



Initial Briefing for 902 - 904 First Avenue S: Historic Report and Massing Studies

APRIL 25, 2021

OCTOBER 2019
HISTORIC RESOURCES REPORT

ALASKAN COPPER WORKS BUILDING ANACONDA WIRE & CABLE CO. BUILDING

902 & 904 FIRST AVENUE SOUTH



PREPARED BY:



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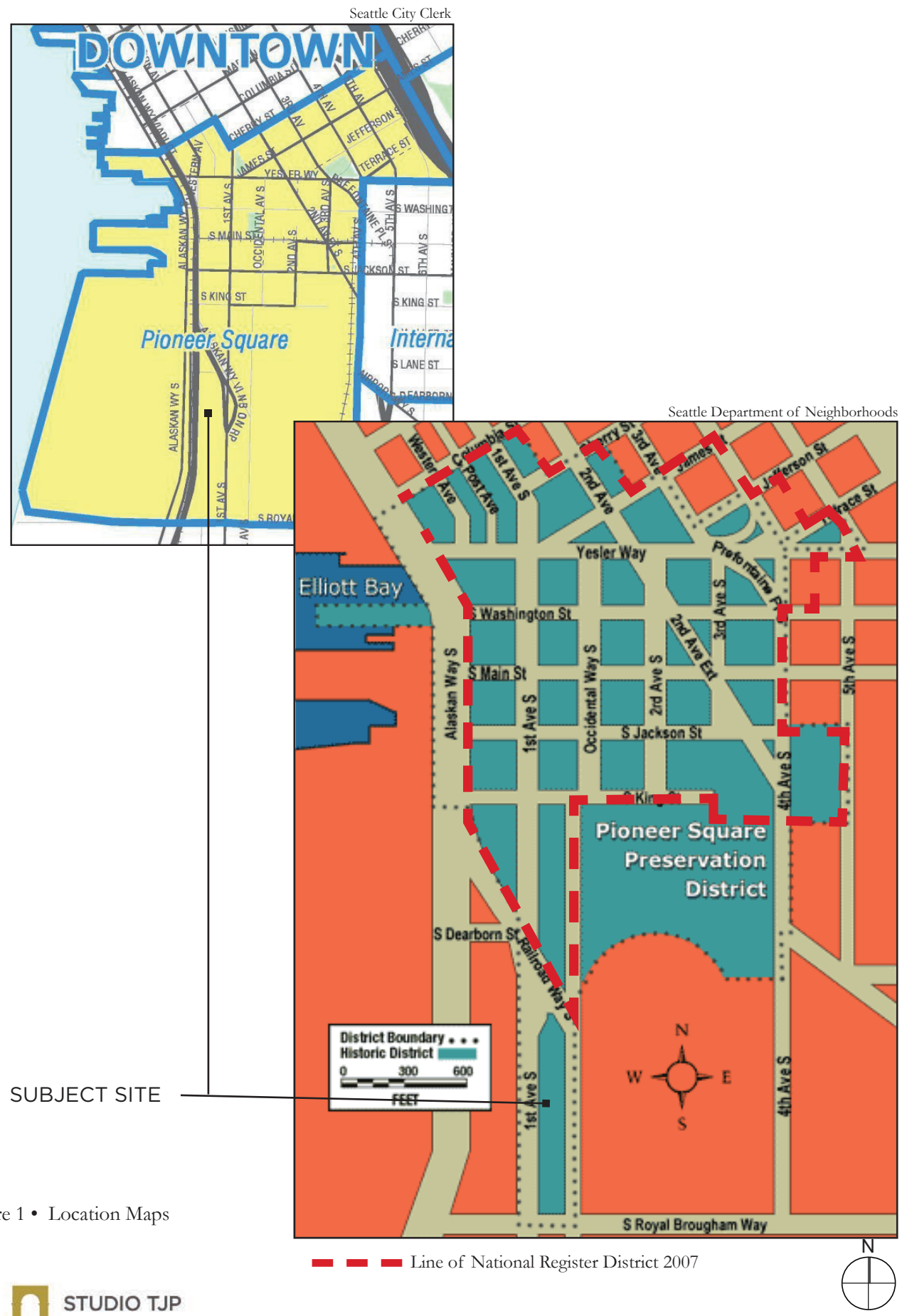


