

UNITED STATES DEPARTMENT OF THE INTERIOR
 NATIONAL PARK SERVICE

DATA SHEET

FOR NPS USE ONLY

RECEIVED DEC 8 1976

DATE ENTERED OCT 21 1977

**NATIONAL REGISTER OF HISTORIC PLACES
 INVENTORY -- NOMINATION FORM**

 SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
 TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS
1 NAME

HISTORIC

McCabe Building

AND/OR COMMON

2 LOCATION

STREET & NUMBER

3120 Hewitt Avenue

__NOT FOR PUBLICATION

CITY, TOWN

Everett

CONGRESSIONAL DISTRICT

2nd - Lloyd Meeds

STATE

Washington

__ VICINITY OF

CODE

53

COUNTY

Snohomish

CODE

061

3 CLASSIFICATION**CATEGORY**
 __DISTRICT
 BUILDING(S)
 __STRUCTURE
 __SITE
 __OBJECT
OWNERSHIP
 __PUBLIC
 PRIVATE
 __BOTH
PUBLIC ACQUISITION
 __IN PROCESS
 __BEING CONSIDERED
STATUS
 OCCUPIED
 __UNOCCUPIED
 __WORK IN PROGRESS
 __ACCESSIBLE
 __YES: RESTRICTED
 YES: UNRESTRICTED
 __NO
PRESENT USE
 __AGRICULTURE
 COMMERCIAL
 __EDUCATIONAL
 __ENTERTAINMENT
 __GOVERNMENT
 __INDUSTRIAL
 __MILITARY
 __MUSEUM
 __PARK
 __PRIVATE RESIDENCE
 __RELIGIOUS
 __SCIENTIFIC
 __TRANSPORTATION
 __OTHER:
4 OWNER OF PROPERTY

NAME

Christophers Limited

STREET & NUMBER

3120 Hewitt Avenue

CITY, TOWN

Everett

__ VICINITY OF

STATE

Washington 98201

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Snohomish County Administration Building

STREET & NUMBER

CITY, TOWN

Everett

STATE

Washington 98201

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Survey of Everett Buildings, 1890-1905. By David Dilgard and Margaret Riddle for the City of Everett Department of Community Development.

DATE

1974

__FEDERAL __STATE __COUNTY LOCALDEPOSITORY FOR
SURVEY RECORDS

City Hall, Everett Public Library, Everett Community College

CITY, TOWN

Everett

STATE

Washington 98201

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

GENERAL STATEMENT

The McCabe Building is an imposing two-story brick-masonry business block with Richardsonian Romanesque features which was erected on the east side of the Everett peninsula in 1892. Designed by popular East Side architect Frederick A. Sexton, it was one of the finest buildings raised in the sub-community which grew up around the Snohomish River landing. The building had been only partially occupied in recent years. In the past few months, however, under terms of a new lease with purchase option, the building was refurbished inside and out for full utilization as a restaurant and lounge entitled "The Brokerage."

LEGAL DESCRIPTION

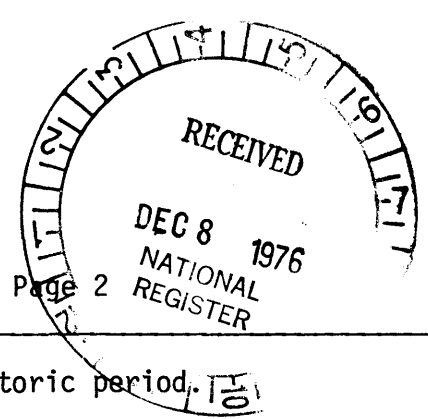
The McCabe Building is located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 20, T.29N., R.5E., of the Willamette Meridian. The site occupies Large Lots 1 and 2 and Lot 3, Block 697, Swalwell's First Addition to the Plat of Everett.

