



LAKE COURT APARTMENTS HISTORIC LANDMARK NOMINATION

SUBMITTED BY THE FRIENDS OF LAKE COURT APARTMENTS



THE LAKE COURT APARTMENTS

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

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



SITE & SETTING

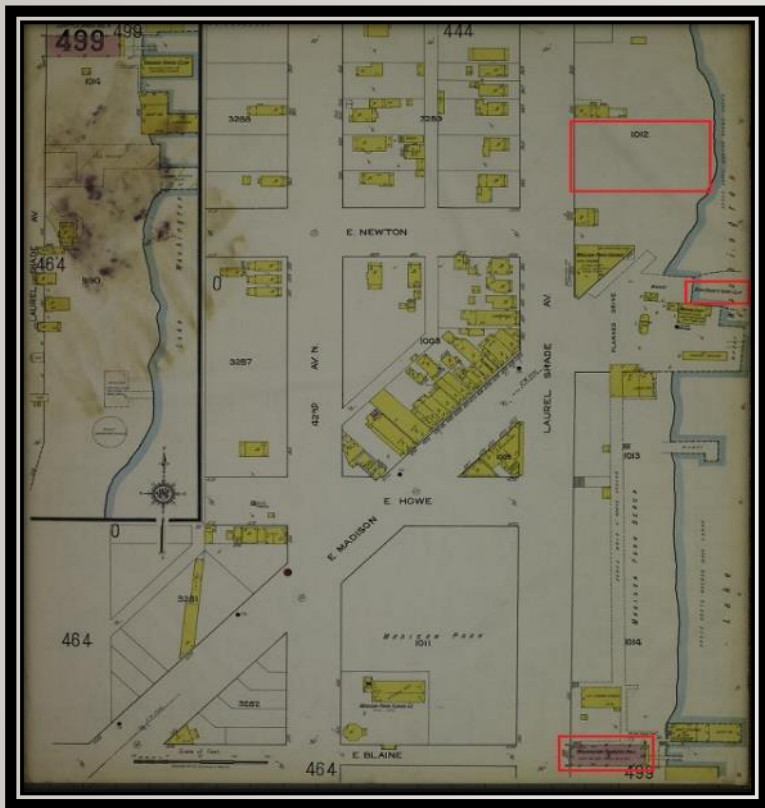
Historic Maps & Aerial Views + Site Plan



