



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

REPORT ON DESIGNATION

LPB 380/05

Name and Address of Property: **Supply Laundry Building
1265 Republican Street**

Legal Description: Lots 10, 11 and 12, Block 16, Pontius 3rd Addition to the City of Seattle

At the public meeting held on September 7, 2005, the City of Seattle's Landmarks Preservation Board voted to approve designation of the Supply Laundry Building at 1265 Republican St. as a Seattle Landmark based upon satisfaction of the following standards for designation of SMC 25.12.350:

- D. It embodies the distinctive visible characteristics of an architectural style, period, or of a method of construction
- 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 city.

STATEMENT OF SIGNIFICANCE

Historic Context

The South Lake Union area of Seattle is located north of Denny Way and south of Lake Union, with Eastlake Avenue East on the east and Aurora Avenue/Highway 99 on the west. The Cascade Neighborhood is that portion located between Fairview Avenue East and Eastlake Avenue East. Topographically, the 63-block South Lake Union/Cascade area slopes down approximately 200 feet from the east to the level of Lake Union on the west, at the north end of Westlake Avenue. The change in grade provides a sloping upper plateau between Yale and Fairview Avenues in the Cascade Neighborhood. The steepest portions are along the eastern and western edges of this neighborhood, visible as the incline along Denny Way, and between Fairview and Westlake Avenues.

The development history of the South Lake Union/Cascade area includes several themes:

- Early settlement and development of Seattle, including the development of inner-city streetcar system, and later the street and interstate highway systems

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- Early industrial development in the area and associated labor history, specifically with labor-intensive laundries, breweries, and vehicle manufacturing; ship-repair industries; and automobile retailing and repair industries
- Maritime history and trade
- The economic role of Seattle in World Wars I and II
- Emergence of the current mixed-use neighborhood

Early Development of the South Lake Union / Cascade Neighborhood

The South Lake Union area's pre-European history includes use of the lake as a transportation route. The lake was known to Duwamish people as "Xa'ten" (Little Lake) or "Terms Chuck" (Little Water). Early European settlers discovered several Native camps on the shoreline near the present route of Westlake Avenue.

South Lake Union is cited in standard historic references in association with Seattle's historic pioneer era (1852 - 1880) and industrial development era (1880 - 1930s). The Cascade area was settled initially by David Denny, whose land claim of 1853 extended from what is currently Denny Way to Mercer Street, and by Thomas Mercer, whose claim was north and west of Denny's. Mercer is reported to have named Lake Union, thinking that it would someday link Lake Washington to Puget Sound.

The first white occupants of South Lake Union were probably loggers. The lake became an early transportation route for shipments of logs and coal, which were cut or extracted east of Lake Washington. Sawmills and shingle mills were predominant early industrial uses along Lake Union. In 1883, Seattle annexed what had been David Denny's original claim. Gradually both the South Lake Union and Cascade neighborhoods developed as mixed-use urban communities with warehouses and manufacturing plants interspersed with wood-framed residences, boarding houses and apartments, and churches.

The area's unique history was described at length in several articles from the late 1980s and early 1990s in a local newspaper, *The Lake Union Review*:

The area's first residential boom took place in the vicinity of today's Westlake Avenue and Roy Street where, in 1878, about 50 residences housed 200 people. As was typical of residential construction throughout the Cascade area, most housing took the form of modest wooden cottages . . . Businesses established in the community near the mill included neighborhood grocery stores, inns, the Lake Union Furniture Company and Chinese laundry - the first of many laundry facilities that made a home in the area . . . In 1885 a horse-car line was already running along the south shore of Lake Union, and downtown Seattle residents would come to the south end of the lake to board steamers to visit communities on the lake's north shore . . . The industrial and residential character of the Cascade area was threatened on a number of occasions in the early 1900s. In 1901, the Navy examined Lake Union and considered designating it a storage basin for inactive ships . . . In 1910, Mayor Hiram Gill considered sluicing

Queen Anne Hill into Lake Union a la the Denny Regrade . . . (In 1910) the Northern Pacific Railway tried to obtain a franchise to circle the lake with its lines. Some Seattle citizens, who wanted more public access along the lake's shores, petitioned to have the franchise denied. But it was too late to prevent Lake Union's working character and turn it into pristine parkland. The completion of the Lake Washington Ship Canal in 1917 increased the amount of goods arriving by barge in the lake. (*Lake Union Review*, August 1991, p. 1-3.)

