

## 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)

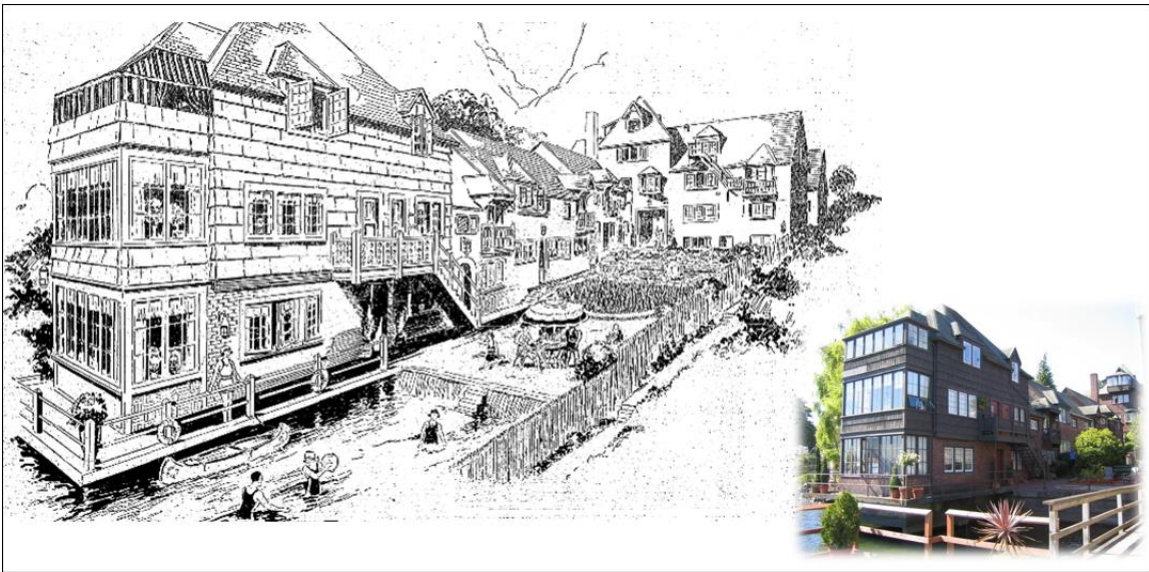
**Submitted By:** Friends of the Lake Court Apartments

**Address:** 2012 43<sup>rd</sup> Avenue East

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**Date Submitted:** 25 July 2024

# Lake Court Apartments Seattle Landmark Nomination



Submitted by **Friends of Lake Court Apartments**

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 (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 53, 55*]. 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 61*]. There are twelve units, opening onto the axial landscaped courtyard.

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

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

<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 [Fig 61].<sup>4</sup> Bain & Pries won a Seattle Honor Award (Fig 35) 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 99], 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 72].

The second Lakecrest building is a long rectangular one, extending from the above structure down to the lake, parallel to the two northern buildings. It is Tudor in style, with clinker brick cladding, arched entries opening to the courtyard, and heavy wooden balconies sheltered by gabled roofs [Fig 73]. 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 77].<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 two-story hip-roofed structure clad with beige stucco and a red clay tile roof [Fig 89]. 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 92]. 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 56, 72). Original fountains from the Lakecrest construction are still present but are non-working (Fig 70).

Paved walkways from the original Shoremont complex remain as originally designed but have been repaved (Figs 52, 53). 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 57, 58). 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 71, 74).

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

<sup>5</sup> “Seattle Chapter Honor Awards.” Architect and Engineer, Nov-Dec 1927.

<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 69*). 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 62*), a nod to the building's French design influence. Additional original exterior light fixtures are present at most entryways of the Shoremont and Lakecrest 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 59*).

Each of the Shoremont towers is adorned with original distinctive ironwork (present in historical images (*Figs 34 & 35*)). 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 54*).

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 ground-floor 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 58*). Most Shoremont entryways retain original overhead mica lighting, each lamp unique to its location. Paired entryways (*Fig 57*) are recessed vestibules with stylized architectural beams or ornamental ironwork. One Lakecrest unit has an ornamental Parisian-style copper awning (*Fig 71*). 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 73*).

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 60*). 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 89*). The western entry on the street-facing side is simple and unassuming, with a red clay-tiled roof and no exterior door (*Fig 93*). 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 60*).

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 77*). The westernmost Lakecrest wing features dormered windows in the upper units (*Fig 72*). 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 75*).

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.

The 1952 addition hosts large original picture windows that do not open but have unique venting to provide airflow (*Fig 89*). Each single-pane window has an accompanying interior door that may be opened or closed by the resident (*Fig 98*). The vents are angled downwards and have interior screens to prevent precipitation and wildlife from entering the unit. Vents vary relative to window size and are made of red clay pipe to match the roof tile and to provide continuity to the overall building appearance. 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 multiple areas for 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 60*).

## **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 53*) 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 123, 124*)). The upper interior of the tower was converted into a kitchen while the tower space in the lower unit was converted to a large, circular closet with a small window (*Fig 55*).

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 74*).

### **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 63*).

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-lead glass cabinet doors and storage drawers of varying configuration (*Figs 65, 67*). Much of this original kitchen interior has been retained, although exterior delivery doors have been sealed (but remain 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 65*) 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 64*) 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. Apartment units that face Lake Washington (Units 22-24 and 25-26) have eastern-facing sunrooms with wraparound windows (*Fig 61*). 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 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 (*Figs 66-68*). 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.

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<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 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 townhome-style 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 73*). Most units also have wooden Juliet balconies accessed from the primary bedroom upstairs (*Fig 74*). These 2-bedroom floor plans are mostly identical.

The front entryway (*Fig 78*) 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 81*). 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 82*).

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 85*). 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 84*).

The wooden staircase (*Fig 80*) 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 86*) 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-leded French casement window. The ceiling on the north-facing wall is partially coved. Walls are standard plaster. The secondary bedroom (*Fig 87*) 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 88*) 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 non-standardized, 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 94, 95*). Kitchens (*Fig 96*) 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 97*) 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 96*) 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 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 fireplaces have been sealed. Original cast iron radiators and Murphy beds have been removed. Original doorknobs and brass hardware may be observed throughout most 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, architect/designer)
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	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 well-trodden game trail stretching from Elliott Bay to Lake Washington, used by the Xatchua'bish (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 (*Fig 25*). 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 structures in the neighborhood (*Fig 13*).

Just north of Madison Street was the location of the Western Washington Fair Grounds (*Figs 23, 24*), featuring a large oval track and covered grandstand for horse racing, livestock shows, and motorcycle racing. 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. Small houseboat colonies (*Figs 19, 20*) lined the shore but were mostly used as summer getaways for families rather than permanent residences. 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>12</sup>

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

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

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

<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>12</sup> *Seattle Historical Sites. (2000). Summary for 1900 43rd AVE / Parcel ID 4114600465 / Inv # DPR055.*

### **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 (*Fig 26*). The ferry service was operated out of the Madison Park ferry landing, situated approximately 165 feet south of the Lake Court Apartments waterfront (*Figs 9,10*). The first ferry between Madison Park and Kirkland was initially segregated by gender, and crossings from Madison Park to Kirkland took approximately 20 minutes, often carrying as many as 300 passengers.<sup>13</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>14</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>15</sup> Pillars of the original dock 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>16</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**

#### **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 27*).<sup>17</sup> An announcement was made in the Seattle Daily Times in January of 1926 to indicate the new apartments were nearing completion (*Fig 28*), 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>18</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 28*) 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 (1891-1966), President of Shoremont Company, Inc.<sup>18</sup>

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<sup>13</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>14</sup> Tagas, B. "Steamboat Days on Lake Washington." *Madison Park Blogger*, 1 July 2009.

<sup>15</sup> Tagas, B. "End of the ferry era: 60 years ago today." *Madison Park Blogger*, 2010, August 10.

<sup>16</sup> Honig, D. "Redlining, Racial Covenants, and Housing Discrimination in Seattle." *HistoryLink*, 29 Oct 2021.

<sup>17</sup> New Bungalow Court Will Cost \$50,000. (1925, March 22). *The Seattle Daily Times*.

<sup>18</sup> \$55,000 First Mortgage Serial Gold Bonds Secured by "Shoremont". (1926, February 1). *The Seattle Daily Times*.



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>19</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>20</sup> This advertorial (Fig 30) 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!*

*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 on 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.<sup>21</sup>

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<sup>19</sup> *Distinctive Shoremont Apartment Court.* (1926, April 25). *The Seattle Daily Times.*

<sup>20</sup> *Shoremont, On Lake Washington, Distinctive Cottage Group.* (1926, April 29). *The Seattle Daily Times.*

<sup>21</sup> *Vacancies, Unfurnished, Shoremont.* (1927, April 10). *The Seattle Daily Times.*

### 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>22</sup>*

An announcement was made in the April 7, 1929, *Seattle Daily Times* (Fig 37) 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>23</sup>

The grand opening of the Lakecrest building was announced in the April 21, 1929, *Seattle Daily Times* (Fig 38) 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 mentions a sunken pool, natural rock seating and a white Honolulu sand beach (Fig 39). Listed amenities included Frigidaires, electric ranges, radios, and automatic hot-water heating systems. The bathroom is noted as having “rose-tile” flooring (*still present in many Lakecrest units today*).

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 41). 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 fountain which is still in place today (Fig 42).

Lastly, all contractors & material providers were thanked (Fig 40). 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)

### 1929-1932: 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 39). “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>24</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>25</sup> Elona’s Lake Crest Inn can be assumed to have succumbed to the Great Depression, as 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 43).

<sup>22</sup> Clausen, M. “Oral History Interview with Paul Thiry, 1983 September 15-16.” *Smithsonian Archives of American Art*, 2012.

<sup>23</sup> *Lakecrest Opening is Expected During Forthcoming Week.* (1929, April 27). *The Seattle Daily Times*.

<sup>24</sup> *It’s Thrilling to Take Friends To Seattle’s Finest Place to Dine.* (1929, October 18). *The Seattle Daily Times*.

<sup>25</sup> *Elona’s Lake Crest Inn. A Delightful Place to Enjoy a Wonderful Thanksgiving Dinner.* (1929, November 27). *The Seattle Daily Times*.

### **1925-1932: Owner, William Doxy**

1917 WWI registration records list William Doxy's place of birth as Issaquah, Washington and his address as 2026 Laurel Shade Avenue, Seattle. 1920 U.S. Census records list his occupation as "Bookkeeper – Shipyard." The aforementioned 1926 bond trading advertisement for the Shoremont refers to Doxy as "a reputable young Seattle business man" who had, over the previous 10 years, built and rented several homes in the Madison Park area.<sup>18</sup>

Doxy is referred to in early Seattle Daily Times articles as the builder and owner of Shoremont and owner and manager of Shoremont/Lakecrest. U.S. Census records from 1930 indicate that Mr. Doxy lived at 2022 43<sup>rd</sup> Avenue North with his parents and brother, with occupation listed as "Manager – Apartment House." The last reference to William Doxy as "manager of the Lake Crest and Shoremont" was in a crime report from the Seattle Daily Times in 1932 (*Fig 45*). His date of death is recorded as 1966.

### **1925-1940: Tenants**

Tenants between the 1920's and the 1940's were almost definitely all Caucasian, based on known demographics of Madison Park during this time period. 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 uniform apartment buildings of the era. Rental ads of the time specifically stated "No Children" if this was a stipulation of the lease. Children do not appear to have been excluded from living at the property, however the Shoremont and Lakecrest advertisements did not explicitly market to families.

The nature of this unique apartment group swiftly grew to foster a sense of security, exclusivity and community. Previous residents often spoke of spontaneous gatherings on the dock and tenant parties. Residents began to host annual Christmas parties in the 1930's for which to provide donated gifts, food and clothing to needy families (*Fig 45*).<sup>26</sup>

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)
- Nurse (F, 28, Married)
- Engineer (M, 66, Married)
- Stenographer (F, 30, Single)
- Telegraph teacher (F, 26, Single)
- State Representative (M, 42, Married)
- Physician/Surgeon (M, 38, Married)

The makeup of occupants from 1940 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.

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<sup>26</sup> *Lake Apartments Group Plans Party For Needy Folk. (1936, December 23). The Seattle Daily Times.*

### 1941: Lake Court Apartments sold to Heathman & Piester

The apartment group was first referred to as “The Lake Court Apartments” in 1938 (*Seattle Daily Times*). The sale of The Lake Court Apartments was announced in January 1941 (Figs 46, 47), naming the buyers as “Mr. and Mrs. H.L. Heathman and Mr. and Mrs. H.P. Piester.”<sup>27</sup> The seller was listed as The Metropolitan Life Insurance Company. Online genealogical records indicate that Harold Heathman and Harry ‘Jack’ Piester were related by marriage, as Harry Piester was married to Harold’s sister Esther Heathman. Heathman and Piester were also co-owners of Faneuil Hall Apartments in the Capitol Hill neighborhood [*Faneuil Hall Apartments are still in operation as of 2024*]. A notice of incorporation was posted in the *Seattle Daily Times* in October 1947 (Fig 48) for “Lake Crest Apartments, Inc”<sup>28</sup> [Note: It is unclear if this is in reference to the Lake Court Apartments].

### 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>29</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 (Building Permit #412969 (Fig 49)) 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 or blueprints (Figs 125-129), although the building is documented in Lawrence Kreisman’s 1978 book “Apartments by Anhalt.” 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>27</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. Piester were awarded \$40,000 in 1967 to repair the damages (Fig 50).<sup>30</sup>

In 1970, Harold Heathman sold the Lake Court Apartments to his son, Michael W. Heathman, of Palm Springs, California (Fig 52).<sup>31</sup> Public records indicate the Lake Court Apartments LLC (File Number: 601743650)<sup>32</sup> was incorporated in 1996 in Seattle, 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>33</sup>

Regarding a reunion held for present and former occupants of the Lake Court Apartments, a 1989 *Seattle Times* article noted that an existing tenant had lived at the Lake Court for almost 50 years and had kept an ongoing roster of tenants. Those documented as previous tenants 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, architect Paul Thiry, restaurateur Gretchen Mathers, and noted interior designer Walter Baz.<sup>34</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.

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<sup>27</sup> *Lake Court Apartments Sold. 52-Apartment Property Sold To Investors. (1941, January 26). The Seattle Daily Times.*

<sup>28</sup> *Incorporations. (1947, October 11). The Seattle Daily Times.*

<sup>29</sup> Keeley, Sean. “Own a Fred Anhalt Bungalow in Laurelhurst For \$750K.” *Curbed.com*, 11 Jan. 2016.

<sup>30</sup> *Lakefront-Property Owners Awarded Damages over Waves. (1967, May 19). The Seattle Times.*

<sup>31</sup> *\$119,000 for five buildings [...] sold to Michael Heathman. (1970, January 14). The Seattle Times.*

<sup>32</sup> “LAKE COURT APARTMENTS, L.L.C. UBI 601743650.” *Washington Company Directory.*

<sup>33</sup> “Michael Wells Heathman.” *The Desert Sun*, 6 Sept. 2023.

<sup>34</sup> Bartley, N. *COMMON GROUND - APARTMENT RESIDENTS, PAST AND PRESENT, WILL GATHER FOR REUNION. (1989, June 22). The Seattle Times.*

## **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>35</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>36</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>37</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 Seattle Art Museum)<sup>38</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>37</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>39</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>40</sup>

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<sup>35</sup> "MetropoLIST 150: The 150 Most Influential People in Seattle/King County History." NW Source, 2001.

<sup>36</sup> MacIntosh, Heather. "Bain, William James Sr. (1896-1985)." HistoryLink.org, 2 November 1998.

<sup>37</sup> Sheridan, Mimi. Bel-Roy Apartments Seattle Landmark Nomination, June 2010.

<sup>38</sup> "Lionel H. Pries." Do.Co.Mo.mo\_US\_Wewa, 12 February 2022.

<sup>39</sup> Chakroff, Evan. "Synthetic St. & Burlap Blvd." Archinect.com, 7 July 2014.

<sup>40</sup> Kriesman, Lawrence. "The UW's Lionel Pries | A visionary architect and teacher is finally celebrated." The Seattle Times, 20 Jan. 2008.

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>36</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>41</sup> Thiry designed homes across Seattle in Capitol Hill, Leschi, Denny Blaine and Madison Park.<sup>42</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>43</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>42</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>44</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. 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>45</sup> Thiry was recognized as "Man of the Year" in 1962 by the Seattle City Council and Seattle Chamber of Commerce.<sup>46</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>42</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.<sup>46</sup> In 1984, AIA Seattle honored Paul Thiry as the first recipient the AIA Seattle Medal.

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<sup>41</sup> Cheek, Lawrence. "Paul Thiry: Pioneer of Architectural Modernism in Seattle." *Crosscut.com*, 23 June 2010.

<sup>42</sup> Hancock, Marga. "Thiry, Paul Albert (1904-1993)." *HistoryLink.org*, 10 April 2010.

<sup>43</sup> Long, Priscilla. "Frye Art Museum on Seattle's First Hill opens on February 8, 1952." *HistoryLink.org*, 22 March 2001.

<sup>44</sup> Kreisman, Lawrence. "Housing Between The Wars-Paul Thiry Is Seattle's Architect Of Modernism." *The Seattle Times*, 4 Apr. 1993.

<sup>45</sup> Follansbee, Joe. "The Lasting Impact of Seattle's World's Fair Architects." *Seattle Magazine*, 8 Apr. 2012.

<sup>46</sup> "Paul A. Thiry | AIA Fellow." *Do.Co.Mo.mo\_US\_Wewa*, 1 May 2023.

## 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>47</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>48</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>48</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)*

[...] eventually the Anhalt Company was forced into bankruptcy. In the early 1940s, Anhalt left the construction trades to focus on a nursery business."<sup>49</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>50</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.

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<sup>47</sup> MacIntosh, Heather. "Anhalt, Frederick William (1896-1996)" *HistoryLink.org*, 28 October 1998.

<sup>48</sup> Eals, Clay. "La Quinta Apartments, 1929" *Seattle Now and Then*, 10 August 2021.

<sup>49</sup> Author Unknown, *Anhalt Apartment Building 1600 East John Street Seattle Landmark Nomination*, 17 Oct. 2017.

<sup>50</sup> Beers, Carole. "Apartment Builder Anhalt dies at 101." *The Seattle Times*, 18 July 1996.

