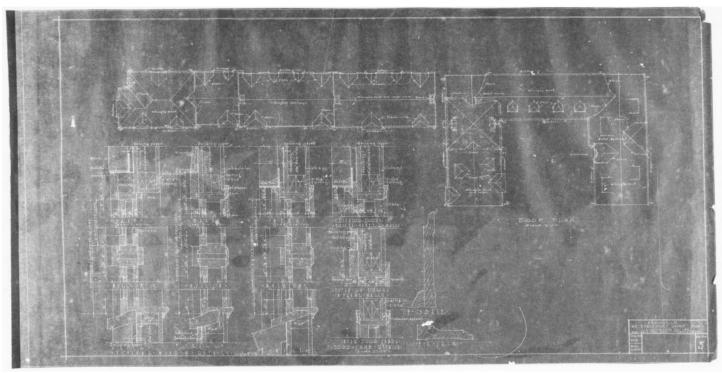


Figure 143: Beauville, Roof Plan – 1928 (5 of 7)

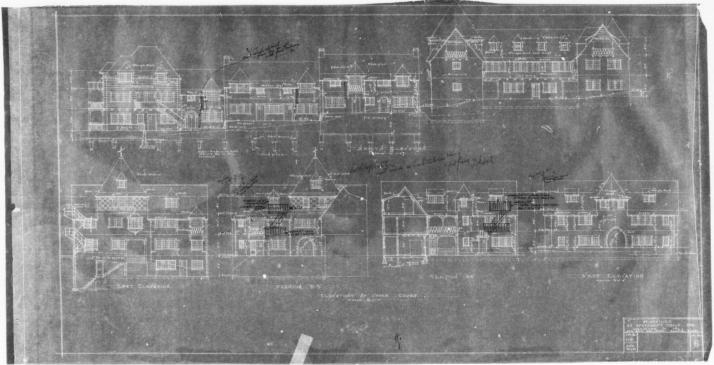


Figure 144: Beauville, Elevations of Upper Court – 1928 (6 of 7)

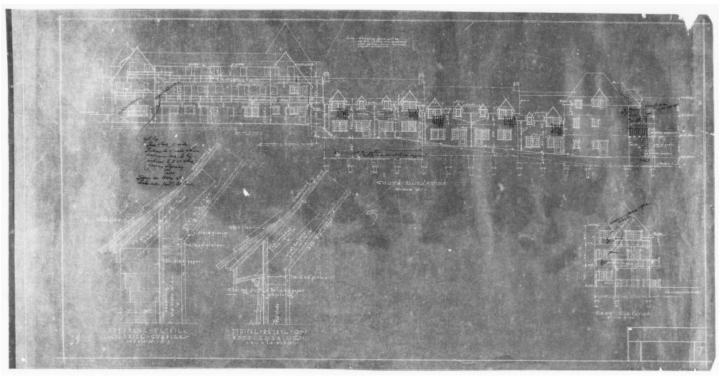


Figure 145: Beauville, South Elevations & East Elevation – 1928 (7 of 7)

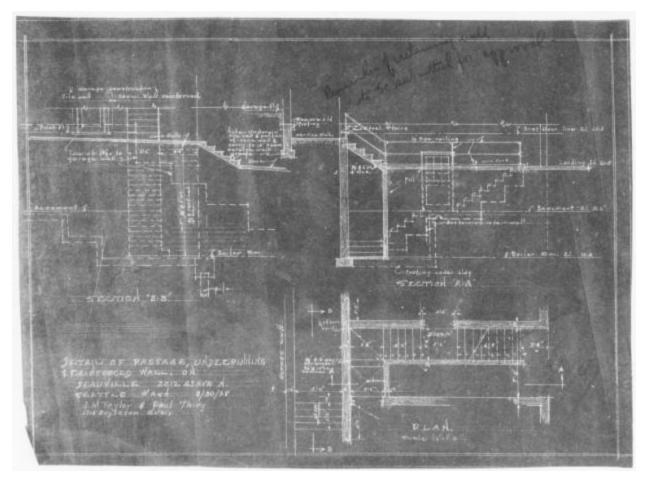


Figure 146: "Detail of Passage Underpinning & Reinforced Wall on Beauville. 2012 43rd Ave N [...] 11/30/28 J.M. Taylor & Paul Thiry"