The completion of the Chittenden Locks and the Lake Washington Ship Canal in 1917 prompted further industrial development and maritime use of Lake Union. However, the Depression and general economic decline that followed the World War I era resulted in diminished industrial and commercial development throughout the nation, including Seattle's Cascade neighborhood.

World War II and Post-War Development

During World War II, Lake Union served military ship repair needs and in 1941, the large Naval Reserve Armory was constructed at the lake's south end. After World War II, the South Lake Union industrial base contracted and much of the housing stock in the community became blighted as the residential population declined. Meanwhile, commercial and manufacturing uses continued to increase, as evident in building permit records and historic photographs. Auto warehouses and retail showrooms became common along Westlake Avenue beginning in the late teens and continued through the post-World War II era.

"Following World War II, the lake's industrial boom came to an end once and for all. New uses were found for the lake's shores, and the Cascade neighborhood began what has become a four-decade struggle to retain its residential component. The neighborhood was dealt a further blow when its grade school was closed following a 1949 earthquake." (*Lake Union Review*, August 1991, p. 5-7.)

In the early 1960s, Cascade and Eastlake neighborhoods were "detached" from Capitol Hill as a result of the construction of I-5. The highway cut the lower areas from the predominantly residential areas of Capitol Hill, and further defined their mixed-use character and industrial identity. They became more closely linked with Lake Union as a result. The freeway's Mercer Street access ramps also divided the northeastern part of the South Lake Union neighborhood, placing several blocks of it in what might be considered the Eastlake area.

Vehicle traffic on Mercer Street continued to increase in the post-war decades, separating the area south of Mercer Street from the lakeside amenities. At the same time, the close proximity to I-5 and downtown made the South Lake Union area increasingly attractive for residential and business development. Maps made after the 1960s show increasingly large-scale parcels and development, alley vacations, and replacement of small-scale buildings by empty sites, typically with parking lots. Ellen Cecil documented some of these changes in a

1993 thesis, "Moving Forward – Looking Past: A Proposal for Urban Infill Housing in Cascade." Changes are evident also in Kroll maps of the area, which date from 1888 to the present day. Until 1912, most of the 40' x 120' lots and 16'-wide alleys, which characterized the original platting of the area, were evident along with relatively small footprints of many residential structures.

The Supply Laundry Building appears as one of the first brick structures in the neighborhood in the figure-ground images from 1912. The proximity of small-scale buildings in current maps is episodic, evidence of the erosion of smaller buildings and their replacement by newer, larger structures. Recent development has been encouraged by the City through rezoning in the 1990s, which has resulted in construction of 65'- and 75'-tall, mixed use and apartment buildings.

Neighborhood industries in recent decades have included auto repair businesses and retail showrooms near Westlake Avenue, construction supply distributors, and floral and furniture warehouses. More recent businesses include printing/photography and childcare facilities, and telecom concerns such as AT&T and Onvia.com. The northeast portion of the neighborhood, north of Mercer Street, has been redeveloped extensively by the Fred Hutchinson Cancer Research Center and Zymogenetics.

Cascade

Early 20th-century industries in the Lake Union/Cascade area included auto-related facilities, such as repair garages and retail dealerships, along with laundries and dye works, a brewery, and warehouses. Hemrick Bros. Brewery occupied the block to the north of the Supply/New Richmond Laundry Building (according to the 1912 - 1920 Kroll Map), and the Cascade School was sited on the block to the south. While the manufacturing facilities were often one-story structures, warehouse functions were typically provided in post and beam, brick, and reinforced concrete structures.

In 1957, portions of the Cascade neighborhood were zoned for manufacturing, and new residential construction was excluded. In the following decade, the demolition undertaken for construction of the

I-5 freeway resulted in the removal of a significant number of historic houses and apartments, further decreasing the residential capacity of the neighborhood.

In more recent years, community interest in residential use in the Cascade neighborhood has grown, as has a sense of historic identity in both Cascade and the larger South Lake Union area. These interests emerged further during the neighborhood planning process of the mid-1990s, when the Seattle Commons plan was proposed. A number of buildings were designated as City Landmarks around the same time: Jensen Apartment Block in 1995, Troy Laundry in 1996, the Metropolitan/New Richmond Laundry in 1999, and the Van Vorst Building in 2000. In the last decade development in the Cascade intensified with the result of increased housing and biotech functions in new Cascade buildings.

Historical Overview of the Laundry Industry

The nation's first commercial laundries were established in 1835 in Troy, New York, following the advent of the detachable collar and cuff shirt. Merchants who sold such shirts, collars, and cuffs sent customers' linens to be laundered at Troy Laundry, and over time the company established locations across the country. This set a precedent for large-scale laundries, which emerged by the early 20th century.

