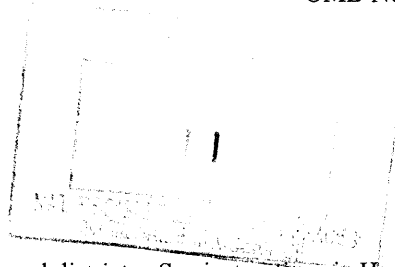


**United States Department of the Interior
National Park Service**

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**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1 Name of Property

historic name Northern Bank and Trust Building
other names/site number Seaboard Building

2. Location

street & number 1500 Fourth Avenue not for publication
city or town Seattle vicinity CBD
state Washington code WA county King code 033
zip code 98101

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] 2/4/03
Signature of certifying official Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:
 entered in the National Register
 See continuation sheet.
 determined eligible for the
National Register
 See continuation sheet.
 determined not eligible for the
National Register
 removed from the National Register
 other (explain): _____

[Signature] 3/20/03
Signature of Keeper Date of Action
Edson H. Beall

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property (Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property (Do not include previously listed resources in the count.)

- | Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 1 | | buildings |
| | | sites |
| | | structures |
| | | objects |
| 1 | | Total |

Number of contributing resources previously listed in the National Register: NA

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>Commerce/Trade</u>	Sub: <u>Business</u>
<u></u>	<u>Financial Institution</u>
<u></u>	<u></u>
<u></u>	<u></u>

Current Functions (Enter categories from instructions)

Cat: <u>Commerce/Trade</u>	Sub: <u>Business</u>
<u></u>	<u>Financial Institution</u>
<u>Domestic</u>	<u>Multiple Dwelling</u>

7. Description

Architectural Classification (Enter categories from instructions)

Late 19th & 20th Century Revivals
Beaux Arts

Materials (Enter categories from instructions)

foundation Concrete
roof Asphalt, built-up
walls Steel-frame, brick, terra cotta, glass, combination of wood and aluminum window frames
other Granite and travertine at the base, stucco on the 11th floor residences

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See attached pages

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance

1906 to 1930

Significant Dates

1907, 1910, 1927

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

William Doty Van Siclén, Architect

Stirrat & Goetz, Builder

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

See attached pages

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____

This property also has completed the National Park Service Historic Preservation Certification Process

Primary Location of Additional Data

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: _____

10. Geographical Data

Acreage of Property Less than one

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing
1	<u>10</u>	<u>549981</u>	<u>5273015</u>	3	_____
2	_____	_____	4	_____	_____

____ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

See attached pages

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

See attached pages

11. Form Prepared By

name/title Jane Lewis (assisted by Larry E. Johnson, The Johnson Partnership, Seattle)

organization Pine Street Group L.L.C. date November 7, 2002

street & number 1500 Fourth Avenue telephone 206-340-9217

city or town Seattle state WA zip code 98101

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Pine Street Associates II L.L.C.
street & number 1500 Fourth Avenue telephone (206) 340-9897
city or town Seattle state WA zip code 98101

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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name of property Northern Bank and Trust Building
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DESCRIPTION

The eleven-story Northern Bank and Trust Building, now known as the Seaboard Building, is located on the northeastern corner of the intersection of Fourth Ave. and Pike St. on the north end of Seattle's Central Business District. The building is trapezoidal in plan. This shape responds to the angle once created by Westlake Ave., which used to run diagonally through the north portion of downtown, terminating at the intersection of Fourth Ave. and Pike St. The building runs 110.89 feet along Pike St., 109.01 feet along Fourth Ave., 66.82 feet along its north common wall, and 110.08 feet along the eastern alley. The building's southwest elevation is a chamfered corner of the intersection of the south and west elevations. This chamfered corner is approximately 11.0 feet long and gives the building the illusion of being a "Flatiron" structure, similar to the nearby Times Square Building, although the building plan is nearly rectangular. The building is steel framed with a non-load-bearing cladding of masonry and terra cotta.

The three sides of the building facing the intersecting streets of Fourth Ave. and Pike St. are the primary elevations of the structure. On these elevations, the lower two stories of the building (street level and false mezzanine) are sheathed with cream-colored terra cotta and form the building's classical base. The floor-to-floor height from the first floor to the false mezzanine/second floor is 18.5 feet. The floor-to-floor height from the false mezzanine/second floor to the third floor is 11.3 feet. Above this is a relatively unadorned shaft of six floors veneered with tan brick. The floor-to-floor heights of these floors are approximately 10.5 feet. The building's crown, floors nine and ten, is distinguished by a richly ornamented Beaux Arts classical entablature and cornice of both sculpted terra cotta and brick veneer. The tenth floor, originally the uppermost floor, has a slightly higher floor-to-roof height of 16.0 feet. The building's overall height from street level to the top of its parapet is 124.25 feet. A new penthouse containing custom residential units and mechanical equipment was recently constructed above the original roof structure, adding an additional 8.1 feet to the height of the structure. The extended elevator shaft is the highest point of the building at 142.75 feet above street level.

Primary Elevations

The three primary elevations and historic façades, the west, southwest, and south, retain a high degree of integrity. The building's base is laid up as overlapping rectangular rusticated chamfered blocks rendered in glazed, cream-colored terra cotta. A series of large horizontal rectangular windows with bronze colored aluminum sash are located on the second floor/false mezzanine. The base is crowned with a corbeled classical cornice that also projects slightly from the face of the building to become the sill plate for the upper office shaft.

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The building's main entrance is located on the west elevation and provides access to the building's elevator lobby. The entrance vestibule, crowned by its classical cornice, is essentially unchanged since the building received new street-level terra cotta facing in 1927. The base of the vestibule doorway is a short gray granite wainscott. A scrolled bead molding wraps around and frames the outer edge of the vestibule doorway. A low relief of stacked filigreed urns ornaments the intrados of the doorway's flat arch. The southern vestibule wall is sheathed with travertine. The building's historic bronze-framed directory is mounted on this wall. The northern wall is also sheathed with travertine and also contains hardwood sash looking through to a small vestigial display window space. The vestibule's ceiling is paneled plaster. The building's two pair of store doors are dark stained hardwood and they are surmounted by a large divided-lite transom window. The vestibule floor is patterned terrazzo.

One street-level bay to the north of and adjacent to the building lobby entrance vestibule retains some portion of the historic 1927 bronze decorative frieze over the storefront windows. A bronze framed display window is mounted in this bay. A louvered metal grill is mounted above the frieze.

At the northern end of the west elevation and the eastern end of the south elevation are the street facades of an existing bank branch. Granite and ceramic tile sheathing is installed on the columns from the street level to approximately the mezzanine floor height. Contemporary aluminum storefront entries are installed between the columns and rectangular metal awnings are either projected or suspended over the storefront windows or entries.

The remaining two street-level tenant spaces, wrapping around the corner of the building and continuing east, have recently installed storefronts with granite sheathed square columns, fabric awnings suspended from steel frames, and contemporary aluminum storefront glazing and entries.

Above the base, the west and south elevations are nearly identical in composition and ornamentation, although because of the geometry of the building, the south elevation is composed of six bays and the west elevation is composed of seven bays. The narrower chamfered southwest is as similar as its width allows. The outer bays of the west and south elevations project slightly to emphasize the building's corners.

The six-story office shaft is sheathed with tan colored "dry-press" brick masonry with thin mortar joints and features horizontal rows of wood one-over-one double-hung windows. These windows are grouped in pairs, except on the chamfered southwest elevation where the short width only allows the placement of one window per floor. The windowsills are fabricated of cream-colored terra cotta. On either side of the projected end bays and directly beneath an upper intermediate terra cotta cornice are pairs of terra cotta wreathed cartouches. A pair of the wreathed cartouches is also located on both sides of the upper double-hung windows on the chamfered southwest elevation. A pair of high-relief

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terra cotta lion heads is located above each cartouche and within the field of the upper band of the intermediate cornice.

The building's upper crown is composed of two floors, with the central bays on the west and south elevations recessed even further from the building's principal façade, creating a false loggia on each face. Each loggia is comprised of fluted two-story half-round engaged columns. The columns are accented with four horizontal bands and ionic capitals decorated with garlands and tassels. Within each of the loggia are large tripartite wooden-sash windows with transom lites. Each loggia is topped with an entablature consisting of a high-relief vine and flower motif frieze with buttons above each column. All windows in the upper crown extend two stories and are interrupted at the floor line by decorated terra cotta spandrels. The prominent terra cotta crowning cornice is composed of a row of dentils below large rectangular corbels supporting a molding band with regularly spaced lion heads. These lion heads repeat the motif from the intermediate cornice below. The crowning cornice is indented on both the west and south elevations to follow the line of each loggia. The cornice is further decorated with scrolled cartouches with surrounding garlands and swags.

Non-primary Elevations

The north elevation is a partial elevation extending upward from the seventh floor to the roof. The wall below the seventh floor is a common wall to the adjacent building to the north. The surface of the elevation is fairly utilitarian with painted cement parging over concrete. A terra cotta and brick return of the west elevation is located on the extreme western side of this elevation. This elevation consists of four floors of five pairs of regularly spaced window openings. The second pair of openings from the western side on each floor was fitted with metal grills to facilitate balconies. Aluminum clad one-over-one insulated window units are installed in the remainder of the window openings.

The eastern elevation is located adjacent to the alley on this side. It consists of portions of the original elevations, floors one to two and the northern and southern sides of floors three through ten, as well as a newly constructed infill addition. A terra cotta and brick return of the west elevation is located on the extreme southern side of this elevation. The original elevations are of painted parging over concrete and contain a mixture of older steel-framed widows, new aluminum-clad wood windows, and new louvered openings within the original window openings. Floors two through six retain most of the older steel frame windows. Floors seven through ten are fitted with new aluminum clad wood windows. Select window openings on floors seven through nine were infilled with reinforced concrete as part of a seismic upgrade. A new aluminum panel and window system was installed to infill the existing lightwell from floors two to ten.

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Interior

The building entrance and elevator lobby is a relatively small space of less than 500 square feet. The room's square concrete columns are finished with plaster and capped with decorative egg-and-dart motif plaster capitals. An upper decorative cornice frieze, composed of a bezant molding and an upper cove molding, circles the walls where they intersect with the ceiling. Leaded glass elevator shaft lites are fitted above each elevator door. The lites were originally backlit by windows within the building's lightwell. A stairway accessing the building's upper floors is located to the north of the space. This original stairway retains its ornamental metal railing and patterned terrazzo landings. A utilitarian basement stairway is located to the south of these stairs.

The upper office floor interiors were recently demolished to their skeletal structure and the original lightwell was filled in with either leasable floor space or mechanical equipment. Floors two through six were renovated as shell commercial tenant spaces. Floors seven through ten have been converted to residential condominiums. Some of these floors retain the original patterned terrazzo hallway floor under new carpeting.

A new penthouse containing custom residential units and mechanical equipment was constructed above the original roof structure. The penthouse is sheathed with beige stucco over steel framing.

The entire building has been brought up to current building codes and state-of-the-art mechanical and electrical systems were recently installed throughout the building.

Alterations

The street-level and false mezzanine-level façades have been altered many times in response to the needs of various tenants. The elevations above the base are relatively unchanged from the original configuration when floors five through ten were added as originally planned between 1909 and 1910.¹

Between 1909 to 1927, the building had two major entrances: the entrance located at the mid-point of the west elevation along Westlake Ave. leading to the building lobby, and the entrance to the Northern Bank and Trust lobby located on the chamfered corner. The remaining street-level façade was composed of storefront show windows and store entrances framed between rectangular rusticated columns. A decorative wreath topped each column. A heavy projecting rectangular-shaped sill course at the bottom of paired wooden double-hung windows was located on the false mezzanine level. This sill line projected further above the main entrance for emphasis. The base was crowned with a corbeled classical cornice that also projected slightly from the face of the building to become the sill plate for the upper office shaft.²

The eastern side of the building facing the adjacent alley contained an eight-story lightwell that rose above a flat roof over a portion of the ground floor interior. Four pyramidal skylights were at

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sometime located on the lightwell roof. The surfaces of the lightwell elevations and the elevation facing the alley were painted cement parging over concrete. These secondary elevations had one-over-one steel-framed windows. A steel fire escape extending from the roof to the lightwell roof was located on the north side of the lightwell.

The building's corner location was originally the main office of the Northern Bank and Trust Company. A photograph in the 1907 issue of the *Pacific Builder and Engineer* depicts its interior as it was designed and built by Gorham & Weber Co. The fixtures were built of Tabasco mahogany with a verde marble base and bronze grillwork at the teller cages. The teller cage partitions were accented with art glass. A white marble staircase situated near the corner entrance led down to a lower level lobby in the basement that provided access to the bank's vault, directors' offices, and private rooms.³ The remainder of the basement contained utility areas and vaults located under the sidewalk along Fourth Ave.⁴ The remainder of the main floor was divided into tenant spaces.