Figure 1 • Location Maps



Figure 2 • Aerial View

The Johnson Partnership, 10/8/2019



Figure 3 • View A - viewing north on First Avenue S

The Johnson Partnership, 10/8/2019



Figure 5 • View C - viewing north on Occidental Avenue S

The Johnson Partnership, 10/8/2019



Figure 4 • View B - viewing south on First Avenue S

The Johnson Partnership, 10/8/2019



Figure 6 • View D - Viewing south on Occidental Avenue S

The Johnson Partnership, October 2019

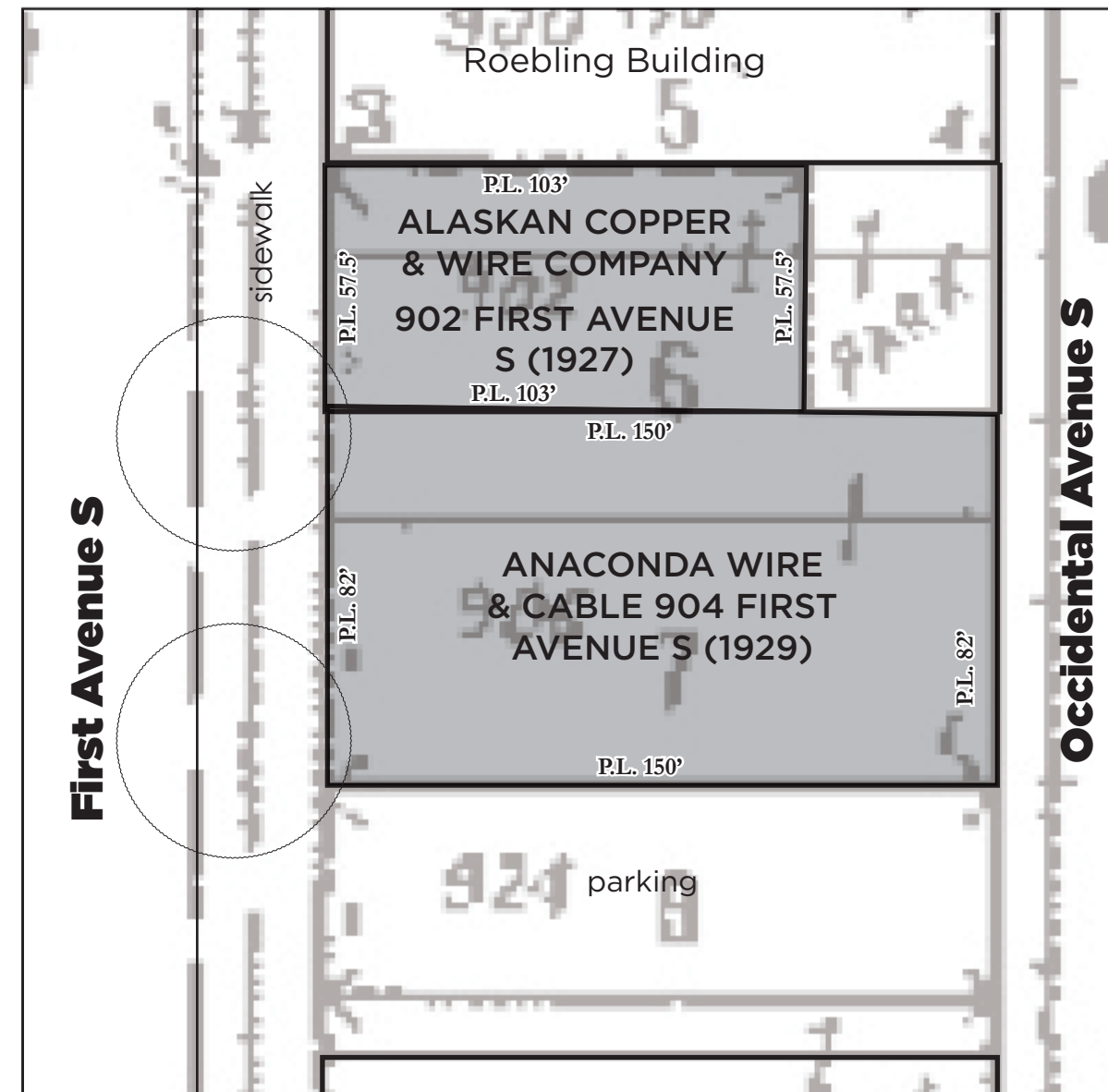
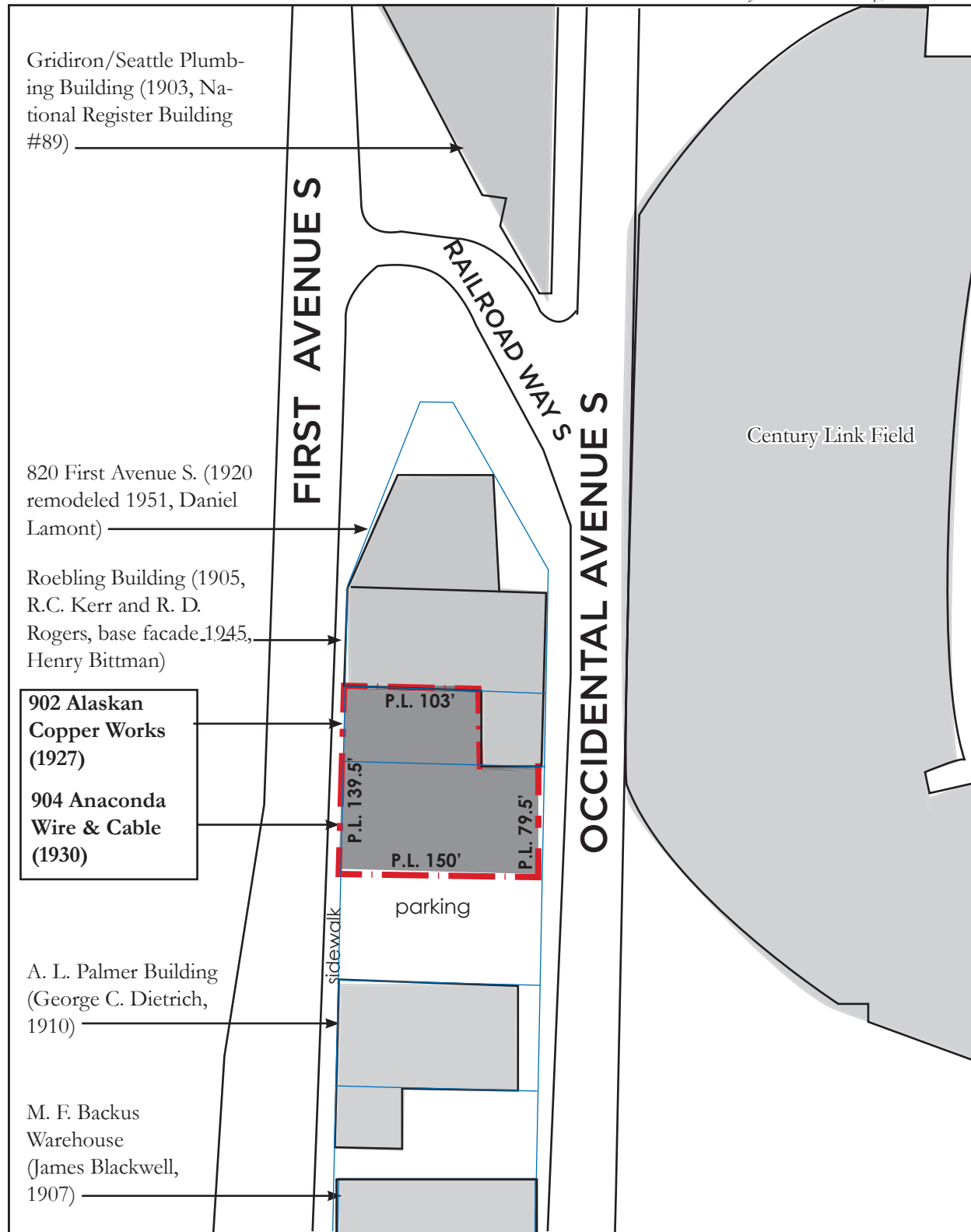


Figure 8 • Site Plan on Kroll Map base

Figure 7 • Area buildings (identified by original architect, year of original construction, resource number on Pioneer Square National Register Nomination)



courtesy Paul Dorpat



Figure 26 • Former tideflats south of Pioneer Square, 1914.