1912 Baist Map



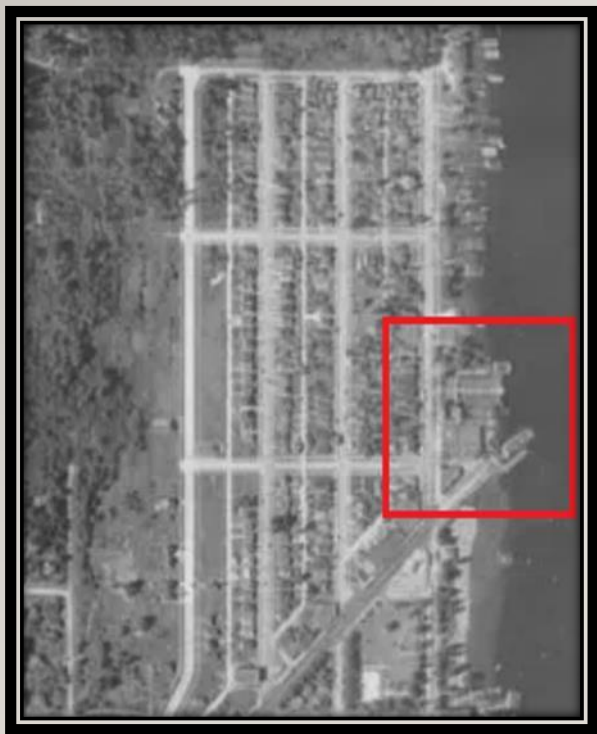
1912 Baist Map - Detail



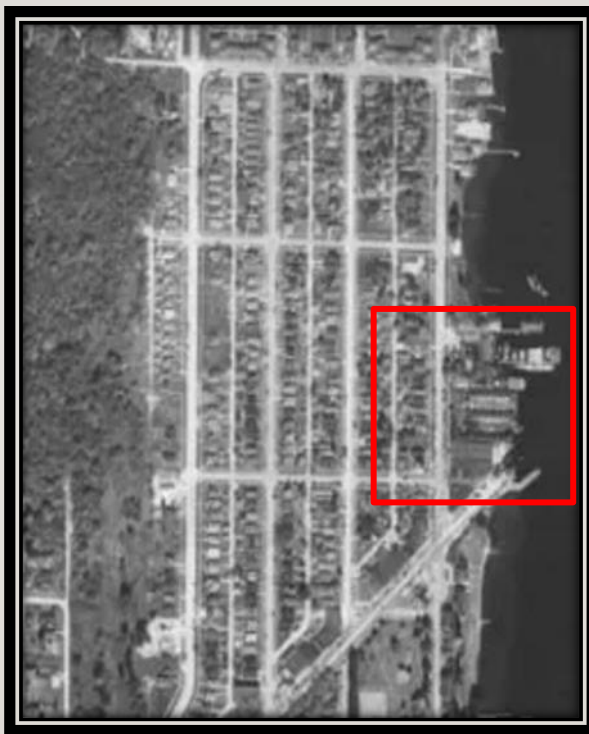
1917 Sanborn Fire Map



1917 Sanborn Fire Map - Detail



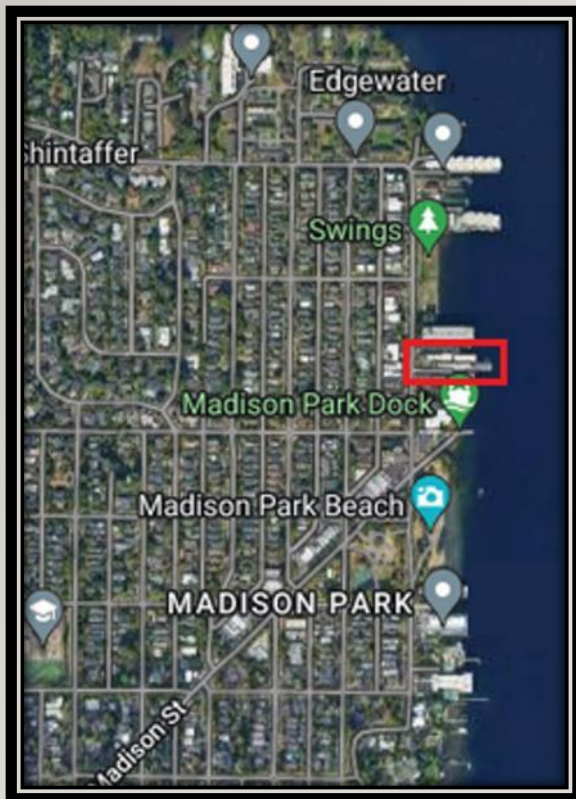
1936



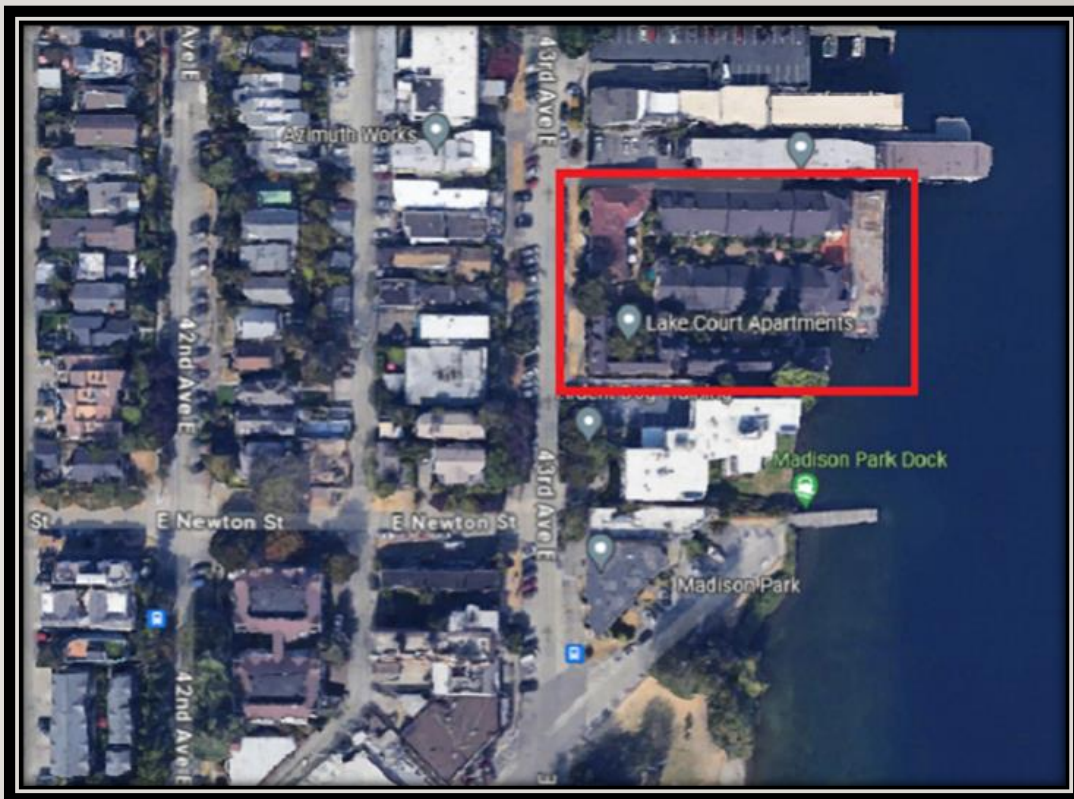
1946



1952



2024

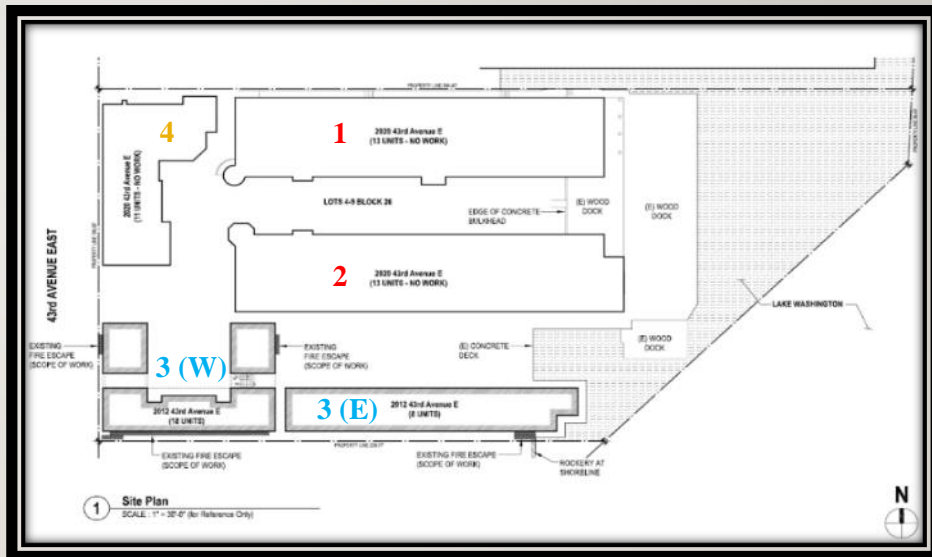


2024 - Detail



2024 – Site Overhead

Buildings 1 & 2: Shoresmont (North & South) – 1925-1926, William Bain, Sr
 Building 3: Lakecrest East & West wings (Originally named “Beauville”) – 1928-1929, Paul Thiry & James Taylor Jr
 Building 4: Anhalt Apartments – 1952, Frederick Anhalt (contributing)



2018 – Site Plan (Todd Kilburn)

NEARBY LOCAL AND NATIONAL LANDMARKS



Samuel Hyde House
Est 1909
NRIS #82004238



Pioneer Hall
Est 1910
NRIS #70000645

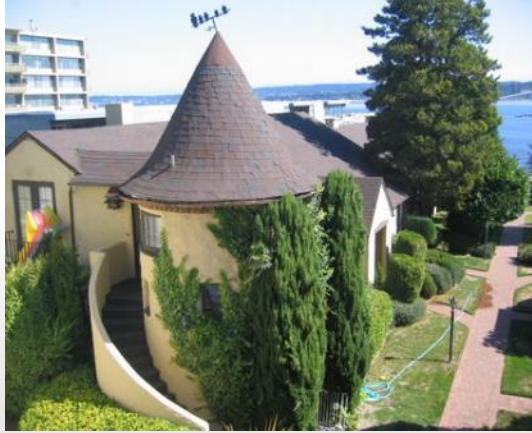


McGilvra Elementary
Est 1918
Seattle Landmark #124777

ARCHITECTURAL CONTEXT

Exteriors, Interiors & Blueprints





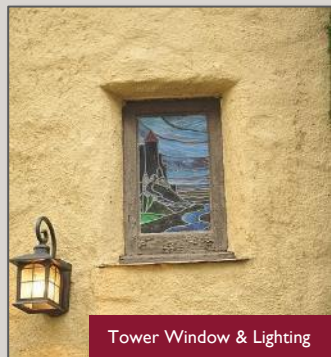
...EMBODIES THE
DISTINCTIVE VISIBLE
CHARACTERISTICS OF AN
ARCHITECTURAL STYLE, OR
PERIOD, OR A METHOD OF
CONSTRUCTION

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

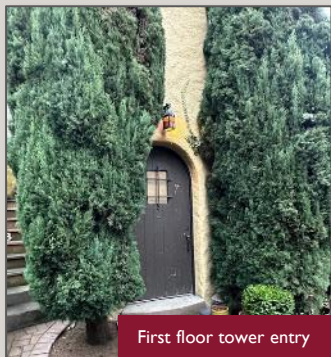
2020 43rd Avenue East



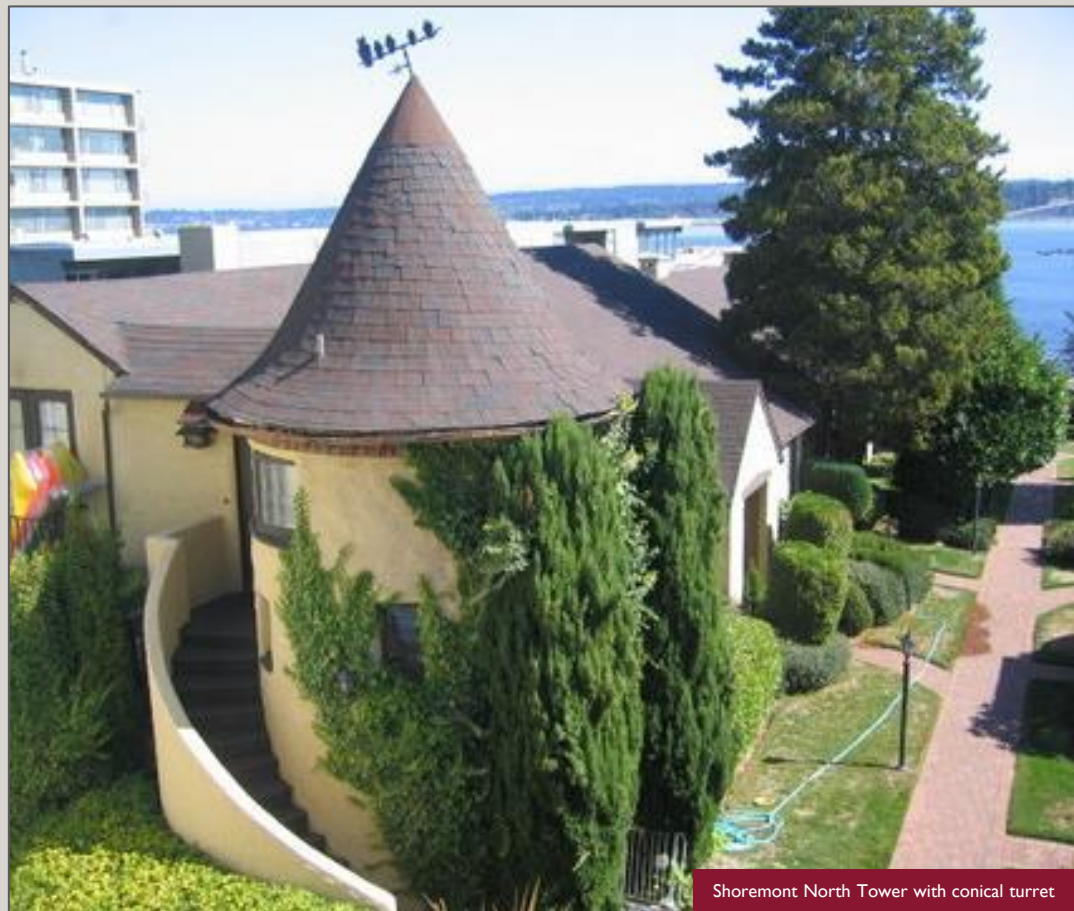
Turret roofline with ornamental ironwork