The upper office floors, including the false mezzanine, were divided into suites and individual offices. These offices were generally arranged along a double-loaded corridor that extended eastward from the north and south sides of the elevator lobby, stair, and restroom core located on each floor. The floor surface of the elevator lobby, corridors, and stairways of the upper office floors were terrazzo.⁵ The inner offices along this corridor received natural light from the lightwell.

The building was renamed the Seaboard Building in 1922.⁶ The entire terra cotta facade of the base was replaced in 1927, when the Dexter Horton National Bank, which had taken over the corner bank location in 1925, relocated to the eastern side of the building.⁷ This alteration created a more monumental facade section along the eastern end of the south elevation along Pike St., differing significantly from the more transparent storefronts wrapping around the remainder of the building.

A pair of Romanesque arched entries of glazed terra cotta for the bank entrance provided a major focal point for the southern facade. Above the entry were eight small inset casement windows on the false mezzanine/second floor level. Large windows with decorative cornices flanked the entries. A rectangular low-relief cartouche was mounted above each window. Each arch was crowned with a scrolled keystone. The name of the bank was mounted above these keystones with raised letters. A pair of high-relief glazed terra cotta hooded Art Nouveau figurines framed the beginning and end of the bank name.

The building lobby entrance was also modified to a simple rectangular entrance crowned with a simple classical architrave. A marble slab with bronze letters spelling out "Seaboard Building" was placed within the architrave.

The new storefront windows along Pike St. and Westlake Ave. had upper brass or bronze metal frames that held recessed awning pockets concealing retractable fabric window awnings. A decorative metal frieze and an electrified commercial signage frieze were located above these

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frames. Bartell Drug Stores, a local retail chain, located its fourteenth store at the corner location in 1929. The company's trademark cloverleaf, rendered in bronze, was mounted above a metal awning projecting from the chamfered corner. This renovation resulted in the destruction of most, if not all, of the fixtures and detailing of the original bank interior located within the corner location.⁸

The remainder of the building's base was modified at this time with larger plate glass store windows inserted into the façade of the false mezzanine. These new windows were framed with thin bronze frames surrounding large rectangular plate glass windows. These windows also had retractable awnings and were crowned by a decorative metal frieze. The false mezzanine windows extended along the entire west and southwest elevations and across to the mid-point of the south elevation, where they changed to the smaller paired windows above the new bank façade.

In 1955, the false mezzanine window spacing on the eastern end of the south facade was regularized by replacing the smaller inset casement windows with the large configuration of the remaining false mezzanine windows.⁹ This modification tended to de-emphasize the bank entrance. The bronze frames around all of the false mezzanine windows were also removed. The large glazed terra cotta entry arches and other decorative glazed terra cotta detailing were also removed and replaced by a simple rectangular opening. The historic bank interior located at the eastern end on the ground floor was demolished sometime between 1979-81, and replaced by an undistinguished contemporary interior.¹⁰ This renovation also included the removal and in-filling of the skylights located on the lightwell roof above the bank. Internationally known architect Paul Thiry was involved with at least some of these alterations.

Rivkin Jewelers, a local jewelry retailer, extensively modified the retail space at the southwest corner of the building in 1947.¹¹ The façade was treated in a contemporary Moderne style with the installation of stainless steel framed plate glass windows and aluminum storefront doors. The surface of the façade was covered with flush Burgundy Vitrolite (glass) panels. The Vitrolite panels were heavily damaged over time, particularly during World Trade Organization protests in 1999. Damage was so extensive that restoration was deemed impractical.

Beginning in 1976, Nordstrom, a major apparel retailer, leased the upper floors of the building and extensive renovations converted these floors to an open landscape corporate office space.¹² These renovations included demolishing all office partitions, adding new restrooms and remodeling the existing restrooms on all floors. A dropped acoustical ceiling that obscured the room's ceiling detail was added to the entrance/elevator lobby. A steel-framed skybridge was constructed across the alley from the eastern side to connect to the Nordstrom corporate offices in the adjacent 1926 Ranke Building. Steel parapet bracing was also installed during the renovation and a sheet metal parapet cover was added that partially obscured terra cotta detail on the outer parapet wall.

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Between 2000 and 2001, the building was totally renovated by its current owners.¹³ This renovation included appropriate cleaning and re-pointing of the building's exterior brick masonry and terra cotta, and repair and replacement of the wood windows on the upper floors. The western entrance/elevator lobby was enlarged and the interior surfaces were restored or renovated as appropriate to the situation. In addition, joining the long-term bank branch were two new street-level tenants, occupying the corner and center locations along Pike Street and completing sympathetic storefronts. All work was approved in advance by the City of Seattle Landmarks Preservation Board and has recently been certified as being consistent with the Secretary of the Interior's Standards.

1. Polk, 1910, photo advertisement. *See figure 2.*
2. The architect's rendering for the building shows a slightly different design for the base with an arched window above the main entrance on the Westlake Ave. street front. *See figure 1.*
3. *Pacific Builder & Engineer*, October, 1907.
4. Most of the original sidewalk vaults were in-filled during the construction of the Westlake Park.
5. Remnants of the original terrazzo floor still exist in the building and are best seen in the north stairway.
6. Kreisman; Polk, 1922, has first listing of Seaboard National Bank at this address.
7. Polk, 1924, has last listing for Seaboard. Polk, 1925, shows first listing for Dexter Horton at this address. King County tax record indicates major building improvement in 1927.
8. A remnant of the original plaster crown modeling still exists in one of the retail spaces along Pike St.
9. McClelland & Osterman.
10. Kreisman.
11. *ibid.*
12. Kober.
13. NBBJ.

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SIGNIFICANCE

The Northern Bank and Trust Building was one of the earliest substantial office buildings to be constructed in the area of Fourth and Pike in Seattle's downtown. Its construction was a reflection of the gradual early 20th century expansion of the business community northward from its origins in Pioneer Square to major focal points along Second Ave., later Third Ave., and then Fourth Ave.

The construction of this building, as well as the construction of several new buildings such as the Moore Theater and Hotel (E.W. Houghton, 1908, 1932 Second Ave., Seattle) built within the area immediately to the northwest, was an indication of investors' confidence in the northward expansion of downtown. By locating in this building, the Northern Bank and Trust Company was in the vanguard of commercial and financial institutions that began to locate further north and east of the established commercial core, which had been primarily clustered along Second Ave. from Cherry St. north to Pike St.

The first notice concerning construction of the building that later became known as the Northern Bank and Trust Building appeared in the January 13, 1906, issue of *Pacific Builder and Engineer*.

*"James Stirrat and Herman Goetz, members of a local contracting firm, have completed a deal by which they became possessors of a fifty-year lease on the property at the corner of Pike St. and Fourth Ave. It is the intention of the lessees to commence the erection of what will in time be a ten-story steel building on the property within two months (sic). It is probable that only four stories will be built at this time. The lower ground floors will be adapted for stores and the upper stories will probably be used for office purposes or possibly for a hotel. Neither plans nor details have been decided as yet."*¹

By March 10, 1906, it was reported that Stirrat and Goetz had

*"... assigned to architect W. D. Van Siclén the preparation of plans for their brick building at the northeast corner of Fourth and Pike. They proposed to build four stories this year and six more later. Total cost to be in excess of \$200,000."*²

The April 21, 1906, issue of *Pacific Builder and Engineer* announced that the building would be called the Northern Securities Building and that the corner store space would be designed to house the headquarters of Northern Bank and Trust Company.³ The building opened in 1907 with five floors, as originally planned. It is unknown today why the building was constructed in two phases. Photos of the completed bank interiors were published in *Pacific Building and Engineer* in October 1907. Between 1909 and 1910, the final five stories were added as planned at a cost of \$100,000.⁴

With the addition of these five floors between 1909 and 1910, the Northern Bank and Trust Building became the tallest building in the northern section of downtown. Its ten-story height may have influenced the development of the Joshua Green Building (John Graham, Sr., 1912, 1425 Fourth

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Ave., Seattle) and others that were similar in scale as well as height. In addition to its prominent height, the Northern Bank and Trust Building's appearance was further accentuated by its location at the convergence (at the time) of three major streets, which lends visual prominence to the building even today.⁵

The Northern Bank and Trust Building's three street-front façades, styled in a highly detailed Beaux Arts Classicism, represent one of the finest extant examples in Seattle of this genre applied to high-rise buildings. Its street-front base, the body of the office shaft, and the finely detailed crowning cornice combine to create an exceptionally well proportioned classical composition. Stylistically it is similar to the Hoge Building (Bebb & Mendel, 1911, 701 Second Ave., Seattle) and the Alaska Building (Eames & Young, 1904, 618 Second Ave., Seattle), which are among the earliest skyscrapers in the city. Both are surfaced in brick with high relief terra cotta trim. They represent the period when terra cotta gained popularity as a building material and was particularly popular on façade work. Other Beaux Arts buildings of the period in downtown Seattle that incorporate brick masonry and terra cotta include the King Street Station (Reed & Stem, 1906, Third Ave. S. & King St., Seattle), the King County Courthouse (A. Warren Gould, Henry Bitman, 1912-16, 500 Third Ave., Seattle), and the Hotel Sorrento, (Harlan Thomas, 1908, 900 Madison, Seattle). Shortly after 1910, most major downtown buildings began to be surfaced completely in terra cotta. The nearby Joshua Green Building (1913, 1425 Fourth Ave., Seattle) by architect John Graham, Sr., is just one such example.⁶

Since 1922, when Seaboard National Bank established headquarters in the structure and took over the ground-floor banking operations, the building has been known as the Seaboard Building. The Dexter Horton National Bank acquired the Seaboard National Bank in 1925, with a branch bank occupying the former corner location.⁷ The Dexter Horton Bank built a new bank on the eastern end of the building along Pike St. at street level in 1927, and turned the corner location over to Bartell Drug Stores in 1929.⁸ In 1937, the ground floor spaces were occupied by the Brewster Cigar Co. and Arne Sunde Jeweler along Westlake Ave. Bartell Drug Stores, Jesse S. Hoeslich Jeweler, Green's Apparel and Seattle First National Bank Seaboard Branch occupied the Pike St. ground-floor spaces.⁹ Rivkins Jewelers replaced the Bartell Drug Store in this corner location in 1947.¹⁰

In 1976, Seaboard Associates, owners of the building, completed renovations to the building that included removal of the original office partitioning on floors three through six and floor eight.¹¹ Subsequently, the Pacific Seaboard Group obtained title to the property and exchanged it in 1979 for the 23-story Exchange Building, passing ownership of the Seaboard Building to the Northwest Building Group.¹² Seattle-First National Bank remodeled the bottom three floors between 1979 and 1981.¹³ This renovation probably removed the remainder of the Dexter Horton Bank interior. Nordstrom purchased the building in 1981 and made additional alterations during the 1980s and 1990s.

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name of property Northern Bank and Trust Building
county and State King County, WA

Architect

The architect of the Northern Bank and Trust Building was William Doty Van Siclen.¹⁴ He was born in Clearwater, Michigan, on April 29, 1865. There is no known information regarding any formal architectural training Van Siclen may have undertaken. He practiced architecture in San Jose, California, between 1895 to 1900.¹⁵ Van Siclen was a contributor, in 1893 and 1895, of architectural drawings and designs to *California Architect and Building News*.¹⁶ His published designs show an early use of Spanish and Italian motifs and revival forms, and he probably was instrumental in the introduction of these styles to the Northwest. Van Siclen's 1901 arrival in Seattle was probably due to the prosperity associated with the Klondike Gold Rush of 1897. Van Siclen initially worked as a draftsman for James Stephens.¹⁷ Stephens became the architect for the Seattle School Board in 1900, and Van Siclen most likely assisted him with his drawings for the Greenlake School (1901-02, destroyed), which became the basis for the Model School Plan for the grammar schools the School Board anticipated building during the following decade.¹⁸ Later in 1901, Van Siclen went to work for the Seattle architectural firm of Charles Saunders and George Lawton.¹⁹ Saunders & Lawton was then designing the original Bon Marché Department Store (1901, destroyed) and the Walla Walla (later Horace Mann) Elementary School (1901-02, 2400 East Cherry, Seattle).

