

# Cragin & Company/Mac's Smokehouse

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Historic and Cultural Resources Report  
1006 1st Avenue South, Seattle, WA  
March 2009

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DEPT. OF NEIGHBORHOODS

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# **Cragin & Company/Mac's Smokehouse Historic and Cultural Resources Report**

**MARCH 2009**

## **1. INTRODUCTION**

This Historic and Cultural Resources report provides information regarding the architectural design and historical significance of 1006 1st Avenue S. The building is located in the Seattle Tide Flats, or SoDo neighborhood of Seattle, Washington. The Johnson Partnership prepared this report at the request of Ariel Development.

### **1.1 Background**

The City of Seattle's Department of Planning and Development (DPD), through a 1995 agreement with the Department of Neighborhoods, requires a review of "potentially eligible landmarks" for commercial projects over 4,000 square feet in area. As any proposed demolition of the subject building described within this report will require a permit from DPD, Ariel Development is providing the following report to the staff of the Seattle Landmarks Preservation Board (LPB) to resolve the property's status.

### **1.2 Methodology**

Research and development of this report were completed in February and March of 2009 by Steve Sand, AIA, NCARB, of The Johnson Partnership, 1212 N.E. 65<sup>th</sup> Street, Seattle, WA. Research included review of written documents from the City of Seattle's archives. Other research was undertaken at the University of Washington Special Collections Library, and the Museum of History and Industry. The buildings and sites were inspected and photographed to document the existing conditions in February 2009.



## 2. BUILDING INFORMATION SUMMARY

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### 2.1 1006 1<sup>st</sup> Avenue South

**Building Name:** Cragin & Company/Mac's Smokehouse

**Address:** 1006 1<sup>st</sup> Avenue South

**Location:** Seattle Tide Flats

**Assessor's File Number:** 7666206678

**Legal Description:** Seattle Tide South 16.00 feet Lot 10 and North 52.815 feet of Lot 11

**Date of Construction:** 1918

**Original/Present Use:** Office/Restaurant/Vacant

**Original/Present Owner:** Cragin & Company/Palmer Court Properties Inc

**Original Designer:** Unknown

**Zoning:** PSM 85-120 Overlay Zoning DS

**Property Size:** 10,323 square feet

**Building Size:** 2,250 square feet

### 3. ARCHITECTURAL DESCRIPTION

#### 3.1 Location

The study area is located in the Seattle Tide Flats west of Safeco Field and Qwest Field in the SoDo District. The SoDo neighborhood is defined by the Duwamish Waterway on the west and the Metro Busway on the east, South King Street on the north and Spokane Street on the south.

*See Figure 1*

#### 3.2 Neighborhood Character

The SoDo neighborhood has a high concentration of warehouses, some of which have been converted to artist's lofts, art galleries, and other commercial use. Approaching the south border in the neighborhood, the occupational use changes to predominately commercial and warehouse use. Qwest Field is located to the east of the subject property and across Occidental Avenue S; Safeco Field is located at the corner of Royal Brougham Way and 1<sup>st</sup> Avenue S.

#### 3.3 Site

The study area is composed of a flat commercial lot located on the 1000 South block between 1<sup>st</sup> Avenue South and Occidental Avenue S. The level, asphalt covered, rectangular site measures 150 feet from east to west and 68 feet, ten inches from north to south. A curbcut through the twelve-foot wide, concrete sidewalk allows vehicle traffic to access the site from the northbound lanes of 1<sup>st</sup> Avenue South on the southwest corner of the site. Alternative vehicle access is provided via Occidental Avenue S at the eastern edge of the property, sloping down approximately 18 inches across an unused railroad track. Approximately 20 automobile parking spaces are available on the site, east of the subject building.

*See Figures 2 - 8*

#### 3.4 Building Structure & Exterior Features

**Physical Description:** 1006 First Avenue S has a regular shaped plan of about fifty feet square. The single-story building is an office/industrial design that could be identified stylistically as commercial. The north façade is adjacent to 1000 First Avenue South, a warehouse building designed by George C. Dietrich and built for A. L. Palmer in 1910.

The western façade faces First Avenue S and is comprised of a brick masonry veneer wall with plywood covered window openings above a four-foot high brick sill. Above the windows there is an approximately eight-foot high, red, vertically-oriented, metal sheathing across the length of the façade. *See Figure 9*

The southern façade of the building is also sheathed in a brick masonry veneer and contains an entrance in the middle of the wall, a recessed opening with a low planter west of the boarded up entrance. An eight-inch high, red, metal parapet cap protects the building from the elements at the top of the wall. *See Figure 10, 11*

The eastern façade contains a concrete masonry unit wall with five plywood-covered openings. The second opening from the southern edge is a door opening and the remainder are windows. Three vents are located in the upper third of the wall and this façade contains a mostly intact metal parapet cap. *See Figure 12, 13*

The remainder of the building lot, between a concrete sidewalk on the western edge of the property, and an asphalt, sloped grade, crossing an unused set of railroad tracks, is covered with asphalt and has been striped for parking. A curb cut on the south-western edge of the parcel allows access to the lot from First Avenue S, and another access point is located at the midpoint of the eastern edge of the site. *See Figure 14*

The interior of the building was inaccessible at the time of inspection.

Summary of known permit history<sup>1,2</sup>

The building was originally constructed in 1918, and stretched from the northern to the southern limits of the site along 1<sup>st</sup> Avenue South. At some point, probably 1952, the building size was reduced by approximately eighteen feet on the southern edge of the site to allow vehicle passage to the rear of the building.

The 1937 tax photo shows a western façade with five bays of large glass storefront windows and a row of clerestory windows below a parapet advertising the West Coast Machinery Company, Incorporated. The northern third of the second bay from the north end of the façade contains a double door entrance to the building. *See Figure 15*

The 1953 tax photo shows the building had been remodeled and reduced in size to allow customers to access parking at the rear of the building, passing under the protection of a roof, approximately eight feet clear. A brick masonry veneer was added to the building at the lower level, and the storefront system was replaced with higher, but smaller linear openings below a metal siding parapet advertising Cragin & Company. The entrance remained in the same location as the 1937 photo. *See Figure 16*

The porte cochere feature was removed at some period between the 1953 photo and the most recent remodel of the building for Mac's Smokehouse. The red metal siding parapet covering and the brick masonry veneer were likely remodels that occurred at the same time.

Date	Designer	Description	Permit #
1918	Unknown	Original construction	
1952	Unknown	Remodeled to provide space for 6 offices	
1963	Unknown	Interior Remodel	
1964	Unknown	Office Remodel – West Coast Records	
1980	Unknown	Remodel for sandwich shop	
1994	Unknown	Tenant Improvement – Mac's Smokehouse	

<sup>1</sup> Washington State Regional Archives (WSRA). King County Tax Assessor file (Property Record Cards)

<sup>2</sup> Evidence provided by Ariel Development.



## 4. Significance

### 4.1 Historic Site Context

Prior to the 1890s, the project site was an intertidal and shallow subtidal aquatic area of the Seattle Tidelands along Elliott Bay. Usable building sites were created over several decades with a combination of dredged sediments from the Duwamish estuary and Elliott Bay and were finished with imported fill materials and the regrading of several of Seattle's downtown hills. The fill under this particular site was placed in the tidal bay south of the central business district between 1907 and 1908 as the result of the Jackson Street Regrade. The hydraulic sluicing operation opened a cut at Dearborn Street in the hill separating the waterfront areas from the Rainier Valley.

No known, special pre-contact use of the site by Native Americans has been identified. The land adjacent to the tide flats was settled and farmed by European-American settlers in the middle of nineteenth century. This agrarian area of the valley was geographically separated from the more commercial developments along Elliott Bay by a ridge extending from Renton on the south to north of Lake Washington. This ridge effectively separated the Lake Washington drainage basin from the eastern slopes of the newly established town of Seattle. As Seattle grew, mudflats on the south, a hill on the north, and this ridge on the east restricted the developable area.

Aggressive early twentieth century civil engineering efforts drastically altered Seattle's natural landscape. Denny Hill, to the north of town, was leveled by hydraulic sluicing technology developed in the Alaskan gold fields. This same technology was used in the 1909 Jackson Street Regrade that included what is now known as the Dearborn Cut, opening a level grade between the developing commercial tideland area south of town and the Rainier Valley. Spoils from the cut were used to solidify the filling of the Duwamish tidelands. *See Figure 17*

By 1912, as a result of the Dearborn Cut, the Dearborn Street grade was reduced from 19% to 3%. This grading allowed the movement of drayage between the waterfront and Rainier Valley. The 12<sup>th</sup> Avenue South Bridge was also constructed to reconnect the Jackson Street area to Beacon Hill, over the cut at Dearborn. No buildings existed on the four subject properties in 1916, but development had filled most property north and east of Seattle Boulevard (current Airport Way South).