Figure 29 • Kingdome



Courtesy Tom McQuaid

Figure 30 • Kingdome implosion, 2000

The Johnson Partnership, 10/8/2019



Figure 9 • 902 First Avenue S, western façade

The Johnson Partnership, 10/8/2019



Figure 11 • 902 First Avenue S, interior viewing east

The Johnson Partnership, 10/8/2019



Figure 10 • 902 First Avenue S, western façade

The Johnson Partnership, 10/8/2019



Figure 12 • 902 First Avenue S, interior viewing west

Puget Sound Regional Archives



Figure 33 • 902 First Avenue S, Tax Assessor photo, 1937

ALASKAN COPPER WORKS BUILDING

Constructed in 1927.

Alterations to the building

- 1951 permit for removing windows and installing a roll steel door and wooden access door : Originally the entire southern bay storefront was used as a bay for auto access and contained doors that opened all the way across the bay.
- The interior has been significantly altered, including the addition of enclosures and mezzanines.
- Although some elements of the original wooden frames may remain, the storefront windows have been replaced with new glazing, and panes are secured by metal mullions.

History of ownership and tenancy

- Constructed and initially owned by the C. H. Frye Investment Co.
- By 1937 the building was owned by the Alaskan Copper & Brass Corporation.
- 1932, the Seattle headquarters of the Frigidaire company.
- By 1934 the building housed Alaskan Copper Works. In 1937, was owned by Alaskan Copper & Brass Company.
- From at least 1951 until at least 1983, seems to have been considered and/or operated as a single building with 904 First Avenue S, addressed at 902 First Avenue S.
- 1955, a salesroom for the John E. Amberg Company, (television sets).
- 1960, the tenant was rubber goods manufacturer H. K. Porter, Inc.
- 1965 -1970, Greenway Aluminum Co. 1975, Herzog Aluminum Co.
- 1983, Seattle Office Systems. 1986 -1994, Automated Equipment. The building at 902 was used for manufacturing, and the building at 904 was used as “additional space.”
- 2000, Universal Marble & Granite Fabricators
- Today, CrossFit gym and chiropractic office.

The Johnson Partnership, 10/8/2019



Figure 13 • 904 First Avenue S, western façade

The Johnson Partnership, 10/17/2019



Figure 15 • 904 First Avenue S, eastern façade

The Johnson Partnership, 10/17/2019



Figure 14 • 904 First Avenue S, southern façade

The Johnson Partnership, 10/17/2019



Figure 16 • 904 First Avenue S, eastern façade



Figure 35 • 904 First Avenue S (formerly 914 First Avenue S), Tax Assessor photo, 1937

ANACONDA WIRE & CABLE CO. BUILDING

Constructed in 1930.

Alterations to the building

- The address for the subject building is sometimes listed as 902 First Avenue S.
- 2000 Pioneer Square Preservation Board Certificate of Approval (COA). for The Occidental Avenue S entry and the recessed entry at the First Avenue façade

“Change of use of 1,660 square feet on ground floor space from warehouse to retail art gallery. Architectural alterations – Paint the west building façade redish [sic]-brown with gray trim; paint the east façade gray with redish [sic]-brown trim; create new recessed entries with out-swinging doors on both façades, paint 10”-tall white signage lettering above the entries, and install gray gooseneck light fixtures on the east and west façades.”

Since that COA in 2000 the paint scheme has changed, as have the lighting fixtures.

History of ownership and tenancy

- Constructed and initially owned by the C. H. Frye Investment Co. in 1929 for \$30,000.
- 1929 built with tenant Anaconda Wire & Cable Company already signed.
- By 1937 the building was owned by the Alaskan Copper & Brass Corporation.
- Tenants 1934-1944 across 3 storefronts:
 - Anaconda Wire & Cable Company, Worthington Pump & Machinery Corporation, Battle Creek Food Company (in 1937, previously and subsequently known as Kellogg’s), Hart Manufacturing Co. (1938).
- 1951-1983, City Directory has no listings for 904-922 First Avenue S (all listed at 902).
- 1982 Laminates Unlimited (addressed as 902 First Avenue S).
- 1986 -1994, used as additional space for Automated Equipment (also at 902).
- 2000-2006 The Artists’ Gallery of Seattle.
- As of March 2021, the building contains three units: a sports bar, commercial kitchen, and machine shop.

