

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 43rd 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 / Kite Partners LLC

Present Use: Multi-Family Dwelling/Apartment

Address: 2012 43rd Avenue East

Original Owner: Shoremont Company, Inc (President, William Doxy)

Original Use: Multi-Family Dwelling/Apartment

Architect/Designer(s):

- William J. Bain, Sr. (Shoremont)
- Paul Thiry and James Taylor Jr. (Lakecrest)
- Frederick 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

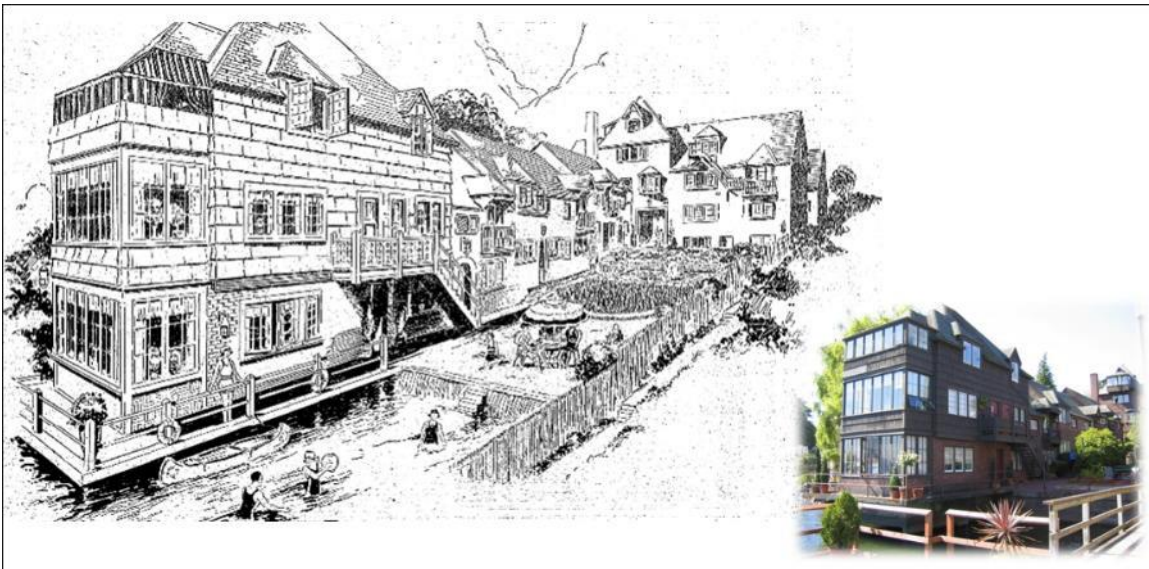
Address: 2012 43rd Avenue East

Email: friends.of.lakecourtapartments@gmail.com

Date Submitted: 5 March 2024

Revised: 9 November 2024

Lake Court Apartments Seattle Landmark Nomination



Submitted by **Friends of Lake Court Apartments**

Prepared by Heather M Brammer

5 March 2024

Revised: 9 November 2024

Table of Contents

Description

| | |
|---|----------|
| Site & Setting | 1 |
| Exterior | |
| <i>Property Overview</i> | 1 |
| - Shoremont | 1 |
| - Lakecrest | 2 |
| - Anhalt Addition | 2 |
| <i>Landscaping and Community Space</i> | 2 |
| <i>Entrances</i> | 3 |
| <i>Windows</i> | 4 |
| <i>Basements</i> | 4 |
| <i>Garages and Parking</i> | 4 |
| Interiors | |
| <i>Apartment Types and Features</i> | 4 |
| <i>Shoremont 1-bedroom units</i> | 5 |
| <i>Lakecrest studio and 1-bedroom units</i> | 5 |
| <i>Lakecrest 2-bedroom units</i> | 6 |
| <i>Anhalt Addition 1-bedroom units</i> | 7 |
| Alterations | 7 |

Statement of Significance

| | |
|---|----------|
| Madison Park Neighborhood | 8 |
| <i>Madison Park Dock/Ferry</i> | 9 |
| <i>Neighborhood Demographics</i> | 9 |
| Building History | |
| <i>Pre-1925: Doxy Property</i> | 9 |
| <i>1925-1926: Shoremont Apartments</i> | 10 |
| <i>1928-1929: Lakecrest Apartments</i> | 12 |
| <i>1929-1930: The Lake Crest Inn</i> | 12 |
| <i>1926-1937: Apartment Life & Tenants</i> | 13 |
| <i>1938-1941: Change in Owner/Manager & Tenant Policy</i> | 13 |
| <i>1941: Lake Court Apartments sold to Heathman & Peister</i> | 14 |
| <i>1952: Anhalt Addition</i> | 15 |
| <i>1960s to Present Day</i> | 15 |
| Architects | |
| <i>William J. Bain, Sr.</i> | 16 |
| <i>Paul Thiry</i> | 16 |
| <i>Frederick Anhalt</i> | 17 |
| Architectural Context | |
| <i>French Eclectic: Norman / Tudor Revival</i> | 18 |
| <i>Spanish Eclectic</i> | 19 |
| <i>Building Typology – Courtyard Apartments</i> | 20 |
| Works Cited | 21-25 |
| List of Figures | 26-29 |

Description

Site & Setting

The Lake Court Apartments are two adjoining properties located at 2012 43rd Avenue East & 2020 43rd Avenue East, on the shorefront of Lake Washington in the Madison Park neighborhood of Seattle. The distinctive community is on a 1.33-acre lot with 180 feet of waterfront, situated among more modern condominium and apartment buildings. The Lake Court Apartments were built in three phases: Shoremont (1925-1926), Lakecrest (1928-1929) and an unnamed addition (1952), referred to in this document as the Anhalt Addition. The complex is a significant aesthetic feature of the neighborhood due to its courtyard form, landscaping, and stylistic detailing.

Distinguished historic locations in proximity to the Lake Court Apartments are:

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

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

The Shoremont was the first lakeside apartment community in Seattle, built in the only location in the vicinity where apartment houses were authorized at the time of its construction.¹ This 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: "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."² The construction of the Shoremont Apartments is significant in that few apartment buildings were built in the Madison Park neighborhood, which tends more towards single-family residences built between 1930 and 1940.

Exterior

Property Overview

The entire property is comprised of five buildings, housing a total of 63 unique apartments: 12 studio units, 46 one-bedroom units and 5 two-bedroom units. The buildings are highly detailed, in the Tudor, Norman French and modernized Spanish Eclectic styles. The King County Department of Assessments listed the valuation of the property as \$18,455,000 in July 2024.³

Shoremont

The two Shoremont buildings were designed by William Bain, Sr. in 1925 and host 26 one-bedroom apartments. The North Shoremont building lies along the northern 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 69-71*). 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 77*). [*All apartments face*] the axial landscaped courtyard (*Fig 72*).

¹ *Apartments on Lake Shore Near Completion*. (1926, January 31). *Seattle Daily Times*.

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

³ "King County Department of Assessments (Parcel 531910-0290)." *King County Department of Assessments*.

[The South Shoremont building is centrally located on the property] and is generally similar in form and style to the first Shoremont building, but it is more Tudoresque with a square turret (Figs 69, 70) and a half-timbered element at the east end (Fig 77)."⁴ William Bain won a Seattle Honor Award for the Shoremont design from the Washington State Chapter of the American Institute of Architects (AIA) for "[...] apartments under two stories in height (Figs 41, 43)."⁵

Lakecrest

Lining the southern edge of the property are the Lakecrest buildings, designed by Paul Thiry & James M. Taylor in 1928. The Lakecrest buildings were designed by Thiry before he had completed his architecture degree. The Norman-style exterior houses a mix of 26 studio, one-bedroom and two-bedroom apartments. "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, with stairs up to the apartments (Fig 87). 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 90).

The second Lakecrest building is a long rectangular one, extending from the above structure down to the lake, parallel to the two [Shoremont] buildings. It is Tudor in style, with clinker brick cladding, arched entries opening to the courtyard, and heavy wooden balconies sheltered by gabled roofs (Figs 91, 92). 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 95)."⁶

Anhalt Addition

The 1952 addition to the Lake Court Apartments is located at the northwest corner of the property. The L-shaped building was designed in Spanish Revival style in collaboration with Frederick Anhalt. All eleven apartments are one-bedroom. "It is a [three]-story hip-roofed structure clad with beige stucco and a red clay tile roof (Fig 113). 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 115). Interior vent doors allow the residents to close off the air flow (Fig 121)."⁶

Landscaping and Community Space

The landscaping and multiple communal spaces are important reflections of the ethos of the Lake Court Apartments 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.

Three original fountains are on the property; All are non-working but are used as planters. Two fountains are from the 1928-1929 Lakecrest construction and are located in the Lakecrest courtyards. The third fountain was likely installed after the Anhalt Addition and is located in the sunken entryway between the buildings. This fountain has been converted into a topiary garden (Figs 88, 90, 94).

Paved walkways from the original Shoremont complex remain as originally configured (Fig 151) but have been repaved. Each of the individual Shoremont complex units has its own small grass lawn. Walkways are lined with hydrangea, lavender, rose bushes, tulip plantings and deciduous shrubbery (Figs 72-74). Additional courtyard space and brick walkways were added with the Lakecrest addition. Courtyards on the Lakecrest side are landscaped with ferns, climbing ivy, rose bushes, camelia, rhododendron, hydrangea, lilac bushes, lavender, arbor vitae, Japanese maple, Weeping Pine and Tulip trees (Figs 88-92, 94).

⁴ Houser, Michael. "Historic Property Report 2016-01-00010." Washington State Department of Archaeology and Historic Preservation, 1 Nov. 2016.

⁵ "Seattle Chapter Honor Awards." Architect and Engineer, Nov-Dec 1927.

⁶ 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, by both property management and tenants of the community. The entire property may be traversed by the network of interconnected pathways.

Iron lamp posts line the pathways to the dock and lakeside of the Shoremont section of the property (*Fig 75*). An (*assumed*) original pendant light fixture is present in the street-entry vestibule of the west Lakecrest building, with a matching fixture on the street-facing exterior. Identical light fixtures are also present at the water's edge on the southeastern side of the property. These lakeside fixtures are hung from iron posts adorned with Fleur de Lis post caps, a nod to the building's French design influence (*Fig 96*). Additional original exterior light fixtures of varying styles are present at most entryways of the Shoremont and Lakecrest apartment units (*Figs 74, 97*).

Each of the Shoremont towers is adorned with original distinctive ironwork. 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 70*). These are present in historical images (*Figs 42, 43, 56*).

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. Swimmers and boaters use the Lake Court Apartments and the dock as a landmark, as it is easily recognizable from the water (*Figs 127, 128*).

Entrances

Front entrances in the Shoremont and Lakecrest Buildings provide access to the courtyards for all ground-floor units. Entrances may be single or paired. Some second and third-floor units in the Lakecrest are accessed by small interior communal spaces (*Fig 108*).

Entryways in the Shoremont and Lakecrest buildings are each unique in character. Most Shoremont entryways retain original overhead mica lighting. Paired entryways are recessed vestibules with stylized architectural beams or ornamental ironwork (*Fig 73*). Some entry doors feature full 10-lite leaded glass or half-lite single-pane glass, while others have vision lite doors with original ornamental ironwork or Elizabethan leading (*Figs 71, 74*). One Lakecrest unit has an ornamental Parisian-style copper awning (*Fig 89*). Some 2-bedroom units in the southern Lakecrest building have small Juliet balconies in the primary bedroom with French doors that open to the interior courtyard below (*Fig 91*). Apartment entry doors in both sections are either standard or arched (*Figs 71, 74, 91*).

Units on the north and south perimeters have back entrances that open from the kitchen to auxiliary passageways that afford access to both the waterfront and the street (*Fig 76*). Shoremont units on the interior of the property have back entrances that open from the kitchen to the Lakecrest courtyard to the south (*Fig 78*). These back doors are typically 6-lite separated by wooden muntin or half-glass. Units on upper floors in the Lakecrest have back doors that open to narrow metal fire escapes.

The Anhalt Addition has no individual street or courtyard-facing apartment entryways. Rather, all apartments are accessed by a central 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 with a red clay-tiled roof, lending continuity to the overall building appearance (*Fig 112*). The western entry on the street-facing side is simple and unassuming, with a red clay-tiled canopy and no exterior door (*Fig 116*). An additional simple entryway 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. Units in the Lakecrest buildings have mostly original leaded casement windows throughout. Groupings of two or three windows are common in larger rooms and bedrooms, while single windows are typical in kitchens. Lakecrest bathrooms have small casement windows.

Original hardware is employed on most windows. Original wood jambs, heads and sills appear to remain in place. Leading patterns are predominantly Georgian, however 2-bedroom units in the Lakecrest building also feature some Elizabethan patterning (*Fig 105*). Tudor-style faux exterior shutters are employed on several windows of the Shoremont buildings to provide aesthetic appeal (*Figs 74, 76*).

The western Lakecrest wing features dormered windows in the upper units (*Fig 90*). One Lakecrest unit has a large eastern-facing bay window with a copper domed awning and additional ornamental copper detailing underneath, reminiscent of Northern French design (*Fig 93*). The easternmost units of both the Shoremont and Lakecrest have glass-enclosed sunrooms (*Figs 77, 95*).

The Anhalt Addition hosts large original picture windows that do not open but have unique venting to provide airflow (*Figs 112, 115*). Each single-pane window has an accompanying interior vent door that may be opened or closed by the resident (*Figs 117, 120*). The vents are angled downwards and have interior screens to prevent precipitation and wildlife from entering the unit (*Fig 121*). Vents vary in size relative to their accompanying window and are made of red clay 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 northern Shoremont and eastern Lakecrest building each have a basement accessed by paved concrete stairwells descending to a landing and basement entry door. Each basement contains storage and shared laundry facilities. The Shoremont basement still hosts the original boiler (Birchfield, Tacoma WA (Patent 1921), Serial #1796 (*decommissioned*)) for the Shoremont buildings (*Fig 76*).

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 in three phases, each section 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 unit was originally built as a single 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 (Building Permit #340117 (*Figs 163, 164*)). An exterior stairwell was added to access the upper unit (*Fig 69*). The interior of the tower was converted into a kitchen in the upper unit (*Fig 83*), while the interior tower stairwell in the lower unit was converted into a large coat closet, retaining the original stained glass window (*Fig 71*).

Another noteworthy apartment on the property is colloquially referred to as “The Crow’s Nest.” Perched atop the western Lakecrest building, the slightly cantilevered unit overhangs the edge of the building by approximately 3-4 feet (*Fig 92*). 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 111*).

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 faux fireplaces (*Fig 82*) in this living area (*Original electric fireplace fixtures removed*). The bathroom, bedroom and kitchen are accessed through an archway from the living area (*Fig 79*).

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.⁷ Typical one-bedroom floor plans of the Shoremont originally included a Murphy bed in the family room. As the beds were removed over time, the sizeable dimensions of the bed facilitated a large storage space for each unit. Evidence of these bed closets can be seen in wall patching in some units and from the storage closet interior.

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 is adjacent to both the kitchen and bathroom, with two wide windows facing the rear of the apartment. One standard closet is positioned on the same wall as the bedroom doorway (*Fig 80*).

Kitchens in the Shoremont originally included electric stoves and built-in ice boxes, small exterior delivery doors, custom shelving and custom in-wall display cabinets with Georgian-lead glass cabinet doors and storage drawers of varying configuration (*Figs 81, 85*). Much of this original kitchen interior has been retained, although exterior delivery doors have been sealed, but remain visible from the exterior. 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 to provide easy egress and access to alternate walkways to traverse the property (*Fig 81*).

While mostly uniform, some Shoremont units have unique configurations and features due to site positioning. Easternmost apartment units that front Lake Washington have eastern-facing sunrooms with wraparound windows. Upper units are accessed by an exterior door from the dock, with an interior stairway leading up to the primary apartment entry door. Lower units are accessed by a primary entry directly from the dock. The lower unit in the north building has an exterior sun porch instead of an enclosed sunroom (*Fig 77*).

The main entryway of these eastern-facing units opens into the moderately-sized living area, which has access to an interior hallway leading to the bedroom, bathroom and kitchen. The kitchen is atypical of other units in both size and configuration (*Fig 85*). The sunroom, which runs the entire length of the apartment, may be accessed from the rear entry, living area or bedroom (*Figs 84, 86*). The bedroom is situated in the center of the apartment with a double French door entryway opening to the sunroom to the east (*Fig 86*) or a single door opening to the interior hallway to the west.

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 western wing are accessed directly from the courtyard, while units on upper floors are accessed by a heavy wooden stairway leading to a shared interior landing (*Fig 108*). Studio units are modest but many have unique features (*Figs 109-111*).

⁷ Murphy Door Bed Co. “Murphy In-A-Dor Beds (1925).” *Building Technology Heritage Library*, 6 September 2010.

In the eastern Lakecrest wing, 1-bedroom apartments are accessed by either interior or exterior stairways that lead to apartment entrances. The easternmost-facing one-bedroom units have sunrooms overlooking Lake Washington, the Cascade mountain range and Mount Rainier (*Fig 95*).

Lakecrest 2-bedroom units

Of the 63 apartment units in the Lake Court complex, only five 2-bedroom units exist. These 2-story townhome-style units are all in the eastern Lakecrest wing. Each unit measures approximately 765 square feet. Each townhome's main entry is accessed directly from the courtyard. Two of these five townhomes have arched doors with accompanying decorative brickwork (*Fig 91*). Three of these units have wooden Juliet balconies accessed from the primary bedroom upstairs (*Figs 91, 92*). These 2-bedroom floor plans are mostly identical.

The front entryway opens into a small foyer, with stairs to the upper floor immediately adjacent to the front door (*Fig 98*). A wooden staircase with a single balustrade leads to the upper floor (*Fig 100*). This is a winding stairway with two large, custom winders to allow for a change of direction from the entryway. When facing North, the stairway faces a sizeable French casement window (*Fig 99*). The original wooden bannisters and stair risers remain in place. Interior walls and ceiling are lath and plaster, as is the small landing at the top of the stairs. 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 (*Figs 98, 101*). Evidence of a hinged door between the kitchen and living/dining area can be observed, however none of these remain. The living/dining area is fairly large in size and has no overhead lighting. Interior walls and ceiling are lath and plaster with curvilinear transition from walls to ceiling. Five casement-style windows (three facing north and two facing south) with moderately deep interior sills provide both light and airflow (*Fig 102*). Some units have non-working fireplaces in the living area.

Kitchens are somewhat larger in these units and have custom cabinetry over the sink and main countertop. Each kitchen has a casement window and a rear entry providing access to alternate walkways to traverse the property (*Fig 103*). Walls and ceiling in the kitchen are standard plaster. The ceiling over the main countertop angles sharply to accommodate the stairway above, reflected in the uniquely angled custom cabinetry, designed to maximize storage (*Fig 104*). 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.

The upper floor hosts a primary and secondary bedroom and a single bathroom. The primary bedroom is fairly large in area, with a walk-in closet and three casement windows with moderately deep interior sills (*Fig 105*). For those units where a Juliet balcony is present, these windows are replaced with a set of French doors to access the exterior space. Each primary bedroom also has a small Elizabethan-leaded French casement window. The ceiling on the north-facing wall is partially coved. Walls are standard plaster. The secondary bedroom 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 (*Fig 106*). Iron fire escapes are present in some units, accessed through the secondary bedroom windows.

The single bathroom in the Lakecrest 2-bedroom units is utilitarian in nature and contains a simple bathtub, sink and toilet in a single shared space (*Fig 107*). 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 Addition 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 slightly. 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, accessed by either 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 8x6 single-pane plate glass windows and brick fireplaces with slate hearths (*Figs 117, 118*). Kitchens are small, partially enclosed and are accessed only from the living/dining area (*Fig 119*), 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 single bathroom (*Fig 119*) is accessed only from the bedroom. Some units have additional dressing rooms adjacent to the bedroom and bathroom. The bedroom is also accessed directly from the living area, with a floor to ceiling single-pane 6x6 plate glass window (*Fig 120*). Bedrooms feature single or double closets with folding doors and additional overhead storage space.

Alterations

The exterior of all buildings remains intact, with minimal overall visible changes. Over nearly 100 years, roofing, plumbing, heating and interiors have been replaced or modified as materials aged out or new technology and materials were introduced. Interior apartment changes include replacement of kitchen and bathroom flooring, shifting of cabinetry to accommodate new appliances, cabinet removal, replacement of light fixtures, replacement of bathroom fixtures, and countertop repair or replacement. Electric fireplace inserts, cast iron radiators and Murphy beds have been removed. Original doorknobs and brass hardware may be observed throughout many units.

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

| Date | Permit | Description |
|---------|----------|---|
| 1925 | - | Original Shoremont Apartment Construction (Bain, architect) |
| 1928 | 282285 | Original Lakecrest Apartment Construction (Thiry & Taylor, architect/designers) |
| 1938-39 | 330398 | Repair to foundation |
| 1940 | 340117 | Conversion of Shoremont Tower unit from single apartment into two units |
| 1952 | 412969 | Original Anhalt Apartment Construction (Anhalt, designer) |
| 1960 | 12751 | HW storage tank |
| 1965 | 514800 | Repair foundation of 2 exterior apartment buildings |
| 1977 | 567499 | Installation of Fire Alarm |
| 1977 | 567815 | Repair to foundation; Existing walkway; Replace flooring (Above Unit 108) |
| 1978 | 43578-81 | Installation of boiler(s) and oil tank |
| 1997 | 693686 | Repair fire damage to Apartment #15 |
| 2013 | 6364070 | 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'bsh (a Duwamish band known as "the Lake People") to hunt deer, bear and cougar.⁸ The Lake Washington end of this trail was called "Where One Chops" by the Duwamish people.⁹ 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."¹⁰

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 a road, which later became Madison Street, to easily reach his home from downtown Seattle (*Fig 12*). In 1867, McGilvra built his home (called Laurel Shade) at what is today East Garfield Street and 42nd Avenue East, approximately five blocks west of the Lake Court Apartments.

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

1890 saw construction of the Madison Park Pavilion (*Fig 13*) and the neighborhood began to take shape as a popular recreation destination. Recreation and amusements grew to include a swimming beach and boathouse, boat rentals, a walking promenade, floating bandstands, a Vaudeville theatre and Seattle's first baseball diamond (*Figs 14, 15*). Seattle's first ever professional baseball game was played in Madison Park in May of 1890. Construction on the first school in the area began in 1899.⁸ Washington State's Pioneer Hall was built in 1910 and is now one of the oldest remaining structures in Madison Park (*Fig 16*). In 1913, McGilvra Elementary was built to replace the original schoolhouse (*Fig 17*).

Just north of Madison Street was the location of the Western Washington Fair Grounds (*Fig 7*), featuring a large oval track and covered grandstand for horse racing, livestock shows, and motorcycle racing. Madison Park also briefly hosted "White City Park," from 1910-1912, an amusement park with sideshows, a Ferris wheel, mini-railroad and a roller coaster (*Figs 21, 22*).¹¹

The 1912 Baist map (*Fig 7*) 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.¹² Small houseboat colonies lined the shore of Lake Washington, and were mostly used as summer getaways for wealthy families rather than permanent residences (*Figs 23, 24*). The future site of the Lake Court Apartments hosted houseboats named "Cherokee" and "Kibo". The Kibo was regularly advertised as a summer rental for a "large family or club," fully furnished with a gas range and fireplace (*Fig 28*).¹³

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

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

¹⁰ Cheseeahud — Duwamish tribe. *DuwamishTribe.org* (n.d.)

¹¹ Guevera, N. "110 years ago: Elephant escapes, runs wild through amusement park in Seattle's Madison Park." *Seattle PI*, 28 May 2019.

¹² Dorpat, P. "Addendum — More Madison Park." *Seattle Now & Then*. 31 December 2013.

¹³ Classified Advertisement: "MODERN and convenient houseboat 'Kibo'". (1920, October 13). *Seattle Daily Times*.

The construction of the Lake Washington Ship Canal and the Montlake Cut in 1917 resulted in a 9-foot reduction in the water level of Lake Washington, which exposed additional shoreline and further enlarged the park. The original Madison Park Bathhouse was built in 1919 and is the sole remaining example of early wood-framed bathhouses in Seattle (*Fig 19*).¹⁴

Madison Park Dock/Ferry

An important part of the Madison Park community, before any bridges were built stretching across Lake Washington, was its earlier significance as the primary route between Seattle and the eastern sides of the lake. Steamboats made their first appearance in Madison Park in 1870. The first ferry service followed in 1890. The ferry service was operated out of the Madison Park ferry landing (*Figs 25, 26*), situated approximately 165 feet south of the Lake Court Apartments waterfront (*Figs 9, 10*). The initial ferries between Madison Park and Kirkland were segregated by gender, and crossings from Madison Park to Kirkland took approximately 20 minutes, often carrying as many as 300 passengers.¹⁵

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.¹⁶ 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 1950.¹⁷ Remains of original dock pilings may still be observed near the Lakecrest building.

Neighborhood Demographics

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

The architectural character of the Madison Park neighborhood remains largely unchanged in present day. Some commercial and residential structures remain from the 1920s-1940s, existing among more modern construction ranging from the 1950s to 1980s. Residences in Madison Park are mostly single-family homes, with a mix of waterfront condominiums and a small number of apartment buildings. The population remains around 4500 people, with most homes valued at over \$2M. Neighborhood residents enjoy a slower paced, small-town feel with local businesses and restaurants enjoying loyal patronage along Madison Street. The neighborhood grocer has been run by the same family in the same location since 1937. The local hardware store has been in the same location since 1940. The neighborhood is still seen by residents of greater Seattle as a destination for leisure and enjoyment, an idyllic place to spend a day at the lake.

Building History

Pre-1925: Doxy Property

Seattle pioneer John Doxy was born in Indiana in 1855 and came west to Seattle at the age of 30 with his wife and two young daughters in 1886, welcoming the birth of sons William and Ellery in Issaquah. Following the Great Seattle Fire in 1889, Mr. Doxy became a building contractor and helped to rebuild the city.¹⁹ In 1914, the Doxy family had settled in Madison Park, and by 1917 had established their family home at 2222 43rd Avenue N (*initially registered as 2026 Laurel Shade Avenue; Corroborated by William's*

¹⁴ Seattle Historical Sites. (2000). Summary for 1900 43rd AVE / Parcel ID 4114600465 / Inv # DPR055.

¹⁵ Whitely, P. "Before The Bridge -- From 1870 To 1950, Most Eastsiders Who Wanted To Cross Lake Washington [...]." *The Seattle Times*, 16 April 1998.

¹⁶ Tagas, B. "Steamboat Days on Lake Washington." *Madison Park Blogger*, 1 July 2009.

¹⁷ Tagas, B. "End of the ferry era: 60 years ago today." *Madison Park Blogger*, 10 August 2010.

¹⁸ Honig, D. "Redlining, Racial Covenants, and Housing Discrimination in Seattle." *HistoryLink*, 29 Oct 2021.

¹⁹ John Doxy, *Old City Resident, Passes Away*. (1936, March 3). *Seattle Daily Times*.

1917 WWI registration (Fig 139)). In 1919, William acquired additional property along the shoreline of Lake Washington (Fig 27)²⁰ at the future site of the Shoremont and Lakecrest Apartments, 2012 and 2020 43rd Avenue North (Laurel Shade Avenue was renamed 43rd Avenue North by 1919).

In addition to their full-time occupations, John, William and Ellery owned and managed several rental cottages and houseboats (Fig 28) at this location. The Doxys were active members of the Madison Park community, working to improve the neighborhood in an attempt to restore the shoreline to its former position as a recreation destination (Fig 29).²¹ The Doxy family owned and managed these rentals between 1919 and 1925.

Plans for the Shoremont were announced in the Seattle Daily Times in March of 1925 (Fig 30), estimating the cost to be \$50,000.²² The houseboats were sold to facilitate the construction of the Shoremont Apartments in late 1925 (Fig 31). Articles of incorporation for the Shoremont Company, Inc. were posted in the Seattle Daily Times on November 6, 1925, listing William, Ellery and John Doxy as the chief incorporators (Fig 32).