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>49</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)

### **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 [...]<sup>2</sup>*

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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*Figure 119: Beauville, South Elevations & East Elevation – 1928 (7 of 7)*

*Figure 120: Detail of Passage Underpinning & Reinforced Wall*

*Figure 121: Underpinning Garage at 2002 43N and Revised Wall*

*Figure 122: Lakecourt Apartments. 2012-43rd No. Seattle. Foundation Alterations and Repair*

*Figure 123: Existing Arrangement of Apartment No. [illegible] 2020 43d Ave East*

*Figure 124: Proposed Rearrangements of Apartment No 1 at 2020 43rd Ave East*

*Figure 125: Apartment Building for Heathman and Peister 2020 43rd Ave. N. ... Footing Plan*

*Figure 126: Apartment Building for Heathman and Peister 2020-43rd Ave. N. ... First Floor and Basement*

*Figure 127: Apartment Building for Heathman and Peister 2020-43rd Ave. N. ... Second Floor Plan*

*Figure 128: Apartment Building for Heathman and Peister 2020-43rd Ave. N. ... Third Floor Plan*

*Figure 129: Apartment Building for Heathman and Peister 2020-43rd Ave. N. ... Lake Elevation*

*Figure 130: Repair Erosion Damage & Substructure for the Lake Court Apartments 2012 43 Ave E*



## Neighborhood Context – Maps and Images

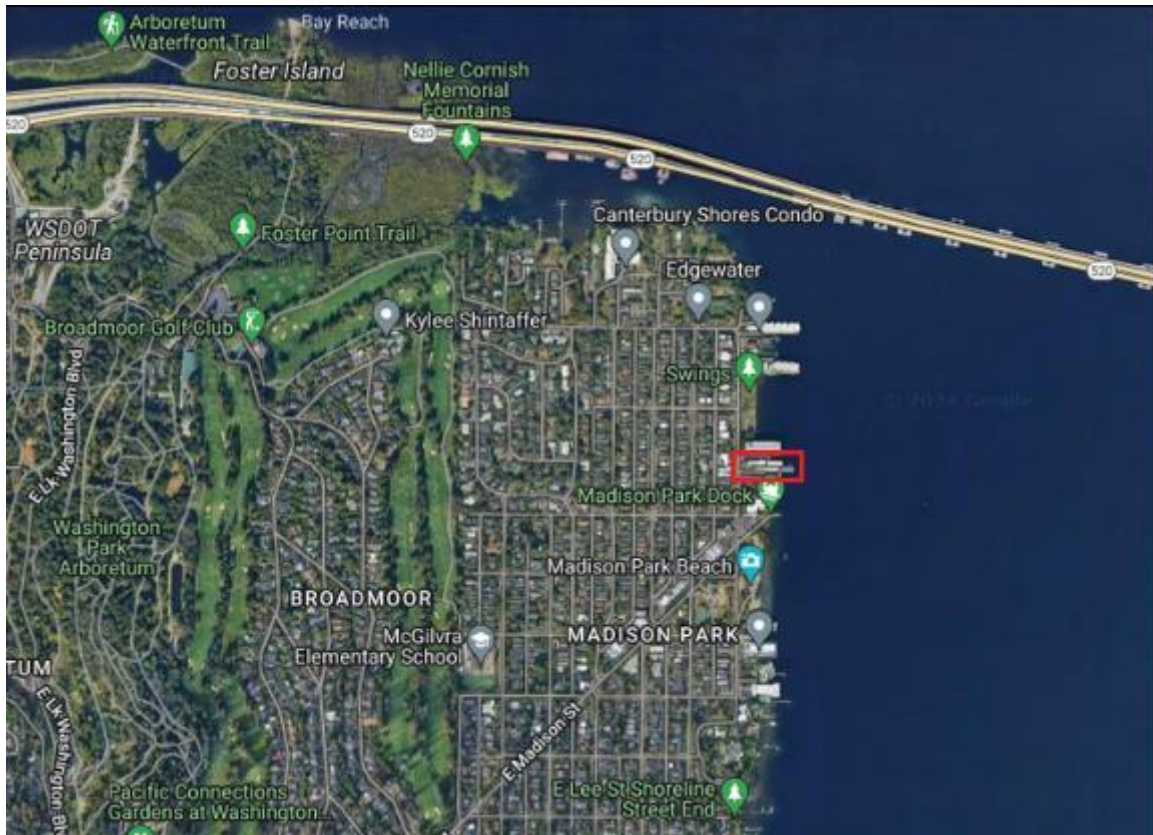


Figure 1: Neighborhood Context – 2012-2020 43rd Avenue East (Circled: Lake Court Apartments)  
Source: Google Maps (2024)



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





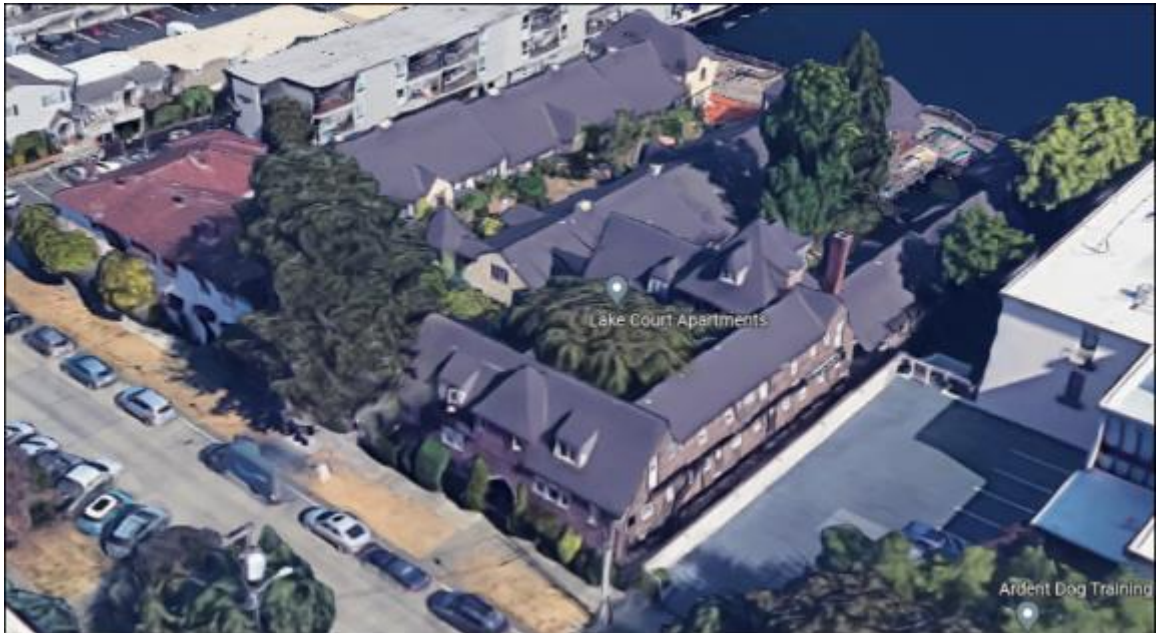


Figure 5: Neighborhood Context – Aerial View 2012-2020 43rd Avenue East (Eastern view)  
Source: Google Maps (2024)



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

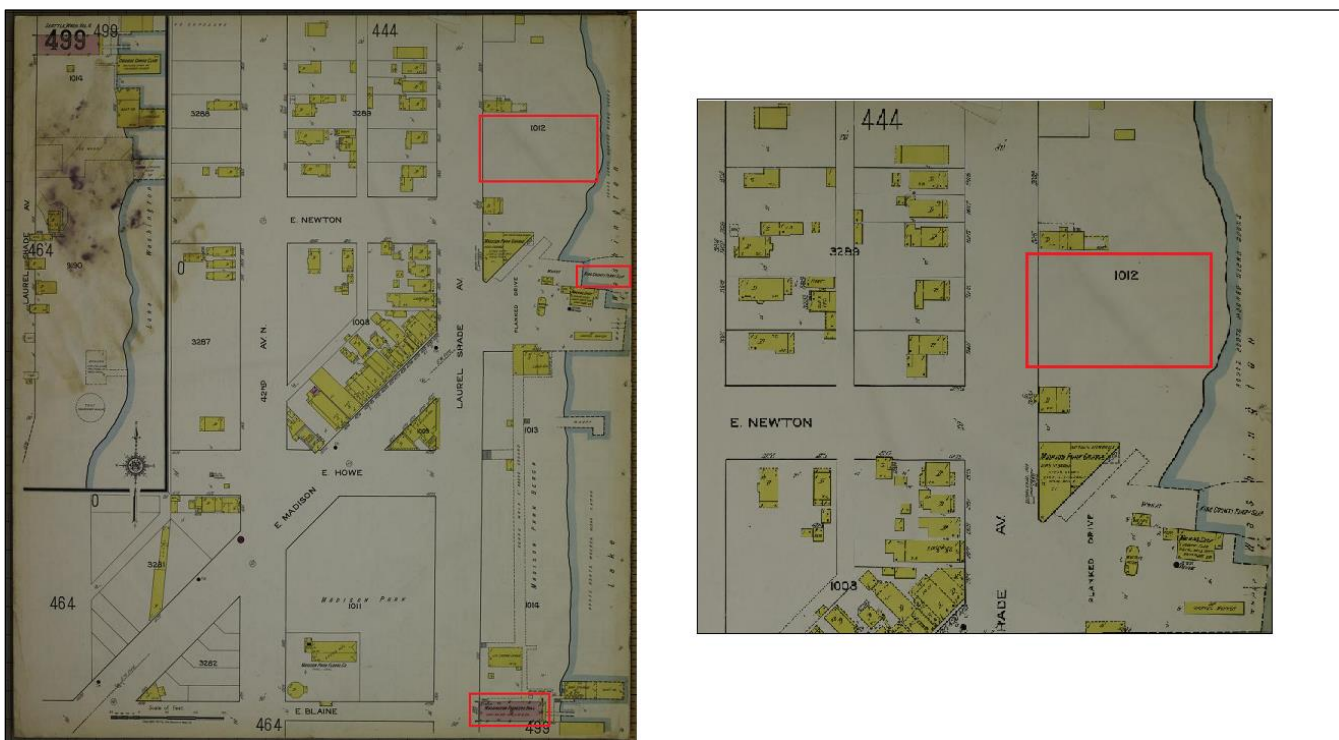


Figure 8: 1917 Sanborn Fire Map (Circled: Washington Pioneer Hall, King County Ferry Slip, Future site of Lake Court Apartments)

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

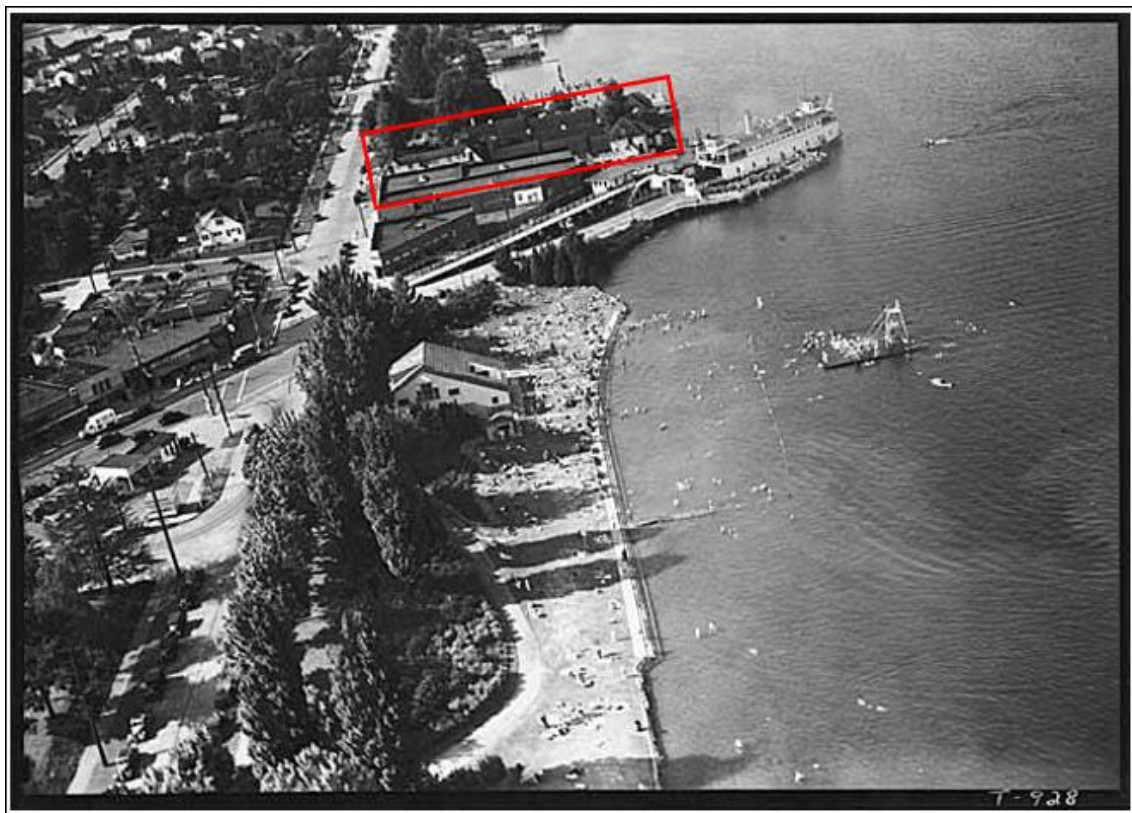


Figure 10: 1939 Aerial View of Madison Park bathing beach and ferry dock from south (Circled: Shoremont and Lakecrest Apartments)

Source: MOHAI



Figure 11: (L) 1946 and (R) 1952 Aerial Maps of Madison Park (Circled: Shoremont, Lakecrest, Anhalt Apartments (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



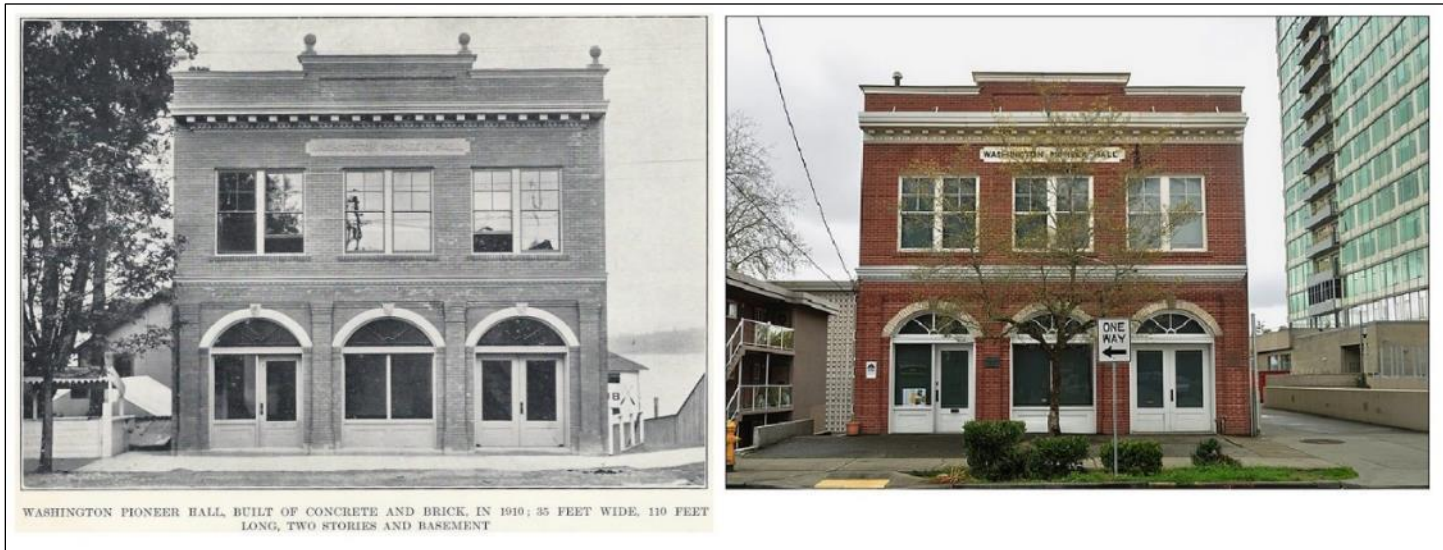


Figure 13: Washington Pioneer Hall – (L) 1910, (R) 2019  
Sources: Seattle Now & Then, Wikimedia Commons

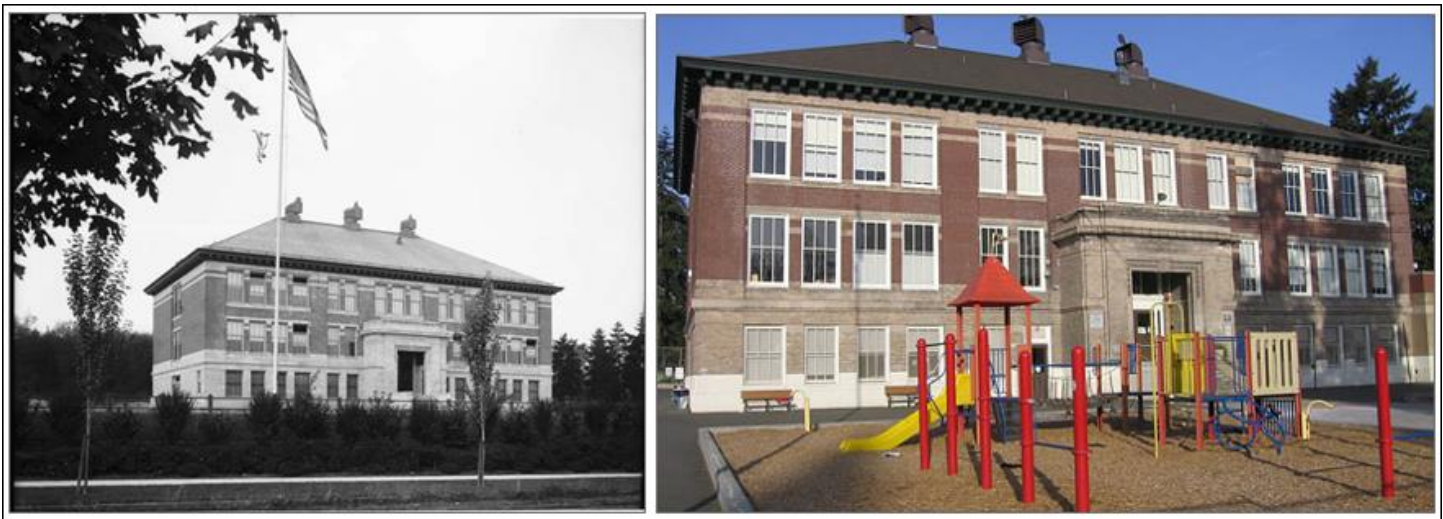


Figure 14: McGilvra School – (L) ca. 1915, (R) 2021  
Sources: MOHAI, SeattleSchools.org



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



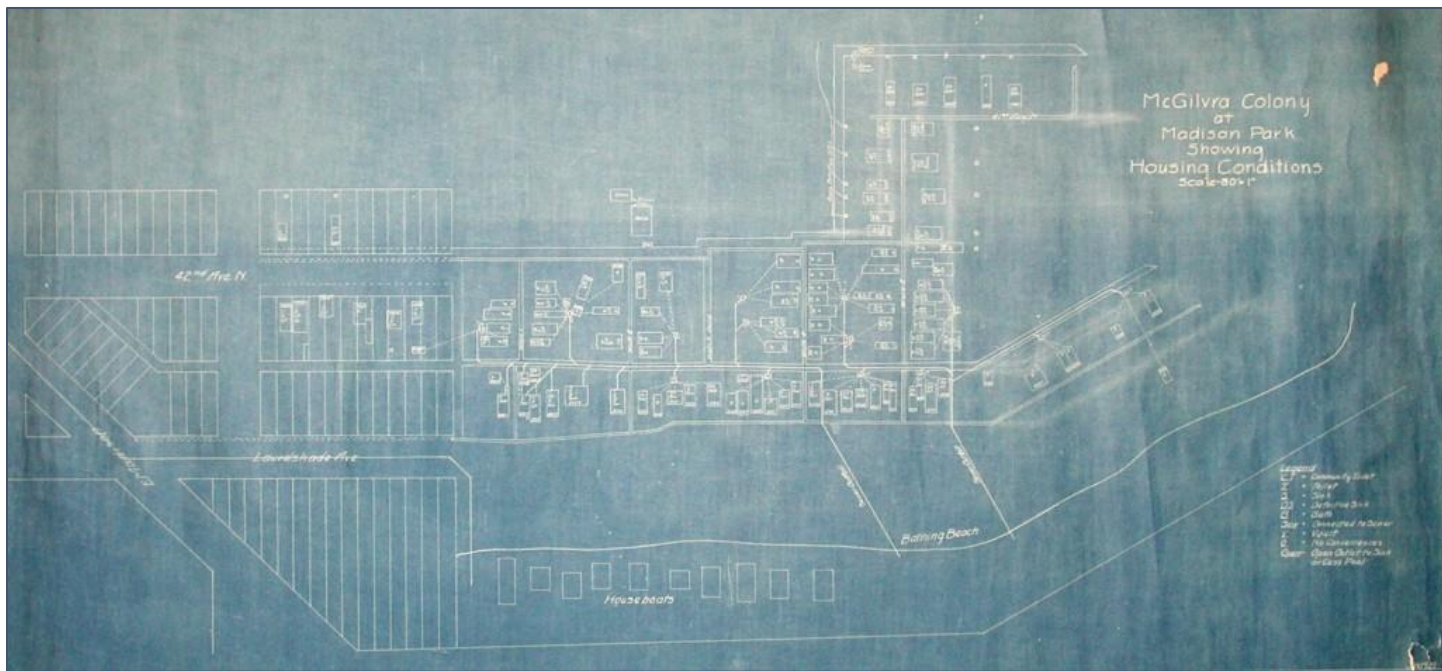


Figure 19: Houseboats on Lake Washington (1915), McGilvra Colony  
Source: Seattle Municipal Archives