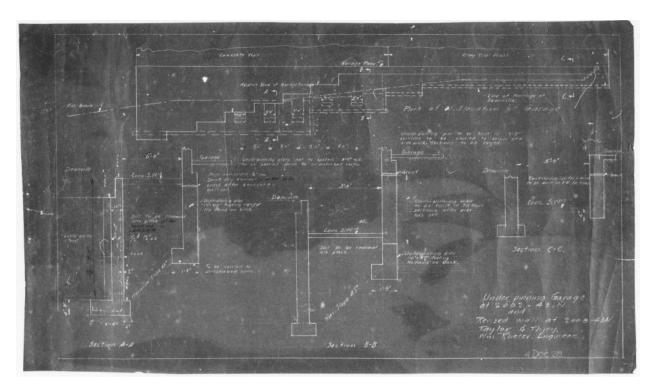


Figure 147: "Underpinning Garage at 2002 43N and Revised Wall at 2008 43N, Taylor & Thiry. Wm. Rueter, Engineer. 4 Dec 1928"

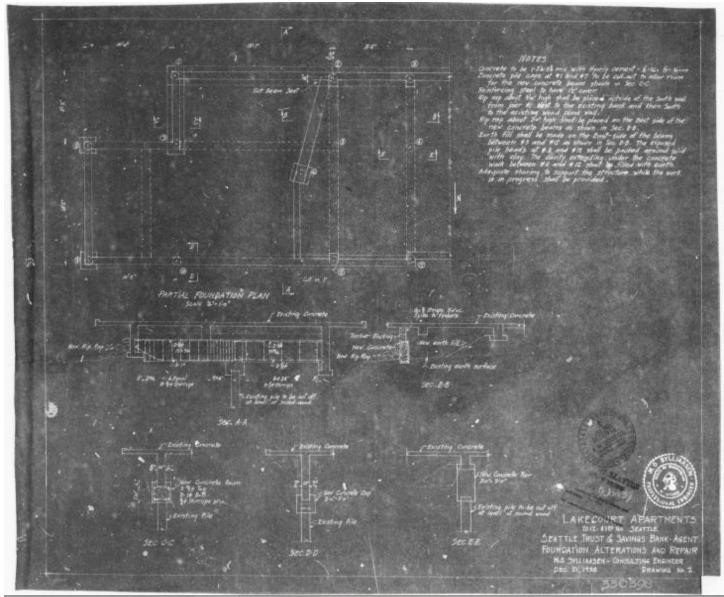


Figure 148: "Lakecourt Apartments. 2012-43rd No. Seattle. Seattle Trust & Savings Bank-Agent. Foundation Alterations and Repair. M.O. Sylliaasen – Consulting Engineer. Dec. 21, 1938. Drawing No. 2. [Building Permit] 330398"

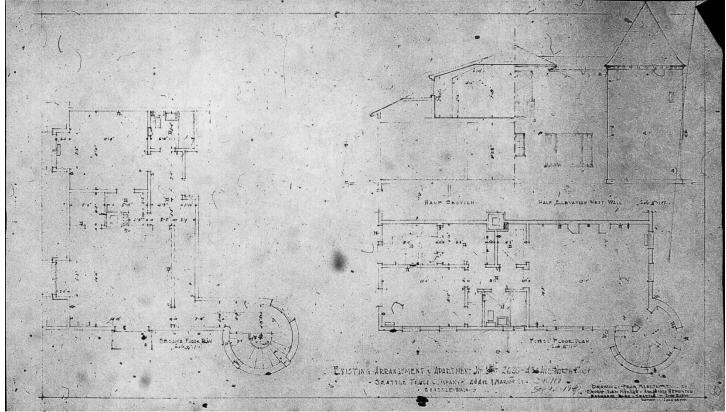
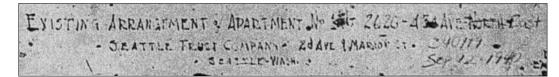