1925-1926: Shoremont Apartments

The Shoremont Apartments were designed in 1925 by William J. Bain. An announcement was made in the Seattle Daily Times in January of 1926 to indicate the new apartments were nearing completion (Fig 33), listing the Shoremont as “the only lakeside apartment in Seattle...[with] twenty-four apartments [...] two six-room apartments and twenty-two four-room suites.”²³

The construction of the Shoremont was financed in part through an underwritten 7% first mortgage gold bond investment with a 10-year maturity offered by the Marine National Company of Seattle (Fig 34).²³ The bond pamphlet (dated January 1, 1926) noted:

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. [...] The proposed boulevard on 43rd Avenue North [...] will increase the desirability and popularity of this residential section. The block in which “Shoremont” is situated is the only one in this vicinity where apartment houses are authorized by Seattle’s Zoning Ordinance.

Demand At present Seattle has no lake side apartment house. The demand for accommodations of this character is greatly in excess of the supply. Shoremont is being erected to meet this need for apartments.

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. [...] Every apartment will have abundant light and ventilation with entrances from the front and rear. [...] The construction is modern, including hardwood floors throughout [...], electric ranges, side lights, electric fireplaces, beveled mirrors, tiled bathrooms, ample closet room equipped with door beds [...]

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. [...]

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. [...]

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.

²⁰ State Sells Land Here. (1919, January 17). Seattle Daily Times.

²¹ Bathing Season At Madison Park Opens Today. (1923, June 17). Seattle Daily Times.

²² New Bungalow Court Will Cost \$50,000. (1925, March 22). Seattle Daily Times.

²³ Marine National Bank. \$55,000 SHOREMONT COMPANY, INC. 7% First Mortgage Gold Bonds. (1926, January 1).

The first rental listing for the Shoremont appeared in the Seattle Daily Times²⁴ on Sunday, April 25, 1926:

*DISTINCTIVE SHOREMONT APARTMENT COURT
2020 43RD 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.

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*.²⁵ This advertorial (Figs 35-37) contained marketing materials describing 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 in April 1927 for \$62.50 for "3 rms., unfurnished" and \$90 for "3 rms., beautifully furnished." Four rooms with a "large view porch" were listed for \$100 (Fig 38).²⁶

A November 1927 Seattle Daily Times article noted that William Doxy had been elected President of the Madison Park and Broadmoor Commercial Club (Fig 40).

²⁴ *Distinctive Shoremont Apartment Court*. (1926, April 25). *Seattle Daily Times*.

²⁵ *Shoremont, On Lake Washington, Distinctive Cottage Group*. (1926, April 29). *Seattle Daily Times*.

²⁶ *Vacancies, Unfurnished, Shoremont*. (10 April 1927). *Seattle Daily Times*.

1928-1929: Lakecrest Apartments

In 1928, Paul Thiry was living at the Shoremont Apartments while completing his architectural degree at the University of Washington and was commissioned by William Doxy to design the Lakecrest Apartments (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.²⁷

Articles of incorporation for the Lakecrest Company, Inc. were posted in the Seattle Daily Times on November 16, 1928, listing William Doxy and Sam Thompson as the two incorporators (Fig 44).

Announcements were made in the Seattle Daily Times in April of 1929 (Figs 45, 46) declaring 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).²⁸

The grand opening of the Lakecrest building was announced in the Seattle Daily Times on April 21, 1929 (Fig 47) 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 48). Listed amenities included Frigidaires, electric ranges, radios, and automatic hot-water heating systems. The bathroom is noted as having “rose-tile” flooring (*previously noted, still present in some Lakecrest units today (Fig 107)*). Two, three and four-room apartments were listed at \$50 to \$100 monthly.

Lastly, all contractors & material providers were thanked (Fig 49). 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)

This page also included three highly detailed, hand-drawn images (Figs 50, 51). The largest image was of the eastern Lakecrest wing viewed facing west, with swimmers and canoes in the water and residents enjoying themselves on the sand. The next image was a view facing east toward Lake Washington, with beachgoers in the foreground, divers and a sailboat in the background. The third image was of the western Lakecrest wing viewed from the north, including the courtyard fountain, which is still in place today (Fig 88).

1929-1930: The Lake Crest Inn

In addition to the residential apartment homes, the article refers to the Lake Crest Inn: “A dining room in the upper court” to serve residents and the public, open for breakfast, lunch and dinner. “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.²⁹ The Lake Crest Inn was noted in several society columns over the following year, hosting tea parties, birthday luncheons and dinner parties.

²⁷ Clausen, M. “Oral History Interview with Paul Thiry, 1983 September 15-16.” Smithsonian Archives of American Art, 2012.

²⁸ Lakecrest Opening is Expected During Forthcoming Week. (27 April 1929). Seattle Daily Times.

²⁹ It’s Thrilling to Take Friends To Seattle’s Finest Place to Dine. (1929, October 18). Seattle Daily Times.

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.”³⁰ 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 52).

1926-1937: Apartment Life & Tenants

Tenants for the first ten years at Shoremont and Lakecrest were all Caucasian, based on known demographics of Madison Park during this time period (*Corroborated by US Census records*). Both the Shoremont and Lakecrest apartments were marketed to appeal to younger professional men and women with the lure of being an alternative to the dreary and unremarkable apartment buildings of the era. Classified rental ads for the Shoremont & Lakecrest between 1925 and 1937 often described the community as distinctive, modern and charming (Figs 53, 54).

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

The nature of this unique apartment configuration grew to foster a sense of security, exclusivity and community. Society columns frequently mentioned parties and dinners hosted by tenants on site. Tenants developed close relationships with one another and with the Doxy family (Fig 39).³¹ Residents began to host annual charity Christmas parties in the 1930s to provide donated gifts, food and clothing to needy families (Fig 144).³²

Notable tenants of Shoremont and Lakecrest during this time period included Adolph B. Spreckels II and possibly Victor Meyers. A.B. Spreckels inherited his share of the Spreckels sugar fortune while living at 2020 43rd Avenue N in 1930 (Fig 146).³³ The Seattle Daily Times indicated that famed orchestra leader Victor Meyers, who became Washington’s Secretary of State in 1956, was living at 2020 43rd Avenue N* in 1934 (Fig 147).³⁴ Meyers served as Lieutenant Governor of Washington State from 1932-1952.

**Note: Census records and city directories list Victor Meyers and his wife, Goldie, as living at several addresses on 43rd Avenue N between 1934 and 1940, however his residence at 2020 43rd Avenue N could not be firmly corroborated.*

The last public reference to William Doxy as manager of the Shoremont was in 1935 (Fig 56). The Seattle Daily Times announced the death of patriarch John Doxy on March 4, 1936 (Fig 142), noting he was a “pioneer Seattle real estate developer”.¹⁹ The Doxy family remained owners of the Shoremont and Lakecrest until at least 1937 (Fig 57). Notices of public auction following foreclosure on the Shoremont and Lakecrest properties were placed in the Seattle Municipal News on May 14 and June 4 of 1938 (Fig 58).³⁵

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

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

³⁰ *Elona’s Lake Crest Inn. A Delightful Place to Enjoy a Wonderful Thanksgiving Dinner.* (1929, November 27). *Seattle Daily Times*.

³¹ *Seattle Couple, Lured From Home, Return to Attend Golden Wedding Celebration.* (1927, May 24). *Seattle Daily Times*.

³² *Lake Apartments Group Plans Party For Needy Folk.* (1936, December 23). *Seattle Daily Times*.

³³ *A.B. Spreckels of Seattle Gets Estate of Million.* (1930, May 5). *Seattle Daily Times*.

³⁴ *Motor Tires of Meyers Deflated By Pranksters.* (1934, September 19). *Seattle Daily Times*.

³⁵ *Notice of Sheriff’s Sale of Real Estate.* (1938, May 14). *Seattle Municipal News*.

A sampling of tenants of 2020 43rd 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)
- Physician/Surgeon (M, 38, Married)

This change in tenancy likely occurred in early 1938, when a new manager³⁶ was announced in the Seattle Daily Times (*Fig 59*):

The Shoremont and Lakecrest Apartments Announce a New Policy

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

NO DOGS OR CHILDREN [...]

2012-2022 43rd North

Mr. Sayres

The apartment group was first referred to as “The Lake Court Apartments” in the Seattle Daily Times in May of 1938 (*Fig 60*).

New ownership was indicated by a building permit posted in the Seattle Daily Times on September 13, 1940 for an apartment alteration at 2020 43rd Avenue N (*the aforementioned Shoremont North tower conversion from one apartment into two*), listing the owner as the Seattle Trust Co., a bank headquartered at 2nd Avenue and Columbia Street (*Fig 61*).

Notable tenants of the Lake Court Apartments during this time period included Marion Kinney (née Camozzi) and Cora Sterling. Ms. Kinney was a union organizer investigated for Communist Party activity following WWII.³⁷ Ms. Camozzi was listed as living at 2012 43rd Avenue N in 1940 (*Fig 148*).³⁸ Cora Sterling was the first woman in Washington State to hold a transit pilot’s license.³⁹ Ms. Sterling resided in an apartment at 2012 43rd Avenue N at the time of her death in a plane crash in 1940 (*Figs 149, 150*).⁴⁰ Cora Sterling is also named as a trustee in the foreclosure on the Lakecrest Apartments in 1938 (*Fig 58*).

1941: Lake Court Apartments sold to Heathman & Peister

The \$145,000 sale of The Lake Court Apartments was announced in January 1941 (*Figs 62, 63*), naming the buyers as “Mr. and Mrs. H.L. Heathman and Mr. and Mrs. H.P. Peister.”⁴¹ The seller was listed as The Metropolitan Life Insurance Company. Online genealogical records indicate that Harold Heathman and Harry ‘Jack’ Peister were related by marriage, as Harry Peister was married to Harold’s sister Esther (née Heathman). Heathman and Peister were also co-owners of Faneuil Hall Apartments in the Capitol Hill neighborhood at that time (*Faneuil Hall Apartments are still in operation as of 2024*).

³⁶ *The Shoremont and Lakecrest Apartments Announce a New Policy. (1938, April 10). Seattle Daily Times.*

³⁷ *Who’s Who in the Communist Party of Washington State: Marion Kinney. (n.d.). Communism in Washington State History & Memory Project.*

³⁸ *United States Census, 1940: Entry for Robert G Camozzi and Marion Camozzi, 1940. (2023, July 12). FamilySearch.*

³⁹ *Accident Occurs in Seattle; Pioneer Feminine Flier Victim. (1940, April 2). Monroe News Star.*

⁴⁰ *Double Wedding In Apartment of Dead Aviatrice. (1940, April 20). Seattle Daily Times.*

⁴¹ *Lake Court Apartments Sold. 52-Apartment Property Sold To Investors. (1941, January 26). Seattle Daily Times.*

1952: Anhalt Addition

Harold L. Heathman (*Not to be confused with Portland hotelier Harold E. Heathman*) had a well-documented relationship with Fredrick Anhalt prior to the addition to the Lake Court Apartments in 1952. The Heathman family had worked with Anhalt and William H. Whitely (a frequent Anhalt collaborator) on the design of their home in Laurelhurst in 1938-1939.⁴² Soon after in 1942, Anhalt retired from his career in the building industry to focus on his landscaping business. Heathman and Altman entered an incorporation called Apartments, Inc., which was announced in the Seattle Daily Times on May 31, 1947.

In 1952, the Heathmans worked with Anhalt in some capacity on the design of the latest addition to the Lake Court Apartments. The resulting addition was an L-shaped, 3-story apartment building in the Spanish Revival style highly characteristic of Anhalt's later works.

Little historical information is documented about Anhalt's involvement in the design and construction of this building. Anhalt is not named on the building permit (Permit #412969 (*Fig 64*)) or blueprints (*Figs 165-169*), although the building is documented in Lawrence Kreisman's 1978 book "Apartments by Anhalt" (*Figs 137, 138*). 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 1941.⁴¹ The 1952 build date & design by Anhalt is corroborated by a 2016 Department of Archaeology and Historic Preservation report.⁴

An announcement was placed in the Seattle Daily Times (*Fig 65*) on June 29, 1952:

Announcing opening of new addition to Lake Court Apartments at Madison Park. 1-bedroom and dining room view apts., fireplaces, picture windows, wall-to-wall carpeting. Modernfold doors. Electric kitchen, ceramic tile, private swimming and garden. Open house Sunday 1 p.m. 2020 43rd N.

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 in 1966, alleging that wave patterns caused by the construction of the bridge had severely damaged the apartment foundation and underpinnings (*Fig 66*). Owners Harold L. Heathman and Esther M. Peister were awarded \$40,000 in damages in May of 1967 (*Fig 67*).⁴³

In 1970, Harold Heathman⁴⁴ and his sister Esther⁴⁵ sold the Lake Court Apartments to Harold's son, Michael W. Heathman, of Palm Springs, California (*Fig 68*) in two separate sales. Public records indicate the Lake Court Apartments LLC (File Number: 601743650) was incorporated in 1996 in Seattle, Washington.⁴⁶ Public records also indicate that Michael sold The Lake Court Apartments in a Quitclaim deed for \$10 to his spouse, Tanya Heathman in 1997.³ Michael Heathman passed away in June 2023.⁴⁷

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

The Lake Court Apartments remained in the ownership of the Heathman family until July 2024. The property was acquired by Kite Partners LLC in August of 2024.

⁴² Keeley, Sean. "Own a Fred Anhalt Bungalow in Laurelhurst For \$750K." *Curbed.com*, 11 Jan. 2016.

⁴³ *Lakefront-Property Owners Awarded Damages over Waves*. (1967, May 19). *The Seattle Times*.

⁴⁴ *Land Sale Tops May Activity*. (1970, June 14). *The Seattle Times*.

⁴⁵ *Apartments Play Major role in Realty Figures*. (1970, June 7). *The Seattle Times*.

⁴⁶ "LAKE COURT APARTMENTS, L.L.C. UBI 601743650." *Washington Company Directory*.

⁴⁷ "Michael Wells Heathman." *The Desert Sun*, 6 Sept. 2023.

⁴⁸ 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., Paul Thiry and Frederick Anhalt. Each of these 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 and Thiry having been nominated as two of the “150 Most Influential People in Seattle/King County History.”⁴⁹

William J. Bain, Sr.

William James Bain (1896-1985) apprenticed with Seattle architect Arthur L. Loveless 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 1923.⁵⁰ He opened his own practice in 1924, specializing in residences in the French and English Revival styles. The Shoremont is among Bain’s earliest works from this time period.

From 1928 to 1932, Bain worked with partner Lionel Pries. During their 4-year partnership, the firm of Bain & Pries designed several prominent single-family homes and 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...”⁵¹ One of these apartments, The Bel-Roy (1931), has since been named a historic landmark by the City of Seattle (Seattle Landmark #123857). The partnership dissolved in 1932 in the early years of the Depression.

Toward the end of the Depression, Bain joined other local architects in working on the Yesler Terrace public housing project (1939-1941) and Yesler Terrace Steam Plant (Seattle Landmark #124717). During World War II, Bain was commissioned to serve as Camouflage Director for the State of Washington.⁵² 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.⁵²

In 1943, he formed a partnership with 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.⁵⁰ As a founding partner of NBBJ, Bain oversaw numerous commercial projects such as the Boeing Pre-Flight facilities in Renton and Moses Lake (1958), the Seattle Scottish Rite Temple (1962) and the First Presbyterian Church (1970).

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.

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, 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 1935.⁵³ Thiry designed homes across Seattle in Capitol Hill, Leschi, Denny Blaine and Madison Park.⁵⁴ His modern Asian-influenced designs

⁴⁹ “MetropolIST 150: The 150 Most Influential People in Seattle/King County History.” NW Source, 2001.

⁵⁰ MacIntosh, Heather. “Bain, William James Sr. (1896-1985).” HistoryLink.org, 2 November 1998.

⁵¹ Sheridan, Mimi. Bel-Roy Apartments Seattle Landmark Nomination, June 2010.

⁵² Chakroff, Evan. “Synthetic St. & Burlap Blvd.” Archinect.com, 7 July 2014.

⁵³ Cheek, Lawrence. “Paul Thiry: Pioneer of Architectural Modernism in Seattle.” Crosscut.com, 23 June 2010.

⁵⁴ Hancock, Marga. “Thiry, Paul Albert (1904-1993).” HistoryLink.org, 10 April 2010.

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 1950s. He was the original architect for Seattle's Frye Art Museum (1951-52)⁵⁵ 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).⁵⁴ 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 1960s and early 1970s. 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 1975.⁵⁶

Thiry is most well-known for his role as the 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. 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 known as Climate Pledge Arena.⁵⁷ Thiry was recognized as "Man of the Year" in 1962 by the Seattle City Council and Seattle Chamber of Commerce.⁵⁸

In addition to his work as an architect, Thiry was a committed urban planning advocate and activist. He was 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 served on the executive committee of the Puget Sound Regional Planning Council from 1954 to 1957.⁵⁴ He also served on the Seattle Planning Commission from 1952 to 1961, until he resigned in protest of the I-5 corridor.

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 served on the President's Council on Pennsylvania Avenue from 1963 to 1975. Thiry was appointed by Jacqueline Kennedy to the Kennedy Library Design Advisory Committee in 1964. In 1984, AIA Seattle honored Paul Thiry as the first recipient of the AIA Seattle Medal.⁵⁴

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.⁵⁹ "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."⁴ 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.⁶

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 (designed in collaboration with William Whitely).⁶⁰ The La Quinta is an early example of Anhalt's approach to the courtyard apartment.

⁵⁵ Long, Priscilla. "Frye Art Museum on Seattle's First Hill opens on February 8, 1952." *HistoryLink.org*, 22 March 2001.

⁵⁶ Kreisman, Lawrence. "Housing Between The Wars-Paul Thiry Is Seattle's Architect Of Modernism." *The Seattle Times*, 4 Apr. 1993.

⁵⁷ Follansbee, Joe. "The Lasting Impact of Seattle's World's Fair Architects." *Seattle Magazine*, 8 Apr. 2012.

⁵⁸ "Paul A. Thiry | AIA Fellow." *Do.Co.Mo.mo_US_Wewa*, 1 May 2023.

⁵⁹ MacIntosh, Heather. "Anhalt, Frederick William (1896-1996)" *HistoryLink.org*, 28 October 1998.

⁶⁰ Eals, Clay. "La Quinta Apartments, 1929" *Seattle Now and Then*, 10 August 2021.

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."⁶¹ 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 1993.⁶²

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

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

Architectural Context

French Eclectic: Norman / Tudor Revival

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

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

It has been used typically for [...] 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.⁶¹

The 1975 Historic Seattle Preservation and Development Authority neighborhood inventory for Madrona, Leschi and Madison Park named The Lake Court Apartments as "A fine apartment court in the eclectic Norman Style" and "[...] with medieval character." The Lake Court Apartments are labeled on the adjacent

⁶¹ Author Unknown, Anhalt Apartment Building 1600 East John Street Seattle Landmark Nomination, 17 Oct. 2017.

⁶² Beers, Carole. "Apartment Builder Anhalt dies at 101." *The Seattle Times*, 18 July 1996.

Madison Park map of this reference as “Significant to the city – warrant further evaluation for designation as historic landmark.”⁶³

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
- Gabled, shingled roofs
- Round or square towers with conical or flared roof
- Brick exteriors, intricate brickwork (Lakecrest)
- Stucco exteriors (Shoremont)
- Asymmetrical and multi-dimensional exteriors (Lakecrest)
- 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 1900s through the 1920s in Southern California and across the American Southwest. Examples of early 1920s 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 of Spanish Eclectic design 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.²

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

⁶³ Historic Seattle Preservation and Development Authority (Nyberg, Folke and Steinbrueck, Victor). *Madrona, Leschi and Madison Park. An Inventory of Buildings and Urban Design Resources*. 1975.

Building Typology – Courtyard Apartments

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

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

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

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

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

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

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List of Figures

Neighborhood Context

Maps and Aerial Images

Figure 1: Neighborhood Context – 2012-2020 43rd Avenue East

Figure 2: Neighborhood Context – 2012-2020 43rd Avenue East

Figure 3: Neighborhood Context – Overhead detail of Lake Court Apartments (2012-2020 43rd Avenue East)

Figure 4: Site Plan

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

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

Figure 7: 1912 Baist Map

Figure 8: 1917 Sanborn Fire Map

Figure 9: 1936 Aerial View of Madison Park

Figure 10: 1939 Aerial View of Madison Park bathing beach and ferry dock

Figure 11: 1946 and 1952 Aerial Views of Madison Park

Madison Park Historic Photos

Figure 12: Early Madison Street (ca. 1891), looking eastward toward Lake Washington

Figure 13: Madison Park Pavilion (n.d.)

Figure 14: Washington Park Addition to Seattle (n.d.)

Figure 15: Eagle Bath and Boat House (ca. 1900), Madison Park Playground (n.d.)

Figure 16: Washington Pioneer Hall (1910 & 2019)

Figure 17: McGilvra School (1915 & 2021)

Figure 18: Samuel Hyde House (1910 & 2018)

Figure 19: Madison Park Bath House (1937 & 2012)

Figure 20: Swimmers at Madison Park Beach (1930 & 2013)

Figure 21: Western Washington Fairgrounds and White City Amusement Park (ca. 1906-1912)

Figure 22: Motorcycle Racing at Western Washington Fairgrounds (1911)

Figure 23: Houseboats on Lake Washington (1915)

Figure 24: Coal Yard at 2044 Laurel Shade Avenue N (ca. 1915) and Madison Park Houseboats (ca. 1914-1915)

Figure 25: Madison Park ferry landings, Seattle (n.d.), Kirkland ferry dock at Madison Park (ca. 1920) & Ferry Time Table (1910)

Figure 26: Lake Washington Ferries

Historic Images and Articles – Lake Court Apartments

1919-1925 Before the Shoremont

Figure 27: Article – State Sells Land Here – Seattle Daily Times (1919)

Figure 28: Doxy rental houseboat “Kibo” (ca. 1919); Classified Advertisements – Houseboats for rent by Doxy family (1919-1922)

Figure 29: Article – Bathing Season At Madison Park Opens Today – Seattle Daily Times (1923)

Figure 30: Article – New Bungalow Court Will Cost \$50,000 – Seattle Daily Times (1925)

Figure 31: Classified Advertisements – Houseboats for sale in advance of Shoremont construction (1925)

1925-1928 The Shoremont Apartments

Figure 32: Articles of Incorporation, Shoremont Company, Inc. – Seattle Daily Times (1925)

Figure 33: Article – Apartments on Lake Shore Near Completion – Seattle Daily Times (1926)

Figure 34: Brochure – Marine National Bank Bond Offering (1926)

Figure 35: Advertorial – Shoremont Apartment Court; Advertisements – Local Contractors – Seattle Daily Times (1926)

Figure 36: Photograph – Shoremont, On Lake Washington, Distinctive Cottage Group – Seattle Daily Times (1926)

Figure 37: Advertorial detail – Shoremont Apartment Court (1926)

Figure 38: Classified Advertisements – Shoremont (1927)

Figure 39: Article – Seattle Couple [...] Return to Attend Golden Wedding Celebration – Seattle Daily Times (1927)

Figure 40: Article – Madison Club Names Doxy – Seattle Daily Times (1927)

Figure 41: Announcement – AIA Seattle Chapter Honor Award – Multiple Dwellings – The Architect & Engineer (November 1927)

Figure 42: Photograph – Shoremont Apartments, Seattle Washington – The Architect & Engineer (December 1927)

Figure 43: Photograph – AIA Seattle Chapter Honor Award for Apartments Under Two Stories in Height (1927)

1928-1929 The Lakecrest Apartments

Figure 44: Articles of Incorporation, Lakecrest Company, Inc. – Seattle Daily Times (1928)

Figure 45: Article – Lakecrest Ready April 9th – Seattle Daily Times (1929)

Figure 46: Articles – Lakecrest Opening in the Forthcoming Week (1929); Lakecrest is Ready for Opening Today – Seattle Daily Times (1929)

Figure 47: Advertorial – Lakecrest...A Metropolitan Apartment ... Seattle Daily Times (1929)

Figure 48: Detail – Lakecrest Advertorial (1929)

Figure 49: Detail – Lakecrest contractors and material men (1929)

Figure 50: Image Detail – Lakecrest Advertorial (1929)

Figure 51: Image Detail – Lakecrest Advertorial (1929)

Figure 52: Advertisements, Society Column mentions, Classified Advertisement – The Lake Crest Inn – Seattle Daily Times (1929-1930)

Figure 53: Article – Lake Crest: A Metropolitan Apartment With Vacation Pleasure Privileges – The Town Crier (1929)

Figure 54: Classified Advertisements for Lakecrest and Shoremont Apartments – Seattle Daily Times (1932-1933)

Figure 55: Announcement – Real Estate Section – Seattle Daily Times (1934)

Figure 56: Announcement – Real Estate Section – Seattle Daily Times (1935)

Figure 57: Classified Advertisement – Seattle Daily Times (1937)

1938-1940 Change in Ownership

Figure 58: Notices of Foreclosure on Shoremont and Lakecrest (1938)

Figure 59: Classified Advertisement, Announcement – Real Estate Section – Seattle Daily Times (1938)

Figure 60: Photograph with Caption – Canary's Rescuer – Seattle Daily Times (1938)

Figure 61: Building Permit – Alter apartments, 2020 43rd Ave N – Seattle Daily Times (1940)

1941-1970 Anhalt Addition

Figure 62: Photograph – Lake Court Apartments Sold – Seattle Daily Times (1941)

Figure 63: Article – 52-Apartment Property Sold to Investors – Seattle Daily Times (1941)

Figure 64: Building Permit – City of Seattle Department of Buildings #412269 (1952)

Figure 65: Classified Advertisements announcing the opening of the Anhalt Addition (1952)

Figure 66: Record – 2012 43rd Ave E Building Permits (n.d.)