Commercial laundries were driven by technological developments as well as by increasing demand. A revolving washer was patented in 1860, and Troy Laundry established a machinery division in 1868. An emerging concern with cleanliness, part of a Victorian ethic, corresponded with technological progress and contributed to the advancement of the commercial laundry industry. (The association between laundries and cleanliness persisted into the 20th century, as suggested in many advertisements by the Tomlinson's Metropolitan Laundry Company. Its June 1933 monthly newsletter compared commercial laundries with that by personal laundresses: "WHERE DOES YOUR WASHING TRAVEL ? Does it travel the highway of Sanitary Safety? Or, does it go through alleys, into surroundings at which you would shudder? BE SAFE! Let us take your intimate garments into spotless surroundings, and deliver them back to you sweetly fresh, clean, sanitary, and at less expense, actually, than your laundress costs. LAUNDRY WASHING GUARDS HEALTH.")

In 1883, the Laundrymen's National Association was founded and in 1922, the American Institute of Laundry was incorporated to provide a focus on education, training, and promotion.

By 1905, the typical larger laundry operation included a 100-horsepower steam plant, fourteen washers, four extractors, two large mangles, a collar starcher, a shirt starcher, two dampening machines, three drying rooms, a large collar ironing machine, a tip ironer, an edger, two shapers, and two bosom irons. (*National Laundry Journal*, 1905, p. 15.)

Between 1900 and 1930, changes in plant design occurred as architects and engineers analyzed ways to plan and build the most efficient laundries. The focus turned to hygiene and sanitation, as well as modern conveniences such as lunchrooms, toilets, and electricity. During the same period, many smaller laundries were consolidated to form larger establishments with greater economies of scale. Delivery methods to the laundries and subsequent distribution of freshly laundered goods also changed as transportation evolved. In the early part of the 20th century, horse-drawn wagons were used, replaced in the 1920s by motorized carriages and then trucks.

Laundries established various classes of service, differing in cost and finish, for their customers. Least expensive was the "wet wash," which included no drying; "soft finish" included drying and ironing but no starch; "rough dry" incorporated starch; and finally, "full finish" indicated that the articles were ready to wear or use. (Troy Laundry Machinery Co., 1921, p. 4.) According to its advertisements in the *Seattle Times* in the 1930s, Seattle's

Metropolitan Laundry, which was also owned by the Tomlinson family, offered "completely finished family bundles" for domestic customers in the 1930s, which were identified as "Lezurway " laundry services.

The workforce powering commercial laundries consisted primarily of women, while the owners were men. Men also usually performed a few specific roles: driving delivery vehicles, minding the washing machines, and maintaining the boilers. The often difficult relationship between the "laundrymen" (owners) and "laundry girls" (workers) played a significant role in the laundry industry and labor history. The laundry girls worked long hours at low wages under often-dangerous conditions.

The decline of commercial laundries, beginning in the 1940s, was precipitated in part by the introduction of electric motors to power washing machines. Electrical powered appliances began to become affordable starting in the 1920s. This made it possible to move the convenience back into the domestic sphere, particularly for the middle class.

Commercial Laundries in Seattle

As Seattle developed into a regional center in the early 20th century, secondary service industries such as hotels and restaurants grew as well. Laundries in turn supported these businesses by laundering and often supplying their linens. Labor for the laundry plants was readily available, particularly in neighborhoods with a relatively large immigrant population, such as Cascade. According to the 1940 Census, 20% - 25% of the area's population was foreign-born white (Schmid, 1944, p. 102). Initially, laundry workers in Seattle were primarily Chinese men, but they were replaced by white women after the persecution of Chinese immigrants in Seattle and Tacoma in the 1880s (Adair, p. 83).

By 1905, the *Polk Directory to the City of Seattle* listed 37 laundries and 35 "Chinese and Japanese" laundries. The listing did include some individual laundresses who took wash into their homes, but the number of businesses listed indicates the rise of commercial laundries in Seattle. "Seattle's commercial laundries prospered in the years following 1900. Large, brick steam- and electric-powered plants filled with the latest machinery, offered complete laundry service to households, hotels, restaurants, hospitals, and offices. Wagon drivers, working on commission, solicited business and picked up laundry bundles" (Adair, p. 83).

Because of the difficult and dangerous working conditions of the commercial laundries, the laundry girls made frequent attempts to organize in the early 20th century. While these efforts were often supported by women's clubs, churches, and some labor organizers, they were sometimes thwarted by male-dominated labor organizations whose members were suspicious that women's lower wages could threaten those of their members.