*See Figures 18 - 25*

In 1966-67, Interstate 90 was connected to Interstate 5, skirting the bottom of Beacon Hill and further severing the site from Beacon Hill to the east. In 1976, the Kingdome was completed, housing major league professional sports in three disciplines, the Seattle Mariners baseball club, the Seattle Seahawks football team, and the Seattle Sonics basketball team. The Kingdome was demolished in 2000, and the Mariners moved to Safeco Field in July 1999, the Seahawks to Qwest Field in 2002, and the Sonics moved to Key Arena before relocating to Oklahoma City in 2008. These actions have changed the visual focus of the area from an area with an industrial/shipping/commercial basis to an area of entertainment. *See Figures 26, 27*

### 4.2 1006 1st Avenue South

The 1905 Sanborn Map shows a building used to resell Junk on the subject property. The 1916 Sanborn Map shows a building at 1008 First Avenue South, labeled "Machinery Storage" adjacent to a vacant building and a shed near the eastern edge of the property. The 1951 Sanborn Map indicates a much larger building was located on the property than currently present and housed "Machinery". Past businesses associated with the property include The West Coast Machinery Company, Cragin & Company, West Coast Records, and Mac's Smokehouse (exact dates unknown). *See Figures 28 - 33*

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## 5. Bibliography

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- Business and industry in Seattle in 1900—A snapshot History.  
[http://www.historylink.org/essays/output.cfm?file\\_id=1669](http://www.historylink.org/essays/output.cfm?file_id=1669) (accessed January 11, 2008).
- R.L. Polk Co., *Seattle City Directory*, annuals, 1918-1951.
- Washington State Regional Archives (WSRA). King County Tax Assessor file (Property Record Cards): 7666206678.