Figure 67: Articles – State Sued Over Erosion Laid To Evergreen Span – Seattle Times (1966); Lakefront Property Owners [...] – Seattle Times (1967)

Figure 68: Announcement – Sale of Lake Court – Seattle Times (1970); Photograph – Shoremont (1975)

Contemporary Photographs

Shoremont Exteriors

Figure 69: Shoremont Apartments – Entrance

Figure 70: Shoremont Apartments – Original Tower Ironwork

Figure 71: Shoremont Apartments – North Tower Upper Apartment Entry, Tower Window Detail, Lower Apartment Entry

Figure 72: Shoremont Apartments – Courtyard leading to North Tower, Central Courtyard pathway

Figure 73: Shoremont Apartments – Paired Entryways with Vestibule

Figure 74: Shoremont Apartments – Single Entryways & Faux Shutters

Figure 75: Shoremont Apartments – Walkway Lamp Post

Figure 76: Shoremont Apartments – North Rear Entrances, Faux Shutters, Shoremont North Basement Boiler

Figure 77: Shoremont Apartments – North/South Waterfront Units

Figure 78: Shoremont Apartments – Southern Waterfront Units

Shoremont Interiors

Figure 79: Shoremont (1-Bedroom, Typical) – Living Area

Figure 80: Shoremont (1-Bedroom, Typical) – Bathroom, Hallway, Bedroom

Figure 81: Shoremont (1-Bedroom, Typical) – Kitchen

Figure 82: Shoremont (1-Bedroom, Typical) – Electric Fireplaces

Figure 83: Shoremont (1-Bedroom, Atypical/North Tower) – Kitchen Arrangement

Figure 84: Shoremont (1-Bedroom, Atypical/Waterfront) – Rear Entryway, Living Area

Figure 85: Shoremont (1-Bedroom, Atypical/Waterfront) – Kitchen

Figure 86: Shoremont (1-Bedroom, Atypical/Waterfront) – Sunroom

Lakecrest Exteriors

Figure 87: Lakecrest Apartments – Main Entry, Pendant Lighting, Pendant Light Detail

Figure 88: Lakecrest Apartments – West courtyard with original fountain

Figure 89: Lakecrest Apartments – West courtyard

Figure 90: Lakecrest Apartments – West Wing and Courtyards

Figure 91: Lakecrest Apartments – Entryways & Brick Pathway

Figure 92: Lakecrest Apartments – East Wing and Courtyard

Figure 93: Lakecrest Apartments – Original ornamental bay window

Figure 94: Lakecrest Apartments – East Wing courtyard

Figure 95: Lakecrest Apartments – Waterfront Units

Figure 96: Lakecrest Apartments – Exterior Light Fixtures

Figure 97: Lakecrest Apartments – Exterior Light Fixtures

Lakecrest Interiors

Figure 98: Lakecrest (2-bedroom unit) – Entryway

Figure 99: Lakecrest (2-bedroom unit) – Entryway

Figure 100: Lakecrest (2-bedroom unit) – Stairway down from second floor; Stairway up from first floor

Figure 101: Lakecrest (2-bedroom unit) – Living Area

Figure 102: Lakecrest (2-bedroom unit) – Living Area

Figure 103: Lakecrest (2-bedroom unit) – Kitchen

Figure 104: Lakecrest (2-bedroom unit) – Kitchen

Figure 105: Lakecrest (2-bedroom unit) – Primary Bedroom

Figure 106: Lakecrest (2-bedroom unit) – Secondary Bedroom

Figure 107: Lakecrest (2-bedroom unit) – Bathroom

Figure 108: Lakecrest – Interior Apartment Entryways – West Wing Stairwell

Figure 109: Lakecrest (Studio) – Unit 103

Figure 110: Lakecrest (Studio) – Unit 303

Figure 111: Lakecrest (Studio/The Crow's Nest) – Unit 304

Anhalt Addition Exteriors

Figure 112: Anhalt Apartments – East Entry and Courtyard

Figure 113: Anhalt Apartments – East Entry and Courtyard

Figure 114: Anhalt Apartments – Southern façade, Courtyard & Shoremont South from 43rd Avenue East

Figure 115: Anhalt Apartments – Windows and Ventilation Tubes

Figure 116: Anhalt Apartments – West Entry from 43rd Avenue East

Anhalt Addition Interiors

Figure 117: Anhalt (1-bedroom unit) – Living Area

Figure 118: Anhalt (1-bedroom unit) – Living Area with Entry/Dining Area in background

Figure 119: Anhalt (1-bedroom unit) – Kitchen, Bathroom

Figure 120: Anhalt (1-bedroom unit) – Bedroom

Figure 121: Anhalt (1-bedroom unit) – Interior view of bedroom window ventilation system

Lake Court Apartments Territorial Views

Figure 122: Lakecrest West Wing exterior as viewed from 43rd Avenue East

Figure 123: Lakecrest West Wing exterior as viewed from 43rd Avenue East

Figure 124: Lakecrest West Wing exterior as viewed from 43rd Avenue East

Figure 125: Anhalt Addition exterior as viewed from 43rd Avenue East

Figure 126: Anhalt Addition & Shoremont North exteriors as viewed from 43rd Avenue East

Figure 127: Shoremont Apartments North & South Waterfront units from Lake Washington

Figure 128: Shoremont and Lakecrest buildings viewed from Lake Washington

The Architects

Figure 129: William Bain, Sr.

Figure 130: Seattle Apartment Buildings designed by William Bain, Sr. (with Lionel Pries)

Figure 131: Paul Thiry

Figure 132: Seattle Buildings designed by Paul Thiry

Figure 133: Article – Paul Thiry – Shaper of Northwest Environment (1962)

Figure 134: Seattle World's Fair site (1962)

Figure 135: Frederick Anhalt

Figure 136: Seattle Apartment Buildings designed by Frederick Anhalt

Figure 137: Book – Apartments by Anhalt, Lawrence Kriesman (1978)

Figure 138: Book – Apartments by Anhalt, Lawrence Kriesman (1978)

Supplemental Historic Images & Articles

The Doxy Family

Figure 139: 1917 WWI Registration for William Irving Doxy

Figure 140: 1920 US Census: Laurel Shade Avenue – Seattle, King County, Washington

Figure 141: Article – Nearly Drowns. Woman Hurlled from Houseboat... (1919)

Figure 142: Article – John Doxy, Old City Resident, Passes Away (1936)

Apartment Life (1920-1940)

Figure 143: Articles Pertaining to Apartment Life (1929, 1930, 1932)

Figure 144: Articles Pertaining to Annual Charitable Holiday Parties (1935, 1936)

Figure 145: Apartment Hunting with Ruth O'Neil (1937)

Notable Tenants (1920-1940)

Figure 146: Notable Tenant – Adolph B. Spreckels II

Figure 147: Article – Motor Tires of Meyers Deflated By Pranksters (1934)

Figure 148: Notable Tenant – Marion Kinney

Figure 149: Article – Accident Occurs in Seattle; Pioneer Feminine Flier Victim (1940)

Figure 150: Notable Tenant – Cora Sterling

Blueprints

Figure 151: Shoremont Architectural Model (1926)

Figure 152: Beauville An Apartment Group for Lakeshore Co Inc..30 Nov 28

Figure 153: Beauville, Basement Plan – 1928 (1 of 7)

Figure 154: Beauville, First Floor Plan – 1928 (2 of 7)

Figure 155: Beauville, Second Floor Plan – 1928 (3 of 7)

Figure 156: Beauville, Third Floor Plan – 1928 (4 of 7)

Figure 157: Beauville, Roof Plan – 1928 (5 of 7)

Figure 158: Beauville, Elevations of Upper Court – 1928 (6 of 7)

Figure 159: Beauville, South Elevations & East Elevation – 1928 (7 of 7)

Figure 160: Detail of Passage Underpinning & Reinforced Wall [...] 1928

Figure 161: Underpinning Garage at 2002 43N and Revised Wall [...] 1928

Figure 162: Lakecourt Apartments. 2012-43rd No. Seattle ... Dec. 21, 1938

Figure 163: Existing Arrangement of Apartment No. [illegible] 2020 43d Ave North East ... Sep 12 1940

Figure 164: Proposed Rearrangements of Apartment No 1 at 2020 43rd Ave North East ... June 26 1940

Figure 165: Apartment Building for Heathman and Peister 2020 43rd Ave. N. [...] Mar. 6 1952 Footing Plan (1 of 5)

Figure 166: Apartment Building for Heathman and Peister 2020-43rd Ave. N. ... First Floor and Basement (2 of 5)

Figure 167: Apartment Building for Heathman and Peister 2020-43rd Ave. N. ... Second Floor Plan (3 of 5)

Figure 168: Apartment Building for Heathman and Peister 2020-43rd Ave. N. ... Third Floor Plan (4 of 5)

Figure 169: Apartment Building for Heathman and Peister 2020-43rd Ave. N. ... Lake Elevation (5 of 5)

Figure 170: Repair Erosion Damage & Substructure for the Lake Court Apartments 2012 43 Ave E [...] 1965

Neighborhood Context – Maps and Images

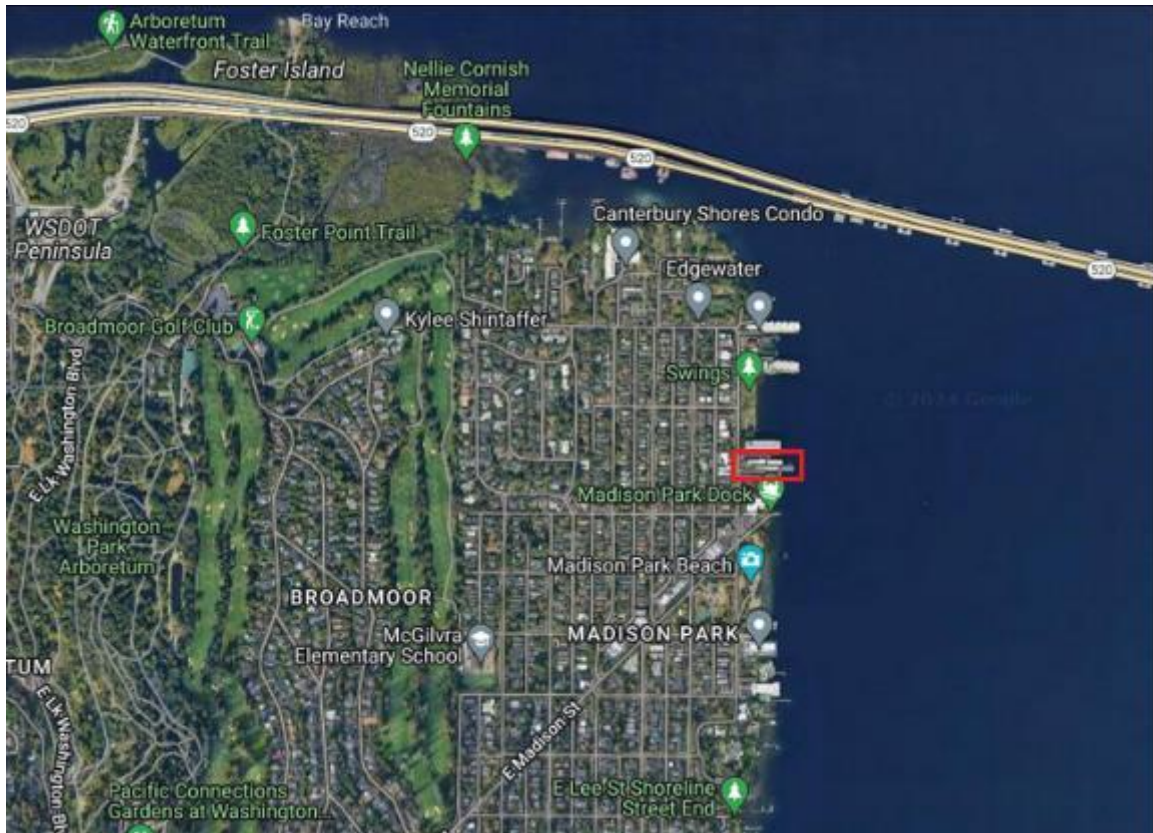


Figure 1: Neighborhood Context – 2012-2020 43rd Avenue East (Circled: Lake Court Apartments)
Source: Google Maps (2024)



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



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

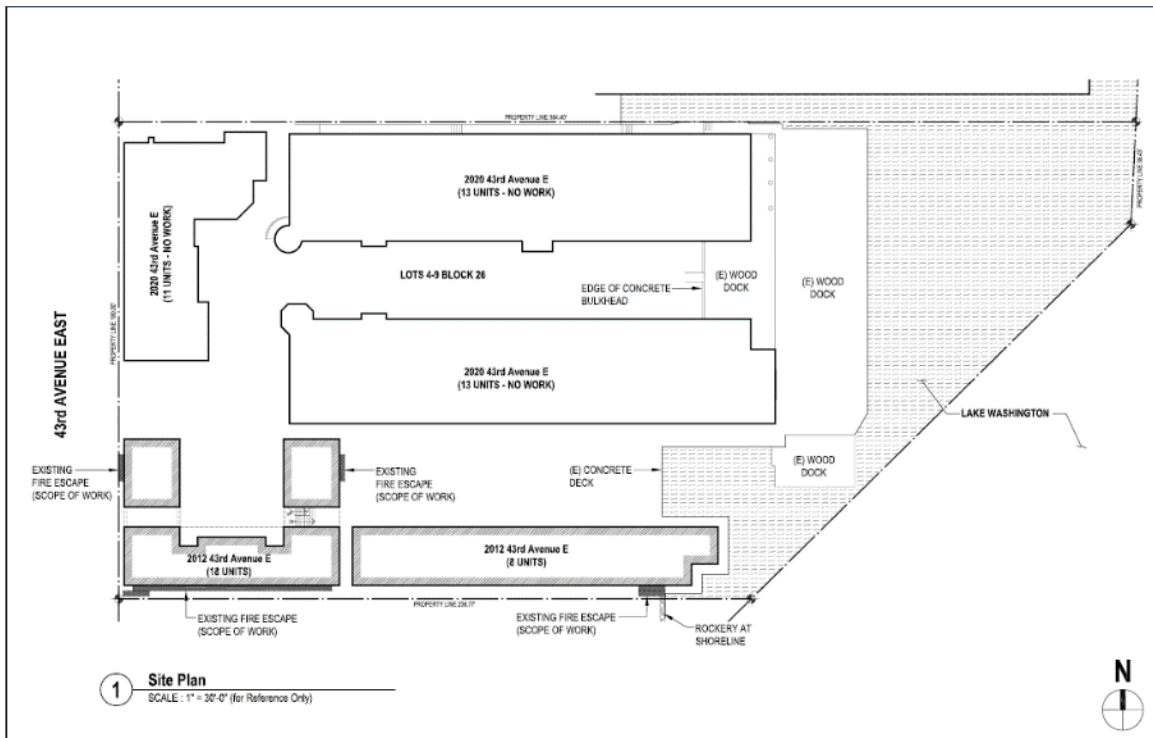


Figure 4: Site Plan (as prepared by H. Todd Kilburn, Architect (2018))
 Source: Seattle Permit and Property Records

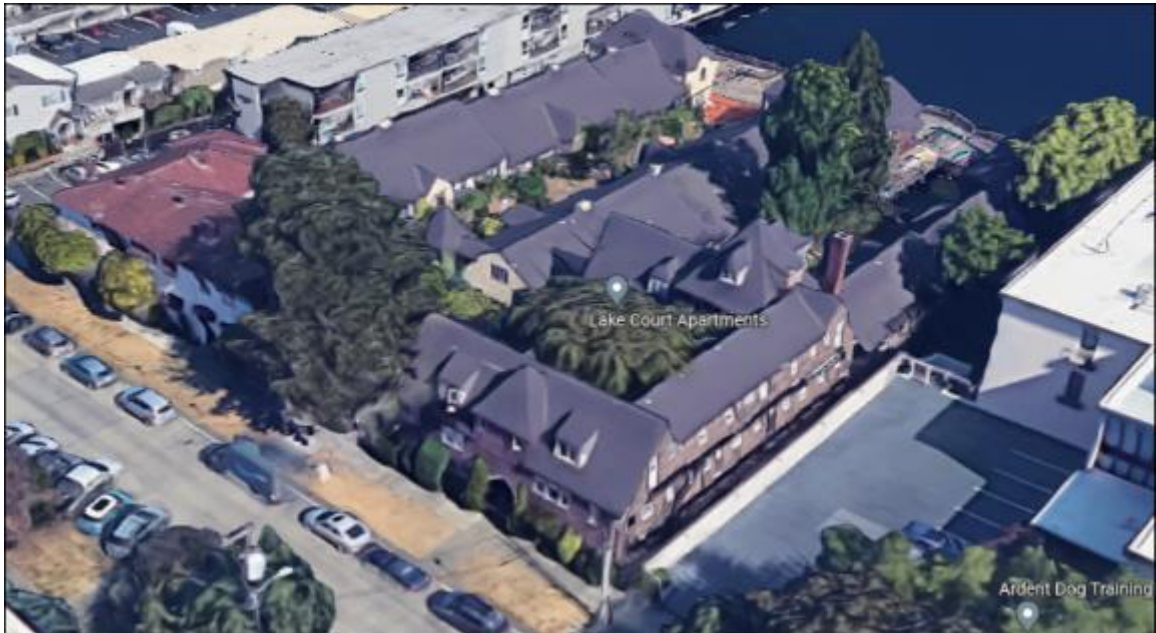


Figure 5: Neighborhood Context – Aerial View 2012-2020 43rd Avenue East (Eastern view)
Source: Google Maps (2024)



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



Figure 7: 1912 Baist Map (Plate 20)

Detail: J.J. McGilvra Estate and Western Washington Fairgrounds (Circled: Future site of Lake Court Apartments)

Source: Seattle Now & Then



Figure 8: 1917 Sanborn Fire Map

Circled: Washington Pioneer Hall, King County Ferry Slip, Future site of Lake Court Apartments

Source: Library of Congress



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

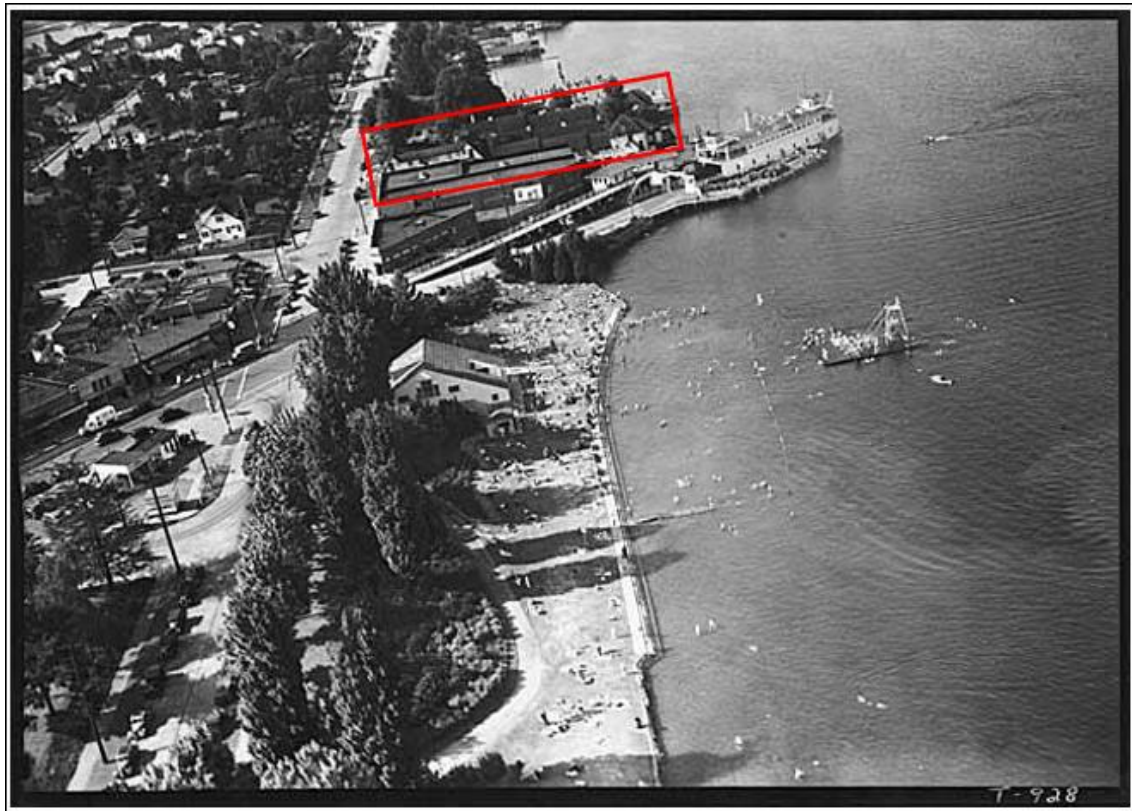


Figure 10: 1939 Aerial View of Madison Park bathing beach and ferry dock (Camera facing North)
 Circled: Shoremont and Lakecrest Apartments
 Source: MOHA



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

Neighborhood Context – Madison Park Historic Photos



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



Figure 13: Madison Park Pavilion (n.d.)
Source: Seattle Now & Then

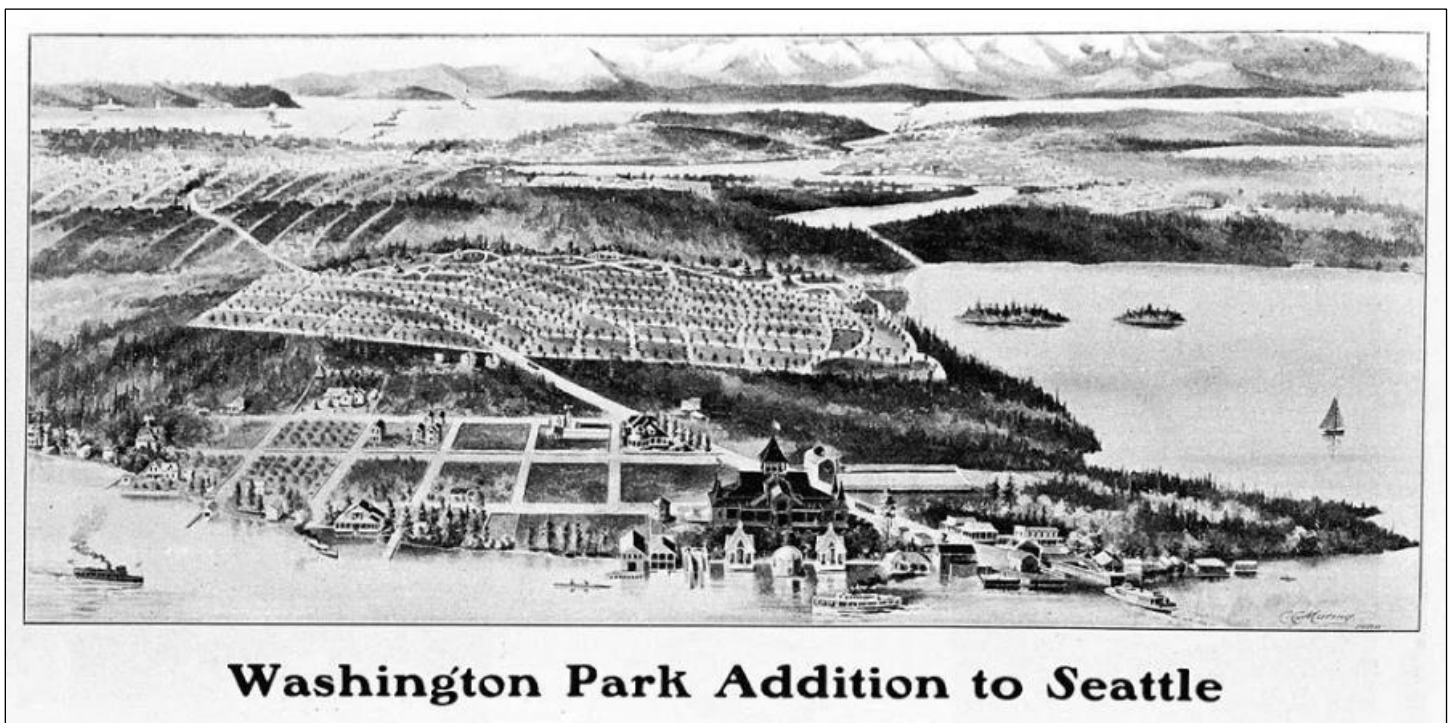


Figure 14: Washington Park Addition to Seattle (n.d.)
Source: Seattle Now & Then



Figure 15: (L) Eagle Bath and Boat House, facing Southeast (ca. 1900), (R) Madison Park Playground, facing North (n.d.)
Sources: MOHAI, Seattle Parks & Recreation



WASHINGTON PIONEER HALL, BUILT OF CONCRETE AND BRICK, IN 1910; 35 FEET WIDE, 110 FEET LONG, TWO STORIES AND BASEMENT



Figure 16: Washington Pioneer Hall – (L) 1910, (R) 2019
Sources: Seattle Now & Then, Wikimedia Commons



Figure 17: McGilvra School – (L) ca. 1915, (R) 2021
Sources: MOHAI, SeattleSchools.org

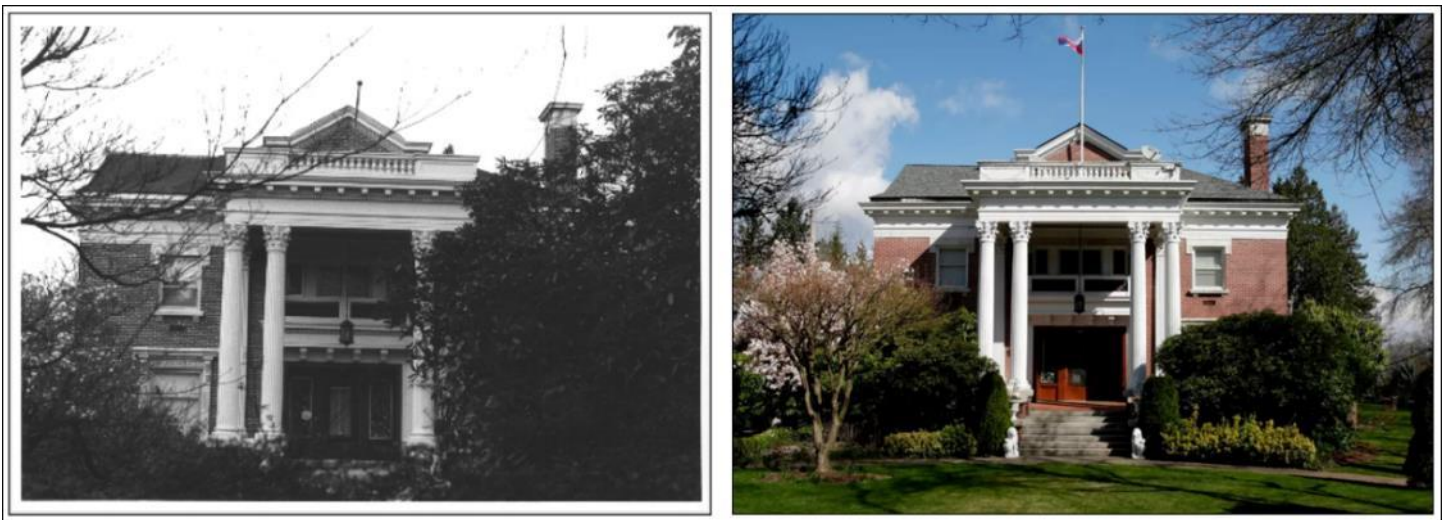


Figure 18: Samuel Hyde House – (L) 1910, (R) 2018
Sources: NRHP, Seattle Times



Figure 19: Madison Park Bath House – (L) 1937, (R) 2012
Sources: Seattle Municipal Archives, Urbanash.com



Figure 20: Swimmers at Madison Park Beach – (L) 1930, (R) 2013
Sources: Seattle Municipal Archives, Madison Park Blogger

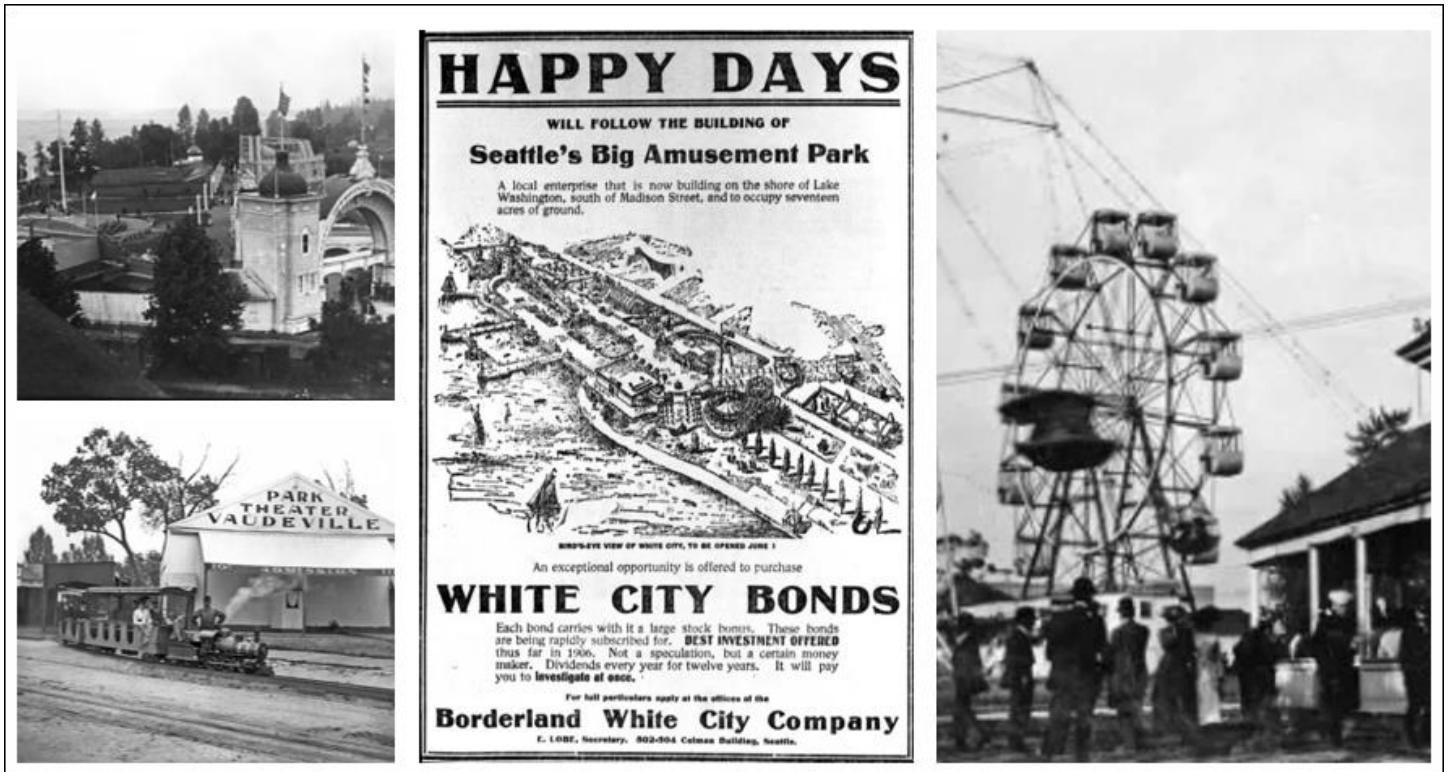


Figure 21: Western Washington Fairgrounds and White City Amusement Park (ca. 1906-1912)
Source: Seattle Now & Then



