
LAKE COURT APARTMENTS HISTORIC LANDMARK NOMINATION

SUBMITTED BY THE FRIENDS OF LAKE COURT APARTMENTS

THE LAKE COURT APARTMENTS

The Lake Court Apartments are three adjoining properties located at 2012-2020 43rd Avenue East, on the shorefront of Lake Washington in the Madison Park neighborhood of Seattle.

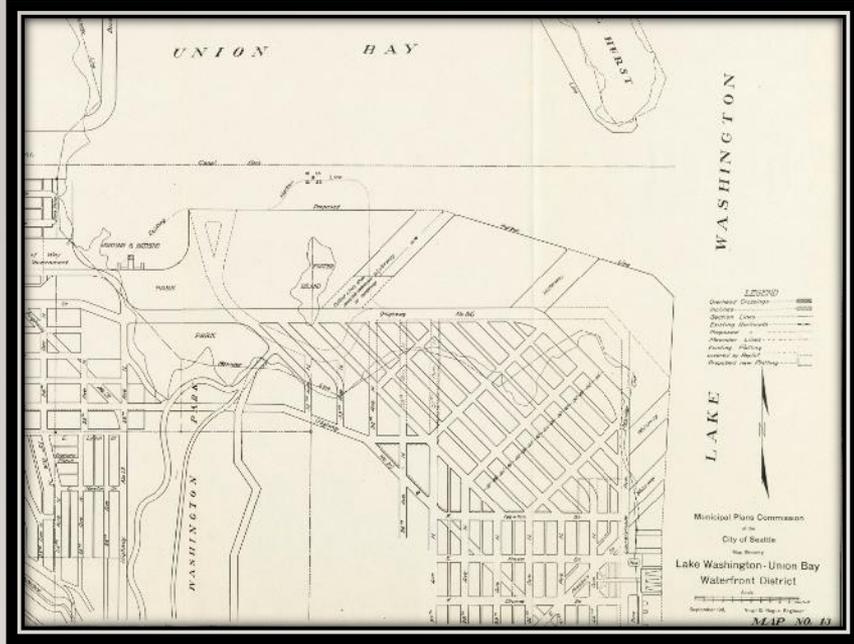
The distinctive community is on a 1.33-acre lot with 180 feet of waterfront & is comprised of five buildings housing a total of 63 unique units.