In 1902, Van Siclen established an independent practice, and continued working in Seattle until 1912.²⁰ His extant buildings all show a fine degree of detailing. The now derelict Eitel building represents a sensitive mixture of classical and Mediterranean influences. Many of his buildings demonstrate his appreciation of Mission Revival ornamentation. He became a member of the Washington State Chapter of the AIA in 1902, serving as second vice president of the Chapter in 1905.²¹ During this time, major commissions in Seattle included:²²

- Eitel Building (1904-06, 1507 Second Ave., Seattle)
- A.L. Palmer Building (1906-07, destroyed, 1522 First Ave. S., Seattle)
- Northern Bank and Trust Building (1906-09, now the Seaboard Building, 1500 Fourth Ave., Seattle, a City of Seattle Landmark)
- San Remo Apartment House (1907, 606 East Thomas, Seattle, a City of Seattle Landmark)
- Carroll Apartment Building (305 Bellevue Ave. E., Seattle)
- Store (2328 Madison, Seattle)

His many residential commissions include:²³

- S. A. Carman Residence (Seattle)
- Nels Pederson Residence (308 20th Ave. S., Seattle)

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Section 8 Page 4 of 5

name of property Northern Bank and Trust Building
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• **Paul Murphy Residence (Laurelhurst, Seattle)**

Elevations and renderings for his buildings frequently appeared in local newspapers and building trade journals, such as *Pacific Builder and Engineer* and the *Seattle Daily Bulletin*. The AIA Washington State Chapter's Exhibition of Architecture and the Allied Arts at the Alaska-Yukon Pacific Exposition (1909) featured six designs by Van Siclén, including number 330, the San Remo Apartment House.²⁴

In 1911, Van Siclén joined Louis Macomber in a partnership based in Vancouver, B.C. He relocated to Edmonton, Alberta, in 1912, and then eventually moved to Brownsville, Texas, around 1925.²⁵ He was in active practice in Brownsville throughout the 1920s. His work consisted mainly of small commercial stores, clubhouses, apartments, and residential work.²⁶ He died in Brownsville on July 14, 1951.²⁷

Owner and Builder

James R. Stirrat and Herman Goetz were senior members of the general contracting company, Stirrat & Goetz, the firm that owned and directed the building of the Northern Bank and Trust Building, later known as the Seaboard Building.²⁸

James Raeside Stirrat was born in Irvine, Ayrshire, Scotland, on December 5, 1865.²⁹ He relocated to the United States in 1887, moving to Seattle immediately after the 1889 fire. He began work as a house carpenter and met his future partner Herman Goetz on his first construction project, a house for the prominent banker, E.O. Graves, one of the founders of the Washington National Bank. Goetz was employed as a mason to build the fireplace and chimney. Goetz was born in Rastatt, Germany, on August 1, 1867.³⁰ He learned the trade of masonry in Germany and immigrated to the United States, settling in Seattle in 1887.

Over the years Stirrat & Goetz built up an extensive general contracting company in all kinds of public improvements, including asphalt and concrete street paving, concrete sidewalks, sewers, water mains, and planking.³¹ The firm completed extensive public projects within Seattle's central business district, Queen Anne Hill, Renton Hills, and in towns as distant as Tacoma, Bellingham, Yakima, Ellensburg, Spokane, and Vancouver, B.C.³²

The partners diversified their business, speculating in real estate and other business ventures, including developing apartment buildings in downtown Seattle.³³ They were among the investors of the University Site Improvement Company, the original developer of the University of Washington's Metropolitan Tract in downtown Seattle.³⁴ They had large share holdings in the Superior Portland Cement Company and in Pioneer Sand & Gravel Company, holding directorships in each.³⁵ Goetz also organized and became president of the Northwest Steel Company, manufacturers of reinforcing steel.³⁶

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Section 8 Page 5 of 5

name of property Northern Bank and Trust Building
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-
1. *Pacific Builder and Engineer*, 1/13/06.
 2. *Pacific Builder and Engineer*, 3/10/06.
 3. *Pacific Builder and Engineer*, 4/21/07.
 4. The change in brick color at the top of the current fifth floor suggests that the original construction included four floors and a false mezzanine. From that point, five full floors were added between 1909 and 1910 for a total of ten full floors, including the false mezzanine. News reports from that period erroneously indicate that the addition was to include six full floors. A new penthouse was constructed in 2000/2001, which now comprises the eleventh floor.
 5. Kreisman.
 6. *ibid.*
 7. Kreisman; Polk, 1922, has first listing of Seaboard National Bank at this address.
 8. Polk, 1929. King County Tax Assessor's photo ca. 1938.
 9. Polk, 1937.
 10. Kreisman.
 11. Kober.
 12. Lane, 2/14/77.
 13. Craig.
 14. Ochsner, p. 353.
 15. *ibid.*
 16. *ibid.*
 17. *ibid.*
 18. Erigero.
 19. Ochsner, p.353.
 20. *ibid.*
 21. *ibid.*
 22. *ibid.*, Kreisman.
 23. Kreisman.
 24. *ibid.*
 25. Ochsner, p.353.
 26. Fox, Stephen Fox is associated with Rice University in Texas.
 27. Ochsner, p.353.
 28. *Pacific Builder and Engineer*, 1/13/06.
 29. Bagley.
 30. *ibid.*
 31. *ibid.*
 32. *ibid.*
 33. *ibid.*
 34. *ibid.*
 35. *ibid.*
 36. *ibid.*

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name of property Northern Bank and Trust Building
county and State King County, WA

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name of property Northern Bank and Trust Building
county and State King County, WA

Polk's Seattle City Directory; R.L. Polk Co.; 1907, 1908, 1909, 1910, 1914, 1916, 1917, 1918, 1922, 1924, 1925, 1926, 1927, 1928, 1929, 1931, 1930, 1937, 1938.

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Section 10 Page 1 of 1

name of property Northern Bank and Trust Building
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Verbal Boundary Description

Lots 9 and 12 in Block 19 of Addition to the Town of Seattle, as laid out by A.A. Denny (commonly known as A.A. Denny's 3rd Addition to the City of Seattle) as per plat recorded in Volume 1 of Plats, Page 33, Records of King County;

Except portion thereof condemned in King County Superior Court Cause No. 36118 for the laying off, extending and establishing of Westlake Avenue, as provided by Ordinance No. 7733 of the City of Seattle;

And except that portion of Lot 12 condemned in King County Superior Court Cause No. 41394 for the widening of Pike Street, as provided by Ordinance No. 10051 of said City, and,

Except that portion of Lot 12 condemned in King County Superior Court Cause No. 50320 for the laying off, extending and establishing of Fourth Avenue, as provided by Ordinance No. 13074 of said City,

Situate in the City of Seattle, County of King, State of Washington.

Boundary Justification

The nominated property encompasses the entire urban tax lot that is occupied by the Northern Bank and Trust Building.

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name of property Northern Bank and Trust Building
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Photography

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
Unknown (Courtesy of King County Tax Assessor)
ca. 1937
Washington State Regional Archives
Fourth Avenue and Pike Street Looking NE
#1

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
Eduardo Calderon
2001
Pine Street Group L.L.C., Seattle, WA
Fourth Avenue and Pike Street Looking NE
#2

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
Eduardo Calderon
2001
Pine Street Group L.L.C., Seattle, WA
Fourth Avenue and Pike Street Looking NE
#3

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
The Johnson Partnership
2002
The Johnson Partnership, Seattle, WA
Looking South on Fourth Avenue
#4

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name of property Northern Bank and Trust Building
county and State King County, WA

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
The Johnson Partnership
2002
The Johnson Partnership, Seattle, WA
Fourth Avenue Elevation, Floors 2-10
#5

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
The Johnson Partnership
2002
The Johnson Partnership, Seattle, WA
Pike Street Elevation, Floors 3-10
#6

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
The Johnson Partnership
2002
The Johnson Partnership, Seattle, WA
Partial Rear Alley Elevation
#7

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
Eduardo Calderon
2001
Pine Street Group L.L.C., Seattle, WA
Alley Elevation, Floors 6-10
#8

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name of property Northern Bank and Trust Building
county and State King County, WA

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
The Johnson Partnership
2002
The Johnson Partnership, Seattle, WA
Fourth Avenue Tenant Storefronts
#9

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
The Johnson Partnership
2002
The Johnson Partnership, Seattle, WA
Fourth Avenue Entrance
#10

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
The Johnson Partnership
2002
The Johnson Partnership, Seattle, WA
Tenant Storefront Corner of Fourth Avenue and Pike Street
#11

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
The Johnson Partnership
2002
The Johnson Partnership, Seattle, WA
Pike Street Tenant Storefronts
#12

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name of property Northern Bank and Trust Building
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Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
The Johnson Partnership
2002
The Johnson Partnership, Seattle, WA
Pike Street Tenant Storefronts
#13

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
William Stickney
2002
Pine Street Group L.L.C., Seattle, WA
Detail of Terra Cotta Medallions and Garland
#14

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
William Stickney
2002
Pine Street Group L.L.C., Seattle, WA
Detail of Terra Cotta Lion Heads and Garlands
#15

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
William Stickney
2002
Pine Street Group L.L.C., Seattle, WA
Detail of Medallion
#16

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name of property Northern Bank and Trust Building
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Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
William Stickney
2002
Pine Street Group L.L.C., Seattle, WA
Detail of Loggia
#17

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
Eduardo Calderon
2001
Pine Street Group L.L.C., Seattle, WA
Penthouse Apartment Exterior
#18

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
William Stickney
2002
Pine Street Group L.L.C., Seattle, WA
Exterior Main Entrance Door
#19

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
The Johnson Partnership
2002
The Johnson Partnership, Seattle, WA
Refinished Main Entrance Door
#20

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name of property Northern Bank and Trust Building
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Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
Steve Keating
2001
Pine Street Group L.L.C., Seattle, WA
Renovated Lobby Interior
#21

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
The Johnson Partnership
2001
The Johnson Partnership, Seattle, WA
Refinished Marble and Wrought Iron Stair
#22

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
The Johnson Partnership
2002
The Johnson Partnership, Seattle, WA
Refinished Lobby Ceiling
#23

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
The Johnson Partnership
2001
The Johnson Partnership, Seattle, WA
Remnant Plaster Ceiling in Tenant Space
#24

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name of property Northern Bank and Trust Building
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Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
The Johnson Partnership
2002
The Johnson Partnership, Seattle, WA
Existing Mosaic Floor Tile
#25

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
William Stickney
2002
Pine Street Group L.L.C., Seattle, WA
New Office Space
#26

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
Steve Keating
2001
Pine Street Group L.L.C., Seattle, WA
New Residential Condominium
#27

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
William Stickney
2002
Pine Street Group L.L.C., Seattle, WA
Unfinished Office Space
#28

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name of property Northern Bank and Trust Building
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Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
William Stickney
2002
Pine Street Group L.L.C., Seattle, WA
Unfinished Condominium Space
#29

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name of property Northern Bank and Trust Building
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Attachments

1. Assessor's Map
2. 8.5 x 11 excerpt from USGS Quad Map
3. Site Plan, in three views
4. Set of plans showing building Conditions Prior to Construction
5. Set of plans showing building Conditions Upon Completion of Construction
6. Figure 1, Rendering of Northern Bank and Trust Building
7. Figure 2, Photograph of Northern Bank and Trust Building
8. Letter from the U.S. Department of the Interior confirming that the Northern Bank and Trust Building meets the Secretary of the Interior's Standards for Rehabilitation

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name of property Northern Bank and Trust Building
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Additional Historical Photography

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
Unknown
Ca: 1910
Museum of History and Industry, Seattle, WA
Fourth Avenue and Pike Street Looking NE
Addendum #1

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
Unknown
Ca: 1916
Museum of History and Industry, Seattle, WA
Fourth Avenue and Pike Street Looking NE
Addendum #2

Northern Bank and Trust Building, 1500 Fourth Avenue
King County, WA
Unknown
Ca: 1918
Museum of History and Industry, Seattle, WA
Fourth Avenue and Pike Street Looking NE
Addendum #3

22'30"

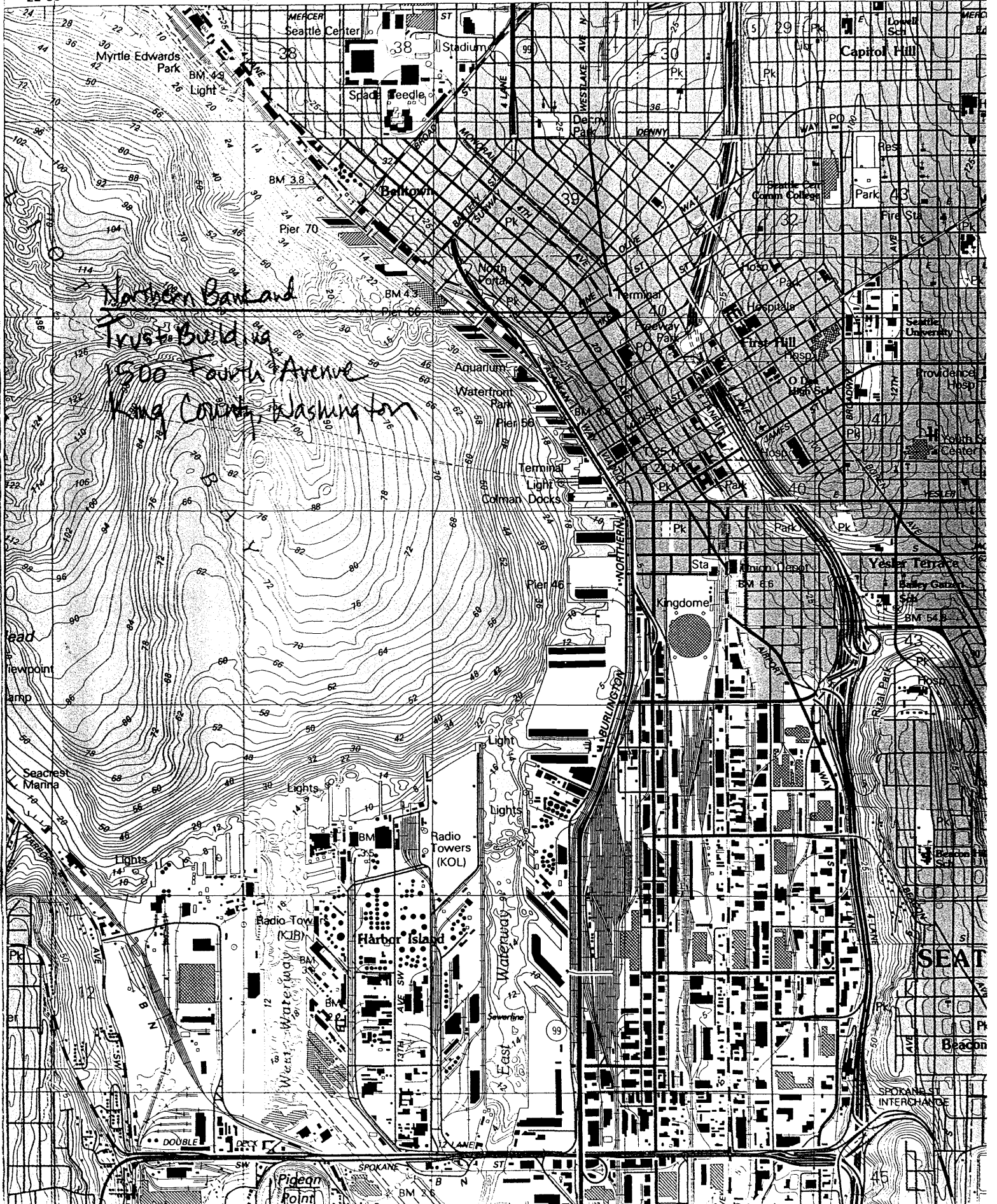
'48

R 3 E R 4 E

'49

20'