## APPENDIX 1

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### FIGURES

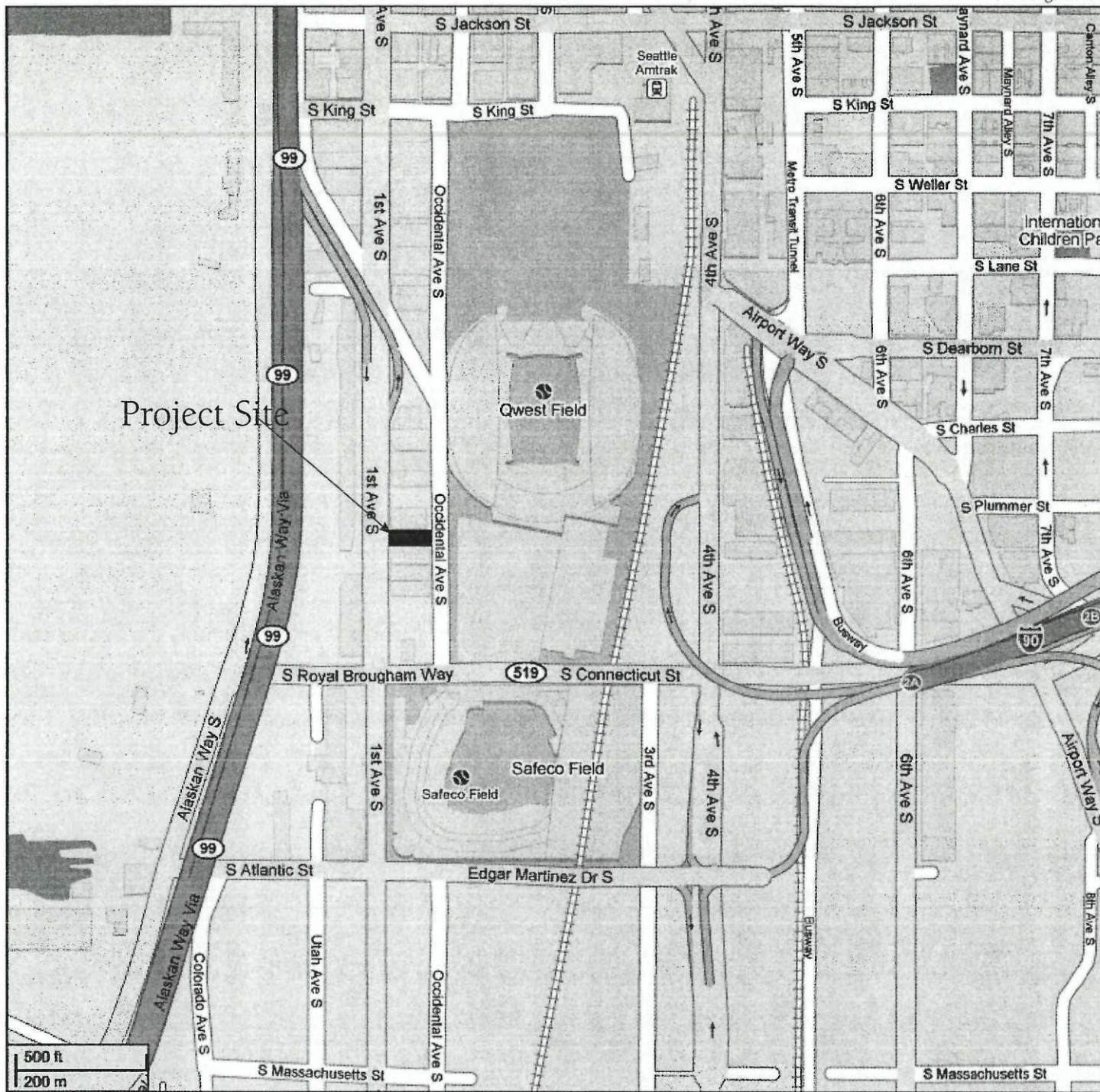


Figure 1 • Location



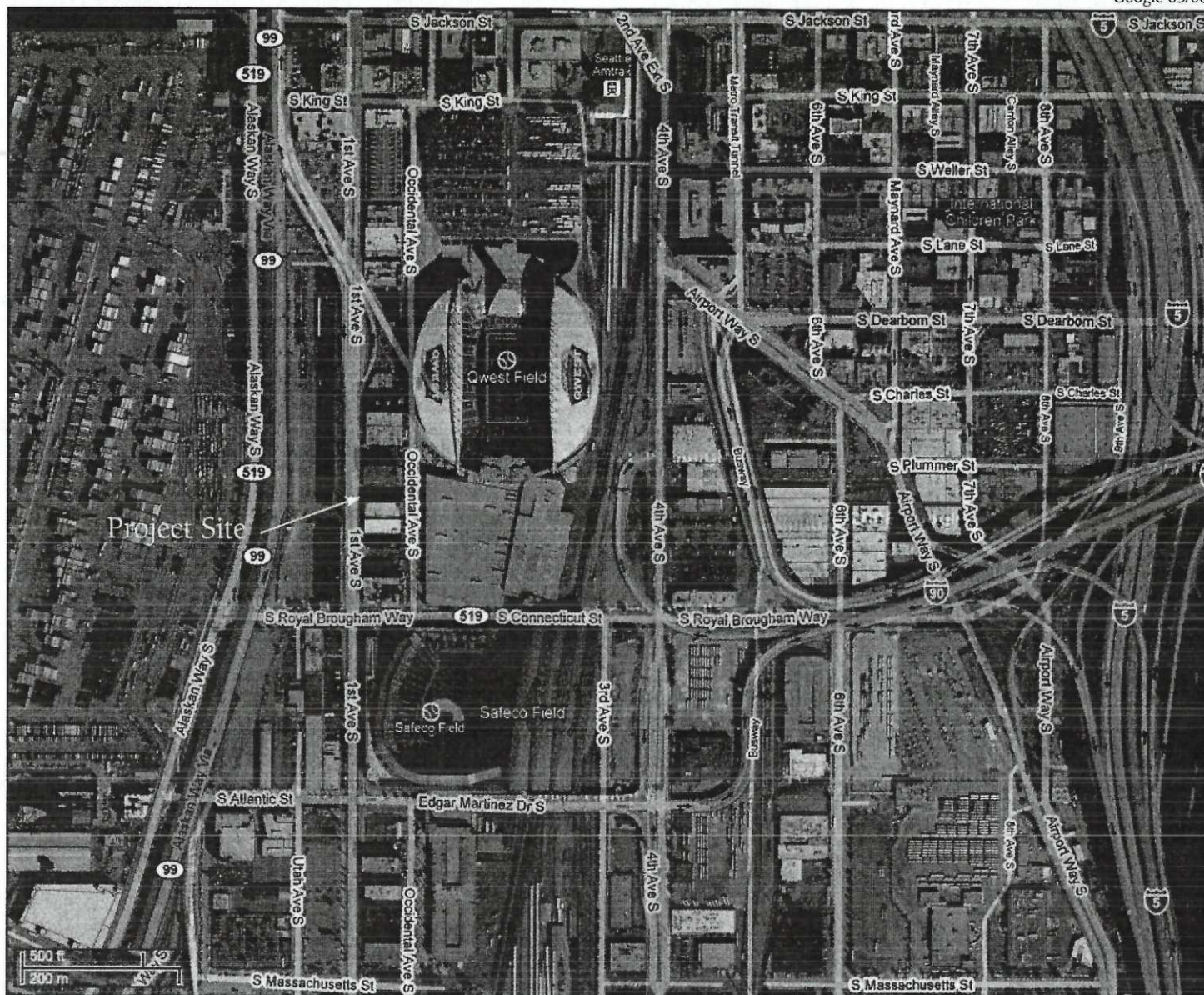


Figure 2 • Aerial View





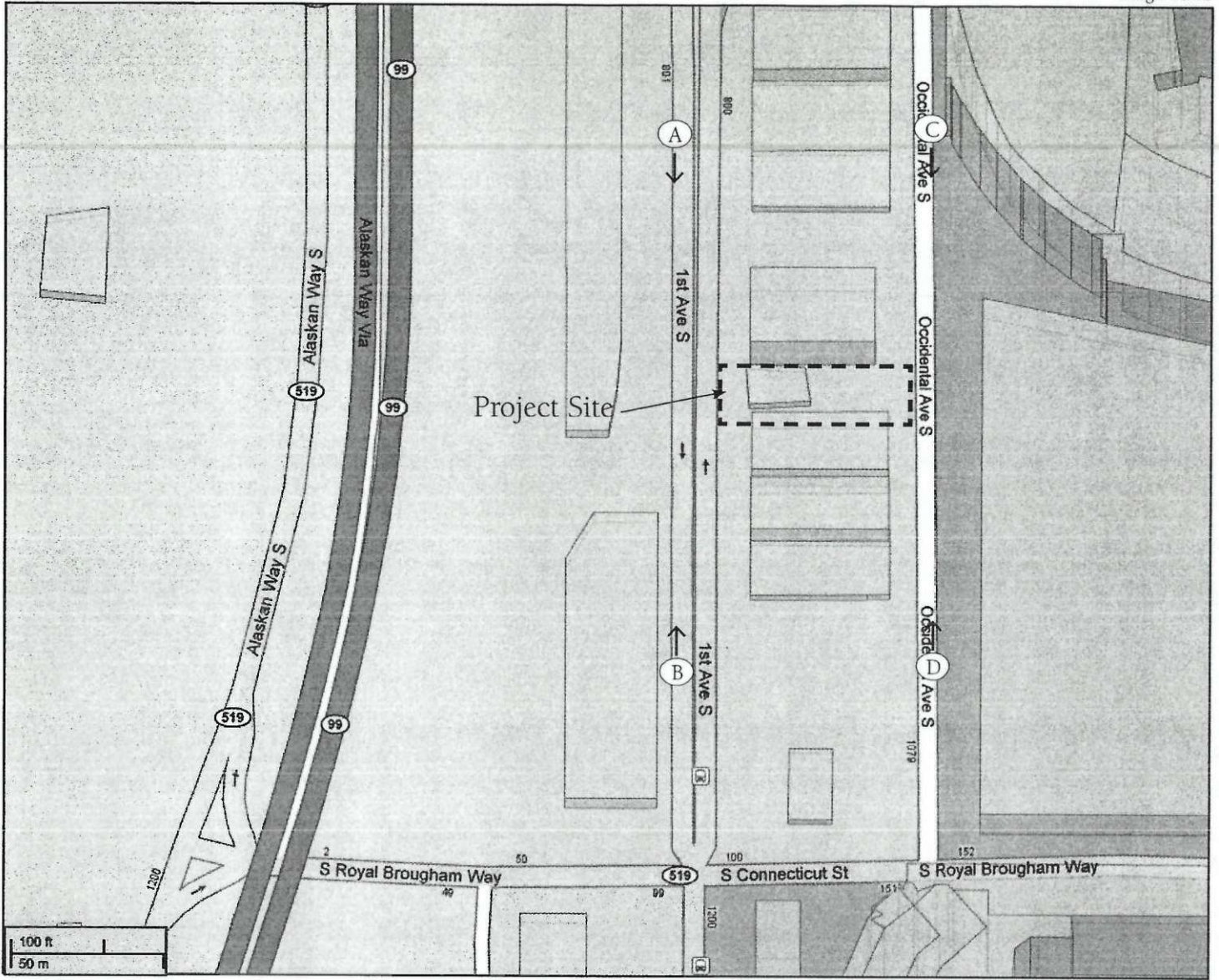
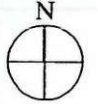


Figure 3 • Area Map

view reference in this document



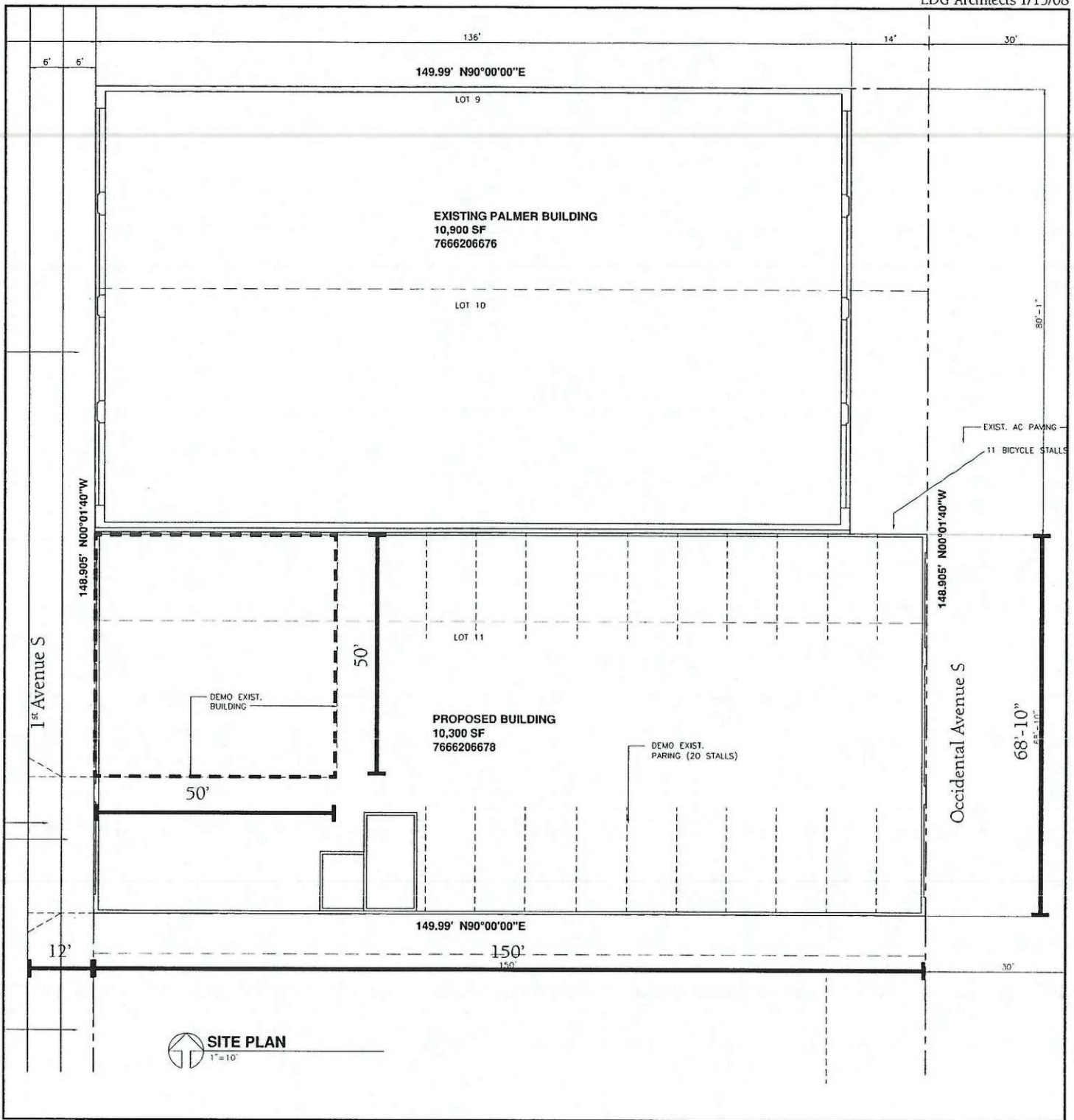


Figure 4 • Site Plan of proposed development showing existing building as dashed line in western portion of site.