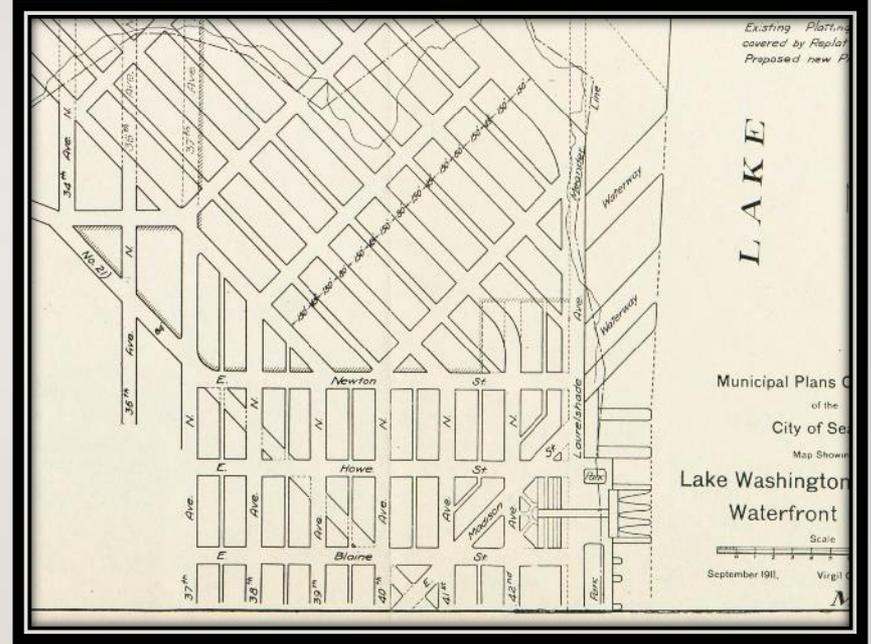
SITE & SETTING

Historic Maps & Aerial Views + Site Plan





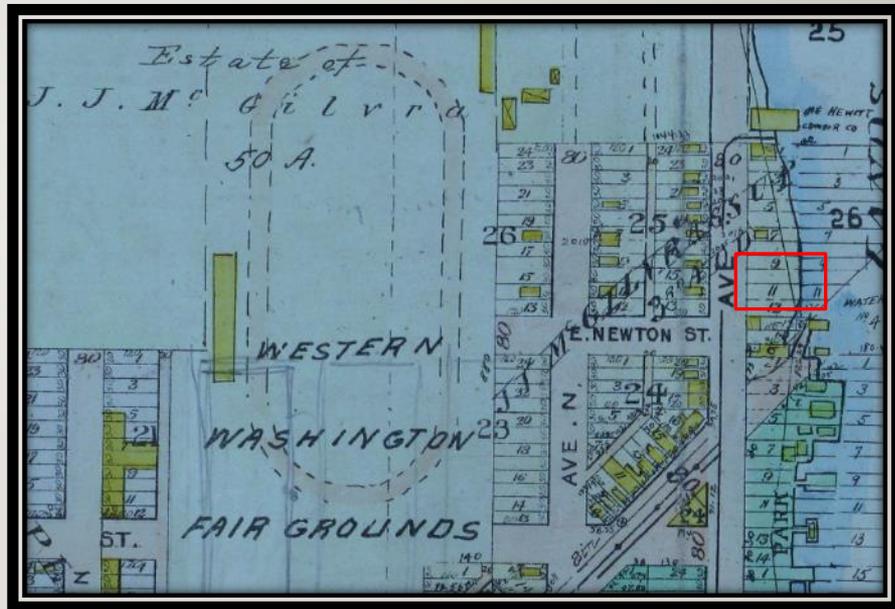
1911 Municipal Plan



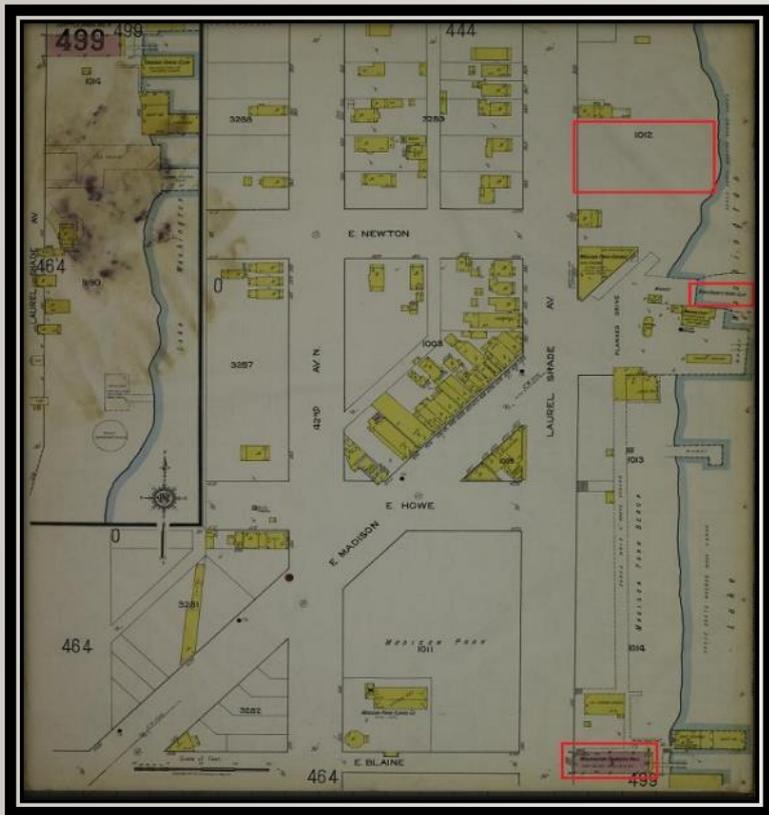
1911 Municipal Plan - Detail



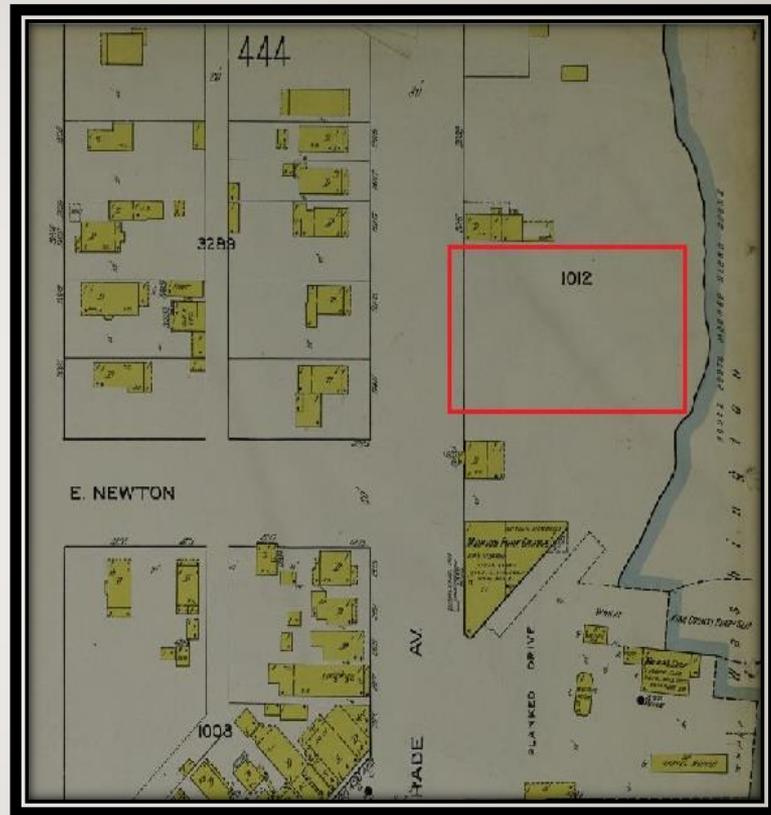
1912 Baist Map



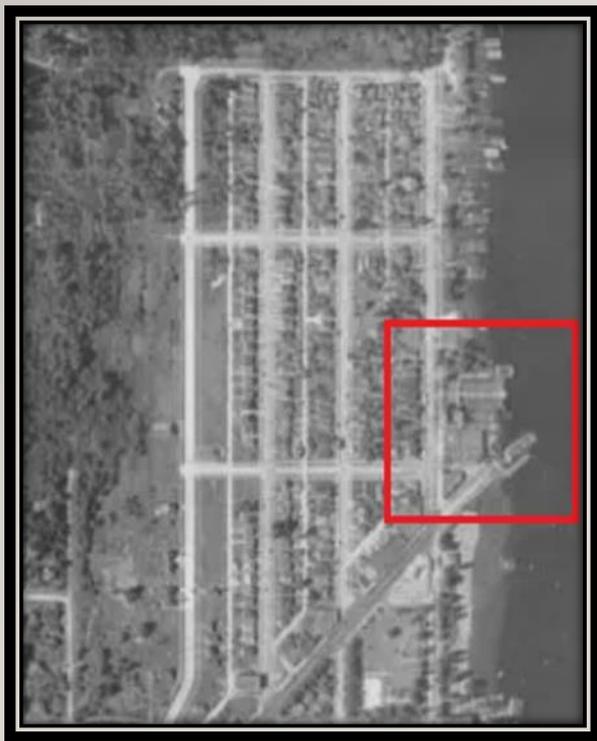
1912 Baist Map - Detail



1917 Sanborn Fire Map



1917 Sanborn Fire Map - Detail



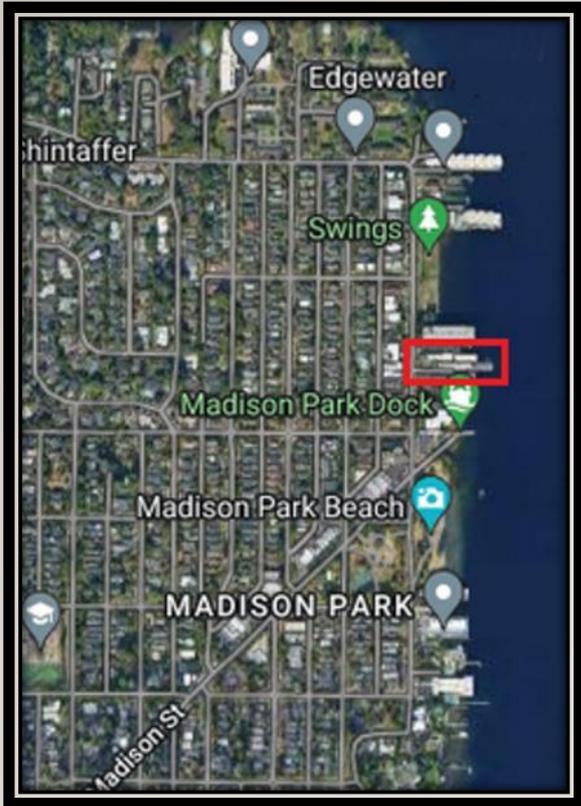
1936



1946



1952



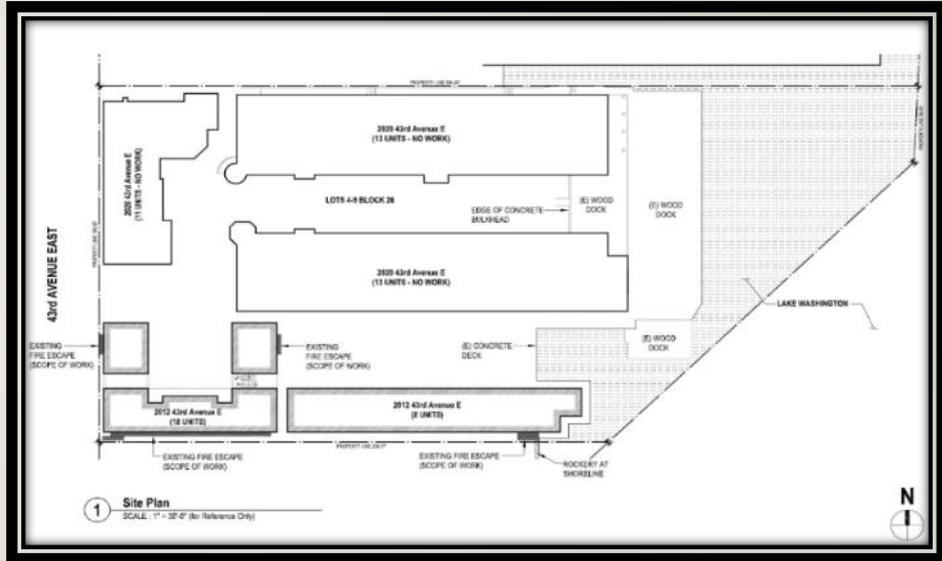
2024



2024



2024



2018 – Site Plan (Todd Kilburn)

NEARBY LOCAL AND NATIONAL LANDMARKS



Samuel Hyde House
Est 1909
NRIS #82004238



Pioneer Hall
Est 1910
NRIS #70000645

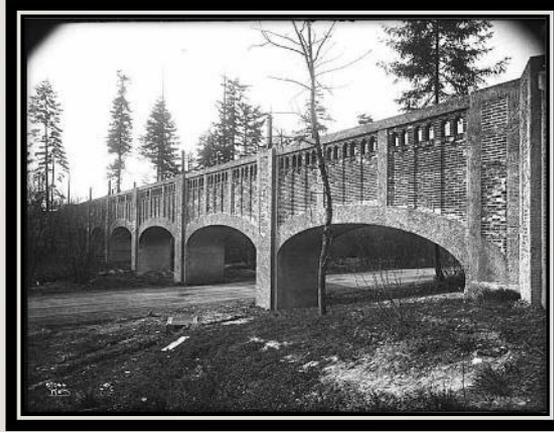


McGilvra Elementary
Est 1918
Seattle Landmark #124777

NEARBY LOCAL AND NATIONAL LANDMARKS



Seattle Japanese Garden
Est 1960
Seattle Landmark



Arboretum Aqueduct
Est 1910
NRIS #82004229



Volunteer Park Water Tower
Est 1906
NRHP #76001894

ARCHITECTURAL CONTEXT

Exteriors, Interiors & Blueprints



THE SHOREMONT

2020 43rd Avenue East





GENERAL NOTES

All work shall be completed with minimum delay after necessary materials are supplied. Operations are to proceed as rapidly as possible.

All work shall be done in accordance with the plans and specifications and shall be done in accordance with the plans and specifications and shall be done in accordance with the plans and specifications.

It is the responsibility of the contractor to provide all necessary materials and labor for the completion of the work.

The contractor shall be responsible for the safety of all workers and shall provide all necessary safety equipment and training.

The contractor shall be responsible for the protection of all existing structures and utilities and shall provide all necessary shoring and bracing.

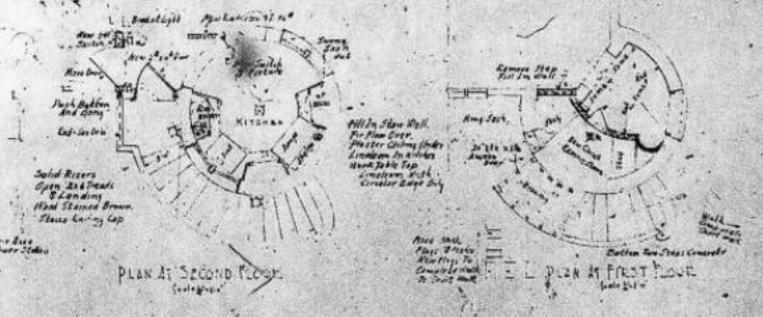
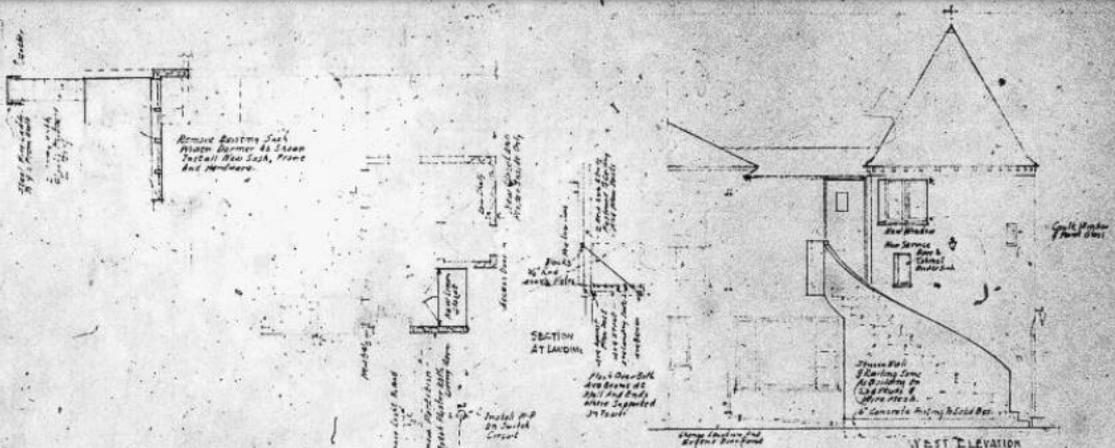
The contractor shall be responsible for the removal and disposal of all debris and waste materials.

The contractor shall be responsible for the maintenance of all accessways and shall provide all necessary lighting and signage.

The contractor shall be responsible for the protection of all adjacent properties and shall provide all necessary fencing and barriers.

The contractor shall be responsible for the maintenance of all records and shall provide all necessary reports and drawings.

The contractor shall be responsible for the completion of the work within the specified time and budget.



PROPOSED REARRANGEMENTS, APARTMENT No. 1 at 2020-43 AVE. NORTH
 SEATTLE TRUST COMPANY, 121 AVENUE C NORTH
 SEATTLE, WASH. 34117
 ENGINEER: CLAY HODSON, ARCHITECT: RICHARD BULLOCK, P.O. BOX 1241, SEATTLE, WASH. 98101