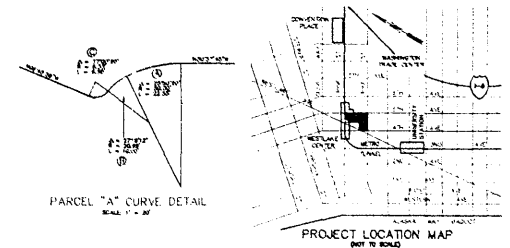
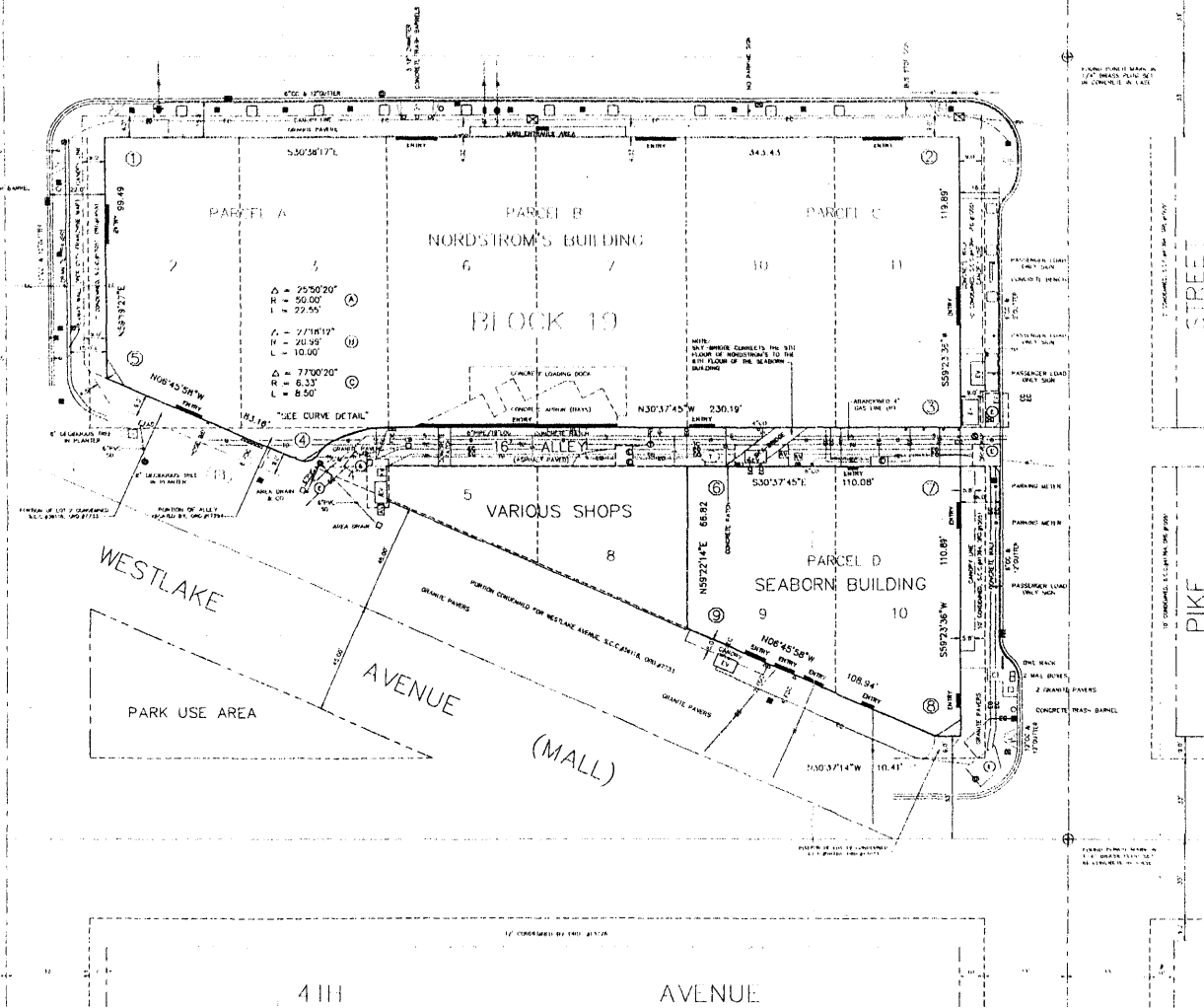
26 KM TO INTERSTATE 405
2 KM TO WASH 520



5TH AVENUE

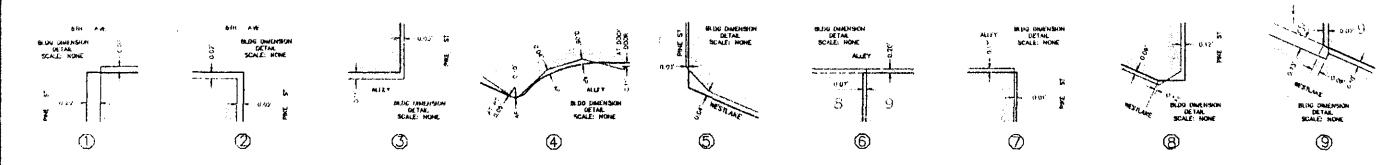
PINE STREET

PINE STREET



- 1. 1/2" DIA. CONCRETE PAVEMENT
- 2. GRANITE PAVEMENT
- 3. 1/2" DIA. CONCRETE PAVEMENT
- 4. 1/2" DIA. CONCRETE PAVEMENT
- 5. 1/2" DIA. CONCRETE PAVEMENT
- 6. 1/2" DIA. CONCRETE PAVEMENT
- 7. 1/2" DIA. CONCRETE PAVEMENT
- 8. 1/2" DIA. CONCRETE PAVEMENT
- 9. 1/2" DIA. CONCRETE PAVEMENT
- 10. 1/2" DIA. CONCRETE PAVEMENT
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- 21. 1/2" DIA. CONCRETE PAVEMENT
- 22. 1/2" DIA. CONCRETE PAVEMENT
- 23. 1/2" DIA. CONCRETE PAVEMENT
- 24. 1/2" DIA. CONCRETE PAVEMENT
- 25. 1/2" DIA. CONCRETE PAVEMENT
- 26. 1/2" DIA. CONCRETE PAVEMENT
- 27. 1/2" DIA. CONCRETE PAVEMENT
- 28. 1/2" DIA. CONCRETE PAVEMENT
- 29. 1/2" DIA. CONCRETE PAVEMENT
- 30. 1/2" DIA. CONCRETE PAVEMENT
- 31. 1/2" DIA. CONCRETE PAVEMENT
- 32. 1/2" DIA. CONCRETE PAVEMENT
- 33. 1/2" DIA. CONCRETE PAVEMENT
- 34. 1/2" DIA. CONCRETE PAVEMENT
- 35. 1/2" DIA. CONCRETE PAVEMENT
- 36. 1/2" DIA. CONCRETE PAVEMENT
- 37. 1/2" DIA. CONCRETE PAVEMENT
- 38. 1/2" DIA. CONCRETE PAVEMENT
- 39. 1/2" DIA. CONCRETE PAVEMENT
- 40. 1/2" DIA. CONCRETE PAVEMENT
- 41. 1/2" DIA. CONCRETE PAVEMENT
- 42. 1/2" DIA. CONCRETE PAVEMENT
- 43. 1/2" DIA. CONCRETE PAVEMENT
- 44. 1/2" DIA. CONCRETE PAVEMENT
- 45. 1/2" DIA. CONCRETE PAVEMENT
- 46. 1/2" DIA. CONCRETE PAVEMENT
- 47. 1/2" DIA. CONCRETE PAVEMENT
- 48. 1/2" DIA. CONCRETE PAVEMENT
- 49. 1/2" DIA. CONCRETE PAVEMENT
- 50. 1/2" DIA. CONCRETE PAVEMENT

NOTICE: THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE SITE SINCE THE DATE OF THE SURVEY. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN AND DOES NOT EXTEND TO ANY OTHER MATTER. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY CHANGES TO THE SITE SINCE THE DATE OF THE SURVEY. THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY CHANGES TO THE SITE SINCE THE DATE OF THE SURVEY.



PRINTED
JAN 12 1996

GRAPHIC SCALE
1" = 20'

WASHINGTON
SEATTLE, WA 98102

BUSH, ROED & HITCHINGS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1000 UNION AVE. EAST
(206) 322-1144

WEST

WASHINGTON
SEATTLE, WA 98102

ALL I.A./A.C.S.M. LAND TITLE SURVEY
NORDSTROM / SEABORN BUILDINGS
PINE STREET ASSOCIATES L.L.C.
SEATTLE, KING COUNTY, WASHINGTON

DATE: 12/15/95
BY: M.M.
CHECKED BY: D.C.H.
SCALE: 1" = 20'
PROJECT NO.: 94256.03

0°37'45"W 230.19'

ABANDONED 4" GAS LINE (R)

S59°

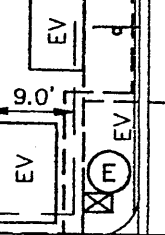
PASSENGER LOAD ONLY SIGN

EC EC

ENTRY

4"CO

3



SKY BRIDGE

6"EV

AV

AV

EC

E

SD

DRIVEWAY

F

S30°37'45"E

ENTRY 110.08'

7

PARKING METER

N59°22'14"E 66.82

CONCRETE PATCH

6

PARCEL D SEABORN BUILDING

110.89'

ENTRY

PARKING METER

CANOPY LINE

10' CONDEMNED, S.C.C.#41394, ORD.#10051

CONCRETE WALK

6"CC & 12"GUTTER

PASSENGER LOAD ONLY SIGN

9

9

10

S59°23'36"W

CANOPY

N06°45'58"W

ENTRY

ENTRY

ENTRY

108.94'