Tower Window & Lighting



First floor tower entry



Shoremont North Tower with conical turret



Squared turret roofline with ornamental ironwork



Tower Window detail



Shoremont South Tower with square turret

Shoremont Courtyard Path



Shoremont (S) Single-story single entry



Shoremont (S) Single-story windows & lighting



Shoremont (S) Single-story single entry



Shoremont (N) Single-story recessed double entry

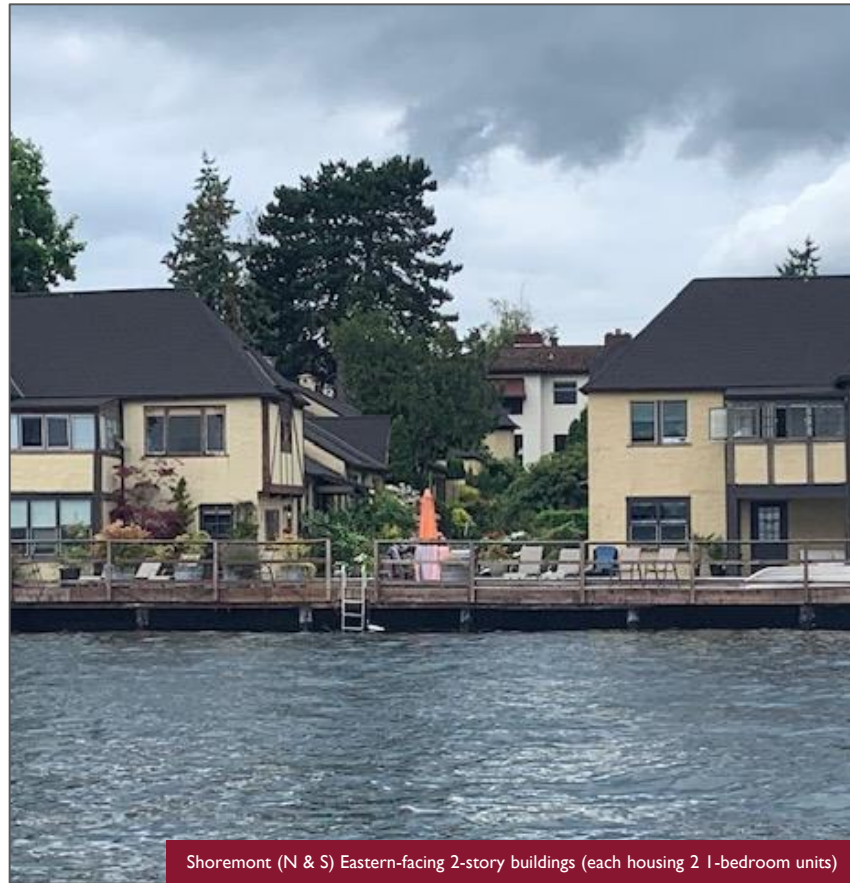


Shoremont (N) Single-story double entry with ironwork





Shoremont (S) Easternmost 2-story unit egress point



Shoremont (N & S) Eastern-facing 2-story buildings (each housing 2 1-bedroom units)



Shoremont (S) egress point



Shoremont (N) egress point



Shoremont (N) basement boiler



Shoremont (N) faux shutter detail



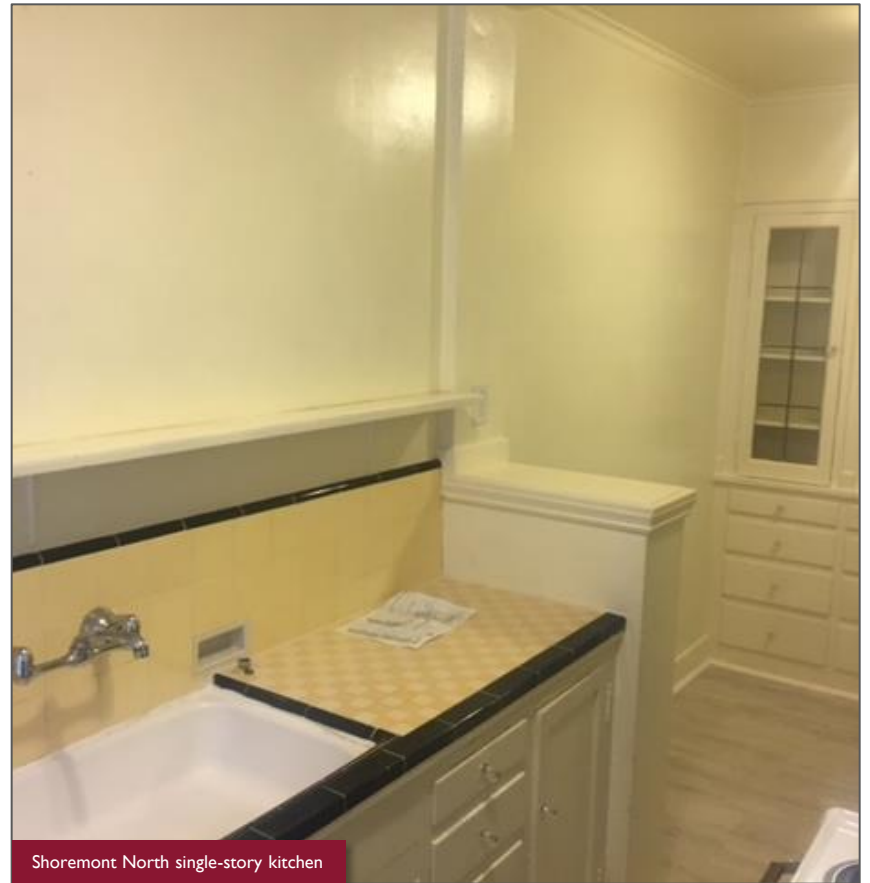
Shoremont North single-story living room (facing N)



Shoremont North single-story living room (facing S)



Shoremont North single-story custom cabinetry (original)



Shoremont North single-story kitchen



Shoremont South multi-story sunroom (facing N)



Shoremont South multi-story sunroom (facing S)



Shoremont South multi-story bedroom (facing E)



Shoremont South multi-story custom cabinetry (original)



Shoremont South multi-story kitchen

THE LAKECREST

2012 43RD AVENUE EAST



1928 Beauville Site Elevation

Lakecrest West Wing from courtyard (facing SW)



Lakecrest Western-facing turret, casement windows & exterior lighting



Lakecrest entry from 43rd Avenue East (facing E)



Lakecrest archway from 43rd Avenue East (facing E)



Lakecrest Upper Courtyard – Single entry (facing E)



Lakecrest Upper Courtyard – Parisian Awning & Squared turret (facing W)



Lakecrest Upper Courtyard - Dormered Windows (facing S)



Lakecrest Upper Courtyard – Original fountain



Lakecrest Upper Courtyard – Original fountain & Crow's Nest



Upper Courtyard Archway to Lower Courtyard (facing E)



Upper Courtyard Archway to Lower Courtyard (facing E)



Archway to Lakecrest Upper Courtyard (facing W)



Lakecrest Lower Courtyard (facing W); Lakecrest East Wing to the South



Lakecrest Apartment Bay Window (facing W)



Lakecrest East Wing entry



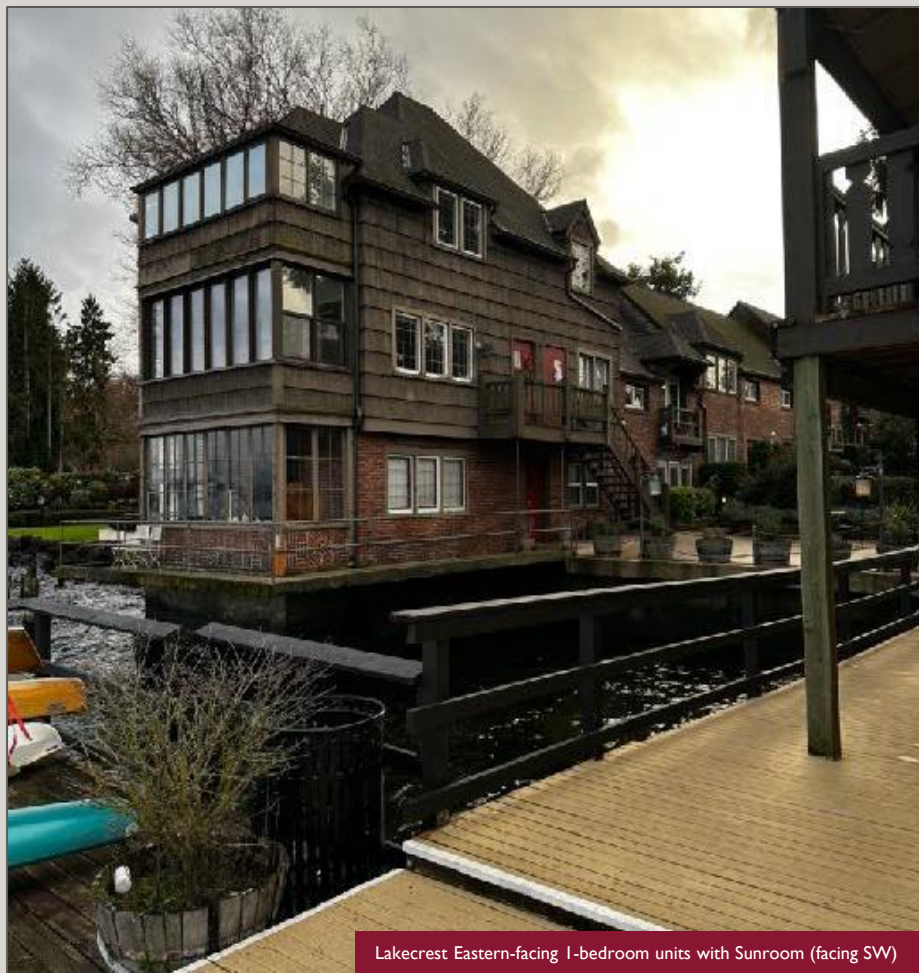
Lakecrest East Wing exterior entryways



Lakecrest 2-bdrm townhome entry; Arched doorway, ornamental brickwork



Lakecrest 2-bdrm townhome entry; Juliet balcony with French doors



Lakecrest Eastern-facing 1-bedroom units with Sunroom (facing SW)