Figure 149: "Existing Arrangement of Apartment No. [illegible] 2020 43d Ave North East Seattle Trust Company ... [Building Permit] 340119, Sep 12 1940"



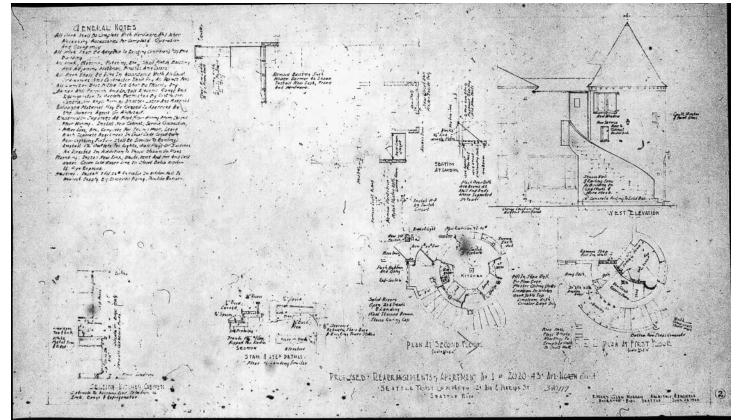
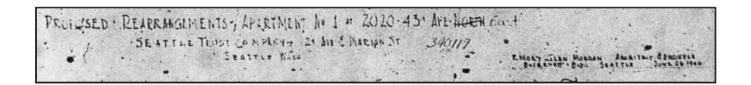


Figure 150: "Proposed Rearrangements of Apartment No 1 at 2020 43rd Ave North East ... [Building Permit] 340117 Emory Glen Morgan Architect & Engineer [...] June 26 1940"



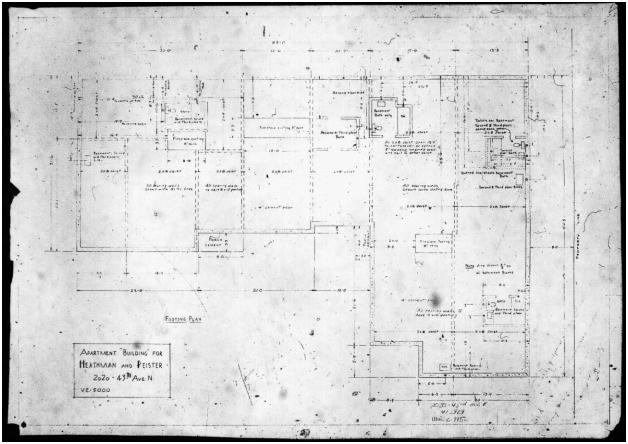


Figure 151: "Apartment Building for Heathman and Peister 2020 43rd Ave. N. [Building Permit] 412969 Mar. 6 1952" Footing Plan

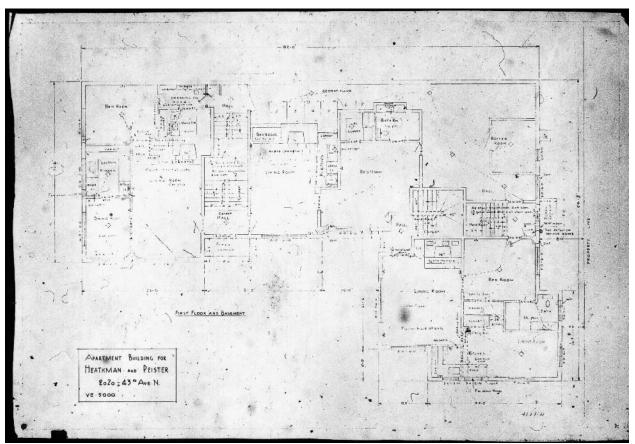


Figure 152: "Apartment Building for Heathman and Peister 2020-43rd Ave. N. ... [Building Permit] 412969" First Floor and Basement