ENTRY

8

ENTRY

BIKE RACK

2 MAIL BOXES

2 GRANITE

CONCRETE

1.#7733

GRANITE PAVERS

SS

2 FDC

4 FDC

EC

GRANITE PAVERS

EG

EC

12"CC & 12"GUTTER

N30°37'14"W

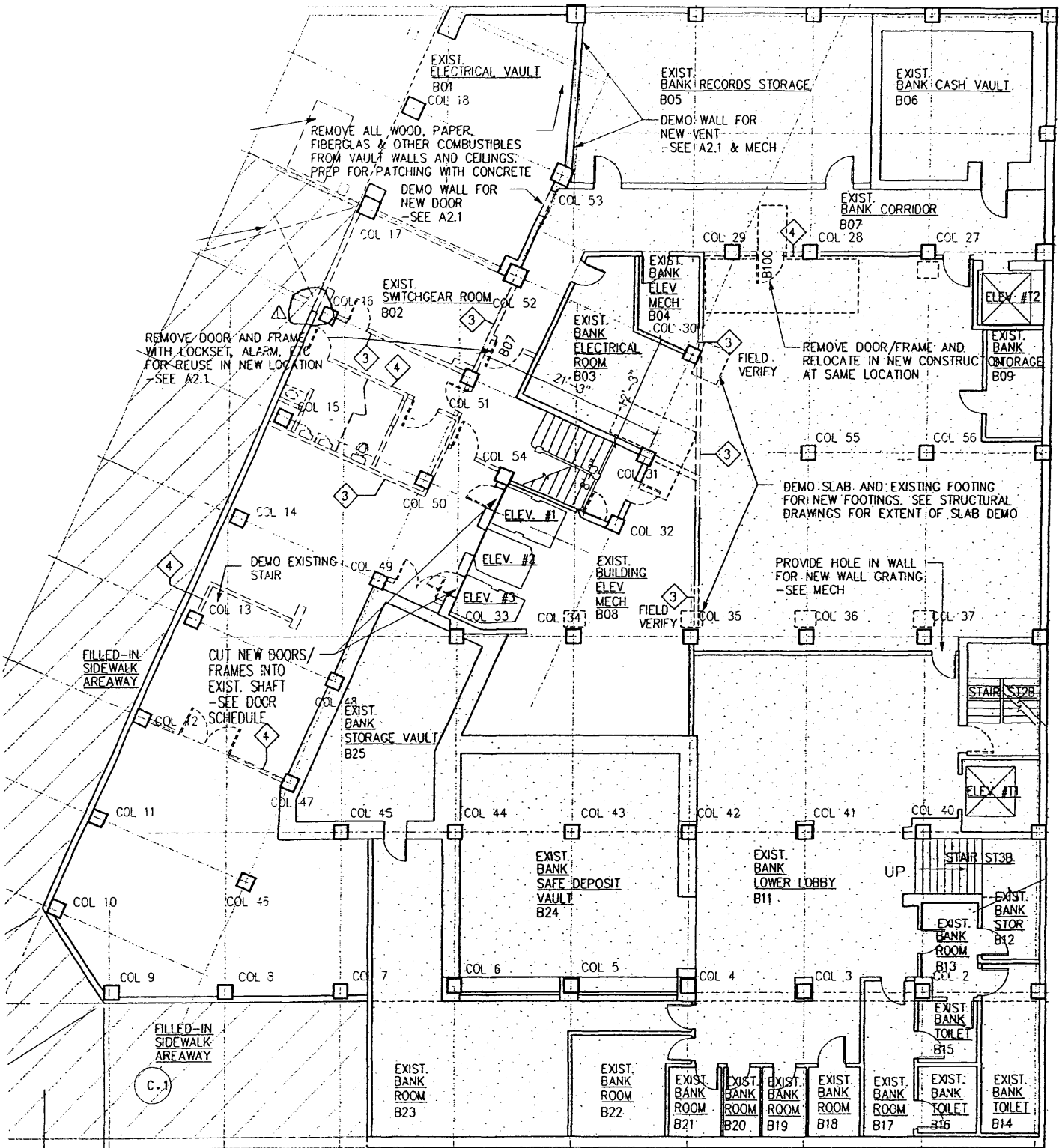
10.41'

9.0'

33'

PORTION OF LOT 12 CONDEMNED S.C.C.#50320, ORD.#13074



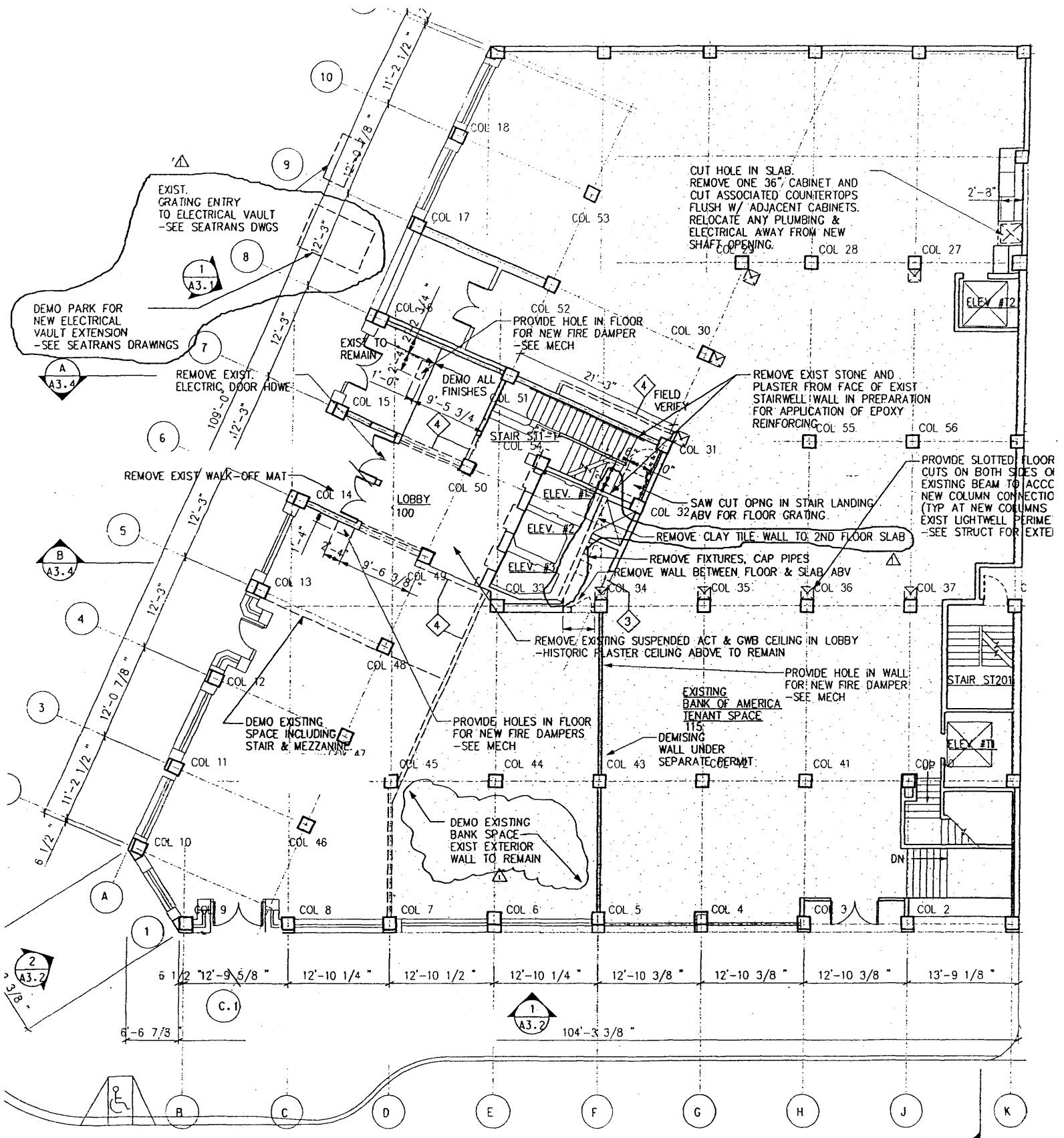


Northern Bank and Trust Building

Conditions Prior to Construction
 Basement Plan (Illustrating Demolition)

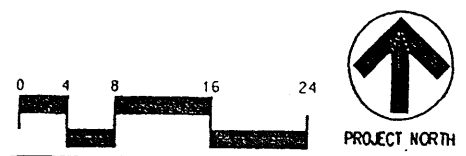
Scale: 1/6" = 1'-0"

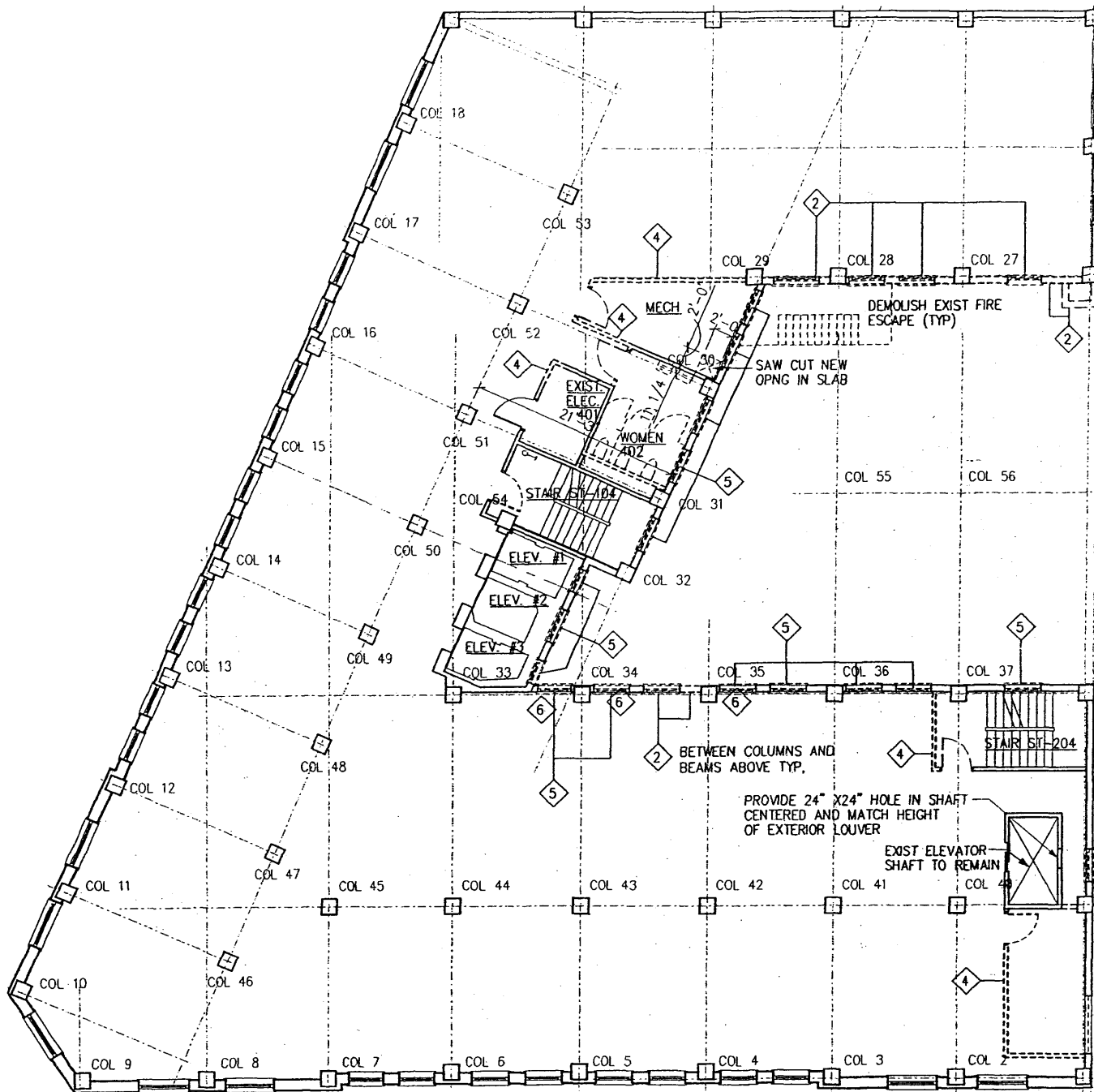




Northern Bank and Trust Building

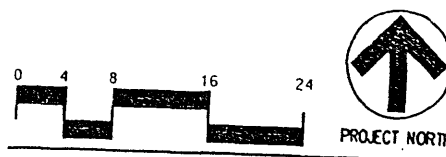
Conditions Prior to Construction
 First Floor Plan (Illustrating Demolition)
 Scale: 1/6" = 1'-0"

