



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 370/24

REPORT ON DESIGNATION

Lake Court Apartments 2012-2020 43rd Avenue E

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
withing Lake Washington shore lands.

At the public meeting held on December 18, 2024 the City of Seattle's Landmarks
Preservation Board voted to approve designation of the Lake Court Apartments at 2012-
2020 43rd Avenue E as a Seattle Landmark based upon satisfaction of the following standard
for designation of SMC 25.12.350:

- D. It embodies the distinctive visible characteristics of an architectural style, or period,
or of a method of construction.
- E. It is an outstanding work of a designer or builder.
- F. 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.

The Features of the Landmark to be Preserved Include:

the site, the exterior courtyards, and the exterior of each building.

DESCRIPTION

Site and 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. 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.” 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.

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. 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. *[All apartments face] the axial landscaped courtyard. [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 and a half-timbered element at the east end.”

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.

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. 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.

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. 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.

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. 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. Interior vent doors allow the residents to close off the air flow.

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.

Paved walkways from the original Shoremont complex remain as originally configured 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. 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.

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. 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. Additional original exterior light fixtures of varying styles are present at most entryways of the Shoremont and Lakecrest apartment units.

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. These are present in historical images.

The Lake Court Apartments also features a 4700-square foot wooden recreation dock. 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.

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.

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. 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. One Lakecrest unit has an ornamental Parisian-style copper awning. 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. Apartment entry doors in both sections are either standard or arched.

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. Shoremont units on the interior of the property have back entrances that open from the kitchen to the Lakecrest courtyard to the south. These back doors are typically 6-lite separated by wooden muntin or half-glass. Units on upper floors 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. The western entry on the street-facing side is simple and unassuming, with a red clay-tiled canopy and no exterior door. 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. Tudor-style faux exterior shutters are employed on several windows of the Shoremont buildings to provide aesthetic appeal.

The western Lakecrest wing features dormered windows in the upper units. 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. The easternmost units of both the Shoremont and Lakecrest have glass-enclosed sunrooms.

The Anhalt Addition hosts large original picture windows that do not open but have unique venting to provide airflow. Each single-pane window has an accompanying interior vent door that may be opened or closed by the resident. The vents are angled downwards and have interior screens to prevent precipitation and wildlife from entering the unit. Vents vary in size relative to their accompanying window and are made of red clay 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.

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). An exterior stairwell was added to access the upper unit. The interior of the tower was converted into a kitchen in the upper unit, while the interior tower stairwell in the lower unit was converted into a large coat closet, retaining the original stained glass window.

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. While the unit is a small studio, this distinct design choice affords the resident a complete view of Lake Washington and the surrounding area.

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

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. 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.

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-leaded glass cabinet doors and storage drawers of varying configuration. 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.

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.

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. The sunroom, which runs the entire length of the apartment, may be accessed from the rear entry, living area or bedroom. The bedroom is situated in the center of the apartment with a double French door entryway opening to the sunroom to the east or a single door opening to the interior hallway to the west.

Lakcrest 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. Studio units are modest but many have unique features.

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.

Lakcrest 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. Three of these units have wooden Juliet balconies accessed from the primary bedroom upstairs. 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. A wooden staircase with a single balustrade leads to the upper floor. 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. 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. 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. 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. 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. 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. For those units where a Juliet balcony is present, these windows are replaced with a set of French doors to access the exterior space. Each primary bedroom also has a small Elizabethan-leded French casement window. The ceiling on the north-facing wall is partially coved. Walls are standard plaster. The secondary bedroom is smaller in comparison to the primary bedroom but is otherwise similar in style, with a partially coved ceiling to the south, double casement windows and a walk-in closet with French doors. Iron fire escapes are present 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. 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. Kitchens are small, partially enclosed and are accessed only from the living/dining area, although one floor plan has a combined kitchen/dining area. Countertops and backsplashes are tiled. Upper and lower cabinetry and drawers are present. Both the kitchen and dining area feature single-pane, vented plate glass windows.