Figure 22: Motorcycle Racing at Western Washington Fairgrounds (1911)
Source: Seattle Now & Then

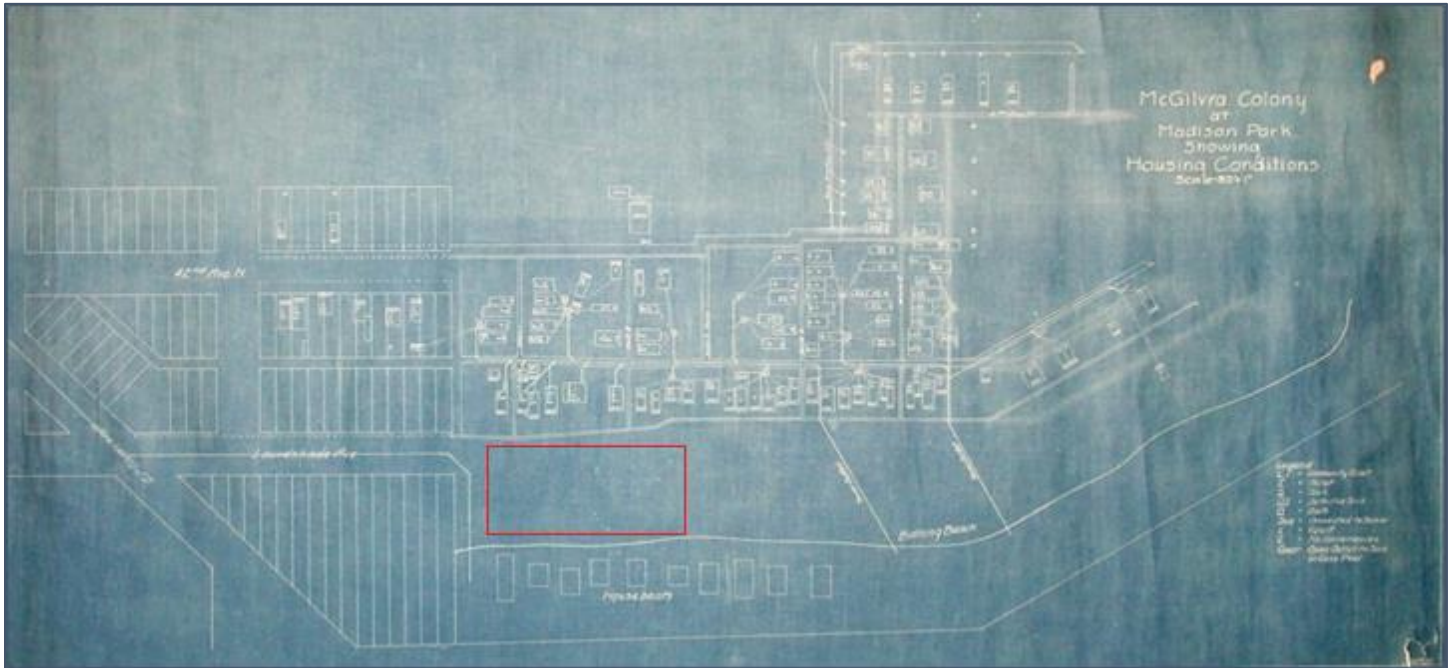


Figure 23: Houseboats on Lake Washington (1915)
 Circled: Doxy property at 2026 Laurel Shade Ave, future site of Lake Court Apartments
 Source: Seattle Municipal Archives



Figure 24: (Top-Left) Coal Yard at 2044 Laurel Shade Avenue N (ca. 1915) and Madison Park Houseboats on Laurel Shade Avenue N (ca. 1914-1915)
 (Clockwise from top-left) Facing East, Facing North, Facing North, Facing West
 Source: MOHAI



Figure 25: Madison Park ferry landing, Seattle (n.d.), Kirkland ferry dock at Madison Park (ca. 1920), Ferry Time Table (1910)
Sources: MOHAI, Kirkland Heritage Society



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

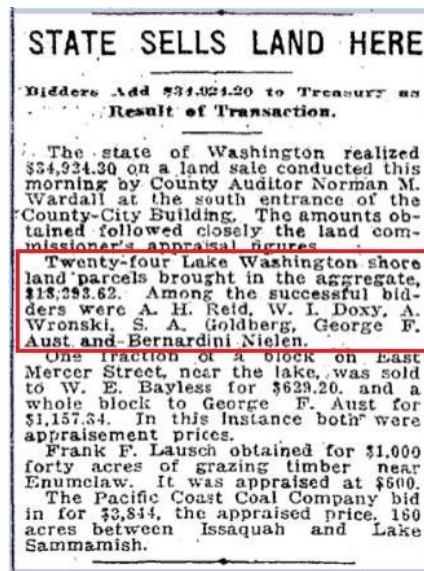


Figure 27: Article – State Sells Land Here
Source: Seattle Daily Times, 17 January 1919



OPEN for summer lease, houseboat "Kibo," completely furnished, conveniently located, at Madison Park. Suitable for club. East 3562.

West 1275.
LARGE, nicely furnished houseboat, modern, ten rooms. 2026 Laurel-shade Ave. Houseboat Cherokee. Call East 3562, Sunday. East 4995 thereafter.

TO LET or for sale, half interest.

MODERN and convenient houseboat "Kibo," will accommodate large family or club; fireplace, gas range, nicely furnished; one block from car; also modern cottage. East 3562, after 6, or 2022 43rd Ave. N.

MODERN houseboat, suitable for club or large family; practically new, warm and comfortable; conveniently located half block from end of Madison car. Doxy, 2022 43rd Ave. N. East 3562.

\$25—3-ROOM cottage.
\$30—4-room houseboat.
On lake shore at Madison Park; close to car; modern and convenient. 2022 43rd Ave. N. East 3562.

Figure 28: (L) Doxy rental houseboat "Kibo" (facing West) ca.1919; (R) Classified Advertisements – Houseboats for rent by Doxy family
Sources: MOHAI, Seattle Daily Times (From top): 19 June 1919, 19 October 1919, 13 October 1920, 26 October 1921, 29 January 1922

BATHING SEASON AT MADISON PARK OPENS TODAY.

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

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

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

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

Opponent Given Handicap.

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

Chadlio Neuss, Lake Washington boat builder, will give an exhibition of surf board riding while towed at high speed by Huber.

Winners in the foot races along the shore will be rewarded with prizes which have been donated by ~~downtown business houses.~~

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

Enthusies Over Plans.

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

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

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

New Bungalow Court Will Cost \$50,000

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

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

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

HOUSEBOATS. 97

MADISON PARK BARGAIN.

Furnished houseboats and cottages to be removed from present location. Your opportunity to obtain a home at unheard of prices. Owner, 2022 43rd Ave. N.

HOUSEBOATS. 97

BARGAIN.

Modern houseboat, completely furnished; must be sold at once; exceptionally well constructed. 2022 43rd Ave. North.

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

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

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

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

Figure 32: Articles of Incorporation, Shoremont Company, Inc.
Source: Seattle Daily Times, 6 November 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 33: Article – Apartments on Lake Shore Near Completion
Source: Seattle Daily Times, 31 January 1926

SHOREMONT, ON LAKE WASHINGTON, DISTINCTIVE COTTAGE GROUP



THE UNDERWRITERS
SHOREMONT CO., INC.
FIRST MORTGAGE GOLD BOND
Furnishes an important part of the Distinctive Cottage Group

MARINE NATIONAL COMPANY
SEATTLE, WASHINGTON
Upson, Upson, Upson
Corner of Duwamish, East 4th at University Way

Shoremont Apartment Court
A Vacation Home 305 Days in the Year
Seattle's Most Distinctive Cottage Group Apartments
A Distinctive Home for People Who Like Something Different
Is Your Own Front Yard!

Shoremont Company, Inc.
1000 Duwamish & Cornish, Seattle, Wash.

Kramer-Bissell Co., Inc.
Doors, Sash, Mouldings
Main 4454

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, Fern Stands, Hardware, etc.
All Designs Original
We Do Not Duplicate

THE UNDERWRITERS
SHOREMONT CO., INC.
FIRST MORTGAGE GOLD BOND
Furnishes an important part of the Distinctive Cottage Group

MARINE NATIONAL COMPANY
SEATTLE, WASHINGTON
Upson, Upson, Upson
Corner of Duwamish, 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
6209 Duwamish Ave. Glendale 6655

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

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

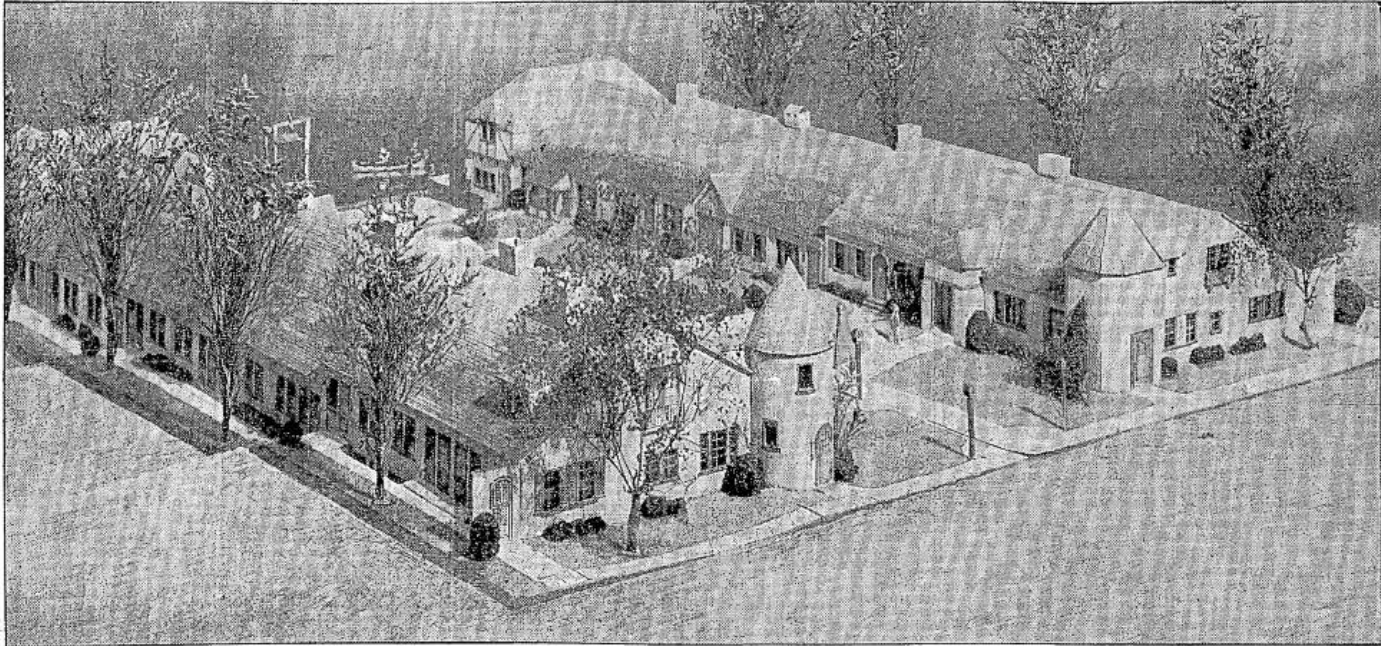
"The SHOREMONT" Beautified With
Malmo Superior Ornamentals
Lasting Charm—Increasing Value
Landscape Service
MAIN 4454
MALMO & CO.
NURSERMEN
Cen. Wash. and Westlake—Flower Square
Nursery at Georgetown

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, Fern Stands, Hardware, etc.
All Designs Original
We Do Not Duplicate

Figure 35: 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 36: 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 37: Advertorial detail – Shoremont Apartment Court
Source: Seattle Daily Times, 29 April 1926

SHOREMONT.

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

3 rms., unfurnished.....\$62.50
3 rms., beautifully furnished 90.00
Also
4 rms. and large view porch, avail-
able May 1\$100

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

SHOREMONT.

Beautiful 3-room apartment now
available; charming setting on
shore of Lake Washington;
spacious lawn, swimming, putting
green; period architecture; fire-
place; cathedral ceiling; Seattle's
most delightful dwelling place.
2022 43rd North, Madison Park.
Main \$141.

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

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

LURED from their home, 2022 43rd Ave. N., by an invitation to dinner, John and Jane Doxy returned Saturday evening to find the place filled with 100 friends assembled in honor of the fiftieth anniversary of their marriage.

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

Married May 17, 1877.

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

Mr. Doxy worked in a coal mine near Paradise Lake. Animals howling around the house annoyed his wife and children so much while he was away that he moved to Issaquah, where he was for many years a contracting coal miner.

Grandchildren at Celebration.

They have four children, William I. Doxy and Ellery I. Doxy of Seattle; Mrs. Nettie A. Davis of Los Angeles, and Mrs. Elizabeth Jackson, whose husband is principal of the high school in Astoria, Ore. They have three grandchildren, Kenneth and Hazel MacDonald, whose mother is dead and whose father is Peter R. MacDonald of Seattle, and Charles Jackson. All the children and grandchildren were at the golden wedding anniversary.

Mr. Doxy, at 71, puts in long hours each day working about the apartment house and its grounds. But every afternoon he goes fishing.

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

MADISON CLUB NAMES DOXY

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

Figure 40: Article – Madison Club Names Doxy

Source: Seattle Daily Times, 10 November 1927

November, 1927
ARCHITECT
AND ENGINEER
105

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. Reimold.

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, 909 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 Malden 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: Shoremont Apartments, 2020 43rd avenue, North. Wm. J. Bain, architect.

Hotels and apartments over two stories in height. Honor: Olympic Hotel, 4th and Seneca. Geo. B. Post & Sons, architects.

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

COMMERCIAL BUILDINGS:

Mercantile buildings not over two stories in height. Honor: College Center Building, 47th and University way. McClelland & Finneh, 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 41: Announcement – AIA Seattle Chapter Honor Award – Multiple Dwellings; The Architect and Engineer (November 1927)

Source: US Modernist Archives



Figure 42: Photograph – Shoremont Apartments, Seattle Washington; *The Architect & Engineer* (December 1927)
Source: US Modernist Archives

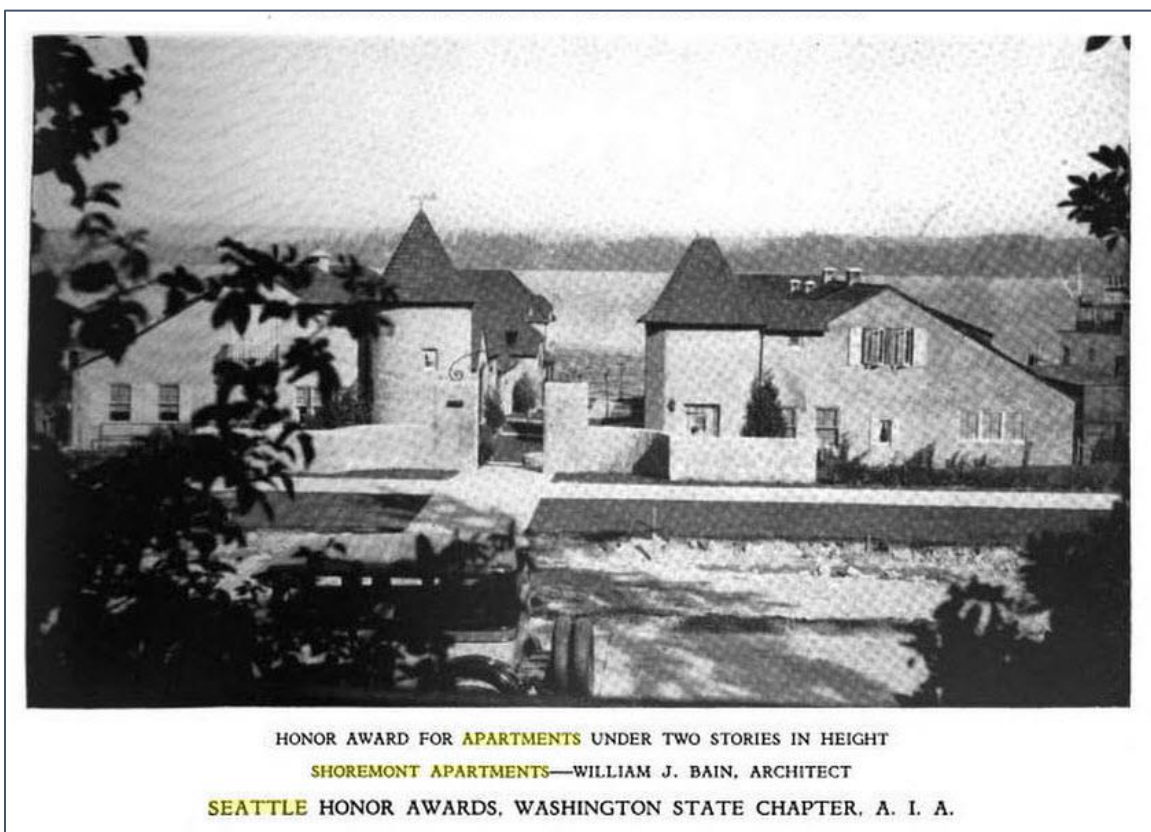


Figure 43: Photograph – AIA Seattle Chapter Honor Award for Apartments Under Two Stories in Height
Source: Washington State DAHP Report 2016-01-00010

Rogers, S. Lane, Werner Johnson and
Soren Anderson.
Lakecrest Company, Inc., Seattle;
capital \$25,000; incorporators, William I.
Doxy and Sam Thompson.
Marcus Whitman Hotel Company,
Walla Walla; capital \$25,000; amend.

Figure 44: Articles of Incorporation, Lakecrest Company, Inc.

Source: Seattle Daily Times, 16 November 1928

LAKECREST

READY APRIL 9TH.

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 45: 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 46: Articles – Lakecrest Opening in the Forthcoming Week; Lakecrest is Ready for Opening Today

Source (L to R): Seattle Daily Times 7 April 1929, 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

LAKECREST, on the shores of Lake Washington, is Seattle's newest addition in fine apartments. Adjacent to Shermont . . . 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 48: 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 Felt Enamel High Speed Ranges Furnished by MALLEABLE IRON RANGE CO. G. A. LIESER, Western Manager EAST 2174 | POWER PLANT ENGINEERING CO. Ray Automatic Fuel Oil Burner 1923 Fifth Ave. ELLIOTT 1340 | MURALVAX RADIO CORP. Radio Installation 123 Yale N. ELLIOTT 2038 |
| FUGET SOUND POWER & LIGHT CO. POWER AND LIGHT Seventh and Olive MAIN 2000 | RODGERS TILE CO. Tile Work 117 Yale N. MAIN 3446 | GREENWOOD FURNACE CO. Sheet Metal 7406 Greenwood Ave. SUNSET 1813 |
| FRIGIDAIRE SALES CORPORATION FRIGIDAIRE Fourth and Stewart ELLIOTT 2272 | EDWIN T. HARRIS Brick Contractor 7723 Sunnyside KENWOOD 2427 | JORGENSEN & CO. Steel Balconies and Ornamental Iron 2760 First Ave. S. ELLIOTT 2533 |
| OSBORNE & FERRY Plastering Contractors 5320 Eighth Ave. N. E. KENWOOD 3296 | EVERETT LASH & DOOR CO. Millwork, Doors and Windows Everett, Wash. | L. BJORK Concrete Foundations and Walks 1341 West 51st SUNSET 9222 |
| THOMPSON PLUMBING & HEATING CO. Plumbing and Heating Installation 104 Lakeview Ave. ELLIOTT 1619 | Brick Furnished by SEATTLE BRICK & TILE CO. Seaboard Bldg. MAIN 8671 | NYSON GLASS CO. Leaded Glass Work 3120 Harvard N. CAPITOL 6000 |
| SEATTLE TITLE TRUST CO. Financing Tiths & Trust Bldg. MAIN 2560 | R. O. STUBBINS Painting and Decorating 6530 Sycamore SUNSET 6060 | E. J. ALF & CO. Insulate Wall Insulation and Waterproof Paper. MAIN 6700 |
| EXCELSIOR WINDOW CLEANING CO. Window and Tint Cleaning 1515 East Madison EAST 0818 | HALL & OLSWANG Paints and Decorating Materials 608 Pine St. MAIN 4060 | STAR MACHINERY CO. Star & Milburn Paint Spray Equipment Efficiently Applied 1741 First Ave. ELLIOTT 0760 |
| CENTRAL LUMBER & SUPPLY CO. Construction Lumber 19 W. Bertona GARFIELD 5703 | K. BIRKLAND Hardwood Floors 5838 Stone Way. MELROSE 5827 | WESTERN SUPPLY CO. Plumbing and Heating Supplies 1115 North 56th MELROSE 6060 |
| | J. A. HARRIS & P. D. McKECHIN Electrical Wiring 5550 28th Ave. N. E. KENWOOD 6840 | NORTH COAST ELECTRIC CO. Electric Wiring Supplies 206 Third Ave. S. ELLIOTT 5313 |
| | PIONEER SAND & GRAVEL CO. 901 Harrison St. MAIN 2900 | |

Figure 49: Detail – Lakecrest contractors and material men
Source: Seattle Daily Times, 21 April 1929

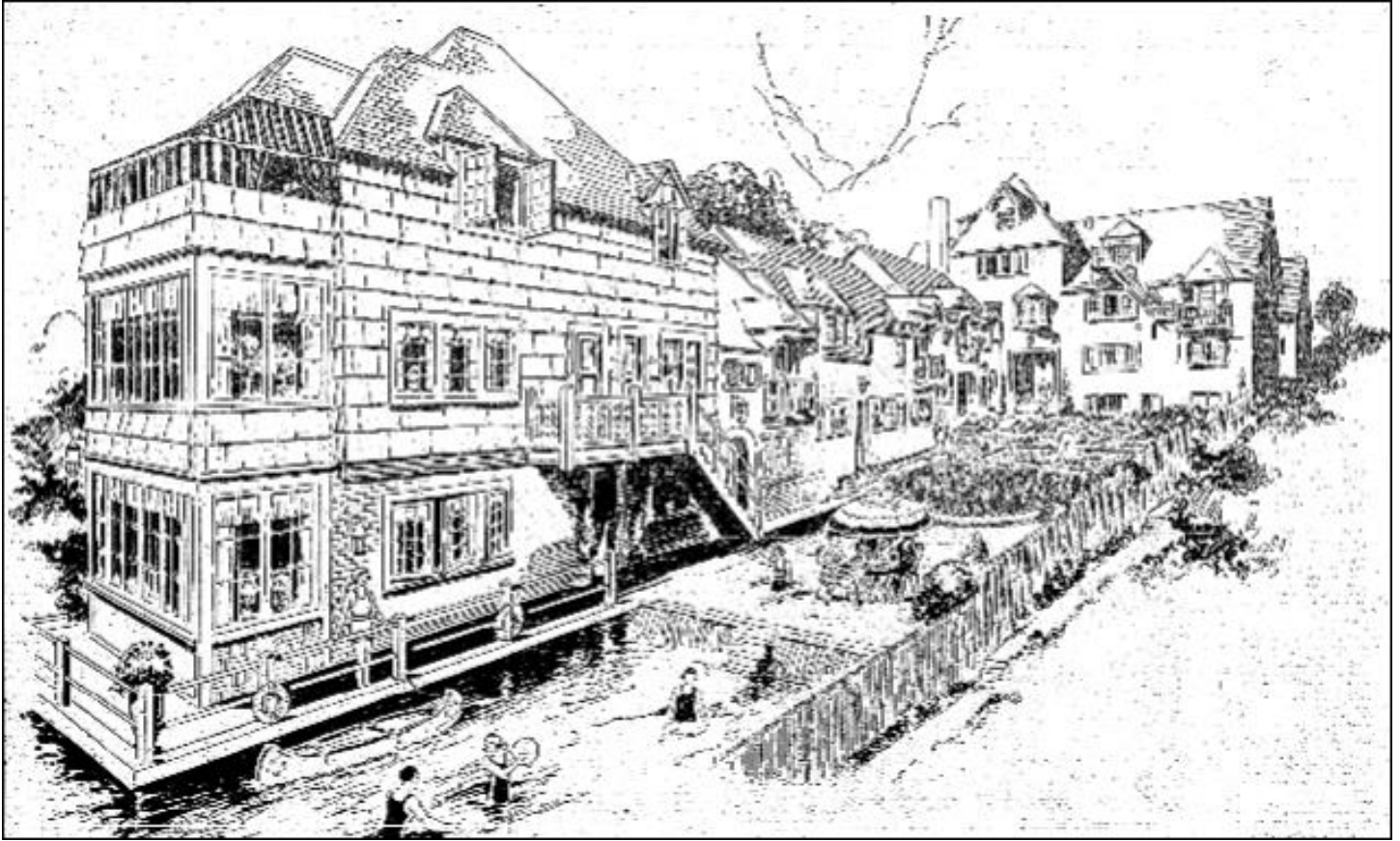


Figure 50: Image Detail – Lakecrest Advertorial
Source: Seattle Daily Times, 21 April 1929

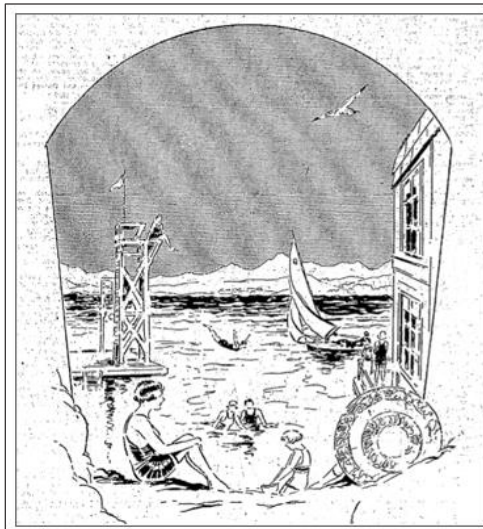



Figure 51: Image Detail – Lakecrest Advertorial
Source: Seattle Daily Times, 21 April 1929

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—
 IS one of Seattle's best, and his "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 4309.
 Oct 13, 1929

It's Thrilling to Take Friends
 Golf Breakfast
 Dinner Parties
 Bridge Tea
 Bridge Luncheons
To Seattle's Finest Place to Dine
 What a wonderful setting for a sharp appetite, out there at Lake Crest... and to sit down to a dinner prepared by Elona's famous Italian Chef—I tell you, it's superb! Dinner service from 5 to 8 p. m. and as late as 12 p. m. on Friday, Saturday and Sunday. Phone East 4399 for reservations.
Elona's LAKE CREST INN
 At beautiful Lake Crest and Shoonow 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 Teas
 Dinner Parties
 Beautiful Lake Crest Inn, bordering on the shore overlooking Lake Washington. Your guests will enjoy the thrill of such an idea... Your party will be a success... Just one block from Madison Park carline.
 Club Luncheons 50c and Up
 Phone for Reservations 2012 43rd North East 4399
 43rd Ave North at Madison Park

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 McEacheran 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 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 52: 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 Thore.