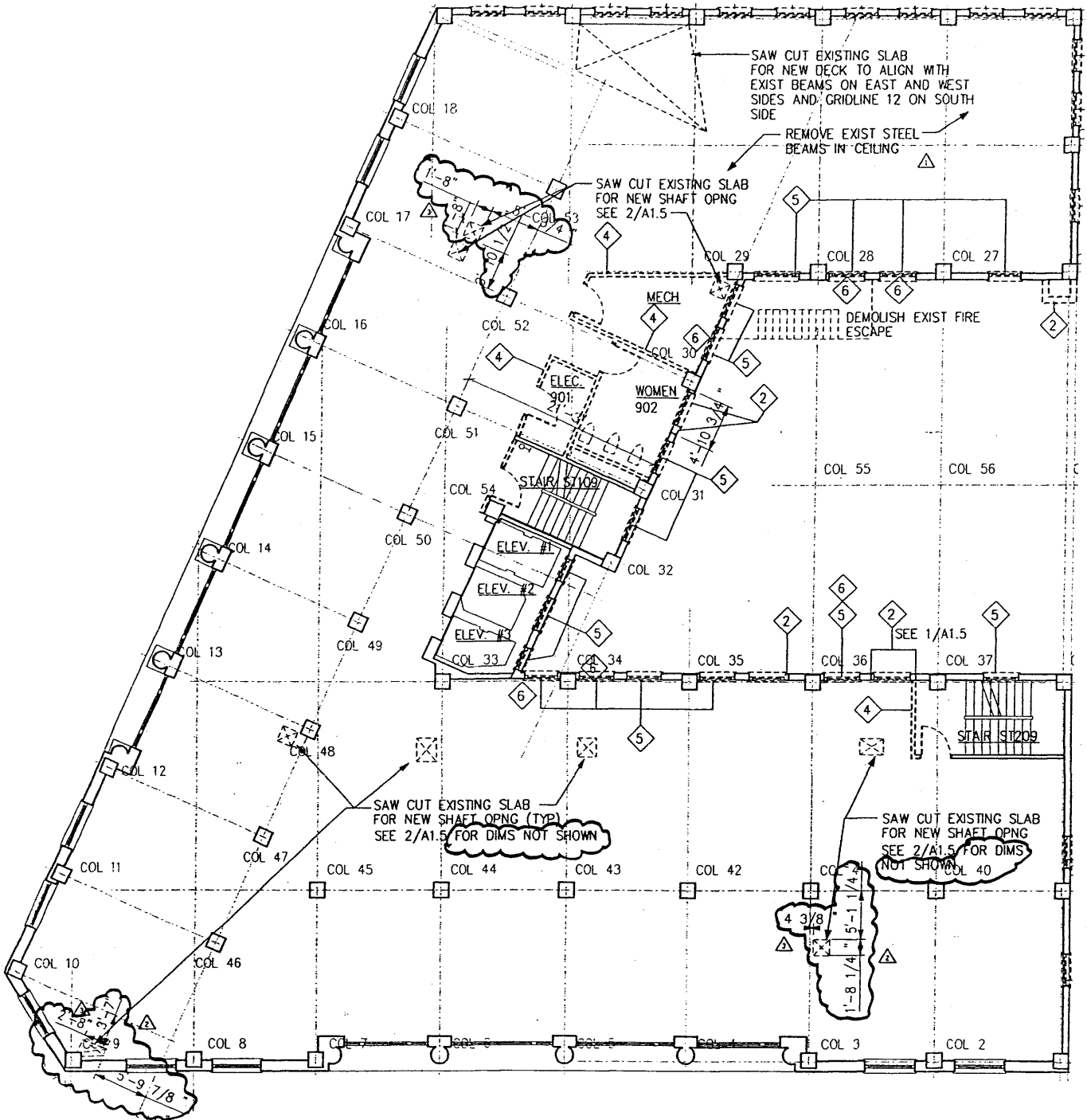




Northern Bank and Trust Building

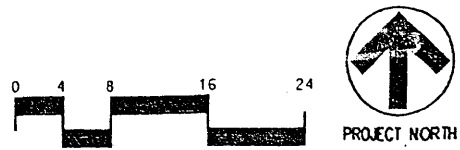
Conditions Prior to Construction
Typical Plan, 3rd through 8th Floors
(Illustrating Demolition) (Fourth Floor Shown)
 Scale: 1/6" = 1'-0"



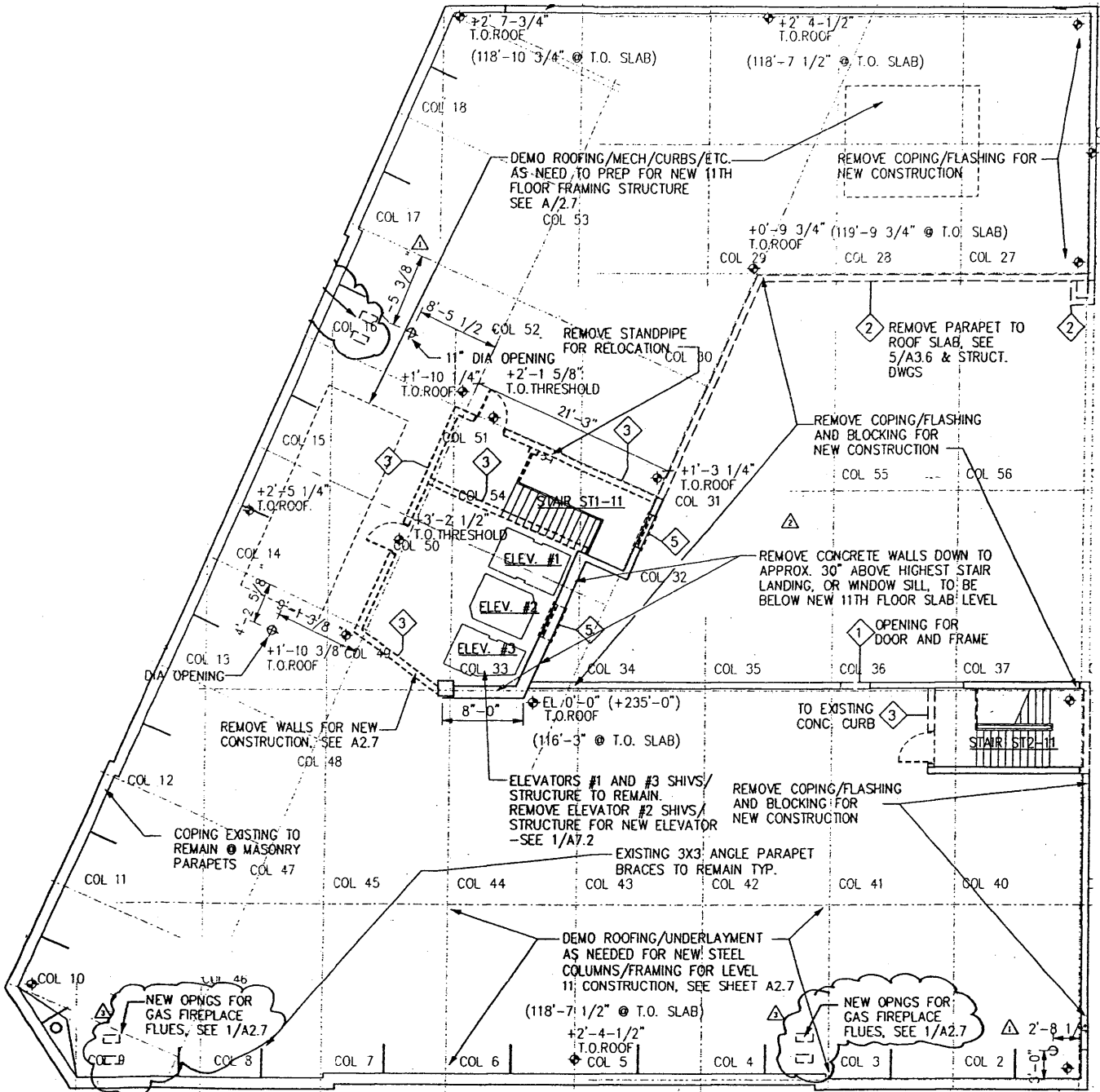


Northern Bank and Trust Building

Conditions Prior to Construction
 Typical Plan, 9th & 10th Floors
 (Illustrating Demolition) (9th Floor Shown)
 Scale: 1/6" = 1'-0"



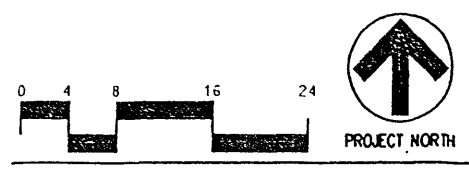
PROJECT NORTH

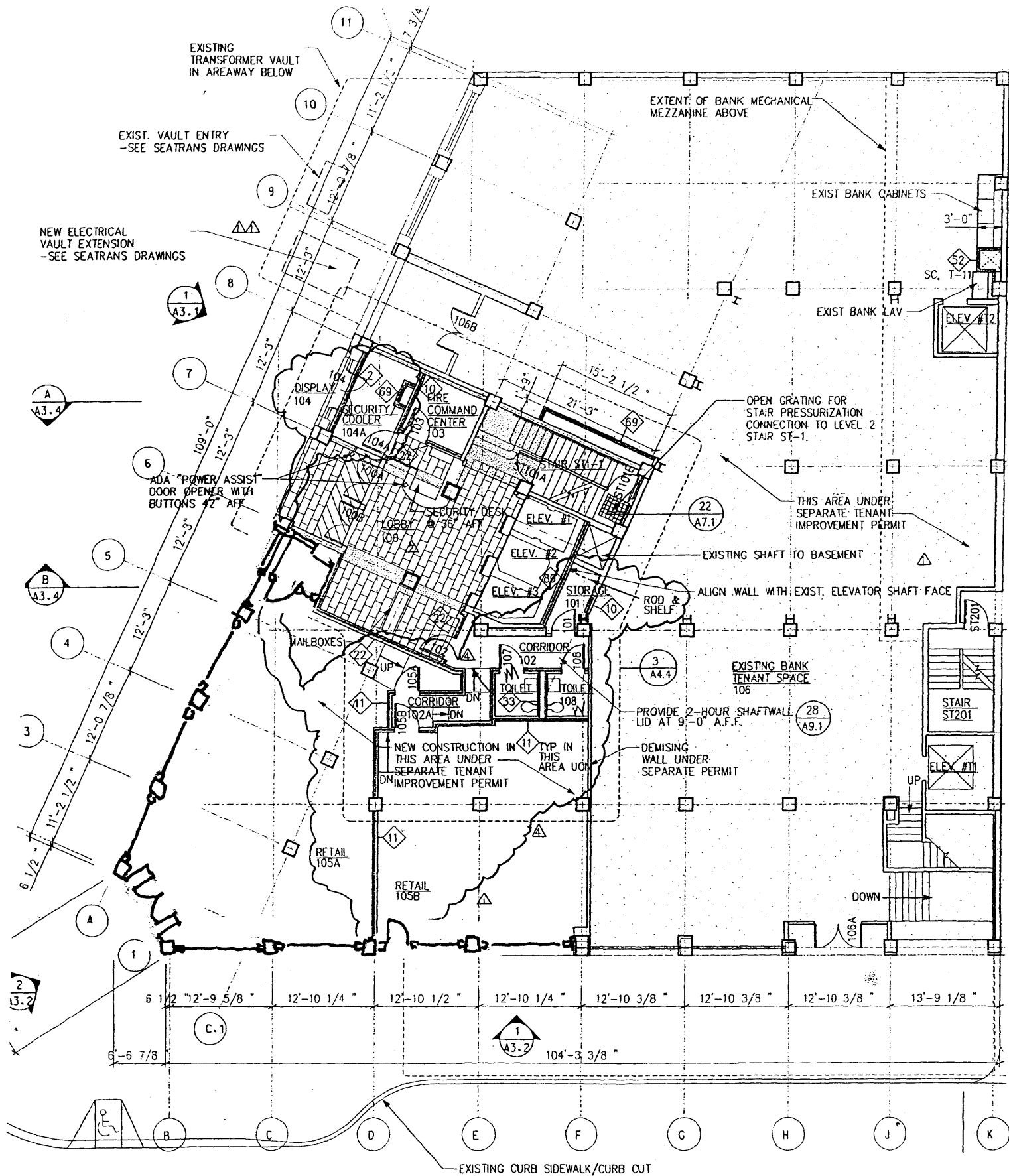


Northern Bank and Trust Building

Conditions Prior to Construction
Roof Plan (Illustrating Demolition)

Scale: 1/6" = 1'-0"