Lakecrest East Wing Courtyard (facing E)





Lakecrest Original Exterior Light Fixture



Lakecrest Original Exterior Light Fixture



Lakecrest Original Exterior Light Fixture



Lakecrest Courtyard Exterior Light Fixture (Paired, R)



Lakecrest Exterior Light Fixture (West Wing entry arch)



Lakecrest Courtyard Exterior Light Fixture (Paired, L)



Lakecrest West Wing interior entry



Lakecrest West Wing interior entry



Lakecrest West Wing interior entry



Lakecrest East Wing - Townhome entryway



Lakecrest East Wing - Townhome Stairway (facing N)



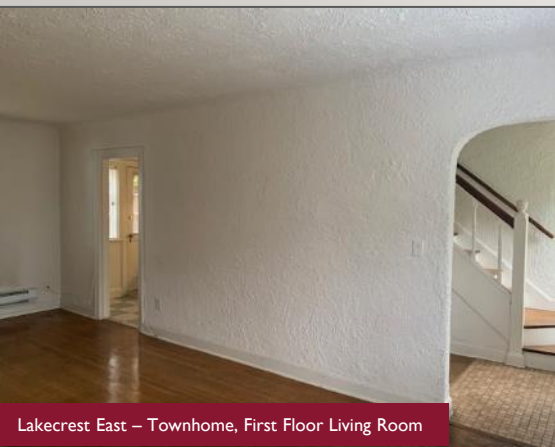
Lakecrest East Wing - Townhome entryway & French casement window



Lakecrest East – Townhome, First Floor Living Room (facing N)



Lakecrest East – Townhome, First Floor Living Room (facing S)



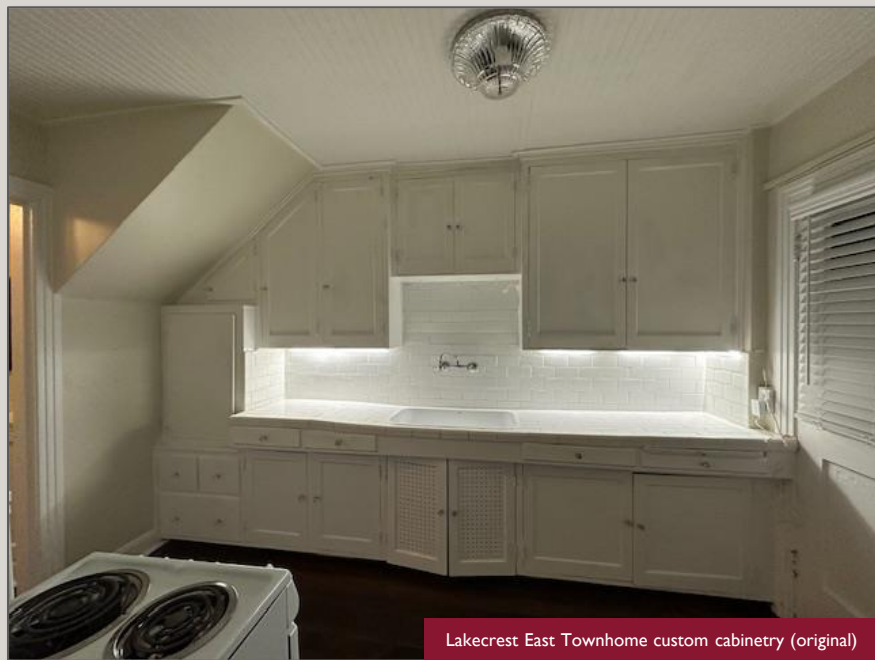
Lakecrest East – Townhome, First Floor Living Room



Lakecrest East – Townhome, First Floor Living Room



Lakecrest East - Townhome Entry (facing S)





Lakecrest East – Townhome, Primary Bedroom with partially coved ceiling



Townhome, 2nd Bedroom



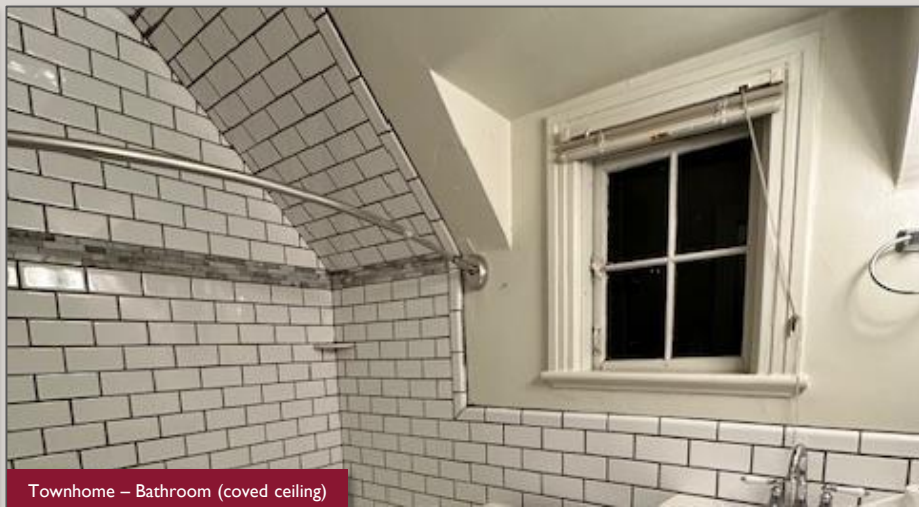
Townhome, 2nd Bedroom



Lakecrest East – Townhome, Primary Bedroom (casement windows instead of balcony)



Townhome Bathroom (original tile)



Townhome – Bathroom (coved ceiling)

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.

ANHALT ADDITION

2020 43rd Avenue East



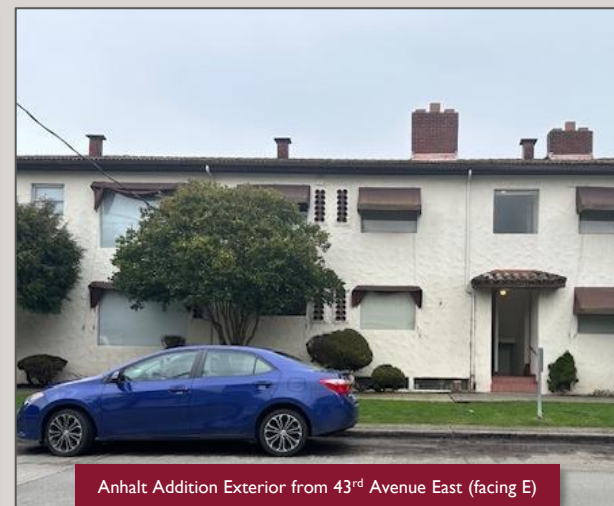
1952 Apartment Building for Heathman & Piester



Anhalt Exterior Single-pane windows & vents



Anhalt Exterior from 43rd Avenue East – Stairwell Entry (facing E)



Anhalt Addition Exterior from 43rd Avenue East (facing E)



Lake Court Apartments courtyard from 43rd Avenue E (facing E)



Anhalt Addition Exterior from courtyard (facing N)



Anhalt Addition Exterior Window Vent



Anhalt Addition Exterior Courtyard Entry



Anhalt Addition Living Room (facing W)

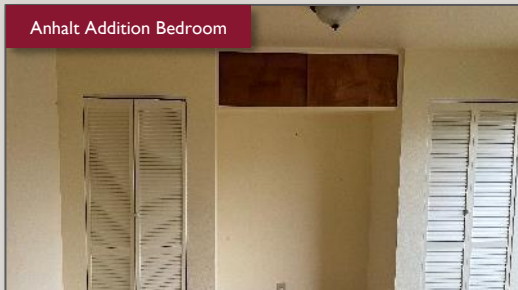


Anhalt Addition Living Room (facing E)



Anhalt Addition Kitchen

Anhalt Addition Bedroom



Anhalt Addition Bathroom



Anhalt Addition Bedroom (facing E)



Anhalt Addition Interior Window Vent



NEIGHBORHOOD & SITE HISTORY

Madison Park, Owners & Buildings





The Duwamish

The Duwamish people inhabited the shores all along Lake Washington.