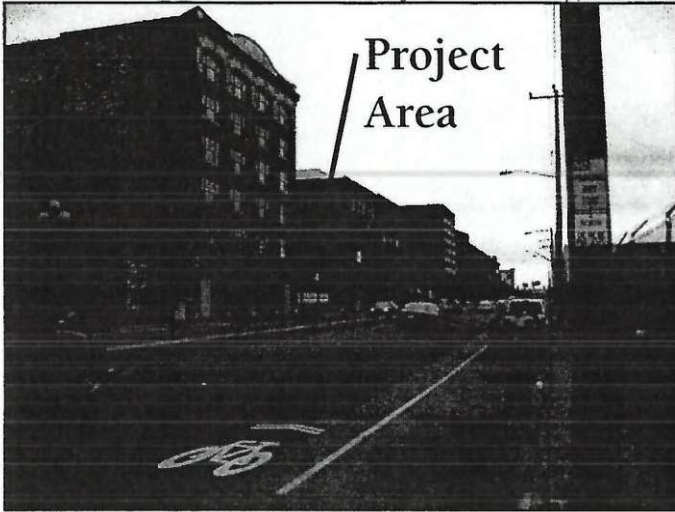


Figure 5 • View A • Viewing South on 1<sup>st</sup> Avenue S from 901 1<sup>st</sup> Avenue S

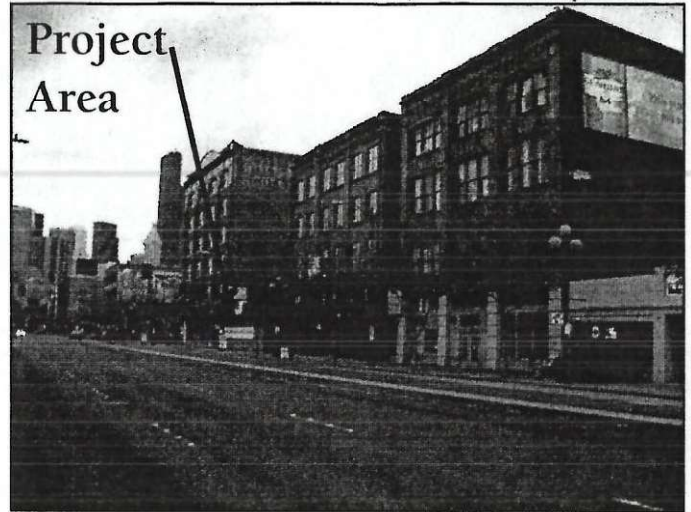


Figure 6 • View B • Viewing North on 1<sup>st</sup> Avenue S from 1101 1<sup>st</sup> Avenue S

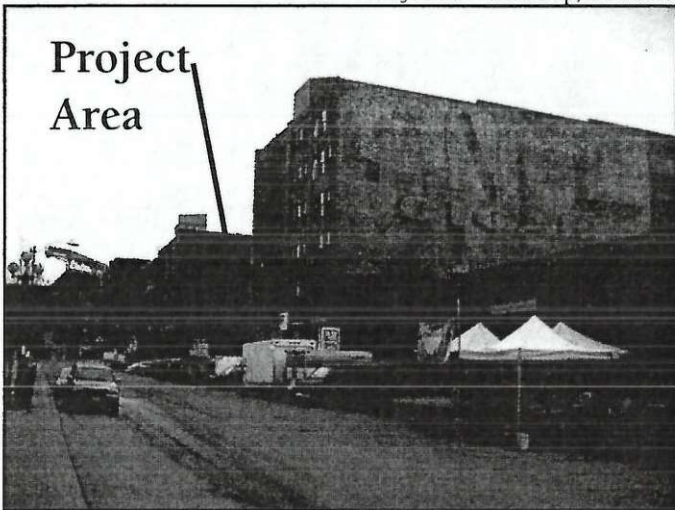


Figure 7 • View C • Viewing South on Occidental Avenue S from 900 Occidental Avenue S

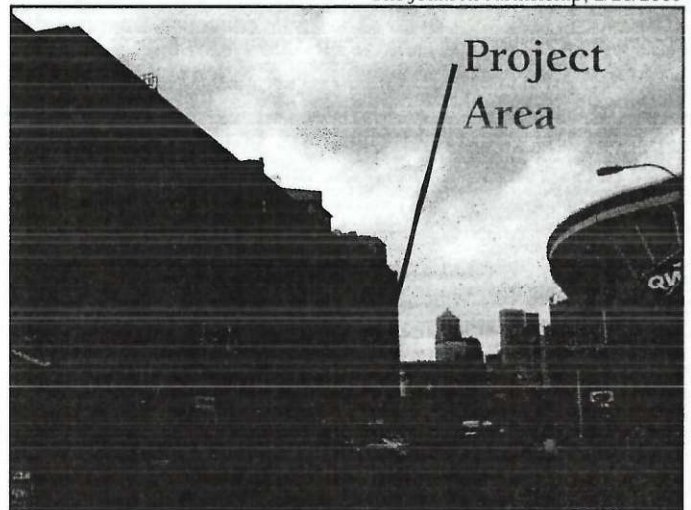


Figure 8 • View D • Viewing North on Occidental Avenue S from 1100 Occidental Avenue S