1941 Tower Apartment Conversion











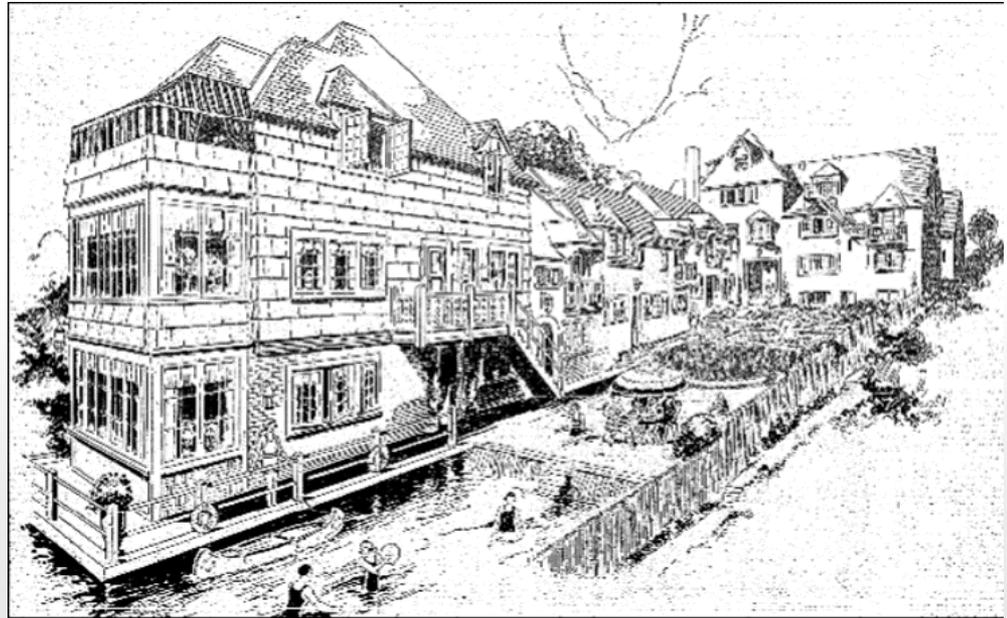






THE LAKECREST

2012 43rd Avenue East







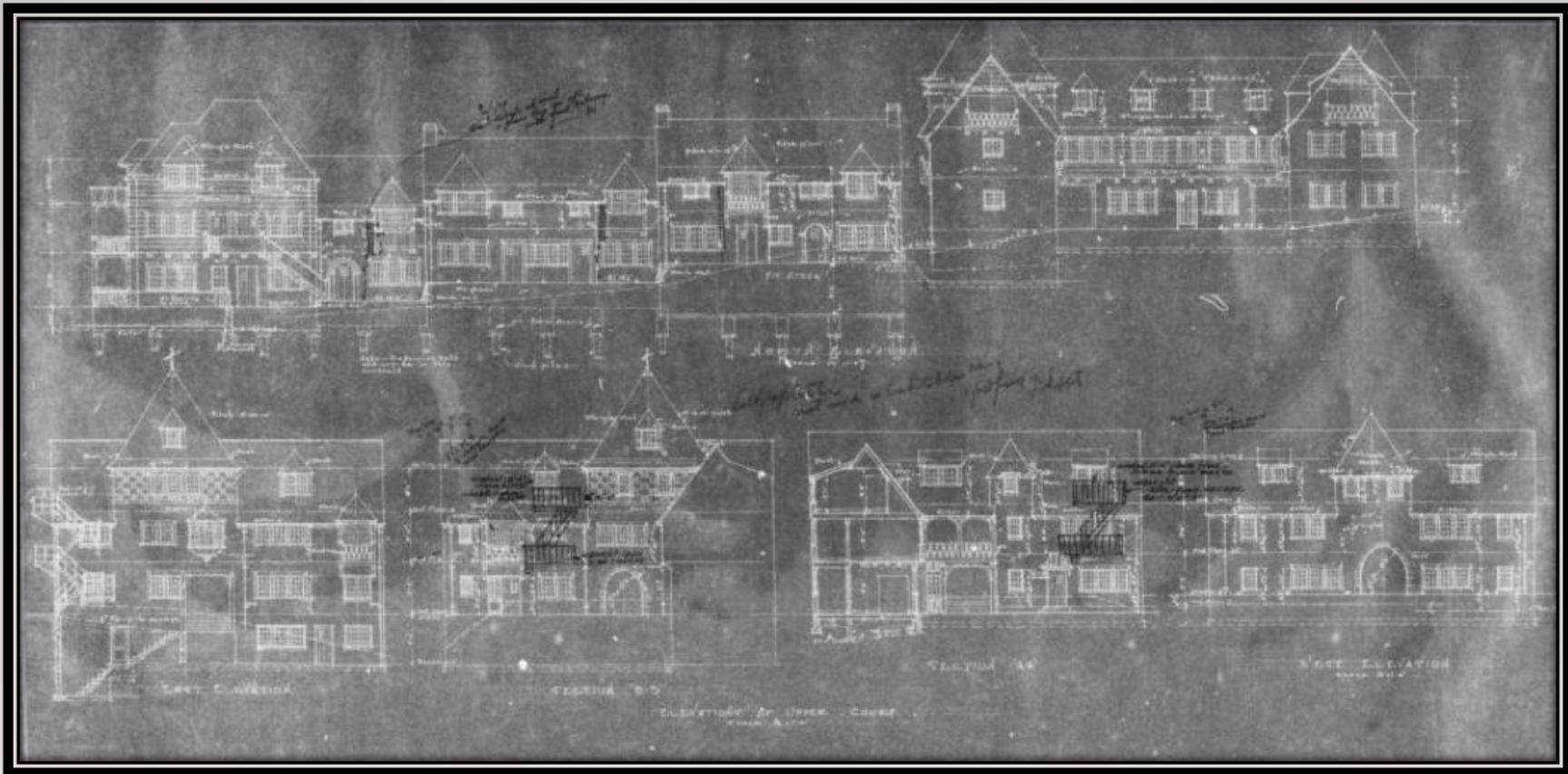




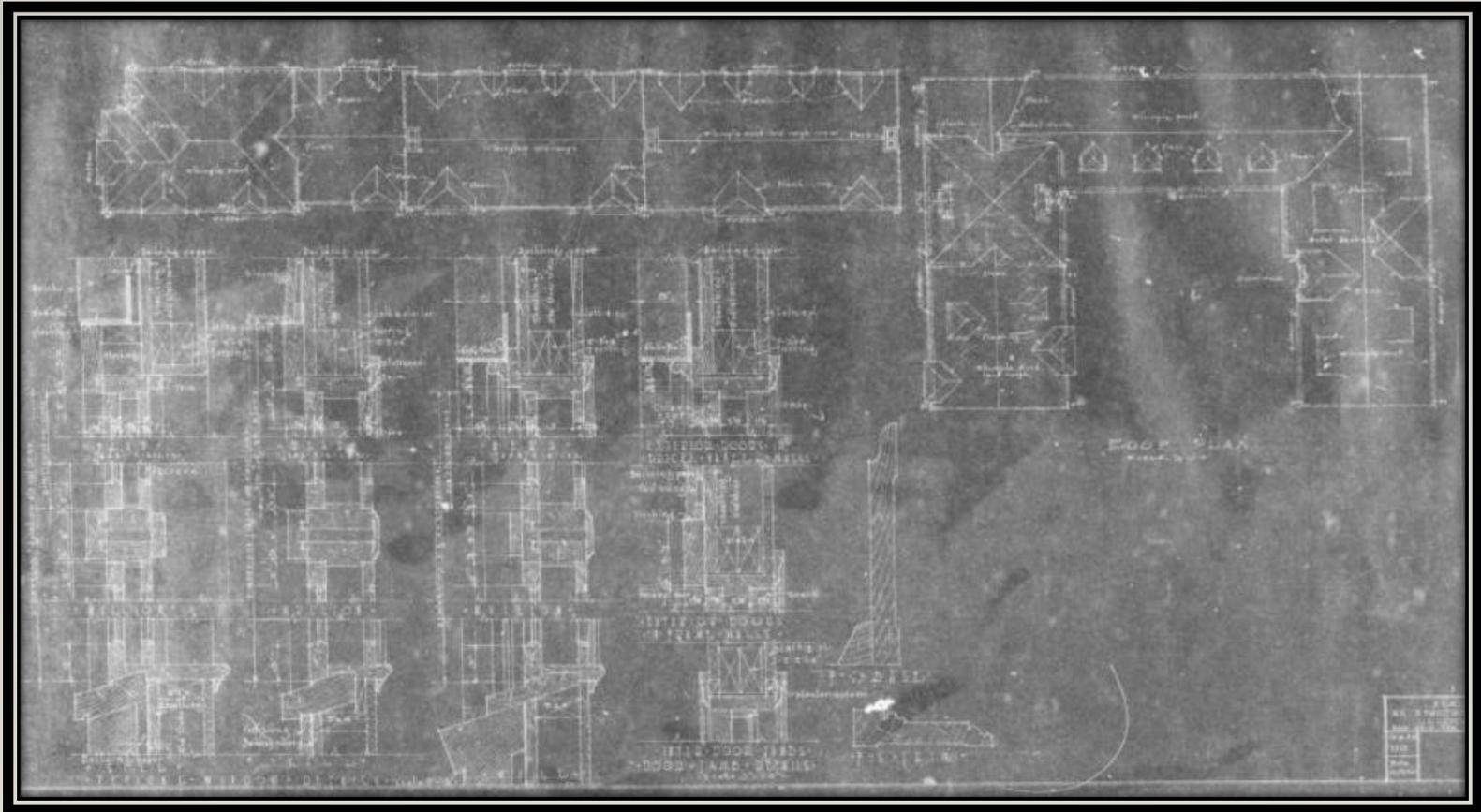








“Beauville” Elevations of Upper Court



"Beauville" Roof Plan













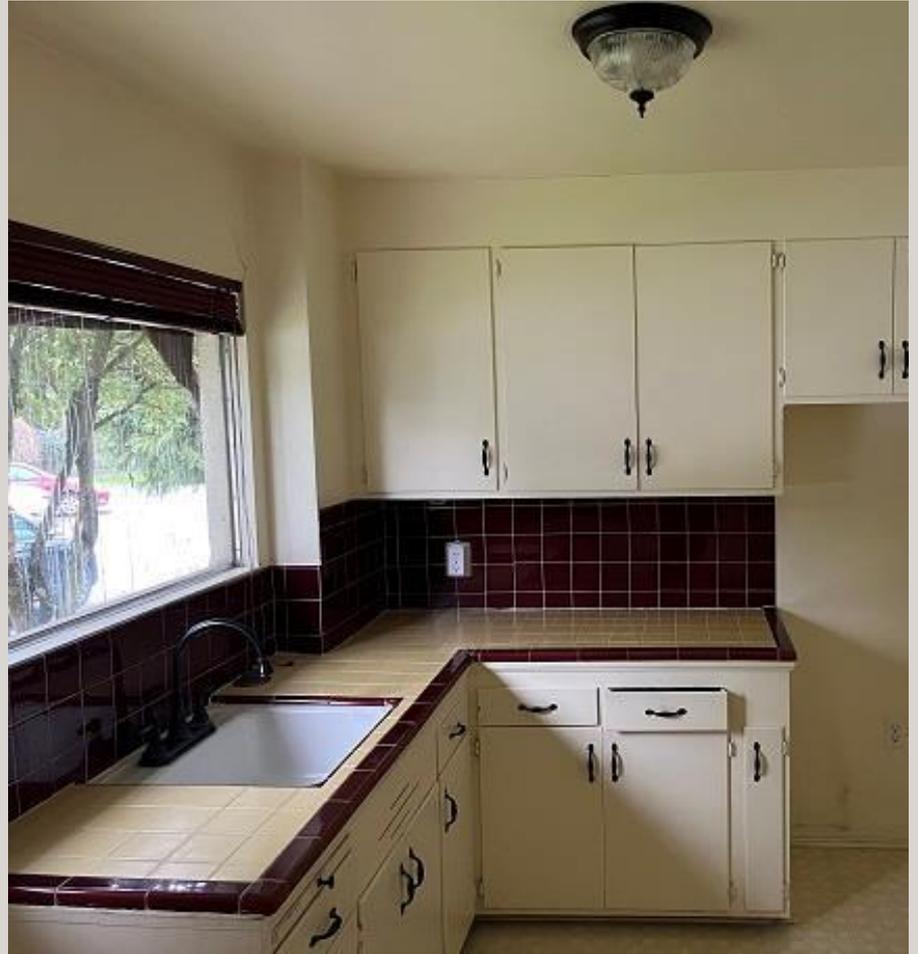




Each apartment is arranged differently, yet each is furnished with every modern convenience. Frigidaire, Monarch electric ranges, radio, automatic hot-water heating system . . . Rooms are finished in glazed rough finish plaster, with wrought-iron lighting fixtures. All have casement windows. The floors are of dark antique hardwood . . . Each apartment is an harmoniously blended individual home . . . even bathrooms, are attractively finished in orchid and black, or green and black, with rose-tile floors.







