

United States Department of the Interior  
National Park Service

# 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 Washington Building

Other names/site number \_\_\_\_\_

### 2. Location

street & number 1019 Pacific Avenue not for publication

city or town Tacoma vicinity

State Washington code WA county Pierce code 053 zip code 98402

### 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.)

5-26-09  
Signature of certifying official/Title Date

WASHINGTON STATE HISTORIC PRESERVATION OFFICE  
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 certifying official/Title 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 of the Keeper  Date of Action 6/29/09

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 incl. previously listed resources in the count.)

Contributing	Non-Contributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing:

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

N/A

Number of contributing resources previously listed in the National Register

None

6. Functions or Use

Historic Functions

(Enter categories from instructions)

- COMMERCE/financial – bank
- COMMERCE/business – office building
- COMMERCE/professional – law offices
- HEALTH CARE/medical – doctor & dentist's offices

Current Functions

(Enter categories from instructions)

- COMMERCE/business – office building
- COMMERCE/restaurant – restaurant

7. Description

Architectural Classification

(Enter categories from instructions)

- LATE 19TH AND EARLY 20TH CENTURY
- AMERICAN REVIVALS: Beaux Arts

Materials

(Enter categories from instructions)

- foundation Concrete
- walls Reinforced Concrete
- roof Built-up
- other Granite (base)
- Terra Cotta

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

**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.)

Property is:

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

**Narrative Statement of Significance**

(Explain the significance of the property.) SEE CONTINUATION SHEET

**9. Major Bibliographical References****Bibliography**

(Cite the books, articles, and other sources used in preparing this form.) SEE CONTINUATION SHEET

**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 Engineering
- Record# \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

Commerce

Architecture

**Period of Significance**

1925-1943

**Significant Dates**

1925 (date of completion)

1943 (ownership officially changes hands)

**Significant Person**

(Complete if Criterion B is marked above)

**Cultural Affiliation****Architect/Builder**

Doyle & Merriam, (architects)

Webber, Frederick (architect)

Rounds-Clist (builder)

**Primary location of additional data:**

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

**Name of repository:**

Tacoma Public Library Northwest Room

Seattle Public Library Seattle Room

**10. Geographical Data****Acreeage of Property** Less Than One Acre**UTM References**

(Place additional UTM References on a continuation sheet.)

1	<u>10</u> Zone	<u>5</u> <u>42</u> <u>509</u> Easting	<u>52</u> <u>333</u> <u>500</u> Northing	3	<u>    </u> Zone	<u>    </u> <u>    </u> <u>    </u> Easting	<u>    </u> <u>    </u> <u>    </u> Northing
2	<u>    </u> Zone	<u>    </u> <u>    </u> <u>    </u> Easting	<u>    </u> <u>    </u> <u>    </u> Northing	4	<u>    </u> Zone	<u>    </u> <u>    </u> <u>    </u> Easting	<u>    </u> <u>    </u> <u>    </u> Northing

**Verbal Boundary Description**

(Describe the boundaries of the property.)

See continuation sheet.**Boundary Justification**

(Explain why the boundaries were selected.)

See continuation sheet.**11. Form Prepared By**

name/title Brooke Manning, Consultant and Michael Sullivan, Principal  
 organization Artifacts Consulting, Inc date December 9, 2008  
 street & number 201 North Yakima Avenue telephone 253-572-4599  
 city or town Tacoma state WA zip code 98403

**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.  
 Sanborn Fire Insurance Maps  
 Pierce County Plat Map  
 Pierce County Assessor's Map

**Photographs**

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

**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 The Stratford Company - CO: George Webb  
 street & number 1605 Bellevue Avenue, Suite #406 telephone (206) 274-6267  
 city or town Seattle state WA zip code 98122

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### **NARRATIVE DESCRIPTION:**

In June 1919, it was revealed to Tacomans that a new Scandinavian American Bank building would be built on the corner of Pacific Avenue and 11<sup>th</sup> Street, what is now in the heart of the business district in the city of Tacoma in Pierce County, Washington. Actual construction of the building began after the arrival of a massive steel shipment in September 1920, but it came to a grinding halt on January 15, 1921 when bank commissioners immediately closed down the Scandinavian American Bank due to gross mismanagement. All construction efforts were completely abandoned, and the steel skeleton stood vacant for the next three-and-a-half years. After a long and drawn out court battle, the steel-framed structure was sold, and construction resumed on September 20, 1924. The building was finished and opened for public inspection nine months later on June 28, 1925 under the new name of the Washington Building. The seventeen-story Beaux Arts Style Washington Building includes an additional basement and penthouse. It features a 75 x 120 foot rectangular footprint on a flat rectangular corner lot at 1019 Pacific Avenue. The 124,400 square foot building is oriented to the west facing Pacific Avenue. The completed Beaux Arts Style building was not far off of the original 1919 plans, as this style was fitting for the bank and professional offices for which the building was built. The design and construction of the skyscraper established the building as a permanent structure. Once completed, the Washington Building received the honor of being the tallest building in the city of Tacoma and the second tallest building to be built in the Pacific Northwest, only behind Seattle's Smith Tower.

Adjacent to the Washington Building on the north is a 1916 brick building (remodeled in 1973), home to the Metropolitan Real Estate Development Company. Across Pacific Avenue to the west of the Washington building is the twelve-story Rust Building at 950 Pacific. The contractors working on this building, completed in 1920, competed with the original contractors working on erecting the Scandinavian American Bank Building to see who would finish their structure first. The lot kitty-corner from the Washington Building was home to three different banks over the years until the brick structure was demolished in the early 1960s and replaced with the more modern building seen today. Across 11<sup>th</sup> Street, to the south of the Washington Building, is a four-story building (built 1895) today home to a Key Bank.

The Washington building retains its exterior character-defining features, massing, and scale and continues to stand out as an impressive skyscraper prominent to Tacoma's skyline along the historical main commercial corridor of Pacific Avenue. Although early construction of the building hit some major roadblocks, today the Washington Building contributes to the history, development, and ongoing preservation of Tacoma's downtown financial district. It has been home to many of the city's leading banks, doctors, dentists, and professional businessmen throughout its years. Interior spaces have undergone different remodels, yet the Washington Building continues to stand today in great condition as a testament to Tacoma's development as a commercial city.

### **EXTERIOR**

Completed in 1925, the seventeen-story (plus basement and penthouse) Beaux Arts Style Washington Building features a 75 x 120 foot rectangular footprint oriented to the west. Constructed from massive 20-ton steel girders and reinforced concrete, the building is clad in gray granite from its base to the second story, and cream-colored

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terra cotta tiles from the third story up the remainder of the building on the west and south facades. The rear east facade is clad in gray granite at the base, grayish cream-colored sandstone from the top of the base to the stringcourse at the second story, a gray granite second story stringcourse, and cream-colored terra cotta tiles from the third story up the remainder of the building. When looking at the building from Pacific Avenue, the abutting brick building at 1015 Pacific covers the north facade from the base to the third story; when viewing the building from alley, the abutting building covers it from the base to the second story. There is no second story stringcourse on the north facade.

The gray granite cladding along the west and south facades features sixteen evenly placed pilasters (six on the west facade and ten on the south facade). Each pilaster rises up from a smooth granite pedestal and features an Ionic style base and decorative end scrolled volute capitals. Pilasters paired with Ionic capitals are a common feature of the Beaux Arts Style. The shaft of the pilasters is smooth granite with no detail. The rear east facade also features six evenly spaced pilasters and looks identical in design to the front west facade. The eastern pilasters rise up from the same granite pedestal, yet these east facade pilasters and capitals are constructed of grayish cream-colored terra cotta rather than granite. Large windows are set between each pilaster at each floor level and comprise the majority of the lower west and south facades. A gray granite stringcourse projects from the building between the second and third stories, separating the lower gray granite cladding from the upper terra cotta cladding and distinguishing the bottom portion of the building as the 'base' (another Beaux Arts Style feature). This granite stringcourse adorns the west, south, and east facades, yet is not a feature on the north facade. The stringcourse is a mix of styles, featuring Ionic characteristics of a crown molding with dentils located above a flat frieze, and the Corinthian characteristic of a triple-step base molding.

Beginning at the third story and continuing up the remainder of the building on each of the four facades, cream-colored terra cotta tiles clad the exterior. The third story terra cotta tiles are laid in a linear pattern with the majority of mortar seams lining up with one another on the west, south, and east facades. From the fourth to the seventeenth story and on the entire north facade, the terra cotta tiles are laid in a staggered pattern with alternating mortar seams. Twenty-two evenly spaced pilasters (six each on the west and east facades and ten on the south facade) adorn the third story exterior. There are no third story pilasters on the north facade. Each pilaster rises up from a pedestal set atop the second story stringcourse and features an egg-and-dart design on its capital. A third story terra cotta stringcourse projects from the building between the third and fourth stories on all four facades, separating the mortar pattern of the third story from the mortar pattern on the remainder of the upper stories. The third story stringcourse features a wave and floral scroll crown molding above a flat frieze with a line of bead and reel separating the frieze from the simple base molding.

From the ground floor up to the top of the third story stringcourse, the Washington Building is one complete rectangle. As the fourth story begins, the building slightly changes shape. The fourth through fourteenth stories can be looked at as the 'shaft' of the building, lending to its Beaux Arts Style of architecture.

From the fourth story up to the seventeenth story, the building is U-shaped, with the center of the U opening up to the south. The building was designed in such a way that every office would receive natural sunlight. Windows

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pierce all three facades facing the open central section of the U. The partially exposed third story roof top in the center of the U features a former glass skylight that has since been covered over with roofing materials.

Beginning on the fourth story and extending up to the seventeenth story, all window openings feature a slightly protruding terra cotta sill. A stringcourse composed of floral-inspired, waved tiles separates the fourth and fifth stories just below the fifth story window sills. From the fifth to the fourteenth story, the exterior facades reach for the sky in a continuous vertical line of cream-colored terra cotta tiles, interrupted only by the multitude of windows piercing the building. Just below the fifteenth story window sills, a protruding stringcourse breaks up this continuous pattern. Similar in design to the capitals crowning the third story pilasters, the stringcourse is composed of a simple crown molding above a line of egg-and-dart. Above this fifteenth story stringcourse, pilasters spaced in the same pattern as those on the lower parts of the building adorn all four exterior facades from the fifteenth through the seventeenth stories. Each of these pilasters rises up from a simple base atop the fifteenth story stringcourse and is then crowned with a Corinthian capital. The building's formal entablature begins above the capitals.

An extremely detailed cornice (another feature of the Beaux Arts Style) hangs over the building roughly 2 feet and features two alternating ornately detailed tiles along the fascia. One tile features an intricate scrolling leaf design; the second features a scroll leaf-and-rose design on either side of a central circle, topped with a tall scrolling ornamental piece. The circle and scrolling ornamental piece resemble a pineapple. A cyma reversa molding is set below the ornate fascia and creates a boxed overhang. Decorative modillions serve as brackets for the overhang. A line of dentils adorns the building below the brackets. A small cyma reversa base molding separates the dentils from the cornice's flat frieze. The architrave begins below the frieze and features a cyma reversa crown molding above a two-tiered flat frieze.

On top of the building along its northern edge, a penthouse is located on an additional eighteenth story. The added feature of a rooftop penthouse is a common feature of the Beaux Arts Style. This story is much smaller than the lower levels, featuring an 85 x 25 foot rectangular footprint; it is only accessible via an interior stairwell rising from within the seventeenth floor. Due to the massive height of the building, the penthouse is visible from street level almost exclusively when looking at the building's northern facade.

The exterior of the penthouse is clad in the same cream-colored terra cotta tiles as that of the majority of the structure. The entablature atop the penthouse begins with a cornice featuring the same floral-inspired, waved tiles decorating its fascia as those found on the fourth story stringcourse. Below the fascia, a cyma recta crown molding sits above a line of egg-and-dart. The flat frieze below the egg-and-dart molding continues down to a simple architrave, completing the penthouses entablature.

### ***Windows***

Nearly all 600 of the original wood windows were replaced in 1964 with aluminum windows. The replacement windows closely replicate the sash style of most of the original windows. The former plate glass storefronts along the west have undergone the most extensive window modifications. The north facade retains the largest amount of original windows; all but seven of the north facade windows are original rectangular, metal sash, divided light windows. All glass panes in the original north facade windows are inlaid with chicken wire.

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For the north facade only, the windows will be referred to as follows: paired sash four-over-six divided light windows featuring the center four divided lights operating as an awning window (a), single sash four-over-six divided light window featuring the center four divided lights operating as an awning window (b), fixed single sash four-over-six divided light window (c), paired sash four-over-five divided light windows featuring the center six divided lights operating as an awning window (d), single sash four-over-five divided light windows featuring the center six divided lights operating as an awning window (e), and fixed single sash four-over-five divided light window (f). The north facade's third story features an 'a, b, c, c, c, c, b, b, a' fenestration pattern. The fourth through the seventeenth stories of the north facade feature a 'd, e, f, f, f, f, e, e, d' fenestration pattern.

The south facade also features original windows. Rising from the ground floor up to the top of the mezzanine level, seven metal sash, divided light windows pierce the south facade; four of these windows are original. One of the non-original windows replaced an original door opening.