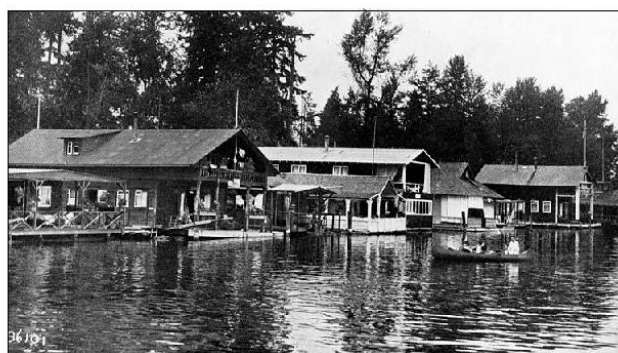


Figure 20: Madison Park Houseboats (ca. 1914)  
Source: MOHAI



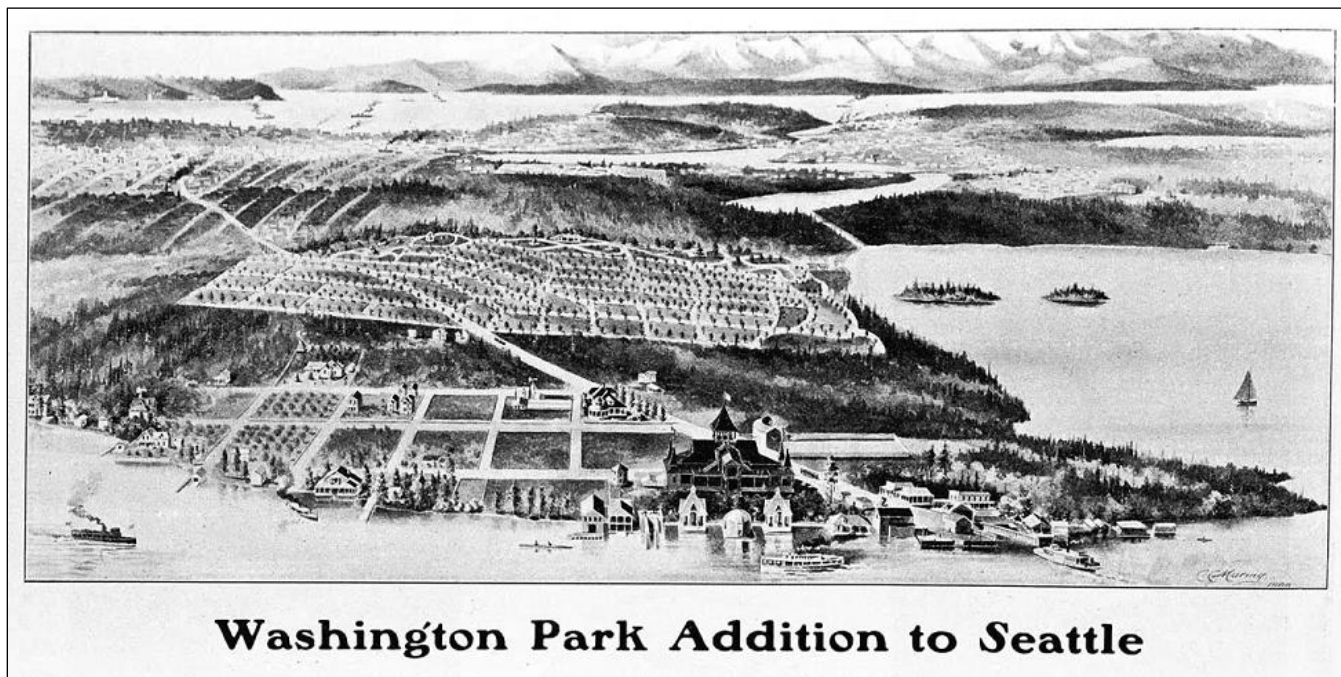


Figure 21: Washington Park Addition to Seattle (NW-facing)  
Source: Seattle Now & Then



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

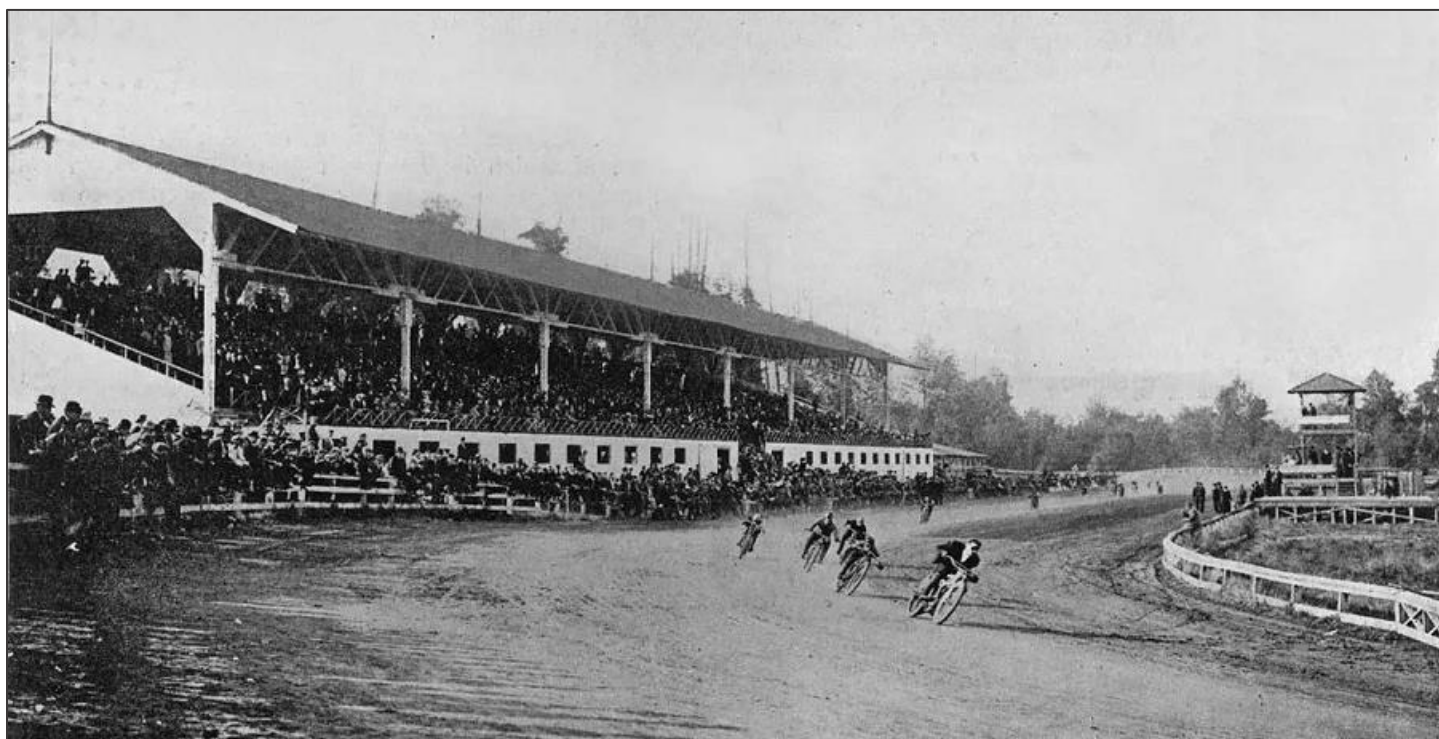


Figure 24: Motorcycle Racing at Western Washington Fairgrounds (1911)  
Source: Seattle Now & Then

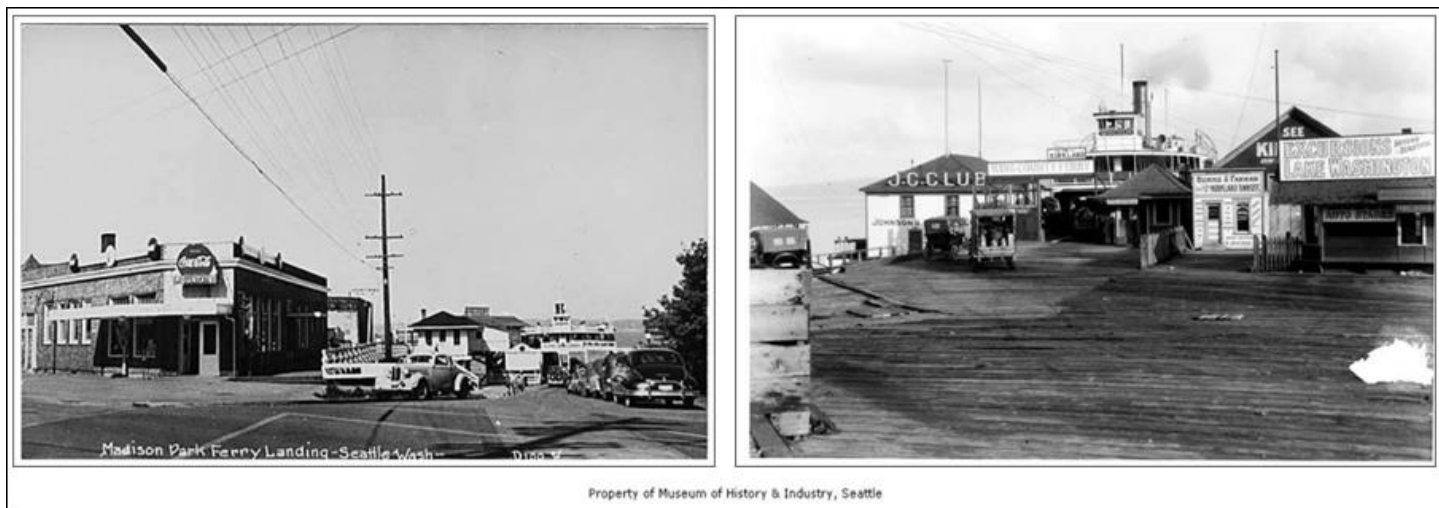


Figure 25: Madison Park ferry landing, Seattle (n.d.); Kirkland ferry dock at Madison Park (ca. 1920)  
Source: MOHAI



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



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

Figure 27: Article – New Bungalow Court Will Cost \$50,000  
Source: Seattle Daily Times, 22 March 1925

**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.

Figure 28: Article – Apartments on Lake Shore Near Completion  
Source: Seattle Daily Times, 31 January 1926

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. Interest payable without deduction for the Normal Federal Income Tax up to 2%. Callable in numerical order on any interest payment date on and after January 1, 1929, at 10% and accrued interest. Registerable as to 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 is 182% 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 desire to live on the lake shore and yet enjoy accessibility 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 Broadmeor, 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, landscaped court with a 60-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 entrances from the front and rear. The buildings contain 24 apartments, a total of 109 rooms, divided into two 6-room apartments with 2 baths each, and twenty-two 4-room suites. The construction is modern, including hardwood floors throughout (inlaid linoleum in kitchens and dinettes), electric ranges, side lights, electric fireplaces, beveled mirrors, tiled bathrooms, ample closet room equipped with door beds, and many other unique and convenient features. A large concrete basement provides storage facilities and space for a modern oil-burning plant, supplying hot water heat to both buildings. The walls are to be finished in two-tone colors. None of the living rooms are less than 15 ft. by 15 ft. and the arrangement in each apartment is excellent.

**THE LAND** comprises an area of 31,200 square feet, fronting 120 feet on 43rd Avenue North and running back 220 feet to the lake shore; the owners, however, hold 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 much in excess of this issue, guarantees completion free and clear of all prior liens.

**EARNINGS**—The gross annual earnings of the property are conservatively estimated at \$17,400 based on rentals 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 planned from the standpoint of earning capacity. Due to strong existing demand, the splendid location and experienced and able management, the earnings are assured.

**OWNER OF PROPERTY**—The bonds are the direct obligation of the Shoremont Company, Inc., owner of the property. Mr. William I. Doxy, President of the Company, is a reputable young Seattle 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 mortgagor is required to make monthly deposits with the Trustee of one-sixth of the semi-annual requirements 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. Shorts and Denny, Attorneys, Seattle, Washington.

PRICE: PAR and Interest YIELDING 7%

# MARINE NATIONAL COMPANY

Downtown  
Second at Madison Street

SEATTLE

University District  
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.





**SHOREMONT, ON LAKE WASHINGTON, DISTINCTIVE COTTAGE GROUP**

**THE UNDERWRITERS**  
MARINE NATIONAL COMPANY  
805 Union Elliott 4250

**Shoremont Apartment Court**  
A Vacation Home 305 Days in the Year  
A Distinctive Home for People Who Like Something Different  
Shoremont Company, Inc.  
John Clark & Company, Real Estate

**THE UNDERWRITERS**  
SHOREMONT CO., INC.  
FIRST MORTGAGE GOLD BOND  
MARINE NATIONAL COMPANY  
Seattle, Washington  
Upson, Queen Square  
Downtown (Second at Madison)  
Community District, East 4th at University Way

**Kramer-Bissell Co., Inc.**  
Established 1901  
Furnished an important part of the Distinctive Cottage Group  
**Doors, Sash, Mouldings**  
and "Built-like-furniture" Cabinet Work  
6239 Duwamish Ave. Glendale 9625

**Seattle Hardwood Floor Company**  
Specialists in Finer Floors  
Congratulates Distinctive Shoremont  
805 Union Elliott 4250

**The Beautiful Leaded Glass at Distinctive Shoremont Installed by C. C. Belknap Glass Company**  
Railroad and Stewart  
Main 9469


**"The SHOREMONT" Beautified With Malmo Superior Ornamentals**  
Lasting Charm—Increasing Value  
Landscape Service  
**MALMO & CO.**  
NURSERYMEN-SEEDSMEN  
Cor. 16th and Westlake—Thruway Square  
Nursery at Georgetown

**Art Bronze Works**  
33 W. Spokane St.  
Main 8385  
Designers and manufacturers in high-grade ornamental iron.  
Residences a specialty.  
Stairways, Balconies, Gates, Mirror Frames, Console Tables, Foss Stands, Hardware, etc.  
All Designs Original  
We Do Not Duplicate

Figure 30: Advertorial – Shoremont Apartment Court; Advertisements: Local Contractors  
Source: Seattle Daily Times, 29 April 1926

THE SEATTLE DAILY TIMES

**SHOREMONT, ON LAKE WASHINGTON, DISTINCTIVE COTTAGE GROUP**



Overlooking Lake Washington and commanding an unobstructed view of the Cascade Mountains and foothills, Shoremont Apartments, built on the individual cottage plan, represent a number of new features in apartment construction and include all the conveniences and equipment of the modern group residence. The chief charm of Shoremont, however, is the entrancing view of the lake and mountains. The property is on the shore of the lake near the foot of East Madison Street. Shoremont was designed by William J. Bain, architect, Arcade Building.

Figure 31: Photograph – Shoremont, On Lake Washington, Distinctive Cottage Group  
Source: Seattle Daily Times, 29 April 1926



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!

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 Normandy 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 west 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-door 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 bed 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.

John Davis & Company, Rental Agents

Figure 32: Advertorial detail – Shoremont Apartment Court  
Source: Seattle Daily Times, 29 April 1926



## 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. Reimers.

## PASSING OF FEDERICO D'AMATO

Federico 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, 903 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.

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 Maiden Lane. Arthur L. Loveless, architect. Honor: Residence of Thomas Stimson, The Highlands. Chas. A. Platt, architect. Honorable mention: Residence of O. W. Fisher Jr., Broadmoor. J. Lister Holmes, architect.

### MULTIPLE DWELLINGS:

Hotels and apartments under two stories in height. Honor: Shermont 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:

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 & Nelson's, 5th and Pine. John Graham, architect. Honor: Architect's office, 711 Broadway North. Arthur L. Loveless, architect. Honor: Metropolitan theater. Howell & Stokes, A. Albertson & Associates, associate architects.

Figure 33: Announcement – AIA Seattle Chapter Honor Award – Multiple Dwellings; The Architect and Engineer (November 1927)  
Source: US Modernist Archives



Figure 34: Photograph – Shoremont Apartments, Seattle Washington; *The Architect & Engineer* (December 1927)  
Source: US Modernist Archives

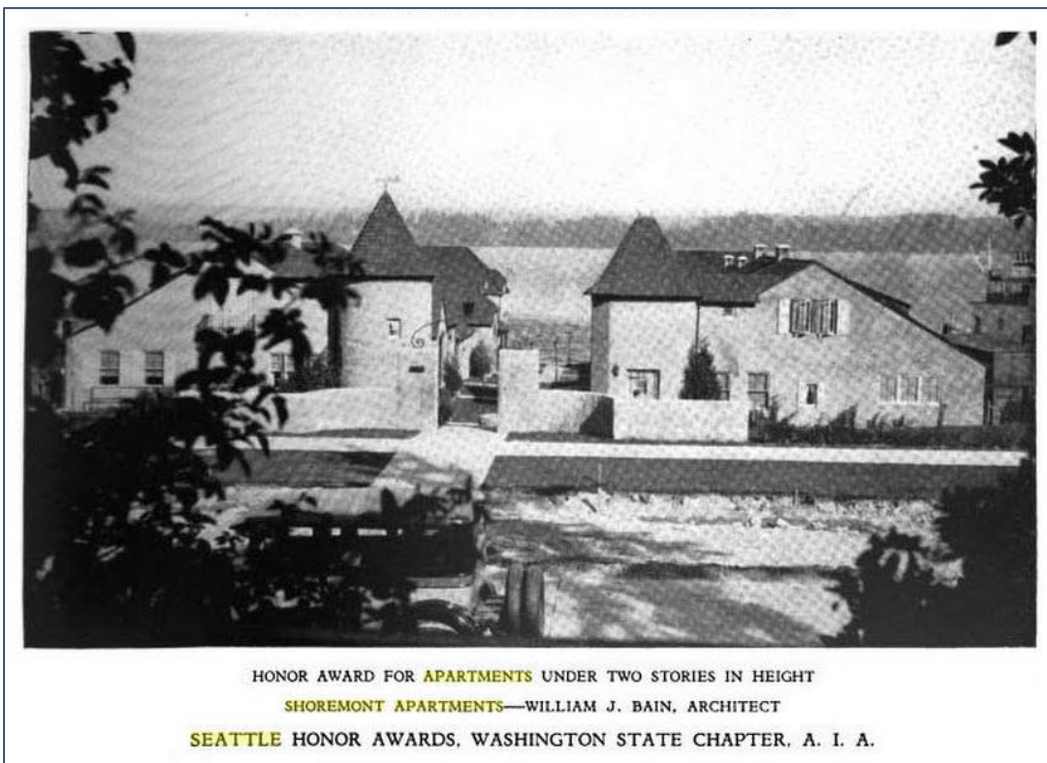


Figure 35: Photograph – AIA Seattle Chapter Honor Award for Apartments Under Two Stories in Height  
Source: Washington State DAHP Report 2016-01-00010

**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.

Figure 36: Article – Lakecrest Ready April 9th  
Source: Seattle Daily Times, 28 March 1929

## 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.

## LAKECREST IS READY FOR OPENING TODAY

Beautiful New Apartments at  
2012 43rd Ave. N. to Be  
Viewed by Public.

Stressing a new and unusual note in apartment house construction, Lakecrest, 2012 43rd Ave. N., the latest building activity of William Doxy, builder of Shoremont, will be open to the public for inspection today.