Figure 53: Article – Lake Crest: A Metropolitan Apartment With Vacation Pleasure Privileges
 Source: The Town Crier (Volume 24, No. 50), 14 December 1929

FURNISHED APARTMENTS 71
LAKECREST-SHOREMONT
 Metropolitan apt. with vacation
 pleasure privileges. Spring is al-
 most here. A few choice apts. still
 available in this distinctive group.
 Make an early reservation to be
 assured of your accommodation.
 2012 43rd Ave. North. EA. 7169—
 MAin 9141.

4 of Seattle's Attractive
 Rental Opportunities in

Modern Apartments

Enjoy the comfort and convenience of a modern apartment
 in hotel style in any of the four districts below. For further
 information about them turn to the Classified Columns.



BING MANGLIN
HOTEL



318 WEST 80TH



THE SHOREMONT
2012 43rd North



THE FAIRYLOON
4 S. 14th North

Figure 54: Classified Advertisements for Lakecrest and Shoremont Apartments
 Source: Seattle Daily Times (Top) 8 March 1932, (Bottom) 24 October 1932, (R) 18 May 1933

Lakecrest - Shoremont Apartments
 were occupitd nearly 100 per cent in
 January this year, a record reached
 nearly 30 days earlier than in pre-
 vious years, according to the man-
 agement. Swimming and beach par-
 ties are now being planned.

* * *

Figure 55: Announcement — Real Estate Section
 Source: Seattle Daily Times, 4 March 1934

ON THE LAKE



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

Figure 56: Announcement — Real Estate Section
 Source: Seattle Daily Times, 17 February 1935

Rooms, sun room, large closets.
Garage. MODERATE RENTAL.

Lakecrest-Shoremont
Seattle's Smart Summer Colony.
Private beach, putting green,
beach privileges, attractive 3
and 4 rms. 2012 43rd N. EA. 7169.

LA QUINTA
1710 E. Denny Way. EAsT 5010.
5 and 6 rooms, unfurnished, up-
stairs bedrooms: refrigeration,
laundry. Beautiful courtyard.

Figure 57: Classified Advertisement (One of the last classified advertisements posted by the Doxy family for Lakecrest-Shoremont rental)
Source: Seattle Daily Times, 22 August 1937

Saturday, May 14, 1938

William I. Doxy; Ellery Doxy; Elizabeth A. Patterson, individually and as Executrix of the Last Will and Testament of John Doxy, deceased; Charles Patterson; P. V. Davis; Nettie Amanda Davis, if living, and her unknown heirs, if dead; Sam Thompson; also, all other persons or parties unknown claiming any right, title, estate, lien or interest in the real estate described in the complaint herein. Defendants: No. 303747, and to me, as Sheriff, directed and delivered:

Notice is hereby given that I will proceed to sell at public auction to the highest bidder for cash, within the hours prescribed by law for Sheriff's sales, to-wit: at Ten o'clock A. M. on the 11th day of June, 1938, before the Court House door of King County, Jefferson Street entrance, at Seattle, in the State of Washington, the following described property, situated in King County, State of Washington, to-wit:

Lots 4, 5, 6 and 7, Block "E", Supplement to J. J. McGilvra's Third Addition to the City of Seattle, as per map recorded in Vol. 10 of Plats, page 31, records of King County, Washington, except the portion thereof included in Lake Washington Shore Lands; and Lots 4, 5, 6 and 7, Block 26, Map of Lake Washington Shore Lands; together with the buildings thereon, and also covering all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, motors, bath-tubs, sinks, water closets, basins, pipes faucets, and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property which are or shall be attached to said buildings by nails, screws, bolts, pipe connections, masonry, or in any other manner, said property being commonly known as the Shoremont Apartments, 2020 43rd Avenue North, Seattle, Washington; levied on as the property of all of the said defendants herein, to satisfy a judgment of a foreclosure of a mortgage against the hereinabove described property amounting to Seventy-nine Thousand Three Hundred Seventy-six and 88/100 (\$79,376.88) Dollars, interest and accrued costs in favor of plaintiff.

Dated this 25th day of April, 1938.
W. B. SEVERYNS, Sheriff.
By H. J. RIER, Deputy.
May 7—June 4, 1938. (1915)

KUMM & HATCH, Attorneys
552 Central Building

NOTICE OF SHERIFF'S SALE OF REAL ESTATE
State of Washington, County of King.—ss.
Sheriff's Office.

By virtue of an Order of Sale issued out of the Honorable Superior Court of King County, on the 23rd day of April, 1938, by the clerk thereof in the case of Metropolitan Life Insurance Company, a corporation, Plaintiff, versus Lakecrest Co., Inc., a corporation; William I. Doxy, Perry R. Gershon, John Doe whose true name is to plaintiff unknown, Richard Roe, whose true name is to plaintiff unknown, and Jane Doe, whose true name is to plaintiff unknown, directors and trustees of Lakecrest Co. Inc., a corporation; Peoples National Bank of Washington, a national banking association; Cora D. Sterling and John Doe Sterling, her husband; also all other persons and parties unknown claiming any right, title, estate, lien or interest in the real estate described in the complaint herein, Defendants, No. 303746, and to me, as Sheriff, directed and delivered:

Notice is hereby given that I will proceed to sell at public auction to the highest bidder for cash, within the hours prescribed by law for Sheriff's sales, to-wit: at Ten o'clock A. M. on the 11th day of June, 1938, before the Court House door of King County, Jefferson Street entrance, at Seattle, in the State of Washington, the following described property, situated in King County, State of Washington, to-wit:

Lots Eight (8) and Nine (9), Block "E" Supplement to J. J. McGilvra's Third Addition to the City of Seattle, according to plat thereof recorded in Volume 10 of Plats, page 31, records of said County, except portion thereof lying within Lake Washington Shore Lands; and Lots eight (8) and nine (9) Block twenty-six (26), Map of Lake Washington Shore Lands; levied on as the property of all of the said defendants herein, to satisfy a judgment of a foreclosure of a mortgage amounting to Eighty-one Thousand Eight Hundred Eighteen and 42/100 (\$81,818.42) Dollars, attorney's fees of \$1250.00, the cost of suit and interest in favor of plaintiff.

Dated this 25th day of April, 1938.
W. B. SEVERYNS, Sheriff.
By H. J. RIER, Deputy.
May 7—June 4, 1938. (1919)

Figure 58: Notices of Foreclosure on Shoremont and Lakecrest
Source: Seattle Municipal News, 14 May 1938

UNFURNISHED APTS. 70

WRITERS—COMPOSERS

Tower top studio apartment for you who would revel in quiet and luxury at a modest rental amidst white and gold furniture including a radio and a studio couch in the glassed-in sunporch commanding a full view of Lake Washington, cozy studio living room with recessed Frigidaire, sink and electric plate, corner fireplace, smart shower stall. No other place like it in Seattle. Be first and it's yours.

Lakecrest-Shoremont

Also 2s—3s—4s—5s—\$42.50 up.
FURNISHED or UNFURNISHED
 2012-43rd N. EAsT 5329
 Mr. Sayres, EAsT 5329.

UNFURNISHED APTS. 70

**The Shoremont
and
Lakecrest Apartments**

**Announce a
New POLICY**

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

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

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

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

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

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

Figure 59: Classified Advertisement and Announcement – Real Estate section (Announcing new management)
 Source (L to R): Seattle Daily Times 8 April 1938, 10 April 1938

THE SEATTLE DAILY TIMES

CANARY'S RESCUER



Only a few minutes before this picture of Mrs. B. G. Dorsey was taken yesterday afternoon, she rescued the canary from the smoke-choked apartment of her friend and neighbor, Mrs. Elizabeth King, during a fire in the Lake Court Apartments, 2020 43rd Ave. N. Mrs. King's other canary, farther from an open window, died of suffocation. Mrs. King was not at home. Battalion Chief Parke L. Adams estimated damage at \$1,500. He said the fire was caused by defective wiring.

Only a few minutes before this picture of Mrs. B. G. Dorsey was taken yesterday afternoon, she rescued the canary from the smoke-choked apartment of her friend and neighbor, Mrs. Elizabeth King, during a fire in the Lake Court Apartments, 2020 43rd Ave. N. Mrs. King's other canary, farther from an open window, died of suffocation. Mrs. King was not at home. Battalion Chief Parke L. Adams estimated damage at \$1,500. He said the fire was caused by defective wiring.

Figure 60: Photograph with Caption – Canary's Rescuer (First public reference to 2012-2020 43rd Avenue N as Lake Court Apartments)
 Source: Seattle Daily Times, 25 May 1938

| BUILDING PERMITS | |
|---|--|
| Build residence, 8306 9th Ave. N. W.; | owner, L. C. Snodgrass, 17 St. Helens St., Tacoma; \$3,500. |
| Build residence, 3720 32nd Ave. W.; | owner, Dan Bathrick, 523 W. Mercer Pl.; \$3,000. |
| Alter apartments, 2020 43rd Ave. N.; | owner, Seattle Trust Co., Second Ave. and Columbia St.; \$1,500. |
| Build office addition, 1608 Fairview Ave. N.; | owner, Coolidge Propeller Co., 1608 Fairview Ave. N.; \$1,000. |
| Build fireproof garage, 212 Seneca St.; | owner, A. J. Kraus; architect, McClelland & Jones, Republic Bldg.; \$40,000. |

Figure 61: Building Permit – Alter apartments, 2020 43rd Ave N.: owner, Seattle Trust Co.[...] \$1,500.
(In reference to Shoremont Tower apartment conversion – Building Permit #340117)
Source: Seattle Daily Times, 13 September 1940



Figure 62: Photograph – Lake Court Apartments Sold
Source: Seattle Daily Times, 26 January 1941

52-Apartment Property Sold To Investors

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.

Four buyers are involved, Mr. and Mrs. H. L. Heathman, and Mr. and Mrs. H. P. Peister, J. H. Fleming, of the Broderick staff, acted both for the buyers and the seller, the Metropolitan Life Insurance Company.

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.

The Lake Court, divided into three adjoining structures, is considered as one of the city's outstanding apartment properties not only because of its location on the lake but because of its architectural attractiveness. More than \$30,000 has been spent recently on new equipment.

Mr. and Mrs. Peister, 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.

Figure 63: Article – 52-Apartment Property Sold to Investors
Source: Seattle Daily Times, 26 January 1941

50422 90 00 18 6 90 90

412269

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. | PLANS MADE | Size of Permit | CLASS |
|---------------|-------------------|------------------|-------------|-----------|------------|--------------|------------|----------------|-------|
| \$44,000 | | Frame | 4 | Com | B | | Yes | 90 | Mod |

PERMIT FOR ONE FAMILY HOUSING UNITS

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) on Lot Block E

See below

of Loch Gilvas 3 Suppl. Addition, Lot is 180 Alley 11 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 43rd Ave No

Contractor Owner Address No 1144

Architect Owner Phone Harold J. Heathman

Structural Engineer (Owner)

Application made 2-11 19 52 By Harold J. Heathman 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.

PERMIT ISSUED 19 52 By

Report and recommendations:

340114 INDEX CARD

334974

372820

370007

APPROVED

SUBJECT TO ORDINANCE

FEB 15 1952

DIRECTOR OF PUBLIC HEALTH

CITY OF SEATTLE

43rd Ave N

350 ±

180 ±

120 ±

210 ±

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.

Figure 64: City of Seattle Department of Buildings, Application and Building Permit #412269 Apartment Building for Heathman and Peister; 2020 43rd Avenue N (11 February 1952)
Source: Seattle Department of Planning & Development (DPD) Microfilm Library

Announcing opening of new addition of Lake Court Apartments at Madison Park. 1-bedroom and dining room view apts., fireplaces, picture windows, wall-to-wall carpeting. Modern fold doors. Electric kitchen, ceramic tile, private swimming and garden. Open house Sunday, 1 p. m. 2020 43rd N. CA. 7137

APARTMENTS, Unfurn. 70

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

One-bedrm. and dining rm. View apts. Fireplaces, picture windows, wall-to-wall carpeting. Modern fold doors, electric kitchen, ceramic tile. Private swimming and garden.
2020 43RD NORTH
CA. 7137

Figure 65: Classified Advertisements announcing the opening of the new Anhalt Addition
Source (L to R): Seattle Daily Times 29 June 1952, 14 July 1952

| 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 66: Record: 2012 43rd Ave E Building Permits (n.d.)

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



Figure 67: Articles – State Sued Over Erosion Laid to Evergreen Span; Lakefront-Property Owners Awarded Damages Over Waves
Source (L to R): Seattle Times 15 May 1966, 19 May 1967

\$241,360 for two three-story and a two-story adjacent building at 15904, 06 and 08 Fourth Ave. S. sold to G. W. Graves by R. J. Johnson.

\$238,000 for a single-story, 13-unit building at 2020 43rd Ave. E. sold to M. W. Heathman, Palm Springs, Calif., by Esther Yaeger.

\$185,000 for a year-old, three-story building at 5501 11th Ave. N. W. sold to L. Bruce Donaldson by Magne Hagen.

\$163,000 for a three-story, 12-unit building at 1823 14th Ave. sold to the Northern Holding Co., Inc., by Toshio Nakamura.

\$159,500 for a five-story, nine-unit building at 1823 14th Ave. sold to the Wilma Knodle by Clyde Markey.

\$146,500 for a two-story, 12-unit building at 11616 16th Ave. S. W. sold to Prime Investments, Bellevue, by the Webster Arms Associates.

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 68: Announcement – Sale of Lake Court; Photograph – Shoremont (Camera facing East, 1975)
Sources (L to R): Seattle Times, 7 January 1970 & 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 69: Shoremont Apartments – Entrance (Camera facing East)
Source: Wikimedia Commons (Mabel, 2019)



Shoremont North Tower, Original Weathervane (Owls)

Shoremont South Tower, Original Weathervane (Squirrels)

Figure 70: Shoremont Apartments – Original Tower Ironwork
Source: Wikimedia Commons (Mabel, 2019)



*Figure 71: 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 72: Shoremont Apartments – Courtyard leading to North Tower, Central Courtyard pathway
(L) Facing Northeast, (R) Facing West
Source: (L) Wikimedia Commons (Mabel, 2019)*



*Figure 73: Shoremont Apartments – Paired Entryways with Vestibule
(L to R) Facing Northwest, Facing South, Facing North*



*Figure 74: Shoremont Apartments – Single Entryways & Faux Shutters
(L to R) Facing South, Facing Southeast, Facing Southeast*



Figure 75: Shoremont Apartments – Walkway Lamp Post (Camera facing West)



Figure 76: Shoremont Apartments – North Rear Entrances, Faux Shutters, Shoremont North Basement Boiler
(All images facing East)



Figure 77: Shoremont Apartments – North/South Waterfront Units (Camera facing West)



Figure 78: Shoremont Apartments – Southern Waterfront Units (Camera facing East)

Contemporary Photographs – Shoremont Interiors



*Figure 79: Shoremont (1-Bedroom, Typical) – Living Area (Unit 6)
(L to R) Facing Northeast, Facing Northeast, Facing South*



*Figure 80: Shoremont (1-Bedroom, Typical) – Bathroom, Hallway, Bedroom (Unit 6)
(L to R) Facing West, Facing North, Facing Southeast*



*Figure 81: Shoremont (1-Bedroom, Typical) – Kitchen
(L to R) Facing South (Unit 6), Facing South (Unit 15), Facing East (Unit 6)*



*Figure 82: Shoremont (1-bedroom, Typical) – Electric Fireplaces
(L) Facing East (Unit 15), (R) Facing Southeast (Unit 17)*



*Figure 83: Shoremont (1-bedroom, Atypical/North Tower) – Kitchen Arrangement (Unit B)
(L) Facing South, (R) Facing West*



Figure 84: Shoremont (1-Bedroom, Atypical/Waterfront) – Rear Entryway, Living Area (Unit 26)
(L) Facing East, (R) Facing North



Figure 85: Shoremont (1-Bedroom, Atypical/Waterfront) – Kitchen (Unit 26)
(L) Facing North, (R) Facing South

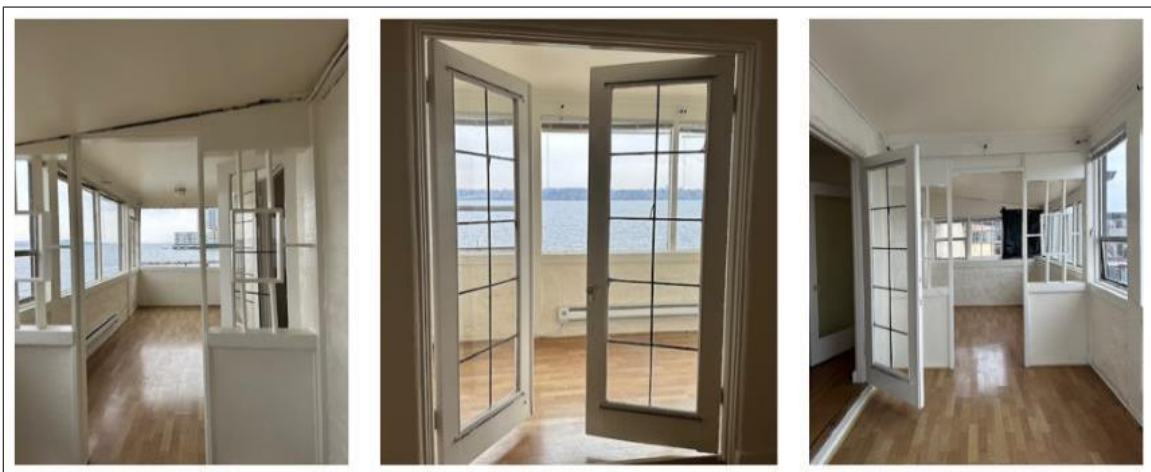


Figure 86: Shoremont (1-Bedroom, Atypical/Waterfront) – Sunroom (Unit 26)
(L to R) Facing South, Facing East, Facing North

Contemporary Photographs – Lakecrest Exteriors



*Figure 87: Lakecrest Apartments – Main Entry, Pendant Lighting, Pendant Light Detail
(L to R) Facing East, Facing East, Facing West*



*Figure 88: Lakecrest Apartments – West courtyard with original fountain (Camera facing East)
Source: Wikimedia Commons (Mabel, 2019)*



Figure 89: Lakecrest Apartments – West courtyard (Camera facing West)
Source: Wikimedia Commons (Mabel, 2019)



Figure 90: Lakecrest Apartments – West Wing and Courtyards (Camera facing South)



Figure 91: Lakecrest Apartments – Entryways & Brick Pathway
(L to R) Facing Southwest, Facing Southeast, Facing Southeast



Figure 92: Lakecrest Apartments – East Wing and Courtyard (Camera facing West)
Source: Wikimedia Commons (Mabel, 2019)



Figure 93: Lakecrest Apartments – Original ornamental bay window (Camera facing West)



*Figure 94: Lakecrest Apartments – East Wing courtyard
Clockwise from lower-left: Facing East, Facing West, Facing East, Facing Southwest*



Figure 95: Lakecrest Apartments – Waterfront Units (Camera facing West)

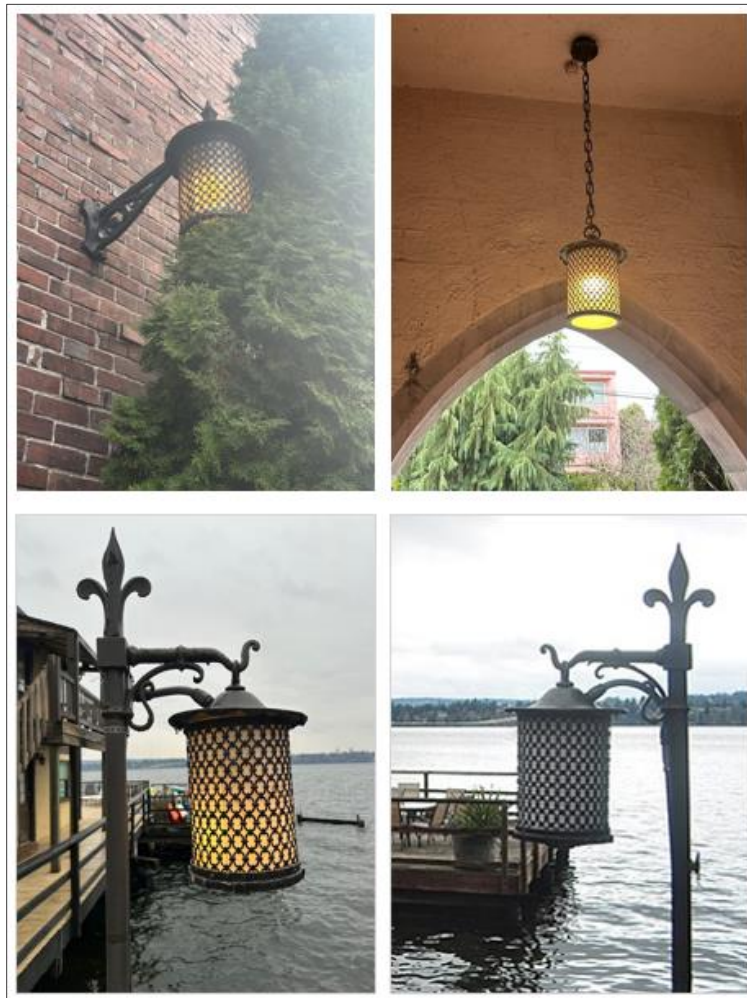


Figure 96: Lakecrest Apartments – Exterior Light Fixtures
Clockwise from top-left: Facing Southeast, Facing West, Facing East, Facing East

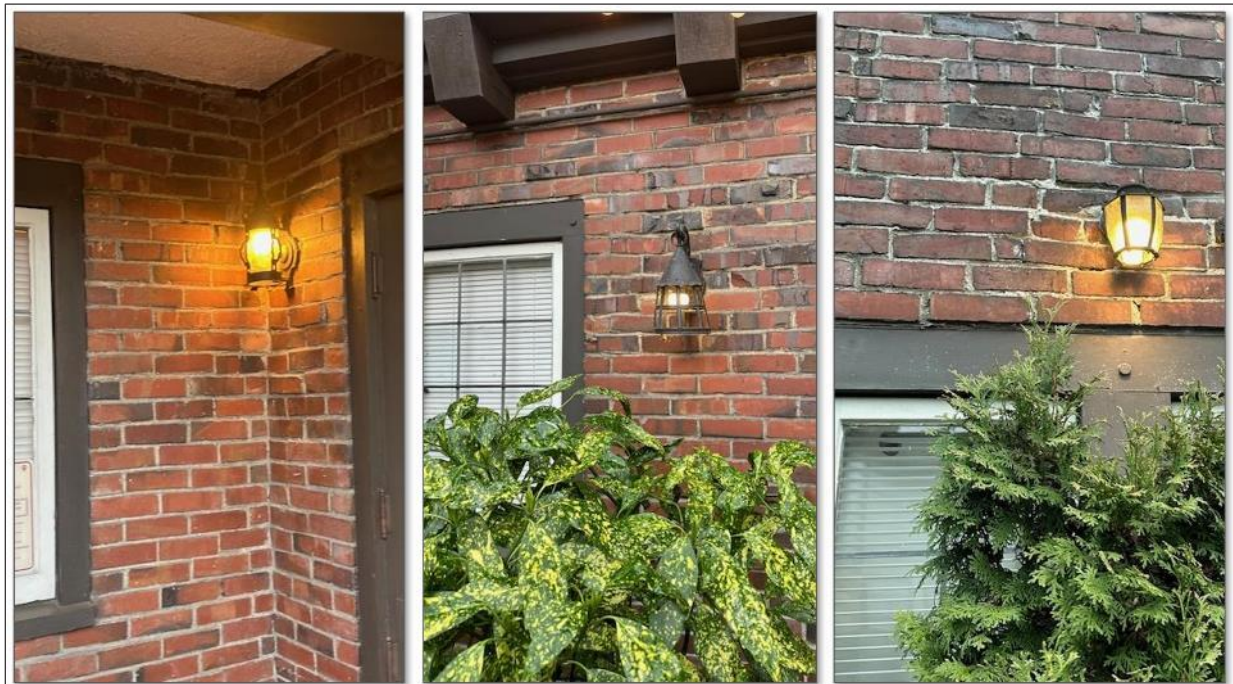


Figure 97: Lakecrest Apartments – Exterior Light Fixtures
(L to R) Facing Southwest (Unit 102), Facing South (Unit 103), Facing South (Unit 108)

Contemporary Photographs – Lakecrest Interiors



*Figure 98: Lakecrest (2-bedroom unit) – Entryway
(L to R) Facing West (Unit 110), Facing South (Unit 110), Facing Southeast (Unit 111)*



*Figure 99: Lakecrest (2-bedroom unit) – Entryway
(L) Facing North (Unit 111), (R) Facing North (Unit 110)*



*Figure 100: Lakecrest (2-bedroom unit) – Stairway down from second floor; Stairway up from first floor
(L) Facing North (Unit 110), (R) Facing South (Unit 111)*



Figure 101: Lakecrest (2-bedroom unit) – Living Area (Unit 110, Camera facing West)



*Figure 102: Lakecrest (2-bedroom unit) – Living Area
(L) Facing North (Unit 110), (R) Facing Southwest (Unit 111)*



*Figure 103: Lakecrest (2-bedroom unit) – Kitchen
(L) Facing South (Unit 110), (R) Facing South (Unit 111)*



Figure 104: Lakecrest (2-bedroom unit) – Kitchen (Unit 111, Camera facing East)



*Figure 105: Lakecrest (2-bedroom unit) – Primary Bedroom (Unit 110)
(L) Facing Northwest, (R) Facing Northeast*



*Figure 106: Lakecrest (2-bedroom unit) – Secondary Bedroom (Unit 110)
(L) Facing Southeast, (R) Facing West*



*Figure 107: Lakecrest (2-bedroom unit) – Bathroom
(L) Facing South (Unit 111), (R) Facing South (Unit 110)*



*Figure 108: Lakecrest – Interior apartment entryways – West Wing Stairwell
(L to R) Facing East, Facing Southeast (Unit 303), Facing East*



Figure 109: Lakecrest (Studio) – Box Ceiling (Unit 103, Camera facing West)



*Figure 110: Lakecrest (Studio) – Interior (Unit 303)
(L to R) Facing Northwest, Facing East, Facing West, Facing East*



*Figure 111: Lakecrest (Studio/The Crow's Nest) – Interior (Unit 304)
Clockwise from lower-left: Facing West, Facing West, Facing East, Facing Southwest*

Contemporary Photographs – Anhalt Addition Exteriors



Figure 112: Anhalt Apartments – East Entry and Courtyard (Camera facing Southwest)



Figure 113: Anhalt Apartments – East Entry and Courtyard (Camera facing North)



Figure 114: Anhalt Apartments – Southern façade, Courtyard and Shoremont South from 43rd Avenue East (Camera facing East)



Figure 115: Anhalt Apartments – Windows and Ventilation Tubes (Camera facing North)



Figure 116: Anhalt Apartments – West Entry from 43rd Avenue East (Camera facing East)
Source: Wikimedia Commons (Mabel, 2019)

Contemporary Photographs – Anhalt Addition Interiors



Figure 117: Anhalt (1-bedroom unit) – Living Area (Unit 72, Camera facing East)



Figure 118: Anhalt (1-bedroom unit) – Living Area with Entry/Dining Area in background (Unit 72, Camera facing West)



Figure 119: Anhalt (1-bedroom unit) – Kitchen, Bathroom (Unit 72, Camera facing North)



*Figure 120: Anhalt (1-bedroom unit) – Bedroom (Unit 72)
(L) Facing East, (R) Facing North*



Figure 121: Anhalt (1-bedroom unit) – Interior view of bedroom window ventilation system (Unit 72, Camera facing Southeast)

Contemporary Photographs – Lake Court Apartments Territorial Views



Figure 122: Lakecrest West Wing exterior as viewed from 43rd Avenue East (Camera facing East)



Figure 123: Lakecrest West Wing exterior as viewed from 43rd Avenue East (Camera facing Southeast)



Figure 124: Lakecrest West Wing exterior as viewed from 43rd Avenue East (Camera facing Northeast)
Source: Rentals.com



Figure 125: Anhalt Addition exterior as viewed from 43rd Avenue East (Camera facing East)



Figure 126: Anhalt Addition & Shoremont North exteriors as viewed from 43rd Avenue East (Camera facing East)
Source: Wikimedia Commons (Mabel, 2019)



*Figure 127: Shoremont Apartments – North & South Waterfront units
Clockwise from lower-left: Facing North, Facing West, Facing West (from Lake Washington)*



*Figure 128: Shoremont and Lakecrest buildings viewed from Lake Washington
(L) Facing Northwest, (R) Facing Southwest*

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.