The windows on the west and east facades and remaining portions of the south facade will be referred to as follows: tripartite aluminum windows featuring a fixed center sash with casement windows on either side (g), paired sash, double-hung, one-over-one aluminum windows (h), and tripartite aluminum windows featuring a fixed center sash with a casement window that is topped with a small fixed window on either side (i).

On the front (west) facade, three of the former storefront windows have been replaced with rectangular, fixed metal sash, divided light windows. Above each of these windows is an 'i' type window. The first story windows on each of the west, south and east facades are all 'g' windows. There are no windows to be found on the first and mezzanine levels of the rear (east) facade except around the rear entrance.

From the third to the fourteenth floors on the west, south, and east facades, the remaining windows are all 'h' windows. The lower sash of each is operable. The fifteenth, sixteenth, and seventeenth floor windows on the west, south, and east facades are all 'i' windows. On the penthouse, the west and south facades feature three-over-three aluminum sash, divided light windows. Each divided light operates as an awning window. Two large, metal sash, divided light windows on the east (rear) facade of the penthouse appear original to the structure. On the north facade, all eight windows are original and feature an 'e, e, f, f, f, f, e, e' fenestration pattern.

### ***Entrances***

The building contains four entrances: two on the west (main) facade and one each on the south (side) facade and east (rear) facade.

On the west facade, the original main entrance to 1019 Pacific leads through non-original glass double doors into a vestibule with a set of non-original glass double doors providing access into the lobby. This entrance has remained the original Pacific Avenue entrance to the Washington Building lobby since construction. The large, ornate, metal awning found above this entrance is original to the building and provides coverage for the entrance. The "Washington Building" marquee adorning three sides of the awning is not original.



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The remainder of the west facade was originally lined with four storefronts, each with a separate entrance at 1021, 1023, 1025, and 1027 Pacific Avenue. The doorways at 1021, 1023, and 1027 Pacific have all been replaced with window openings. The doorway at 1025 Pacific remains an entrance, granting access into The Vault restaurant. Although original in location, this entrance has been remodeled and features non-original glass double doors leading into a vestibule with a second set of non-original glass double doors providing access into the restaurant. A non-historic awning is located above each of the three window openings and the one door way on the west facade.

On the south (side) facade, there were originally two entrances into the building: one in the center leading into the former banking quarters and the second allowing access into the rear of the building. The center door has since been replaced with a window opening. The granite work below this window matches that found along the base of the building. The second south facade entrance at the rear of the building remains in place, although the doorway and its surrounding features have been remodeled over the years. A non-historic awning provides coverage for this entrance. Two additional non-historic awnings adorn the south facade: one each above the two western most first story windows.

The final entrance, located on the east (rear) facade, features original molding and framework surrounding the door opening, yet the door itself has been replaced. A simple flat awning provides coverage for the entrance. It is unclear when this awning was first added to the building.

The penthouse has a single door opening located on its west facade, which allows access from the penthouse level to the roof of the seventeenth story.

### ***Roof***

The exposed third story rooftop, seventeenth story rooftop, and the penthouse rooftop of the Washington Building are all flat. The seventeenth story roof contains the usual rooftop feature of mechanical equipment. A large, metal flag post extends up from the southwest corner. Both the exposed third story rooftop and the seventeenth story rooftop are coated with a built-up bituminous roof material featuring a silver reflective coating. The penthouse rooftop was inaccessible.

### **INTERIOR**

The interior has seen several remodels and redecorating changes throughout the years, particularly on the first story from 1021-1027 Pacific when the storefronts were replaced and the space eventually became one address of 1025 Pacific. The original floor plans at each floor are mostly intact, yet the majority of the original materials and finishes throughout the building have been replaced.

### ***First Floor***

The vestibule is the first space upon entering the building from the 1019 Pacific entrance. A set of metal and glass double doors separates the vestibule from the lobby. The silver Sienna marble on the lobby and vestibule walls are original. Original Tennessee marble floors are found on the staircase rising from the lobby to the second floor, as well as the staircase descending from the lobby to the basement. This stairwell continues up the northwest corner of the building to the seventeenth floor and serves as an alternative to the elevator. The landing at the second story

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retains the original terrazzo tiles that once adorned all of the upper floor corridors; this is the only tile of its kind remaining in the building except for in the basement. From the second story to the seventeenth, this northwest stairwell is utilitarian in design, featuring painted concrete steps, iron railings, and wood banisters. There is a second steeper staircase in the northeast corner of the building that features green painted metal stairs; it serves as a fire escape route for the rear of the building. The lobby and vestibule floors were covered in carpet during the 2007 renovation. It is said that mint green and butter yellow terrazzo tiles arranged in a W pattern were found on the lobby floor prior to the installation of the new carpet. Four columns line the center of the lobby. Each column was painted a light neutral color when the 1954 wood paneling was removed during the 2007 remodel. It is said that square, one inch turquoise tiles were found on each column when the walnut veneer was removed. An original ornate plastered capital once adorned each column but has since been removed. A line of four passenger elevators is present on the northern wall of the lobby between the northwest and northeast stairwells and each subsequent northern wall from the second to the seventeenth stories. The original divided light, chicken-wired, glass elevator doors have been replaced with modern metal elevator doors. The original crown molding in the lobby area featured a fret motif fascia. The original crown molding has been removed and replaced with a simple rounded molding opening upwards with inset lighting fixtures. Inset can lighting has also been added to the ceiling of the Washington Building's lobby. To the east of the lobby is an interior personal door, opening up to the rear corridor of the building. The fifth elevator, an Otis freight elevator, is located along the northern wall of the corridor. The original chicken-wired, glass elevator door remains intact as well as the hand operated elevator system. A heavy metal door featuring lattice work must be fully closed from inside the freight elevator in order for the operating system to work. Just outside of the freight elevator at the north wall of the first floor and extending up to the seventeenth floor is the original Cutler Mailing System mail chute. This mail chute allowed for mail to be dropped in at any floor, to culminate at the first floor, then to be picked up and delivered by the postal service. To the south of the lobby is a metal and glass double door opening into the large open space now occupied by The Vault restaurant (the former banking room). Although The Vault is located within the Washington Building, it has its own address on 1025 Pacific Avenue.

Upon entering The Vault from the lobby, a large staircase leading down to the basement is encountered. Tennessee marble was used on this staircase because it once served the public role of allowing visitors to access the basement (where the safe deposit boxes and the original bank vault were kept) from the Washington Building lobby. Although the safe deposit boxes are gone, the original, heavy-duty steel vault built into the basement in 1925 remains intact. To the east of the staircase, a kitchen serving The Vault restaurant is located. A second kitchen and storage area is located to the west of the staircase. Walking past the staircase to the south, the space opens up to large room once used as the main banking area. The high original ceiling features boxed beams. A second staircase featuring the same Tennessee marble rises from the center of the room (directly above the basement staircase) to a mezzanine level. A second staircase, a later addition, located in the center of the western side of the large room also rises up to the mezzanine level. This staircase is composed of painted concrete, and the banister is a much simpler wood. The stores once located along the west and south walls of the first floor have been removed, creating one large, open space entirely used by The Vault. A cocktail bar runs along the front half of the north wall below the mezzanine.

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### *Mezzanine*

The L-shaped mezzanine level projects above the first floor of The Vault along the west and north walls. The western portion of the mezzanine was the ceiling of the former stores along Pacific Avenue when the building was first completed. The mezzanine level originally served as the place where the clerical work for the bank took place, overlooking the main banking floor below. The northern portion of the mezzanine leads to an enclosed hallway just past the original marble staircase. A dressing room now used for bridal parties, two mechanical rooms, a restroom, and a door leading to a rear exit are all located along the enclosed portion of the mezzanine level.

### *Second through Seventh Floors*

The second through seventh floors are occupied solely by offices for the Attorney General. Like all of the upper floors, the north wall is lined with four passenger and one-freight elevator. The second and third floors cover the entire 75 x 120 foot rectangular foot print of the building. The second floor offices are only accessible by code. The third floor features the Attorney General's public front desk opposite the elevator shaft, yet all other third floor offices need a code for entry. A crawl space in the northwest stairwell between the second and third floors reveals one of the original massive steel beams used in construction. From the fourth floor to the seventh floors (continuing up the remainder of the structure) the building has a slight set back from the lower floors. Each of these upper floors is L-shaped, consisting of a west wing, northern wall containing the elevator shaft, and an east wing. The fourth through seventh floors contain office spaces accessed through two separate code entry doors in the west and east wings. The corridor wall opposite the elevators has been enclosed to form a walkway between the west and east wings within the private office area. The second through seventh floors are carpeted throughout, except in the restrooms. Some of the original, marble-base molding remains in the elevator corridor at each floor, yet sections have been replaced with a plastic molding. All of the ceilings have been dropped and feature large-panel fluorescent light fixtures set into the ceiling tiles. The fourth through seventh floors each retain an original water fountain on the north wall.

### *Eighth through Twelfth Floors*

The eighth through twelfth floors contain offices sporadically occupied by various lawyers, developers, congressman, and others. The majority of the eighth, ninth, tenth, and twelfth floors are unoccupied; there are three offices on each of the eighth and twelfth floors and two offices each on the ninth and tenth floors that are occupied. The eleventh floor is one of the most occupied floors in the building outside of the Attorney General offices, having twelve tenants total. The corridor wall opposite the elevator shaft on each of the eighth through twelfth floors is pierced with individual office spaces with doors facing the elevators. The west and east wings are completely separated and only accessible by walking along the elevator corridor. Each wing contains separate office spaces, a handful of which have been combined over the years through various remodels. Every door on the eighth through twelfth floors needs an entry code in order to access the interior office space, and each floor is carpeted throughout, except in the restrooms. All of the ceilings have been dropped and feature large-panel fluorescent light fixtures set into the ceiling tiles. The original marble base molding remains intact in the elevator corridor on each of the eighth through twelfth floors. A handful of doors on the eighth and ninth floors appear to be the original mahogany doors and hardware. The northeast corner office on the eighth floor retains the most original features than any other office space throughout the building. One tile of the dropped ceiling is missing in this corner office, revealing the original ceiling and picture rail. The eighth through twelfth floors each retain an original water fountain on the north wall.

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### *Thirteenth Floor*

The thirteenth floor is solely occupied by a branch of the Sterling Savings Bank. Sterling moved into the office space in 2007, after completely remodeling the entire floor. Half of the corridor wall opposite the elevator shaft is an enclosed meeting room only accessible from the east wing. Glass windows along the meeting room's north wall allow visibility into the meeting room from the elevator corridor. The west half of the corridor opposite the elevators is an open space where Sterling Savings Bank keeps its front desk and reception area. Interior pillars (once hidden within the walls of the former offices) were exposed during the remodel and are now covered with a wood veneer. The west and east wings (although both containing office spaces for the bank) are separate from one another and only accessible by walking through the elevator corridor. Granite tiles adorn the elevator corridor floor. The remainder of the thirteenth floor is carpeted, including the reception area. All of the ceilings have been dropped and feature large-panel fluorescent light fixtures set into the ceiling tiles. All of the original marble base molding has been removed and replaced with wood. An original water fountain is mounted to the north wall.

### *Fourteenth and Fifteenth Floors*

The fourteenth and fifteenth floors are occupied by one company that has remodeled both floors identically. The eastern portion of the corridor wall opposite the elevator shaft is fully enclosed, containing the men's restroom. The remaining walls have been removed into one open space used as a reception area for the company. Interior pillars (previously hidden within the walls of the former office spaces) are now exposed and were sheet-rocked prior to painting. The west and east wings (although both containing office spaces for the company) are separate from one another and only accessible by walking through the elevator corridor. The fourteenth and fifteenth floors are carpeted throughout, except in the restrooms. All of the ceilings have been dropped and feature large-panel fluorescent light fixtures set into the ceiling tiles. The original marble base molding remains intact along the north wall between elevators and down the east wing hallway. All other sections of original molding have been replaced with plastic molding. Each floor retains an original water fountain on the north wall.

### *Sixteenth Floor*

Only half of the sixteenth floor, the east wing, is occupied by tenants. The corridor wall opposite the elevator shaft is pierced with individual office spaces with doors facing the elevators. The west and east wings are completely separated and only accessible by walking along the elevator corridor. Each wing contains separate office spaces. Every door on the sixteenth floor (and throughout the entire building) needs an entry code in order to enter. The entire sixteenth floor is carpeted throughout, except in the restrooms. All of the ceilings have been dropped and feature large-panel fluorescent light fixtures set into the ceiling tiles. The original marble base molding remains intact in the elevator corridor and along the east wing hallway. An original water fountain is mounted to the north wall.

### *Seventeenth Floor*

Originally designed as the home for the Tacoma Club in 1936, the seventeenth floor has a different layout than those floors below, partially due to its most prominent occupants. However, it is also due to remodeling efforts in 1998 when The Vault endeavored to use this space as a reception and banquet area. There is no corridor wall opposite the elevator shaft; only the exposed pillars covered in sheetrock and wallpaper stand between the elevator and the south facade windows. The southwest corner of the west wing is a large open area used as a dance floor with striking

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views of downtown Tacoma. The area is accessible without a key as there is no door shutting off the area from the elevator corridor. Large pillars covered in sheetrock and paint dot the dance floor. The northwest corner of the west wing is closed off with a locked door, behind which office spaces are located. The eastern wing features a restroom and a handful of offices behind locked doors. The seventeenth floor is carpeted, except in the restrooms and in the southwest corner where laminate flooring makes up the dance floor. All of the ceilings have been dropped and feature large-panel fluorescent light fixtures set into the ceiling tiles, except above the dance floor where can lighting illuminates the area. There is no marble base molding or an original water fountain found on this floor.