Seattle and the Orient, pamphlet by Alfred D. Bowen

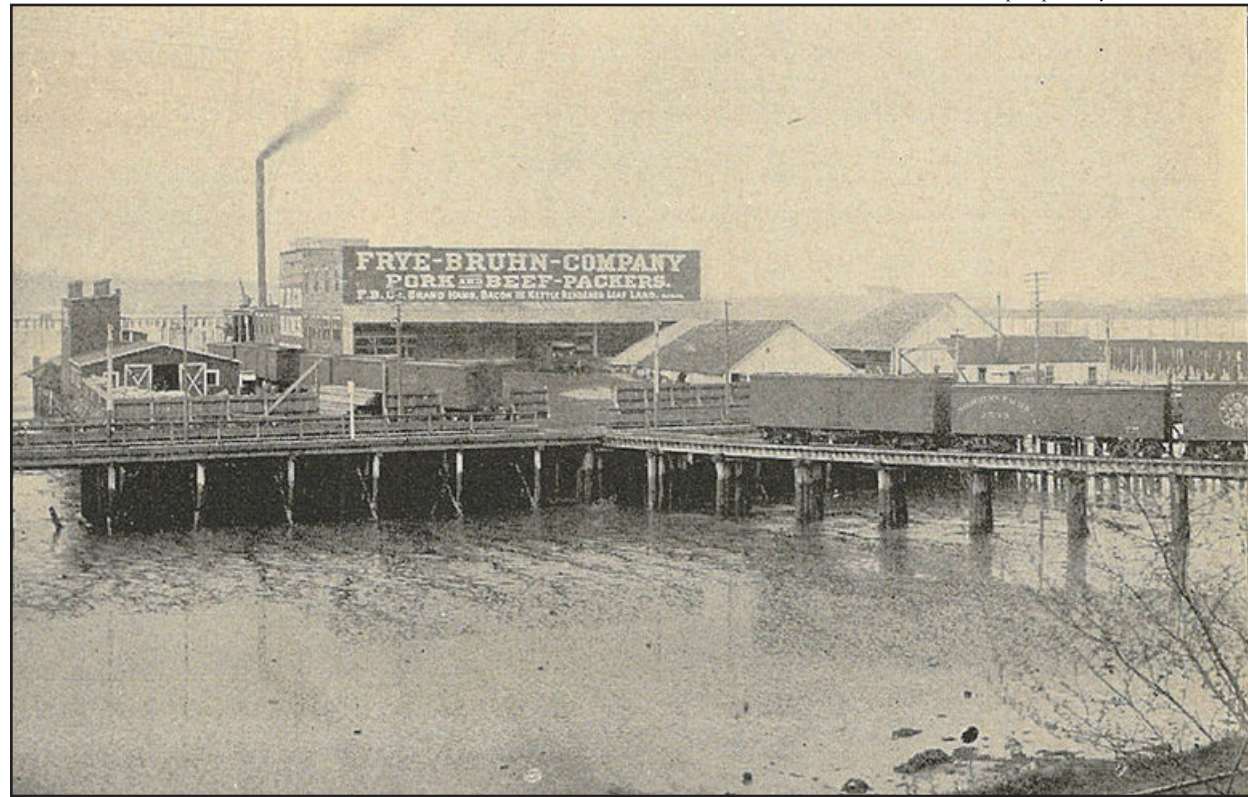


Figure 37 • Frye-Bruhn Company, Seattle tideflats, 1900

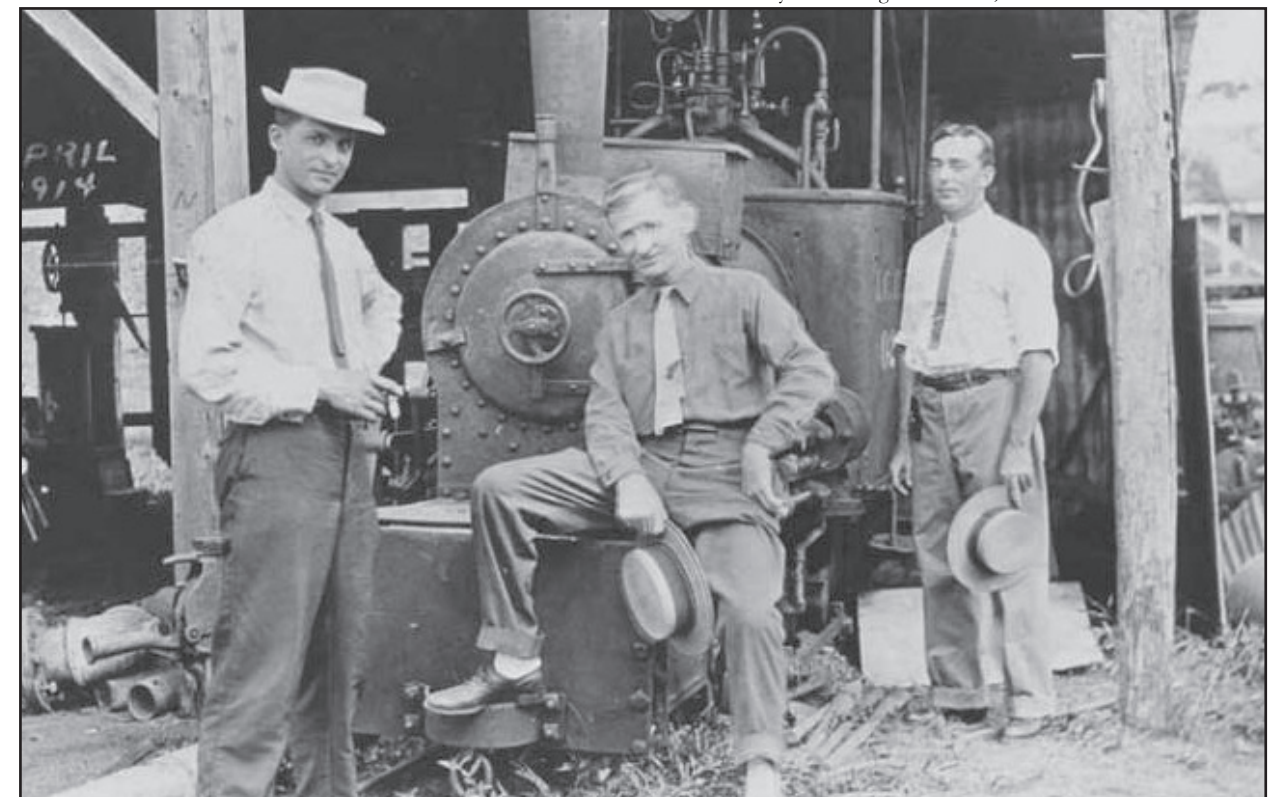


Figure 39 • Morris Rosen (left) at Alaskan Copper Works, Seattle, 1914

Frye Art Museum, Charles & Emma Frye Collection