In June 1917, 700 "laundry girls" went on strike in Seattle, attempting to secure a living wage. The women were joined by 200 hundred drivers, as well as by 300 non-union laundry women and 30 union engineers and firemen. Three weeks later, after the striking workers had garnered public support along with uncommon backing from the local weekly *Business Chronicle*, owners negotiated with the laundry employees. The result was not only increased wages, but also a commitment to the union on the part of the workers. (Adair, p. 98 - 102.)

Construction of the Supply / New Richmond Laundry Building

Records indicate that the Supply Laundry Company owned the subject parcel, Lots 10-12 of Block 16 in Pontius 3rd Addition, by 1905. In January of that year, architect Charles Shaup filed a building permit for a "1-1/2 story frame stable" on behalf of property owner Supply Laundry. That structure was estimated to cost \$500. The first business listing for the company in Seattle's Polk Directory was in 1906, wherein the Supply Laundry Co. Inc. had a citation in boldface and was described as a general linen contractor. The firm was at that time already located at 1265 Republican Street. In 1915, "The Big Family Laundry," as its advertisement noted, had a downtown office at 220 Union Street in addition to its Cascade neighborhood location. Five years later, a University office at 4228 14th Avenue Northeast was listed as well.

By 1926, only the original 1265 Republican Street location appeared in the *Polk Directory* listing for Supply Laundry, with the tagline "Seattle's Finest Family Laundry." By 1930 this phrase evolved to "Seattle's Finest Family Laundry and Dry Cleaners." In the listing from the 1943 - 1944 directory, the business name was Supply Laundry & Zoricleaners, with New Richmond Laundry, Inc. noted in parentheses. The 1948 - 1949 directory lists New Richmond Supply Laundry, with Richmond Laundries, Inc. headed by the Tomlinson family. (The Tomlinson family had long established themselves in Seattle's commercial laundry businesses, such as the nearby Pantorium / Metropolitan Laundry at 224 Pontius Street, and the Washington Laundry at 1165 Eastlake Avenue East.)

Tomlinson, Inc. remained the owner of the subject building until 2000 when it was sold to City Investors XVIII, LLC. Between 1950 and 1985, the laundry was maintained at 1265 Republican Street, and was listed most often as New Richmond Supply Laundries Inc. Additional locations were at 5501- 25th Avenue Northeast (ca. 1955 - 1965), 201 Aurora Avenue North (ca. 1955), and 300 4th Avenue South (ca. 1960).

After Tomlinson, Inc. purchased the building at 1257 Republican Street, directly west across the alley from the subject building, the company ran the New Richmond Linen & Towel Supply from that location. In the 1960 Polk Directory the company listing was shortened to New Richmond Linen Supply, and by 1965 that business was housed again at the original 1265 Republican Street site. By 1987, New Richmond - Supply Laundries Inc. had moved to another Tomlinson laundry location, at 224 Pontius Avenue North, and the 1265 Republican Street site was used as its real estate or property management office. Since then the building briefly housed a clothing wholesaler/retailer as a tenant. A separate tenant, a deli, has occupied the northeast corner at grade for the last decade.

Designers/Architects

(Research has not revealed information about architect Charles Shaup, who is cited on a 1905 permit record as the designer of the nearby Supply Laundry stables, a small brick masonry building which was later used as the Supply Laundry garage. Later, the remains of the building were encapsulated within a concrete block structure. The entire structure, the present-day Outdoor Emporium, at 420 Pontius Avenue North, is located to the west across

the alley from the subject property. Presumably, Shaup designed the original laundry building in addition to the stable, although there are no permit or record drawings that verify this.)

Theo Buchinger was the architect listed on the building permit for the 1914 second-story addition to the original Supply Laundry building. Buchinger (1866 - 1940) was born in Austria and trained at the Vienna Polytechnic University before coming to the Washington Territory in 1887. After working as a draftsman for Seattle and Tacoma architects, Buchinger formed a partnership in 1899 with Paul Bergfeld. Their work together included brewery buildings for the Hemrick Brothers, who had a site on the block immediately north of the Supply Laundry Building.

In 1905, Buchinger began a two-year partnership with German-born architect Alfred Breitung, and the two men received a number of large commissions from the Catholic Archdiocese. Extant buildings from this period include the Good Shepherd Center and the Academy of Holy Names. After the partnership was dissolved in 1907, Buchinger returned to independent practice. It was during this later period that he designed the Supply Laundry addition. According to his obituary, the architect was a past president of the Washington State Society of Architects and was "actively engaged at his work until death" (*Seattle Times*, December 26, 1940).