A door opening into a stairwell opposite the most western elevator door on the seventeenth floor leads the only way up to the penthouse.

### ***Penthouse (Eighteenth Floor)***

Originally, the penthouse was also used by the Tacoma Club. Remnants of a game/tap room, locker and shower room, and sauna area all remain in this uppermost floor. Along the north wall, concrete steps lead into the elevator mechanical room. Here, the four original Otis elevators' mechanical equipment, which has continued in operation since the buildings completion in 1925, is housed. The hand operated freight elevator's mechanical equipment is also found in this room. Along the west wall of the eighteenth floor, a door opens out onto the seventeenth story rooftop of the Washington Building.

### ***Basement***

The Washington Building's basement houses rooms for storage, security monitoring, heating and ventilating systems, office space for The Vault, and the original bank vault. Originally one large connected space granting public access to the bank vault from either end of the Washington Building, the basement is now divided into two sections: a northern section below 1019 Pacific and a southern section below 1025 Pacific solely used by The Vault. The northern section (accessible from the Washington Building lobby's northwest corner stairwell, as well as the northeast corner's fire escape stairwell) houses the elevators, storage rooms, security rooms, and the massive heating and ventilating systems. Original terrazzo tile flooring is found along the elevator corridor, and the original mahogany molding surrounds each elevator door. One original bathroom and a handful of original mahogany doors are also located in the northern section of the basement. In the mechanical room along the west wall, a "Johnson Control Center" monitoring system adorns the wall, tracking water temperatures throughout the building. The southern section of the basement below 1025 Pacific is accessible via the large original marble staircase in the north section of the first floor of The Vault restaurant. Original terrazzo tile flooring runs the length of the hallway at the bottom of the staircase, leading to a locked door that grants access into the northern half of the basement just outside of the elevator corridor. To the left of the terrazzo hallway, the original bank vault remains intact. Constructed of highly polished, solid steel walls, the vault features a 17 ½ ton armor-plated steel door with a four-time lock that once guaranteed the safety of the vault. Today, the vault door remains in the open position, and the interior is used by The Vault restaurant as a location to host dinner parties. Office and storage space for operators of The Vault, as well as an original bathroom, finish the southern section of the basement.

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### *Restrooms*

The restrooms contain many original materials. There are two restrooms (one women's and one men's) on each floor from the second through the seventeenth stories in the Washington Building. All restrooms need a door code in order to enter. The women's restroom was originally located just west of the western-most elevator along the north wall of each floor. The men's restroom was originally located to the east of the elevators, the first door on the right once one made the turn from the elevator corridor to the east wing. Today, the location of the majority of the restrooms, are unchanged, and they are used in the same capacity. In the women's restrooms, original small, pink-colored tiles cover the floor. Each stall and window sill is composed of original, solid marble with gray and white swirls. Wallpaper featuring a silver and pink floral design covers the upper half of each wall where the marble stops. This wallpaper appears to be the second application since the building was constructed; originally, a light cream and white wallpaper adorned the space. Original, small, gray-colored tiles cover the floor of the men's restroom. Each stall and the half wall behind the urinals are composed of original, solid marble with gray and white swirls. Wallpaper featuring an ornate design of black and cream covers the upper half of each wall where the marble stops; it appears to be the original wall treatment.

### **ALTERATIONS**

The exterior of the Washington Building has undergone minimal repairs to the actual building. The most extensive changes to the exterior have been the alterations made to the first floor storefronts.

The interior of the Washington Building has been altered over the years in order to accommodate the changing needs of the many tenants occupying the various floors throughout the years. However, several floors of offices have retained much of the original spatial layouts.

The local Tacoma newspapers reported the construction of the building and changes made to the structure for much of the building's life, albeit earlier information received more newspaper coverage than later alterations. Later alterations made to the building have been extensively documented through Tacoma building inspection records. Using both newspaper accounts and inspection records, the development of the building can be followed from construction through modern times.

Below is a brief summary of the Washington Building's initial construction, closure, purchase, and completion, which laid the groundwork for further alterations.

- **1920**
  - **September:** A massive steel shipment arrived, and construction of the steel frame for the new home of the Scandinavian American Bank began.
  
- **1921**
  - **January:** The Scandinavian American Bank was officially closed and construction on the new building was shut down completely, leaving the partial steel skeleton standing silent.

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- **September:** A roof was constructed and the remainder of exposed steel work was painted in order to protect the vacated building from the elements. The roof was constructed of tile and concrete and covered with a preparation in order to prevent fire, and the steel work was painted black at a cost of \$75,000.
- **1924**
  - **September:** The steel skeleton of the defunct Scandinavian American Bank building underwent finishing construction work after the building was purchased by California syndicates of Philadelphia-based McClintic-Marshall Corporation. The architectural partnership Doyle & Merriam drew up new plans. The construction of a new tower began alongside the original steel frame. The mezzanine level was added in the main banking floor. Stairway openings and elevator wells were to be remodeled by steel worker H. W. Pohlman. Polhman will later install an extra floor between the ground level and the first floor.

The following is a list of known alterations to both the exterior and interior of the Washington Building:

- **1925**
  - **May:** The "Brotherhood Bank" electric sign was installed atop building.
  - **June:** Hansen & Rowland (insurance company) moved its offices to the Washington Building to rooms 201-202. A special ventilating system was installed for its entire office, which was completely separate from the general building's ventilating system.
- **1929**
  - **January:** Partitions costing \$1,500 were added to an unspecified interior space.
  - **February:** Blyth & Co spent \$20,000 remodeling their offices space at #210.
- **1930**
  - **April:** The plate glass storefront at 1021 Pacific was altered.
  - **June:** An electric sign for the Washington National Bank, costing \$3,300, was added to the building.
- **1932**
  - A neon sign for the Pacific Steamship Co., costing \$200, was added to the building.
- **1936**
  - **September:** The Tacoma Club built headquarters in the seventeenth and eighteenth floors of the Washington Building in order to include a main dining room for members, a separate dining room and lounge for women, a men's lounge, a game room, a tap room, a physical conditioning unit, handball courts, and an outside gym with locker and shower room. The social club opened in May 1937.

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- **December:** The seventeenth floor received \$8,000 in alterations for the new Tacoma Club.
- **1937**
  - **August:** American Saving and Loan association was to move its quarters from the Rust Building to the ground floor of the Washington Building (115 South 11<sup>th</sup> Street) on September 1. Offices were to be completely rearranged, and new mahogany fixtures and modern equipment were to be installed.
- **1939**
  - **November: Earthquake:** Halls and offices on the first seven floors received small cracks in the corners and along the tops of the walls. A little powdered mortar and paint fell onto the floor, and some walls had patches of mortar the size of a man's hand missing. Damage to the steel frame was only superficial, nothing major.
- **1940**
  - **May:** The storefront at 1023 Pacific (vacant at the time) received \$1,000 in alterations.
  - **June:** The camera shop at 1021 Pacific Avenue (in the entrance of the Washington Building) expanded, doubling in size as it absorbs the store next door. Everything within the shop was repainted and modernized. A new neon sign was added.
- **1941**
  - **December:** United Mutual Savings Bank was to open a new location on the ground floor of the Washington Building on December 22. Remodeling and redecorating included new tellers' stations.
- **1946**
  - **February:** A "Washington Building" sign was added to the building at a cost of \$4,500.
- **1947**
  - **April:** The cornice received \$500 in repair work.
  - **May:** An unspecified storefront was altered at a cost of \$1,500.
  - **September:** \$1,000 was spent on unspecified office alterations.
- **1950**
  - **September:** A marquee, costing \$250, was added to the rear of the building.
- **1953**
  - **April:** A marquee, costing \$285, was added to the building.
  - **July:** Ceilings were lowered on the first floor at a total cost of \$2,000.



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- **1954**
  - **January:** United Mutual had been remodeling its space in the Washington Building over the past several months, nearly doubling in size. The finished remodel included changing the entrance and installing Pittcomatic vacuum-pressure doors (the only doors of their type to be found in Tacoma); adding new counters and teller booths; installing a new floor; completely repainting the interior; adding new lighting fixtures that are flush (can lighting) with the ceiling; and, hanging new drapes on the large 11<sup>th</sup> Street windows. The center pillars in the foyer of the Washington Building were faced with walnut veneer that matched the new counters and teller stations.
- **Ca. 1955:**
  - Automatic elevators were installed (installation took twenty-two months).
- **1957**
  - **January:** The cornice receives \$1,000 in repairs.
- **1958**
  - **August:** \$25,000 in alterations were documented, yet it was not specified as to what or where in the building they occurred.
- **1959**
  - **February:** The marquee roof was repaired, costing \$250.
  - **August:** The second floor (IRS) was remodeled, costing \$22,000.
- **1964**
  - **April:** The third floor (Knight Vale & Gregory, accountants) was remodeled, costing \$6,000.
  - **October:** \$11,000 was spent installing *new windows*.
  - **October:** An additional \$6,000 was spent remodeling the third floor offices (Knight Vale & Gregory, accountants).
- **Ca. 1955–1965:**
  - Remodeling, which had taken place over these ten years, included lowering ceilings, widening halls, installing new light fixtures, remodeling the lobby, installing a new terrazzo flooring, adding extensive wood paneling, and replacing almost all 600 wood windows with aluminum windows.
- **Ca. 1963–1965:**
  - Owners of Washington Building had spent \$450,000 and tenants had spent \$300,000 modernizing the building over these two years since the IRS moved out. Plans to remodel the lower floors were in the near future.

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- **1966**
  - **September:** \$55,000 was spent remodeling restrooms (nearly all of the sinks and men's urinals were replaced).
- **1967**
  - **August:** A new marquee with sign ends, costing \$2,300, was installed
- **1968**
  - **April:** Interior remodeling was documented, yet it was not specified as to what or where in the building the remodel occurred.
- **1969**
  - **September:** The elevator received a new \$150 governor cable.
- **1972**
  - **March:** Partitions on the fourth floor were removed, costing \$400.
  - **May:** Partitions on the ninth and fifteenth floors were partially removed, and the fifteenth floor got a \$4,000 remodel.
  - **August:** The fifth and sixth floors were remodeled at a cost of \$2,000.
  - **October:** The fourth floor was remodeled.
- **1973**
  - **February:** The fifteenth floor was remodeled.
  - **March:** Passenger elevators #1 and #2 were recabled
  - **May:** An unspecified existing doorway was closed, costing \$2,000.
  - **July:** The thirteenth floor was remodeled, costing \$5,000.
- **1974**
  - **March:** The second floor received a \$3,000 remodel.
- **1975:**
  - *Tacoma News Tribune* reported that the building has been centrally air-conditioned and fully modernized by this time.
  - **August:** The portable partitions and ceiling in room #416 were remodeled.
  - **December:** A \$5,000 remodel, including one 4-sided column on the corner of the building and one storefront sign on fascia, was completed.
- **1976**
  - **October:** The Tacoma Club received a \$15,000 remodel.

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- 1977
  - **February:** The second floor received \$10,000 in repair work.
- 1978
  - **June:** The fourteenth floor received a \$9,500 remodel.
- 1979
  - **January:** The thirteenth floor received a \$5,000 remodel.
- 1980
  - **March:** The second and third floor Attorney General office spaces were remodeled.
- 1982
  - **June:** A \$130,000 demolition and remodel of the sixteenth and seventeenth floors took place.
- 1987
  - **July:** The lobby area received a \$130,000 remodel.
  - **August:** \$16,433 was spent to cover the existing roof.
- 1989
  - **February:** Herb Simon purchased the building, and the *Tacoma News Tribune* reported that interior remodeling was to begin as soon as possible.
  - **August:** A \$5,000 interior demolition on unspecified floor took place.
  - **October:** \$270,000 in tenant improvements for Attorney General office space, restrooms, and air flow systems was completed.
- 1990
  - **November:** \$60,000 in tenant improvements for Attorney General office space, bathroom sink, and air duct revisions was completed.
- 1991
  - **July:** Attorney General office space received a \$12,000 remodel.
  - **December:** Office space received \$15,000 in unspecified tenant improvements.
- 1993
  - **January:** Unspecified offices received \$25,000 in tenant improvements.
  - **February:** The seventeenth floor bathroom fixtures were replaced.
  - **June:** The fourth and fifth floor Attorney General offices received a \$3,500 remodel.