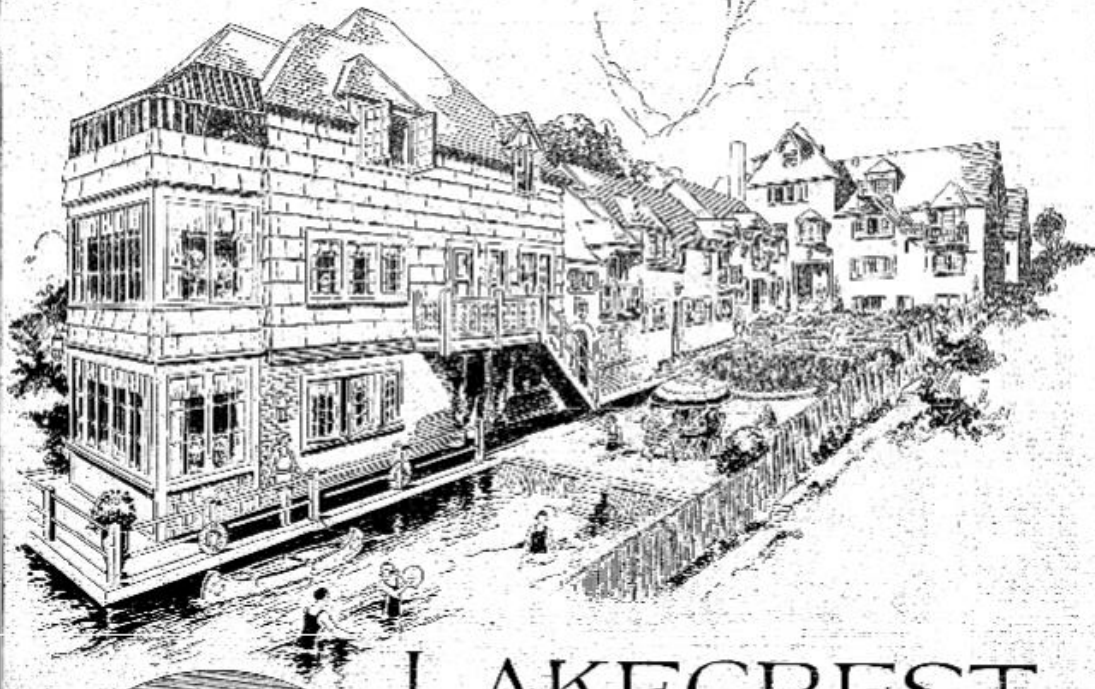
According to Mr. Doxy, Lakecrest represents many months of careful planning along the lines of furnishing to the Seattle public a type of apartment house which would serve not only as a metropolitan dwelling but which would take advantage of the natural beauties a lakeshore location affords and the pleasures that can be made available to the tenants.

With this in mind, the building was built from the street down to the water line. Space was allowed for a large open court on the lake side, offering to tenants not only the privilege of bathing but the beauties of a formal garden with sunken pools and splashing fountains.

In addition to the twenty-six apartments, the building also includes Lakecrest Inn, a dining room which will serve breakfast, luncheon and dinner and will be open today to serve dinner from 3 until 7 o'clock this evening.

Figure 37: Articles – Lakecrest Opening in the Forthcoming Week; Lakecrest is Ready for Opening Today  
Source: Seattle Daily Times, (L) 7 April 1929 and (R) 21 April 1929





# LAKECREST

...A Metropolitan Apartment With Vacation Pleasure Privileges

James White, Jr. and Paul White, Architects

Clara Morgan, Designer

Willis S. Buchanan, Landscape Architect



**L**AKECREST, on the shores of Lake Washington, has its private road leading to two apartment buildings. Adjacent to the main road, on the east of Madison Street, is a building connected to the main road by a private road.

The two apartment buildings are situated on a landscaped green, surrounded by the city of Seattle and the lake. The buildings are of the modern type, with a high standard of construction.

Lakecrest is a modern apartment building, with a high standard of construction. It is situated on a landscaped green, surrounded by the city of Seattle and the lake.

Lakecrest is a modern apartment building, with a high standard of construction. It is situated on a landscaped green, surrounded by the city of Seattle and the lake. The buildings are of the modern type, with a high standard of construction.

interior, where Lakecrest residents and their friends may be found in the sun after swimming.

Each apartment is arranged differently, and each is furnished with every modern convenience. Lighted, modern electric ranges, refrigerators, and other modern appliances are included. There are also in each apartment a private bath, with modern fixtures and fittings. All have corner windows. The Lakecrest of three stories in height. The apartment is an exceptionally beautiful individual home... even balconies, are attractively finished in light and dark, or green and white, with a high standard of finish.

Included in each apartment is a private bath, with modern fixtures and fittings. All have corner windows. The Lakecrest of three stories in height. The apartment is an exceptionally beautiful individual home... even balconies, are attractively finished in light and dark, or green and white, with a high standard of finish.

## LAKECREST INN

A dining room in the upper court, overlooking the lake.

Full service restaurant and the general public and can be used for private parties and other functions.



Lakecrest management is pleased to list the following real estate and apartment agents who have shown each fine opportunity in Lake Washington waterfront:

<p><b>ALANSON &amp; SONS, INC.</b> 1000 1st Ave. S.E. Phone 1-1000</p> <p><b>ALANSON &amp; SONS, INC.</b> 1000 1st Ave. S.E. Phone 1-1000</p> <p><b>ALANSON &amp; SONS, INC.</b> 1000 1st Ave. S.E. Phone 1-1000</p>	<p><b>ALANSON &amp; SONS, INC.</b> 1000 1st Ave. S.E. Phone 1-1000</p> <p><b>ALANSON &amp; SONS, INC.</b> 1000 1st Ave. S.E. Phone 1-1000</p> <p><b>ALANSON &amp; SONS, INC.</b> 1000 1st Ave. S.E. Phone 1-1000</p>	<p><b>ALANSON &amp; SONS, INC.</b> 1000 1st Ave. S.E. Phone 1-1000</p> <p><b>ALANSON &amp; SONS, INC.</b> 1000 1st Ave. S.E. Phone 1-1000</p> <p><b>ALANSON &amp; SONS, INC.</b> 1000 1st Ave. S.E. Phone 1-1000</p>
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Figure 38: Advertorial – Lakecrest...A Metropolitan Apartment with Vacation Pleasure Privileges  
Source: Seattle Daily Times, 21 April 1929

# LAKECREST

## ...A Metropolitan Apartment With Vacation Pleasure Privileges

James Taylor, Jr., and Paul Thiry  
Designers

Chris Haugen  
Contractor

Butler S. Sturtevant  
Landscape Architect

**L**AKECREST, on the shores of Lake Washington, is Seattle's newest addition in fine apartments. Adjacent to Shornton... one block from the end of Madison Street, Lakecrest is a fitting companion to its nationally-famous sister apartment.

The two apartments make an individual and distinguished group... distinguished by the class of people who already have selected them as their home, and individual because both are lifted from the class of "ordinary" apartments.

Lakecrest is picturesque. Normandy architecture is carried through even to the garden court and French picket fence. From the balconies of its twenty-six apartments, an unmatched vista of lake and mountain is visible. The secluded court, closed off from the street, and opening on the lake shore, is replete with smooth lawn, sunken pool, natural rock seats and flowers. Best of all is the white Honolulu sand beach, where Lakecrest residents and their friends may loiter about in the sun after swimming.

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.

Lakecrest is open for inspection today. Two, three, and four-room apartments are available on yearly leases, prices ranging from \$50 to \$100 monthly. Come today... to 2012 Forty-Third North (Madison Park)... see if this charming apartment is not more than all we say it is... a metropolitan apartment with vacation pleasure privileges.

**LAKECREST INN**  
A dining room in the upper court, presided over by Mrs. Mabel R. Long will serve Lakecrest residents and the general public select and tasty breakfasts, lunches and dinners. Dinner will be served in the Inn from 3 to 7:30 p. m. today. Special arrangements made for parties, bridge luncheons and afternoon teas.

Figure 39: Detail – Lakecrest Advertorial  
Source: Seattle Daily Times, 21 April 1929

Lakecrest management is grateful to the following contractors and material men who have shown such fine cooperation in this splendid achievement:

Monarch Full Enamel High Speed Ranges Furnished by <b>WALLEABLE IRON RANGE CO.</b> G. A. LIESER, Western Manager East 2174	<b>POWER PLANT ENGINEERING CO.</b> Ray Automatic Fuel Oil Burner 1923 Fifth Ave. ELLIOTT 1940	<b>MURALVAX RADIO CORP.</b> Radio Installation 123 Yale N. ELLIOTT 5058
<b>PUGET SOUND POWER &amp; LIGHT CO.</b> POWER AND LIGHT Seventh and Olive MAIN 5000	<b>RODGERS TILE CO.</b> Tile Work 117 Yale N. MAIN 3446	<b>GREENWOOD FURNACE CO.</b> Sheet Metal 7406 Greenwood Ave. SUNSET 1813
<b>FRIGIDAIRE SALES CORPORATION</b> FRIGIDAIRE Fourth and Stewart ELLIOTT 2272	<b>EDWIN T. HARRIS</b> Brick Contractor 7733 Sunnyside KENWOOD 2437	<b>JORGENSEN &amp; CO.</b> Steel Balconies and Ornamental Iron 2760 First Ave. S. ELLIOTT 3235
<b>OSBORNE &amp; PERRY</b> Plastering Contractors 5320 Eighth Ave. N. E. KENWOOD 3206	<b>EVERETT LASH &amp; DOOR CO.</b> Millwork, Doors and Windows Everett, Wash.	<b>L. BJORK</b> Concrete Foundations and Walks 1541 West 31st SUNSET 6223
<b>THOMPSON PLUMBING &amp; HEATING CO.</b> Plumbing and Heating Installation 104 Fairview Ave. ELLIOTT 4619	Brick Furnished by <b>SEATTLE BRICK &amp; TILE CO.</b> Seaboard Bldg. MAIN 8671	<b>NYSON GLASS CO.</b> Leaded Glass Work 3120 Harvard N. CAPITOL 6000
<b>SEATTLE TITLE TRUST CO.</b> Financing Title & Trust Bldg. MAIN 2560	<b>R. O. STUBBINS</b> Painting and Decorating 6339 Sycamore SUNSET 6069	<b>E. J. ALF &amp; CO.</b> Insulate Wall Insulation and Waterproof Paper 1928 8th Ave. MAIN 6700
<b>EXCELSIOR WINDOW CLEANING CO.</b> Window and Tile Cleaning 1515 East Madison EAST 6818	<b>HALL &amp; OLSWANG</b> Paints and Decorating Materials 608 Pine St. MAIN 4969	<b>STAR MACHINERY CO.</b> Star & Milburn Paint Spray Equipment Efficiently Applied The Modern Interior Finish 1741 First Ave. ELLIOTT 0760
<b>CENTRAL LUMBER &amp; SUPPLY CO.</b> Construction Lumber 19 W. Bertona GARFIELD 5703	<b>K. BIRKLAND</b> Hardwood Floors 5838 Stone Way METROSE 5837	<b>WESTERN SUPPLY CO.</b> Plumbing and Heating Supplies 1115 North 30th METROSE 6060
	<b>J. A. HARRIS &amp; P. D. McKECHIN</b> Electrical Wiring 5550 28th Ave. N. E. KENWOOD 6540	<b>NORTH COAST ELECTRIC CO.</b> Electric Wiring Supplies 206 Third Ave. S. ELLIOTT 5313
	<b>PIONEER SAND &amp; GRAVEL CO.</b> 901 Harrison St. MAIN 2900	

Figure 40: Detail – Lakecrest contractors and material men  
Source: Seattle Daily Times, 21 April 1929



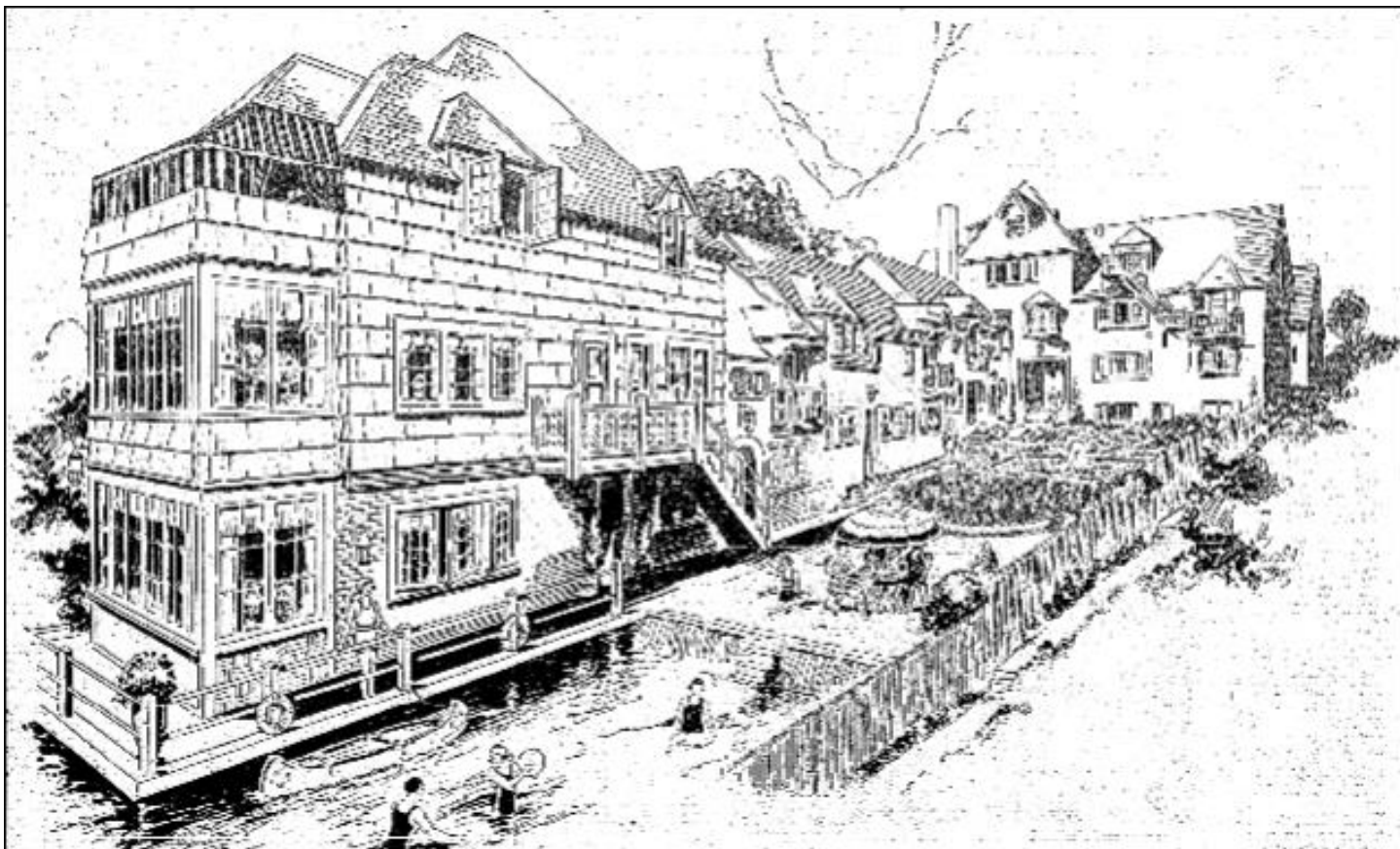


Figure 41: Image Detail – Lakecrest Advertorial  
Source: Seattle Daily Times, 21 April 1929

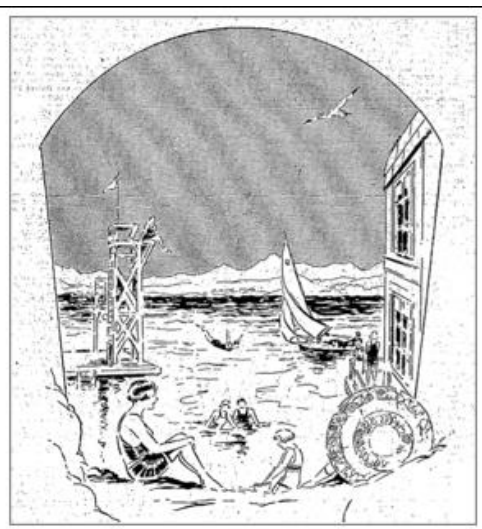


Figure 42: Image Detail – Lakecrest Advertorial  
Source: Seattle Daily Times, 21 April 1929

**Luncheon Hostess.**  
Mrs. Clara Wilson entertained the Capitol Hill Card Club at a bridge luncheon at Lakecrest Inn on Thursday afternoon. Covers were placed for seventeen.  
\* \* \*

May 7, 1929

**Elona's Italian Chef—**  
It is one of Seattle's best, and he concocts dishes with a flavor comparable to none. Steak and chicken dinners, too, are wonderful every one says. Absolutely unique is the Lake Crest Inn . . . you'll love it for luncheon, tea or dinner. 2012 43rd N. (End of Madison car line.) East 4399.  
\* \* \*

Oct 13, 1929

**It's Thrilling to Take Friends**  
Golf Breakfasts  
Dinner Parties  
Bridge Tea  
Bridge Luncheons

**To Seattle's Finest Place to Dine**  
What a wonderful setting for a share appetizer, eat 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 5 to 6 p. m. and so 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 Shoremen Apartments:  
43rd Avenue North at Madison Park.

Oct 18, 1929

**Have You Been Out to See—**  
THE perfectly lovely new Lake Crest Inn? It's so quaintly different, 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 reservations. 2012 43rd N. (End of Madison car line.)  
\* \* \*

Oct 20, 1929

**Elona's Lake Crest Inn**  
A Delightful Place to Bring Your Guests for  
Club Luncheons  
Bridge Luncheons  
Bridge Tea  
Dinner Parties

Beautiful Lake Crest Inn, bordering on the shore overlooking Lake Washington. Four guests will enjoy the thrill of such an idea . . . Four 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

Dec 3, 1929

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 McEachern will give a dinner at the Tennis Club next Monday night and a theatre party at The . . .

Dec 23, 1929

garment manufacturing. Norman Co., 717 Pine St. Main 4248.  
**COMPLETE** equipment from smart tearoom for sale cheap, including dishes, silverware, glassware, cooking utensils, steam table and tables and chairs. 2012 43rd North. Lakecrest Apts. East 7169.  
**JUST** purchased a lot of extra heavy second-hand roofing paper; \$1 per . . .

April 9, 1930

Figure 43: Lake Crest Inn – Advertisements, Society Column mentions, Classified Advertisement  
Source: Seattle Daily Times (1929, 1930)




**ONE OF LAKE CREST'S CHARMING APARTMENTS**

Beautifully situated on the shore of Lake Washington, ten minutes from the center of the business district and surrounded by quaint French gardens and patios, is a delightfully individual apartment group. Lakecrest offers distinctive apartment homes of 2, 3, and 4 rooms, either furnished or unfurnished, each one opening at different angles on French court yards and the private swimming beach.


2012 43rd Avenue North \* \* \* Madison Park

LAKE CREST

A METROPOLITAN APARTMENT WITH VACATION PLEASURE PRIVILEGES



Lakecrest Apartments, Interior.



A by-line of Northern France of medieval times is the Lakecrest Apartments, on Lake Washington at Madison Park. Architect, Paul Thery.

Figure 44: Article – Lake Crest: A Metropolitan Apartment With Vacation Pleasure Privileges  
Source: The Town Crier (Volume 24, No. 50), 14 December 1929



### Whispering Bandit Takes \$5 From Apartment Host

Rapping at the door and shoving the muzzle of a nickel-plated revolver into the face of the man who responded, a neatly clad bandit last night robbed William I. Doxy, manager of the Lake Crest and Shoremont Apartments, 2012 43rd Ave. N., of \$5.

Under the menace of the robber's weapons, Doxy was forced to converse in whispers. Two friends sat in Doxy's apartment, a few feet away, unmindful of the scene in the hallway, and, thinking Doxy was merely in conversation with a tenant.

After robbing Doxy, the man commanded him to retrace his steps to his apartment, hands in the air and silent, under pain of "putting a bullet in you."

He slammed the apartment house entrance door and fled as Doxy neared his own apartment.

### Lake Apartments Group Plans Party For Needy Folk

Residents of the Lake Crest and Shoremont apartments, on the shore of Lake Washington near Madison Park, will entertain in behalf of their own needy family at a Christmas Eve party tomorrow evening.

Following an annual custom, they have selected a family with many children—eleven boys and girls, besides the father and mother—for whom they will supply Christmas gifts, food for the Christmas dinner and for several days thereafter, and clothing enough to last almost until next Christmas. Last year the same group aided a mother and fifteen children.