A game trail ran the length of what later became Madison Street. The Lake Washington terminus of this trail was known as “where one chops” to the Duwamish.

In addition, longhouses dotting the shoreline, including one near the future site of the Lake Court Apartments.

A Duwamish burial ground stretched from the site of the Edgewater to the Washington Park Arboretum.

MADISON PARK HISTORY & LAKE COURT APARTMENTS



McGilvra Settlement:
Madison Street established

1862



Madison Park cable
car service begins

1880

1889



Pioneer Hall built
(NRIS #70000645)

1900

1910



Doxy family acquires Lake
Washington shoreland

1912

1917



Doxy family builds first
lakefront apartments in Seattle

1918

1925

1928

Madison Park dock established;
Early ferry service begins



Madison Park Pavilion,
bathhouse, swimming beach
& concessions built



Western Washington
Fair Grounds & White
City Amusement Park



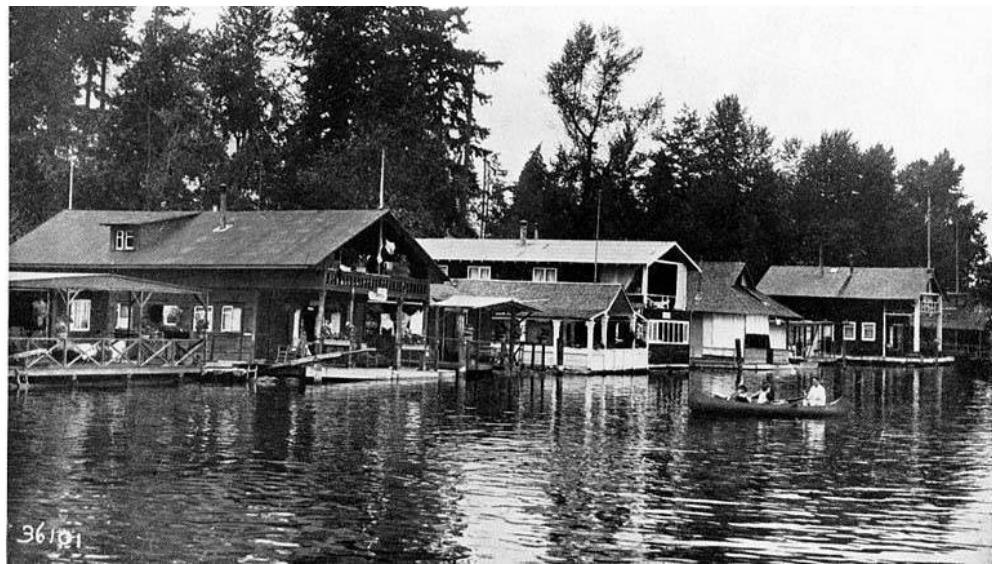
McGilvra Elementary built
(Seattle Landmark #124777)

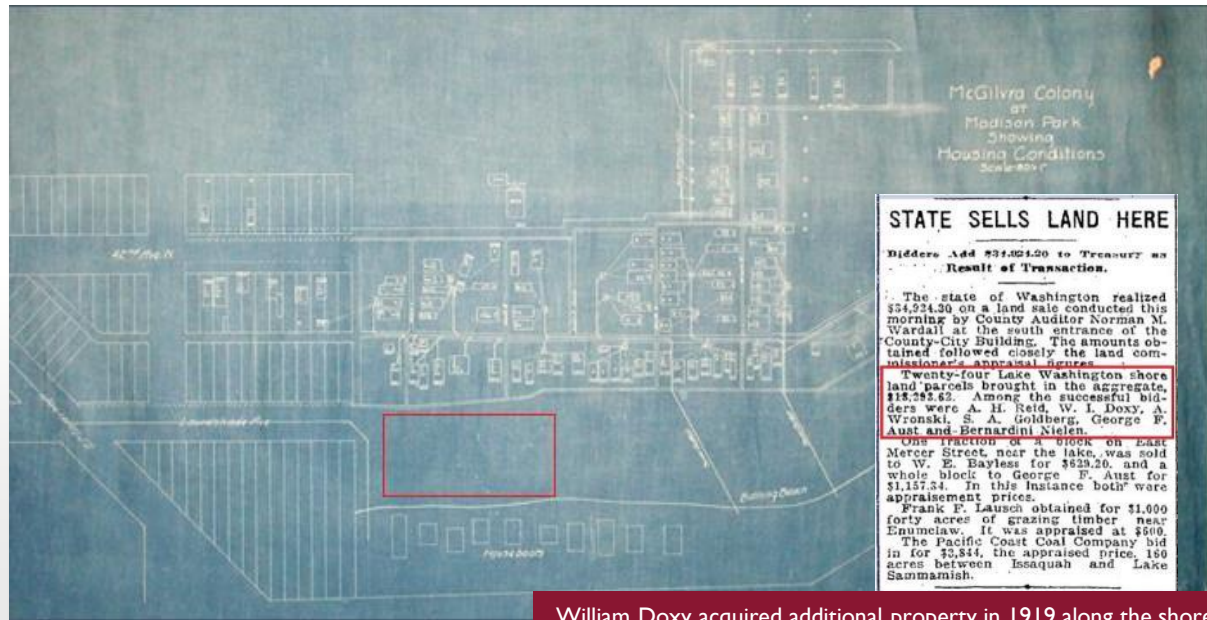


Lakecrest Addition to
Shoremont Apartments



1917 – 1925
THE DOXY FAMILY
HOUSEBOATS





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

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

MODERN and convenient houseboat
"Kibo," will accommodate large fam-
ily 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; convenient-
ly 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.

1919 – 1922 Classified Advertisements placed by William Doxy



Doxy houseboat rentals included "Kibo" and "Cherokee"

NEARLY DROWNS

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

TIMELY RESCUE MADE

Jerked into the water when a big wave caught her dishpan, which she was rinsing out from the porch of her houseboat at 2626 Laurelhedge Ave., at 10:35 o'clock last night, Mrs. W. A. Pullen, 25 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 Melery Doxy, said to be a crack swimmer, and to have the reputation of having saved several lives along the waterfront.

BATHING SEASON AT MADISON PARK OPENS TODAY.

Residents Arrange for Parachute Race and Canoe Tilt 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 pump will come at 5 o'clock, closing the program, when Charles Moore and Prime 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, Chadler Nease. 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 ~~Madison Park~~ ~~Madison Park~~.

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

Enthusiasm Over Plans.

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

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

MADISON CLUB NAMES DOXY

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

The Doxy family were respected as contributing members of the Madison Park community



HOUSEBOATS. 97

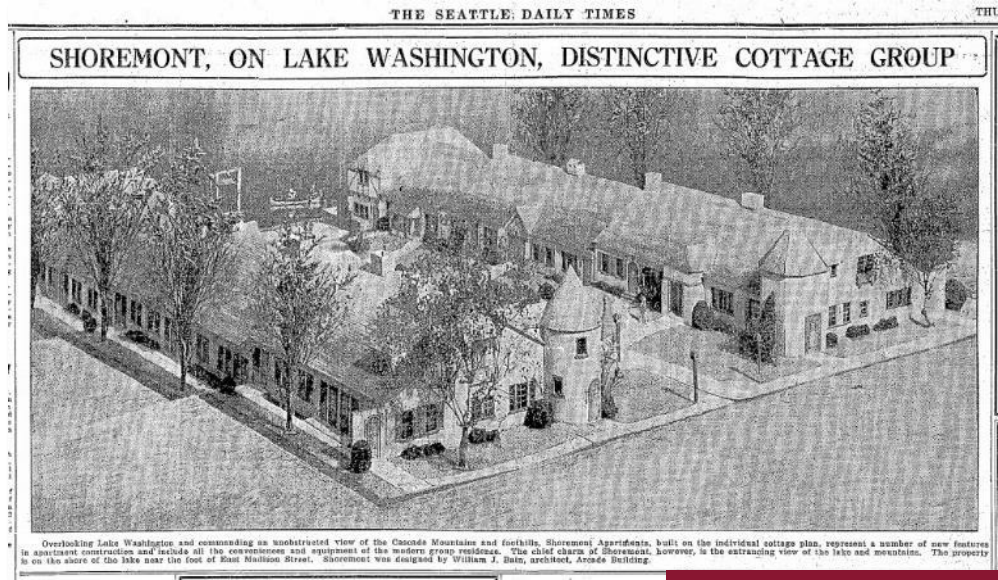
MADISON PARK BARGAIN.
Furnished houseboats and cottages to be removed from present location. Your opportunity to obtain a home at unheard of prices. Owner, 2022 43rd Ave. N.

HOUSEBOATS. 97

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

1925 Classified Advertisements posting houseboats for sale

1925 – 1926
THE SHOREMONT
WILLIAM BAIN, SR



April 1926 Opening Day

New Bungalow Court Will Cost \$50,000

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

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

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

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

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

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

\$55,000.00

First Mortgage

7%

Serial Gold Bonds

Secured by

"SHOREMONT"

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

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

Semi-annual principal and interest payments January 1 and July 1 at the Marine National Bank, Trustee, Seattle, Washington, without deduction for the Normal Federal Income Tax up to 20. Callable in numerical order on any interest payment date on and after January 1, 1929, at 100 and principal only.