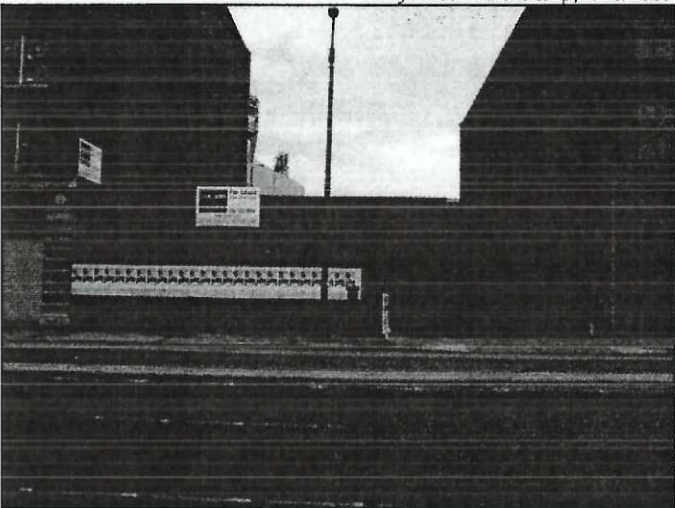


Figure 9 • West façade of 1006 1<sup>st</sup> Ave S

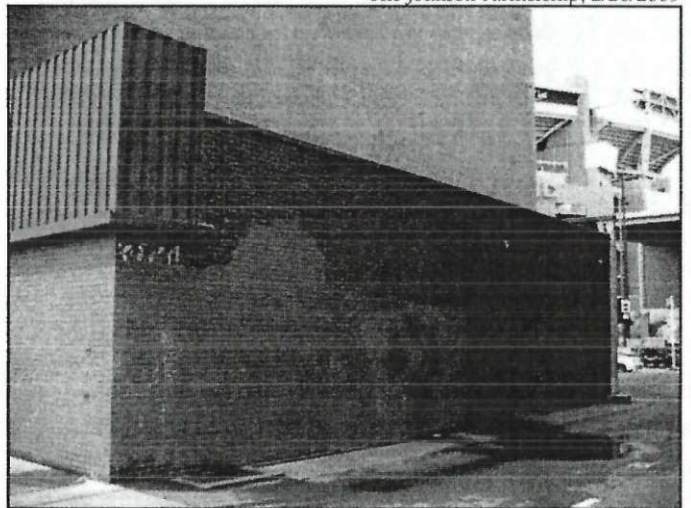


Figure 10 • South and partial west façades of 1006 1<sup>st</sup> Ave S



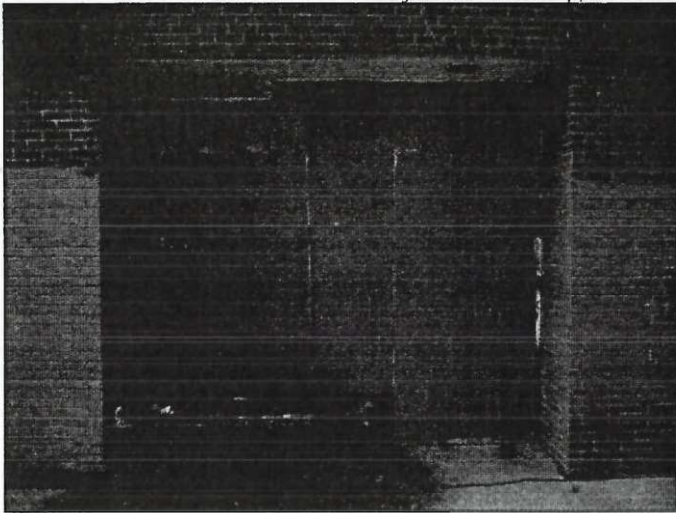


Figure 11 • Southern entrance of 1006 1<sup>st</sup> Ave S

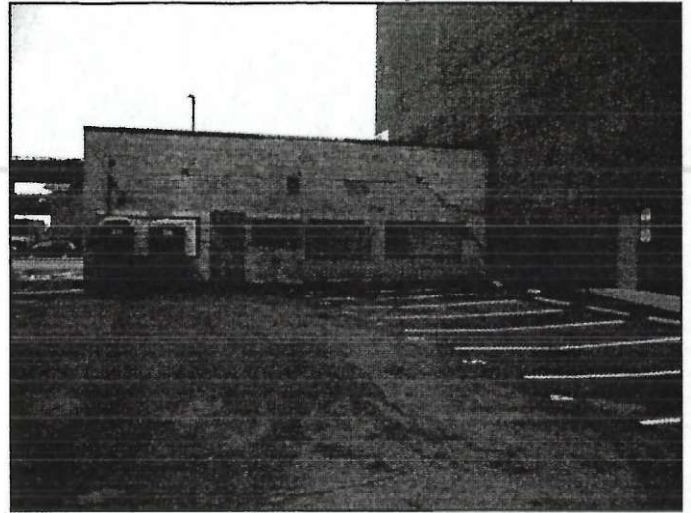


Figure 12 • East façade of 1006 1<sup>st</sup> Ave S

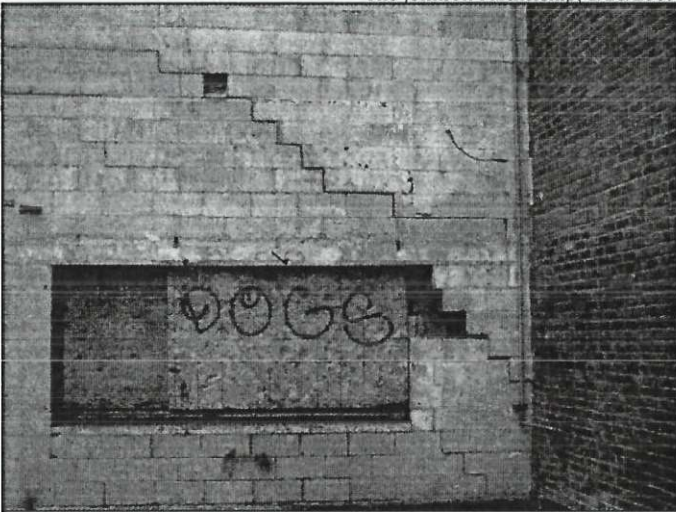


Figure 13 • Structural damage at northeastern corner of 1006 1<sup>st</sup> Ave S

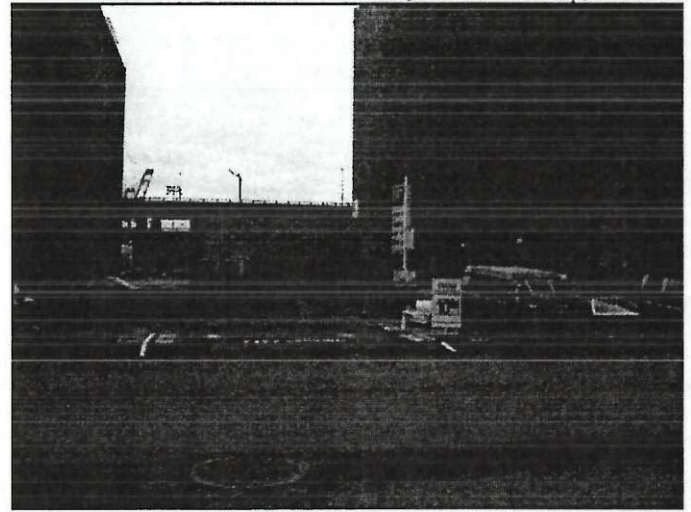


Figure 14 • East façade of 1006 1<sup>st</sup> Ave S



Figure 15 • 1000 1<sup>st</sup> Avenue S Tax Record Photos, 1937



Figure 16 • 1006 1<sup>st</sup> Avenue S Tax Record Photos, 1953

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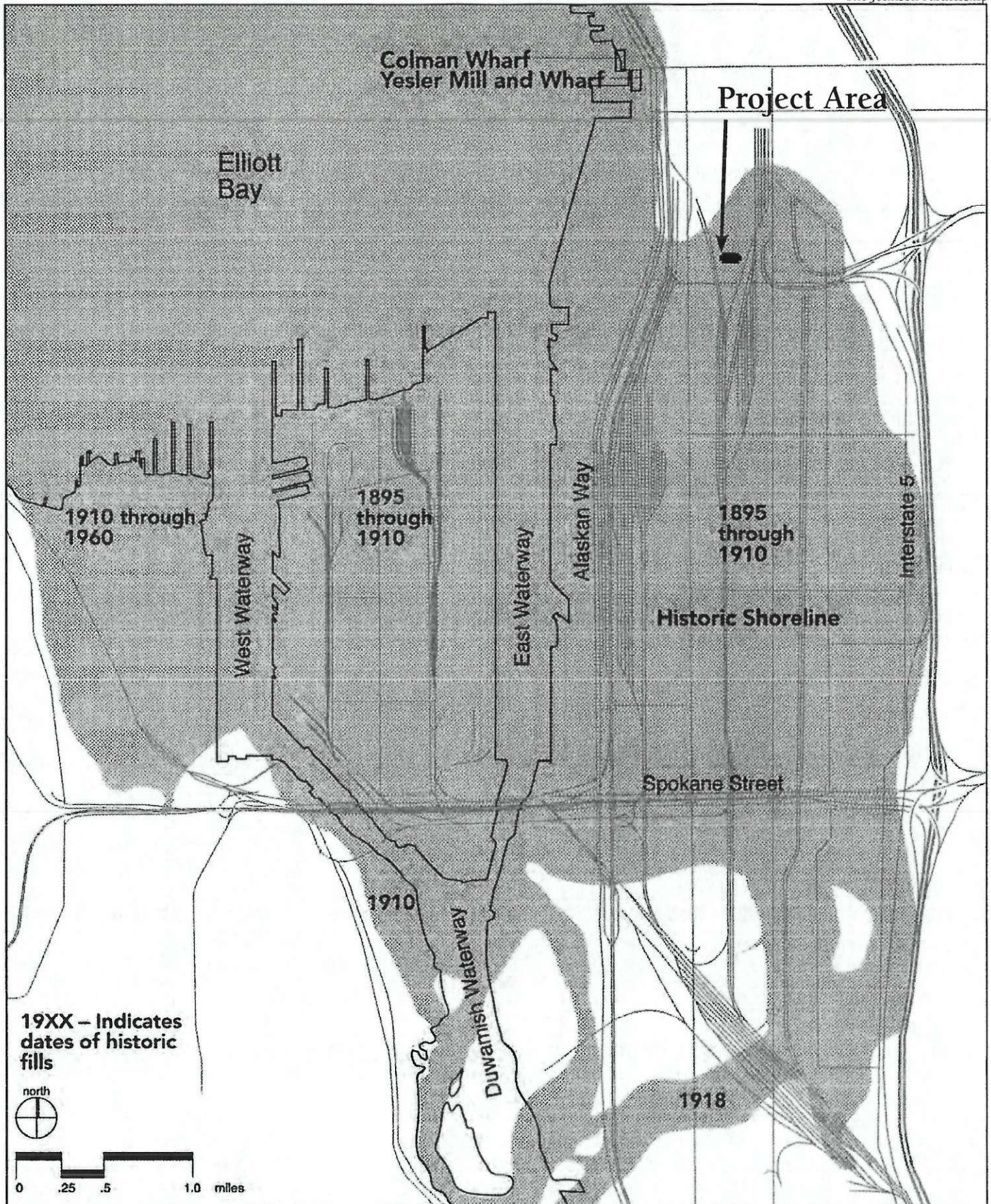


Figure 17 • Historic Fills

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Figure 18 • Waterfront and tideflats from Beacon Hill, Seattle, ca. 1898

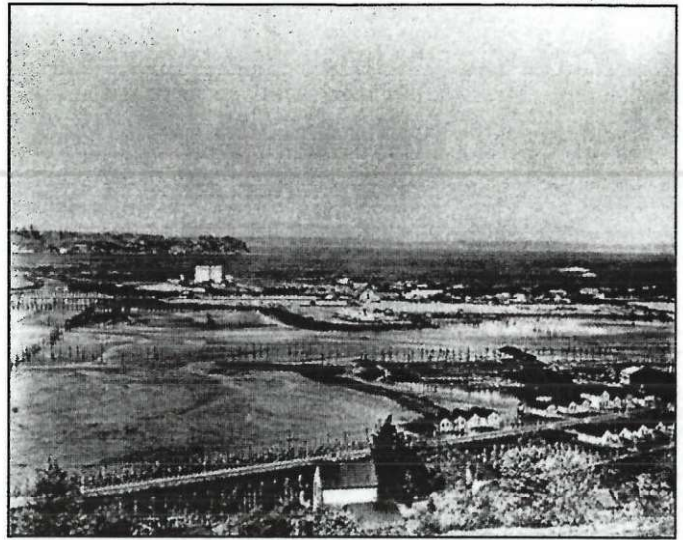


Figure 19 • Seattle tideflats from Beacon Hill, ca. 1900

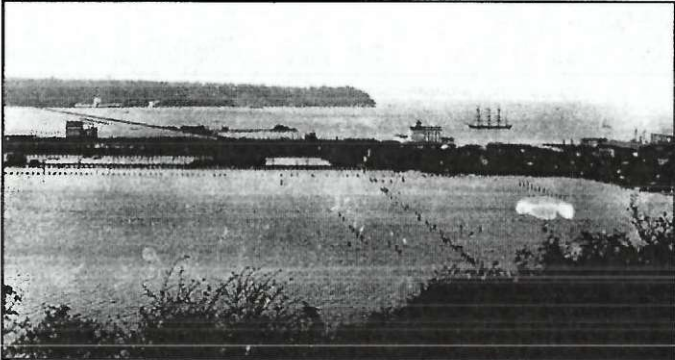


Figure 20 • Seattle tideflats, as seen from Beacon Hill before land was filled, ca. 1901