*Figure 129: William Bain, Sr. (n.d.)
Source: HistoryLink.org*



The Viceroy Apartments (1928-1930)



The Consulate Apartments (1927 - 1928)



The Bel-Roy Apartments (1930-1931)

*Figure 130: Seattle Apartment Buildings designed by William J. Bain, Sr. (with Lionel Pries)
Sources: Seattle DPD Historical Sites, Cornell & Associates*

Paul Thiry



Figure 131: Paul Thiry (1964)

Source: docomomo-wewa.org



Original MOHAI Building (1952)



Frye Museum architectural model (1952)



St. Demetrios Greek Orthodox Church (1962)

Figure 132: Seattle Buildings designed by Paul Thiry
Sources: MOHAI, MuseumhouseSeattle.com, SaintDemetrios.com



Figure 133: Article – Paul Thiry – Shaper of Northwest Environment
Source: Seattle Daily Times, 14 January 1962

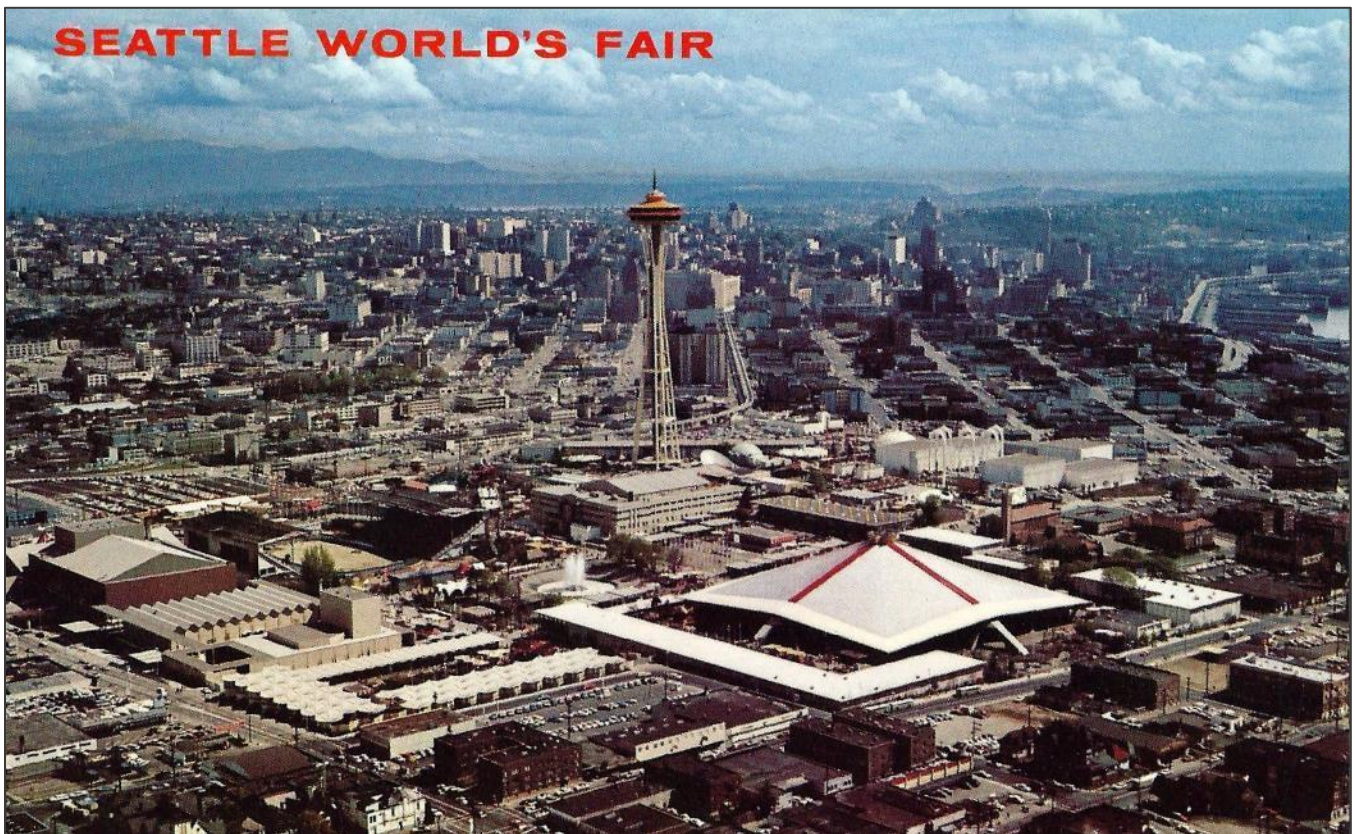


Figure 134: Seattle World's Fair site (1962)
Source: American Society of Civil Engineers

Frederick Anhalt



Figure 135: Frederick Anhalt
Source: The Seattle Times



Anhalt Arms Apartments, 1928



La Quinta Apartments, 1929



Anhalt Apartments, 1927

Figure 136: Seattle Apartment Buildings designed by Frederick Anhalt
Sources: UW Special Collections, The Seattle Times, MOHAI



Figure 137: Book – Apartments by Anhalt, Lawrence Kriesman (1978)
 (L) Front Cover, (R) Title Page signed by Fred Anhalt
 Source: Personal Collection

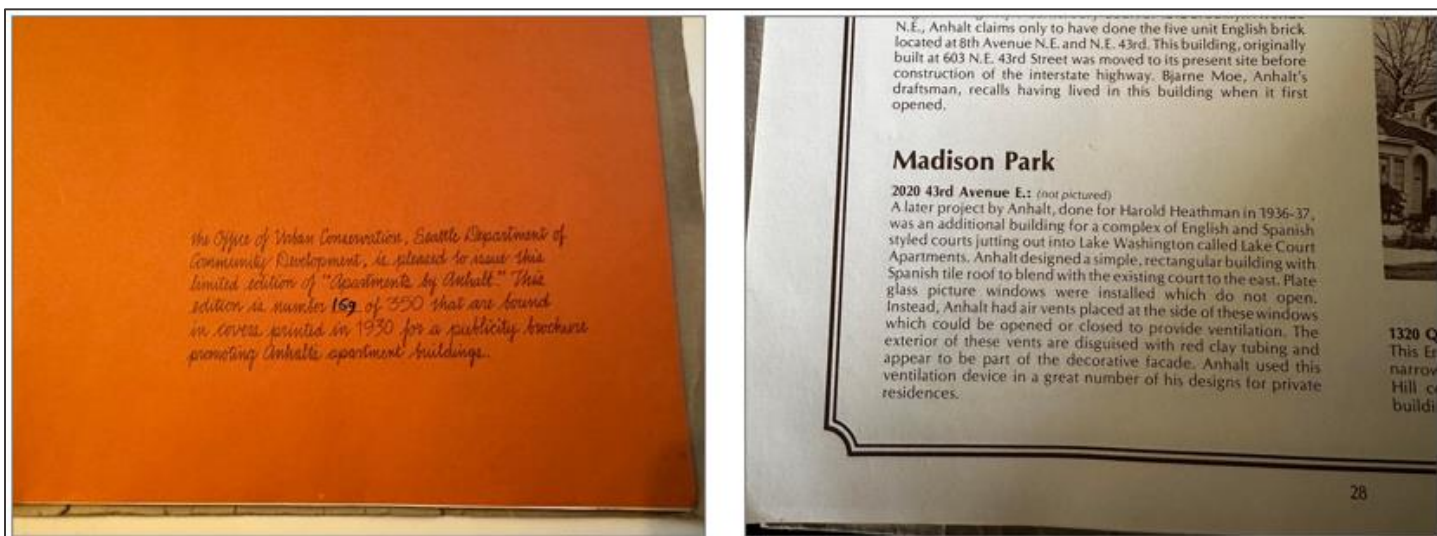


Figure 138: Book – Apartments by Anhalt, Lawrence Kriesman (1978)
 (L) Back Cover (#169/350), (R) Page 28: Detail on Heathman addition to Lake Court Apartments [build year incorrect]
 Source: Personal Collection

Supplemental Photos – Doxy Family

Form 1 **REGISTRATION CARD** No. 71

1 Name in full *William Irving Doxy* Age, in yrs. *25*

2 Home address *2026 Laurel Shade Avenue Seattle Wash*

3 Date of birth *December 6 1891*

4 Are you (1) a natural-born citizen (2) an alien (3) or have you declared your intention (specify which)? *Natural born*

5 Where were you born? *Quincy Washington*

6 If not a citizen, of what country are you a citizen or subject?

7 What is your present rank, occupation or office? *Adjuster Goodrich Building Co Butte Mont.*

8 By whom employed?

9 Have you a father, mother, wife, child under 15, or a sister or brother under 15, totally dependent on you for support (specify which)? *no*

10 Married or single (which)? *single* Race (specify which) *Caucasian*

11 What military service have you had? *Private 2nd Regt Washington*

12 Do you claim exemption from draft (specify grounds)? *no*

I affirm that I have verified above answers and that they are true.

William I. Doxy

Figure 139: 1917 WWI Registration for William Irving Doxy
Source: FamilySearch.org

STATE *Washington* COUNTY *King* TOWNSHIP OR OTHER DIVISION OF COUNTY *Seattle*

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS
FOURTEENTH CENSUS OF THE UNITED STATES: 1920—POPULATION

NAME OF INCORPORATED PLACE *Seattle*

ENUMERATED BY ME ON THE *12* DAY OF *January* 1920.

| PLACE OF BIRTH | NAME | RELATION | SEX | AGE | MARRIAGE | CITIZENSHIP | EDUCATION | NATIVITY AND MOTHER TONGUE | | | |
|---|----------------------|-----------------|----------|-----------|----------|-------------|-----------|----------------------------|----------------|----------------|---------------|
| | | | | | | | | Place of birth | Mother tongue | Place of birth | Mother tongue |
| <i>2026 Laurel Shade Ave Seattle Wash</i> | <i>Doxy, John F</i> | <i>Head</i> | <i>M</i> | <i>28</i> | <i>W</i> | <i>W</i> | <i>W</i> | <i>Michigan</i> | <i>English</i> | | |
| <i>2026 Laurel Shade Ave Seattle Wash</i> | <i>Doxy, William</i> | <i>Son</i> | <i>M</i> | <i>25</i> | <i>W</i> | <i>W</i> | <i>W</i> | <i>Michigan</i> | <i>English</i> | | |
| <i>2026 Laurel Shade Ave Seattle Wash</i> | <i>Doxy, Richard</i> | <i>Son</i> | <i>M</i> | <i>10</i> | <i>W</i> | <i>W</i> | <i>W</i> | <i>Michigan</i> | <i>English</i> | | |
| <i>2026 Laurel Shade Ave Seattle Wash</i> | <i>Doxy, Ella</i> | <i>Daughter</i> | <i>F</i> | <i>8</i> | <i>W</i> | <i>W</i> | <i>W</i> | <i>Michigan</i> | <i>English</i> | | |
| <i>2026 Laurel Shade Ave Seattle Wash</i> | <i>Doxy, Alice</i> | <i>Daughter</i> | <i>F</i> | <i>6</i> | <i>W</i> | <i>W</i> | <i>W</i> | <i>Michigan</i> | <i>English</i> | | |

Figure 140: 1920 US Census: Laurel Shade Avenue - Seattle, King County, Washington
Source: FamilySearch.org

NEARLY DROWNS

Woman Hurlled From Houseboat When Wave Catches Dishpan She Was Carrying

TIMELY RESCUE MADE

Jerked into the water when a big wave caught her dishpan, which she was rinsing out from the porch of her houseboat at 2026 Laurelhedge Ave. at 10:30 o'clock last night, Mrs. W. A. Pullen, 28 years old, was nearly drowned, and was so severely injured in the fall that she was removed later to the City Hospital.

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

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

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

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

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

Figure 141: Article – Nearly Drowns. Woman Hurlled from Houseboat When Wave Catches Dishpan She Was Carrying
Source: Seattle Daily Times, 15 May 1919



Figure 142: Article – John Doxy, Old City Resident, Passes Away
Source: Seattle Daily Times, 3 March 1936

Supplemental Photos – Apartment Life 1920-1940



Figure 143: Articles Pertaining to Apartment Life
Sources (L to R): Seattle Daily Times, 2 July 1930; Seattle Post-Intelligencer, 6 September 1931; Seattle Daily Times, 28 April 1932

Children Plan Holiday Party as Benefit for Needy Family



KATHRYNE GOODRICH
Party Chairman

One of the parties for needy families will be the large Christmas Eve party which the children of Lakecrest and Shoremont district on Lake Washington are giving for a needy family which they have adopted.

Miss Kathryn Goodrich is chairman of the event with Mrs. Chester A. Batchelor, Mrs. Wendell Bonesteel, Mrs. Charles Offenburger, Mrs. Wallace D. Hunt, Mrs. Robert Garvin and Mrs. William Evan Davis assisting her on the committee.

The party will be held in the upper patio in Lakecrest where the Old World atmosphere will form a setting for the gay festivities.

There will be a large tree, Christmas carols, refreshments and a real Santa Claus.

LEAVES FOR SAN FRANCISCO

Mrs. Irene McHugh left last week for San Francisco to visit her daughter, Miss Eola McHugh, over the holidays.

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 Kathryn 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 144: Articles – Annual Charitable Holiday Parties

Sources (L to R): Seattle Post-Intelligencer, 23 December 1935; Seattle Daily Times, 23 December 1936



APARTMENT HUNTING

with

Ruth O'Neil



FOUR ROOMS

Being located near good shops and markets is a desirable feature in any residence. That's one of the things that enhances the value of the Sherbrooke Apartments, 1068 E. Thomas St. It's near one of the city's best community shopping centers—the Broadway market district. Right now you may rent an attractive four-room, newly furnished suite, completely redecorated, with newly sanded floors and walls that have been freshly papered. This suite can be arranged for two bedrooms. The bath opens into the hall and the kitchen has built-in cupboards, refrigeration and a gas range. \$37.50 is the rent.

GOOD VIEW

You'll get a good view of the city from these two-room suites which are now available at the Stockbridge Apartments, 1330 Boren Ave. You may have them either furnished or unfurnished, and each includes a shower, electric range and refrigerator. Prices here range from \$32.50 to \$42.50. Main 4350 will give you further information.

COMFORT

A good three-room furnished suite is now vacant in the Hollywood Court. This is a close to town location, at 1716 Boylston Ave., and it's a well constructed, warm building that will be ideal for a winter residence. The suite is well furnished, including a Frigidaire, overstuffed furniture

good view, but it has also been newly decorated. Rentals here range from \$27.50 to \$32.50.

PLENTY OF COLOR

There's a lot of color in this Shoremont apartment, at 2012 43rd Ave. N. Yet the coloring effects have been so skillfully blended that the whole is exceptionally pleasing—especially to one who enjoys color. The living room is finished in snow white, rough plaster, with woodwork that is done in umber glaze. The beautiful Venetian blinds are pure white, the kitchen citron yellow with red hardware and red tiled linoleum adding another dash of brightness. Blending well with the general color scheme are the red printed kitchen curtains, and I know that you will also like the effect achieved in the several other rooms. The bedroom, for instance, has a blue ceiling studded with yellow stars. The bath tile is white and blue, and this room includes a shower. \$50 is the rent, and East 7160 will give you further information.

WELL FURNISHED

Not only has the El Capitán Apartment building an elevator, but it also boasts twenty-four-hour switchboard service, a service that you don't get in many apartment houses. The two and three-room suites which I recently saw here are well arranged and nicely furnished. Special weekly rates as low as \$15 can be arranged. The build-

Figure 145: Apartment Hunting with Ruth O'Neil

Source: Seattle Post-Intelligencer, 9 November 1937

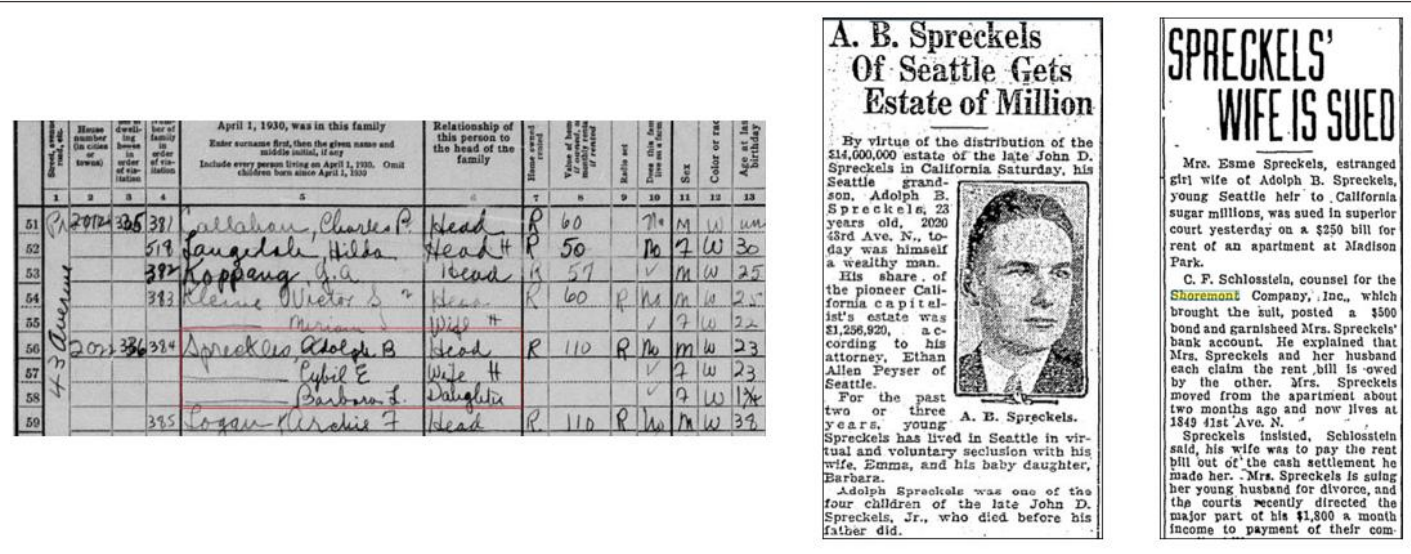


Figure 146: Notable Tenant - Adolph B. Spreckels II
Sources (L to R): FamilySearch.org; Seattle Daily Times 5 May 1930; Seattle Post Intelligencer, 30 December 1932



Figure 147: Article – Motor Tires of Meyers Deflated By Pranksters
Source: Seattle Daily Times, 19 September 1934

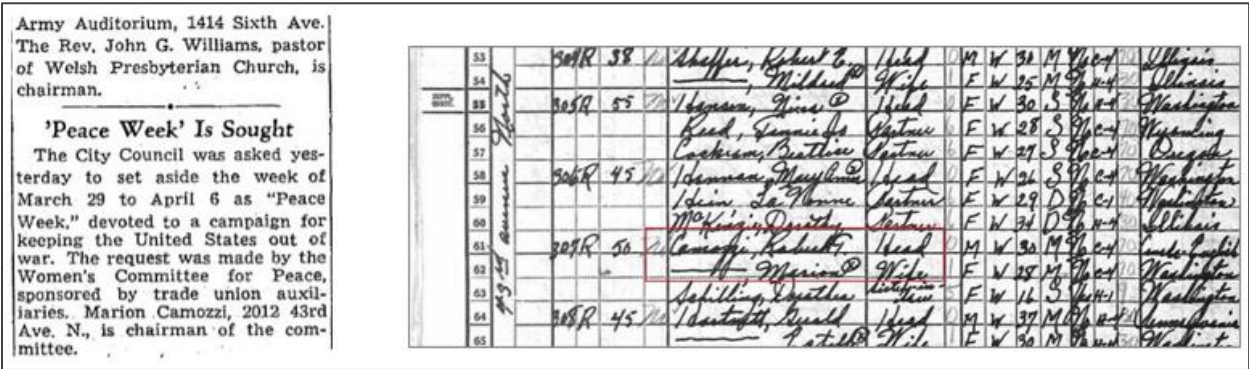


Figure 148: Notable Tenant - Marion Kinney
Sources (L to R): Seattle Daily Times, 16 March 1940; FamilySearch.org

FLIES TO DEATH



Accident Occurs In Seattle; Pioneer Feminine Flier Victim

SEATTLE, April 1.—(P)—A Sunday afternoon airplane pleasure trip ended in death for four Seattle children and a woman pilot.

The dead: Cora Sterling, 25, a flier for eight years and the first woman in Washington to receive a transport license; Janet, 8, and Charleen, 4, daughters of Mr. and Mrs. Jack Taylor; and James, 10, and Allen, 14, sons of Mr. and Mrs. Charles Taylor and cousins of the two girls.

The plane, a single-engine, four-passenger cabin ship, crashed at 180 miles an hour into a sawdust pile a half mile from Boeing field. It had been in the air 15 minutes and was about 500 feet in the air when it banked sharply and followed a perfect arc to the ground, side-slipping as it turned.

Spectators differed as to whether it caught fire in mid-air but agreed that it struck with the motor running. The gasoline tank exploded. In a few seconds the entire plane was enveloped in flames.

Mothers of the children and John C. Stevenson, once candidate for governor, saw the crash. Stevenson owned the plane and formerly employed Miss Sterling as his secretary. He had flown the ship himself earlier in the

(Continued on Fifth Page)

WOMAN AND 4 DIE IN CRASH

(Continued from First Page)

day. The flames prevented rescue and delayed recovery of the bodies for more than an hour.

Civil aeronautics authority investigators declined comment on possible cause of the accident.

Miss Sterling obtained her first flying license when she was 18. At that time she was hailed as the nation's youngest licensed feminine flier. She later participated in several airplane races and cross-country tours, and obtained a transport license in 1935. Her flying time totaled more than 500 hours. An employe of the Seattle police department, she was elected president of the Associated Women Pilots of the Northwest last year.

Figure 149: Article – Accident Occurs in Seattle; Pioneer Feminine Flier Victim
Source: Monroe News Star, 2 April 1940

| | |
|------|-------------------------|
| 2012 | Lakecourt Apartments |
| Δ | Maime Olive Mrs mgr |
| Δ | Buck Richd P |
| Δ | Cassel Myrtle F Mrs |
| Δ | Coderwall LeRoy J |
| Δ | Dunaway Willis S |
| Δ | Forbes Geo |
| Δ | Gerry Lois |
| Δ | Hauser C R |
| Δ | Heater Lewis I |
| Δ | Jennings Howard H |
| Δ | Kelly Dixon S geologist |
| Δ | Matson Lloyd |
| Δ | Mitchell Gean A |
| Δ | Naughes Anthony F |
| Δ | Nelson Muriel |
| Δ | Oberg Arth L |
| Δ | Peterson Donald E ptr |
| Δ | Spencer Dudley H |
| Δ | Steth Arth E |
| Δ | Sterling Cora D |
| Δ | Warshall Adolph |
| 2020 | Lake Court |
| Δ | Levinson Saml J |
| Δ | Maslan Aaron L |
| Δ | Mitchell Robt E |
| Δ | Now Chas H |
| Δ | Nisbet David M |
| Δ | Polson Glenn L |
| Δ | Price Miss |
| Δ | Rhode Jack |
| Δ | VanBuskirk Eug H |
| Δ | Weinstein Max |

Double Wedding In Apartment Of Dead Aviatrice

Frank Yates, manager of Boeing Field, and Thomas Demakis, president of the Olympic Dairy, were being congratulated today as result of a double wedding ceremony last night in which both were married in the apartment of Cora Sterling, 2012 43rd Ave. N., who died March 31 in an airplane crash.

The members of the wedding party, friends of Miss Sterling, said they wanted to feel she was an unseen guest of honor. Superior Judge Hugh C. Todd performed the ceremony.

Yates took Miss Olive E. Christianson, legal, 909 Fourth Ave. N., as his bride, and Demakis married Miss Mabel Elinor Fitts.

Mr. and Mrs. Yates planned to leave soon for a combined honeymoon and business trip in California. Mr. and Mrs. Demakis plan a trip to Harrison Hot Springs.

B. C. Yates said he will study traffic control at various airports in California while on his honeymoon.

Ralph Reed, Franklin High School baseball coach, was best man for Yates and John C. Stevenson, former county commissioner, was best man for Demakis. Miss Christianson was attended by Miss Evelyn Lindebak and Miss Fitts by Mrs. William Ellis.

A party was held at the Olympic Hotel after the wedding.