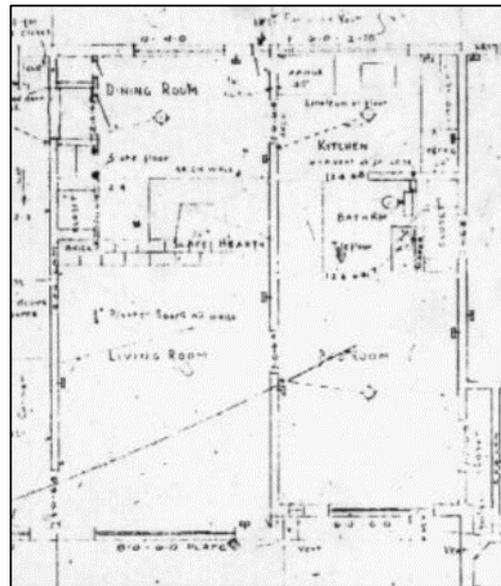


APARTMENTS, Unfurn. 70

Announcing
OPENING
OF
NEW ADDITION
TO
LAKE COURT
APARTMENTS
AT
MADISON PARK

One-bedrm. and dining rm. View
apts. Fireplaces, picture win-
dows, wall - to - wall carpeting,
Modern fold doors, electric kitch-
ens, ceramic tile. Private swim-
ming and gardens.

2020 43RD NORTH
CA. 7137



July 1952 Announcement

NEIGHBORHOOD & SITE HISTORY

Madison Park, Owners & Tenants



The Duwamish People

MADISON PARK HISTORY & LAKE COURT APARTMENTS



McGilvra Settlement:
Madison Street established



Madison Park cable car
service begins



Pioneer Hall built
(NRIS #70000645)



Doxy family acquires Lake
Washington shoreland



Doxy family builds first lakefront
apartments in Seattle

1862

Madison Park dock established;
Early ferry service begins



1880

1889

Madison Park Pavilion,
bathhouse, swimming beach
& concessions built



1900

1910

Western Washington
Fair Grounds & White
City Amusement Park



1912

1917

McGilvra Elementary built
(Seattle Landmark #124777)



1918

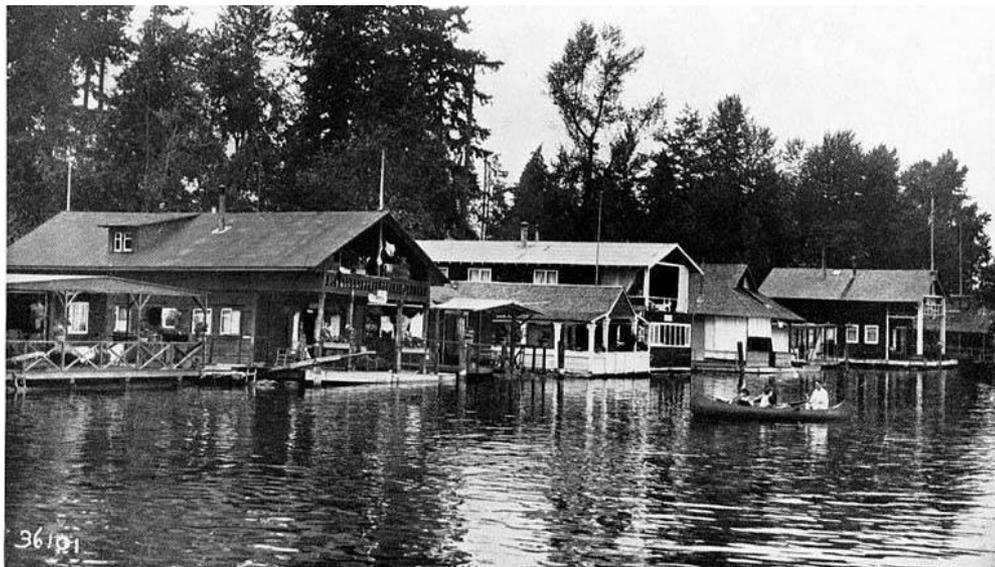
1925

Lakecrest Addition to
Shoremont Apartments



1928

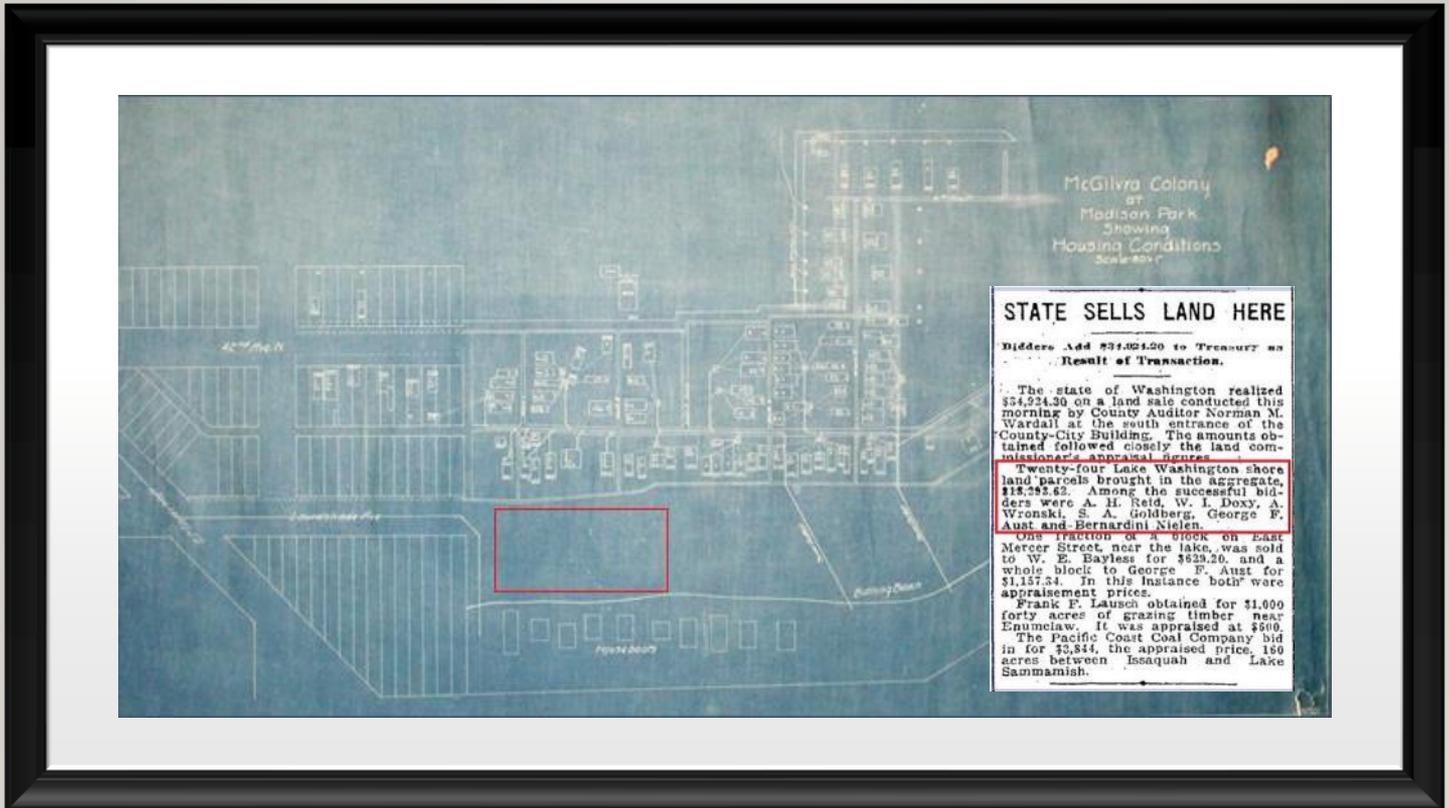
1917 – 1925
MADISON PARK
HOUSEBOAT COLONY





THE DOXY FAMILY

- **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.
- In **1914, the Doxy family had settled in Madison Park**, and by 1917 had established their family home at 2026 Laurelshade Avenue N (later renamed to 2022 43rd Avenue N).



**McGilvra Colony
at
Madison Park
Showing
Housing Conditions
Scale 80' = 1"**

STATE SELLS LAND HERE

Bidders Add \$34,024.20 to Treasury as
Result of Transaction.

The state of Washington realized \$34,024.20 on a land sale conducted this morning by County Auditor Norman N. Wardall at the south entrance of the County-City Building. The amounts obtained followed closely the land commissioner's appraisal figures.

Twenty-four Lake Washington shore land parcels brought in the aggregate, \$18,292.62. Among the successful bidders were A. H. Reid, W. I. Doxy, A. Wronski, S. A. Goldberg, George F. Aust and Bernardini Nielsen.

One fraction of a block on East Mercer Street, near the lake, was sold to W. E. Bayless for \$523.20, and a whole block to George F. Aust for \$1,157.84. In this instance both were appraisement prices.

Frank F. Lausch obtained for \$1,000 forty acres of grazing timber near Enumclaw. It was appraised at \$500. The Pacific Coast Coal Company bid in for \$3,844, the appraised price, 180 acres between Issaquah and Lake Sammamish.

William Doxy acquired additional property in 1919 along the shoreline of Lake Washington, the future site of the Lake Court Apartments

In addition to their full-time occupations, John and sons William and Ellery owned and managed several rental cottages and houseboats at this location.



NEARLY DROWNS

Woman Hurl'd From House-
boat When Wave Catches
Dishpan She Was Carrying

TIMELY RESCUE MADE

Jerked into the water when a big wave caught her dishpan, which she was raising out from the porch of her houseboat at 2626 Laurelhade Ave., at 10:35 o'clock last night, Mrs. W. A. Pullen, 28 years old, was nearly drowned, and was so severely injured in the fall that she was removed later to the City Hospital.

The almost fatal delay in the rescue of the woman was due to the fact that her little daughter, Eva, 10 years old, who heard her cry as she fell, hesitated to appear in her night robe before the young men on the houseboat, and waited until she could don a kimono before rushing into the other room to tell what had happened.

As Mrs. Pullen felt she must have struck on the edge of the porch, she thinks, and this probably stunned her so she was unable to exercise her full powers. She cannot swim.

"I believe the wave from the ferry boat caught my dishpan," Mrs. Pullen said. "The Kirkland boat had just come in when I went out on the porch. There is no railing around the porch.