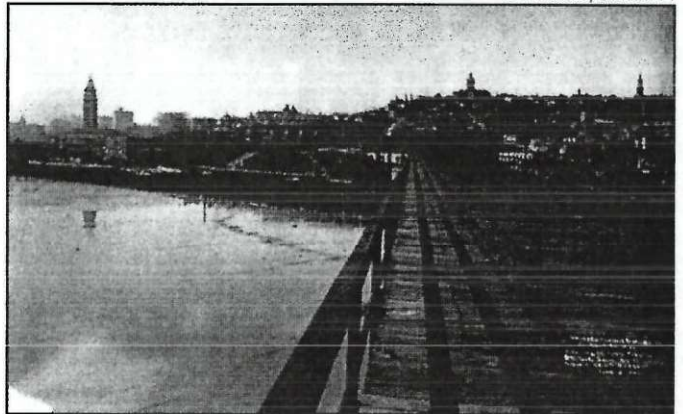


Figure 21 • Jackson Street Regrade, trestle on 6<sup>th</sup> Avenue S June 10, 1908

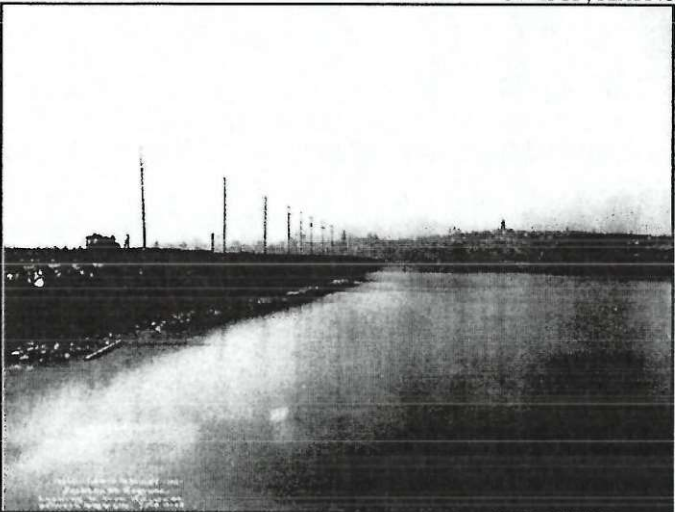


Figure 22 • Jackson Street Regrade, looking north from S Holgate Street between 4<sup>th</sup> Avenue S and 6<sup>th</sup> Avenue S, June 10, 1908

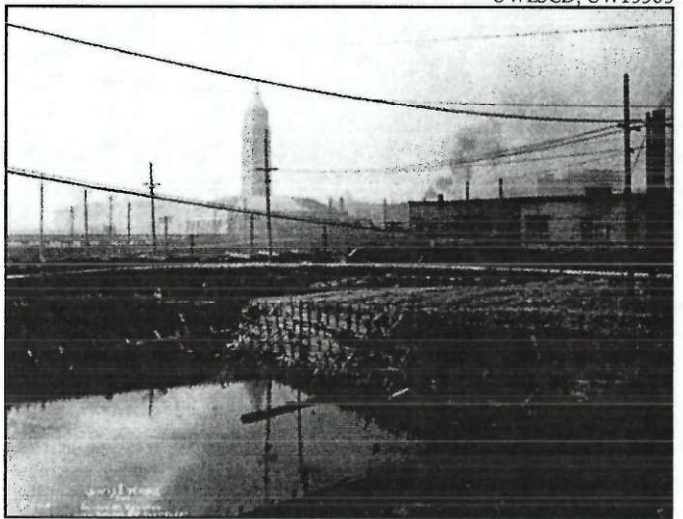


Figure 23 • Jackson Street Regrade, 6<sup>th</sup> Avenue S and S Weller Street, ca. 1909