The single bathroom 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. 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
		Replacement of 12x12 Cap Beam (Underneath Units 20, 22, 24);
2013	6364070	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

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. The Lake Washington end of this trail was called "Where One Chops" by the Duwamish people. 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."

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. 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 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. 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. Washington State's Pioneer Hall was built in 1910 and is now one of the oldest remaining structures in Madison Park. In 1913, McGilvra Elementary was built to replace the original schoolhouse.

Just north of Madison Street was the location of the Western Washington Fair Grounds, 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.

The 1912 Baist map indicates little single-family development in the neighborhood, likely owing to McGilvra's rigid stipulations that builders pay annual rent and that only small cottages could be built. Small houseboat colonies lined the shore of Lake Washington, and were mostly used as summer getaways for wealthy families rather than permanent residences. 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.

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.

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, situated approximately 165 feet south of the Lake Court Apartments waterfront. 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.

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. 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. 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. 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. In 1914, the Doxy family had settled in Madison Park, and by 1917 had established their family home at 2022 43rd Avenue N (*initially registered as 2026 Laurel Shade Avenue; Corroborated by William's 1917 WWI registration*). In 1919, William acquired additional property along the shoreline of Lake Washington 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 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. 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, estimating the cost to be \$50,000. The houseboats were sold to facilitate the construction of the Shoremont Apartments in late 1925. 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.

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, listing the Shoremont as “the only lakeside apartment in Seattle...[with] twenty-four apartments [...] two six-room apartments and twenty-two four-room suites.”

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. 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.*

The first rental listing for the Shoremont appeared in the Seattle Daily Times 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*. This advertorial 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.

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

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.

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.

Announcements were made in the Seattle Daily Times in April of 1929 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).

The grand opening of the Lakecrest building was announced in the Seattle Daily Times on April 21, 1929 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. 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*).

Two, three and four-room apartments were listed at \$50 to \$100 monthly.

Lastly, all contractors & material providers were thanked. 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. 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.

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. The Lake Crest Inn was noted in several society columns over the following year, hosting tea parties, birthday luncheons and dinner parties.

A catered Thanksgiving dinner was advertised for \$1.50: “Motor down to Lake Crest Inn for Thanksgiving Dinner [...] or the Madison car will bring you within one block of the Inn.”

Among the listed Thanksgiving menu options were “Young Stuffed Yakima Turkey, Roast Goose, [and] Lake Crest Apple Pie.” 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”.

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.

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. Residents began to host annual charity Christmas parties in the 1930s to provide donated gifts, food and clothing to needy families.

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. 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. 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. The Seattle Daily Times announced the death of patriarch John Doxy on March 4, 1936, noting he was a “pioneer Seattle real estate developer”. The Doxy family remained owners of the Shoremont and Lakecrest until at least 1937. Notices of public auction following foreclosure on the Shoremont and Lakecrest properties were placed in the Seattle Municipal News on May 14 and June 4 of 1938.

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.

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 manager¹ was announced in the Seattle Daily Times:

*The Shoremont and Lakecrest Apartments Announce a New Policy
Under a Discriminating experienced manager who is interested in securing discerning
people who wish to live in a quiet home atmosphere [...]
NO DOGS OR CHILDREN [...]*

2012-2022 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.

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.

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. Ms. Camozzi was listed as living at 2012 43rd Avenue N in 1940. Cora Sterling was the first woman in Washington State to hold a transit pilot's license. Ms. Sterling resided in an apartment at 2012 43rd Avenue N at the time of her death in a plane crash in 1940. Cora Sterling is also named as a trustee in the foreclosure on the Lakecrest Apartments in 1938.

1941: Lake Court Apartments Sold to Heathman & Peister

The \$145,000 sale of The Lake Court Apartments was announced in January 1941, naming the buyers as "Mr. and Mrs. H.L. Heathman and Mr. and Mrs. H.P. Peister.". 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*).

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. 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) or blueprints, the building is documented in Lawrence Kreisman's 1978 book "Apartments by Anhalt". It must be noted that this publication incorrectly documents the build date as 1936-37, while the Heathmans did not acquire the Lake Court Apartments until 1941. The 1952 build date & design by Anhalt is corroborated by a 2016 Department of Archaeology and Historic Preservation report.