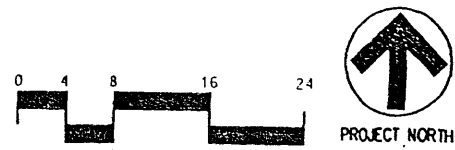


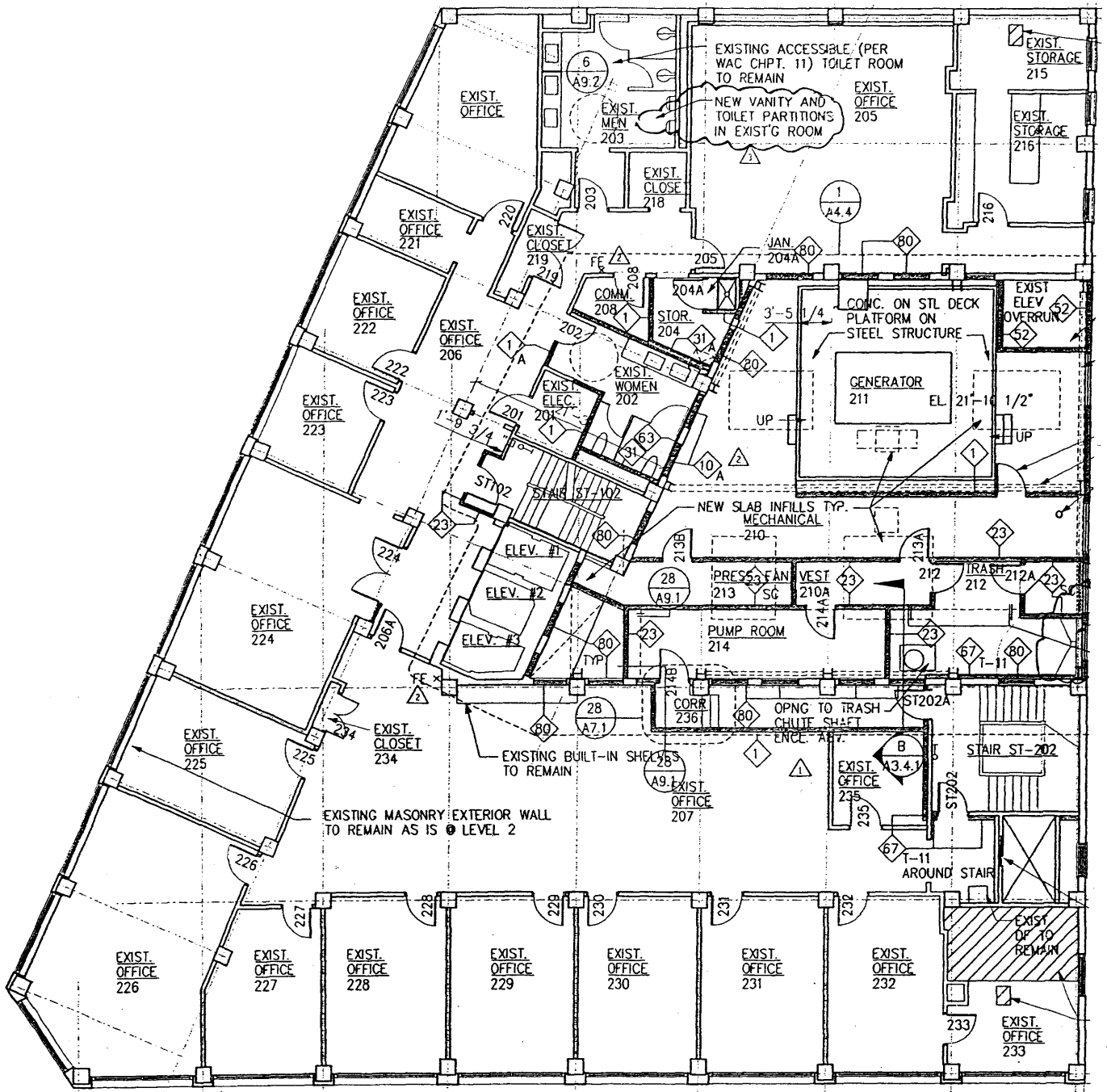
Northern Bank and Trust Building

Conditions Upon Completion of Construction

First Floor Plan

Scale: 1/6" = 1'-0"



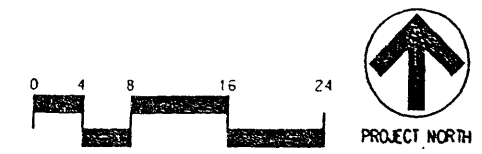


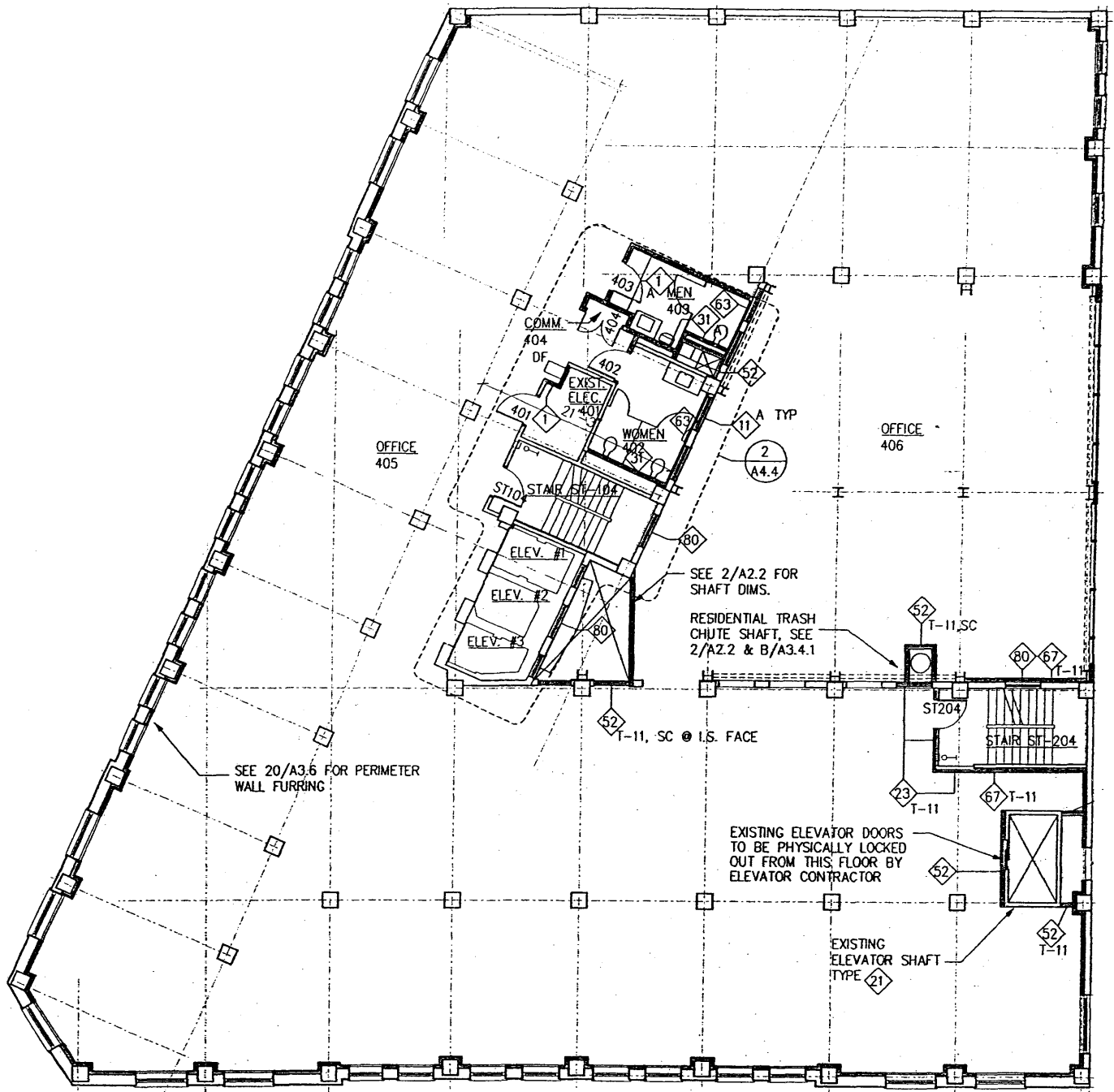
Northern Bank and Trust Building

Conditions Upon Completion of Construction

Second Floor Plan

Scale: 1/6" = 1'-0"





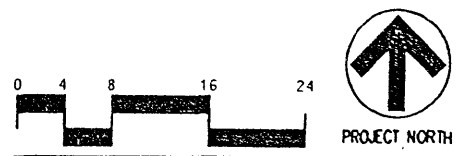
Northern Bank and Trust Building

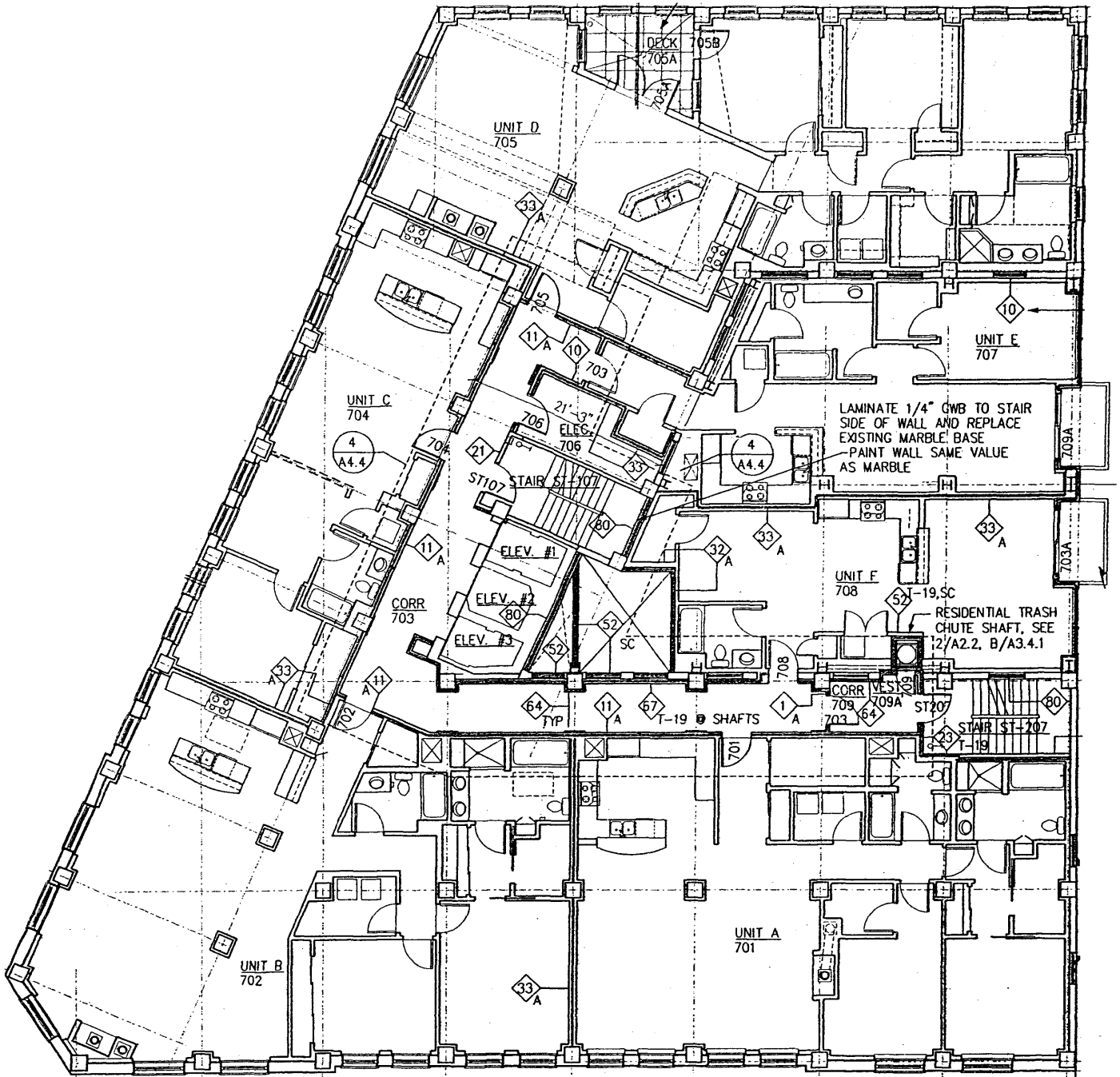
Conditions Upon Completion of Construction

Typical Plan, 3rd through 6th Floors

(Fourth Floor Shown)

Scale: 1/6" = 1'-0"





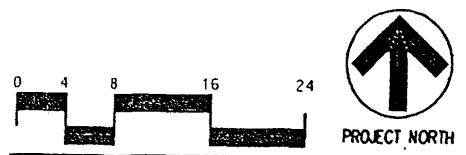
Northern Bank and Trust Building

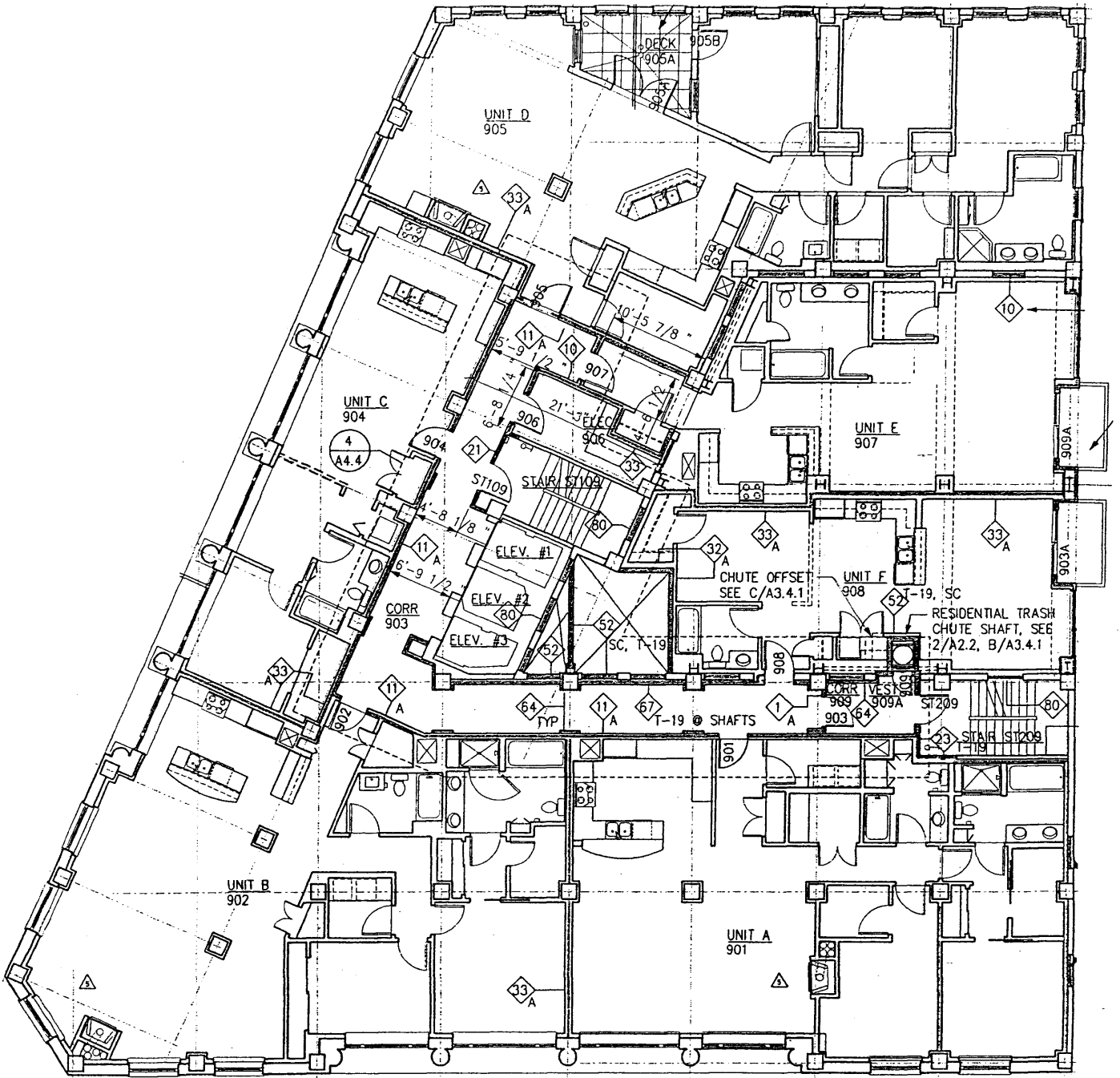
Conditions Upon Completion of Construction