The earliest drawings on file at the DPD are Max A. Van House's 1925 plans for alterations and an addition to the Supply Laundry Building. Little information is available about Van House, and it does not appear he was a prominent Seattle architect. A legal document from 1948 indicates that Max Van House was a practicing architect in Butte, Montana in 1915. Within "a few years" he and his wife had moved to Seattle, where he continued working as an architect. (*Ross v. Raymer*, 1948.)

Joseph L. Skoog (ca. 1894 - 1984) completed the drawings, dated 2-4-47, for the 1947 alterations to the Supply / New Richmond Laundry Building. The title block gives the address of his practice as 414 Pontius Avenue (North), which is on the same block as the laundry building. Skoog was born in Seattle to Swedish immigrant parents. He served in World War I as a U.S. Signal Corps pilot and later attended the University of Washington. In his obituary, Skoog is noted as a "lifelong Seattle architect" who was the principal designer of the Fifth Avenue Theater as well as designer for the Skinner Building, Sigma Kappa fraternity, the A & P Tea Company stores, and Lake Quinalt Lodge. Skoog is cited in *Shaping Seattle Architecture* as a "theater designer" who collaborated with architect Robert C. Reamer on Seattle's Fifth Avenue Theater (1925 - 1926) and worked with architect Edwin J. Ivey on the Ferry Investment Co. Building in Seattle (1930). (Ochsner, p. 187, 189.) He died at age 90.

In the 1950s and 1960s, a number of alterations were made to the Supply / New Richmond Laundry Building to keep pace with the laundry industry. It appears that the earlier work was done by Lamont & Fey, while a 1960 project to construct a new stairway and entrance was completed by Nickum Lamont & Fey. Daniel Lamont (1912 - 1987) and Lester P. Fey (1901 - 1980) both worked with Seattle architect Arthur L. Loveless.

Fey came to Seattle in 1920 and joined Loveless as a drafter in 1923. He studied at the University of Washington for three years and spent one year at the University of Pennsylvania, but never received his degree. Fey was listed as an associate in the firm after 1930, becoming a partner of Loveless in 1935 or 1936. He was significantly involved in the design of the Seattle Repertory Playhouse (1929 - 1930; remodeled, now known as the Playhouse Theater). Lamont became a third partner in the firm in 1940, and appears to have been primarily responsible for the design of the Colman Pool (1940 - 1942) in West Seattle's Lincoln Park. The partnership with Loveless dissolved with the onset of World War II. Lamont and Fey later collaborated with Nickum. The title block on the drawings by Nickum, Lamont & Fey, dated January 22, 1960, identify the firm as architects and industrial engineers with their office at 71 Columbia Street.

DESCRIPTION

Present Urban Context and Site Conditions

The subject building is situated on Lots 10, 11, and 12 of Block 16, Pontius 3rd Addition, with a narrow portion extending onto the northernmost ten feet of Lot 9. Thus the site is a 120' by 190' parcel, located at the southwest corner of Republican Street and Yale Avenue North. The building site slopes down slightly to the south and west, approximately 3.5' from the northeast to the southwest corners. Paved concrete sidewalks border the north and east sides of the building, and there is a paved 16'-wide alley along the west side. Some surface parking is provided in the former vehicle loading dock area at the back. There are currently no trees on the property, but several shrubs are planted at the eastern end of the north facade facing onto Republican Street.

In addition to the Supply / New Richmond Laundry Building, four other properties occupy Block 16. Immediately to the south, at 409 Yale Avenue North, is the Fuller Brush Building (presently the Spruce Street School), and at 401 - 405 Yale Avenue North is a vacant, low-scale, brick-clad wood frame former commercial and residential building. On the west side of the block across the paved alley is 420 Pontius Avenue North which includes partial remains of the original stables / later garage and a former laundry auxiliary building, also vacant. Two buildings are sited on the property at the southwest corner of the block – 414 Pontius Avenue North and 1260 Harrison Street, occupied by the New Discovery School.

The site is within the boundaries of the South Lake Union Hub Urban Village and currently is zoned SCM/R 55/75 (Seattle Cascade Mixed/Residential, with maximum heights of 55' and 75'). The blocks directly south and east are zoned SCM 75 (Seattle Cascade Mixed).