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- **December:** A fire protection system, costing \$1,250, was installed.
- **1995**
  - **February:** The second through sixth floor received a \$500,000 remodel of the offices and air flow systems.
- **1996**
  - **January:** The Vault was to occupy 11,000 square feet on three different floors, including the ground floor and basement. According to the *Tacoma News Tribune*, the company was still waiting for a new stairway to be built in order to allow access from the main level to the second floor meeting rooms.
- **1998**
  - **August:** The Vault interests had spent the last three months renovating the former seventeenth floor Tacoma Club into meeting, reception, and banquet rooms.
- **1999**
  - **March:** A fire suppression system for the computer room on an unspecified floor was installed for \$9,000.
- **2001**
  - **July:** Bits of concrete were falling off of the building; one hit a car driving alongside the structure.
- **2007:**
  - Stratford Co. LLC began renovations, costing \$200,000 to the building's lobby, including demolishing big boxes that covered the lobby column; removing wood paneling from the columns and painting them light colors; removing the push-outs from the elevator; adding a new brushed-aluminum, bronze-tinted finish to the elevator doors; and, planning the repainting of the foyer and the replacement of the carpet. During the remodeling, mint green and butter yellow terrazzo floor was found beneath the carpeting; the floor tiles were arranged in a W pattern. Turquoise, square-inch tiles were also found on columns beneath walnut veneer.
- **2008**
  - **January:** The thirteenth floor was being remodeled (essentially demolished and completely rebuilt) in order to house a branch of the Sterling Savings Bank Financial Corporation.

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### **NARRATIVE STATEMENT OF SIGNIFICANCE**

The Washington Building, located in the heart of the business district in downtown Tacoma, is eligible for listing to the National Register of Historic Places under Criterion A and C. The period of significance begins in 1925 with the completion of the building and ends in 1943 when the building was purchased from the original owners. Commerce is the area of significance indicating the building's eligibility under Criterion A for its association with broad patterns of history that led to the downtown district of Tacoma developing into a commercial center. Upon completion, the Washington Building was hailed as the tallest building in Tacoma and the "second tallest building in the Pacific Northwest," only behind Seattle's Smith Tower. After its completion in 1925, the Washington Building stood as a testament to the financial security and growing prosperity of the city. In 1929, with the publication of the novel the *Maltese Falcon* by Dashiell Hammett, the building also became an important character in a major work of American fiction and popular culture. Initial construction plans called for a bank to occupy the Washington Building's first floor and for a vault to be built securely into the basement. From 1925-1980, the first floor was occupied by a handful of banks. Although the last bank vacated the first floor in 1980, the vault located in the basement continued to be used for monetary purposes until 1993. The building is also eligible under Criterion C (area of significance: Architecture) as a good local example of the Beaux Arts style of architecture.

#### **Historical Development of Tacoma's Downtown**

Located in western Washington, Tacoma is the second most populous city in the state. Geographically located in the southern Puget Sound region, the city is shaped by its placement overlooking Commencement Bay and also by the steep contours of its topography. Puget Sound is the deep sea inlet arm of the Pacific Ocean named after Peter Puget who served as an aide to British Captain George Vancouver, the first non-native to discover the inlet in 1792. Mount Rainier (elevation 14,410 feet) rises prominently to the southeast of the city, providing a dramatic backdrop. Named after British Naval officer Peter Rainier, the active volcano's Indian name is *Tahoma*. To the north and south of the city are the Puyallup and Nisqually rivers. The region's native populations, the Puyallup and Nisqually Indians, were hunters and gatherers living in an area that provided abundant sources for sustenance—salmon, shellfish, fowl, seal, deer, and bear, in addition to fruits, berries, and plant life.

In 1850, Euro-American settlement began along the shores of Commencement Bay. The new settlement, known as Tacoma City and located a few miles north of the present day downtown, slowly attracted pioneer settlers. By the early 1870s, Tacoma City boasted a mill, school, public hall, store, hotel, and a handful of other businesses supported by a population of about one hundred people. The area was largely forested, providing ample natural resources for the mill.

Similar too many other western settlements, Tacoma's non-native origins began with the railroad. In 1873, the Northern Pacific Railroad announced that it would locate a terminus on Commencement Bay. Tacomans were overjoyed with the anticipated economic and population growth, as well as the potential for great prosperity, when they heard the news that Tacoma City had been chosen for the end of the line. However, the Northern Pacific Railroad had alternate plans and chose to create a new town called New Tacoma on property it had purchased closer to the head of the bay, creating an instant rivalry between Tacoma City (Old Tacoma) and New Tacoma. The

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Tacoma Land Company, the Northern Pacific Railroad's property development firm, acquired land, which included two miles of waterfront and 2,700 acres of what would become present day downtown Tacoma. After eleven years of rivalry, the two towns eventually united in 1884 to become one, Tacoma.

The Tacoma Land Company dominated most of the city's development, thus playing a major role in the formation of the city's seminal land use pattern. The Tacoma Land Company controlled the use of parcels by insisting on specific uses before it sold the land. The company would only sell land to those interested in developing within a small geographic area, which essentially resulted in the creation of districts defined by use, such as the wholesale warehouse district, industrial district, business district, etc. Tacoma experienced two periods of intensive building: 1888-1892 and 1902-1912. Like the rest of the nation, Tacoma was victim to the severe economic depression during the panic of 1893, yet the city rebounded in full force with its biggest building boom in the early 1900s. Between 1900 and 1910, the population grew from 37,714 to 83,743 people. Growth and development continued after 1912. By 1920, the population was 96,743.

Commencement Bay also played a large role in the development of Tacoma. The City Waterway, created in 1902, improved commercial activity entering and leaving the city. Accessible by both sea and rail, the waterway allowed Tacoma to grow into one of the busiest waterfronts in the country. Vast grain warehouses and lumber and flour mills developed along the west side of the waterway between the entrances to Commencement Bay and South Eleventh Street. Downtown Tacoma stood above the bluffs and bustled with commercial activity. Industrial areas continued to expand south of downtown along the railroad and east along the tide-flats. The wholesale business developed into a major industry during Tacoma's building boom. Substantial buildings that were constructed for jobbers (wholesalers) were among the most expensive and impressive buildings erected during the city's 1902-1912 building boom. Pacific Avenue served as the main commercial thoroughfare in downtown Tacoma while hotels, office buildings, apartments, and stores bustled with activity on other nearby downtown streets. Even as downtown Tacoma expanded, Pacific Avenue between 9<sup>th</sup> and 13<sup>th</sup> Streets remained the heart of the downtown area where most major commerce was conducted within several dense blocks.

The northeast corner of Pacific Avenue and South 11<sup>th</sup> Street had served as a prominent corner for commerce since downtown Tacoma began evolving into a commercial center. During the first intensive building boom of the late 1880s, the first structure to be erected on the corner lot was a two-story brick building, home to the Plummer Brothers' bakery on the ground floor and offices for prominent Tacoma business men on the second floor. In 1882, this building and all of its land was purchased for \$4,000 from the Plummer Brothers by two retired mariners, Henry Mancke and Charles Muehlenbruch. Struggling to overcome the oncoming economic depression of 1893, the two men finally raised enough money to buy the adjacent lot from J. W. Pinkerton and began building in May 1892. By February 1893, the Berlin Building was completed at a total cost of \$100,000, and the first floor became the home of the Traders' Bank. In 1917, a temporary structure was erected adjacent to the Berlin Building by Charles Drury (President of the Scandinavian American Bank) and became known as The Drury Building. The Drury Building became the home for the Scandinavian American Bank for the next two years.

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As Tacoma continued to prosper and grow into a full-fledged city, the desire of prominent Tacomans to build bigger and higher than ever before loomed. In 1919, the plans for a new building to be erected on the northeast corner of Pacific Avenue and South 11<sup>th</sup> Street were announced to the public. Charles Drury and the Scandinavian American Bank paid \$275,000 for the Berlin Building and all of its property, and the new home for the Scandinavian American Bank was revealed.

### **Scandinavian American Bank Building**

In July 1919, it was announced by the Vice President of the Scandinavian American Bank, Ole Larson, that a bank building was to be built on the northeast corner of Pacific Avenue and South 11<sup>th</sup> Street, in the heart of Tacoma's downtown business district. Said to be partially financed by Eastern capital, the new building would replace the Berlin Building as well as the Drury Building (which the bank currently occupied) and was set to cost \$1,000,000. Larson stated that he had secured financial backing from G. Wallace Simpson, Vice President and general manager of the Medical Arts Realty Company from Philadelphia.

The plans for the new building were grand in scale. With Simpson came Philadelphia architect Frederick Webber, who had designed the Medical Arts Building in Philadelphia. Webber's plans for the design of the new Tacoma building included a sixteen-story structure with 75 feet of frontage on Pacific Avenue and 126 feet fronting South 11<sup>th</sup> Street. The exterior was to be classic in design and feature either terra cotta or stone with a granite base. According to Larson, at the request of Frank Wilson (advertising manager for the Scandinavian American Bank), six or more large windows would serve as storefronts at street level. In the basement, one of the strongest and largest safe deposit vaults would be built behind an armor-plated steel door and solid steel walls. The vault would serve the patrons visiting the Scandinavian American Banking quarters set to occupy the first floor. The interior architectural details of the first floor banking room would be the most modern in design; it would be finished in either marble or white tile and, according to Larson, would exuberate a "subdued magnificence" when completed. Huge steel girders would be set within the interior walls in order to support the structure without having any visible interior columns in the first floor banking area, adding to the grand feeling of the banking room. The third through sixth floors would be completed in the most up-to-date fashion and would be rented out to the city's leading real estate and insurance companies. Above the sixth floor, offices duplicating those that Webber designed for the Medical Arts Building in Philadelphia would be equipped with the finest medical and surgical equipment and offered up for rent to the city's leading doctors and dentists. Webber's design also included the strong assumption that a men's club would occupy the two top floors and that the roof would be used to house a roof top garden. Four modern elevators would supply express transportation for the buildings workers and patrons.

The work of tearing down the old six-story Berlin Building was well underway when, on January 3, 1920, Webber's architectural plans arrived to Tacoma. With the plans secured, Larson announced to the public that "this city will have a bank and office building second to none on the Pacific Coast." The ground floor walls were set to be lined with English vein Italian marble while the floors would feature a light Tennessee marble bordered with Verde antique. Above the ground floor, all hall floors would also be of Tennessee marble and would feature a coved base in order to make cleaning easier and to minimize dust and dirt. A 3-foot wide rubber tile foothold would be installed

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in front of each elevator door landing at each floor for the safety of elevator passengers. The gearless traction sheave-type Otis elevators would feature automatic doors (a design new to the West Coast) that would only open when within 3 inches of each floor landing and would not operate unless the doors were fully shut. The building would feature a Webster modulation heating system composed of a two pipe vacuum. On the South 11<sup>th</sup> Street side of the building, the design called for a 36-foot wide court to be built in order to insure that all floors would receive natural lighting. Restrooms would also be constructed on every floor for the comfort of future employees at the building and the visiting patrons.

Frank Wilson was put in charge of Webber's plans and opened up construction bidding to local contractors. Wilson and Charles Drury wanted to try to keep all contracts local. In early February 1920, Drury announced the letting of the first contracts; all but two were let to Tacoma companies:

- Ben Olson Company, Tacoma — plumbing and heating contract
- Tacoma Mill Work Supply Co — all interior finishing including mahogany wainscoting and sash and door work
- Hunt and Mottet Co, Tacoma — hardware
- Far West Clay Co, Tacoma — tile work
- Washington Brick & Terra Cotta Co, Spokane — terra cotta
- Nick Georig, Seattle — excavating<sup>1</sup>

Drury announced the final contracts at the end of February 1920, which included:

- West Coast Monumental Company — polished granite
- Atlas Paint Co — painting
- Edward Miller Cornice & Roofing Co — metals, windows, and roofing
- Commercial Construction Co — electrical work
- J. F. Rolster — plastering
- Henry Mohr Hardware Company — hardware
- Gehri & Co — ornamental iron
- W. F. Fuller Co — glass and glazing
- E. E. Davis — steel erection<sup>2</sup>

Across Pacific Avenue, a building owned by W. H. Rust was also in the process of being demolished to be replaced with a much larger structure. It was an exciting time for the people of Tacoma as the city was again enjoying a growth spurt. Tacomans interest in the new building was further escalated as a rivalry began to brew between those tearing down the old Berlin and Drury buildings and those tearing down the Rust building directly across the street. As 1920 rolled on, the citizens of Tacoma watched every move of the demolition and construction taking place at the intersection of Pacific Avenue and South 11<sup>th</sup> Street.



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In April, as work progressed, it was announced that the Standard Oil Company had signed a lease for the entire tenth floor and, once the Scandinavian American Bank building was completed, would move its offices from the tide-flats to the new location. Each floor of the new building was designed to have roughly 5,000 feet of rentable area composed of twenty-two rooms varying in size from 12 x 13 feet to 15½ x 17½ feet. The design allowed for the alteration of each floor to meet the needs of the various unknown tenants.

Large steel beams were needed in order to complete such a massive structure and, on June 6, 1920, it was reported by the Tacoma Daily Ledger that the necessary steel had been loaded onto cars in Philadelphia and was ready to be shipped. Due to the vast size of the steel beams, it took two flat cars to carry half the weight of just one beam. Each beam had to be cut into two pieces prior to shipping and welded back together upon reaching Tacoma. Although the steel was cut, loaded, and ready to be shipped in June, the railroads were highly congested with freight shipments, and the owners of the Scandinavian American Bank knew that they would be lucky if the shipment reached the city by July.