The committee in charge include Mrs. Malcolm Teller, chairman; Mrs. Gene von Buskirk, Mrs. Chester A. Batchelor, Miss Katherine Goodrich, Mrs. H. Bryan Johnson, Mrs. A. W. Buchan, Mrs. Cyril Martin, Mrs. J. C. Wamburg, Mrs. Frederick B. Joy, Miss Doris Kay and Mrs. Lou Kessler.

Figure 45: Articles – Whispering Bandit Takes \$5 From Apartment Host; Lake Apartments Group Plans Party For Needy Folk  
Source: Seattle Daily Times, (L) 28 April 1932 and (R) 23 December 1936

## LAKE COURT APARTMENTS SOLD



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



“Upward surge of investment in well-located apartment house structures in the city found further reflection yesterday in the announcement by Henry Broderick, Inc., of the sale of the Lake Court Apartments, three-structure property on the shores of Lake Washington, and located at 2012-2020 43rd Ave. The property is north of the Madison Park business area.

The property, which has 180 feet of waterfront, has recently been priced at \$145,000. Included in the properties are fifty-two apartments in three and four-room units.

Mr. and Mrs. Poister, who have managed the Faneuil Hall Apartments for more than the past year, are removing to the Lake Court shortly to assume personal management. The Faneuil Hall, one of the larger structures in the downtown district, was purchased by the Heathmans and the Peisters eighteen months ago through arrangements also made by Fleming.

*Source: Seattle Daily Times, 26 January 1941*

OLYMPIA, Oct. 11.—(UP)—Articles of incorporation filed with Secretary of State Belle Reeves included:

Olympic Trainer Co., Inc. Sumner: capital, \$10,000; Gordon E. Hill, Sumner; to deal in aid connected with training of

~~Central Propane Gas Co., Yakima; capital, \$30,000; Frank Boisselle, Harrah, Wash., Jack S. Kincaid, Yakima; to deal in liquified gas for all purposes.~~

West Side Improvement Club, Inc., Bremerton; capital, none; Louis LaFontaine, Bremerton; to aid expansion of private and public properties and facilities.

Travelers Aid Society of Kitsap County, Bremerton; capital, none; Stiles S. Harvey, Bremerton.

Twenty-Five Select, Inc., Seattle: capital, none; M. L. Weatherford, Seattle: to associate together individuals with a common interest in current political and

Source: *Seattle Daily Times*, 11 October 1947

50422 90 00 126 90 90

412969

PERMIT NUMBER

CITY OF SEATTLE—DEPARTMENT OF BUILDINGS

APPLICATION AND BUILDING PERMIT

32 E

Owner's Value	Bldg. Dept. Value	Class of Constr.	Bldg. Dist.	Use Dist.	Area Dist.	Height Dist.	Plat. Dist.	Life of Permit	CLERK
\$44,000		Frame	4	Com	B		Yes	90	Mol

PERMIT FOR ONE FAMILY HOUSING UNITS ADDED

Application is hereby made for permit to do the following work:

Build apartment bldg. per plan.

± adjoining shorelands 4, 5, 6, 7, 8, 9

At 2020 43rd Ave No. (Number) (Street) on lot Block E

See below

of Loch Gilras 3 Suppl. Addition. Lot is 180 Alley 41/2 wide.

Building will be 54'-3" x 81'-0" and 3 stories in height, in addition to No basement. Occupancy will be Apartments (11)

No part of the building may be nearer than 3 feet 0 inches to any adjoining lot line.

The under side of the joists must be at least 18 inches above the ground.

Owner Heathman & Peister Address 2020 43 Ave No

Contractor Owner Address No 1149

Architect Owner Phone

Structural Engineer (Owner) Harold F. Heathman

Application made 2-11 1952 By

Site Authorized Agent.

Permission is hereby given to do the above described work, according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with the Ordinances of the City of Seattle.

SUPERINTENDENT OF BUILDINGS.

Permit issued 19 By

Report and recommendations:

340119

334974

372820

370807 Rec. 4/11

APPROVED

SUBJECT TO ORDINANCE

FEB 15 1952

DIRECTOR OF PUBLIC HEALTH

CITY OF SEATTLE

Field Inspector

350' ±

180'

210' ±

702'

43rd Ave N

INDEX CARD

REINFORCING STEEL MUST BE INSPECTED after placing and before covering. BE SURE YOU ARE FULLY INFORMED ON THE BUILDING AND ZONING LAWS before beginning your work.

ORIG

Figure 49: City of Seattle Department of Buildings, Application and Building Permit  
Apartment Building for Heathman and Peister  
2020 43rd Avenue N (Feb 11, 1952)

Source: Seattle Department of Planning & Development (DPD) Microfilm Library

## Lakefront-Property Owners Awarded Damages Over Waves

Owners of the Lake Court Apartments, 2012 43rd Ave. 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, 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 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.

Figure 50: Article – Lakefront-Property Owners Awarded Damages Over Waves  
Source: Seattle Times, 19 May 1967

2012 - 43rd Ave. E.		LOT 8, 9		32E CG			
BLK E		ADD McGilvra					
BUILDING PERMIT No.	DATE	EST. COST	WORK	STO.	SIZE	CONST.	OCCUPANCY
282285	1928	55,000	Build apartment building	3	13-x22 81-x55	Fr.	Apartments
330398	1939	800	Repair foundation				"
514800	1965	3000	Repr found of 2 ex. apt bldgs.				H-Apts

Figure 51: 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

Five other major apartment sales were completed:  
 \$168,000 for two two-story buildings at 2225 N. W. 59th Ave. sold to Joseph Tall by William Carter.  
 \$127,000 for a two-year-old, four-story building at 500 N. 73rd Street sold to H. F. Freedman by R. W. Martin.  
 \$120,000 for a three-story, 28-unit building at 1421 15th Ave. sold to the Investors Funding Corp. by W. K. Suzuki.  
 \$119,000 for five buildings at 2020 and 2012 43rd Ave. E. sold to Michael Heathman, Palm Springs, Calif., by Harold Heathman.  
 \$100,000 for duplexes at 2828 and 2836 S. 194th St. sold to Kenneth Kahn by Harold Shaw.



Figure 52: Announcement – Sale of Lake Court; Photograph – Shoremont North (Camera facing East, 1975)  
Sources: Seattle Times, 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 53: Shoremont Apartments – Entrance (Camera facing East)*

*Source: Wikimedia Commons (Mabel, 2019)*



*Shoremont North Tower, Original Weathervane (Owls)*

*Shoremont South Tower, Original Weathervane (Squirrels)*

*Figure 54: Shoremont Apartments – Original Tower Ironwork*

*Source: Wikimedia Commons (Mabel, 2019)*



*Figure 55: 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 56: Shoremont Apartments – Courtyard leading to North tower, Shoremont Apartments Central Walkway  
(L) Facing Northeast, (R) Facing West  
Source (Courtyard): Wikimedia Commons (Mabel, 2019)*





*Figure 57: Shoremont Apartments – Paired Entryways with Vestibule  
(L to R) Facing North, Facing South, Facing North*



*Figure 58: Shoremont Apartments – Single Entryways  
(L) Facing North, (R) Facing South*



*Figure 59: Shoremont Apartments – Walkway Lamp Post (Camera facing West)*





Figure 60: Shoremont Apartments – North Rear Entrances, Faux Shutters, Shoremont North Basement Boiler  
(All images facing East)



Figure 61: Shoremont Apartments – North/South Waterfront Units (Camera facing West)



Figure 62: Shoremont Apartments – Southern Waterfront Units (Camera facing East)

Contemporary Photographs – Shoremont Interiors



Figure 63: Shoremont (1-Bedroom, Typical) – Living Area  
(L to R) Facing Northeast, Facing Northeast, Facing South

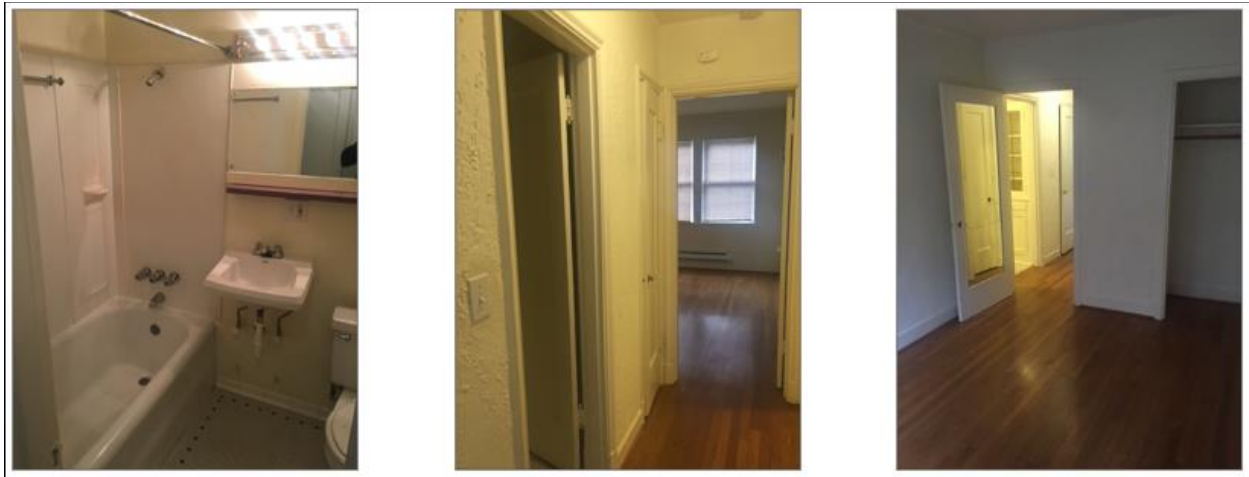


Figure 64: Shoremont (1-Bedroom, Typical) – Bathroom, Hallway, Bedroom  
(L to R) Facing West, Facing North, Facing Southeast



Figure 65: Shoremont (1-Bedroom, Typical) – Kitchen  
(L to R) Facing South, Facing Northeast, Facing North





Figure 66: Shoremont (1-Bedroom, Atypical/Waterfront) – Rear Entryway, Living Area  
(L) Facing West, (R) Facing North



Figure 67: Shoremont (1-Bedroom, Atypical/Waterfront) – Kitchen  
(L) Facing North, (R) Facing South



Figure 68: Shoremont (1-Bedroom, Atypical/Waterfront) – Sunroom  
(L) Facing South, (R) Facing North



Contemporary Photographs – Lakecrest Exteriors



*Figure 69: Lakecrest Apartments – Main Entry, Pendant Lighting, Pendant Light Detail  
(L to R) Facing East, Facing East, Facing West*



*Figure 70: Lakecrest Apartments – West courtyard with original fountain (Camera facing East)  
Source: Wikimedia Commons (Mabel, 2019)*





*Figure 71: Lakecrest Apartments – West courtyard (Camera facing West)*  
*Source: Wikimedia Commons (Mabel, 2019)*



*Figure 72: Lakecrest Apartments – West Wing and Courtyards (Camera facing South)*





Figure 73: Lakecrest Apartments – Entryways & Brick Pathway  
(L to R) Facing Southwest, Facing Southeast, Facing Southeast



Figure 74: Lakecrest Apartments – East Wing and Courtyard (Camera facing West)  
Source: Wikimedia Commons (Mabel, 2019)



Figure 75: Lakecrest Apartments – Original ornamental bay window (Camera facing West)





*Figure 76: Lakecrest Apartments – East Wing courtyard (Camera facing East)*



*Figure 77: Lakecrest Apartments – Waterfront Units (Camera facing West)*

**Contemporary Photographs – Lakecrest Interiors**



*Figure 78: Lakecrest (2-bedroom unit) – Entryway  
(L to R) Facing West, Facing South, Facing Southeast*



*Figure 79: Lakecrest (2-bedroom unit) – Entryway (Camera facing North)*



*Figure 80: Lakecrest (2-bedroom unit) – Stairway down from second floor; Stairway up from first floor  
(L) Facing North, (R) Facing South*





*Figure 81: Lakecrest (2-bedroom unit) – Living Area (Camera facing West)*



*Figure 82: Lakecrest (2-bedroom unit) – Living Area (Camera facing Southwest)*



*Figure 83: Lakecrest (2-bedroom unit) – Living Area (Camera facing North)*



*Figure 84: Lakecrest (2-bedroom unit) – Kitchen (Camera facing South)*



*Figure 85: Lakecrest (2-bedroom unit) – Kitchen (Camera facing East)*



*Figure 86: Lakecrest (2-bedroom unit) – Primary Bedroom  
(L) Facing Northwest, (R) Facing Northeast*



*Figure 87: Lakecrest (2-bedroom unit) – Secondary Bedroom  
(L) Facing Southeast, (R) Facing West*





*Figure 88: Lakecrest (2-bedroom unit) – Bathroom (Camera facing South)*

#### **Contemporary Photographs – Anhalt Building Exteriors**



*Figure 89: Anhalt Apartments – East Entry and Courtyard (Camera facing Southwest)*





*Figure 90: Anhalt Apartments – East Entry and Courtyard (Camera facing North)*



*Figure 91: Anhalt Apartments – Southern façade, Lake Court Courtyard and Shoremont South from 43<sup>rd</sup> Avenue East (Camera facing East)*





*Figure 92: Anhalt Apartments – Windows and Ventilation Tubes (Camera facing North)*



*Figure 93: Anhalt Apartments – West Entry from 43<sup>rd</sup> Avenue East (Camera facing East)*  
 Source: Wikimedia Commons (Mabel, 2019)

Contemporary Photographs – Anhalt Building Interiors



*Figure 94: Anhalt (1-bedroom unit) – Living Area (Camera facing East)*



*Figure 95: Anhalt (1-bedroom unit) – Living Area with Entry/Dining Area in background (Camera facing West)*





*Figure 96: Anhalt (1-bedroom unit) – Kitchen, Bathroom  
(Both images facing North)*



*Figure 97: Anhalt (1-bedroom unit) – Bedroom  
(L) Facing East, (R) Facing North*



*Figure 98: Anhalt (1-bedroom unit) – Interior view of bedroom window ventilation system*



*Figure 99: Lakecrest Apartments exterior as viewed from 43rd Avenue East (Camera facing East)*



*Figure 100: Lakecrest Apartments exterior as viewed from 43rd Avenue East (Camera facing East-Southeast)*





Figure 101: Lakecrest Apartments Exterior as viewed from 43rd Avenue East (Camera facing Northeast)  
Source: Rentals.com



Figure 102: Anhalt Apartment Building exterior as viewed from 43rd Avenue East (Camera facing East)



Figure 103: 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 104: William Bain, Sr. & Lionel Pries  
Sources: HistoryLink.org, The Seattle Times



*The Viceroy Apartments (1928-1930)*



*The Consulate Apartments (1927 - 1928)*



*The Bel-Roy Apartments (1930-1931)*

Figure 105: Seattle Apartment Buildings designed by Bain & Pries  
Sources: Seattle DPD Historical Sites, Cornell & Associates

## Paul Thiry

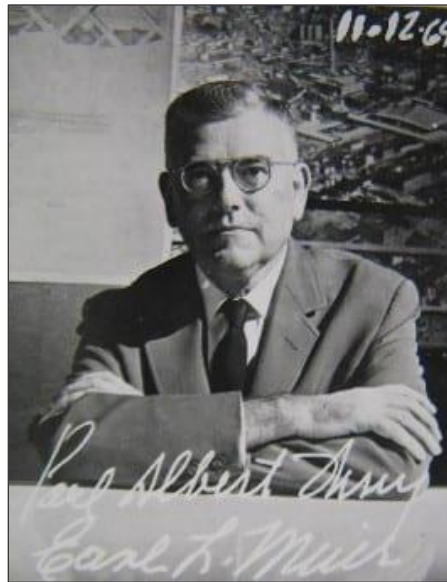


Figure 106: Paul Thiry (1964)  
Source: docomomo-wewa



Original MOHAI Building (1952)



Frye Museum architectural model (1952)



St. Demetrios Greek Orthodox Church (1962)

Figure 107: Seattle Buildings designed by Paul Thiry  
Sources: MOHAI, MuseumhouseSeattle.com, SaintDemetrios.com





Figure 108: Paul Thiry – Shaper of Northwest Environment  
Source: Seattle Daily Times, 14 January 1962

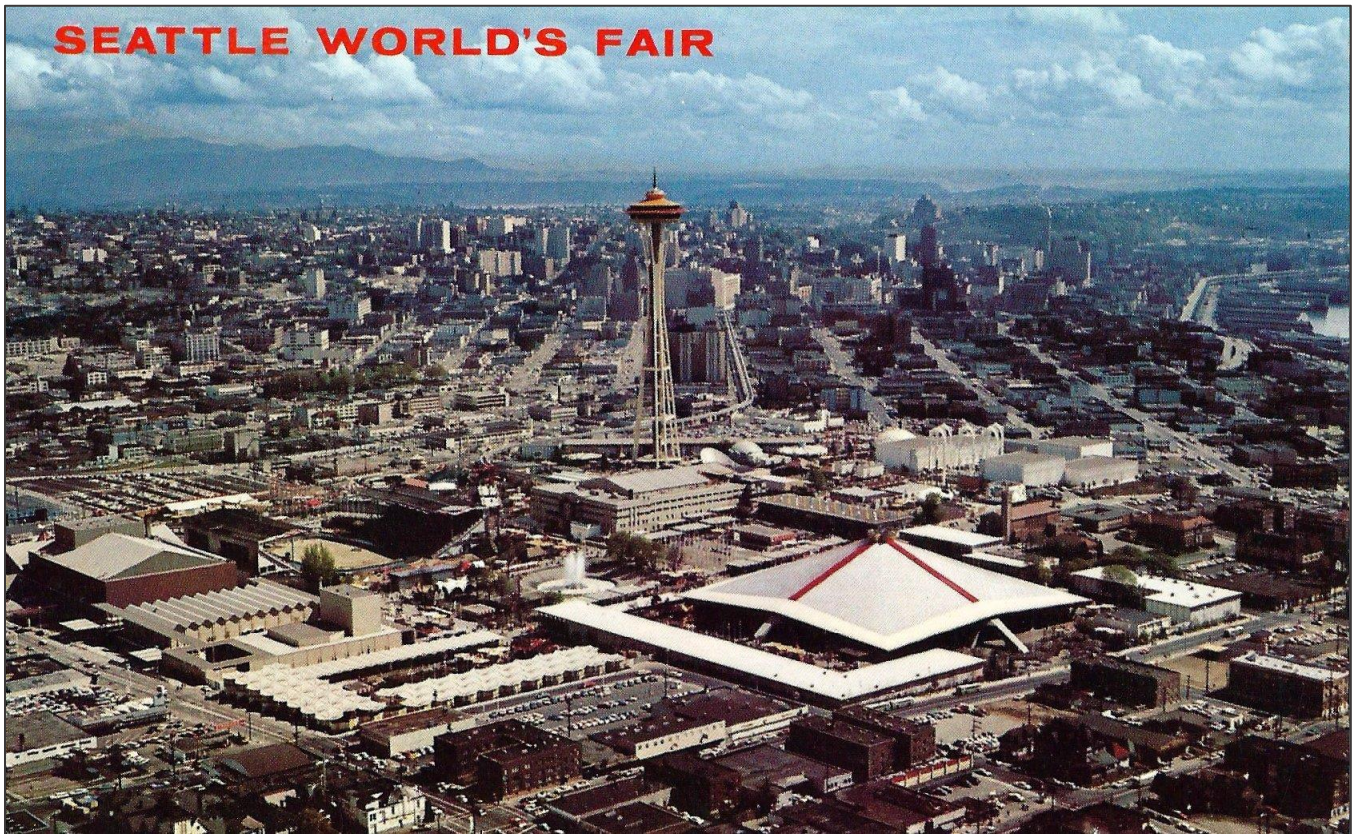


Figure 109: Seattle World's Fair site (1962)  
Source: American Society of Civil Engineers



**Frederick Anhalt**



*Figure 110: Frederick Anhalt  
Source: The Seattle Times*



*Anhalt Arms Apartments, 1928*



*La Quinta Apartments, 1929*



*Anhalt Apartments, 1927*

*Figure 111: Seattle Apartment Buildings designed by Fred Anhalt  
Sources: UW Special Collections, The Seattle Times, MOHAI*