THE SETTING

The building occupies the Southwest corner lots at the intersection of Chestnut Street and Hewitt Avenue, Everett's historic main thoroughfare linking the Snohomish River side of the peninsula, on the east, to Port Gardner Bay on Puget Sound, on the west. It was down this broad avenue stretching little over a mile and a half from shore to shore that President Theodore Roosevelt paraded with mounted escort, bands and militia on May 23, 1903, during a campaign tour of the West. From the Bay Side dock the presidential party had been taken aboard train and around the point to view the factories, mills and the jetty work then in progress at the mouth of the Snohomish. Disembarking at the east end of Hewitt Avenue, the party climbed into carriages and, with its sizable escort, swept past the McCabe Building and other prominent business blocks decorated for the occasion with patriotic bunting. The procession, incidentally, culminated at a speaker's stand on the opposite end of Hewitt Avenue, and minutes before his return to Seattle by steamer, the President delivered the major address beamed to Washingtonians which earlier had been anticipated by welcoming committees in Tacoma and Seattle.

At the time of its completion in 1892, the McCabe Building was exceptional among its neighbors because of its expansive front and more permanent construction. To the west and across the unpaved avenue stood one and two-story frame buildings oriented longitudinally on narrow lots 25 feet wide. Typically, the gable roofs of these frame structures were disguised by false fronts in a simplified Italianate mode.

Today, the McCabe Building is isolated from the greater part of Hewitt Avenue in visual terms only. The embankments and north and south-bound overcrossings of Interstate Highway 5 are a block to the west. To the north and east, ramps of the Hewitt Avenue Freeway Interchange merge as an approach to the Snohomish River bridge at the foot of Hewitt Avenue, two blocks to the west. Opposite the building on the northwest and northeast corners of the intersection, are vacant lots. In other parts of the immediate neighborhood less in the shadow of freeway development commercial enterprises flourish as usual. The McCabe Building's present-day neighbors, mostly brick-faced structures, are retail and feed stores, wholesale grocery warehouses, a tavern, and an equipment-rental yard.



Utility poles are a part of the scene today as they were in the historic period.

THE STRUCTURE

The McCabe Building is a two-story brick masonry structure on rubble and concrete foundation. Rectilinear in plan, it measures 57 by 70 feet, with the major frontage on Chestnut Street. Exterior brick facing is trimmed with stone string courses and galvanized iron label molds, capitals and balconettes.

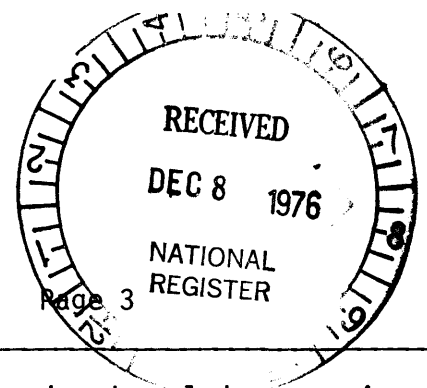
The facade, on Hewitt Avenue, is formally organized. The central entrance under a bold Romanesque arch is flanked by plate glass shop fronts with cast iron frames and bulkheads. Originally, the shops had conventional recessed central entries, but eventually the entries were made flush with the wall plane. The shop front framework is otherwise intact. Originally no doubt, the tympanum of the portal arch was glazed. The original door and its transom or fanlight have been missing for some years. Spandrels above the arch are decorated with goffered brick and are surmounted by a galvanized iron balconette with scalloped brackets and clustered balusters.

Elongated second story openings with flat brick arch heads are fitted with double-hung sash windows with transoms. Piers between the bays are faced with strip pilasters which are flush with the wall plane and striated with corbelled bases, neckings and capitals. Outer bays of the second story are grouped as sets of three windows in which two narrow openings flank a wider central opening. At the center, a pair of narrow segmental arched windows is framed by a slightly projecting section in which corbel tables carry squat clustered columns faced with galvanized metal stamped with foliate frieze. A coffered frieze and rock-faced stone string course form the base for the original flared or corbelled cornice and coffered parapet which have been missing from the building for some time. All of the brick flues which lined the parapet are still standing, but lack their corbelled caps. The corner posts of the entablature are no longer extant. Stamped metal capitals are applied to corner piers at ground story level, and applied capitals in a stylized Romanesque motif are used at the springing of the portal arch.

Similar details are used in a slightly different composition on the east elevation, where on the south end an additional entrance and a window are framed by a double Romanesque arch and a central round column with Romanesque capital. The greater expanse of ground story wall on this elevation is nearly blind, relieved only by two quasi-lunette windows with segmental arch heads placed high in the wall. The west elevation, which initially abutted a frame building, is unembellished, and its openings are limited to the second story.