Finally on September 26, 1920, seventy-nine carloads of steel were unloaded at the Chicago, Milwaukee & St. Paul Railways Company yards in Tacoma. The headline in the Tacoma Daily Ledger read "Huge Steel Shipments Arrive Here for New Bank Building," and the corresponding article was titled "Greatest Shipment of Steel Unloaded." Giant cranes for the heaviest pieces and smaller magnetic cranes for the lighter pieces were employed to unload the freight cars. Some of the largest pieces of construction steel ever to be used in the Pacific Northwest were part of the shipment. When the steel had arrived, the next step was transporting the massive pieces to the construction site on Pacific Avenue—the busiest thoroughfare of any street in Tacoma.

For a week straight, six flat cars were loaded up with steel at the railway yards during the day, and then drawn through the city by electric motors on the city's streetcar tracks by night. More than 1000 tons of steel to be used in the framework was transported along the streetcar line after traffic had ceased for the day. Twelve massive steel girders, each 40 feet in length and weighing roughly 30 tons, made up the largest pieces. These beams would be used to form the roof of the banking room and would also be placed inside the walls in order to support the weight of the entire building. Each consecutive floor would be comprised of 5- to 6-ton steel beams. The entire city watched in awe as the new skyscraper formed before its eyes. By November, the skeleton of the new building was looming nearly three stories tall on Pacific Avenue, and Vice President of the Scandinavian American Bank Ole Larson had the honor of driving in the first of the hundreds of thousands of rivets that would be used to weld the steel beams in place.

Two months later, on January 15, 1921, construction came to a sudden halt when bank commissioner P. Claude Hay officially closed the doors of the Scandinavian American Bank of Tacoma (located during construction at a temporary home one block down Pacific Avenue) "due entirely to gross mismanagement, building operations and an accumulation of non-liquid assets." At the time of the closure, it is said that the Scandinavian American Bank had about 12,000 depositors totaling about \$4.5 million in funds. It was stated that the Eastern capital, which Vice

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President Larson had "secured" in order to finance the construction of the building, had never materialized, and that Larson had actually used \$1.2 million of depositors' funds in order to build the structure.

### The Maltese Falcon Star Turn

During the winter of 1920-21, the sudden halt in construction on the building and resulting idle steel frame skeleton came to the attention of a young tuberculosis patient at the Cushman Public Health Service Hospital in Tacoma. He was Dashiell Hammett, who in the following years would become one of America's most influential detective writers. In 1929 Hammett crafted his best known work- *the Maltese Falcon* and in it he dedicated a chapter to a parable about a Tacoma businessman named Flitcraft. The central episode in the parable occurred on a downtown Tacoma street, where a heavy beam from an unfinished skyscraper narrowly misses the Flitcraft character.

The inspiration for the carefully described episode is clearly drawn from Hammett's recollection of the ruin of the Scandinavian American Bank and the subtext of the entire novel has to do with a cynical, corrupt view of how institutions and individuals are driven by greed. The literary reference to the building and its rocky beginning is one of the Pacific Northwest's most prominent and specific appearances in an important work of fiction. The author has linked the Washington Building forever to a masterpiece of American fiction and popular culture and the association may very well prove to be the structure's most enduring distinction.

### The Washington Building

A Washington State law in place at the time of the Scandinavian American Bank's closure deemed it illegal for anyone to circulate any rumors reflecting or pertaining negatively to the integrity of any bank in the state. Despite this law, rumors had spread throughout the city the day before the Scandinavian American Bank's closure, and an onslaught of withdrawals had taken place before the noon hour on the previous day. Some stores in the city even refused to cash checks of those with accounts held at the bank.

The day after the news broke, a grand jury was called upon to investigate the bank's failure, and F. P. Haskell, Jr. (deputy bank commissioner) was put in charge of liquidating the Scandinavian American Bank. At the same time, several of Tacoma's most prominent businessmen had been looking for a location to build a grand Tacoma hotel. That same day, the businessmen signed a resolution petitioning for the remainder of the building to be built as a hotel, yet it would be a long road ahead before the fate of the steel skeleton was known.

The steel skeleton stood exposed until September 1921, when a federal court finally gave Haskell permission to install a roof and paint the remainder of the steel, protecting the empty structure from the elements at a cost of \$75,000. Although now protected from deterioration, the frame continued to stand vacant and began being referred to as "the world's tallest garage," housing the building materials that were set to help finish the structure. Tacomans dream of a beautiful new skyscraper in the heart of the business district was now little more than a daily eyesore, reminding everyone of the Scandinavian American Bank's failure.

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It wasn't until March 1923 that the sale of the steel Scandinavian American Bank skeleton entered discussion in the courts. Realtor Jesse O. Thomas presented the argument that the building should be completed in order to add to the "normal business growth of the city." Additionally, he contended that if a large company were looking to locate in Tacoma, the city did not have a building large enough to accommodate such a move should the building remain unfinished. Federal Judge E. E. Cushman did not agree with the argument and continued to forbid the sale of the structure. The trial moved on to the Circuit Court of Appeals in San Francisco and, in April, Federal Judge E. E. Cushman's decision was reversed. A new decision was entered that allowed for the skeleton to be completed and ordered Judge Cushman to enter a decree calling for the sale of the building.

The trial continued in a long, drawn out fashion. Over the next several months, the building was offered for immediate sale in Federal Court and set to be purchased; that sale fell through, so it was offered for sale yet again. Finally, the building was purchased through a syndicate of a large Pittsburgh steel firm.

In April 1924, over three years since construction stopped, the McClintic-Marshall Corporation of Pittsburgh paid \$538,000 for the former Scandinavian American Bank steel skeleton. The sale was completed by Herbert and Mortimer Fleishhacker and former Puget Sound newspaper man W. W. Chapin, all three California based syndicates for the McClintic-Marshall steel company. Herbert Fleishhacker was the President of the Anglo & London Paris National Bank of San Francisco and his brother, Mortimer Fleishhacker, was the President of the Anglo California Trust Company. Although the syndicates had banking experience, it was stated that the company had no intention of opening a bank upon completion of the building, which would commence just as soon as a clear titled was received through the Federal Courts. In May, the right of redemption was purchased for \$10,000, clearing the way for the completion of the skeleton.

The purchasing company went to work, immediately drawing up new plans for the completion of the building. The architectural firm of Doyle & Merriam was retained to work with the existing skeleton in order to design a new building for the McClintic-Marshall Corporation. Doyle & Merriam's new architectural plans would replace Webber's originals, yet the completion of the structure would follow most of the same guidelines set forth in 1920: the new structure would be built as a Beaux Arts style modern office building featuring four elevators, terra cotta and granite would be used as exterior finishes, and as much of the work as possible would be completed by Tacoma contractors. Chapin was to make his way to Tacoma shortly in order to stay on the grounds until work began, at which point the job would be rushed in order to complete the structure in six months time at an estimated cost of \$1.5 million.

Work began in June 1924 cleaning up the site and wiring the basement. David L. Glenn was appointed construction engineer for the project. Glenn came to Tacoma during World War I to work at the Foundation shipyards as a construction engineer. He worked at the plant until it was dismantled, at which point initial construction of the former Scandinavian American Bank building was underway, and Glenn secured a job as superintendent of construction for the in-progress building. After the bank collapsed, it is said that Glenn was responsible for bringing the sale of the Scandinavian Bank building to the attention of the Fleishhacker interests in San Francisco. Once the

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Californian syndicates secured the purchase, Glenn was again named construction superintendent for the completion of the building.

Glenn's first construction concern was completing the wiring in the basement so that the supervising engineer and the architects would have a space to work on-site while the building was under construction. Architect A. E. Doyle and his partner C. A. Merriam were set to send three draftsmen to Tacoma for the job. A name for the new building had yet to be selected, but it was said that the name would be determined through either local sentiment or would be chosen based on the lessees set to occupy the building.

In August 1924, California corporate directors M. Fleishhacker and W. W. Chapin, along with S. M. Smith and Attorney Charles A. Wallace of Tacoma, incorporated into the Washington-California Company for the purpose of completing the sixteen-story structure now deemed the "Washington Building." Construction was set to begin on September 10, 1924 and was slated to be finished by February 1925 at a now estimated cost of \$1.65 million. The building would still be built to house doctors and dentists on the upper floors, and rumors that a Tacoma bank was looking to lease the first floor began to emerge.

Several other large-scale projects were taking place in Tacoma during this time, including the \$2 million construction of the Winthrop Hotel, \$400,000 of improvements to the Tacoma Gas & Fuel Company, the \$75,000 construction of Carstens Packing Company plant located in the tide-flats, renovations and remodeling efforts all along the Bostwick Block, and a new \$55,000 building being erected a half a block from the Bostwick Block along Broadway.

In September 1924, rumors were validated when it was announced that the Brotherhood Cooperative National Bank of Tacoma would occupy the entire first floor as well as the basement of the Washington Building. The main banking area on the first floor would be supplemented by a mezzanine level. Officer's quarters and accounting departments would be located in the upper mezzanine level while the basement would be used to hold bond and real estate mortgage department offices, the vault, and safe deposit boxes. A marble staircase would lead up to the mezzanine level from the main banking area, and a second marble staircase would lead down to the basement area. The main entrance for the Brotherhood Bank would be located in the center of the South 11<sup>th</sup> Street facade. Shortly after the announcement of the coming of the Brotherhood Bank, the second (east) tower began being constructed alongside the original steel frame.

By October 1924, construction continued on at an accelerated pace as terra cotta was already being applied to the exterior of the Pacific Avenue facade. According to W. H. Opie & Company (managers of the building), more than a third of the rooms had already been leased by this time and the completion date was still set for February.

In November 1924, H. W. Pohlman of Tacoma received the \$18,000 steel contract for remodeling the steel work previously set in place at the Washington Building when it was being constructed for the Scandinavian American

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Bank. The steel contract called for remodeling the stairway openings and elevator wells, as well as installing an extra floor between the street level and the first floor.

Construction of the building forged on over the next two months as contractors sped towards a February completion date. As the New Year approached, the exterior work was nearly complete: terra cotta was in place above the first story all the way up the remainder of the building, and the carved sandstone with granite trimming set to finish the first story exterior was due to begin. Interior plastering was complete up to the fifth floor, and partitions were in place up to the tenth floor. The massive building rose 237 feet above the sidewalk and boasted 16,000 square feet of rentable area on the ground floor and basement and an additional 85,000 square feet of rentable area above the ground floor. Four passenger elevators and one freight elevator were in place to whisk visitors to the upper stories, allowing riders to go from the bottom to the top of the building in just sixteen seconds, or, put another way, one story per second. In the third week of January 1925, the cornice was placed atop the building. Although work progressed at a rapid pace, the Rounds-Clist Company of Seattle (general contractors in charge of construction) announced near the end of January that the completion of the building would be pushed back to April.

Much to the disappointment of Tacoma residents, the Washington Building was not yet complete as April arrived, yet Tacomans were granted a different kind of excitement at the building later that same month. On April 29, 1925, twenty-one year old A. Wolstiuholme was looking for excitement as he climbed the stairs to the top of the Washington Building and made his way out to the northwest corner of the cornice to do a headstand. Onlookers below could barely believe what they saw, and eventually Wolstiuholme was arrested by local police due to the fact that such public displays of acrobatics required a license. Wolstiuholme explained to police that his intentions were good and that he was just looking for work, which he was then offered at the Washington Building after he was released from police headquarters.

In May 1925, the Washington Building was nearly complete, minus a few finishing touches. The framework for a huge electric advertising sign measuring 90 x 30 feet and reading "Brotherhood Bank" was visible on top of the structure. More than 350 office suites were ready for occupancy, with the top five floors reserved for doctors and dentists. The interior of the bank was finished in Italian Travertine marble, and all other interior corridors on each floor were laid in terrazzo marble with a base of pink Tennessee marble. Silver Sienna marble finished the lobby walls. Interior wood finishes were mahogany throughout. All doors were made of solid mahogany and featured full panels inset with moss glass. All offices were equipped with built-in lavatories and wardrobes and were intercommunicative. Tenants would begin moving in on May 28, 1925, and it was planned that the building would be formally opened to the public in June.

Most of the principal contracts were awarded to outside concerns for the completion of the building. The handful of Tacoma companies that carried out contracts included Northwest Electric Co, Miller Cornice & Roofing Co, Tacoma Millwork Supply Co, W. F. Fuller & Co, Vermont Marble Co, and Savage Scofield Co.

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On June 28, 1925, the Washington Building—a structure that once sat vacant as a steel skeleton for three-and-a-half years—officially opened on the northeast corner of Pacific Avenue and South 11<sup>th</sup> Street in downtown Tacoma.

### **Beaux Arts Style**

The Washington Building is a good example of the Beaux Arts style, rendering to its significance under Criterion C. The building features a symmetrical front façade, pilasters topped with Ionic capitals, an extremely detailed cornice, and a rooftop penthouse which are all common design elements associated with the Beaux Arts Style. The building is also visually divided into a base, shaft and capital by floral patterned stringcourses, also lending to its Beaux Arts style.

Along with its architectural features, the Washington Building fits well within the work of Doyle & Merriam and is a very good example of the Beaux Arts style in Tacoma. As a firm (1920-1928), the two architects completed several commercial bank buildings in the Seattle area including the Seattle National Bank (1921), National Bank of Commerce in Seattle (1921), and the Capitol National Bank in Olympia. Individually however, Doyle was known for his outstanding designs of several commercial buildings, most of which were built in Portland. A notable Doyle project built in Seattle before the partnership is the Italian Renaissance style J.S. Graham Store (built 1919).