An announcement was placed in the Seattle Daily Times 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. Owners Harold L. Heathman and Esther M. Peister were awarded \$40,000 in damages in May of 1967.

In 1970, Harold Heathman and his sister Esther sold the Lake Court Apartments to Harold's son, Michael W. Heathman, of Palm Springs, California in two separate sales. Public records indicate the Lake Court Apartments LLC (File Number: 601743650) was incorporated in 1996 in Seattle, Washington. Public records also indicate that Michael sold The Lake Court Apartments in a Quitclaim deed for \$10 to his spouse, Tanya Heathman in 1997. Michael Heathman passed away in June 2023.

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.

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.

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.

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. 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..." 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. 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.

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.**Error! Bookmark not defined.** 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. Thiry designed homes across Seattle in Capitol Hill, Leschi, Denny Blaine and Madison Park. His modern Asian-influenced designs emphasizing uniformity and minimalism were a radical departure from the traditional architecture style of the time, but eventually took hold as more of his designs began populating the Northwestern landscape.

Thiry gained international recognition for his design of the US Embassy residence in Santiago, Chile in the 1950s. He was the original architect for Seattle's Frye Art Museum

(1951-52) 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). 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.

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. Thiry was recognized as "Man of the Year" in 1962 by the Seattle City Council and Seattle Chamber of Commerce.

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. 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.

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. "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." 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.

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). The La Quinta is an early example of Anhalt's approach to the courtyard apartment.

Eschewing the traditional interior uniformity of apartments of the time, Anhalt preferred to position apartments around a central courtyard, each with its own individual entrance and views overlooking the landscaped seating areas. Anhalt built more than 20 apartment buildings, mostly across Capitol Hill, with distinctive brick and stucco exteriors in Tudor, Norman or Spanish style. Anhalt's apartment interiors often feature fireplaces, cathedral ceilings, ornamental ironwork and spiral staircases.

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

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

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

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.

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

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.

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

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

Building Typology – Courtyard Apartments

Courtyard apartments were developed in the early 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 [...]

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.

BIBLIOGRAPHY

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

1920 U.S. Census Bureau – Federal Census of Seattle Washington via familysearch.org

1930 U.S. Census Bureau – Federal Census of Seattle Washington via familysearch.org

1940 U.S. Census Bureau – Federal Census of Seattle Washington (ED 40-147) via ancestry.com

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

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

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

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

Articles of Incorporation.

(1925, November 6). *Seattle Daily Times*.

Refers to Shoremont Company, Inc.

(1928, November 16). *Seattle Daily Times*.

Refers to Lakecrest Company, Inc.

(1946, 31 May). *Seattle Daily Times*.

Refers to Apartments, Inc.

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

Author Unknown, McGilvra Elementary School Seattle Landmark Nomination, 15 Oct. 2014.

Bartley, N. "COMMON GROUND – APARTMENT RESIDENTS, PAST AND PRESENT, WILL GATHER FOR REUNION." *The Seattle Times*, 22 June 1989,
special.seattletimes.com/o/news/local/seattle_history/nominees/index.html.

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

Beers, Carole. "Apartment Builder Anhalt Dies at 101." *The Seattle Times*, 18 July 1996,
archive.seattletimes.com/archive/?date=19960718&slug=2339791.

Blecha, Peter. "Seattle's Historic Houseboats." *HistoryLink*, 12 August 2010.

historylink.org/File/9507.

Blecha, Peter. "East Madison Street (Seattle)." *HistoryLink*, 17 November 2019.
historylink.org/File/20893.

Chakroff, Evan. "Synthetic St. & Burlap Blvd." *Archinect*, 7 July 2014,
archinect.com/blog/article/103639752/synthetic-st-burlap-blvd.

Cheek, Lawrence. "Paul Thiry: Pioneer of Architectural Modernism in Seattle." *Crosscut*, 23 June 2010,
crosscut.com/2010/06/paul-thiry-pioneer-architectural-modernism-in-seat.