"It seemed like ages to me, though I was not in the water more than three or four minutes."

The rescue was effected by Melery Doxy, said to be a crack swimmer, and to have the reputation of having saved several lives along the waterfront.

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. A spectacular air jump will come at 5 o'clock, closing the program, when Charles Moore and Felix Miller will drop in parachutes from the seaplane Sea Gull, piloted by Leo Huber.

Opponent Given Handicap.
Miller intends to drop a sheer 1,500 feet unsupported, in an effort to overcome a handicap of 1,000-foot start which he will give his opponent.

Charles 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 ~~several business houses.~~

Today's affair marks the formal beginning of a development project which has been undertaken by residents of Madison Park. Headed by their Improvement Club, they are attempting to "put the old Madison Park site back on the map as a recreation center."

Enthusiasm Over Plans.
"We believe that we can eventually possess the largest and most beautiful fresh water bathing beach in the city, said William I. Doxy, an enthusiastic worker, yesterday. "Municipal bath houses will be constructed from funds placed at our disposal by the Park Board and the work of clearing the property is being performed by interested residents of the 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.

MADISON CLUB NAMES DOXY

The Madison Park and Broadmoor Commercial Club held its first regular session Tuesday evening, with an election of officers. W. I. Doxy was elected president; Tom O'Donnell, vice president; M. E. Pierce, secretary; Gene Collins, treasurer; A. Hadfield, George Brown, C. E. Terry, Jack Cunningham, Benn Opperman and J. B. Beriault, trustees.

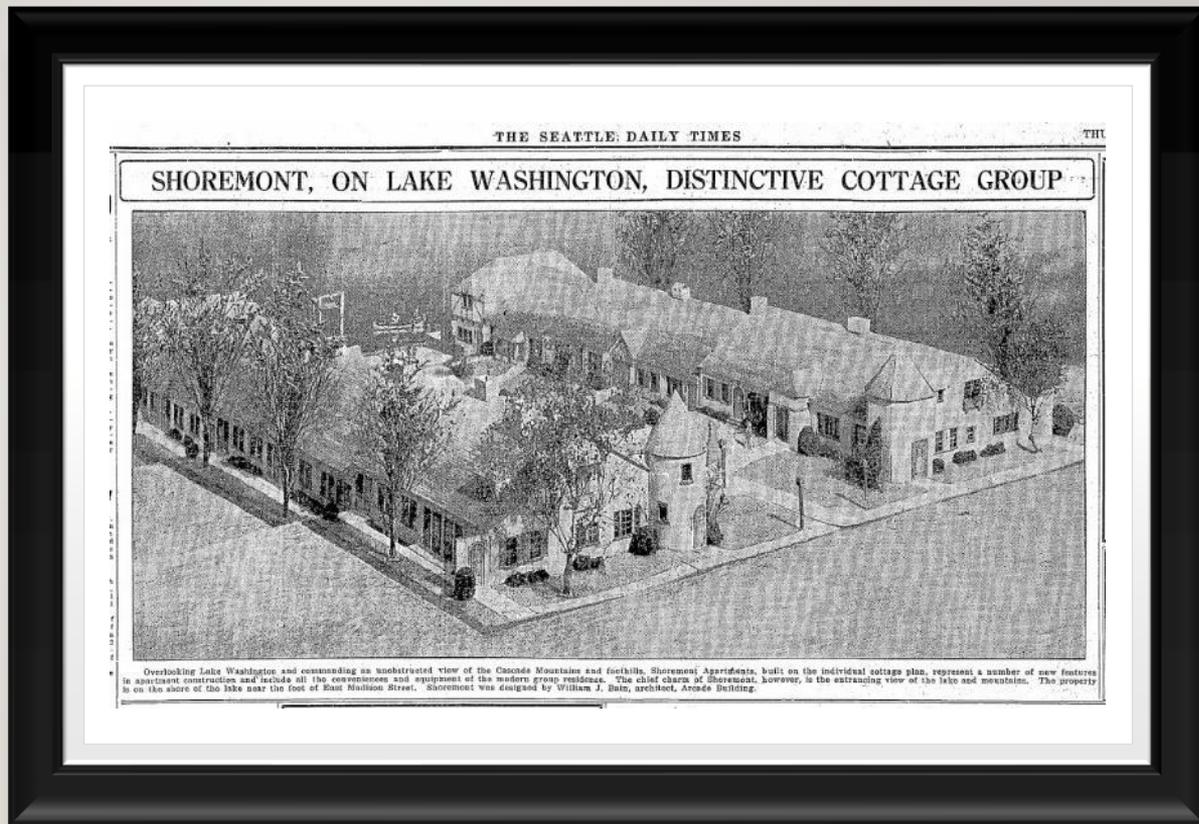
The Doxy family were active contributing members of the Madison Park community

The Doxy family owned and managed multiple rental houseboats and cottages at the site between 1919 and 1925.

In late 1925, the houseboats were sold to prepare for the construction of the Shoremont Apartments.



1917 – 1925
THE SHOREMONT
BAIN & PRIES



New Bungalow Court Will Cost \$50,000

Twenty-three apartments are provided for in the new bungalow court to be constructed at 2012-23 43rd Ave. N. for the Shoremont Company. The structure will be one and a half stories high, finished in stucco, and will cover an area 80 by 180 feet.

The building was designed by William J. Bain, Arcade Building. The cost will be about \$50,000.

tors, S. P. Lewis, M. Saunders and John T. Hunt.

Shoremont Company, Inc., Seattle's capital stock, \$25,000. Incorporators, William I. Doxy, Ellery I. Doxy, John Doxy, and Glon J. Fairbrook.

Phelps Stewart Company, Seattle; capital stock, \$10,000. Incorporators, D. D. Stewart and Howard R. Phelps. Dealing

An attractive new issue,
maturing from two to ten years.

\$55,000.00

First Mortgage 7% Serial Gold Bonds

Secured by

"SHOREMONT"

Seattle's Distinctive Cottage Group Apartments, on the Shore of Lake Washington

Dated January 1, 1926 Denominations: \$500 and \$100 Maturing from 2 to 10 years

Semi-annual principal and interest payable January 1 and July 1 at the Marine National Bank, Trustee, Seattle, Washington, or by check without deduction of the Normal Federal Income Tax up to 2%. Callable in nominal order on any interest payment date on and after January 1, 1929, at 100 and accrued interest. Redeemable on principal only.

SECURITY—These bonds are secured by a direct closed First Mortgage on the land and buildings as described below. The security is conservatively appraised at \$100,000 (exclusive of furnishings), which in 1926 of this issue of bonds, giving investors a wide margin of safety. **TITLE INSURANCE** will protect bondholders and certify this issue to be a first lien on the property. **FIRE INSURANCE** up to 125% of the amount of bonds outstanding must be maintained during the life of the mortgage.

LOCATION—"SHOREMONT" (now nearing completion) is situated on the shore of Lake Washington, one block from Madison Park and the carline. The location appeals to that large class of people who are seeking a home and yet enjoy seasonally and close proximity to the business section. Transportation is adequate and frequent. The proposed boulevard on 43rd Avenue North, on which this property fronts, together with Broadmead, the new residential park and golf course, within six blocks, will increase the desirability and popularity of this residential section.

LAND AND BUILDINGS—"SHOREMONT" is constructed in two units; the architecture being the French type prevailing in Normandy. A spacious hand-leaved court, with a 46-foot entrance from 43rd Avenue North unites the two buildings, creating the effect of one harmonious unit. The east end of the court opens on the lake shore where swimming and boating accommodations are provided for the use of tenants. Every apartment will have abundant light and ventilation with entrance from the front and rear. The buildings contain 24 apartments, 4 total of 180 rooms, divided into two 4-room apartments with 2 baths each, and twenty-two 4-room suites. The construction is modern, including hardwood floors throughout (Inlaid Mahogany in kitchens and dinettes), electric ranges and lights, electric fireplace, beveled mirrors, tiled bathroom, ample closet room equipped with door beds, and many other modern and convenient features. A large concrete basement provides storage facilities and space for a modern oil-burner plant, supplying hot water heat to both buildings. The walls are to be finished in two-tone colors. Some of the living rooms are less than 10 ft. by 14 ft. and the arrangement in each apartment is excellent.

THE LAND consists of an area of 21,269 square feet, fronting 220 feet on 43rd Avenue North and running back 220 feet in the lake shore; the owner, however, holds title to additional water front extending approximately 150 feet into the lake, making a tract of almost an acre.

GUARANTEE OF COMPLETION—Construction is well along at the present time and the buildings should be ready for occupancy on or before April 1, 1926. The proceeds from this loan will not be advanced until the architect certifies that such funds will complete the buildings in accordance with plans and specifications. As a further safeguard, Mr. David Bain, a responsible business man of Seattle with a net worth equal in excess of \$100,000, guarantees completion of the project.

EARNINGS—The gross annual earnings of the property are conservatively estimated at \$7,400 based on rents substantially below rates which the owner received for small houses formerly occupying the site. The net annual earnings are estimated to be over three times maximum annual interest requirements, leaving a wide margin for payments on the principal. This cottage group is exceptionally well placed from the standpoint of earning capacity. Due to the high demand, the splendid location and experienced and able management, the earnings are assured.

OWNER OF PROPERTY—The bonds are 100% direct obligation of the Shoremont Company, Inc., owner of the property. Mr. William I. Doxy, President of the Company, is a reputable young and active business man. During the past 10 years he has constructed and successfully rented several houses situated on this tract and is familiar with existing conditions.

SINKING FUND—The mortgagee is required to make monthly deposits with the Trustee of one-half of the amount for principal and interest. This is one of the important safeguards we have provided for the protection of the bondholders.

LEGALITY—All legal matters in connection with this issue of bonds are subject to the approval of Messrs. Shurtz and Jendry, Attorneys, Seattle, Washington.

PRICE: PAR and Interest YIELDING 7%

MARINE NATIONAL COMPANY

Downtown SEATTLE University District
Second at Madison Street E. 45th at University Way

This issue has been purchased after careful investigation by our own organization, and others herein named. We have verified to our satisfaction the essential statements made above and while we do not guarantee them, believe them to be correct.

Apartments on Lake Shore Near Completion

Nearing completion on the shore of Lake Washington near Madison Park, the Shoremont cottage group, a new idea in apartment house construction and location, will be ready for occupancy on or about April 1. The cost will be approximately \$50,000.

The Shoremont will be the only lakeside apartment in Seattle, and the novel features of design and arrangement have attracted considerable attention. It is being constructed in two units, and the architecture is the French type. The east end of the court opens on the lake shore where swimming and boating accommodations will be provided for tenants: The two units will contain twenty-four apartments, a total of one hundred rooms, divided into two six-room apartments and twenty-two four-room suites. A large concrete basement will provide storage facilities and space for an oil-burning heating plant, which will supply hot water heat to both units.