Figure 24 • Tide Flats, 1898



Figure 25 • Tide Flats, 1908



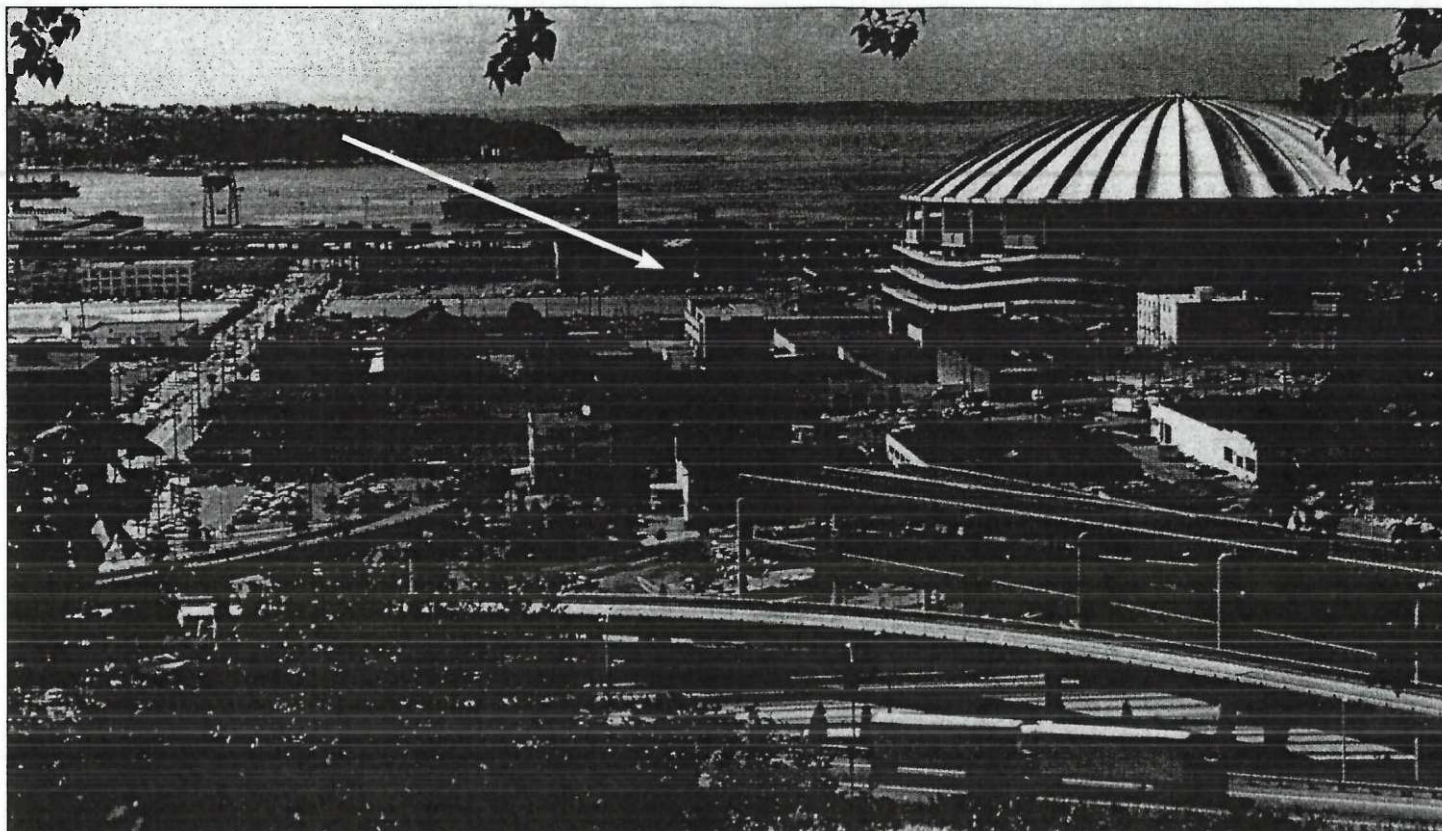


Figure 26 • Tide Flats, 1975

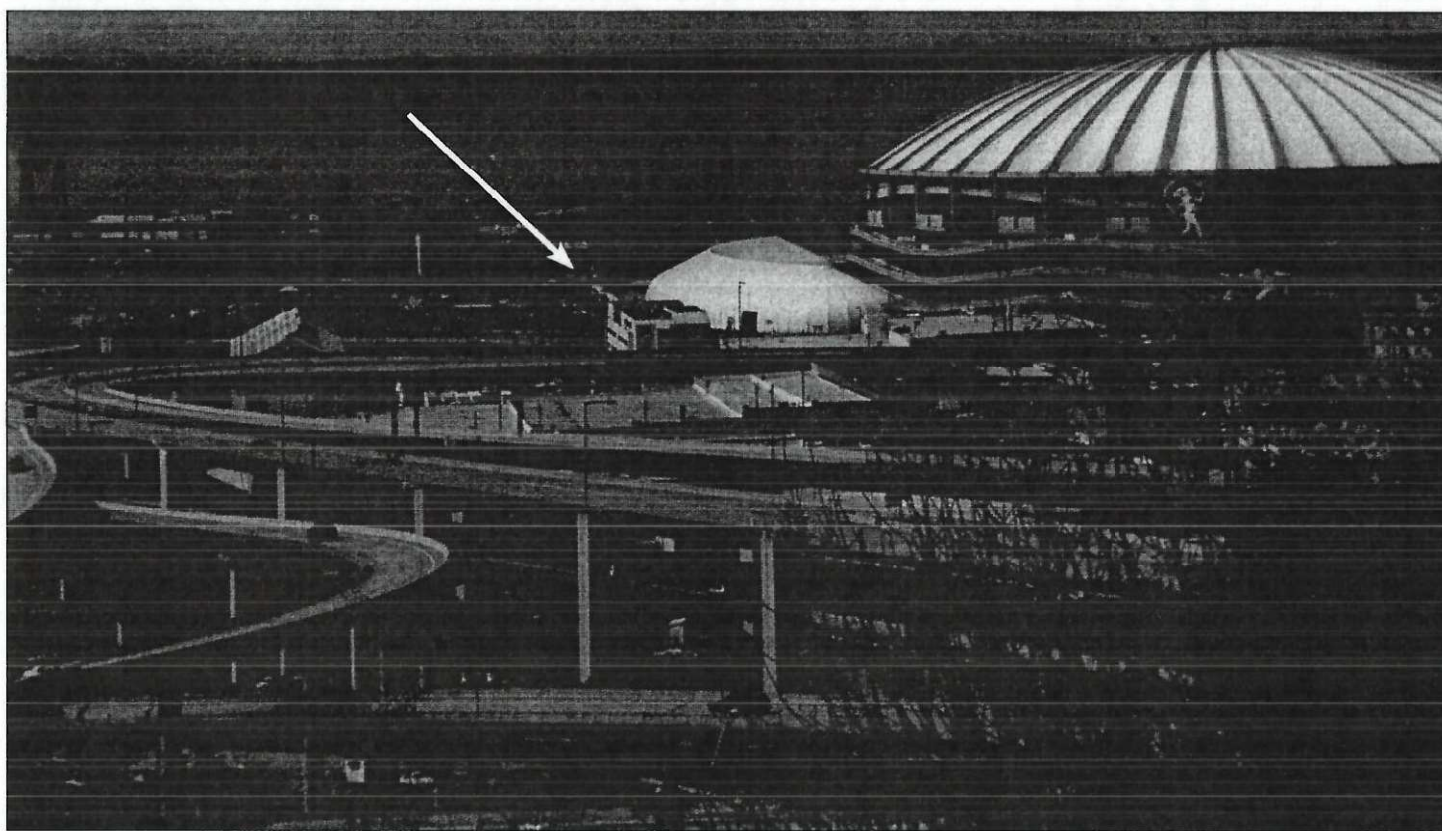


Figure 27 • Tide Flats, 1995



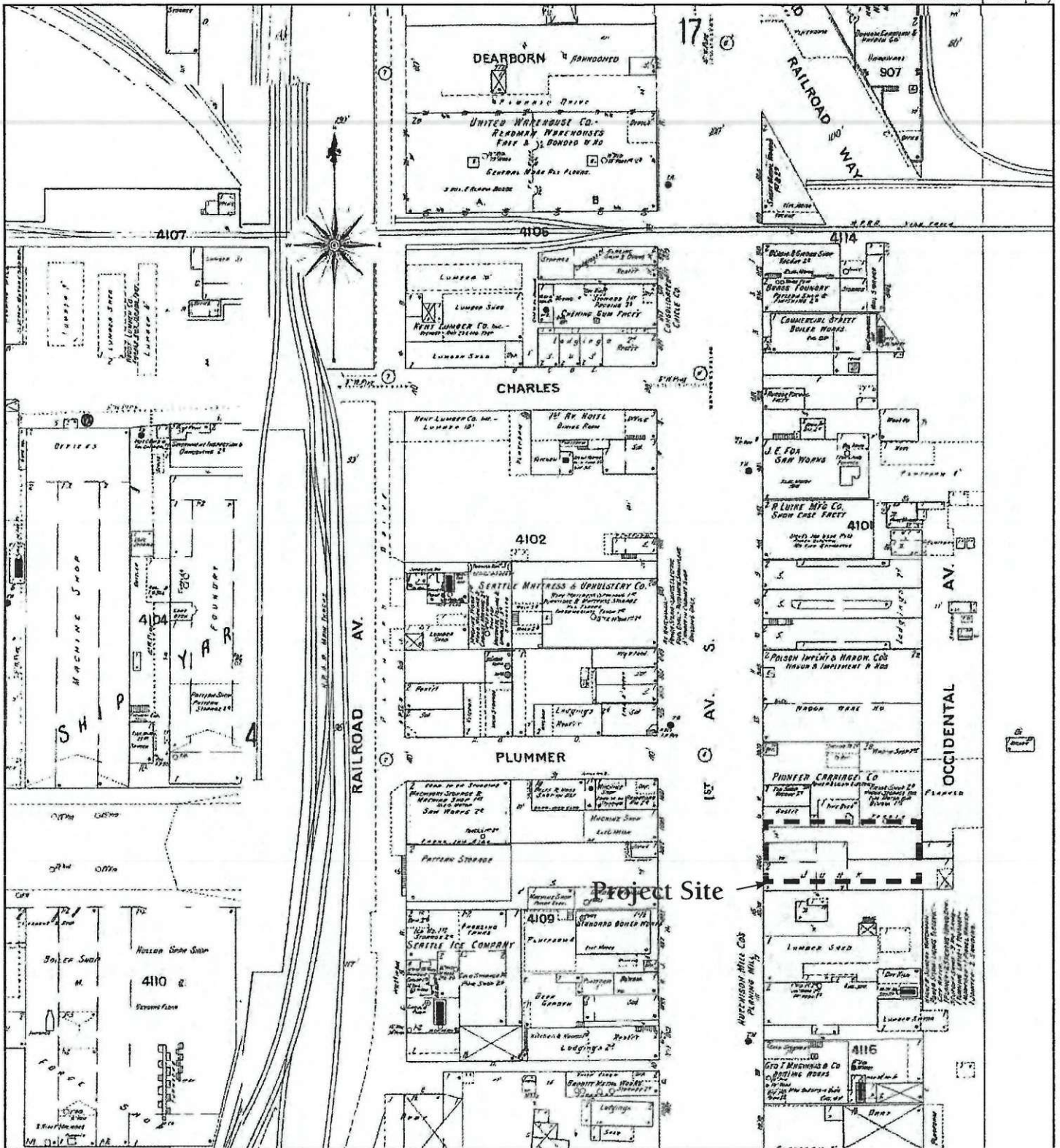


Figure 28 • Sanborn Ins Maps, 1904-1905, vol 1 1905 shts 2, 4, 14, 15, 16, 17, 18

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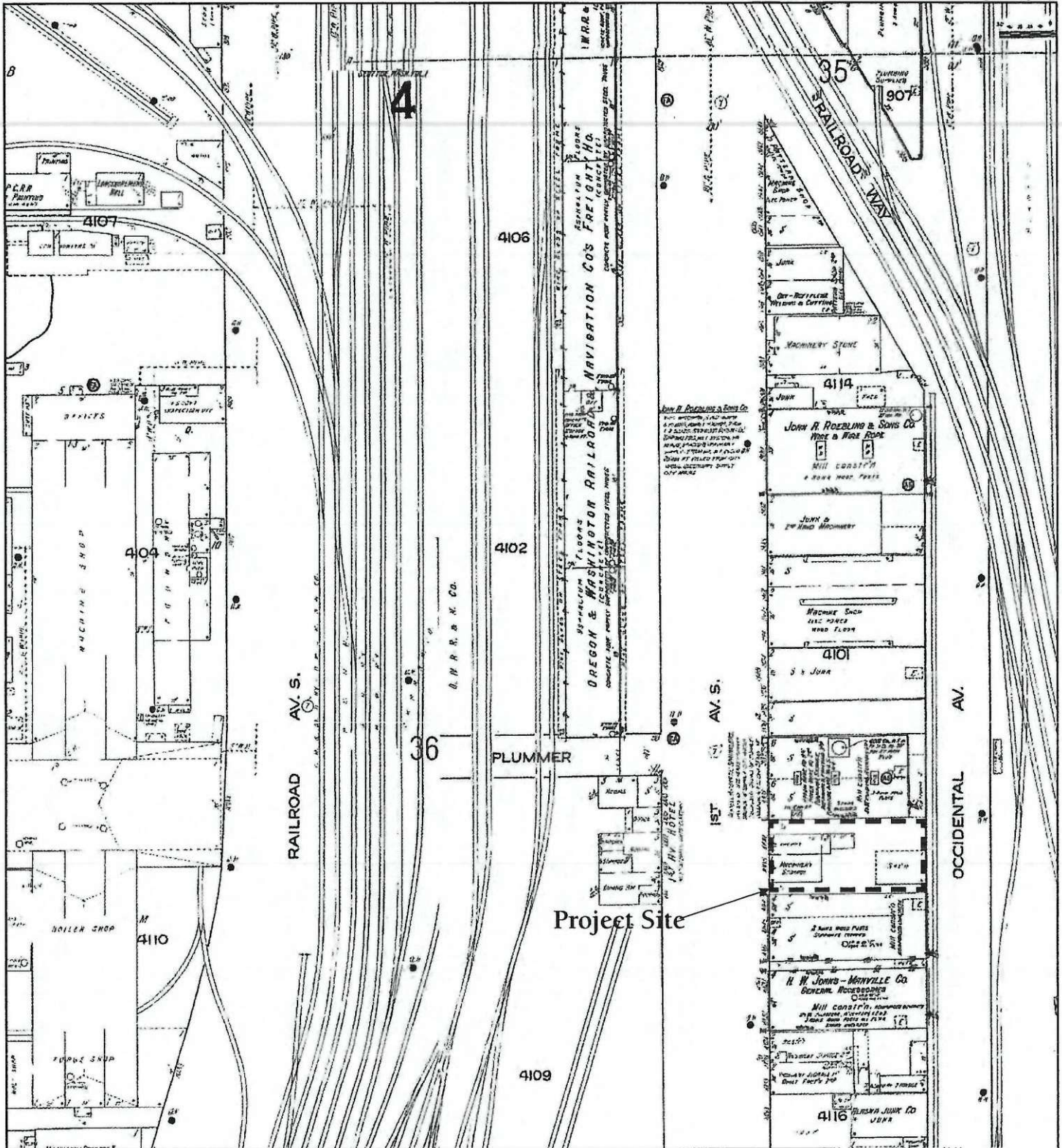