### **Washington Building Opening and Use History**

Opening ceremonies and the dedication of the Washington Building took place on the rooftop on June 28, 1925. As part of the dedication to the city, Tacomans and visitors alike were welcomed to visit the building anytime to view the building, ride the elevator, or to go to the roof in order to view the panorama of the city. *The Tacoma Daily Ledger* devoted numerous pages to the Washington Building in the morning paper under the headline of “Announcing The Opening of a Great Bank in a Great Location in a Great City.” Several local businesses took out advertisements welcoming the building and its new bank to the city. Nettleton Furniture Company bought such an advertisement, declaring “Brotherhood Bank We Welcome You.” The front page of the June 30<sup>th</sup> evening news edition of the *Tacoma News Tribune* featured an artist’s drawing of the Washington Building and what it meant for the city of Tacoma. The corresponding article stated:

More than simply another new structure, the dedication of the Washington building this week is taken by Tacoma business interests to inaugurate an era of metropolitan activities here. For this pure white pillar of business apartments looming high into the skyline...represents not only their conception of what Tacoma needs and will appreciate, but it represents the acme of construction work. Every metropolitan advantage has been incorporated into the structure.<sup>3</sup>

Tacoma’s newest skyscraper opened to much fanfare and the designation as being the tallest building in Tacoma and the second tallest building in the Pacific Northwest, only behind Seattle’s Smith Tower.

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The Brotherhood Co-operative National Bank of Tacoma opened its doors at the Washington Building on July 1, 1925. Thousands of booklets describing the matters of the city and the bank were given away on opening day along with souvenir pencils. Women calling on the bank opening day were given a carnation. Dozens of flower arrangements welcoming the bank to the city were sent from several local stores and manufacturing companies, as well as from all of the other Tacoma banks. Deposits from new accounts totaled \$638,319.52 on opening day, well over the \$500,000 amount President of the Brotherhood Bank, Henry E. Cass, had predicted.

Some of the tenants who occupied the upper floors of the Washington Building in the first year of use included Dr. H. Argue, Dr. H. Willard, Dr. K. Staatz, Dr. J. Brown, Dr. J. Brewitt, Dr. C. Burkett, Dr. R. Hill, the Porro Biological Laboratories, Hansen & Rowland insurance, New World Life Insurance, the Real Silk Hosiery Co., and Blyth Whitter & Co. bonds.

Upon its grand opening in 1925, the Pacific Avenue side of the Washington Building featured five separate addresses: 1019, 1021, 1023, 1025, and 1027 Pacific Avenue. Although the general address for the entire structure was commonly known as 1019 Pacific Avenue, the four remaining addresses indicated separate storefronts built into the ground floor of the Washington Building. In 1928, a pharmacy (1021 Pacific), two separate confectioners (1023 and 1025 Pacific), and the Washington Cigar Store (1027 Pacific) lined the Pacific Avenue storefronts of the Washington Building. The Washington Cigar Store would stay at this same location until 1974. From 1929 until 1975, the storefront at 1025 Pacific was continually operated as either a soda fountain or a restaurant by two families, the Hurlock's and the Fox's. The storefront at 1021 Pacific operated as a drugstore until 1931. Over the next few years the Tacoma Oriental Steamship Co, Pacific Steamship Lines and American Mail Lines (among others) occupied the space. The storefront next door at 1023 Pacific was a confectioner during most of the early years. In 1936, both storefronts went vacant. Two years later, The Camera Shop moved into 1021 Pacific. Then in 1940, the two storefronts at 1021 and 1023 were combined, becoming just one space for the camera store at 1021 Pacific Avenue. The storefront at 1021 Pacific Avenue continued to be home to different camera shops until 1972. In 1976, all of the storefronts of the Washington Building along Pacific Avenue were completely altered when the Great Northwest Federal Savings and Loan bank occupying the first floor and basement expanded their first floor main banking room to include the storefronts along Pacific Avenue. The address of 1021, 1025, and 1027 Pacific Avenue melded into one address for the bank—1025 Pacific Avenue.

In February 1926, the second and third floors of the Washington Building were used to hold the Southwest Washington Manufacturers' exposition, at which visitors were shown displays of the various products made in Tacoma. The same month, 3,000 safety deposit boxes were moved from the American Mortgage and Safe Deposit Company, formerly located at 1005 Pacific Avenue, to the vault in the Washington Building. The move of the safety deposit boxes was a result of the Brotherhood Bank purchasing the safety deposit department of the American Mortgage Company; it revealed to the citizens of Tacoma the financial security of the Brotherhood Bank. The Brotherhood National Bank continued operations in the Washington Building's first floor banking room until 1931 and in the vault and basement until 1933. The Washington National Bank took over both spaces at the 1931 and 1933 intervals. Later known as The Washington Safe Deposit, The Washington National Bank occupied the

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basement of the Washington Building until 1955, when United Mutual Savings Bank took over the vault. In 1941, United Mutual opened a branch above the vault on the first floor and continued in both spaces until 1976, when the Great Northwest Federal Savings and Loan bank took over both floors. The Great Northwest Federal Savings and Loan bank occupied the basement until 1992. Washington Mutual Savings Bank took over the vault for just one year. The basement and first floor remained vacant from 1994 until 1996, when The Vault restaurant took over the floors and continues operations today.

In September 1936, it was announced that a new businessmen's social club, made up of some of the most recognized names in Tacoma at the time, had chosen the seventeenth and eighteenth floors of the Washington Building for the home of the soon-to-come headquarters of the "Tacoma Club." The club was to be purely social and recreational in nature. It would be a place for men to go in order to enjoy a non-political, non-commercial, and non-service atmosphere in which to relax. The initial announcement of the plans called for a main dining room and lounge, game room, tap room, physical conditioning unit, handball courts, and outside gym with lockers and showers. These amenities would be offered to all of the male members of the club, which was to be limited to 250 Tacoma residents and one hundred non-Tacoma men. A separate dining room and lounge was to be built in the Tacoma Club away from the men's areas for the wives of members. The Tacoma Club opened in May 1937 and remained in the Washington Building for fifty-six years, until October 1991, when the club moved across the road to the First Interstate Building, which offered space to build an exercise facility. In 1998, The Vault restaurant remodeled the seventeenth floor for use as a banquet hall and reception facility. They leased the seventeenth floor until early into the 2000s.

From its completion in 1925 and for several decades following, the Washington Building could be recognized on the Tacoma skyline by its massive electric signs rising high into the air from the top of the structure. The first sign to top the building was a 90 x 30 foot electric advertisement that simply read "Brotherhood Bank." By the mid 1940s, the electric sign had been changed and featured a "Mobilgas" advertisement with a large flying Pegasus rising up from the center of the logo. By the mid-1960s, the sign had been changed again, this time advertising for the "Bank of California;" the Washington Building's neighbor two doors down. Electric signs no longer adorn the top of the building.

Ownership of the Washington Building has changed just a handful of times over the years. In December 1936, San Franciscan S. M. Smith purchased the building from the Washington-California Co. for \$415,000 at a sheriff's sale at the courthouse. It was presumed (and correctly) that Smith was representing a group of the mortgage bondholders (including the Washington-California Company's Fleishacker interests) when he purchased the structure in order to satisfy a million dollar judgment brought on the company by one of its trustees. The building was put in control of E.B. Sherwin, president of the Washington Building Co., after the purchase was complete, essentially keeping the building in the hands of the original owners. In July 1943, Tacoman John S. Baker bought the controlling interest in the Washington Building from Sherwin. Baker had been a resident of Tacoma since 1881 and already owned several pieces of real estate in the city, including the Sears Roebuck building, the Rialto Theater, the Bernice Building, the Gray Apartments, and two miles of waterfront south of Point Defiance, among others. In 1979, M. Leon Moore and



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Associates out of Seattle purchased the building from Baker and, just two years later, in 1981, California investor Larry Robinson bought the building from M. Leon Moore and Associates for an undisclosed amount of money. In 1989, Herb Simon and the four other members of the Washington Building Tacoma Associates partnership paid Robinson \$3.15 million dollars for the Washington Building. Finally in August 2005, the building was purchased by the present owners, the Stratford Co. LLC, for \$9.6 million. Remodeling efforts have been underway by the new owners since their purchase of the building, with the vision that the building may once again see the occupancy levels as high as they were when the building was first completed in 1925.

### **Architects of the Washington Building**

#### ***Frederick Webber***

The Washington Building was initially designed as the new home of the Scandinavian American Bank by Philadelphia architect Frederick Webber in 1919. Webber was a prominent architect in Philadelphia and partner in the firm Milligan & Webber with Samuel Milligan. The partners were known for their design of several apartments and hotels, as well as the design of the Lu Lu Temple Mosque (1904, burned 1945) in Philadelphia in the early 1900s.

Webber went on to design the Medical Arts Building in Philadelphia (1917), which was renowned as one of the most up-to-date office buildings for the time. Vice President of the Philadelphia Medical Arts Realty Company, G. Wallace Simpson, was said to have the initial capital needed to begin the new Tacoma Scandinavian American Bank skyscraper. Simpson brought Webber with him to Tacoma and introduced the architect as the one to design the new Tacoma building due to his design of the specially equipped office spaces in the Medical Arts Building. It was said that Webber would duplicate the design of the medical offices in his newly completed Philadelphia Medical Arts Building in the Scandinavian American Bank building.

When construction of the building was abandoned in 1921, it was unclear as to what would happen to the steel skeleton.

#### ***Doyle & Merriam***

Once the skeleton was purchased through foreclosure in 1924, Portland architects Doyle and Merriam were retained to draw up the new completion plans for the building.

Albert Ernest Doyle was born on July 27, 1877 in Santa Cruz, California where his father (James) worked as a builder and contractor. In the late 1870s, when Doyle was just a young baby, the family moved to Portland, Oregon. Doyle received his education in the public schools in Portland while also helping his father in his shop until his early teens.

In 1891 at the age of fourteen, Doyle went to work as an apprentice for the Portland architectural firm of Whidden & Lewis. The firm had been established only two years earlier, yet had already become one of the most prominent architectural firms in the city. Doyle worked at the firm for the next twelve years, learning and developing until he

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gained the status of designer for the firm. During Doyle's time at Whidden & Lewis, several notable Portland buildings were designed, including City Hall, the Public Library, and the Failing Building (now the Postal Building), among several others.

Doyle left Whidden & Lewis in 1903 in order to study architecture in New York City at Columbia University. While in New York, Doyle worked in the office of Henry Bacon, who later became famous for his design of the Lincoln Memorial. After graduating from Columbia in 1906, Doyle received a scholarship to study at the American School of Archeology in Athens, Greece. For the next year, Doyle studied in Greece and traveled through several other countries in Europe, broadening his knowledge of architecture.

Upon his return to Portland in 1907, Doyle began a partnership with William B. Patterson. The firm of Doyle & Patterson was instantly successful. A large project for the firm was commissioned in 1908 and was a ten-story, quarter-block addition to the half-block Meier & Frank Building, originally designed by Whidden & Lewis in 1895. From 1907 to 1911, the partners grew to become the leading architects in the city, surpassing Doyle's former employers Whidden & Lewis.

In 1911, James G. Beach joined the firm. The partnership of Doyle, Patterson & Beach lasted until 1913, when Beach left for California. Patterson left the firm two years later in 1915, at which point Doyle began practicing alone.

From his first partnership in 1907 until his death in 1928, Doyle designed most of the important buildings in downtown Portland, including Lipman & Wolfe Department Store (1912), Northwestern Bank Building (1914), the original Reed College buildings (1911), the Bank of California (1924), and the Pacific Building (1925), among several others. He is noted as designing the two tallest buildings in the city. In 1919, the Oregon chapter of the AIA selected four of Doyle's designs among the ten most notable examples of architectural beauty in Portland.

Shortly after World War I, very little construction was going on in Portland. During this time, Doyle formed a partnership with Seattle engineer Charles Allen Merriam and opened a Seattle based office (1920-1928). Merriam had graduated from the Massachusetts Institute of Technology in 1906. Together, Doyle & Merriam designed several bank projects in Washington during their partnership, including Seattle National Bank (1921), National Bank of Commerce in Seattle (1921), the Capitol National Bank in Olympia, and the Washington Building (home to the Brotherhood Bank) in Tacoma (1925). For most of the partnership, Merriam was based in Seattle while Doyle continued to stay in Portland, taking on new building projects under his solo name in downtown Portland as they became available.

From 1920 to 1924, Doyle & Merriam kept an office at 208 Columbia in downtown Seattle. The firm moved to 1408 Smith Tower in 1925, where their offices remained until the partnership dissolved in 1928 upon Doyle's death. From 1929 until 1942, Merriam continued to practice solo out of the Smith Tower, moving his office only once in 1938 to 2106 Smith Tower.

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Doyle became ill with Bright's disease in the mid-1920s. A. E. Doyle died on January 23, 1928 at the age of 50.

### Summary

The Washington Building stands today, after a tumultuous story of its beginning and final construction, as a monument to the growth and determination of the city during the early 1920s. After construction was initially halted in 1921 due to the failure of the Scandinavian American Bank, the building was finally completed in 1925 in the most up-to-date style and would serve as a home for several of Tacoma's leading banks for nearly seventy years.