The block in which the Shoremont is situated is the only one in the vicinity where apartment houses are authorized by Seattle's zoning ordinance. The property on which the buildings are being constructed faces on 43rd Avenue North and comprises an area of 31,200 square feet, fronting 120 feet on the street and extending 220 feet to the lake shore.

The construction of the Shoremont will be financed in part through the proceeds derived from an issue of 7 per cent first mortgage gold bonds which has been underwritten and will be offered soon for public subscription by the Marine National Company of Seattle.

1926-1927 RENTAL CLASSIFIEDS

SHOREMONT.
2020 43rd North, Madison Park.
Seattle's distinctive lakeside
apartment court offers for lease

3 rms., unfurnished.....	\$62.50
3 rms., beautifully furnished	90.00

Also
4 rms. and large view porch, avail-
able May 1\$100

Swimming and vacation pleasure
privileges combined with a de-
lightful, modern apartment
make for an ideal home at
Shoremont.

SHOREMONT ON THE LAKE
If you desire to live in a real distinc-
tive apartment and at the same
time enjoy your summer outing on
lovely Lake Washington then come
to the Shoremont at the confluence
of East Madison St. and Lake
Washington and live in the pretti-
est cottage group on the Pacific
Coast.
FURNISHED or UNFURNISHED.
2018 43d North.
Caretaker on Premises.

DISTINCTIVE
SHOREMONT APARTMENT COURT
2020 43rd North
One block north of Madison Park.

Something different in a home com-
bining 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; elec-
tric range, built-in refrigerator,
abundance of closet space, dinette
with set, spacious lawn and accom-
modations for swimming, are a few
of the features. 3-rooms \$65. on
lease. Open Sunday for inspection.

1927 LOCAL & NATIONAL RECOGNITION

November, 1927

ARCHITECT AND ENGINEER.

103

PROCESS OF ELIMINATION

The word "engineer" has been eliminated from station non-technical positions in the Los Angeles Municipal Engineer Department by the Civil Service Commission. Minification of this word and the substitution of "operator" was due to the efforts of W. W. Hoover, a director of the Los Angeles chapter of the American Association of Engineers. The word "operator" carried the following qualifying titles before the change was made: assistant tag boat, tag boat, assistant steam plant engineer and repair man, 087 hull, boiler plant, motor plant, stationary steam, gas roller, steam roller, steam shovel, locomotive. Dead electric sampling pump, hoisting and pile drive. Three non-technical positions now carry the titles of assistant tag boat operator, etc.

MAY BUILD COAST PLANT

A. G. Reinold, president of the Zenithers Co., Inc., manufacturer of a fire-proof building material, and Michael 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. Reinold 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 are constantly going forward on the Pacific Coast but the Zenithers Company is undertaking the construction of a Western plant," said Mr. Reinold.

PASING 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-June on the steamer Anitonia. Professor D'Amato was 41 years old. During the world war he served with the Italian engineers and as its flag, resumed the practice of his profession in France, devoting special attention to reconstruction work in the devastated regions near Lens and Amiens. 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 12 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 Wickes & 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 two-story flat for the Mountain View Cemetery Association in Pleasant at an approximate cost of \$225,000.

SEATTLE CHAPTER HONOR AWARDS

The following is a list of the Honor Awards made recently by a jury of architects in 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: Crawford's cottage, 369 East Stevens street. Honor: Thomas and Clyde Granger, architects. Detached dwellings of five to ten rooms. Honor: Residence of J. L. Carson, 1609 Blaine boulevard, N. W. J. Hale, architect. Honor: Residence of Arthur L. Lovvorn, 1136-13th avenue, South. Arthur L. Lovvorn, architect.

Detached dwellings of more than ten rooms. Honor: Residence of B. G. Carter, 377 Harvard avenue, Stearns, Schuch, Young & Myers, architects. Honor: Residence of Duran Carter, 565 Madison Lane. Arthur L. Lovvorn, architect. Honor: Residence of Thomas Simons, The Highlands, Okla. A. Platt, architect. Honorable mention: Residence of O. W. Fisher Jr., Broadmoor, J. L. Lister Builders, architect.

MULTIPLE DWELLINGS:

Hotels and apartments under two stories in height. Honor: Sherman Apartments, 3020 43rd avenue, Maple, W. J. Bain, architect. Hotels and apartments over two stories in height. Honor: Olympic Hotel, 4th and Sooma. Cox, B. Fox & Sons, architects.

Primarily home club buildings etc. Honor: Zeta Psi Fraternity, 4262 21st avenue, Northeast. Arthur L. Lovvorn, architect.

COMMERCIAL BUILDINGS:

Metropolitan buildings not over four stories in height. Honor: College Center Building, 47th and University sts. McCullough & Finch architects. Seattle National Bank, Dayle & Merriam, architects. Honor: Commercial buildings in height. Highest home owned: Solinger building, 9th avenue, Bank C. Benson, architect. Honor: Proctor & Kellogg's, 6th and Pine, Julia Graham, architect. Honor: Architects' office, 111 Broadway North. Arthur L. Lovvorn, architect. Honor: Metropolitan Theater, Howard & Taylor, A. Ahernson & Associates, Associate architects.



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

LAKECREST

READY APRIL 5TH!

This beautiful lake shore apartment court has been designed for those with discriminating taste and appreciate the artistic and unusual.

Flashing fountain; velvety lawn; white sandy beach; swimming float; all set in a charming landscape scheme. These privileges are given you with a smart ultra-modern apartment, including two-toned rough plaster, Frigidaire; individual radio, Monarch electric ranges; sound proof floors and walls; public tearoom and period architecture.

Several suites of 2, 3 and 4 rooms each still available at moderate rental.

Ten minutes from Third and Union.
2012 43rd N., Madison Park. MAin 9141.

LAKECREST

READY APRIL 5TH.

The long-sought combination at last; metropolitan privileges and vacation pleasures at moderate rentals; within ten minutes of business!

This beautiful lake shore apartment court has been designed for those whose discriminating taste appreciates the artistic and unusual. Splashing fountains, velvety lawns, white sandy beach, swimming float; all set in a charming landscape scheme. These privileges are given you with a smart, ultra-modern apartment, including radio, Frigidaire, white enamel Monarch range, two-toned rough plaster walls, public tea room, sound-proof walls and floors and period architecture.

Several suites of 2, 3 and 4 rooms each still available.
2012 43rd N. MAin 9141.
Madison Park.

Lakecrest Opening Is Expected During Forthcoming Week

WORK on the new Lakecrest Apartments 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 courtyard adhering 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, owner and manager of the new establishment.

Rogers, S. Lane, Werner Johnson and Soren Anderson

Lakecrest Company, Inc., Seattle; capital \$25,000; incorporators, William I. Doxy and Sam Thompson.

Marcus Whitman Hotel Company, Walla Walla; capital \$25,000; amend-

Not Just An
Apartment

THE
Lakecrest

And

Shoremont

Are Metropolitan in
Every Respect, with va-
cation pleasure privi-
leges.

2-3-4-5 Room Suites,
furnished and
unfurnished

Located on beautiful
Lake Washington, ten
minutes from city center.
WM. I. DOXY, Mgr.
2012 43rd Ave. N.
EA 4399 — EA 7169

LAKESIDE
INN

Makes a specialty of
Bridge Luncheons and
Afternoon Teas. This
distinctive place to dine
specializes in foreign
foods, and is presided
over by "Elona."

EA 4399.

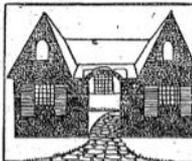
Like a Bit Of Old Normandy

IS THE delightful Ye Lake
Crest Inn Tea Room, 2012
North 43rd St. Its quaint, ar-
tistic decoration and design, and
its cozy atmosphere make it a
place to linger in your memory.
For food, you have never tasted
such wonderful chicken and
steak dinners or Italian dishes.
It's a lovely place for bridge
luncheons, parties—or twosomes!
For reservations phone **Elona**,
EAst 4399.



It's Thrilling to Take Friends

Golf
Breakfasts



Bridge
Tea

Dinner
Parties

Bridge
Luncheons

To Seattle's Finest Place to Dine

What a wonderful setting for a sharp appetite, out there at Lake
Crest . . . and to sit down to a dinner prepared by Elona's
famous Italian Chef—I tell you, it's superb! Dinner service
from 3 to 8 p. m. and as late as 12 p. m. on Friday, Saturday
and Sunday. Phone EAst 4399 for reservations.

Elona's LAKE CREST INN

At beautiful Lake Crest and Shoremont Apartments—
43rd Avenue North at Madison Park.

Elona's
Lake Crest Inn

A Delightful Place
to Bring Your Guests
for

Club Luncheons
Bridge Luncheons
Bridge Teas
Dinner Parties

Beautiful Lake Crest Inn, border-
ing on the shores overlooking
Lake Washington. Your guests
will enjoy the thrill of such an
idea . . . your party will be a
success. Just one block from
Madison Park carline.

Club Luncheons
50c and Up
Phone for Reservations
2012 43rd North
EAst 4399



Have You Been Out to See—

THE perfectly lovely new Lake
Crest Inn? It's so quaintly dif-
ferent, and, oh! how that Italian
chef does flavor Bohemian foods,
and how people do also rave about
the steak and chicken dinners! And,
by the way, golf breakfasts, are
served . . . Isn't THAT an idea? Call
Elona at EAst 4399 if you want reser-
vations, 2012 43rd N. (End of Mad-
ison car line.)

Luncheon Hostess.

Mrs. Clara Wilson entertained the
Capitol Hill Card Club at a bridge
luncheon at Lakecrest Inn on Thurs-
day afternoon. Covers were placed
for seventeen.

* * *

with Chi Phi. The wedding will take
place in the spring.

* * *

Supper Party.

Mr. and Mrs. Kenelm Winslow, Jr.,
entertained with an informal supper
at Lake Crest Inn last evening.

* * *

Will Give Dinner
For Dance Committee.

Mr. James McEacheran will give a
dinner at the Tennis Club next Mon-
day night and a theatre party at The

garment manufacturing. Norman
Co., 717 Pine St. Main 4248.

COMPLETE equipment from smart
tearoom for sale cheap, including
dishes, silverware, glassware, cook-
ing utensils, steam table and tables
and chairs. 2012 43rd North. Lake-
crest Apts. EAst 7169.

JUST purchased a lot of extra heavy
second-hand roofing paper; \$1 per

1936-1938

- John Doxy passed away in 1936.
- In 1938, notices of foreclosure against the Shoremont and Lakecrest properties were posted in the Seattle Municipal News.
- New ownership was transferred to the Seattle Trust Company in 1938, at which point the apartments were renamed “The Lake Court Apartments”.

UNFURNISHED APTS. 70

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.

You will find some of the finest apartments in the city in this modern excellently serviced building on the shores of beautiful Lake Washington.

You'll be pleased with the large living rooms, airy chambers, tiled bath and complete custom-built kitchenettes. You'll enjoy your own private swimming beach and lovely landscaped grounds, AND YOU will be AMAZED at the MODERATE RENTALS.

Come out today — You'll like these individual apartments, and we are sure we will like you.