The blocks surrounding the site contain a mix of buildings and uses, such as service office buildings, older and relatively new apartment and condominium buildings, and former manufacturing facilities. Designated local landmarks in close proximity to the subject building site include two churches, an apartment house, a newspaper headquarters, and three industrial structures:

- St. Spiridon Orthodox Cathedral, at 402 Yale Avenue North, across the street from the property
- The Jensen Block Apartments, at 601 - 611 Eastlake Avenue East, one and a half blocks to the northeast
- Immanuel Lutheran Church, at 1215 Thomas Street, approximately two blocks to the southwest
- Ford Assembly Plant / Craftsmen Press / Shurgard Headquarters, at 1155 Valley Street at Fairview Avenue, approximately four blocks northwest, on the north side of the I-5 freeway access ramp
- The New Richmond/Metropolitan Laundry, at 224 Pontius Avenue North, approximately two blocks south
- The Troy Laundry, at 311 - 329 Fairview Avenue North, approximately four blocks southwest
- The Seattle Times Headquarters Building, at 1120 John Street, approximately five blocks southwest

There are also a number of potential landmarks in the vicinity. Those identified in the 1995 *Commons EIS* as Category 2 buildings, which may be eligible to meet National Register or City of Seattle Landmark criteria, include the subject building as well as:

- The Carlton Apartments at, 603 Pontius Avenue North
- An apartment building at 423 - 425 Eastlake Avenue East
- Foreign Auto Rebuild, at 421 Eastlake Avenue East
- Carolina Court Apartments, at 527 Eastlake Avenue East

Several of these properties were also identified by Steinbrueck and Nyberg in their 1975 era *Urban Inventory of Eastlake and Cascade*. The Supply/New Richmond Laundry was cited in that study and was identified as having historic and architectural significance. More recently, in 2003 the subject property was included in a neighborhood survey of Cascade, where it was described as appearing to meet City Landmark criteria.

Original Plan, Structure, and Exterior Features

Original drawings of the building have not been discovered. The following descriptions of the original site and building are based on historic photographs, newspaper accounts, and tax record information, and on drawings from subsequent alteration projects.

The initial permit records are unclear, but the earliest existing portion of the Supply Laundry Company building appears to have been completed prior to 1908. The brick structure was originally one story in height, with the east facade extending 160' along Yale Avenue North (then known as Howard Avenue). It is not clear whether a narrow "L" extending 119' along Republican Street was a part of the initial construction. If not, it followed very shortly after, giving the resulting building a narrow, L-shaped footprint. The northern leg of the "L" was 34' wide, the southern leg was 41'. A second story was permitted in 1914, and appears to have been built to match the dimensions of the original footprint. In 1925, another addition

was constructed on the alley (west) side of the building, incorporating a boiler room, new two-story section, and the stack. All three of those earliest building campaigns employed bearing brick masonry construction, and will be described in this report as "original."

Two large, 2' by 5' photos from the Tomlinson family have been viewed. They show the Supply Laundry as it appeared in 1907 - 1913 and in ca. 1915 - 1918. The original first floor north facade was composed with a single large window at the eastern half. When the second floor was added, the new design provided for evenly placed second floor windows and a subdivision of the large first floor window, in what appears to be an attempt to rationalize its fenestration pattern. The concrete headers and window surrounds on the north facade and first bay on the east were then painted white, in stark contrast to the original unpainted or darker color.

As of 1925, the Supply Laundry Building was roughly a 160' by 119' rectangle, although southern 126' of the west elevation was set back about 30' from the alley. The overall area of the footprint was 16,240 square feet. On early tax assessor records, the building was categorized as a two-story, solid brick building with post and beam construction and concrete foundation. A full basement was located beneath the earliest portion of the structure, with additional excavation on the western side in 1925 to provide a new tall space as a boiler room and fuel bin. Concrete slabs were used for the basement and portions of the first floor. The main roof was slightly sloped and roofed with built-up with tar and gravel. The roof featured a raised monitor running north/south along the original centerline of the building. Another roof feature, a sawtooth projection clad with "Taylor's old style tin roof," also ran north/south, to the west of the monitor. Consistent with older, labor-intensive industrial buildings, both roof features provided additional fenestration in clerestory windows and skylights, to bring more natural light to the interior. Drawings indicate that there were also once small window wells along the east facade that provided light to small windows in the basement wall.

Structurally, the building was organized into nine bays along its east side and seven bays along its north side. Thick brick buttresses were constructed on the east side, one between each bay, when the second story was added. These are visible as projecting pilasters on the east elevation. The interior of the basement is delineated by 11"- and 8"-wide reinforced concrete walls and large 12" posts set on concrete footings. At the first floor, remnants of an earlier exterior wall remain, identified on drawings as 12"-thick corbelled brick construction. Portions of the west perimeter wall are also made of 12"-thick brick masonry, "laid in concrete mortar." Where a large opening was created to link interior spaces, the floor above is supported by 12" x 24" girders, as well as 12" x 12" posts and 6" x 18" deep joists in steel hangars. 2" x 8" solid car decking is provided below the second floor concrete slab.