Deemed the tallest building in Tacoma upon its completion, the Washington Building continues to stand tall today (although it has been surpassed in height) on its prominent corner lot in the center of the downtown business district along the commercial corridor of Pacific Avenue. The building is one of the best examples of the Beaux Arts Style of architecture to be found in the city. Its exterior remains largely unchanged and some original fabric remains intact in interior spaces.

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### *Endnotes*

<sup>1</sup> *Tacoma Daily Ledger*, February 22, 1920, 1.

<sup>2</sup> *Tacoma Daily Ledger*, February 29, 1920, B5.

<sup>3</sup> *Tacoma News Tribune*, June 30, 1925, 1 & 11.

United States Department of the Interior  
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## National Register of Historic Places Continuation Sheet -

WASHINGTON BUILDING  
PIERCE COUNTY, WASHINGTON

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\_\_\_\_\_. January 4, 1920: B6.

United States Department of the Interior  
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WASHINGTON BUILDING  
PIERCE COUNTY, WASHINGTON

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- \_\_\_\_\_. January 25, 1920: B7.
  - \_\_\_\_\_. February 8, 1920: B5.
  - \_\_\_\_\_. February 15, 1920: C1.
  - \_\_\_\_\_. February 22, 1920: 1 & B5.
  - \_\_\_\_\_. February 29, 1920: B5.
  - \_\_\_\_\_. April 11, 1920: B4.
  - \_\_\_\_\_. June 6, 1920: B5.
  - \_\_\_\_\_. September 26, 1920: B7.
  - \_\_\_\_\_. October 24, 1920: B7.
  - \_\_\_\_\_. November 14, 1920: B7.
  - \_\_\_\_\_. January 16, 1921: A1.
  - \_\_\_\_\_. September 18, 1921: B5.
  - \_\_\_\_\_. March 25, 1923: B10.
  - \_\_\_\_\_. April 17, 1923: 1.
  - \_\_\_\_\_. July 4, 1923: 1.
  - \_\_\_\_\_. September 2, 1923: A1 & A3.
  - \_\_\_\_\_. March 7, 1924: 1.
  - \_\_\_\_\_. March 12, 1924: 1.
  - \_\_\_\_\_. April 27, 1924: A1.
  - \_\_\_\_\_. May 27, 1924: 1.
  - \_\_\_\_\_. May 28, 1924: 1.
  - \_\_\_\_\_. June 11, 1924: 1.
  - \_\_\_\_\_. August 10, 1924: B10.
  - \_\_\_\_\_. August 24, 1924: B4.
  - \_\_\_\_\_. August 31, 1924: A8.
  - \_\_\_\_\_. September 14, 1924: A1.
  - \_\_\_\_\_. September 25, 1924: 1.
  - \_\_\_\_\_. October 19, 1924: E8.
  - \_\_\_\_\_. November 30, 1924: E8.
  - \_\_\_\_\_. January 25, 1925: A2.
  - \_\_\_\_\_. January 27, 1925: 1.
  - \_\_\_\_\_. April 8, 1925.
  - \_\_\_\_\_. April 29, 1925: 1.
  - \_\_\_\_\_. May 26, 1925: 1.
  - \_\_\_\_\_. May 31, 1925: E8.
  - \_\_\_\_\_. June 7, 1925: A6.
  - \_\_\_\_\_. June 27, 1925: 9.
  - \_\_\_\_\_. June 28, 1925: B1-B5.
  - \_\_\_\_\_. June 30, 1925: 1.

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National Park Service

# National Register of Historic Places Continuation Sheet -

WASHINGTON BUILDING  
PIERCE COUNTY, WASHINGTON

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\_\_\_\_\_. July 2, 1925: 4.

*Tacoma Daily Index*. September 15, 2000: 1.

\_\_\_\_\_. August 4, 2005: 1 & 2.

\_\_\_\_\_. January 7, 2008: 1 & 2.

*Tacoma Daily Ledger*. July 5, 1925: E8.

\_\_\_\_\_. February 4, 1926: 1.

\_\_\_\_\_. February 7, 1926: A2.

\_\_\_\_\_. February 25, 1926: 8.

\_\_\_\_\_. July 19, 1926: 1.

\_\_\_\_\_. January 15, 1928: A1.

\_\_\_\_\_. April 10, 1928: 2.

\_\_\_\_\_. February 17, 1929: E8.

\_\_\_\_\_. April 9, 1929: 3.

\_\_\_\_\_. December 27, 1936: B1.

*Tacoma News Tribune*. June 30, 1925: 1 & 11.

\_\_\_\_\_. September 17, 1936.

\_\_\_\_\_. August 29, 1937: B8.

\_\_\_\_\_. November 14, 1939: 1.

\_\_\_\_\_. June 28, 1940: 7.

\_\_\_\_\_. August 25, 1940: B14.

\_\_\_\_\_. July 17, 1941: 1.

\_\_\_\_\_. November 24, 1941: 1.

\_\_\_\_\_. December 21, 1941: A14.

\_\_\_\_\_. December 25, 1941: 4.

\_\_\_\_\_. May 19, 1943: 1.

\_\_\_\_\_. July 7, 1943: 1.

\_\_\_\_\_. March 27, 1948: 1.

\_\_\_\_\_. February 20, 1949.

\_\_\_\_\_. January 15, 1954.

\_\_\_\_\_. June 22, 1958.

\_\_\_\_\_. June 13, 1965.

\_\_\_\_\_. July 6, 1975.

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\_\_\_\_\_. January 27, 1996: B4.

\_\_\_\_\_. April 20, 1996: B4.

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National Park Service

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PIERCE COUNTY, WASHINGTON

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United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet -

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PIERCE COUNTY, WASHINGTON

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### VERBAL BOUNDARY DESCRIPTION

The nominated property is located in Section 04 in Township 20N, Range 03, Quarter 22 in Tacoma, Washington.

Legal Description: Lots 10 through 12 of Block 1003, New Tacoma Addition otherwise known as Parcel Number: 2010030070

### BOUNDARY JUSTIFICATION

The nominated property encompasses the entire urban tax lot historically associated with the Washington Building.



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# National Register of Historic Places Continuation Sheet -

WASHINGTON BUILDING  
PIERCE COUNTY, WASHINGTON

Section number 11

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## Contemporary Photographs Captions

<p><b>1 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Pacific Avenue, looking south</p>	<p><b>6 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: West and south facades, looking northeast</p>
<p><b>2 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Pacific Avenue, looking north</p>	<p><b>7 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: South and east facades, looking northwest</p>
<p><b>3 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: South 11<sup>th</sup> Street, looking west</p>	<p><b>8 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: East and north facades, looking southwest</p>
<p><b>4 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: South 11<sup>th</sup> Street, looking east</p>	<p><b>9 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Pacific Avenue entrances</p>
<p><b>5 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: North and west facades, looking southeast</p>	<p><b>10 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: 1019 Pacific Avenue main entrance</p>

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet -

WASHINGTON BUILDING  
PIERCE COUNTY, WASHINGTON

Section number 11

Page 2 of 4

## Contemporary Photographs Captions

<p><b>11 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: 1025 Pacific Avenue entrance</p>	<p><b>16 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Pilaster with decorative capital</p>
<p><b>12 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Former storefronts along South 11<sup>th</sup> Street and rear entrance, looking northwest</p>	<p><b>17 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: West and south facades rooftop penthouse (eighteenth floor), looking northeast</p>
<p><b>13 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Rear alley entrance</p>	<p><b>18 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Penthouse decorative stringcourse</p>
<p><b>14 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Original windows on north facade</p>	<p><b>19 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Decorative cornice detail</p>
<p><b>15 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Decorative stringcourses at second, third and fourth stories</p>	<p><b>20 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Rooftop, looking west</p>

United States Department of the Interior  
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# National Register of Historic Places Continuation Sheet -

WASHINGTON BUILDING  
PIERCE COUNTY, WASHINGTON

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## Contemporary Photographs Captions

<p><b>21 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Cornice, seventeenth story capital &amp; penthouse detail, looking northeast</p>	<p><b>25 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: First floor elevators</p>
<p><b>22 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Original marble stairs at first floor lobby of 1019 Pacific leading to upper floors</p>	<p><b>26 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Inside original freight elevator featuring hand operated control</p>
<p><b>23 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Original stairs at mezzanine level leading to former first floor banking area</p>	<p><b>27 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Original tile, marble &amp; wallpaper in men's restroom</p>
<p><b>24 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Looking down at first floor 1025 Pacific Avenue from mezzanine level</p>	<p><b>28 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Original Otis Elevator mechanical equipment in penthouse</p>

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet -

WASHINGTON BUILDING  
PIERCE COUNTY, WASHINGTON

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## Contemporary Photographs Captions

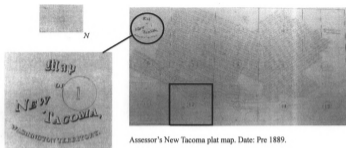
<p><b>29 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Typical elevator corridor second through seventh floors</p>	<p><b>33 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Interior original vault</p>
<p><b>30 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Original mahogany doors located in basement</p>	<p><b>34 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Original terrazzo landing &amp; marble stairs at second floor leading down to first floor</p>
<p><b>31 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Original mail chute at first floor which extends to each upper floor</p>	<p><b>35 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Original window, marble &amp; tile in women's restroom</p>
<p><b>32 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Original vault</p>	<p><b>36 of 36</b> Washington Building 1019 Pacific Avenue Tacoma, Pierce County, WA Photographer: Brooke Manning Date: November 2008 View: Original ceiling above dropped ceiling found today</p>

NATIONAL REGISTER NOMINATION  
WASHINGTON BUILDING, 1019 PACIFIC AVENUE, TACOMA (PIERCE COUNTY) WA  
MAPS

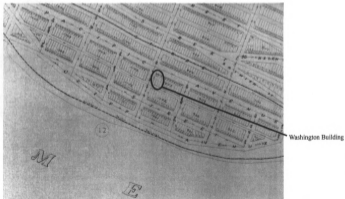


USGS map detail showing the location of the Washington Building in circle at lower right.

NATIONAL REGISTER NOMINATION  
WASHINGTON BUILDING, 1019 PACIFIC AVENUE, TACOMA (PIERCE COUNTY) WA  
MAPS

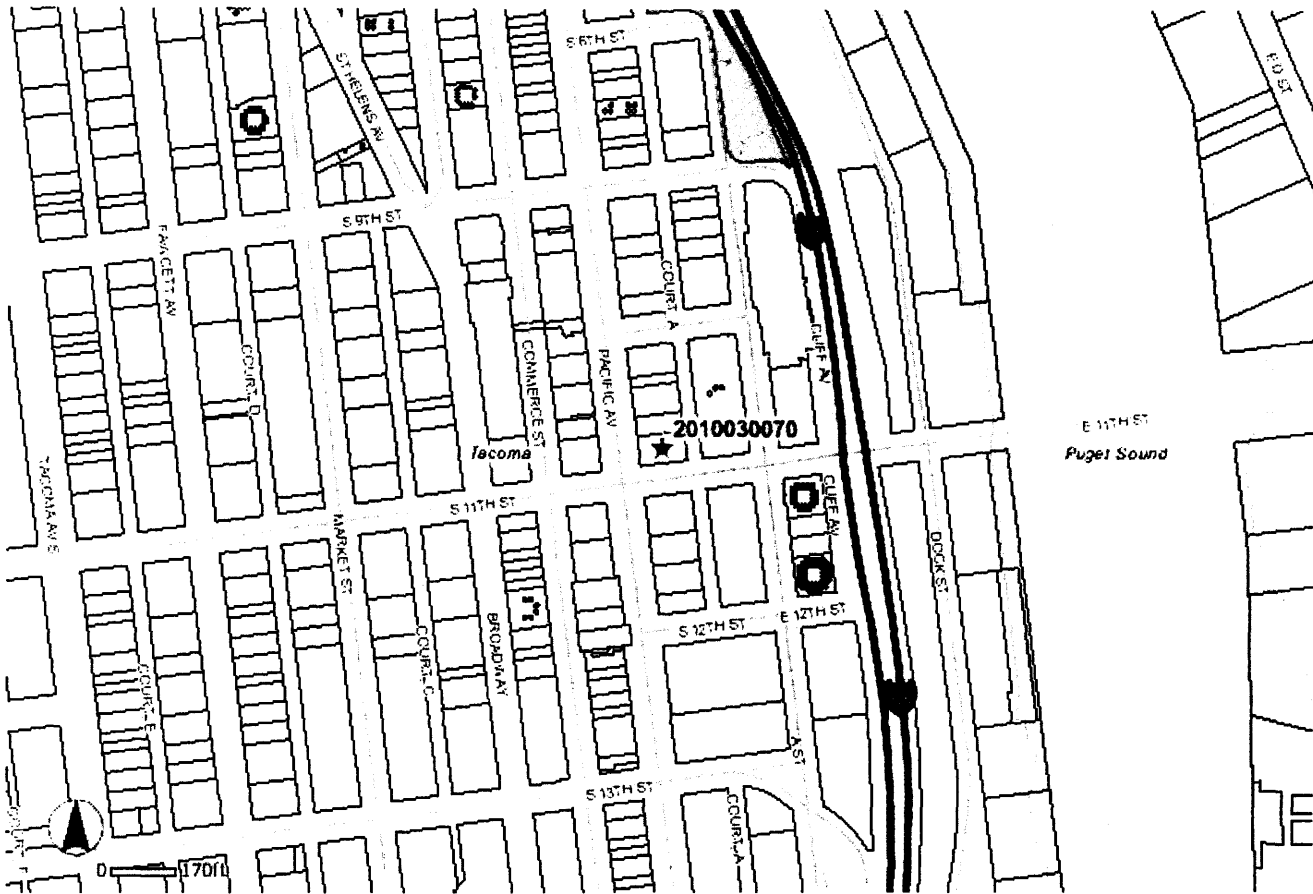


Assessor's New Tacoma plat map. Date: Pre 1889.