With its solid mass, refined composition and bold, plastic treatment of brick and trim, the McCabe Building was among the most handsome of Everett's early brick business blocks, a fact acknowledged in local newspapers which chronicled the building boom.

Originally, the interior was finished with ceramic tile in the main vestibule, plaster walls and dark-stained fir woodwork in the Eastlake tradition. The upper story had been closed for many years prior to the recent remodeling and was reasonably intact. The ground floor, however, had been altered for tavern use. On that level brick walls had been exposed, plywood paneling had been added to partitions, the 16-foot ceilings had been lowered, and the original fir flooring had been overlaid.



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As a consequence of the latest remodeling, the exterior was cleaned and sealed, neon signs were removed, balconies and flues were stabilized, and make-shift doors were replaced, some of them with surplus antique doors from the interior. Other than doors, the only additions to the exterior are a domed canopy, or awning, over the portal arch and two globe lamps of appropriate scale on armatures on either side of the main entrance. Inside, the greatly altered ground story was comprehensively remodeled for restaurant use. Upstairs, where offices and lounge of the new enterprise are located, some of the partitioning around the stairhall core was modified, a skylight added, and some brick walls exposed. However, much of the Eastlake trim has been retained as an integral part of the decor. This includes the uppermost section of the massive staircase with its tapered and top-turned balusters, window and door trim with corner bosses and lamb's-tongue moldings a tongue-in-groove wainscot, and molded baseboards.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input checked="" type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1892

BUILDER/ARCHITECT Frederick A. Sexton, Architect
Western Contract Co., Contractors

STATEMENT OF SIGNIFICANCE

GENERAL STATEMENT

The McCabe Building (1892) was among the dozen or more substantial brick buildings erected during Everett's twenty-month boom engendered by Eastern capital and the Everett Land Company. It is significant to the city as one of six commercial buildings of that early, solidly-constructed generation still standing in the downtown core today. The McCabe Building is structurally sound, and, while it was internally remodeled for restaurant use in recent months, its exterior is nearly intact. Moreover, it is believed the only remaining example of commercial work by ambitious, self-trained architect Frederick A. Sexton, who for a time virtually monopolized important design commissions on the east side of the townsite. One of the building's two original investors was William G. Swalwell a public-spirited pioneer who remained active in the development of Everett long after the days of the initial boom.

BACKGROUND OF THE PROJECT

Everett townsite development dates from 1889, when the Rucker family became interested in the peninsula between Port Gardner Bay on Puget Sound and the Snohomish River estuary. Having assessed the harbor potential of the peninsula's long stretch of tideland, the Ruckers purchased the bayfront homestead of Edmund Smith in the winter of 1889-1890. The Great Northern transcontinental railroad was expected to reach tidewater at this point once it traversed the Cascade Range. With this in mind, the Ruckers began platting a city they designated Port Gardner.

In the meantime, Tacoma lumberman Henry Hewitt, Jr., also had weighed the prospects of the peninsula, and he approached the Ruckers with a compelling proposal to sign over several large tracts. Hewitt's townsite plan was backed by wealthy investors from the East, including John D. Rockefeller. Named for the son of Charles L. Colby, principal owner of the Wisconsin Central Railroad, the Everett Land Company was promptly incorporated with Hewitt as president.

At the basis of the Land Company's plan for developing the townsite was the encouragement of a variety of manufactories and industries which would help to make builders reasonably self-sufficient at the outset and strengthen the city's economy in the long run. Sale of lots began in the fall of 1891, and thereafter the townsite enjoyed an extraordinary boom which lasted until the Silver Panic of 1893 and the subsequent economic slump. The plat of Everett proper, in which principal streets were named for backers of the Land Company, was filed in February, 1892. Lumber mills and three or four brick manufactories operating on the peninsula at an early date greatly facilitated the burst of building activity. Because of a strike, structural iron for the McCabe Building and several of its contemporaries had to be obtained under new contracts from San Francisco. However, brick and

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Dilgard, David, and Riddle, Margaret, "Survey of Everett Buildings, 1890-1905." Prepared for the City of Everett Department of Community Development (1974), pg. 8.