SECURITY—These bonds are secured by a direct closed First Mortgage on the land and buildings as described below. The security is conservatively appraised at \$100,000 (exclusive of furnishings), which in 1925 at this issue of bonds, giving investors a wide margin of safety. TRUSTEE INSURANCE will protect bondholders and certify this issue to be a first lien on the property. FIRE INSURANCE up to 1925 of the amount of bonds outstanding must be maintained during the life of the mortgage.

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

LAND AND BUILDINGS—"SHOREMONT" is constructed in two units; the architecture being the French type prevailing in Normandy. A handsome landscaped court, with a 48-foot entrance from 43rd Avenue North unites the two buildings, creating the effect of one harmonious unit. The east end of the court opens on the lake shore where swimming and boating accommodations are provided for the use of tenants. Every apartment will have abundant light and ventilation with entrance from the front and rear. The buildings contain 14 apartments, a total of 180 rooms, divided into two 4-room apartments with 1 bath each, and twenty-two 2-room units. The construction is modern, including hardwood floors throughout (solid linoleum in kitchens and closets), electric ranges, side lights, electric fireplace, beveled mirrors, tiled bathroom, ample closet room equipped with door beds, and many other modern and convenient features. A large concrete basement with storage facilities and space for a modern oil-burning plant, supplying hot water heat to both buildings. The walls are to be finished in two-tone colors. Some of the living rooms are less than 14 ft. by 14 ft. and the arrangement in each apartment is excellent.

THE LAND—comprises an area of 21,200 square feet, fronting 120 feet on 43rd Avenue North and running back 220 feet in the lake shore; the owner, however, holds title to additional water front extending approximately 150 feet into the lake, making a tract of almost an acre.

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

EARNINGS—The gross annual earnings of the property are conservatively estimated at \$17,400 based on rental substantially below rates which the owner received for small houses formerly occupying the site. The net annual earnings are estimated to be over three times maximum annual interest requirements, leaving a wide margin for payments on the principal. This cottage group is exceptionally well placed from the standpoint of earning capacity. Due to the high demand, the splendid location and experienced and able management, the earnings are assured.

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

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

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

PRICE: PAR and Interest YIELDING 7%

MARINE
NATIONAL COMPANY

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

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

Apartments on Lake Shore Near Completion

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

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

The block in which the Shoremont is situated is the only one in the vicinity where apartment houses are authorized by Seattle's zoning ordinance. The property on which the buildings are being constructed faces on 43rd Avenue North and comprises an area of 21,200 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 which has been offered by many of

"...the only lakeside apartment in Seattle [and] the only [block] in the vicinity where apartment homes are authorized..."

1926-1927 RENTAL CLASSIFIEDS

“...conveniences of the most modern apartment [...] 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.”

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

3 rms., unfurnished.....	\$22.50
3 rms., beautifully furnished	\$30.00
Also	
4 rms. and large view porch, avail- able May 1	\$100

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

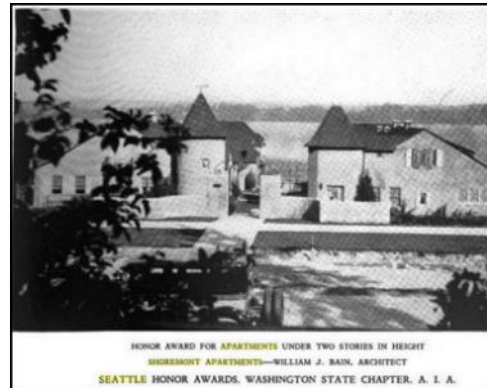
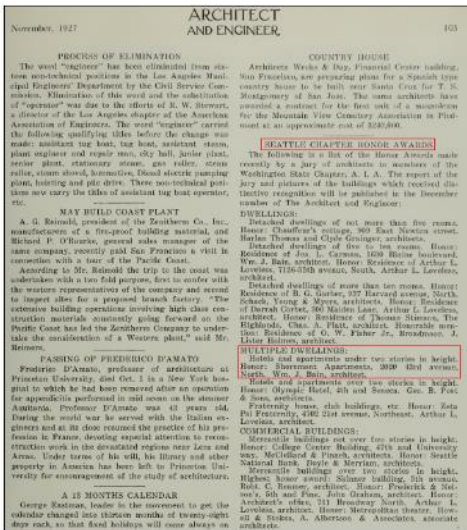
SHOREMONT ON THE LAKE
If you desire to live in a real distinc-
tive apartment and at the same
time enjoy your summer outing on
lovely Lake Washington then come
to the Shoremont at the confluence
of East Madison St. and Lake
Washington and live in the pretti-
est cottage group on the Pacific
Coast.
FURNISHED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

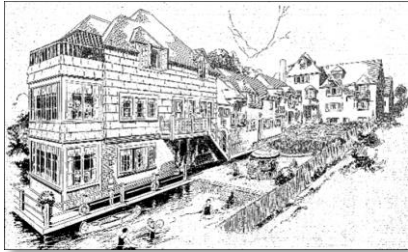
DISTINCTIVE
SHOREMONT APARTMENT COURT
2020 43rd North
One block north of Madison Park.

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

1927 LOCAL & NATIONAL RECOGNITION

1927 AIA Seattle Chapter Honor Award
Honor: William Bain
Hotels & Apartments Under Two Stories
in Height





LAKECREST

...A Metropolitan Apartment With Vacation Pleasure Privileges

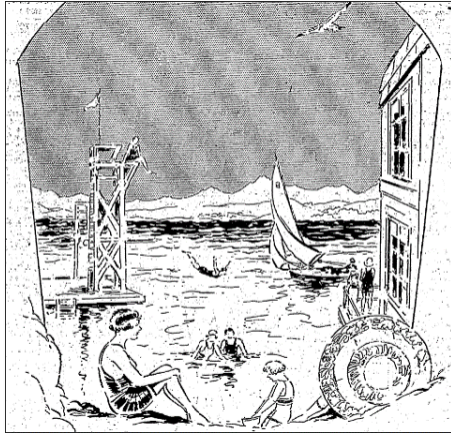
James Taylor, Jr., and Fred Thiry
Lakecrest, Wash. D.C.

Only Thiry & Taylor
Lakecrest, Wash. D.C.

LAKECREST, on the shore of Lake Washington, is Seattle's newest addition to the apartment. Situated in the heart of the city, it is the only apartment in the city which is a true vacation spot. The two apartment units are individual and detached, each with its own entrance and private parking space. The building is of dark antique hardwood, with a finish of dark antique hardwood. The building is of dark antique hardwood, with a finish of dark antique hardwood. The building is of dark antique hardwood, with a finish of dark antique hardwood.

LAKECREST is open for inspection today. The building is of dark antique hardwood, with a finish of dark antique hardwood. The building is of dark antique hardwood, with a finish of dark antique hardwood. The building is of dark antique hardwood, with a finish of dark antique hardwood.

LAKECREST INN
A dining room in the upper part of the building, with a view of the lake and the city. The building is of dark antique hardwood, with a finish of dark antique hardwood. The building is of dark antique hardwood, with a finish of dark antique hardwood. The building is of dark antique hardwood, with a finish of dark antique hardwood.



1928 – 1929
LAKECREST
THIRY & TAYLOR

April 1929 Opening Day

LAKECREST

READY APRIL 5TH!

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

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

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

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

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-

LAKECREST

READY APRIL 5TH.

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

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

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

Lakecrest Opening Is Expected During Forthcoming Week

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

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

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

Elona's Lake Crest Inn

A Delightful Place

to Enjoy a
Wonderful

Thanksgiving Dinner

Never down to Lake Crest Inn
for Thanksgiving Dinner
...
You will enjoy the atmosphere
and the surroundings here.

Dinner Will Be Served From
12 Noon Till 9:00 P. M.

\$1.50

MAKE RESERVATIONS
NOW FOR SPECIAL
PARTY GROUPS

MENU

Turkey Roast on Half Shell
Crisp Meat Madame Disks
Celery on Iceberg
Almonds
Creamed Chicken, As Ris or
Cassanova Potatoes
Combination Potatoes
Breaded Dressing
Young Roasted Turkey, Water
Chestnuts
Gilded Roast on Starched
Fried Chicken a la Maryland
Herbert French on Starched
Mashed, Corned or Corned
French Potatoes
French Potatoes
Cassanova Potatoes
English, New, Fiddling
Hard Boiled
Hot Mince Pie
Lake Crest Apple Pie
Fancy Neapolitan Ice Cream
Fruit in Season
Fruited Creams and Cheese
Coffee
After Dinner Mints

Elona's Lake Crest Inn

2012 43rd North
EAST 4399



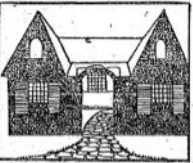
Like a Bit Of Old Normandy

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



It's Thrilling to Take Friends

Golf
Breakfasts



Bridge
Tea

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 Shoremont Apartments.
43rd Avenue North at Madison Park.