FURNISHED and UNFURNISHED FROM \$42.50 UP. NO DOGS OR CHILDREN.

2s—3s—4s—5s
2012-2022 43rd North
Mr. Sayres EAsT 5329

THE SEATTLE DAILY TIMES

CANARY'S RESCUER



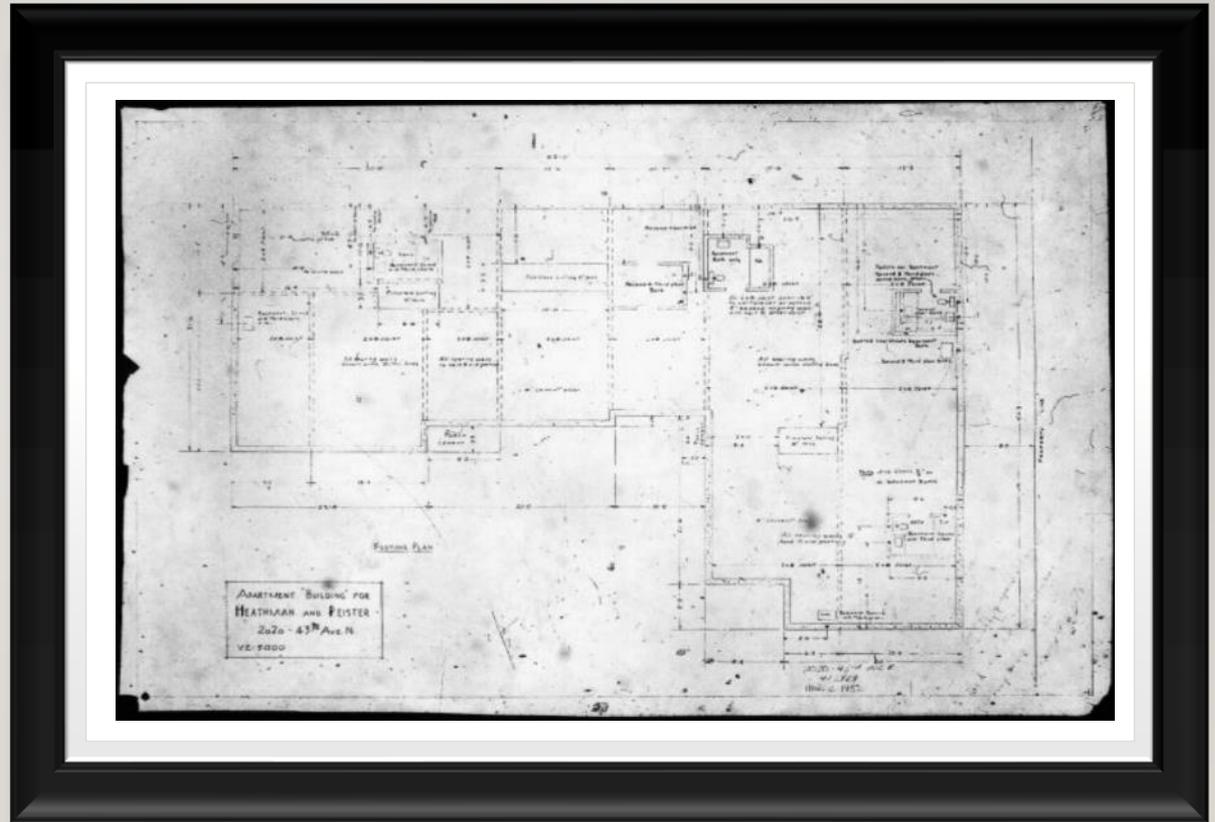
Only a few minutes before the arrival of Mrs. B. G. Bremer was taken yesterday afternoon, she rescued the owner from the water-filled apartment of her Island and neighbor, Mrs. Elizabeth King, there a fire in the Lake Crest Apartments, 2001 43rd N. Mrs. King's attire caused further loss as very serious fire of substantial size, taking over part of house. Resident Chief Parker L. Adams estimated damage at \$1,000. He said the fire was caused by defective wiring.



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.

In 1941, the Lake Court Apartments were sold to the Heathman & Piester families.

1952 – 1953
ANHALT ADDITION



Lakefront-Property Owners Awarded Damages Over Waves

Owners of the Lake Court Apartments, 2012 43rd Av. E., were awarded \$40,000 by a Thurston County Superior Court jury yesterday 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, Estler 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 Department.

"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 attorneys.

In 1967, the owners of Lake Court were awarded damages caused by the Evergreen Point floating bridge

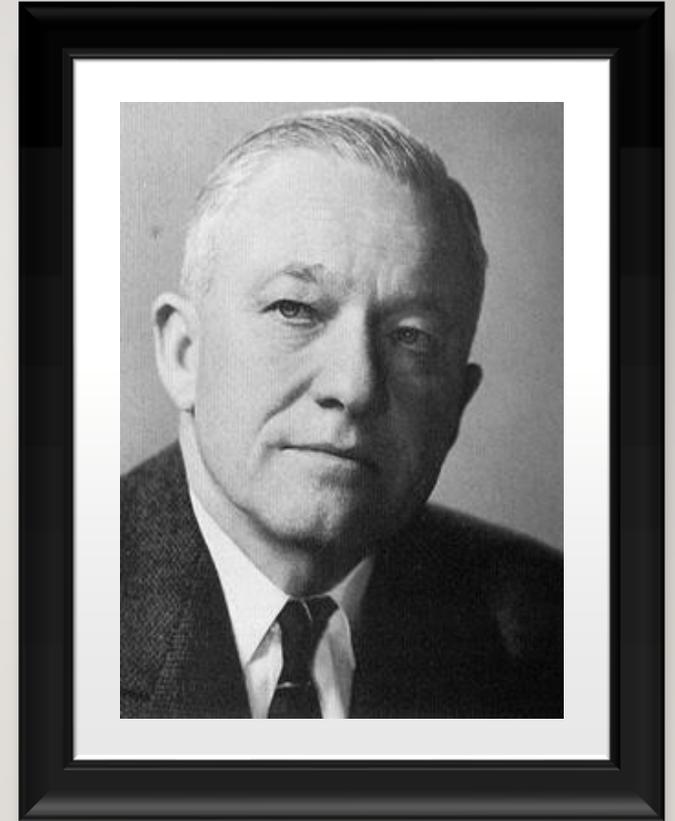
ARCHITECTS & BUILDERS

Bain, Pries, Thiry & Anhalt



WILLIAM BAIN, SR

- Granted first (#1) architecture license granted by the State of Washington in 1923.
- Camouflage Director for State of Washington in WWII.
- President of the Washington State Chapter of the American Institute of Architects (1941-42); Elected Fellow of AIA in 1947.
- Founded NBBJ (still in operation today) with offices in New York, Boston, London, Hong Kong, & other major cities worldwide.

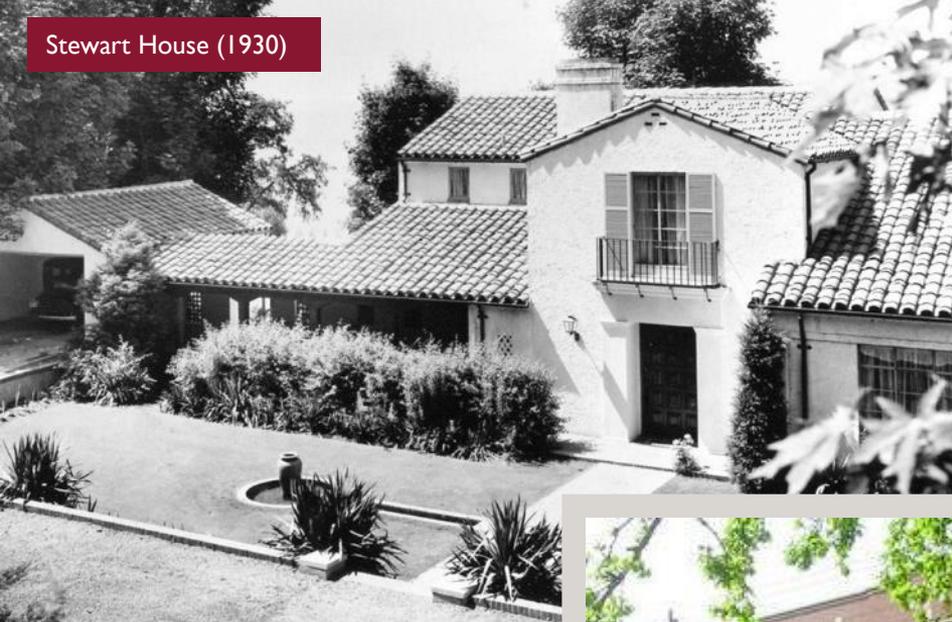


LIONEL PRIES

- During 4-year partnership with Bain, designed over 40 homes & apartment buildings, including Seattle Landmark building “The Bel-Roy”.
- Highly influential professor at University of Washington School of Architecture 1928 – 1958.
- Director of Seattle’s Art Institute (the predecessor of the Seattle Art Museum) 1931-1932.



Stewart House (1930)



Consulate Apartments (1927-28)



Bel-Roy Apartments (1930-31)



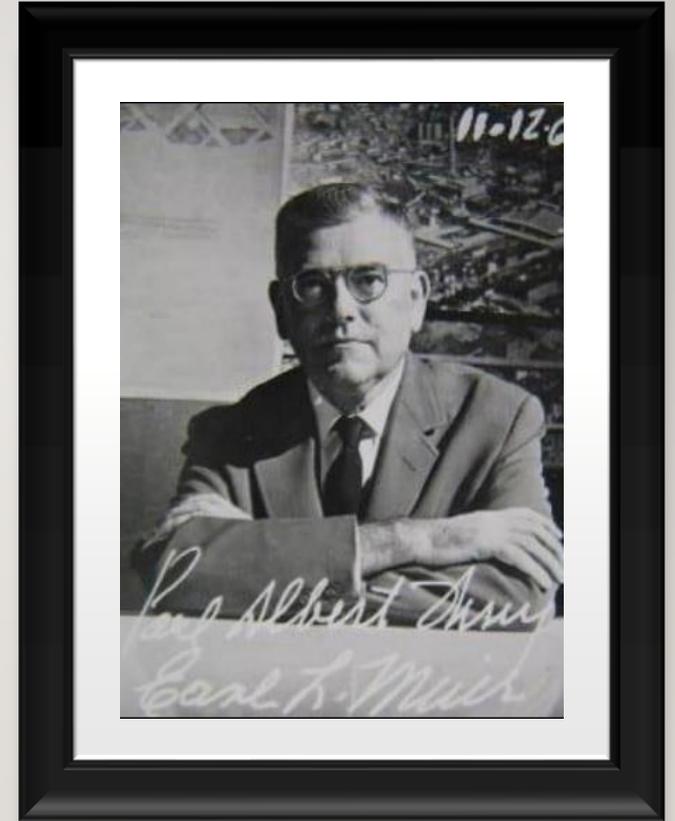
Viceroy Apartments (1928-30)



Hamrick House (1929-30)

PAUL THIRY

- Designed Lakecrest while living at Shoremont before he had completed his architecture degree.
- Principal architect for the 1962 Seattle Worlds Fair; designed Key Arena, the Northwest Rooms & the International Fountain Pavilion; Oversaw design of the Space Needle.
- Designed original MOHAI, Frye Art Museum, and St Demetrios Orthodox Church.
- Served under John F. Kennedy from 1962 – 1975.
- Known as “the father of modernist architecture in the Pacific Northwest”.