The second floor is somewhat similar, but the roof framing in the west extension area includes 3" and 4"x18" laminated beams on 10"-square posts and 4"x18" joists. The original main portion of the second floor interior is framed with wood trusses, supported by posts with diagonal braces.

The north facade was presented as the primary one, organized into seven 17'-wide bays. Each bay contained a large rectangular opening at the first story, with a group of four 6:6 or 9:9 light wood sash windows. Directly above at the second story was a similar but shorter rectangular opening, filled with a group of four 4:4 light sash. The main entrance to the laundry office was located at the sixth bay (numbered from left to right, or east to west). The rectangular window configuration "turned the corner" onto the east facade, creating one bay on that facade that differed from the other eight.

The east facade of the Supply / New Richmond Laundry Building featured eight identical bays divided by brick buttresses, and a ninth, northernmost, bay that corresponded with the north facade. The eight matching bays each contain arched-head window openings grouped in three, at both first and second story, each with a single 4:4 light double-hung wood sash. A projecting header course marked the sill of each window. A circular opening for an interior ventilation fan or duct was located above the center window in each first-story bay. These openings, the windows, and the pilasters are some of the building's most unique character-defining features and help identify it as an early 20th-century structure.

Along the alley (west) elevation, window grouping was in threes, similar to the east facade. Instead of brick soldier courses at the heads, the windows were capped with a continuous cast concrete lintel, set flush with the exterior masonry wall surface. A 125'-tall radial brick chimney, approximately 11' in diameter, was built in 1925. It rises next to the southwest corner of the building, where the boiler room once was located. A concrete loading platform was also provided along the alley side of the building, where there were three iron doors that accessed the fuel bin.

The building was constructed of red brick laid in common bond, with corbelling and a row of brick dentils accenting the cornice line. On north and east sides, a stepped brick parapet provided additional detailing and contained a sign band with the "Supply Laundry Co." sign.

Original Interior Features

Early drawings on file at DPD, as well as the 1937 tax assessor records, specify some of the original interior spaces and finishes. The first floor was set above the street level by approximately 3'. The floor to ceiling height at this level was 15', at the second floor it was 14', and basement it varied at 12', 16', or 27'. Walls were plastered and flooring was specified as linoleum and terrazzo on the 1937 tax records. Max A. Van House's drawings for the 1925 addition indicates 3" x 6" tongue and groove subflooring and 1" x 3" maple finished floor on both first and second floors, with cement plaster-finished walls. It appears from plans that structural elements were exposed and workspaces were open, with few partition walls.

Later drawings indicate specific uses of the various spaces in the building. The basement contained a stock room in the narrower portion of the "L" along Republican Street, with a machine room in the central area. Fuel storage and the lower portion of the boiler room were also located in the basement, along the west side of the building. A conveyor machine room

was indicated just east of the fuel storage area. At the first floor level, a call office was located in the northwest portion of the building, where it was accessible from Republican Street. In the center of the floor, three large 8-ton ironers were added in 1947, and an extractor area with gutters and a new concrete floor was located in the southern portion of the building. No specific use was indicated for the second floor, but it was likely a drying area.

Presently there are no machines within the building and few mechanical components to identify the laundry process. However, the interior was likely laid out to take advantage of an assembly line like process, typical in most laundry facilities:

Women working...as markers placed identification symbols on each item that arrived, then listed and sorted the pieces. In the wash room, women placed the clothing in washing machines, then transferred the wet laundry into 'extractors,' large drums which spun the items to remove excess moisture. Large, flat pieces of laundry went to the mangle department, where teams of six women formed a crew at each mangle, a mechanical ironer with padded rollers. Two women shook out twisted items to prepare them for ironing, two more fed articles into the mangles, and then final two women removed them from the other side and folded them. Clothing went from the extractors to the body ironing department where women stood at specialized machines to starch and iron collars, cuffs, men's shirts, and women's shirtwaists...Cleaned and ironed, the laundry returned to the markers for distribution to drivers for deliveries. (Adair, p. 83-84.)