Elona's Lake Crest Inn

A Delightful Place
to Bring Your Guests
for

Club Luncheons
Bridge Luncheons
Bridge Teas
Dinner Parties

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

Club Luncheons
50c and Up

Phone for Reservations

2012 43rd North
EAST 4399



Have You Been Out to See—

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

Luncheon Hostess.

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

* * *

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

* * *

Supper Party.

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

* * *

Will Give Dinner For Dance Committee.

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

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

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

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

The Lake Crest Inn operated from 1929-1930

1936-1938 CHANGE IN OWNERSHIP

John Doxy passed away in 1936.

In 1938, notices of foreclosure against the Shoremont and Lakecrest properties were posted in the Seattle Municipal News.

New ownership was transferred to the Seattle Trust Company in 1938, at which point the apartments were renamed
“The Lake Court Apartments”.

UNFURNISHED APTS. 70

The Shoremont
and
Lakecrest Apartments
Announce a
New POLICY

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

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

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

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

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

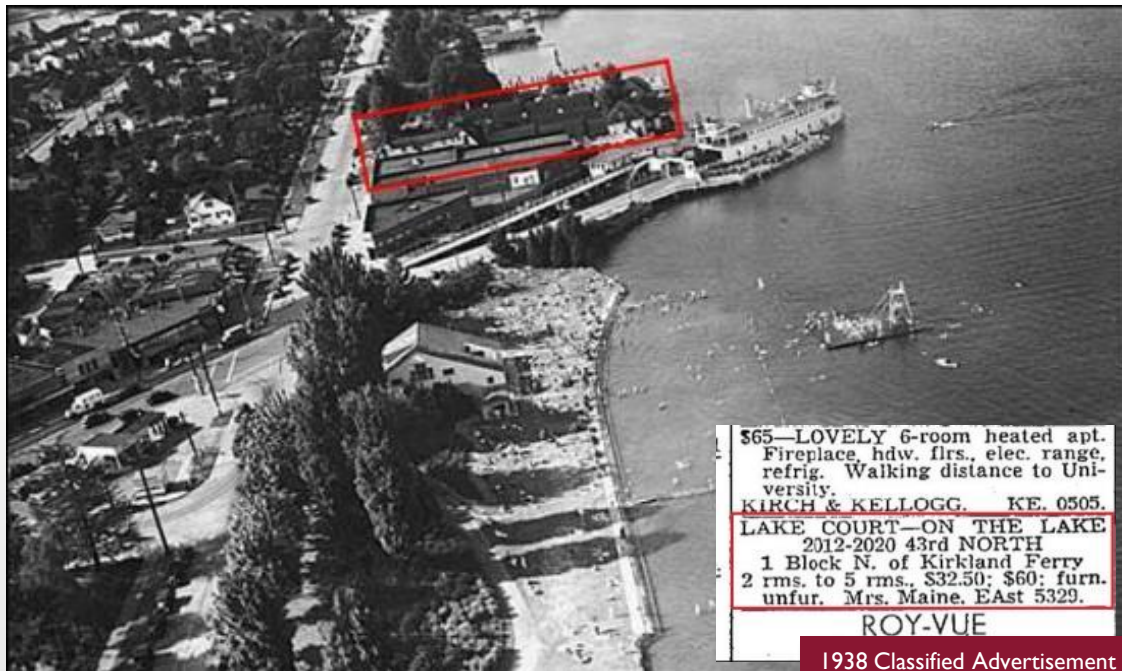
28-38-48-58
2012-2022 43rd North
Mr. Sayres EAsT 5329

THE SEATTLE DAILY TIMES

CANARY'S RESCUER



Only a few minutes before this picture of Mrs. B. G. Bremer was taken yesterday afternoon, she saved the owner from the smoke-choked apartment of her friend and neighbor, Mrs. Elizabeth King, where a fire in the Lake Court Apartments, 2001 43rd Ave. N., Mrs. King's sister owned, further took its very serious, direst of casualties. Mrs. King was not at home. Resident Chief Peter L. Adams estimated damage at \$1,000. He said the fire was caused by defective wiring.



\$65—LOVELY 6-room heated apt.
Fireplace, hdw. flrs., elec. range,
refrig. Walking distance to Uni-
versity.
KIRCH & KELLOGG. KE. 0505.
LAKE COURT—ON THE LAKE
2012-2020 43rd NORTH
1 Block N. of Kirkland Ferry
2 rms. to 5 rms., \$32.50; \$60; furn.
unfur. Mrs. Maine, East 5329.

ROY-VUE

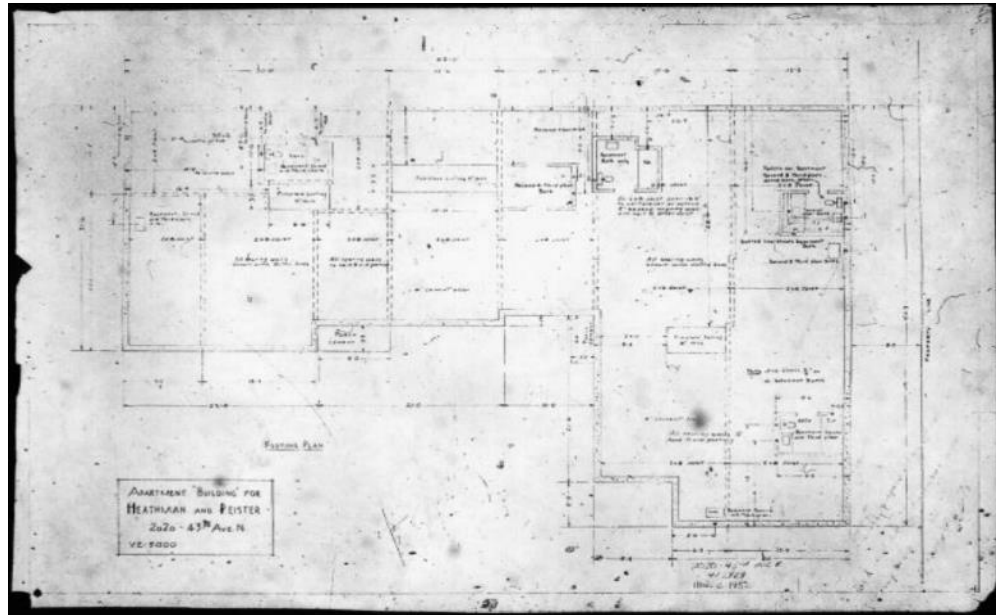
1938 Classified Advertisement



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

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

1952
ANHALT ADDITION



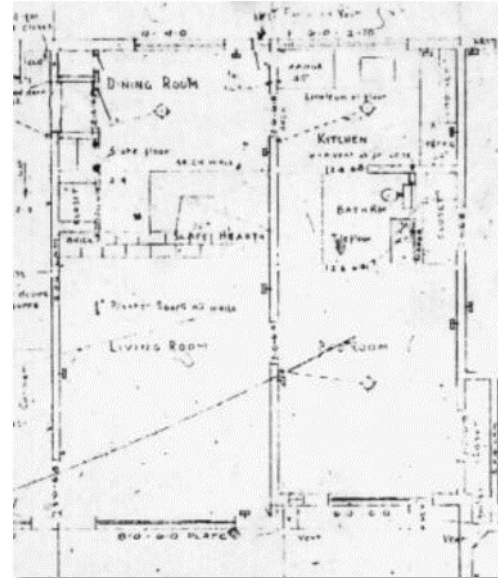
APARTMENTS, Unfurn. 70

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

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

2020 43RD NORTH
CA. 7137

July 1952 Announcement



Apartment Blueprint

Lakefront-Property Owners Awarded Damages Over Waves

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

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

The owners, Harold L. Heathman, Esther M. Peister and others, contended they had lost rental income as a result.

The state, in an answer filed by the attorney general's office, admitted that construction of the bridge had changed the wave action but denied it damaged the apartment buildings.

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

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

Johnson said that at least two other claims against the

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

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

ARCHITECTS & BUILDERS

Bain, Thiry & Anhalt



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

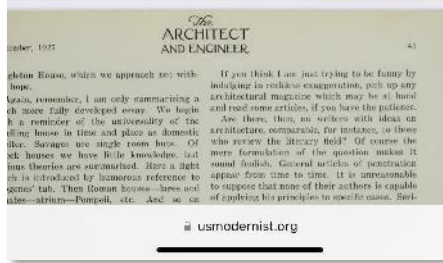
The Lake Court Apartments stands alone in that it is the only multi-family housing community in Seattle to be collectively designed by these prominent architects and developers:
William J. Bain, Sr., Paul Thiry and Frederick Anhalt.