Figure 38 • Charles and Emma Frye, painted by Henry Raschen, 1913

University of Washington Libraries, Photo Coll. 650.RosenWilliam2

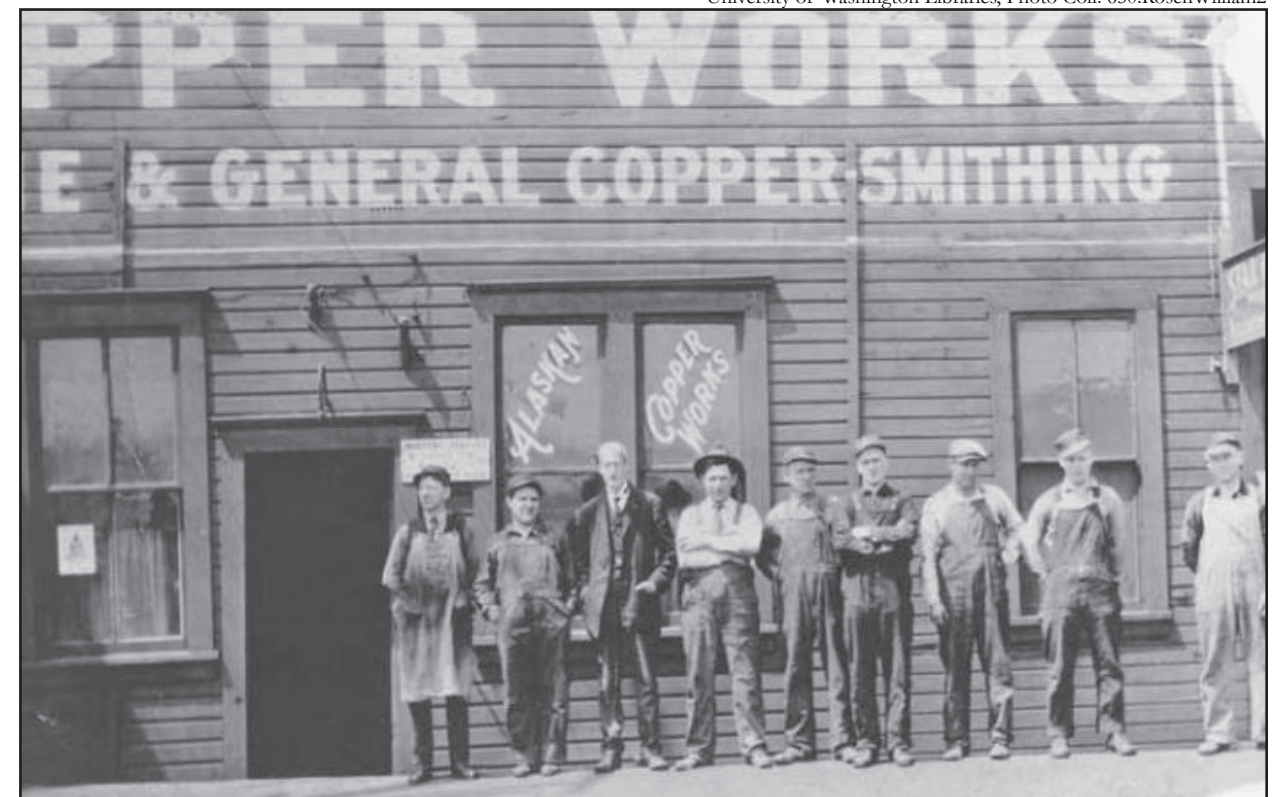


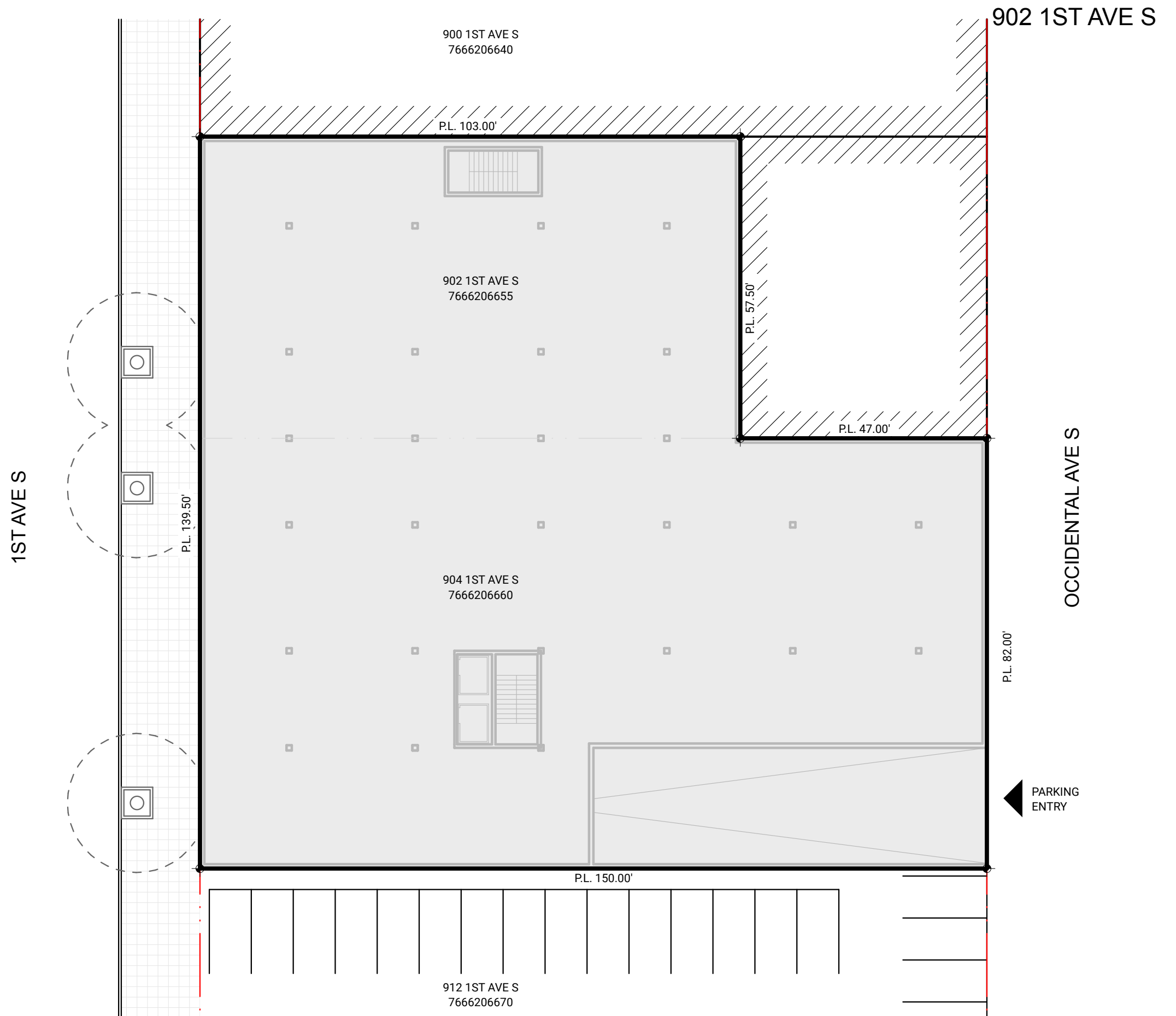
Figure 40 • Workers at Alaskan Copper Works, ca. 1918