"Chesheeahud — Duwamish tribe." (n.d.). *Duwamish Tribe*.
duwamishtribe.org/cheshiahud.

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

Clausen, M. "Oral History Interview with Paul Thiry, 1983 September 15-16." *Smithsonian Archives of American Art*, 2012, Accessed 2024. An interview of Paul Thiry conducted 1983 September 15-16,
by Meredith L. Clausen, for the Archives of American Art's Northwest Oral History Project at the artist's home.

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

Dorpat, P. ADDENDUM – MORE MADISON PARK. *Seattle Now & Then*, 31 December 2013.
pauldorpat.com/2013/12/30/addendum-more-madison-park/

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

Eals, Clay. "Seattle Now and Then: La Quinta Apartments, 1929." *Seattle Now and Then*, 10 August 2021.
pauldorpat.com/2021/08/10/seattle-now-then-la-quinta-apartments-1929.

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

Farr, S. "Lionel Pries: Rebuilding a Legacy" *The Seattle Times*, 6 January 2008,
seattletimes.com/entertainment/books/lionel-pries-rebuilding-a-legacy-01.

Follansbee, Joe. "The Lasting Impact of Seattle's World's Fair Architects." *Seattle Magazine*, 8 Apr. 2012,
seattlemag.com/lasting-impact-seattles-worlds-fair-architects.

Gregory, James. "Seattle's Race and Segregation Story in Maps 1920-2020." *Seattle Civil Rights & Labor History Project*,
depts.washington.edu/civilr/segregation_maps.htm.

Guevara, Natalie. "110 years ago: Elephant escapes, runs wild through amusement park in Seattle's Madison Park." *Seattle PI*, 28 May 2019,
seattlepi.com/seattlenews/article/History-elephant-Seattle-escape-Madison-Park-area-13901840.php.

Hancock, Marga. "Thiry, Paul Albert (1904-1933)." *HistoryLink*, 10 April 2010,
historylink.org/File/9383.

Henderson, Jamala. "Why is Seattle so racially segregated?" *KUOW*, 20 September 2016,
kuow.org/stories/why-seattle-so-racially-segregated.

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.

Honig, Doug. "Redlining, Racial Covenants, and Housing Discrimination in Seattle." *HistoryLink*,
29 October 2021, historylink.org/File/21296.

Hood, M. (2007, December 4). Meyers, Victor A. (1897-1991). *HistoryLink*.
www.historylink.org/File/8392

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

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

"King County Department of Assessments (Parcel 531910-0290)." *King County Department of Assessments*,
blue.kingcounty.com/Assessor/eRealProperty/Detail.aspx?ParcelNbr=5319100290.
Accessed 2 Feb. 2024.

Keeley, Sean. "Own a Fred Anhalt Bungalow in Laurelhurst For \$750K." *Curbed*, 11 Jan. 2016,
seattle.curbed.com/2016/1/11/10848178/fred-anhalt-house-laurelhurst.

Kreisman, Lawrence. (1978). Apartments by Anhalt. The Office of Urban Conservation, City of Seattle.

Kreisman, Lawrence. "Housing Between The Wars-Paul Thiry Is Seattle's Architect Of Modernism."

The Seattle Times, 4 Apr. 1993,
archive.seattletimes.com/archive/?date=19930404&slug=1694102.

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

"LAKE COURT APARTMENTS, L.L.C. UBI 601743650." *Washington Company Directory*,
washingtoncompanysearch.com/companies/lake-court-apartments-llc.

Accessed 21 Feb 2024.

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

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

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

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

"Lionel H. Pries." Do.Co,Mo.mo_US_Wewa.

www.docomomo-wewa.org/architect/pries-lionel-h. 12 Feb 2022.

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

22 March 2001, www.historylink.org/File/3126.

MacIntosh, Heather. "Anhalt, Frederick William (1896-1996)." *HistoryLink*, 28 October 1998,
www.historylink.org/File/121.

MacIntosh, Heather. "Bain, William James Sr. (1896-1985)." *HistoryLink*, 2 November 1998,
www.historylink.org/File/117.