Figure 29 • Sanborn Ins Maps, 1905-1950, vol 1 1916 shts 2, 3, 4, 35, 36, 37, 38, 51



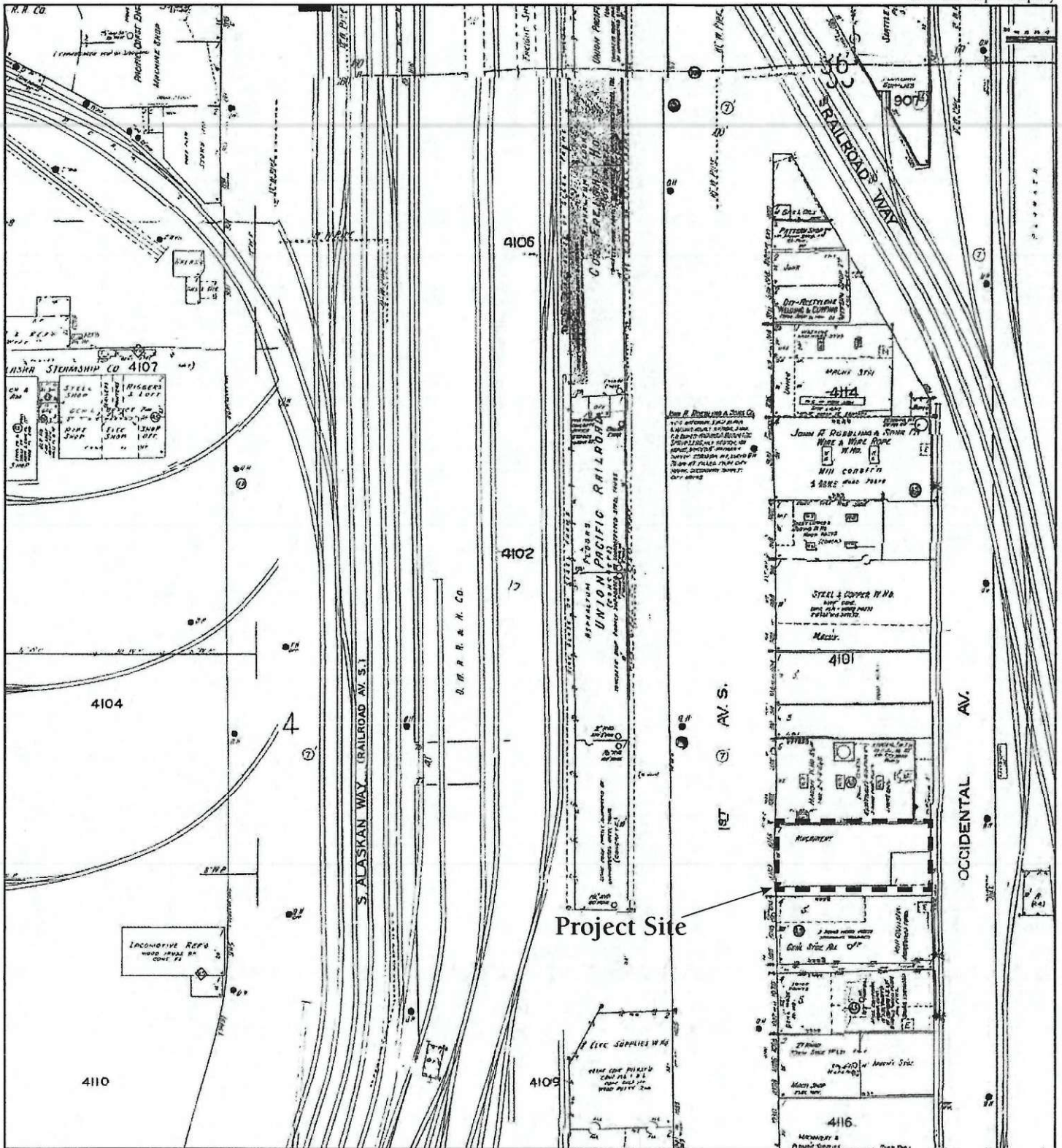


Figure 30 • Sanborn Ins Maps, 1905-1951, vol 1 1916-1950 shts 2, 3, 4, 35, 36, 37, 38, 51



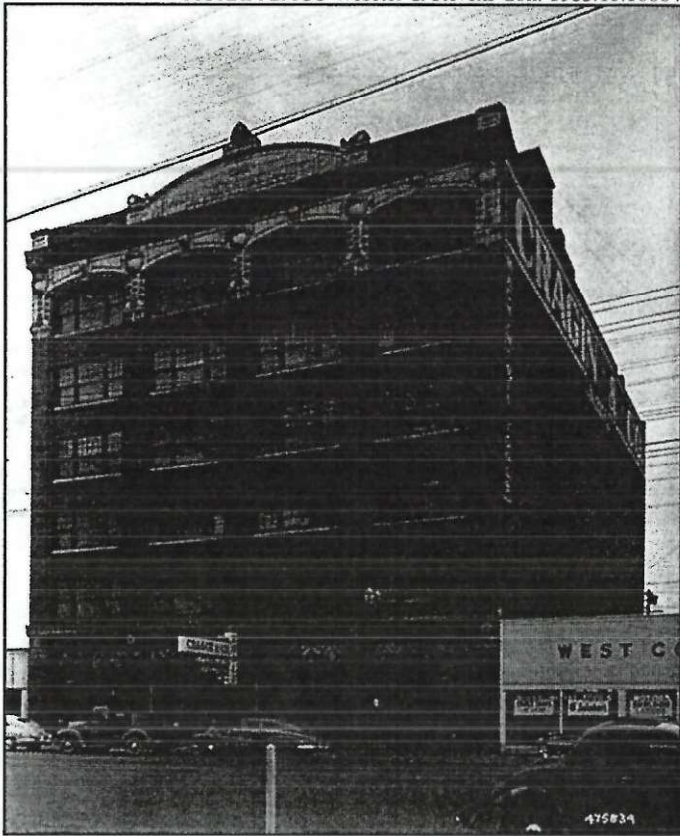


Figure 31 • A. L. Palmer Building, west façade, Seattle, 1947. 1006 1<sup>st</sup> Avenue S directly south of Palmer Building



Figure 32 • Aerial View of Kingdome during construction, ca. 1975

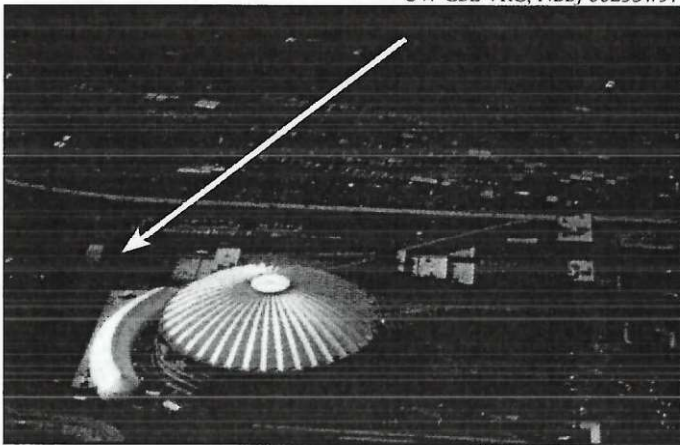


Figure 33 • Aerial View of Kingdome, ca. 1984