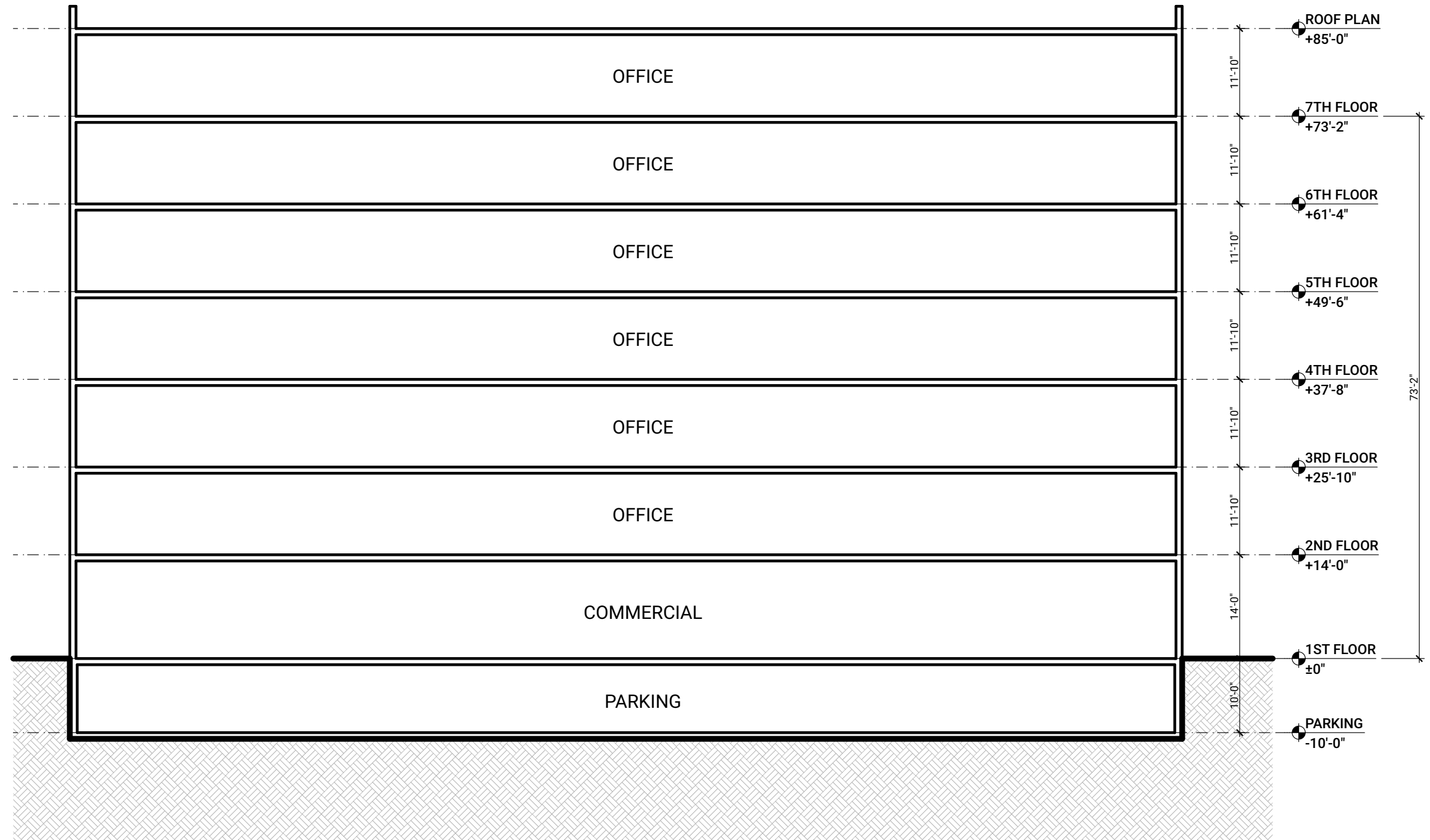
SITE INFORMATION

ADDRESS: 902 1ST AVE S
 PARCEL: 7666206655
 LOT SIZE: 5,923 SF
 ZONE: PSM-85-120
 HISTORIC DIST: PIONEER SQUARE PRESERVATION DIST
 URBAN VILLAGE: DOWNTOWN (URBAN CENTER)