Dilgard, David, Miscellaneous Research Notes 1971-1974, Everett, Washington.

"Classic in Style," The Everett Herald (May 26, 1892), 1. Description of architect's plans for the building. (continued on attached page)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one

UTM REFERENCES

A	1,0	5,6,0	6,4,0	5,3	1,4	0,6,0
	ZONE	EASTING		NORTHING		
C						

B			
	ZONE	EASTING	NORTHING
D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Elisabeth Walton Potter, Historic Preservation Specialist

ORGANIZATION

Office of Archaeology and Historic Preservation

DATE

April, 1976

STREET & NUMBER

P. O. Box 1128

TELEPHONE

(206) 753-4117

CITY OR TOWN

Olympia

STATE

Washington 98504

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Aubrey M. Skelton

TITLE

State Historic Preservation Officer

DATE

November 30, 1976

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Robert B. Keith

DATE

10/24/77

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

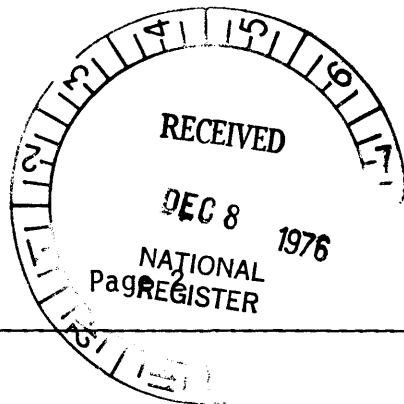
ATTEST:

Robert B. Keith

DATE

10/12/77

KEEPER OF THE NATIONAL REGISTER



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millwork for these projects were manufactured at the townsite.

The McCabe Building was constructed between June and October, 1892, for investors William G. Swalwell and Melvin Swartout. Its cost was reported to have ranged between \$12,000 and \$15,000. As was not unusual, the investors intended that an additional two stories for hotel use eventually would be added to their two-story store and office building. Although the expansion never took place, the site was prepared with a heavy foundation of broken stone and cement in accord with the initial plan. Everett's first public Fourth of July celebration was held atop the foundation. For the occasion, the McCabe Building became an open-air pavilion decorated with greenery and Japanese lanterns. Seating and a speaker's platform also were arranged for the observances.

In September, 1892, Swartout sold his interest in the project to Swalwell, who was at the time bringing to completion the three-story brick First National Bank building on a nearby site at the corner of Hewitt Avenue and Pine Street. The latter building, commonly known as the Swalwell Block, is still standing in a good state of preservation, and is included on the National Register in combination with several adjoining structures of slightly later date.

Reportedly eager to reinvest in other ventures, Swalwell sold his two-story brick building at Hewitt and Chestnut to John B. McCabe of Pittsburgh, Pennsylvania for \$19,000 virtually on the eve of the grand opening. First to occupy the ground story of the new building acquired by McCabe was the U. S. Clothing Company. The store was opened on the evening of October 20 in a ceremony replete with band music, speeches and banquet. U. S. Clothing Company president Colonel Reichenbach, for whom the investors had erected the building, expressed his pride in the completed project and urged the gathering to avoid harboring the impression that the "city" was "too small to support (business) houses of metropolitan proportions."

The building had been designed by Frederick A. Sexton (1842-ca.1930), an enigmatic, English-born and self-trained architect who arrived in Everett, purposefully, at the opportune time. By consistently underbidding his competitors, Sexton was awarded most of the important design commissions on the East Side during the boom. In August, 1892, as construction of the McCabe Building was underway, the Everett Herald reported that Sexton, "the well-known architect," had transferred his office to the two-story brick Bast Block on Hewitt Avenue - a sure indication of the architect's rapid rise. At present, little else is known about the figure who helped shape the Everett townsite beyond the fact that he practiced architecture in Seattle between 1901 and 1911 and is believed to have eventually moved to Tacoma.

The Everett Herald (July 14, 1892), 1. Note on business-house construction in progress along Hewitt Avenue.

The Everett Herald (July 28, 1892); (August 4, 1892). Notes on contract for structural iron.

The Everett Times (October 19, 1892). Building acquired by John B. McCabe.

The Everett Times (October 26, 1892). U. S. Clothing Co. formally opens new store in "the McCabe block."