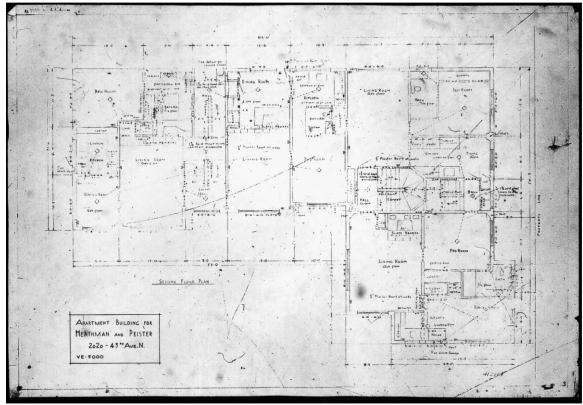


Figure 153: "Apartment Building for Heathman and Peister 2020-43rd Ave. N. ... [Building Permit] 412969" Second Floor Plan

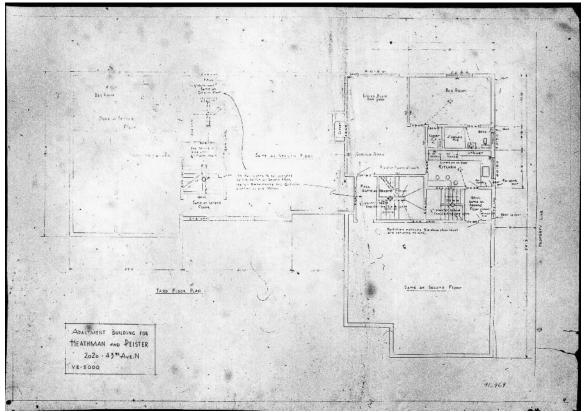


Figure 154: "Apartment Building for Heathman and Peister 2020-43rd Ave. N. ... [Building Permit] 412969" Third Floor Plan

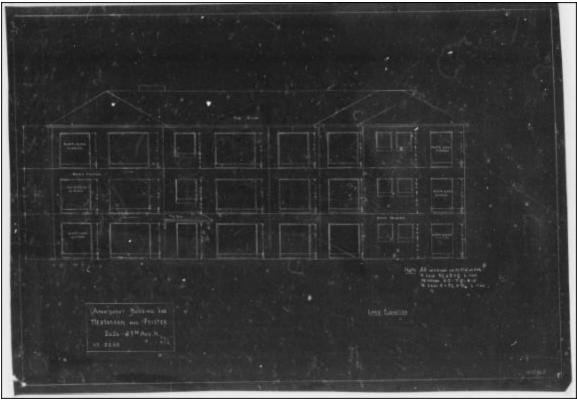


Figure 155: "Apartment Building for Heathman and Peister 2020-43rd Ave. N. ... [Building Permit] 412969" Lake Elevation

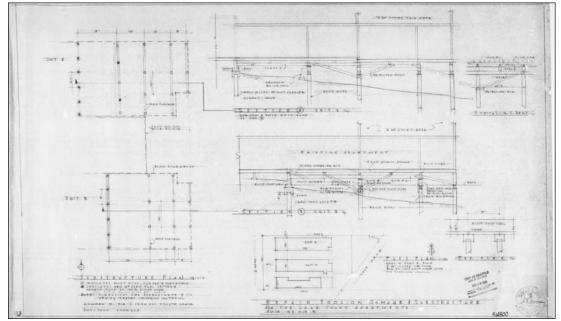


Figure 156: "Repair Erosion Damage & Substructure for the Lake Court Apartments 2012 43 Ave E [Building Permit] 514800" Stamped by City of Seattle Department of Buildings Oct 13 1965



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