Figure 150: Notable Tenant – Cora Sterling
Sources (L to R): Polk's Seattle City Directory, 1939; Seattle Daily Times, 12 April 1940

Blueprints

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

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

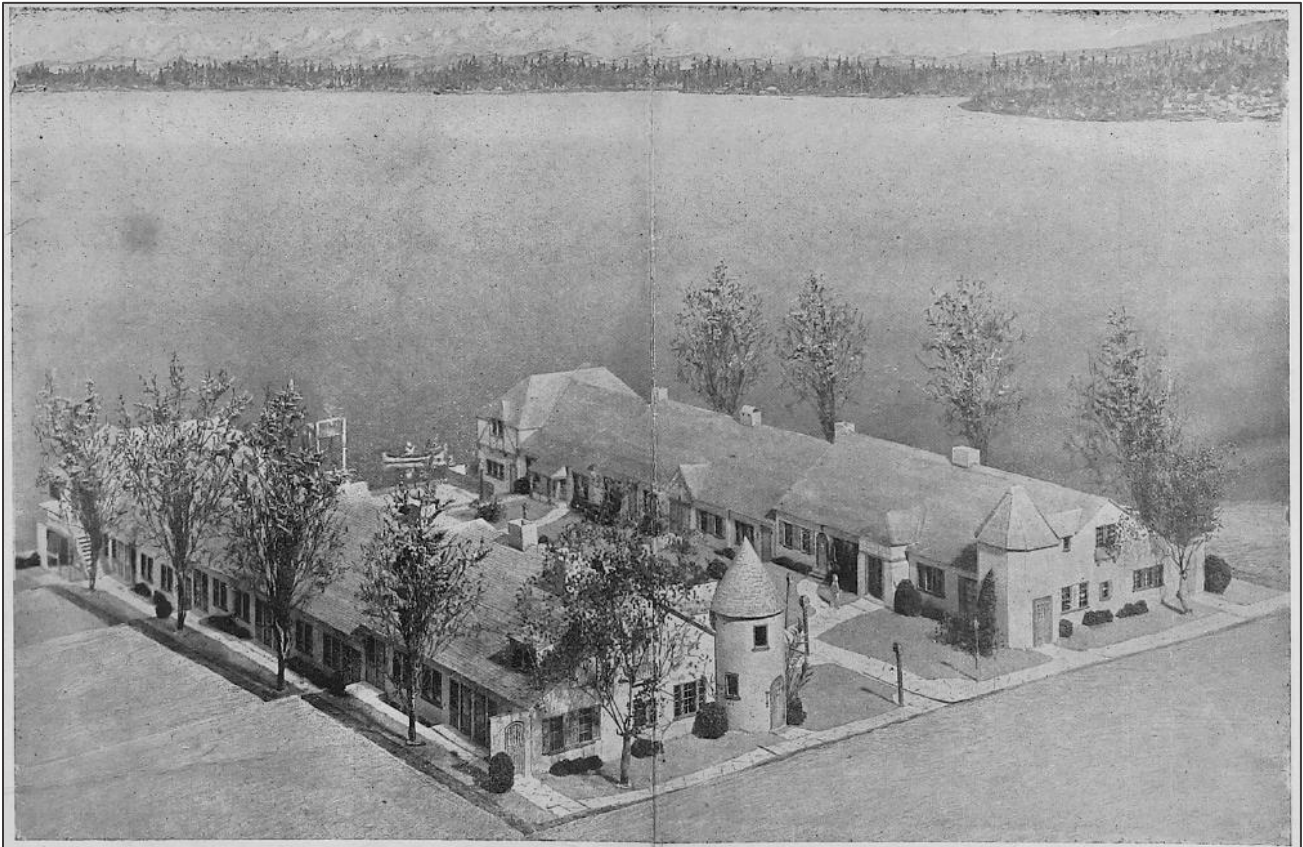


Figure 151: Shoremont Architectural Model
Source: Marine National Bank Bond Pamphlet (1926)

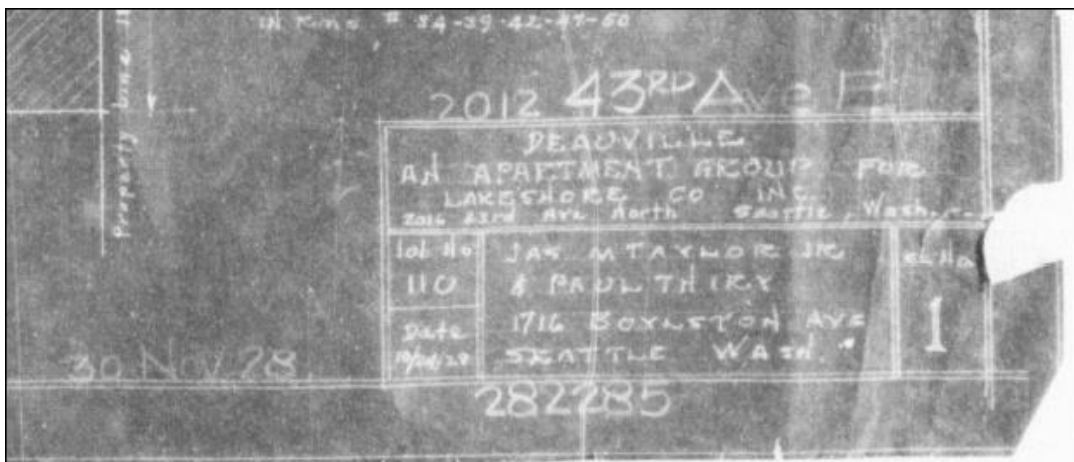


Figure 152: "Beauville An Apartment Group for Lakeshore Co Inc., 2012 43rd Ave North...
[Architects] Jay M Taylor Jr & Paul Thiry [...] [Building Permit] 282285...30 Nov 28"

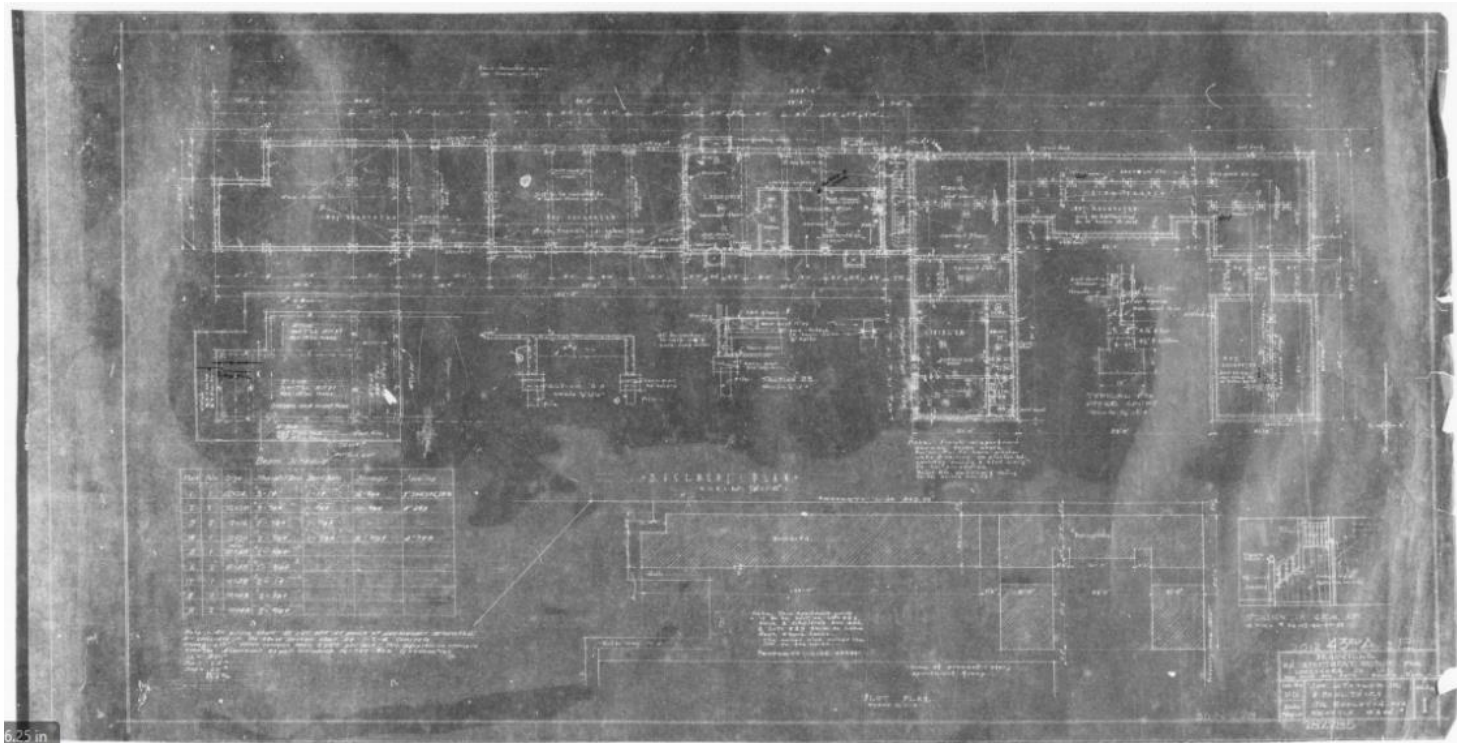


Figure 153: Beauville, Basement Plan – 1928 (1 of 7)

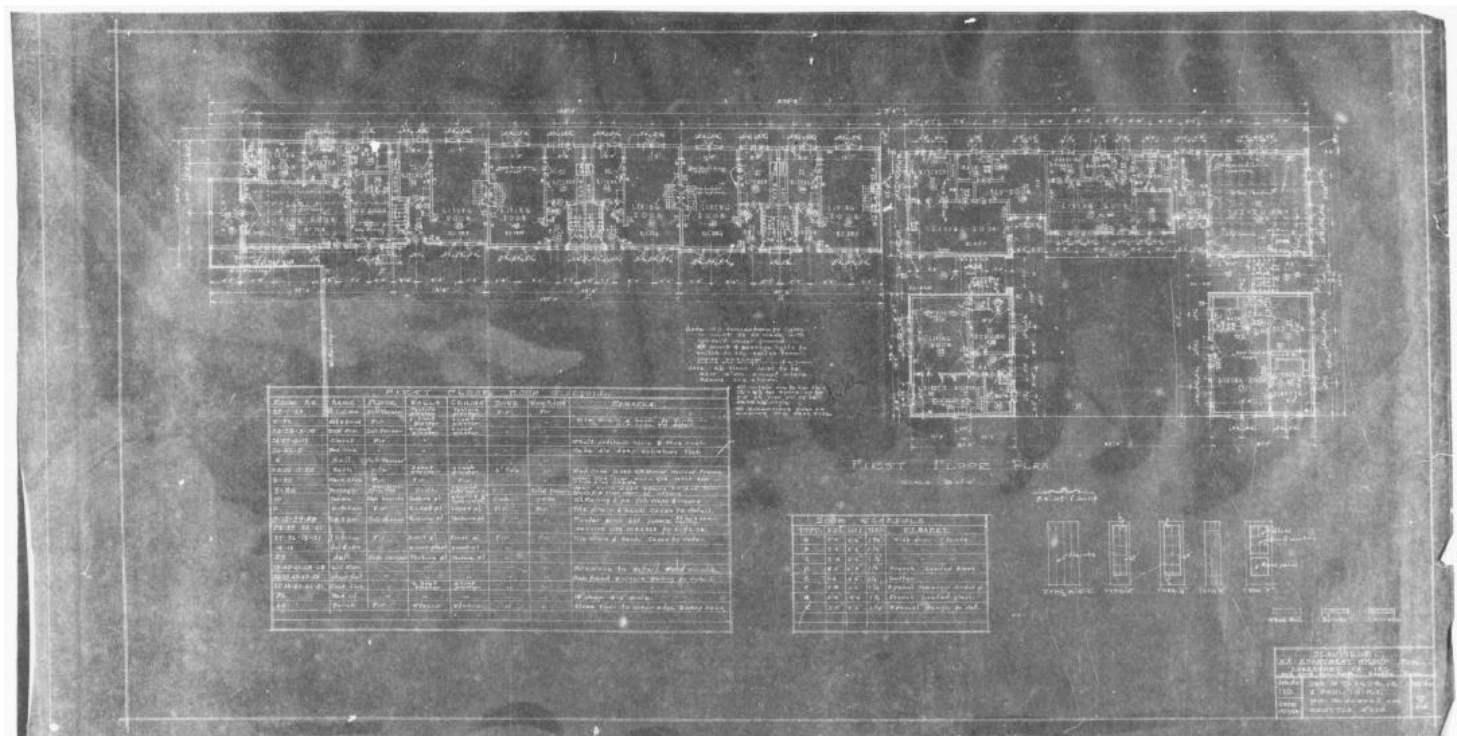


Figure 154: Beauville, First Floor Plan – 1928 (2 of 7)

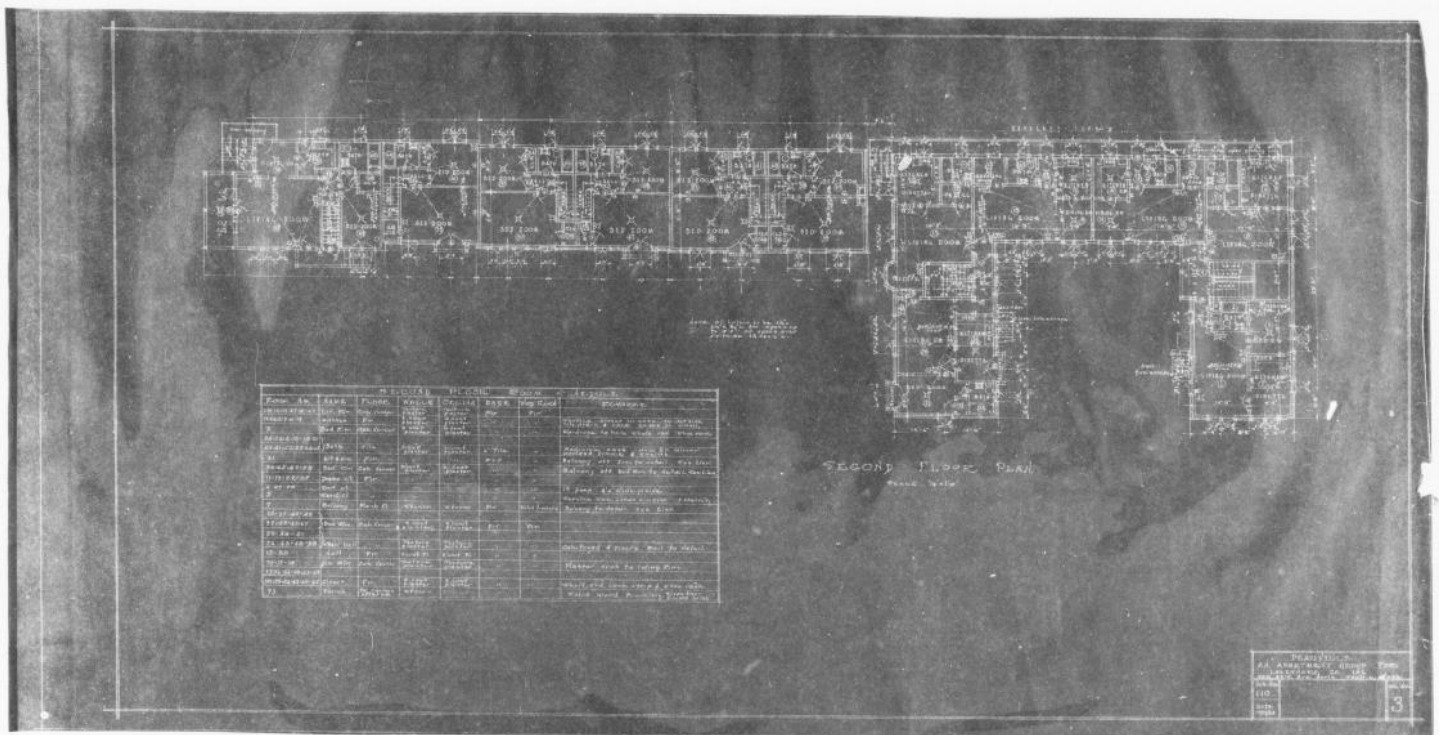


Figure 155: Beauville, Second Floor Plan – 1928 (3 of 7)

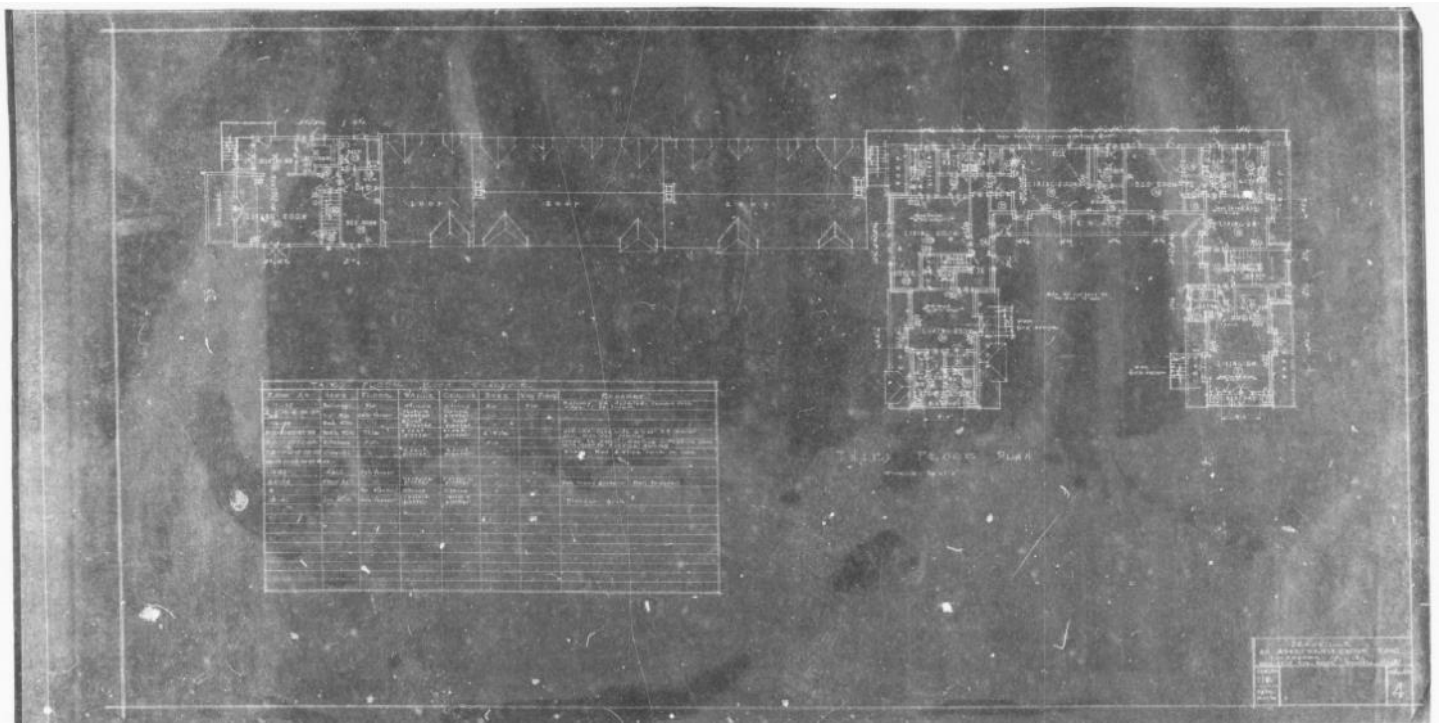


Figure 156: Beauville, Third Floor Plan – 1928 (4 of 7)

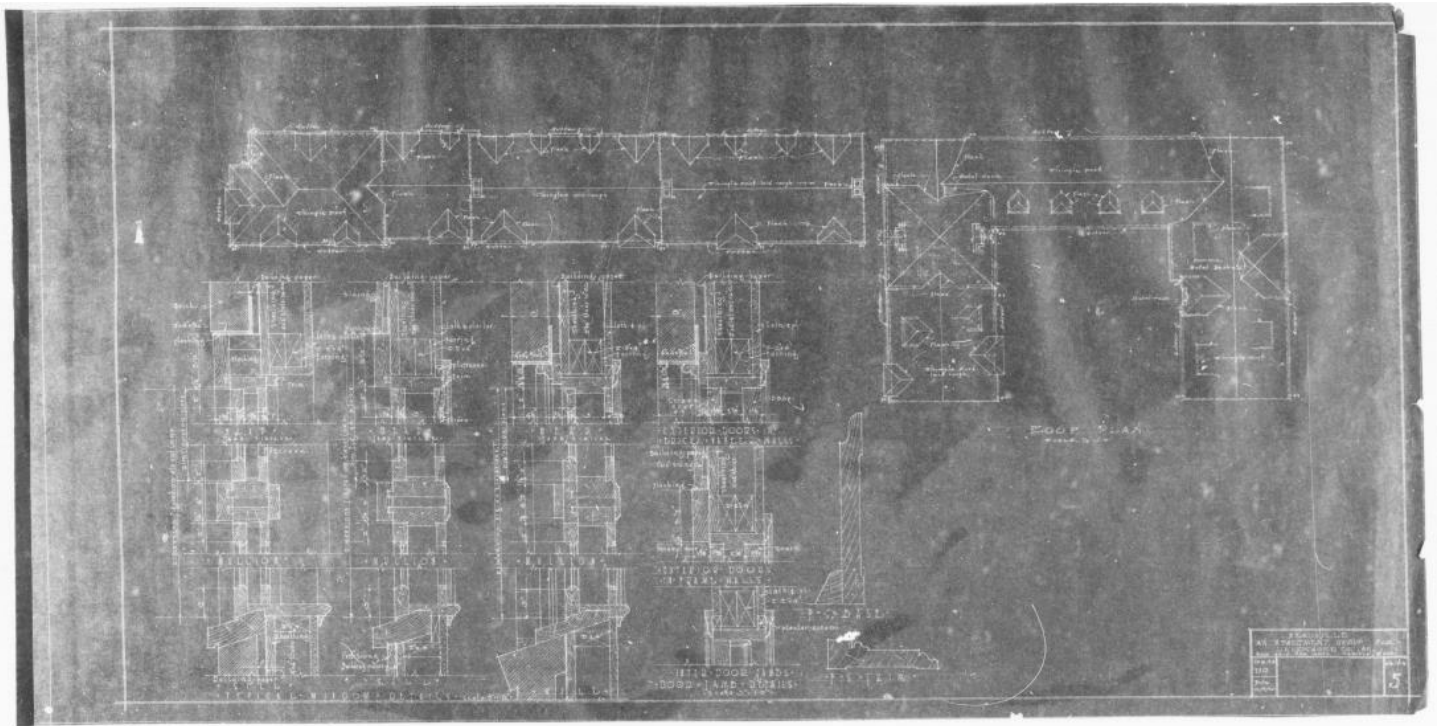


Figure 157: Beauville, Roof Plan – 1928 (5 of 7)

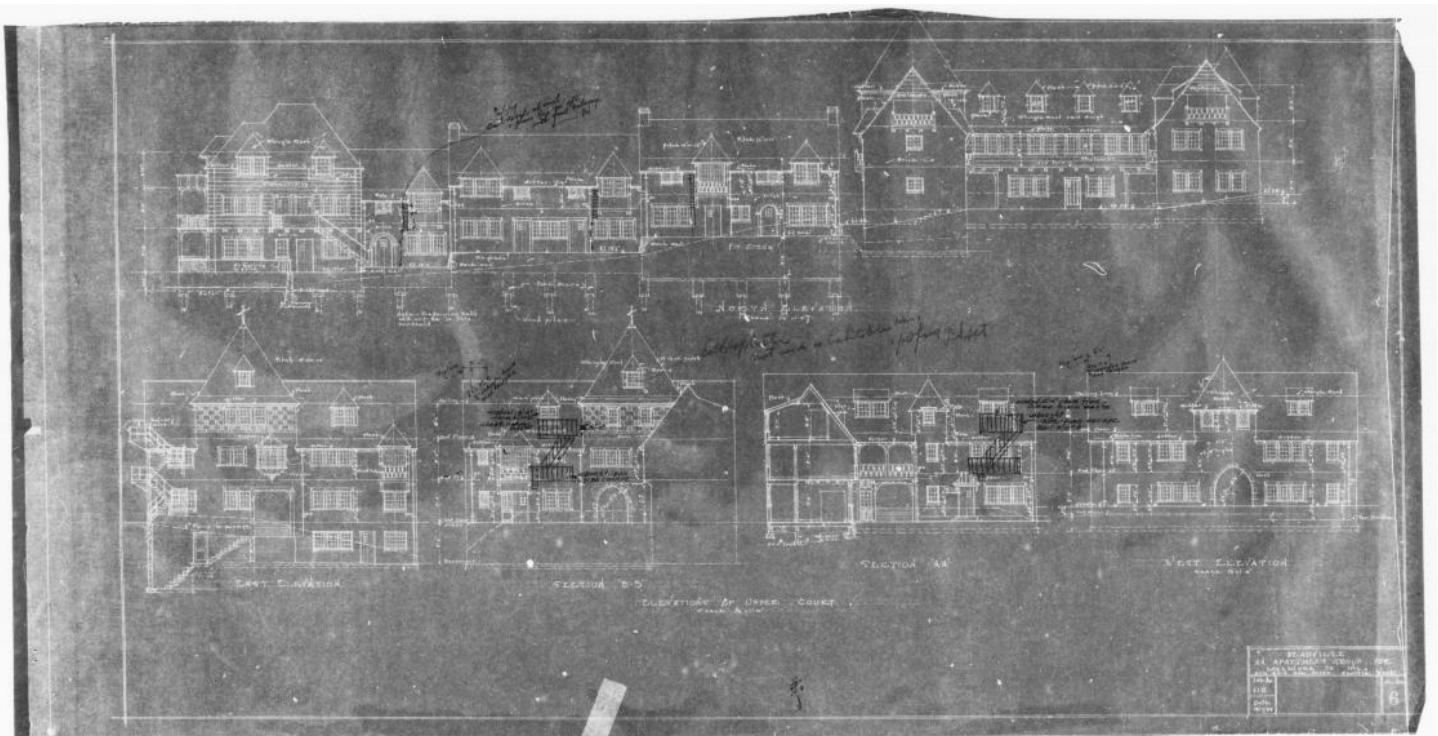


Figure 158: Beauville, Elevations of Upper Court – 1928 (6 of 7)

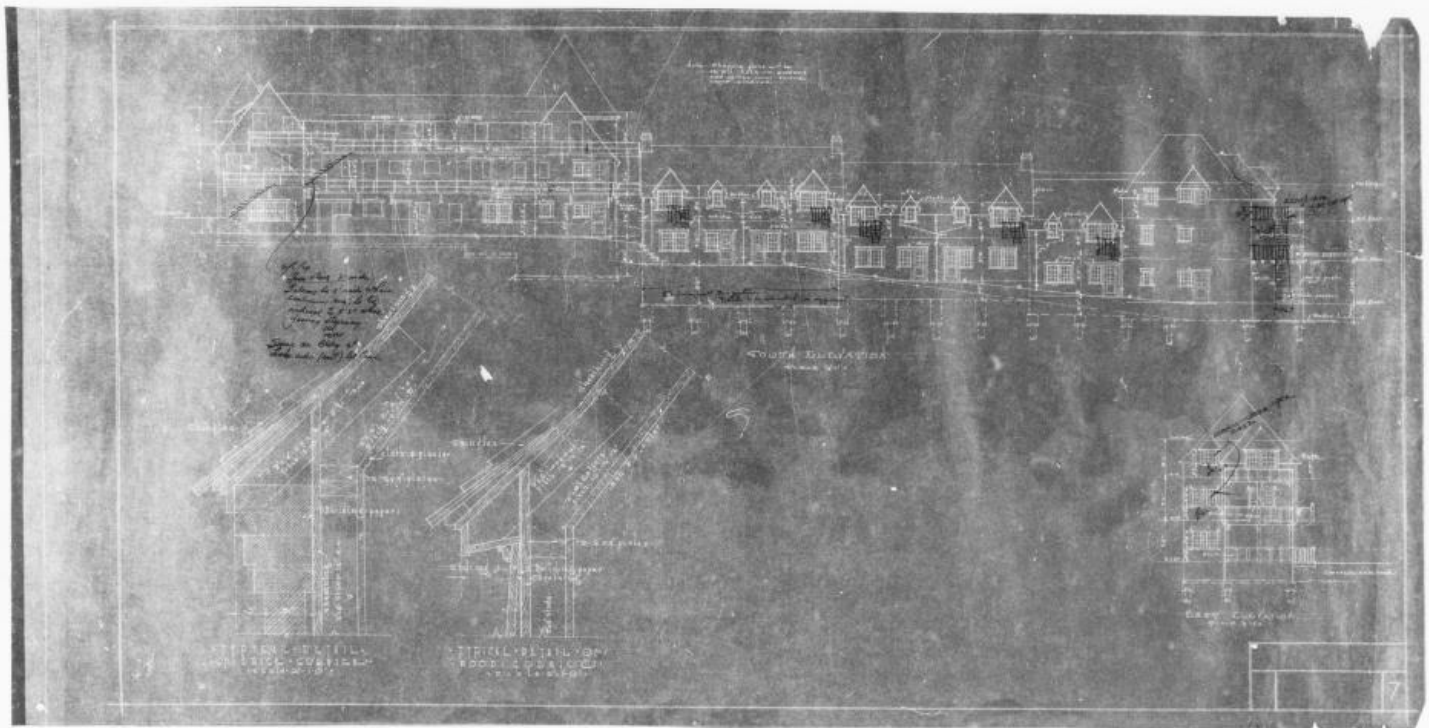


Figure 159: Beauville, South Elevations & East Elevation – 1928 (7 of 7)