Changes to the Original Building

Numerous modifications have been made since the original building's construction. Its use as a laundry continued at least until 1985. After that, portions were subsequently occupied by offices and a clothing wholesale/retail showroom. Presently, a corner deli occupies a small portion of the building on the first floor. The balance of the space is vacant. The following specific changes are cited in DPD permit records and drawings:

<u>Date</u>	<u>Permit Work Scope</u>
1905	1 1/2 story frame stable (plans destroyed)
1912	Build 1 story addition 20'x48' brick & concrete (plans destroyed)
1914	Build 2nd story, frame
1925	Alter & add to existing laundry building (2 story & boiler room)
1945	Build fuel hopper & install conveyor system
1947	Alterations to existing building; [...] floor – alter stairways
1947	Alterations to existing building; installation of new elevator
1952	Build an addition to laundry, 1-story, 26.3'x117', mill construction
1959	Building sprinklered throughout
1960	Construct a new stairway and entrance on building
1961	Build partitions in laundry, E-2 separation; reduce E-2 dry cleaning area in existing building

- 1964 Alter portion of 2nd floor of existing building; new area – 1300 s.f.
- 1965 Erect and maintain pneumatic tube over alley between 2 existing buildings known as 1257 & 1265 Republican Street

Ca. 1995, the current tenant opened a deli at the northeast corner first floor. Subsequent changes have been made to the exterior surfaces surrounding the deli entry, but permit records document none of these.

Current Appearance

The siting, massing and structural system of the present building are similar to its original construction. However, considerable changes were made to the primary north facade in 1947, and other changes are evident on the primary east facade and the secondary west facade. In the 1950s, several additions were made, and in 1960 a new stairway and entrance were constructed. Changes to the layout and interior finishes are also evident.

The 1947 drawings by architect Joseph L. Skoog indicate a number of alterations to the Supply / New Richmond Laundry that are visible today. The wood sash in the rectangular window openings on the north (Republican Street) facade, and the northernmost bay on the east (Yale Avenue North) facade, were replaced with fixed aluminum windows featuring horizontal proportions. Tile was specified on the drawings for the north facade between window openings and along the lower portion of the wall. A new entrance was cut at the north end of the east side, and an elevator was installed with an access door opening onto the street. As a result, first story window openings in the eighth bay (numbered from left to right or south to north) were infilled with brick. At some point between 1925 and 1947, an elevator was also added at the southeast corner of the building, thus first-floor openings in the first bay were similarly infilled.

In 1951, a one-story, concrete block garage measuring 48' by 29' was constructed at the southwest corner of the laundry building, accessed off the alley. A large overhead door was located on the north wall of the garage, with a small access door to the right (west). Four large rectangular openings along the alley elevation contained multi-light metal sash windows.

In 1952, Supply / New Richmond Laundry purchased the property immediately south of the laundry building, at 409 Yale Avenue North (Fuller Brush Building). At that time, an addition was constructed between the two buildings, abutting both of them. This 26' by 117' single-story addition was of mill construction with heavy timber framing, concrete block walls, and aluminum window assemblies. A second floor was added to the west (rear) portion of this narrow area before 1957, and the space was used as a rug-drying loft. Sometime after 1959, the second story was extended to match the footprint of the first story. The appearance of this addition is somewhat deceiving as its facade is treated as part of the neighboring structure.

Architects Nickum, Lamont & Fey designed a new stairway and entrance for the Supply/New Richmond Laundry in 1960, to replace the existing office entrance on the Republican Street elevation. The door and window assembly was specified as aluminum and occupied the eastern half of the bay,

while dark stained cedar siding was indicated for the western half. A small stair landing and stacked brick masonry infill replaced the wide steps that had terminated at the entrance doors, which swung in. In more recent years, the northeast corner of the building has had the addition of paint and tile by the current deli tenant.

Looking at the building today, it is apparent some other changes have been made over time. All windows on the north facade are non-original. Another large opening was cut into the north wall at the fourth bay (from left to right). Roof parapets were removed at some point, although the cornice-line dentil detailing and corbels are intact. The variegated brownish brick used at lower wall portions on the north facade was applied in 1947 instead of the tile specified in drawings, or was added later. Regardless, the unit size and horizontal proportion appears as a post-war modern material. In addition, the brick-clad wall at the west end of the loading platform along the alley was constructed some time between 1925 and 1947.

Few other changes since the 1950s are visible, and thus the Supply Laundry Building appears as an intact, low-scale early 20th-century industrial building with a number of clear but subtly differentiated layers of construction.

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The features of the Landmark to be preserved, include: the exterior of the building, including the roof and smokestack and excluding the 1951 garage addition and excluding the 1952/1957 addition to the south and the concrete platform.

Issued: September 21, 2005

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