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 as nominated two of the 150 most influential people in Seattle History.

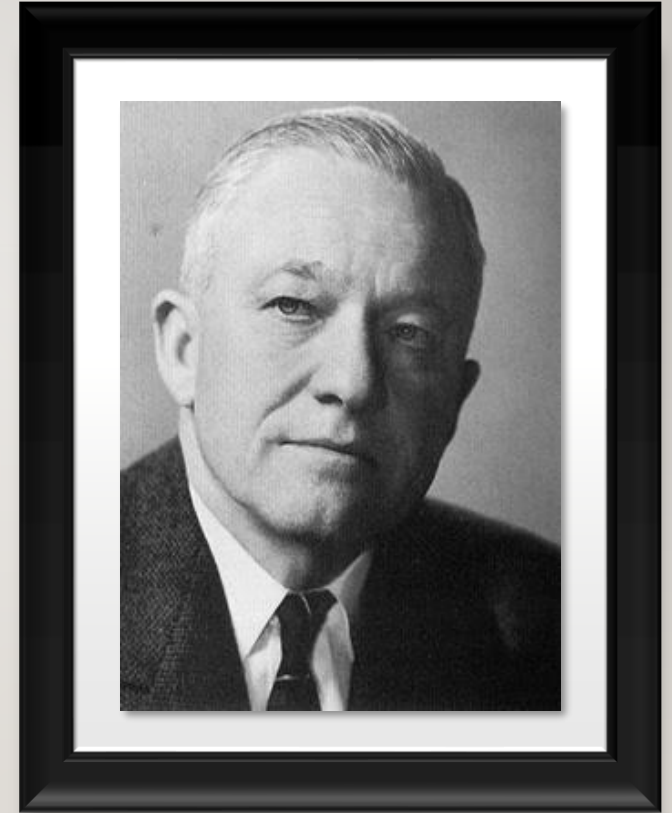


ORIGINATOR: ANTHROPOLOGICAL ARCHITECTURE
© 1937 J. BAIN, JR.



WILLIAM BAIN, SR

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





***Stewart House (1930)**
10455 Maplewood Place SW – Bain & Pries



***Yesler Terrace (1939-41)**
NBBJ (Bain, Principal)



***Bel-Roy Apartments (1930-31)**
703 Bellevue Avenue E – Bain & Pries



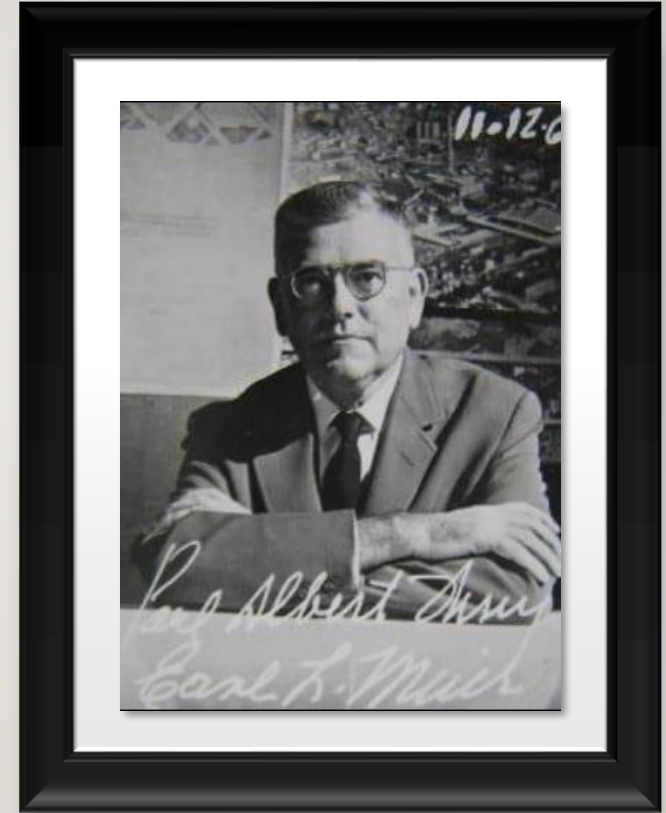
Viceroy Apartments (1928-30)
505 Boylston Avenue E - Bain & Pries

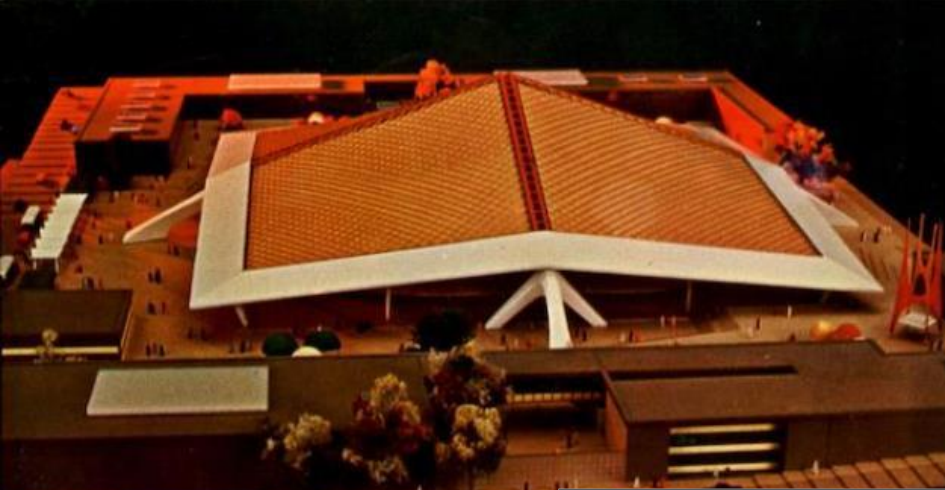


Hamrick House (1929-30)
1932 Blenheim Drive - Bain & Pries

PAUL THIRY

- Designed Lakecrest while living at Shoremont before he had completed his architecture degree.
- Principal architect for the 1962 Seattle Worlds Fair; Personally designed the Century 21 Coliseum, the Northwest Rooms & the International Fountain Pavilion
- Designed original MOHAI, Frye Art Museum, and St Demetrios Orthodox Church.
- Served under John F. Kennedy from 1963-1964. Served on President's Council on Pennsylvania Avenue (1963-1975).
- Known as “the father of modernist architecture in the Pacific Northwest”.





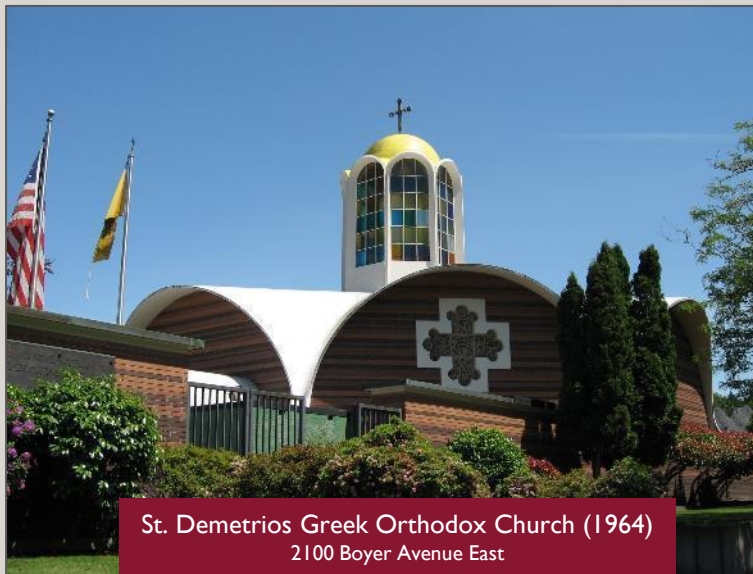
*Washington State Coliseum (1962)
305 Harrison Street



Washington State Library (1959)
6880 Capitol Blvd (Tumwater WA)



Frye Art Museum (1952)
704 Terry Avenue



St. Demetrios Greek Orthodox Church (1964)
2100 Boyer Avenue East



Museum of History & Industry (1952)
Original Montlake Location

FREDRICK ANHALT

- One of Seattle's most well-known apartment developers.
- Built apartments in Capitol Hill, Queen Anne, University District, Beacon Hill, Ballard and West Seattle.
- Active career between 1924 to early 1940's.
- Awarded an honorary membership in the Seattle Chapter of the American Institute of Architects in 1993 citing "valuable service to the profession of architecture [and] excellence in residential design."





*Anhalt Arms Apartments (1928)
1405 E John



*La Quinta Apartments (1929)
1710 E Denny Way



*Anhalt Apartments (1927)
1320 Queen Anne Avenue N



Tudor Manor (1929)
111 14th Avenue E



*Anhalt Apartments (1929)
1600 East John Street

SEATTLE LANDMARK CRITERIA

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



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



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



THANK YOU FOR YOUR
CONSIDERATION

Friends of Lake Court Apartments