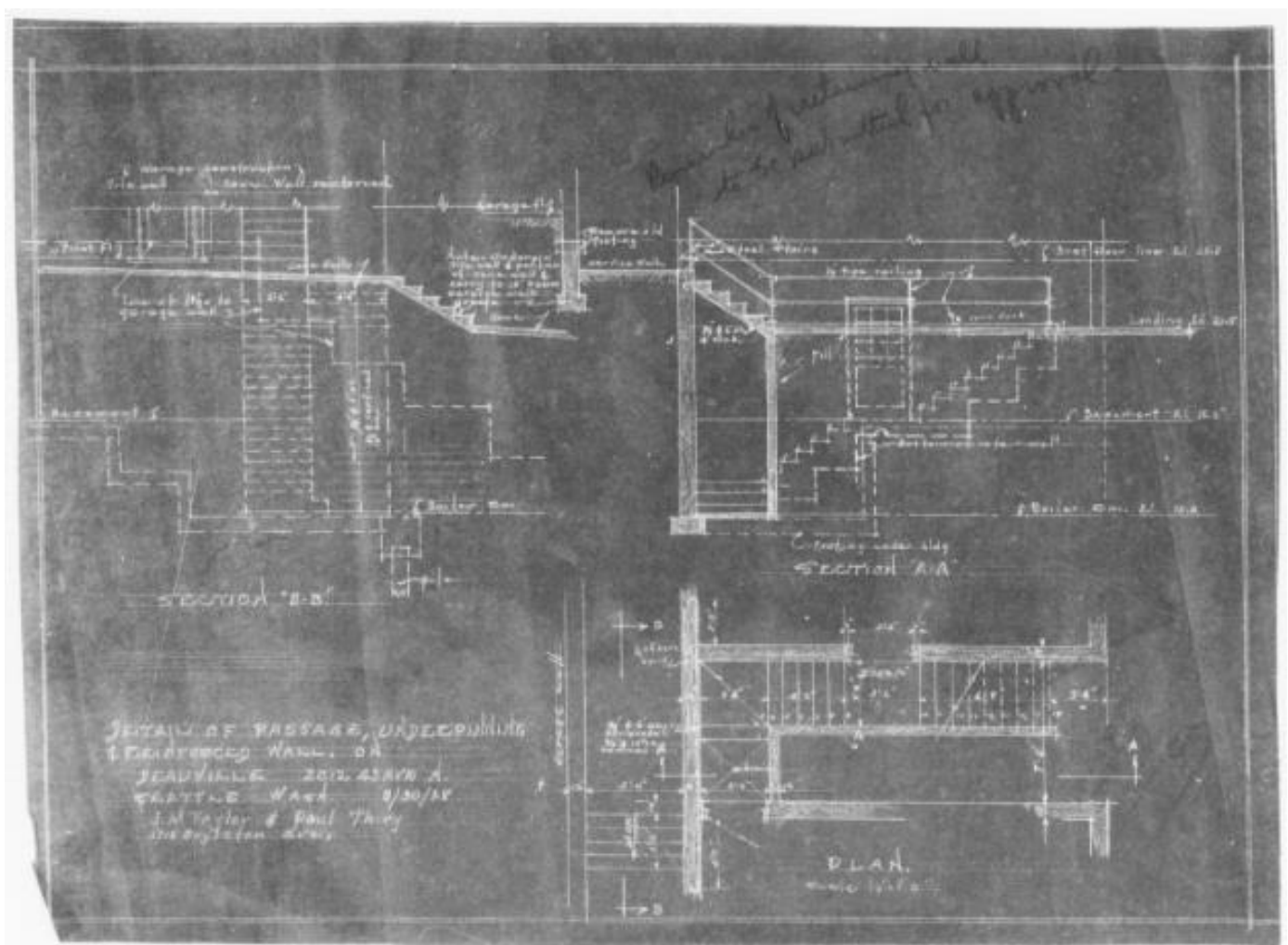


Figure 160: "Detail of Passage Underpinning & Reinforced Wall on Beauville. 2012 43rd Ave N [...] 11/30/28 J.M. Taylor & Paul Thiry"



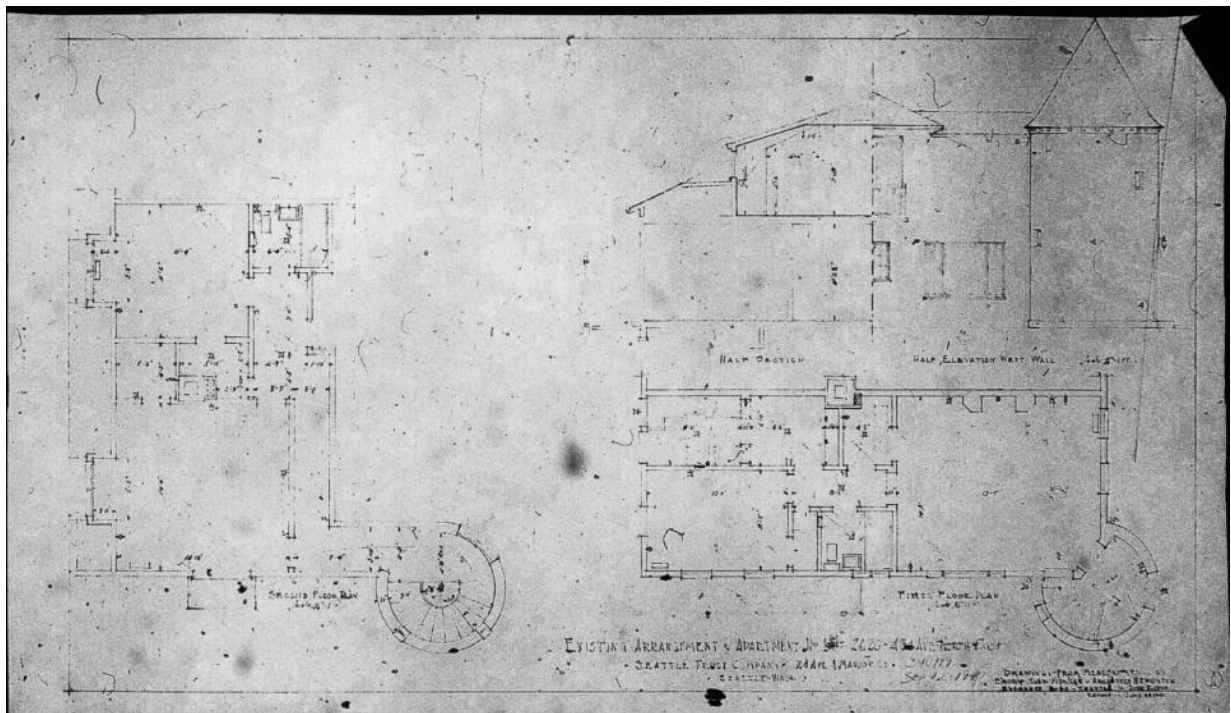


Figure 163: "Existing Arrangement of Apartment No. [illegible] 2020 43d Ave North East Seattle Trust Company ... [Building Permit] 340119, Sep 12 1940"

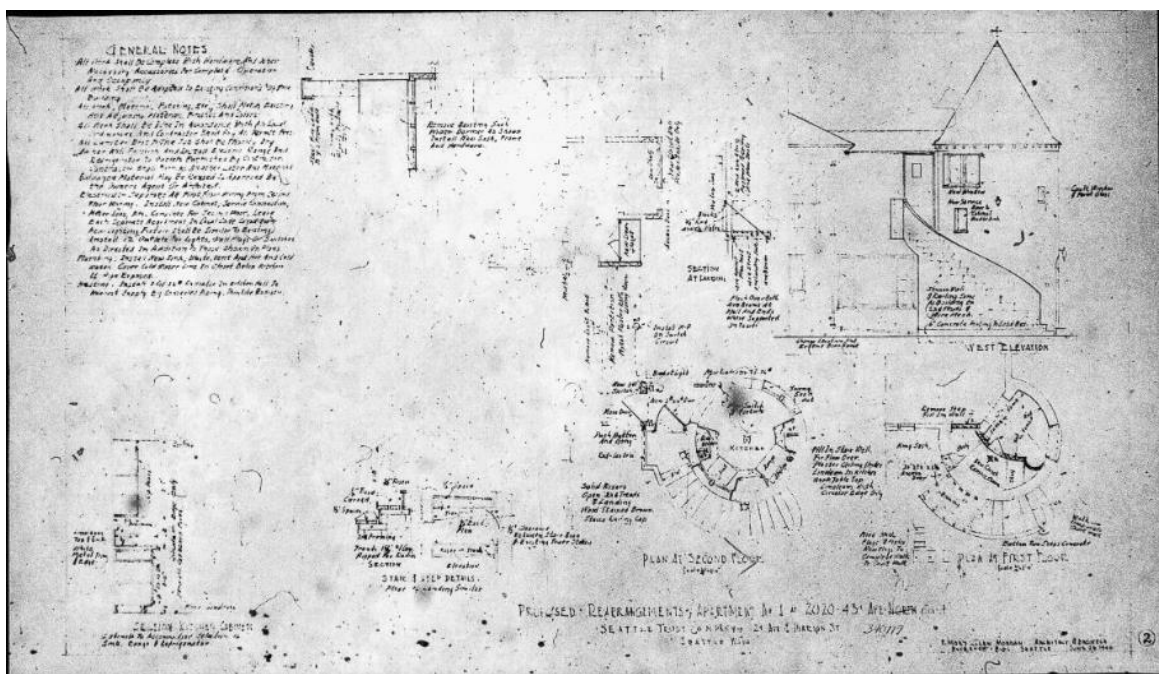
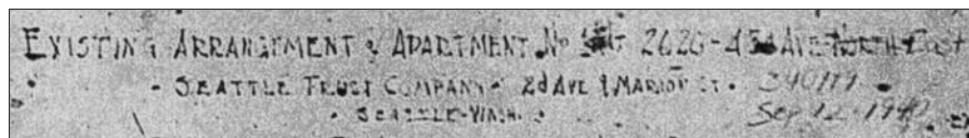
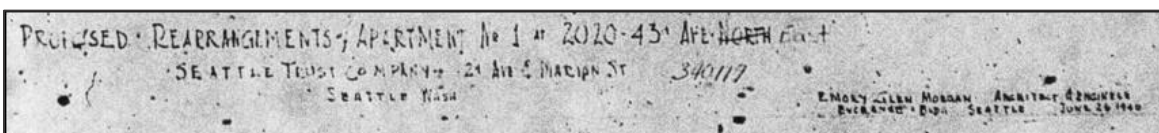


Figure 164: "Proposed Rearrangements of Apartment No 1 at 2020 43rd Ave North East ... [Building Permit] 340117 Emory Glen Morgan Architect & Engineer [...] June 26 1940"



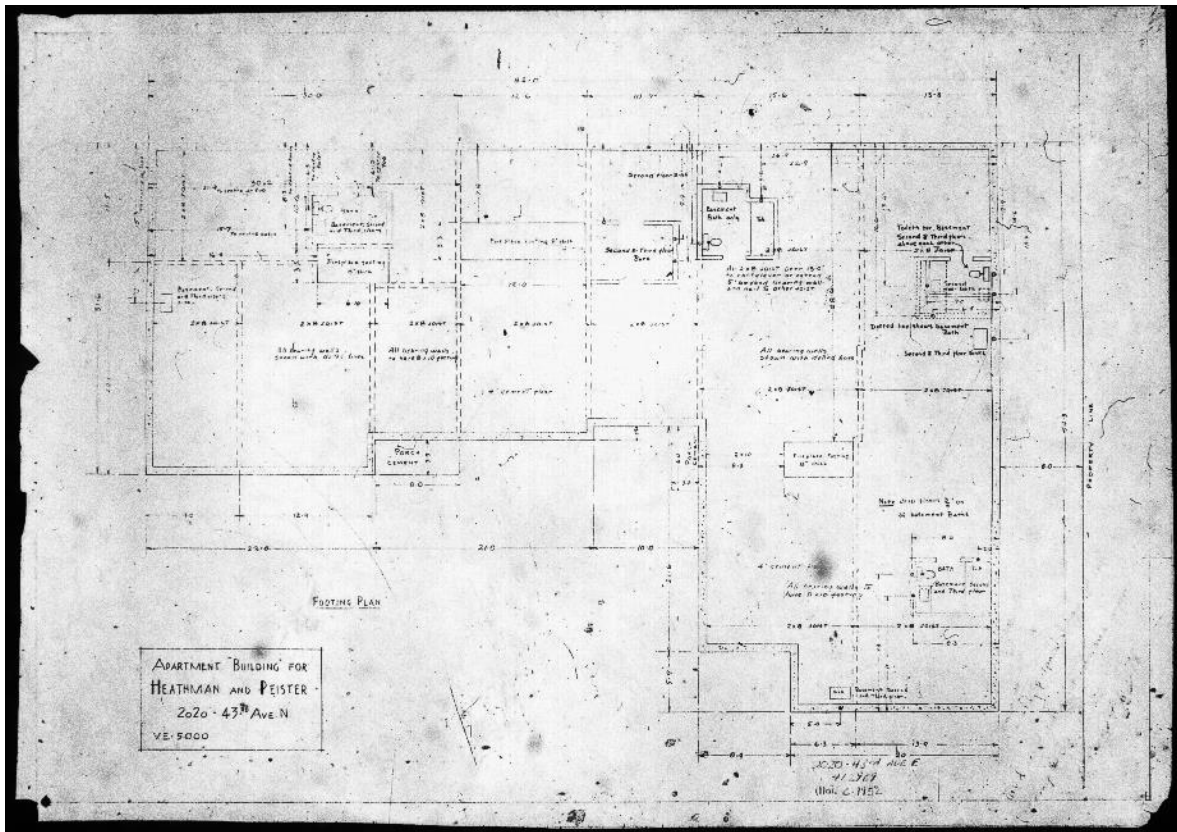


Figure 165: "Apartment Building for Heathman and Peister 2020 43rd Ave. N. [Building Permit] 412969 Mar. 6 1952"
Footing Plan

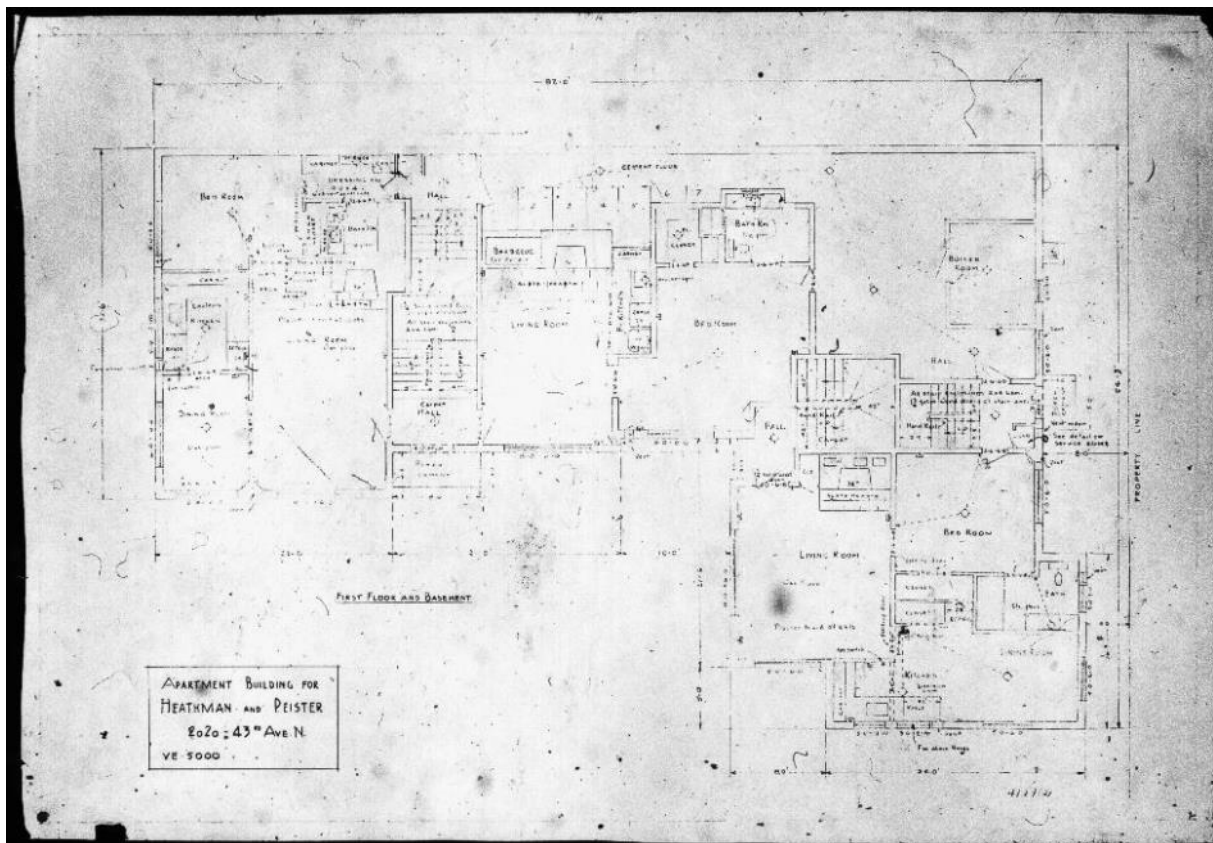


Figure 166: "Apartment Building for Heathman and Peister 2020-43rd Ave. N. ... [Building Permit] 412969"
First Floor and Basement

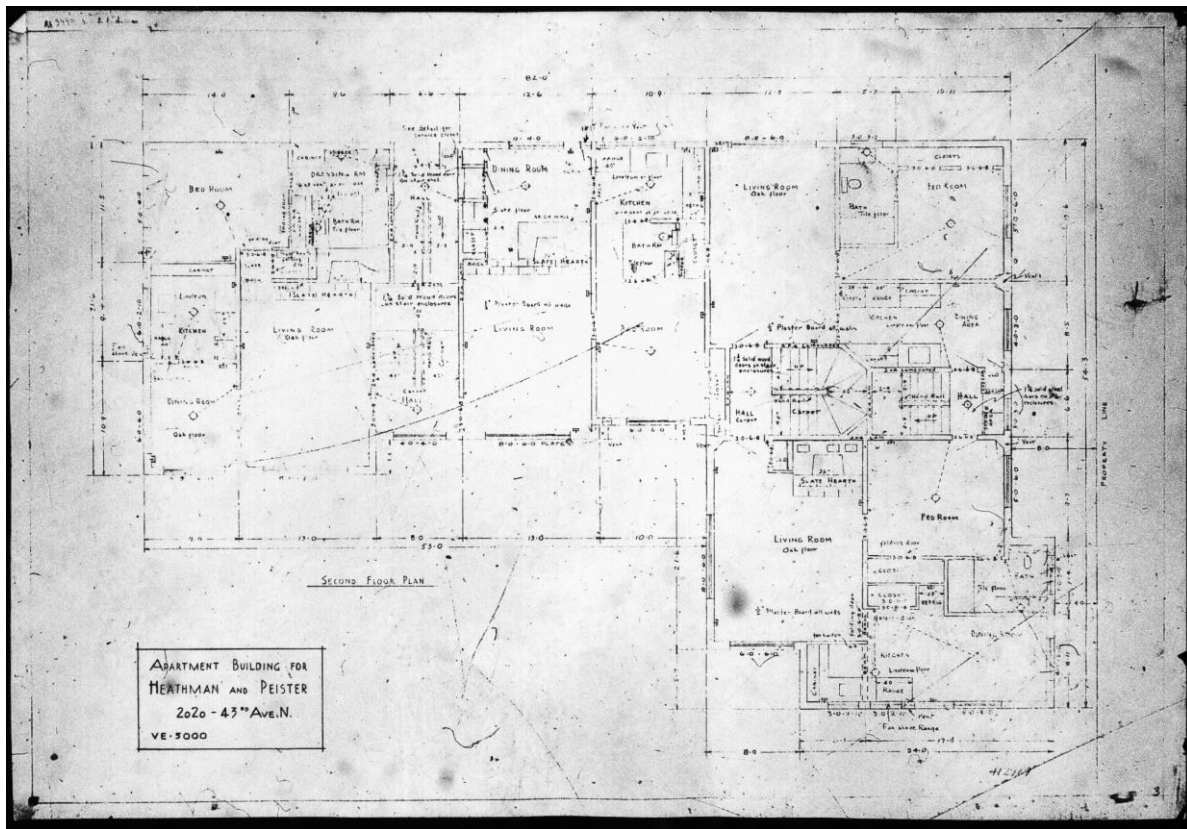


Figure 167: "Apartment Building for Heathman and Peister 2020-43rd Ave. N. ... [Building Permit] 412969"
Second Floor Plan

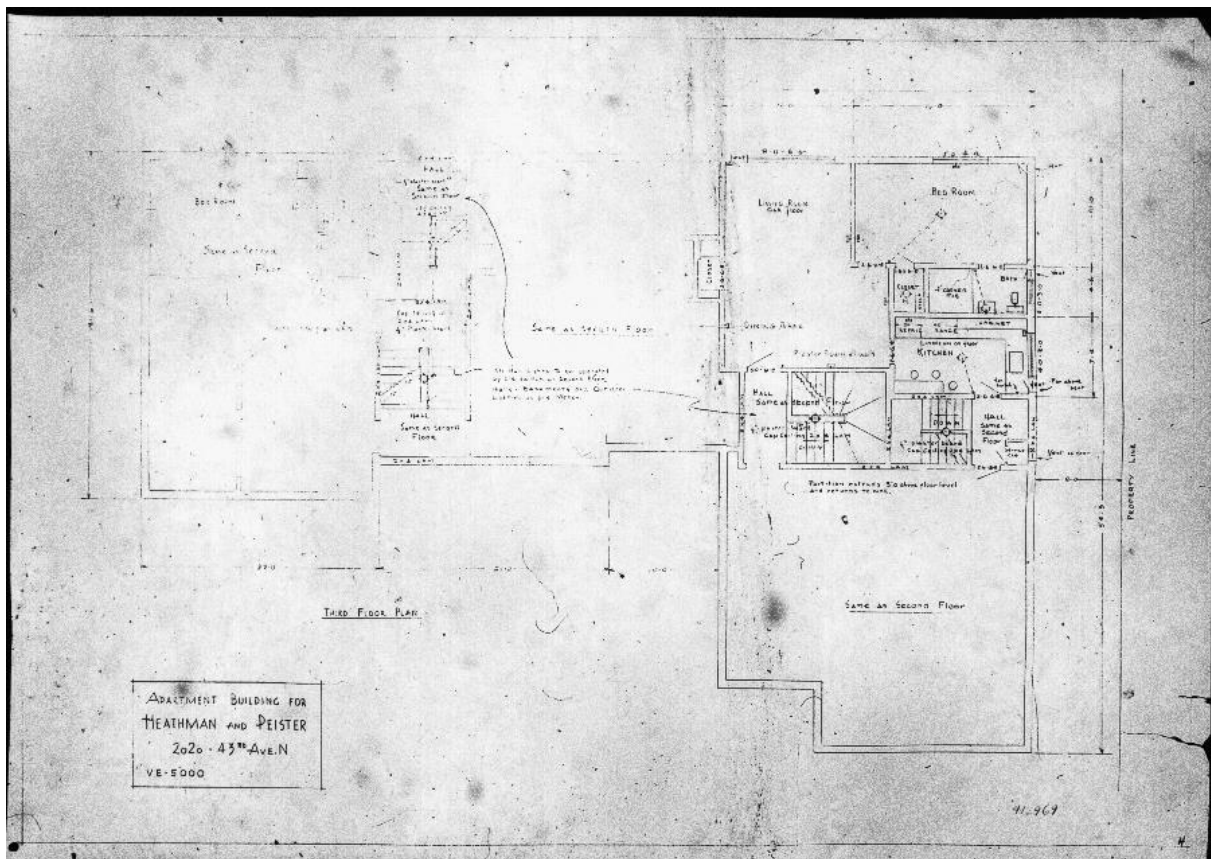


Figure 168: "Apartment Building for Heathman and Peister 2020-43rd Ave. N. ... [Building Permit] 412969"
Third Floor Plan

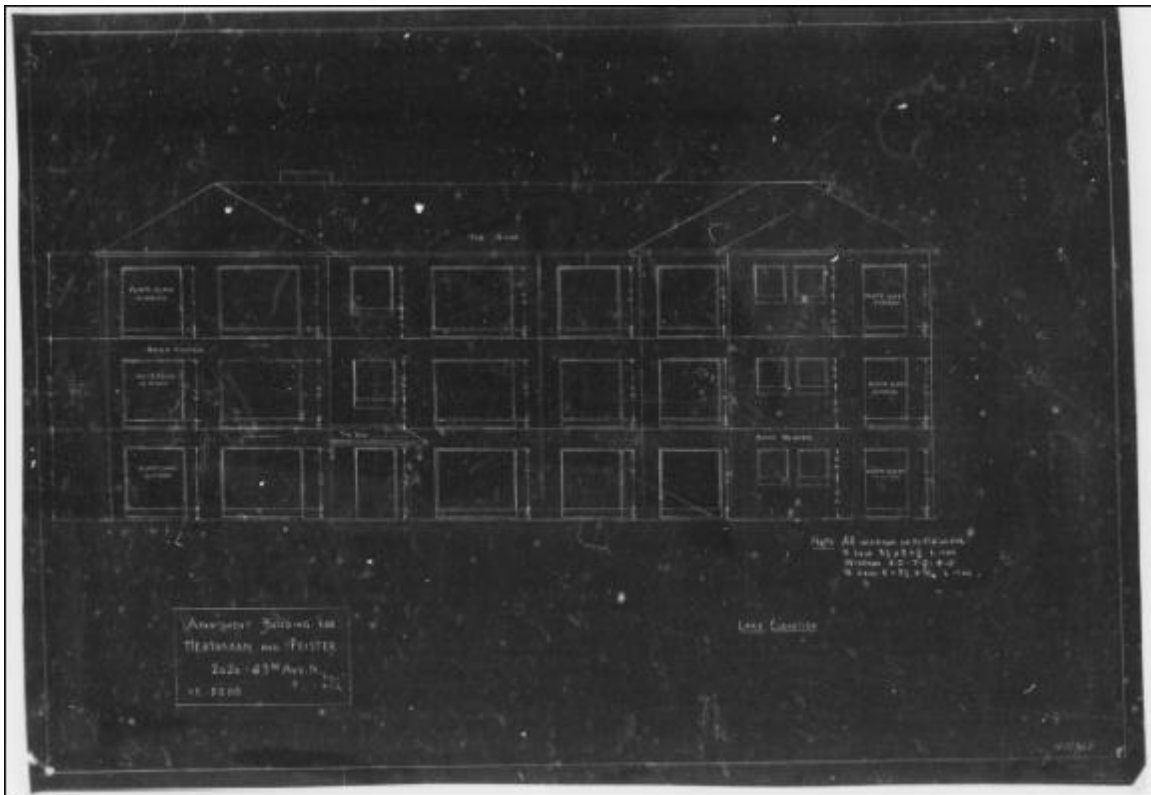


Figure 169: "Apartment Building for Heathman and Peister 2020-43rd Ave. N. ... [Building Permit] 412969" Lake Elevation

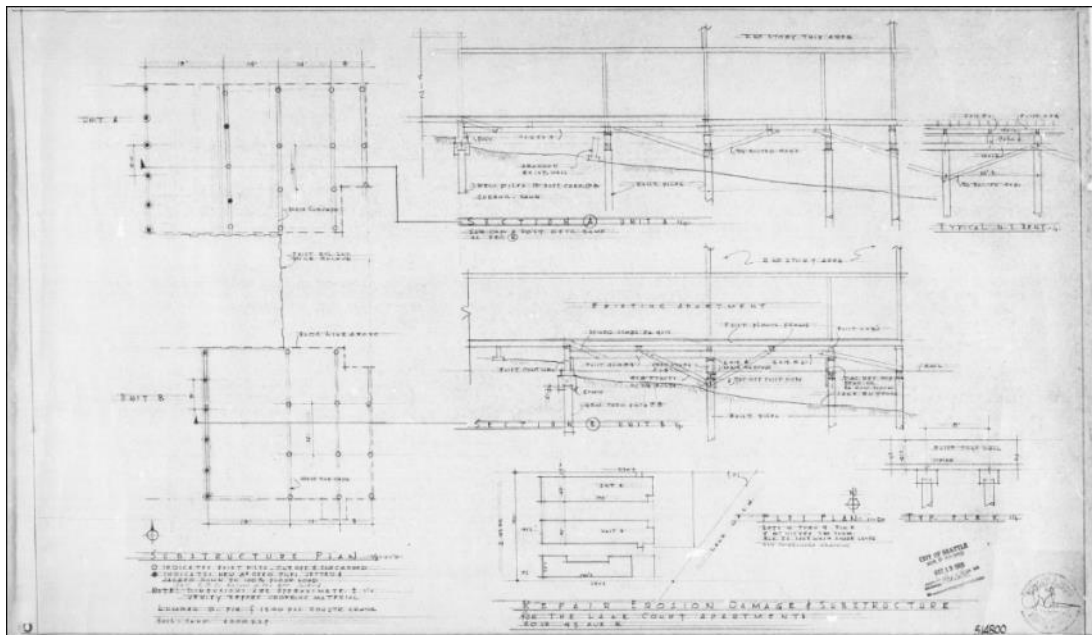


Figure 170: "Repair Erosion Damage & Substructure for the Lake Court Apartments 1212 43 Ave E [Building Permit] 514800" Stamped by City of Seattle Department of Buildings Oct 13 1965

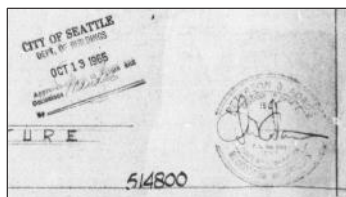


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