## 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.

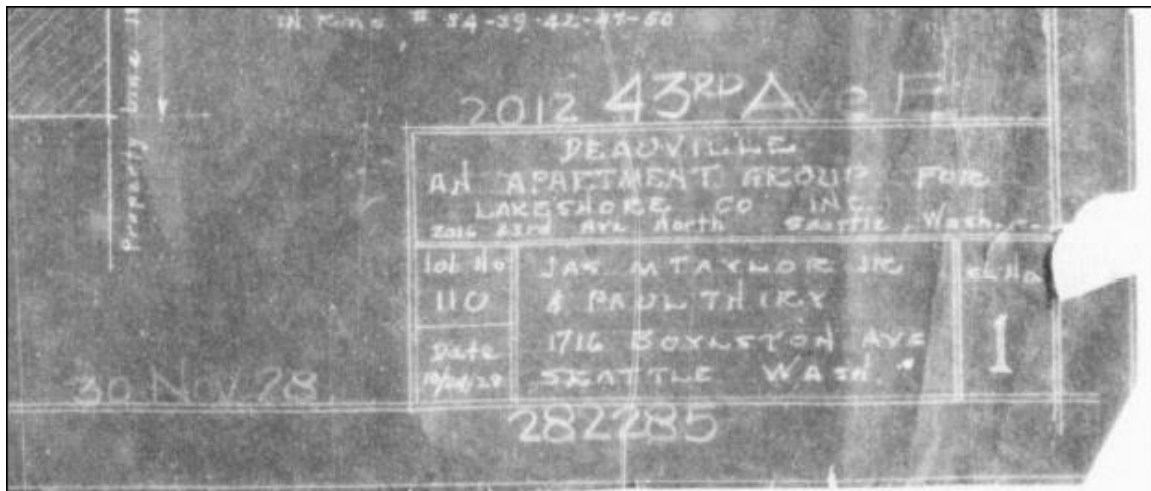


Figure 112: "Beauville An Apartment Group for Lakeshore Co Inc., 2016 43rd Ave North... [Architects] Jay M Taylor Jr & Paul Thiry [...] [Building Permit] 282285...30 Nov 28"

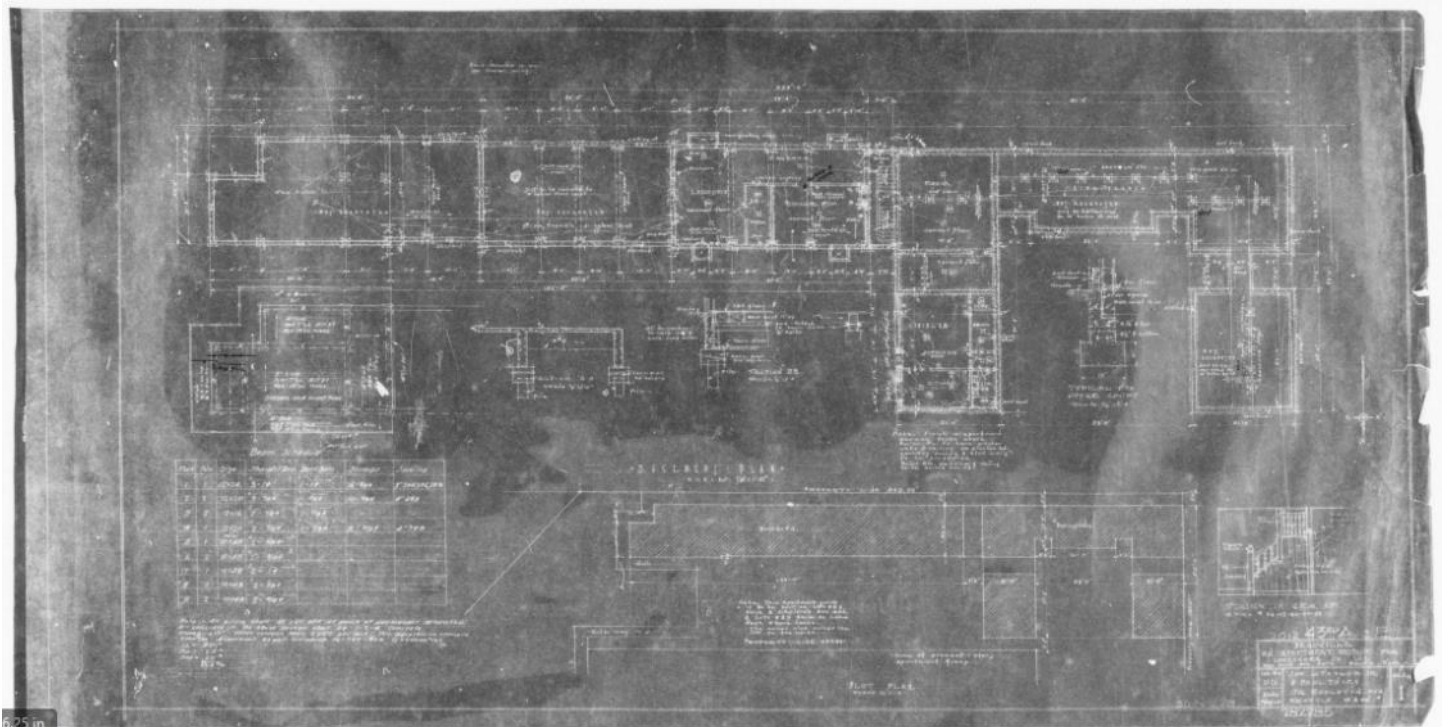


Figure 113: Beauville, Basement Plan – 1928 (1 of 7)



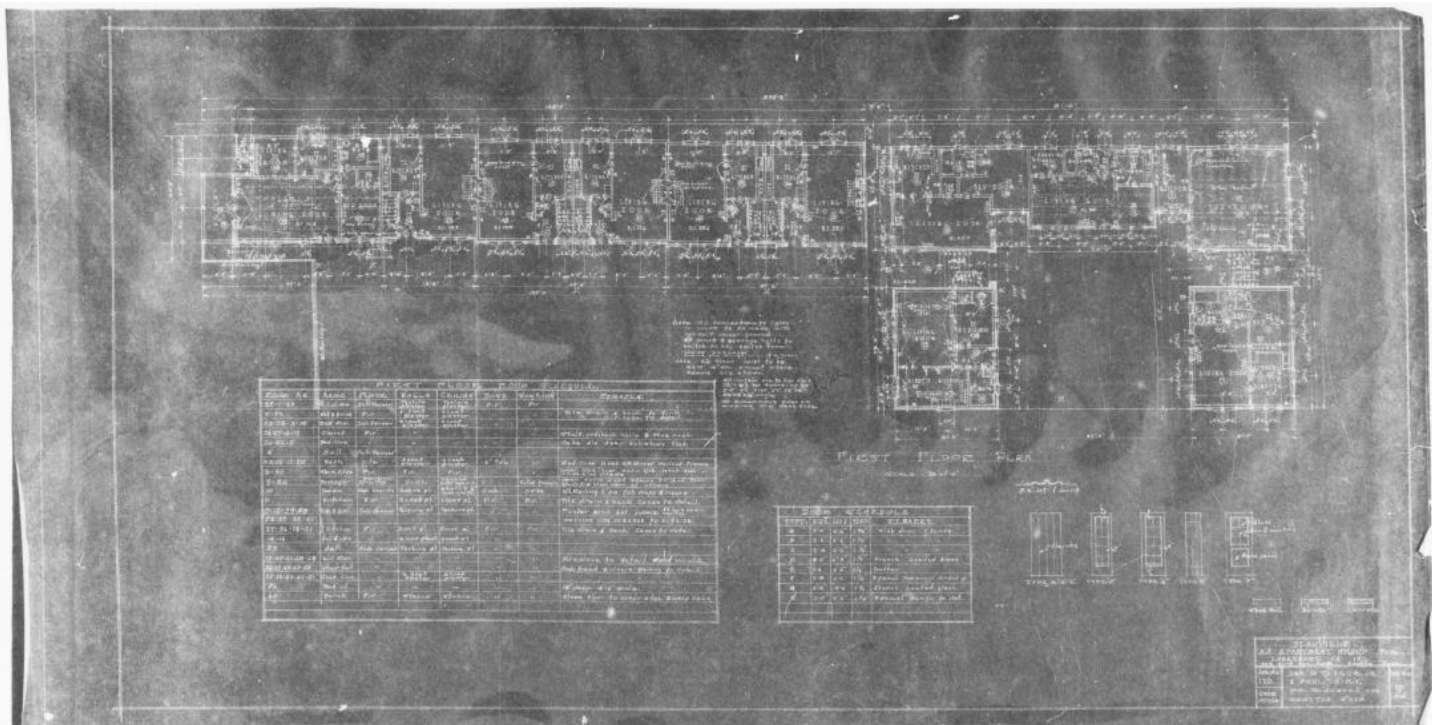


Figure 114: Beauville, First Floor Plan – 1928 (2 of 7)

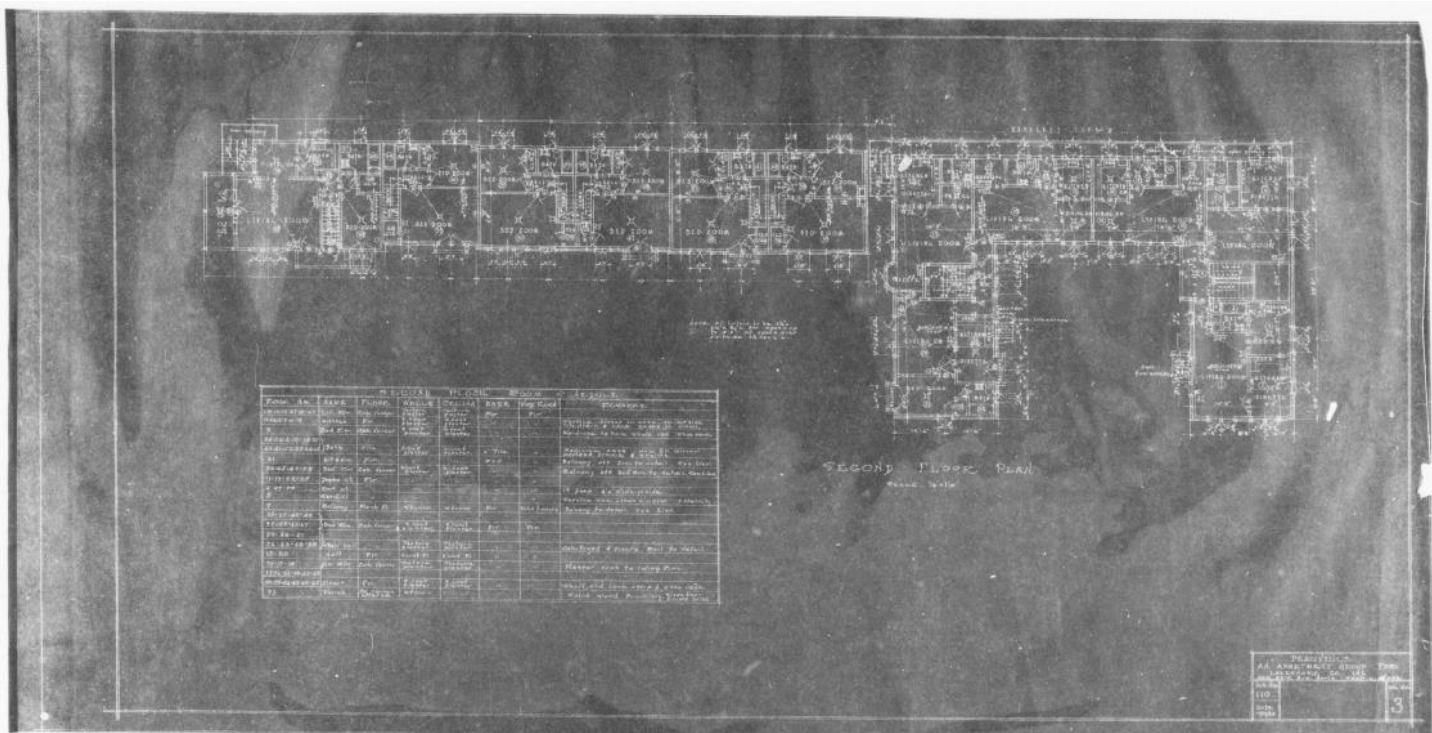


Figure 115: Beauville, Second Floor Plan – 1928 (3 of 7)



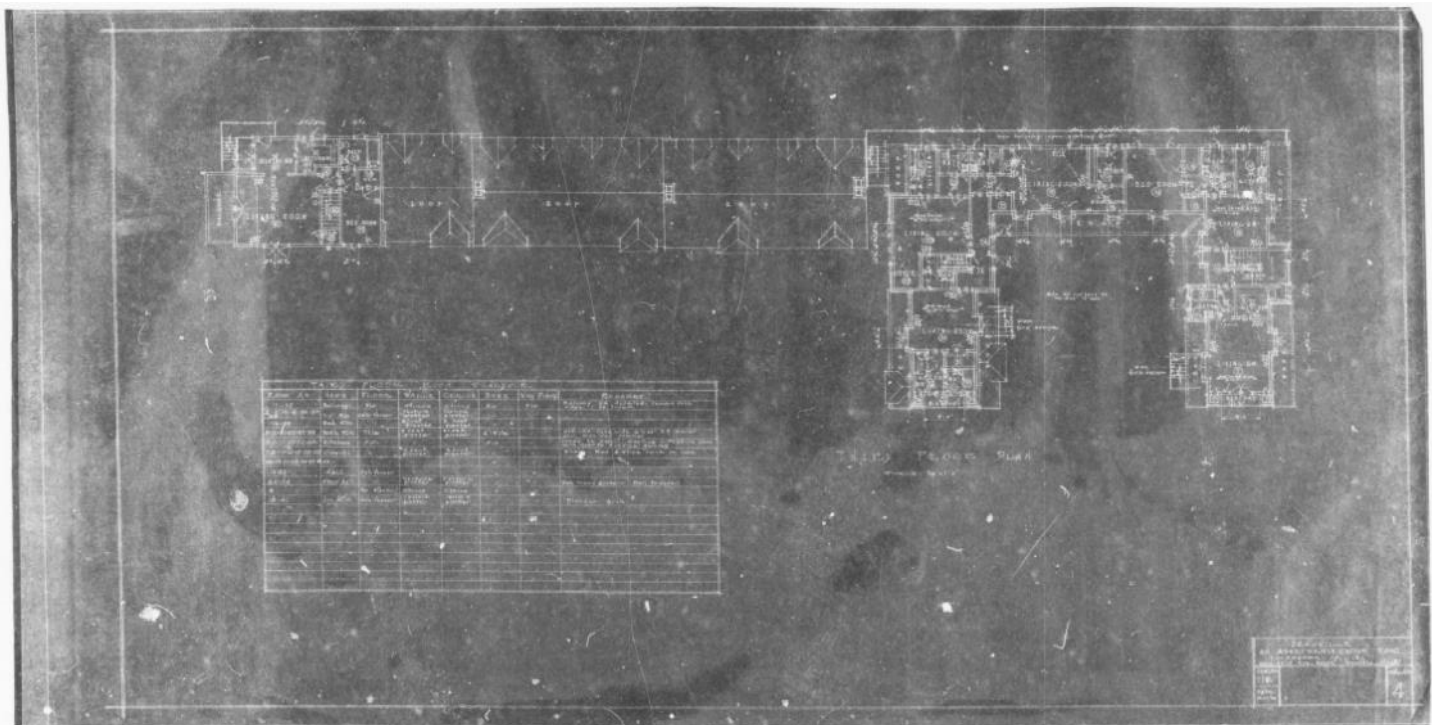


Figure 116: Beauville, Third Floor Plan – 1928 (4 of 7)

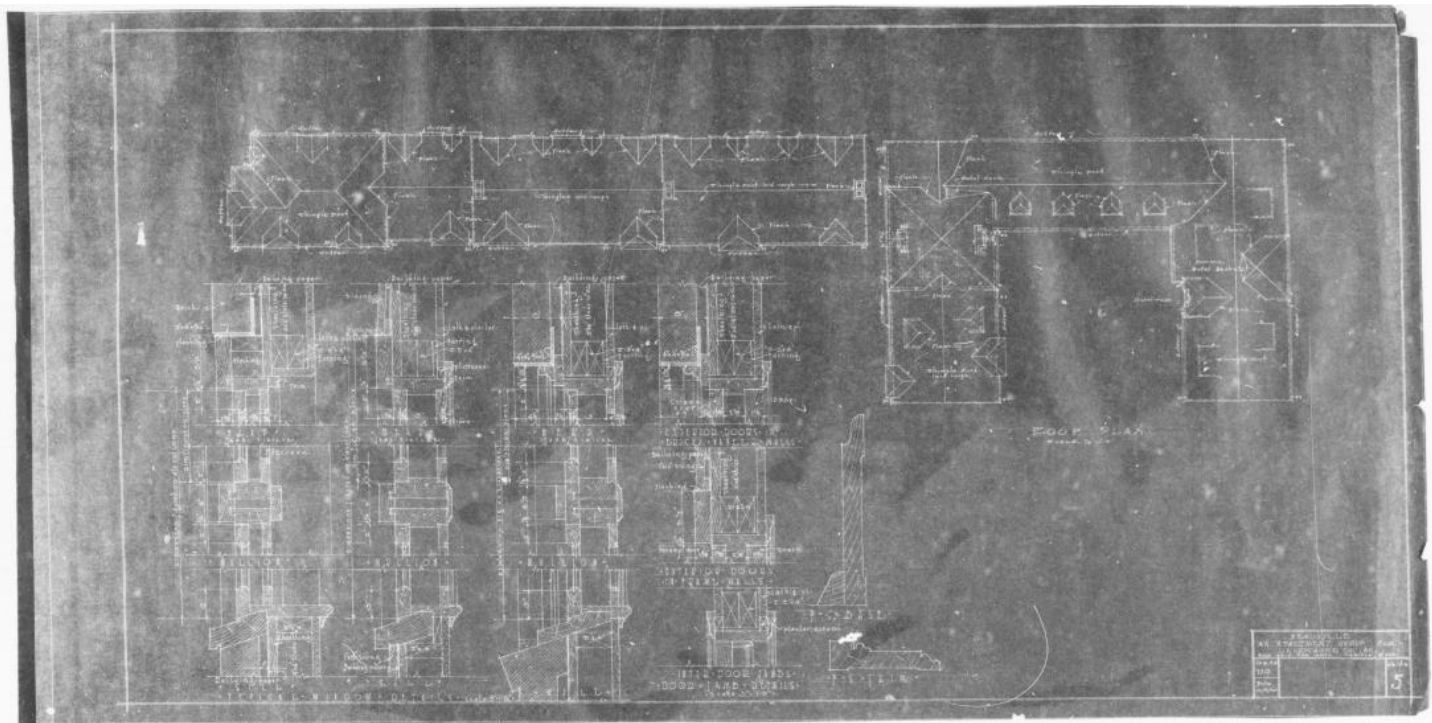


Figure 117: Beauville, Roof Plan – 1928 (5 of 7)