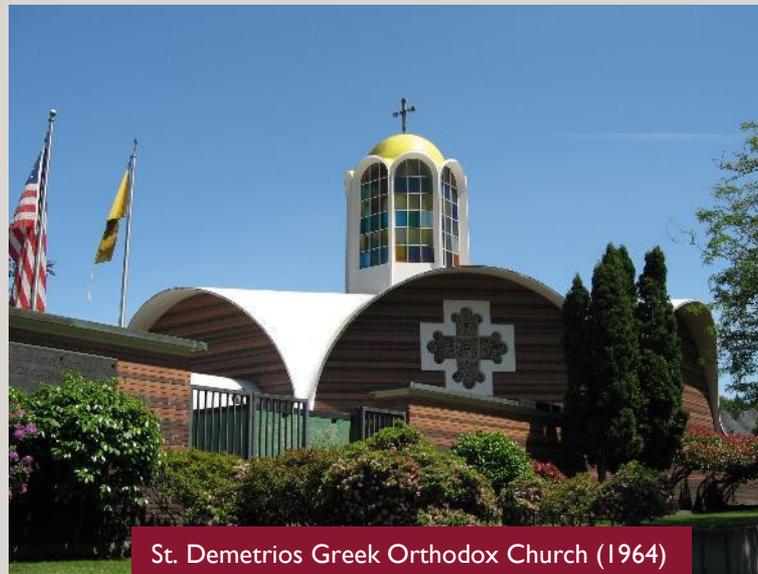
Washington State Pavilion (1962)



Washington State Library (1959)



Frye Art Museum (1952)



St. Demetrios Greek Orthodox Church (1964)



Museum of History & Industry (1952)

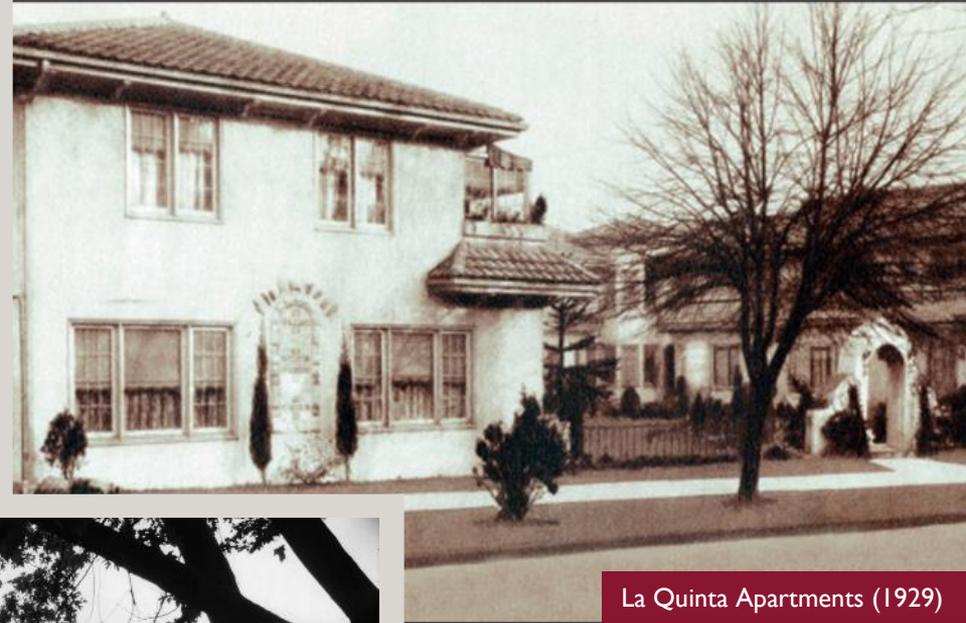
FREDRICK ANHALT

- One of Seattle's most well-known apartment developers
- Awarded an honorary membership in the Seattle Chapter of the American Institute of Architects
- Anhalt Landmarks:
 - Anhalt Hall Apartments (1928)
 - Anhalt Apartments, Roy Street Group (1928)
 - La Quinta Apartments (1929)
 - Anhalt Apartments (1931)





Anhalt Arms Apartments (1928)



La Quinta Apartments (1929)



Anhalt Apartments (1927)

1050 QUEEN ANN AVE.
BUILT BY - FRED ANHALT - 54



Tudor Manor (1929)

P557



1600 East John Street (1929)

SEATTLE LANDMARK CRITERIA

- It is the location of, or is associated in a significant way with, a historic event with a significant effect upon the community, City, state, or nation; or
- It is associated in a significant way with the life of a person important in the history of the City, state, or nation; or
- It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation; or
- It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction; or
- It is an outstanding work of a designer or builder; or
- Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the City.



...SIGNIFICANT EFFECT UPON THE COMMUNITY, CITY, STATE, OR NATION

“The Shoremont will be the only lakeside apartment in Seattle [...]

The block in which the Shoremont is situated is the only one in the vicinity where apartment houses are authorized by Seattle’s zoning ordinance.”

Seattle Daily Times, 1926



...SIGNIFICANT EFFECT UPON THE COMMUNITY, CITY, STATE, OR NATION

The Lake Court Apartments has been significant to its tenants and to the Madison Park community since it's inception, fostering a sense of family and charity.

Tenants often return to visit or even return to live at the Lake Court multiple times. "Couples leave to raise their children, then in a few years their kids would come down & rent an apartment here." (*Seattle Times*, 1987)



...ASSOCIATED IN A
SIGNIFICANT WAY WITH
THE LIFE OF A PERSON
IMPORTANT IN THE
HISTORY OF THE CITY,
STATE, OR NATION

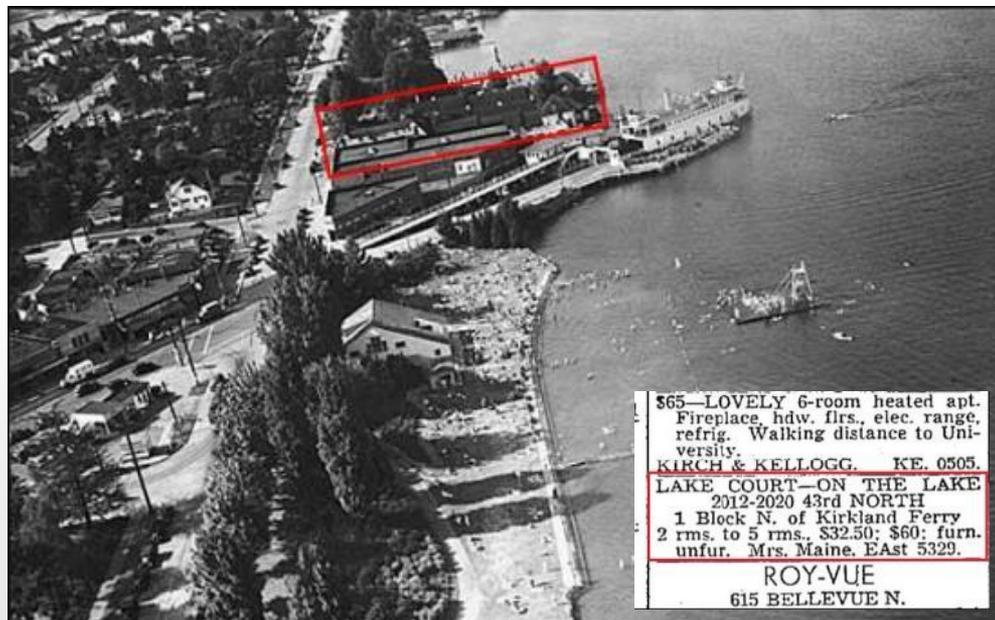
Among others, A.B. Spreckels II,
Lieutenant Governor Victor Meyers,
Seattle Architect Paul Thiry and
pioneering female pilot Cora Sterling
were all early tenants at Lake Court
Apartments between 1926-1940.

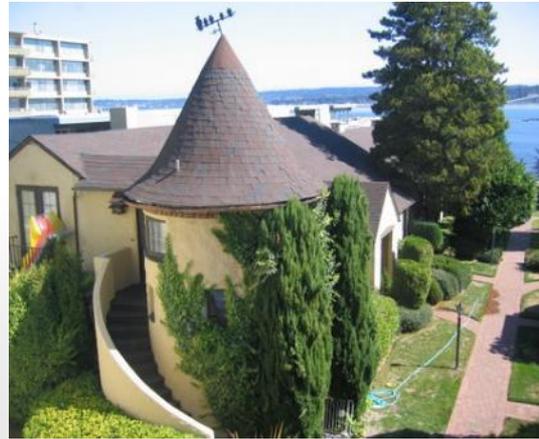


...ASSOCIATED IN A SIGNIFICANT WAY WITH A SIGNIFICANT ASPECT OF THE CULTURAL, POLITICAL, OR ECONOMIC HERITAGE OF THE COMMUNITY, CITY, STATE OR NATION

The Lake Court Apartments were built by a Seattle pioneering family who originally hosted one of the early houseboat colonies on Lake Washington.

The Lake Court was the nearest apartment community to the Madison Park Ferry Terminal & Madison Beach





... EMBODIES THE
DISTINCTIVE VISIBLE
CHARACTERISTICS OF AN
ARCHITECTURAL STYLE, OR
PERIOD, OR A METHOD OF
CONSTRUCTION

Gabled, shingled roofs
Round or square towers
Intricate brickwork
Stucco exteriors
Dormered windows
Arched doorways
Faux shuttered windows
Ornamental ironwork

...IS AN OUTSTANDING WORK BY A DESIGNER OR BUILDER

- The Lake Court Apartments stands alone in that it is the only multi-family housing community in Seattle to be collectively designed by 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.





...BECAUSE OF ITS PROMINENCE OF SPATIAL LOCATION, CONTRASTS OF SITING, AGE, OR SCALE, IT IS AN EASILY IDENTIFIABLE VISUAL FEATURE OF ITS NEIGHBORHOOD OR THE CITY AND CONTRIBUTES TO THE DISTINCTIVE QUALITY OR IDENTITY OF SUCH NEIGHBORHOOD OR THE CITY.

Easily recognizable from land, by water, and from the 520 bridge, the Lake Court Apartments is highly distinctive in contrast to the more contemporary surrounding environment due to its scale, location, vintage architectural style, landscaping and layout.

THANK YOU FOR YOUR
CONSIDERATION

Friends of Lake Court Apartments