Madison Club Names Doxy. (1927, November 10). *Seattle Daily Times*.

Marine National Company. (1926). *7% First Mortgage Serial Gold Bonds Secured by "Shoremont."* [Brochure].

Retrieved August 3, 2024, from University of Washington Special Collections (Allen Library).

McManus, R. (2017, February 28). Style 101: Tudor Revival. *IS Architecture | Custom Residential Architecture and Historic Preservation*.
isarchitecture.com/style-101-tudor-revival/

McManus, R. (2017, March 10). Style 101: Spanish Colonial Revival. *IS Architecture | Custom Residential Architecture and Historic Preservation*.
isarchitecture.com/style-101-spanish-colonial-revival.

“MetropoLIST 150: The 150 Most Influential People in Seattle/King County History.” *NW Source*, 2001,
special.seattletimes.com/o/news/local/seattle_history/nominees/index.html.

“Michael Wells Heathman.” *The Desert Sun*, 6 Sept. 2023.

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

“Murphy In-A-Dor Beds” (1925). Building Technology Heritage Library, Chicago, Illinois (2010).
archive.org/details/MurphyIn-a-dorBeds.

Mutuli, I. (2024, June 22). Tudor Architecture: history, features, and examples. *Archute*.
archute.com/tudor-architecture.

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

NOTICE OF SHERIFF’S SALE OF REAL ESTATE. (1938, May 14). *Seattle Municipal News*. 4-7.

“Paul A. Thiry | AIA Fellow.” Do.Co,Mo.mo_US_Wewa.
www.docomomo-wewa.org/architect/thiry-paul/. 1 May 2023.

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

Real Estate Announcement: The Shoremont and Lakecrest Apartments Announce a New POLICY.
(1938, April 10). *Seattle Daily Times*.

“Seattle Chapter Honor Awards.” *Architect and Engineer*, Nov-Dec 1927.

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

Seattle Historical Sites. (2000). Summary for 1900 43rd AVE / Parcel ID 4114600465 / Inv # DPR055,
web.seattle.gov/dpd/historicalsites/QueryResult.aspx?ID=1015050391.

Accessed 15 Feb 2024.

Seattle Historical Sites. (2006). Summary for 2012 43rd AVE / Parcel ID 531910-0290 / Inv #, web.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=-1666618586.

Accessed 20 Jan 2024.

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

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

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

State Sued Over Erosion Laid To Evergreen Span. (1966, May 15). *Seattle Daily Times*.

Tagas, B. "Steamboat Days on Lake Washington." *Madison Park Blogger*, 1 July 2009, madisonparkblogger.blogspot.com/2009/07/steamboat-days-on-lake-washington_01.html.

Tagas, B. "End of the Ferry Era: 60 Years Ago Today." *Madison Park Blogger*, 10 Aug. 2010, madisonparkblogger.blogspot.com/2010/08/end-of-ferry-era-60-years-ago-today.html.]

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

Whitely, P. "Before The Bridge -- From 1870 To 1950, Most Eastsiders Who Wanted To Cross Lake

Washington Traveled By Ferry." *The Seattle Times*, 16 Apr. 1998, archive.seattletimes.com/archive/?date=19980416&slug=2745498.

Who's Who in the Communist Party of Washington State: Marion Kinney. (n.d.). *Communism in*

Washington State History & Memory Project.
depts.washington.edu/labhist/cppproject/whos_who.shtml#kinney

Wilma, Dave, et al. "Turning Point 12: From Cranks to Fans: Seattle's Long Love Affair with Baseball."

HistoryLink, 10 July 2001, historylink.org/File/9293.

Issued: December 20, 2024



Sarah Sodt
City Historic Preservation Officer

Cc: Kyle Kite, Lake Court LLC / Kite Partners LLC; owner
Heather Brammer and Jesse Rice, Friends of Lake Court Apartments; nominators
Ian Morrison, McCullough Hill PS
Ian Macleod, Chair, LPB
Nathan Torgelson, SDCI
Sung Lee, SDCI
Christina Thomas, ITD