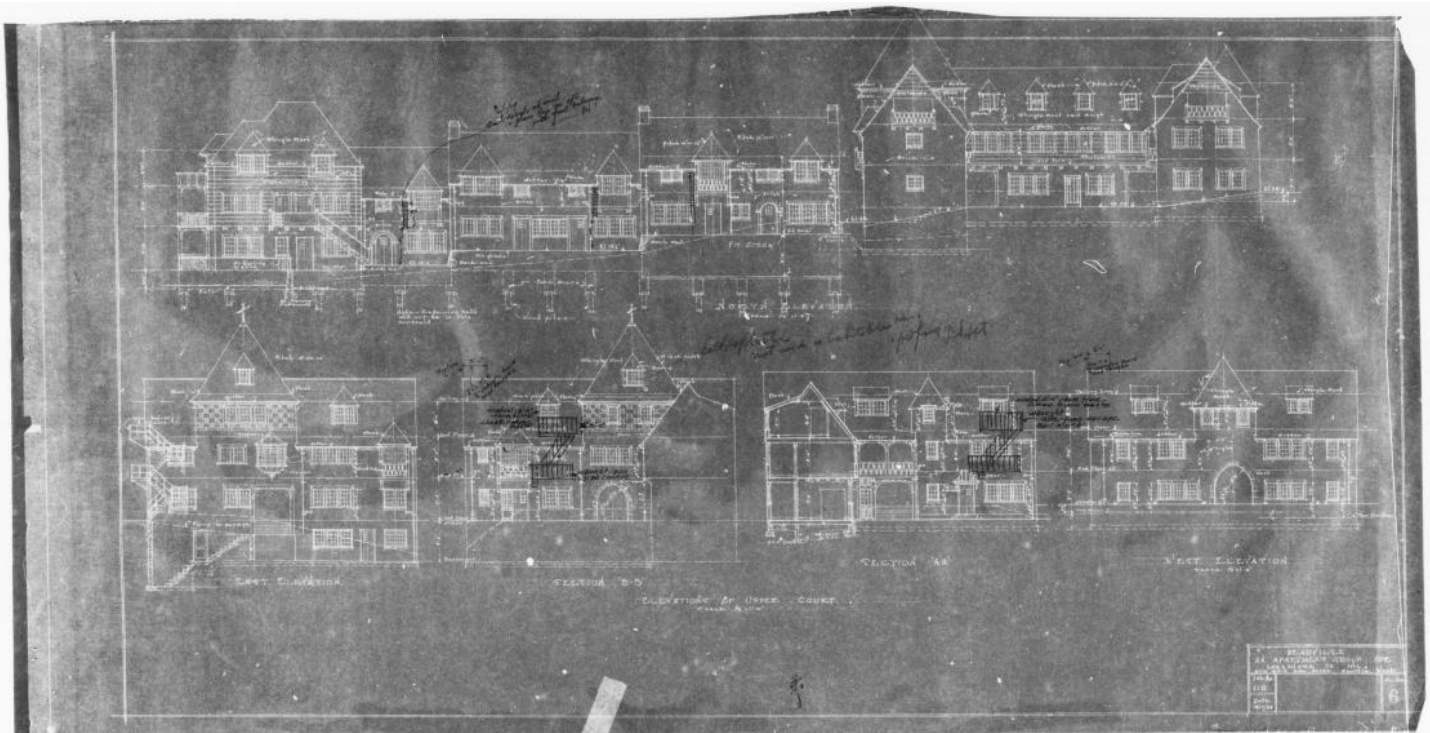


Figure 118: Beauville, Elevations of Upper Court – 1928 (6 of 7)

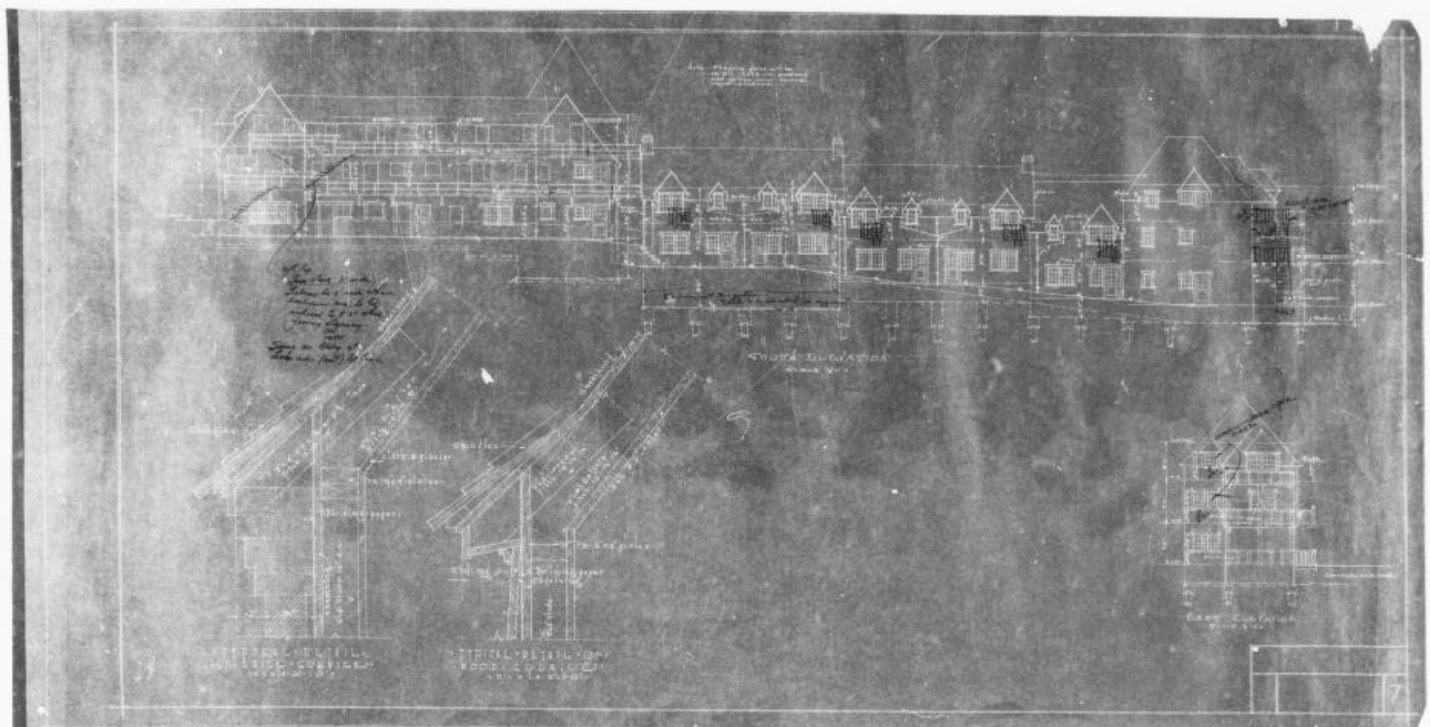


Figure 119: Beauville, South Elevations & East Elevation – 1928 (7 of 7)



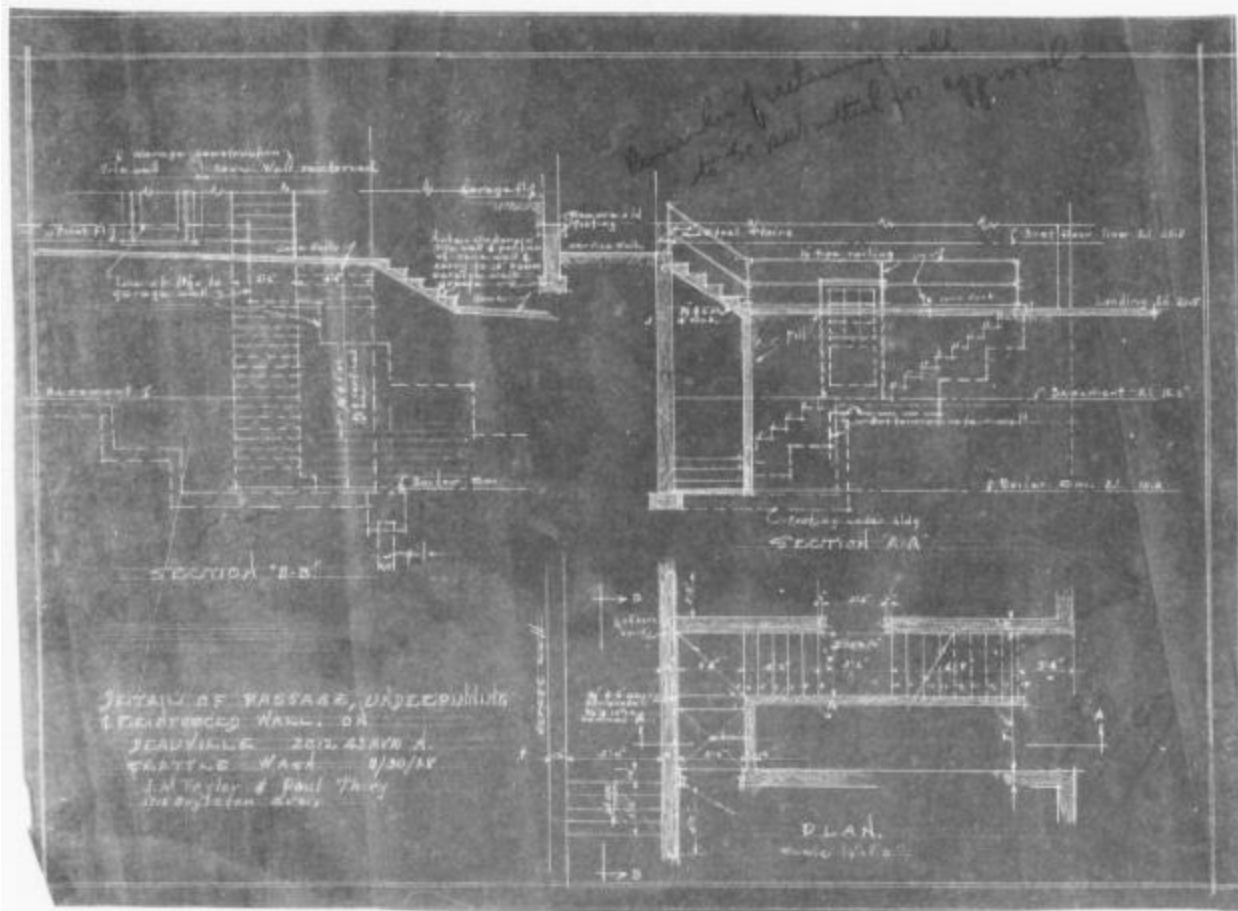


Figure 120: "Detail of Passage Underpinning & Reinforced Wall on Beauville. 2012 43rd Ave N [...] 11/30/28 J.M. Taylor & Paul Thiry"

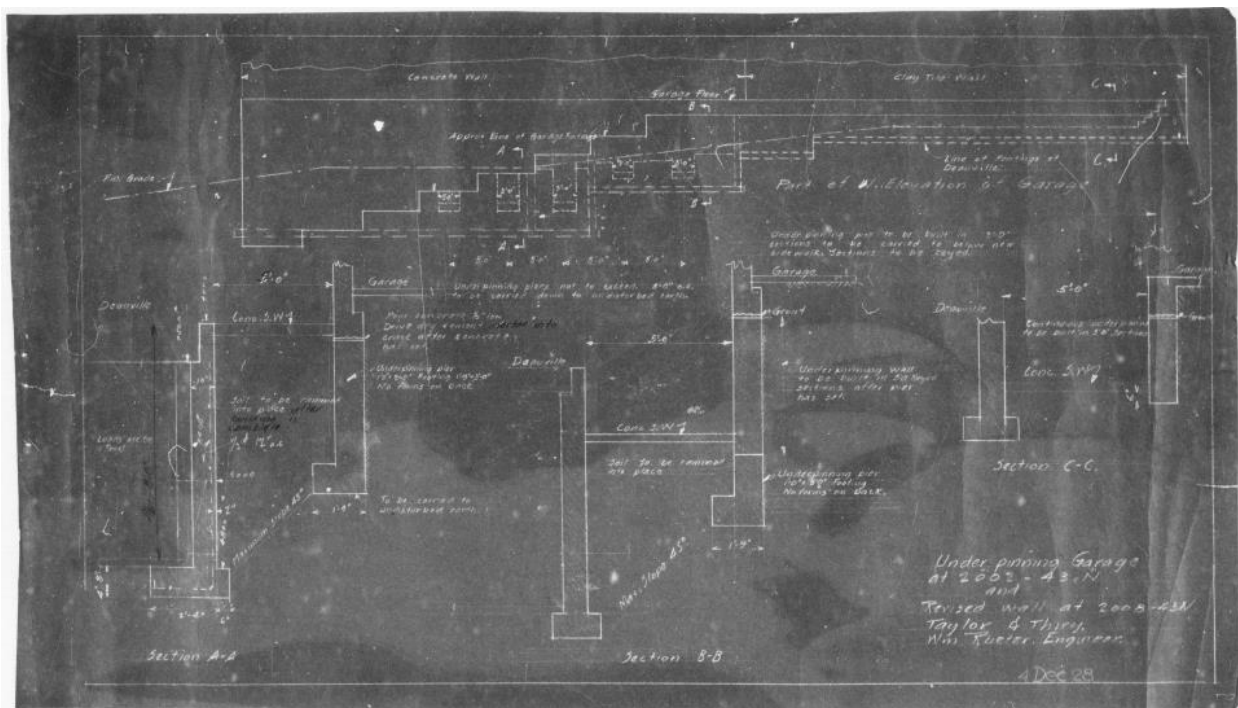


Figure 121: "Underpinning Garage at 2002 43N and Revised Wall at 2008 43N, Taylor & Thiry. Wm. Rueter, Engineer. 4 Dec 1928"



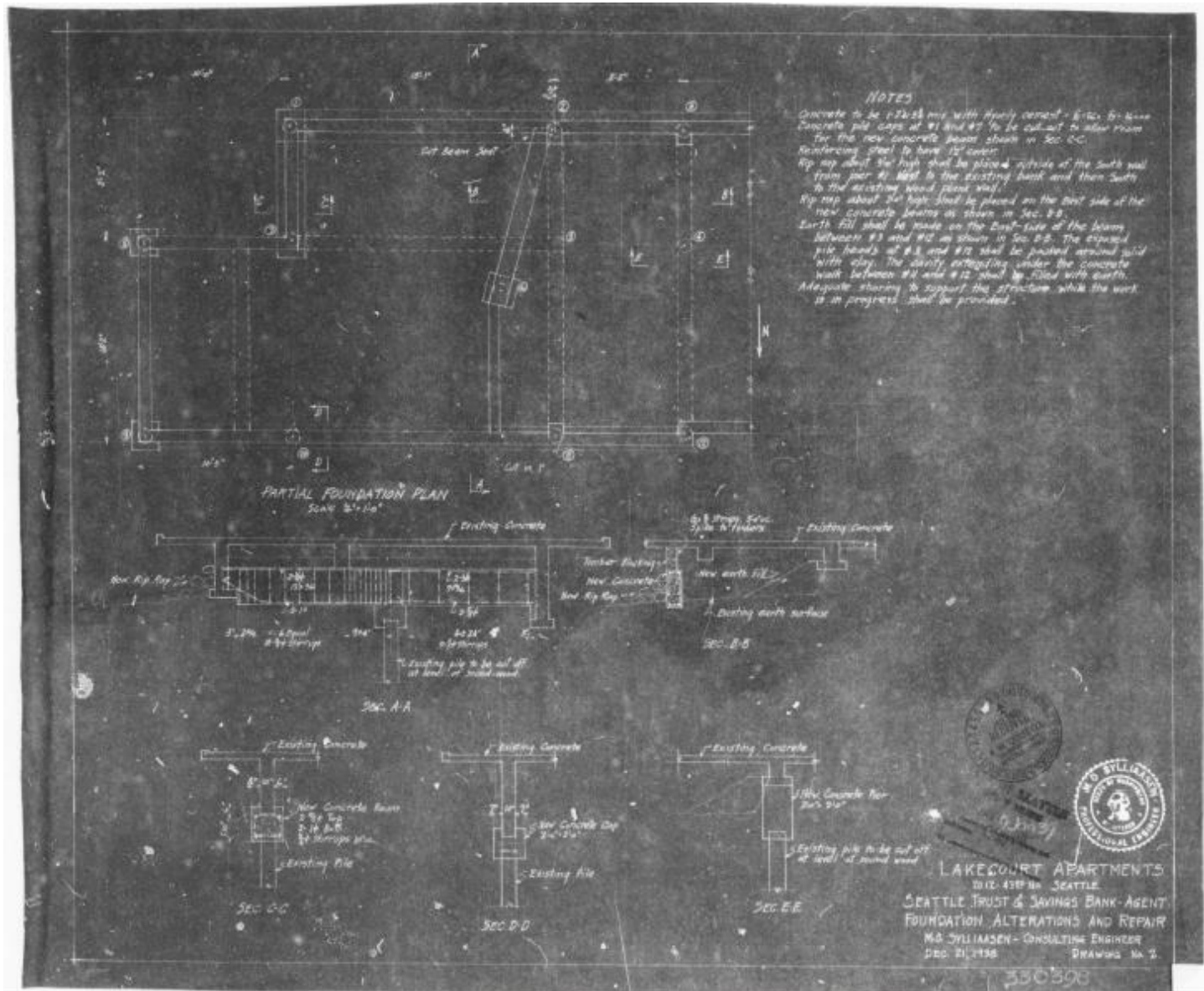


Figure 122: "Lakecourt Apartments. 1012-43rd No. Seattle. Seattle Trust & Savings Bank-Agent. Foundation Alterations and Repair. M.O. Sylliaasen - Consulting Engineer. Dec. 21, 1938. Drawing No. 2. [Building Permit] 330398"

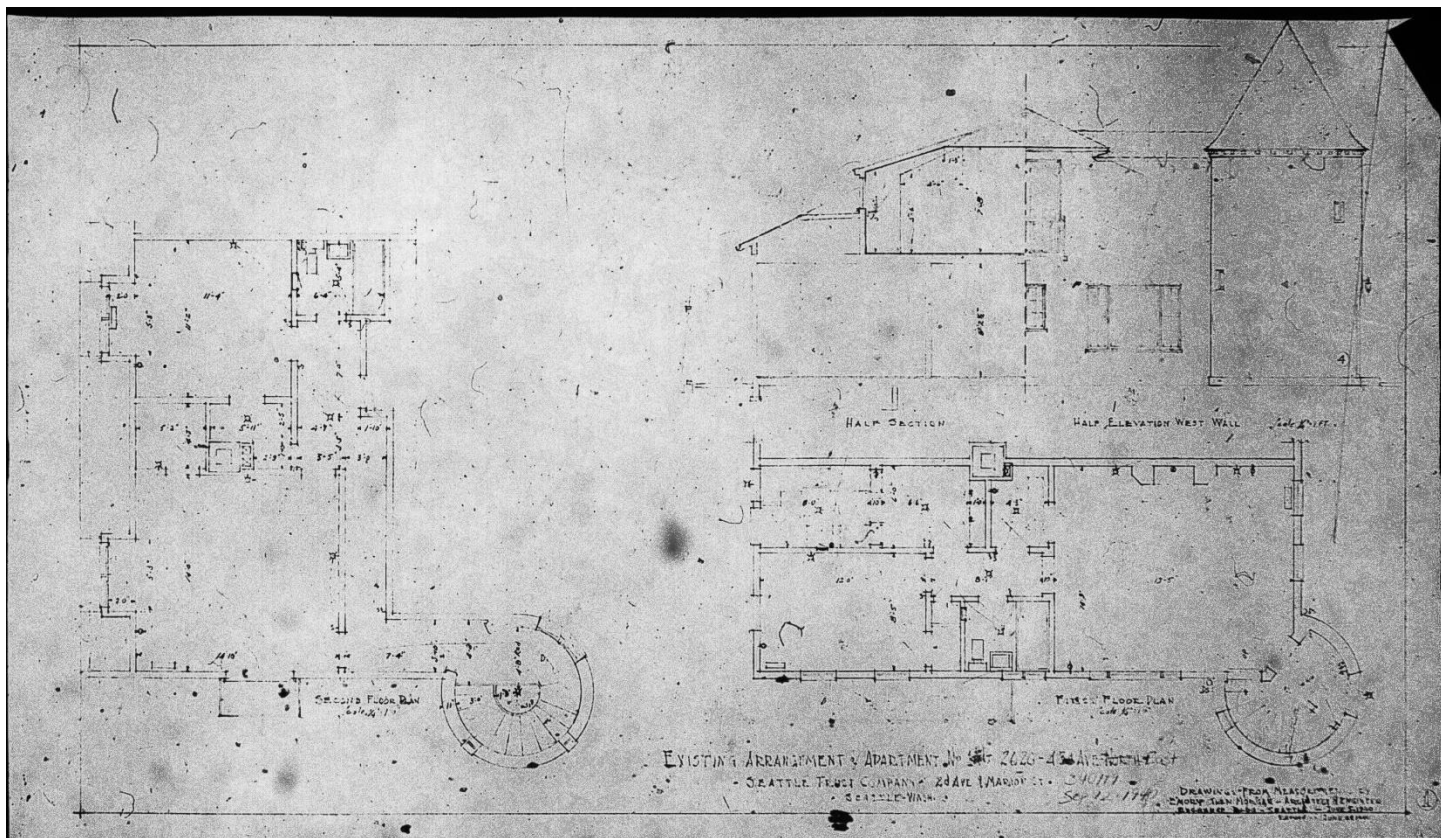


Figure 123: "Existing Arrangement of Apartment No. [illegible] 2020 43d Ave North East  
Seattle Trust Company ... [Building Permit] 340119, Sep 12 1940"