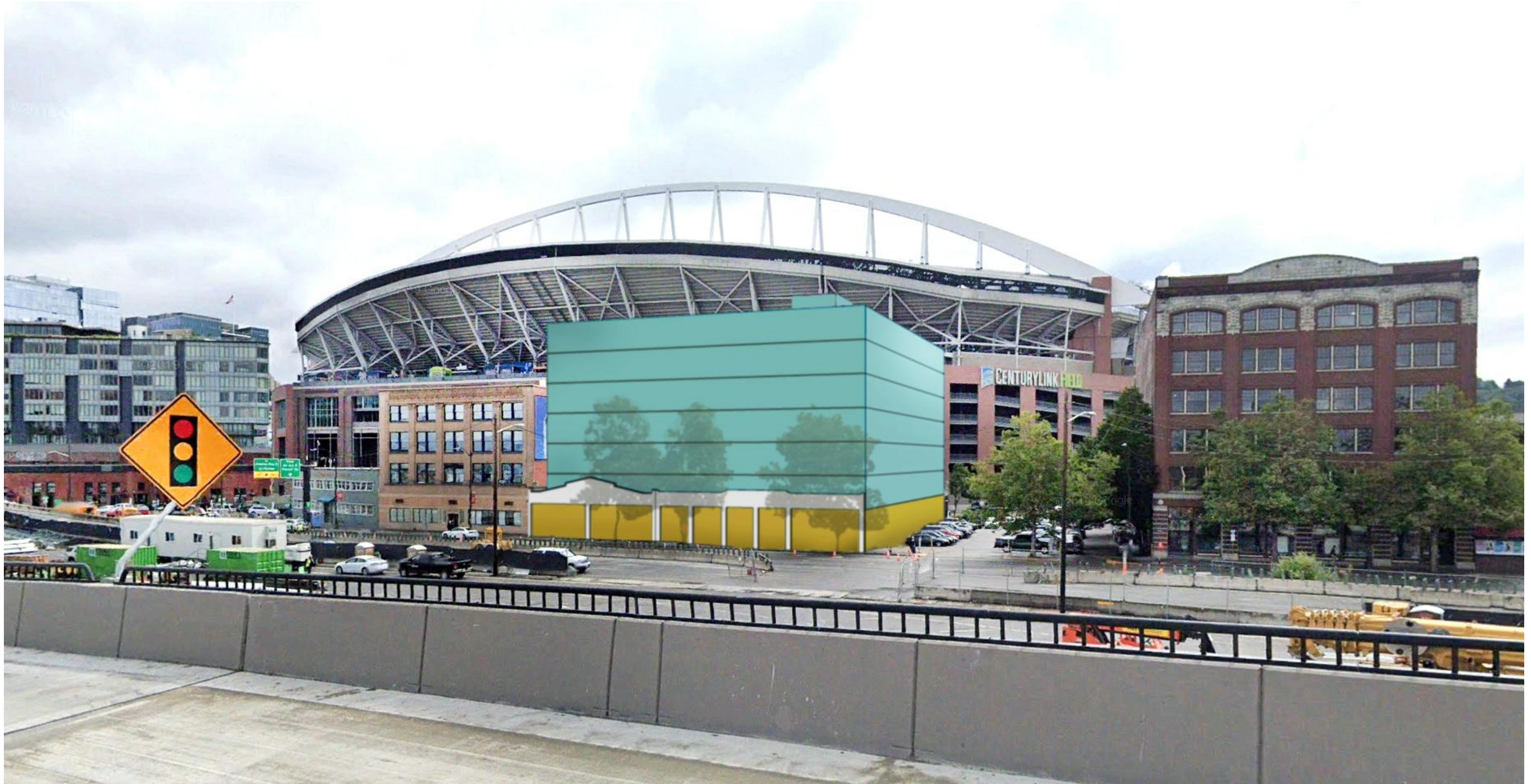
ADDRESS: 904 1ST AVE S
 PARCEL: 7666206660
 LOT SIZE: 12,300 SF
 ZONE: PSM-85-120
 HISTORIC DIST: PIONEER SQUARE PRESERVATION DIST
 URBAN VILLAGE: DOWNTOWN (URBAN CENTER)

SITE PLAN





SECTION - OFFICE



MASSING OPTION 1

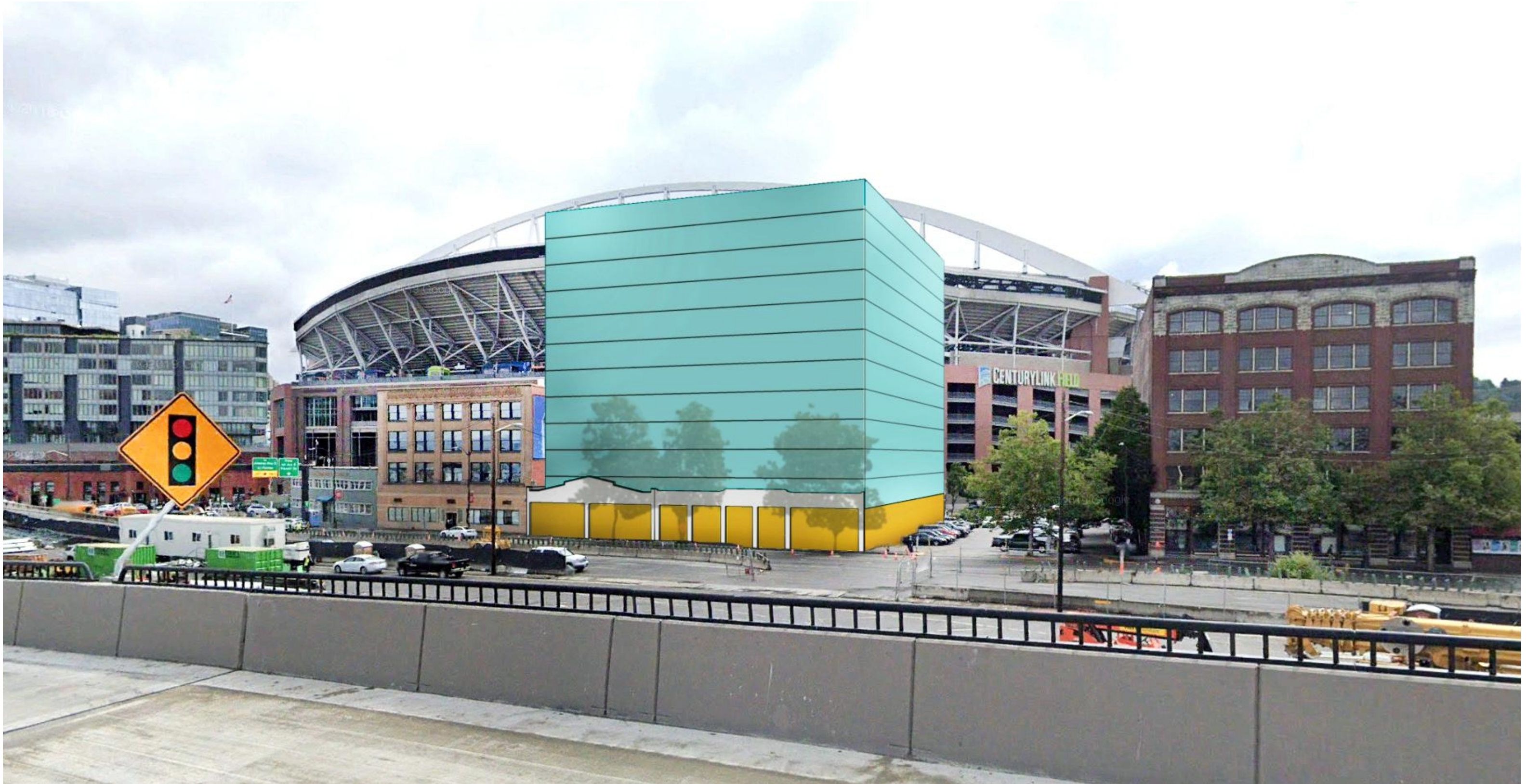
OFFICE USE: 7 STORIES, 85' HIGH
With potential re-use of existing concrete facade elements