Typical Plan, 7th through 8th Floors

(7th Floor Shown)

Scale: 1/6" = 1'-0"





Northern Bank and Trust Building

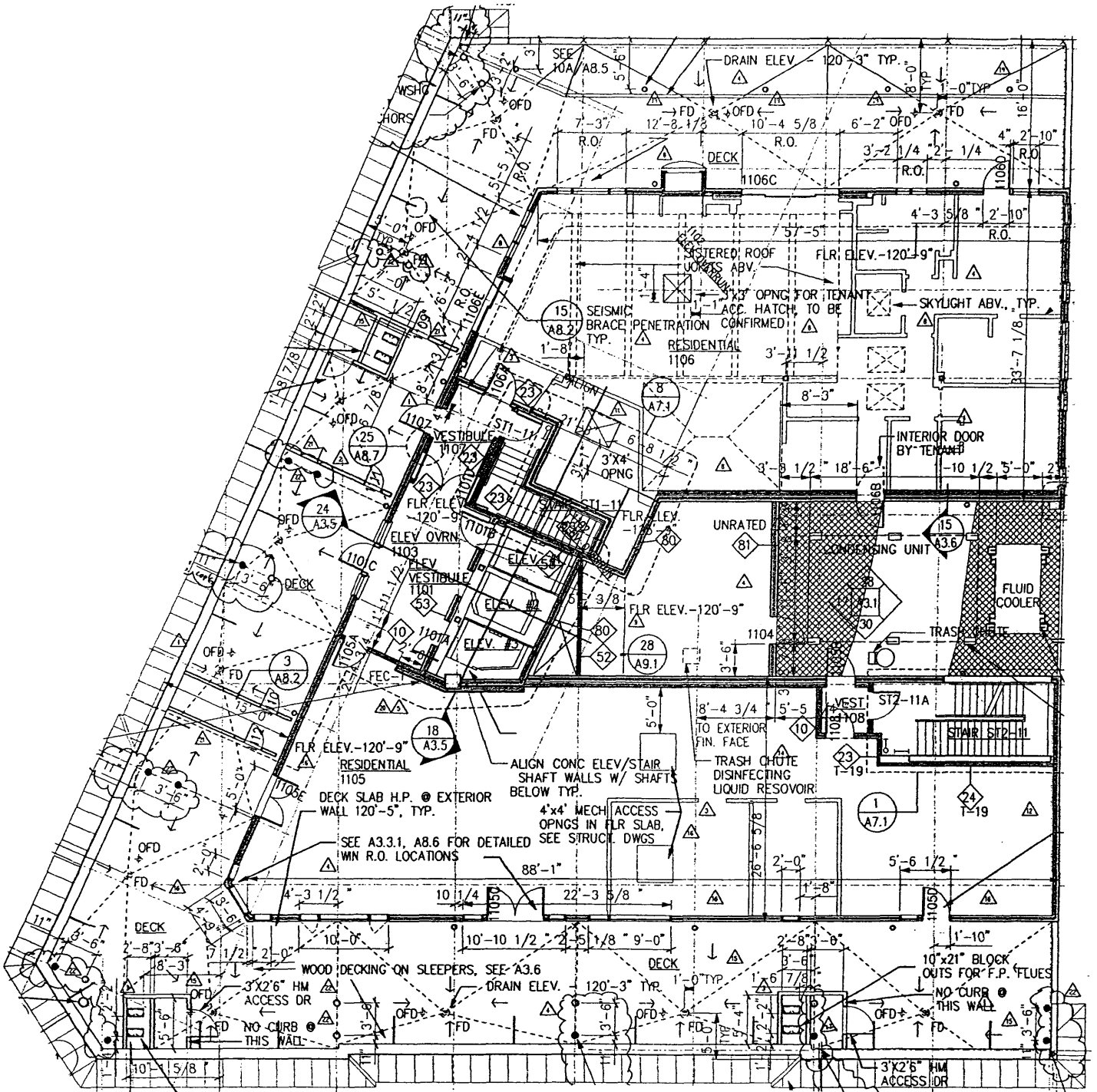
Conditions Upon Completion of Construction

9th Floor

Scale: 1/6" = 1'-0"



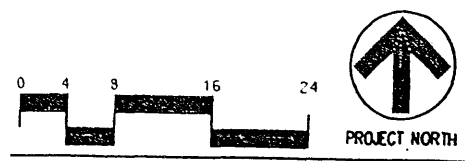
PROJECT NORTH

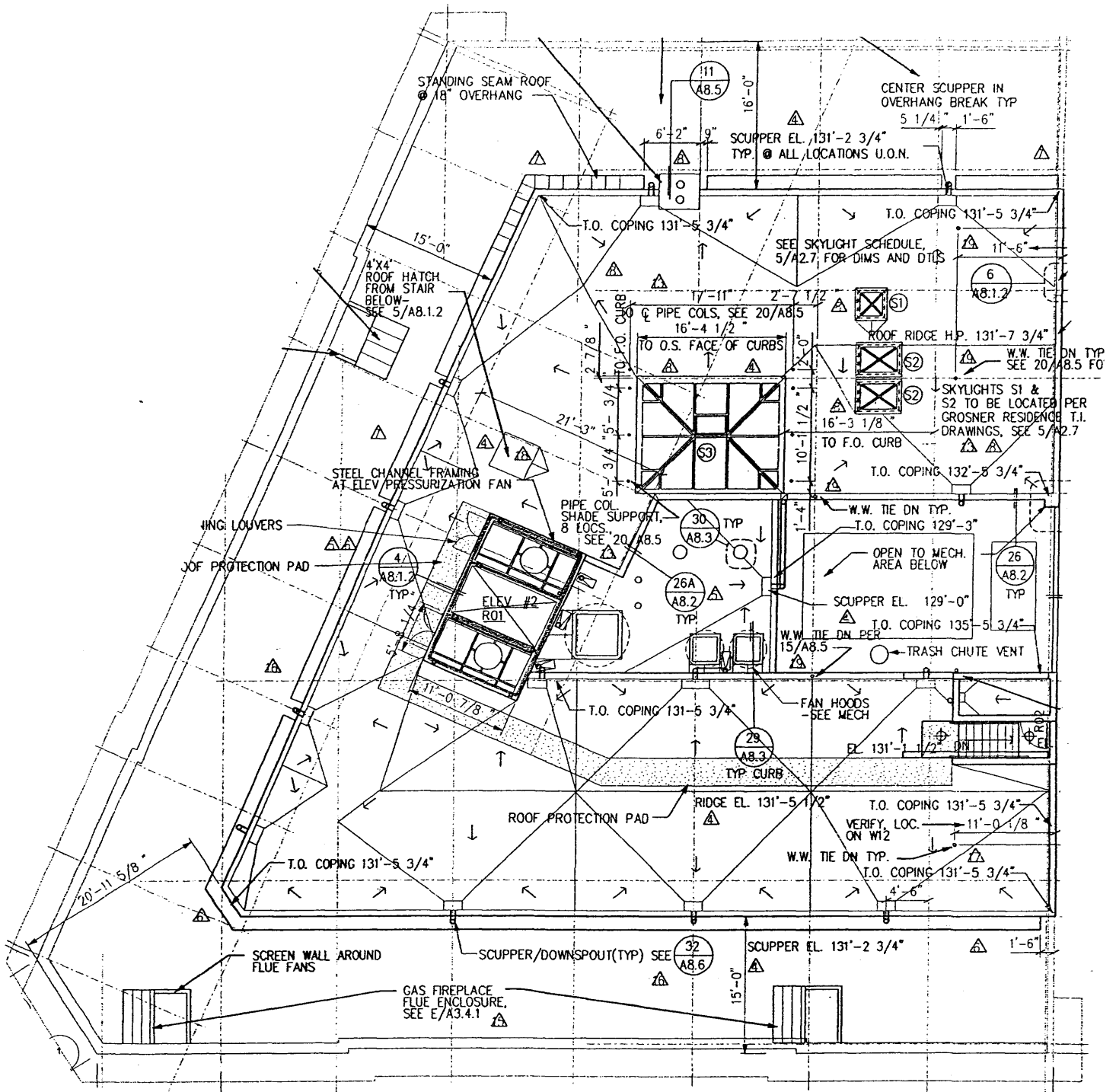


Northern Bank and Trust Building

Conditions Upon Completion of Construction
11th Floor (New floor Added to Roof of Existing Building)

Scale: 1/6" = 1'-0"





Northern Bank and Trust Building

Conditions Upon Completion of Construction

Roof Plan

Scale: 1/6" = 1'-0"

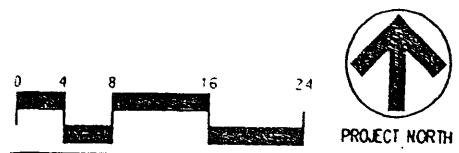




Fig. 1 Rendering of Northern Bank and Trust.
(Polk Directory, 1909)

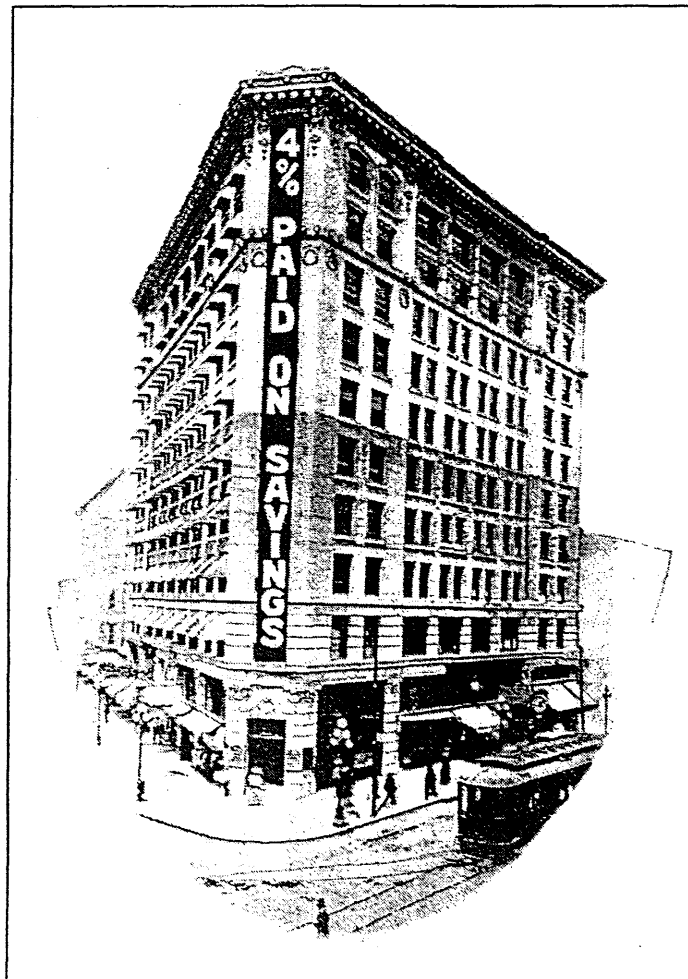


Fig. 2 Photograph of Northern Bank and Trust
(Polk Directory, 1915)