EXISTING ARRANGEMENT & APARTMENT No. 2020-43d Ave North East  
- SEATTLE TRUST COMPANY - 20 AVE 1 MARION ST. - 340119  
- SEATTLE WASH. - SEP 12 1940







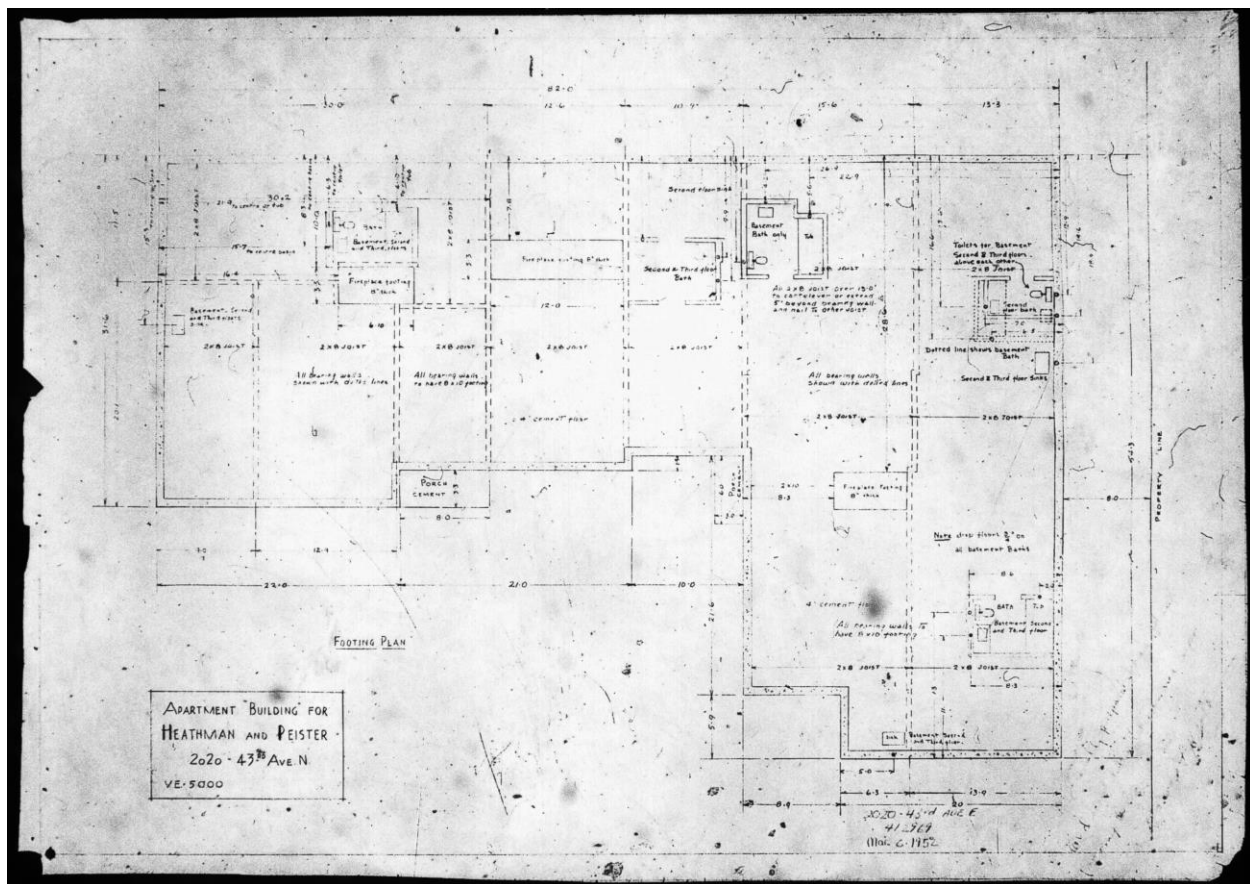


Figure 125: "Apartment Building for Heathman and Peister 2020 43rd Ave. N. [Building Permit] 412969 Mar. 6 1952"  
Footing Plan

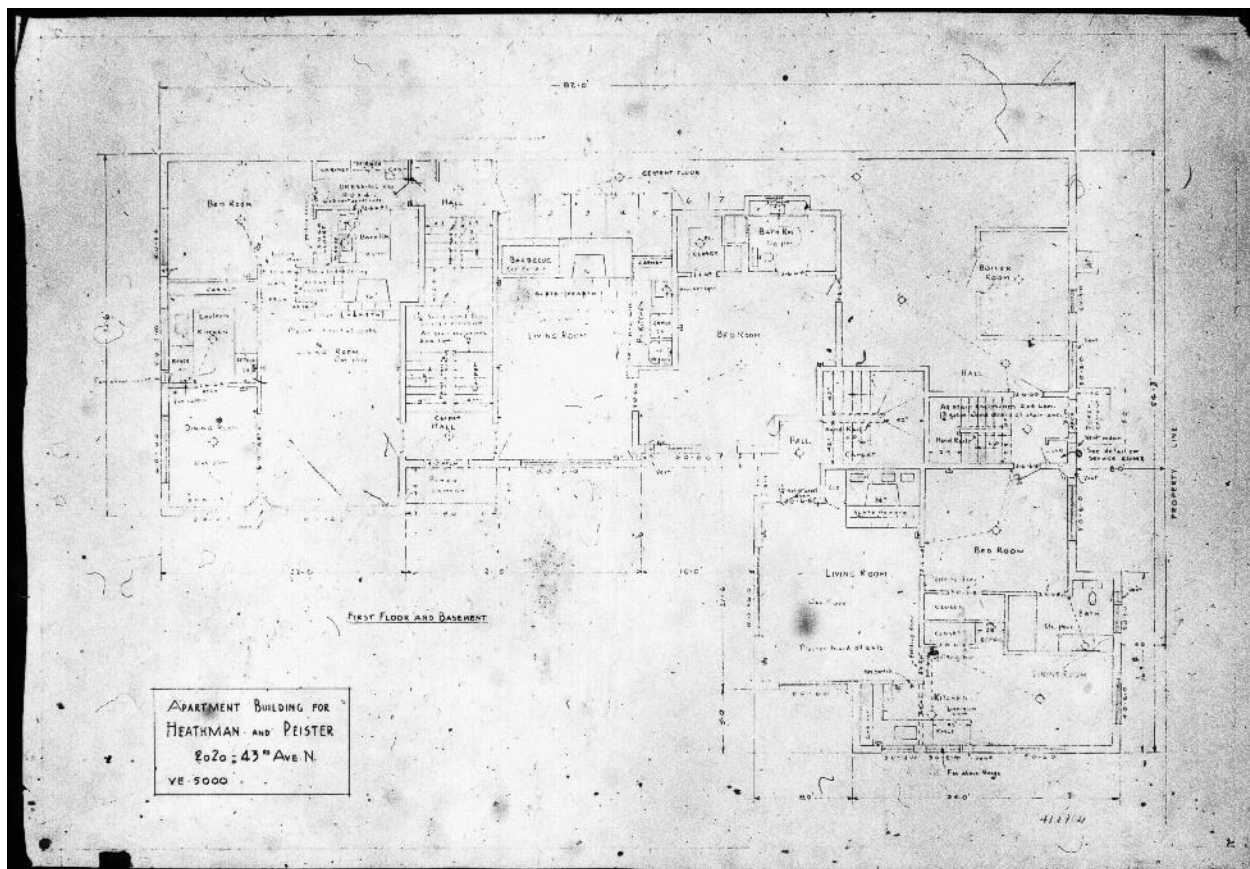


Figure 126: "Apartment Building for Heathman and Peister 2020-43rd Ave. N. ... [Building Permit] 412969"  
First Floor and Basement



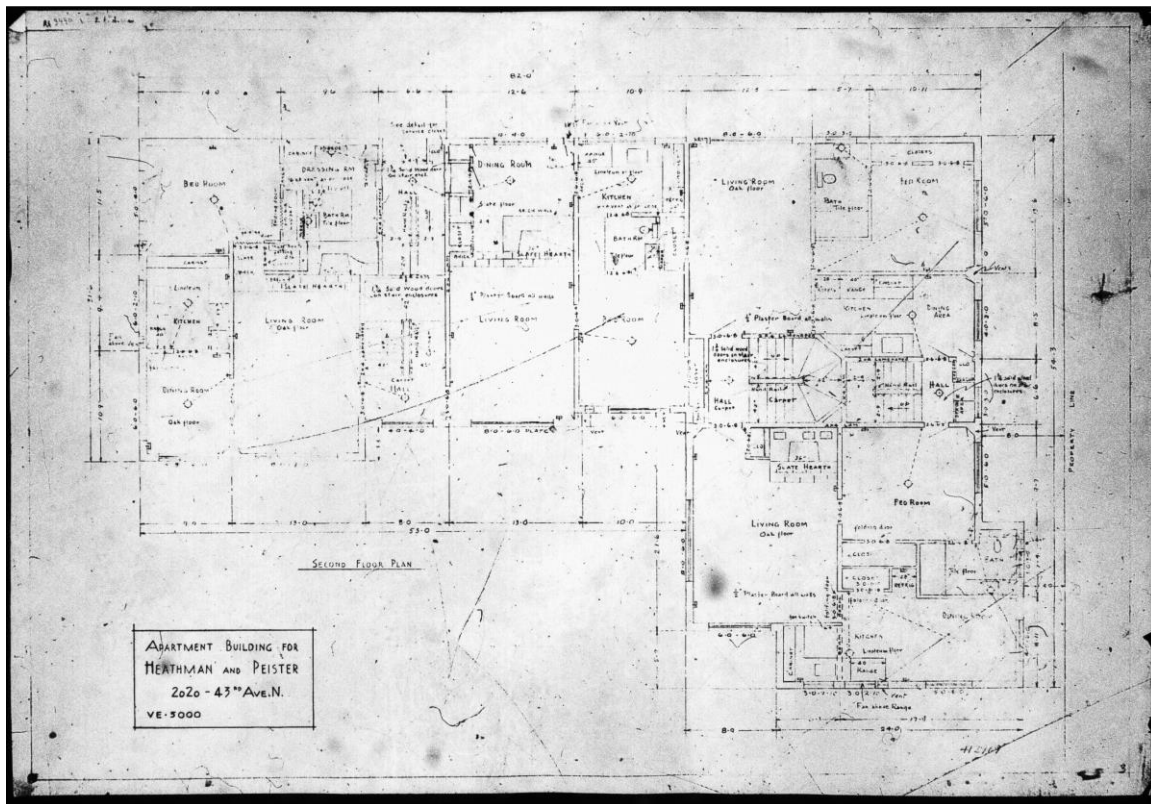


Figure 127: "Apartment Building for Heathman and Peister 2020-43rd Ave. N. ... [Building Permit] 412969"  
Second Floor Plan

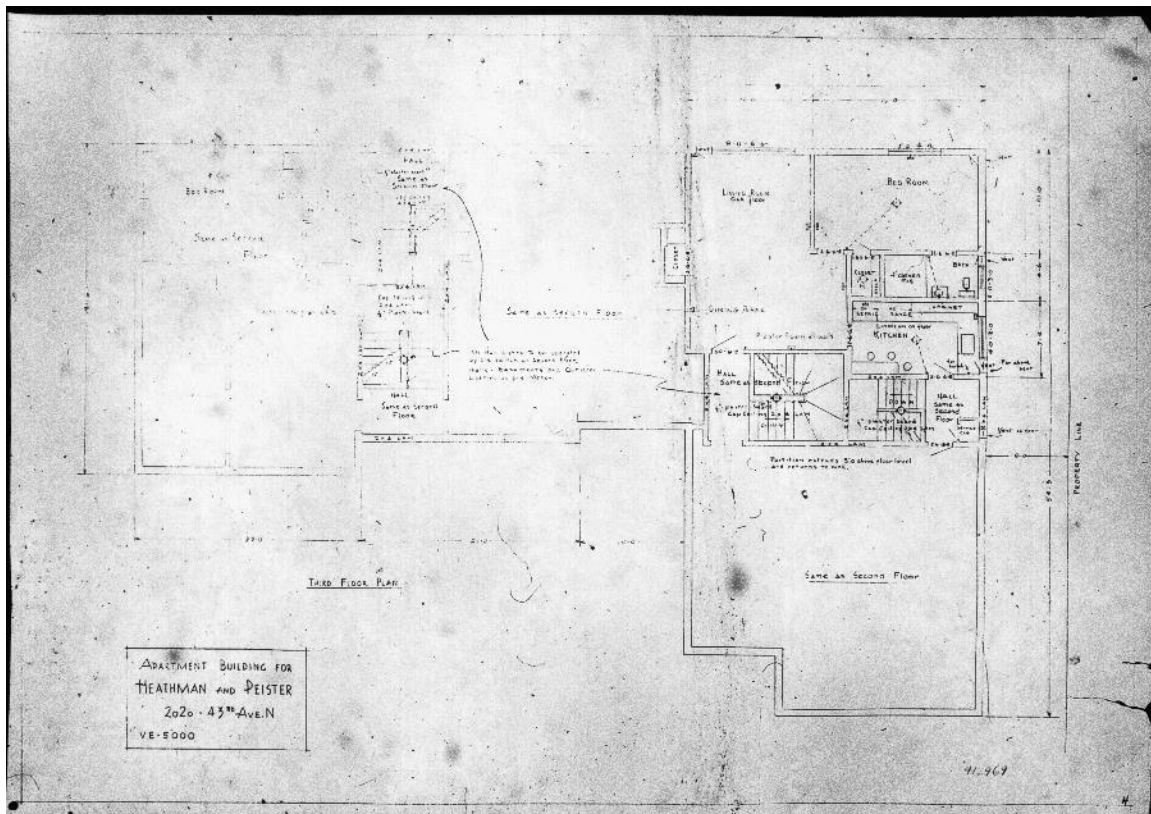


Figure 128: "Apartment Building for Heathman and Peister 2020-43rd Ave. N. ... [Building Permit] 412969"  
Third Floor Plan

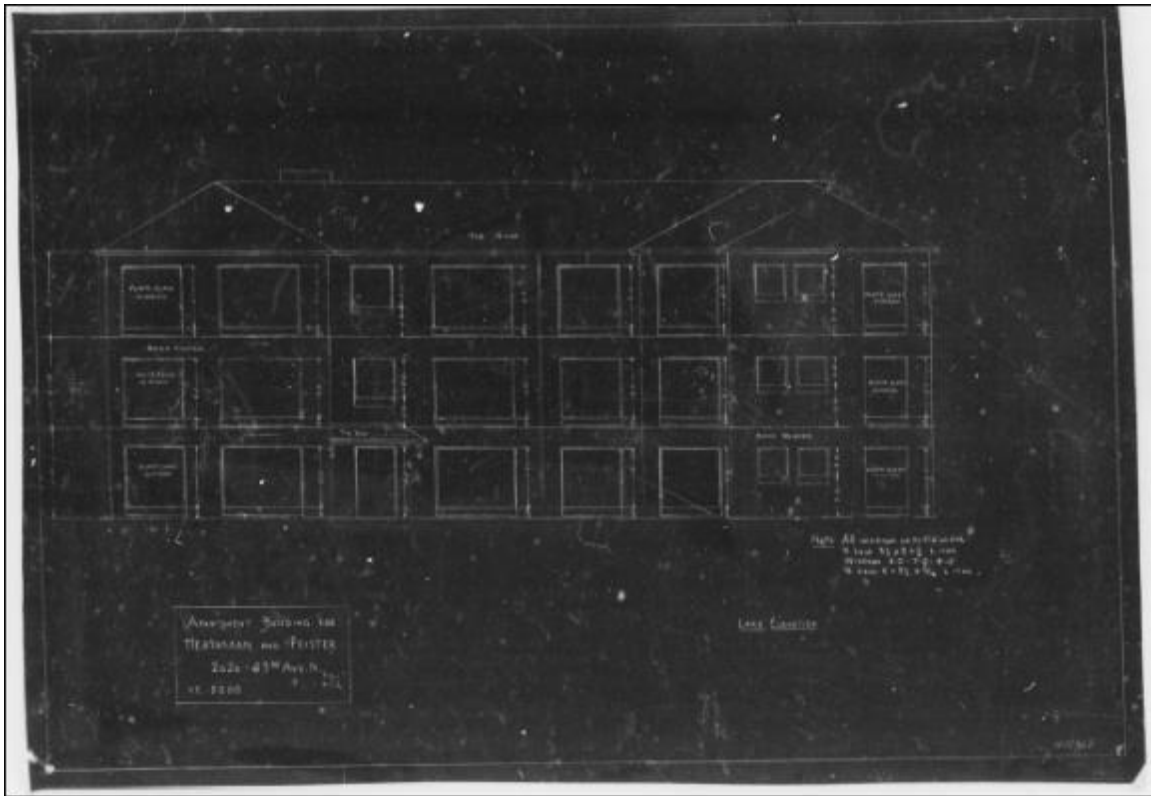


Figure 129: "Apartment Building for Heathman and Peister 2020-43rd Ave. N. ... [Building Permit] 412969"  
 Lake Elevation

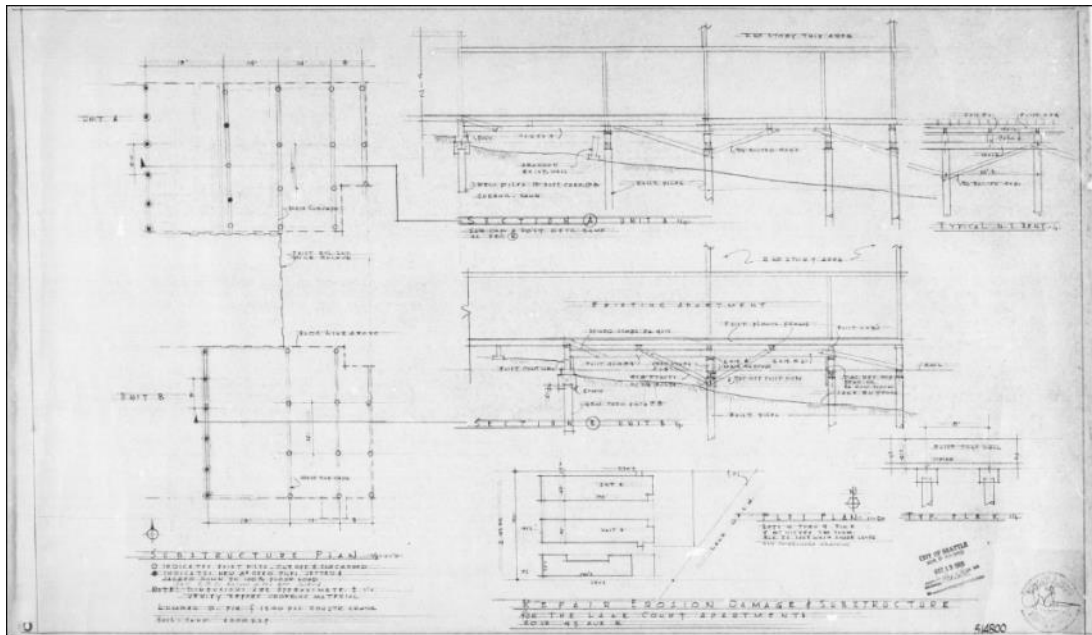
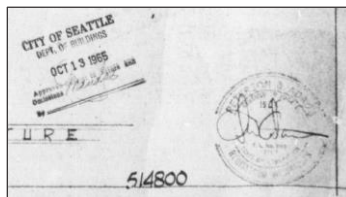


Figure 130: "Repair Erosion Damage & Substructure for the Lake Court Apartments 1212 43 Ave E [Building Permit] 514800"  
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