OPTION 1 - AERIAL LOOKING NE



OPTION 1 - AERIAL LOOKING SE



MASSING OPTION 2

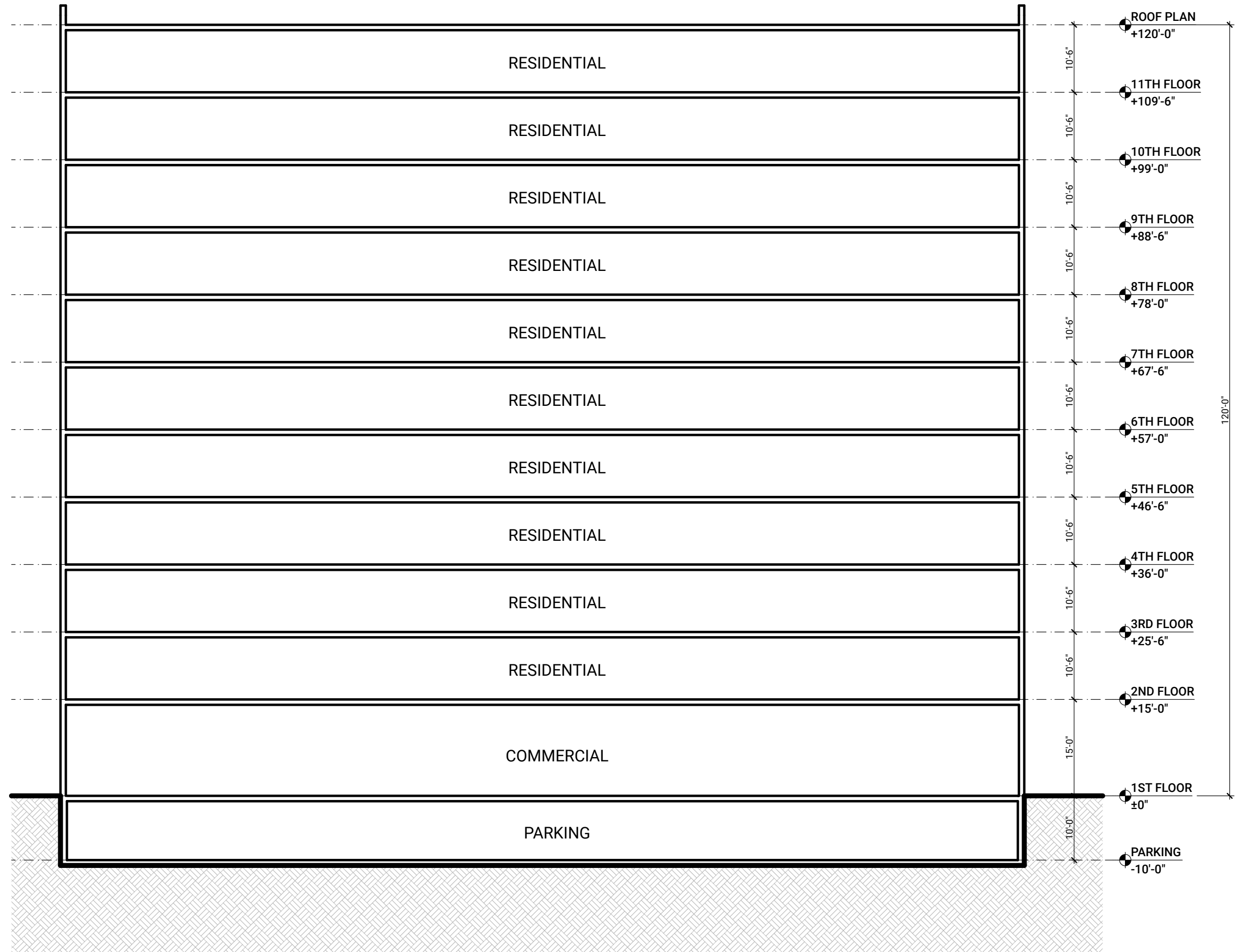
RESIDENTIAL USE: 11 STORIES, 120' HIGH
With potential re-use of existing concrete facade elements



OPTION 2 - AERIAL LOOKING NE



OPTION 2 - AERIAL LOOKING SE



SECTION - RESIDENTIAL