Section of pre 1889 assessor's plat map showing the block and lot location of the Washington Building.

**NATIONAL REGISTER NOMINATION  
WASHINGTON BUILDING, 1019 PACIFIC AVENUE, TACOMA (PIERCE COUNTY) WA  
MAPS**

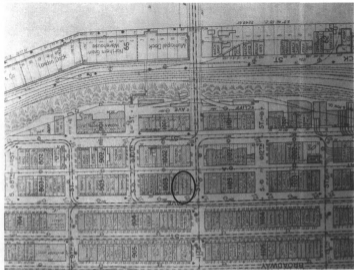


Assessor's Parcel Map for the Washington Building (Parcel # 2010030070)



Assessor's parcel map detail showing the Washington Building.

**NATIONAL REGISTER NOMINATION  
WASHINGTON BUILDING, 1019 PACIFIC AVENUE, TACOMA (PIERCE COUNTY) WA  
MAPS**

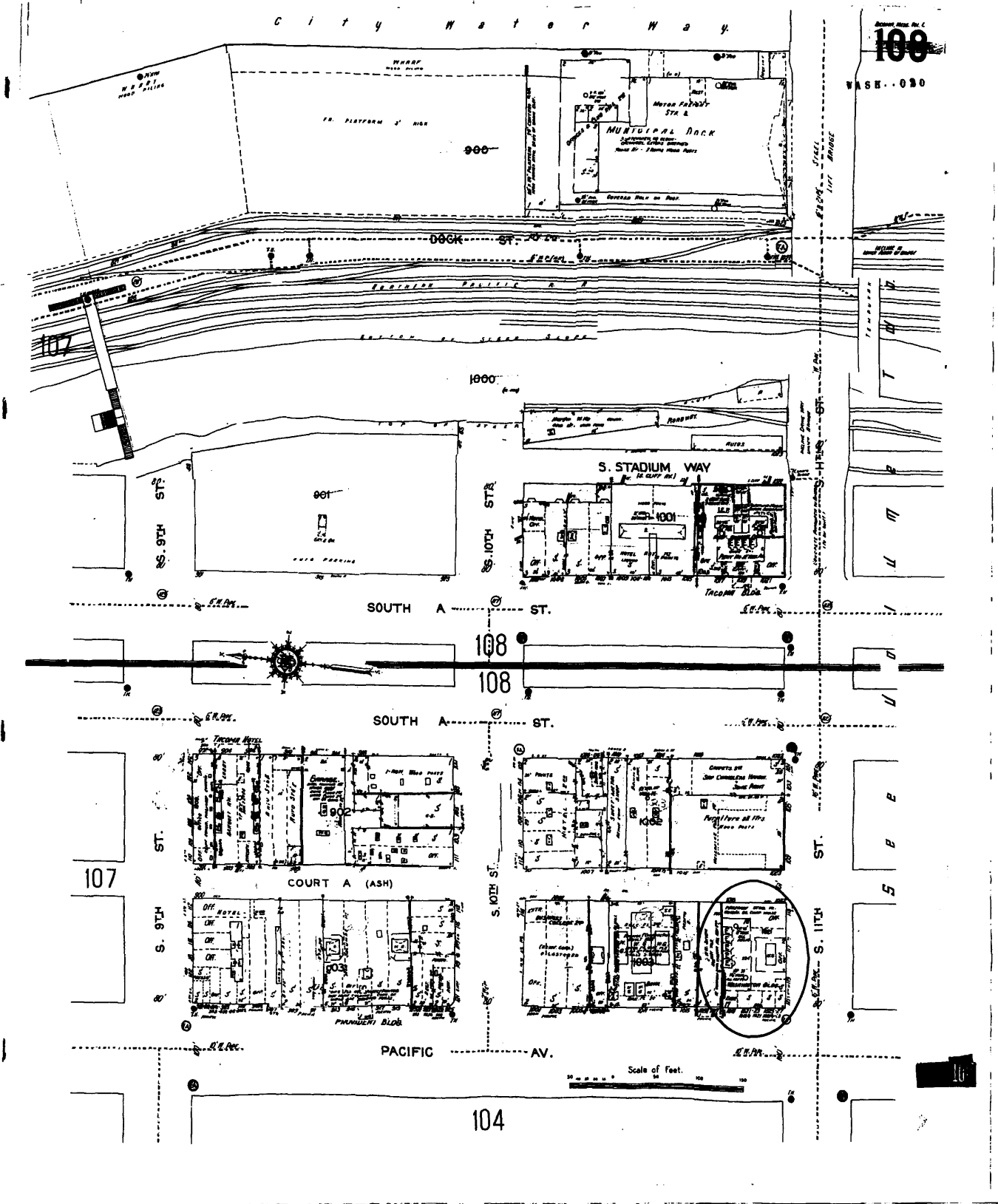


1926 Metsker's Map showing the Washington Building.



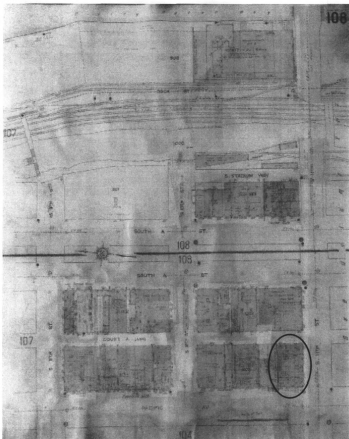


NATIONAL REGISTER NOMINATION  
 WASHINGTON BUILDING, 1019 PACIFIC AVENUE, TACOMA (PIERCE COUNTY) WA  
 MAPS



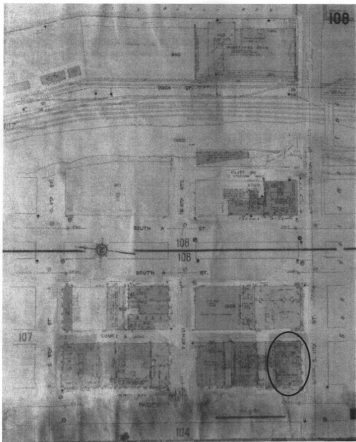
1930 Sanborn Fire Insurance Map showing the Washington Building.

NATIONAL REGISTER NOMINATION  
WASHINGTON BUILDING, 1019 PACIFIC AVENUE, TACOMA (PIERCE COUNTY) WA  
MAPS



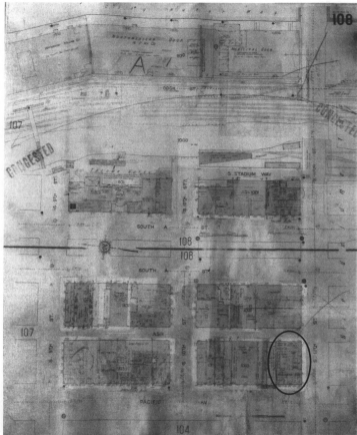
1930 Sanborn Fire Insurance Map showing the Washington Building.

NATIONAL REGISTER NOMINATION  
WASHINGTON BUILDING, 1019 PACIFIC AVENUE, TACOMA (PIERCE COUNTY) WA  
MAPS



1945 Sanborn Fire Insurance Map showing the Washington Building.

NATIONAL REGISTER NOMINATION  
WASHINGTON BUILDING, 1019 PACIFIC AVENUE, TACOMA (PIERCE COUNTY) WA  
MAPS



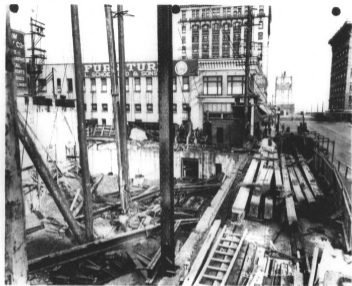
1969 Sanborn Fire Insurance Map showing the Washington Building.

NATIONAL REGISTER NOMINATION  
WASHINGTON BUILDING, 1019 PACIFIC, TACOMA (PIERCE COUNTY) WA  
PHOTOGRAPHS



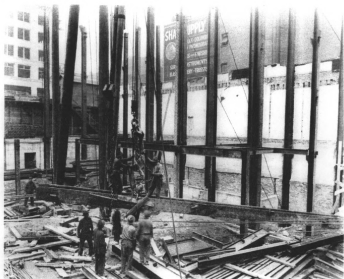
March 31, 1920. Building site being cleared for the Scandinavian American Bank Building. Future site of the Washington Building. View: looking northeast. Tacoma Public Library. Potter's Photo Studio photographer.

NATIONAL REGISTER NOMINATION  
WASHINGTON BUILDING, 1019 PACIFIC, TACOMA (PIERCE COUNTY) WA  
PHOTOGRAPHS



October 22, 1920. Scandinavian American Bank Building under construction. View: looking east. Tacoma Public Library. Marvin Boland photographer.

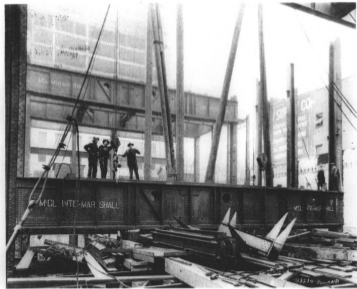
NATIONAL REGISTER NOMINATION  
WASHINGTON BUILDING, 1019 PACIFIC, TACOMA (PIERCE COUNTY) WA  
PHOTOGRAPHS



Circa 1920. Scandinavian American Bank Building under construction. View: looking northwest, Tacoma Public Library. Marvin Boland photographer.

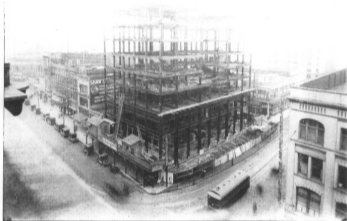


NATIONAL REGISTER NOMINATION  
WASHINGTON BUILDING, 1019 PACIFIC, TACOMA (PIERCE COUNTY) WA  
PHOTOGRAPHS



Circa 1920. Scandinavian American Bank Building under construction. View: looking northwest. Tacoma Public Library. Marvin Boland photographer.

NATIONAL REGISTER NOMINATION  
WASHINGTON BUILDING, 1019 PACIFIC, TACOMA (PIERCE COUNTY) WA  
PHOTOGRAPHS



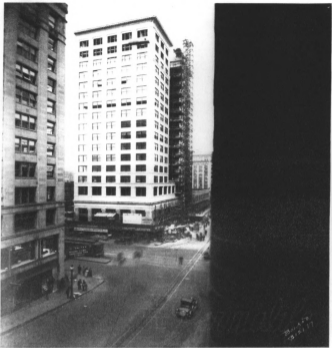
Circa 1921. Scandinavian American Bank under construction. View: looking northeast. Washington State Historical Society.

NATIONAL REGISTER NOMINATION  
WASHINGTON BUILDING, 1019 PACIFIC, TACOMA (PIERCE COUNTY) WA  
PHOTOGRAPHS



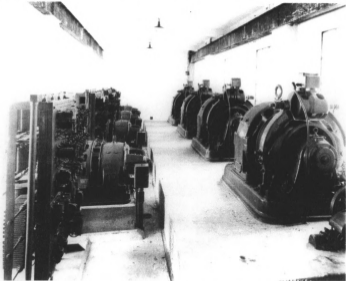
January 1, 1925. Washington Building under construction. West (main) and south facades, looking northeast. Tacoma Public Library. Marvin Boland photographer.

NATIONAL REGISTER NOMINATION  
WASHINGTON BUILDING, 1019 PACIFIC, TACOMA (PIERCE COUNTY) WA  
PHOTOGRAPHS



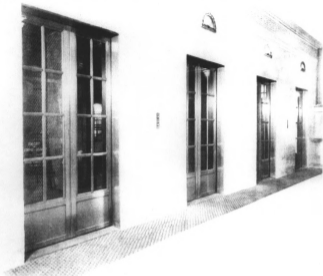
March 26, 1925. Washington Building. West (main) and south facades, looking northeast. Tacoma Public Library. Marvin Boland photographer.

NATIONAL REGISTER NOMINATION  
WASHINGTON BUILDING, 1019 PACIFIC, TACOMA (PIERCE COUNTY) WA  
PHOTOGRAPHS



Ca. 1925. Washington Building. Otis Elevator mechanical room located on the penthouse level. Tacoma Public Library. Chapin Bowen photographer.

NATIONAL REGISTER NOMINATION  
WASHINGTON BUILDING, 1019 PACIFIC, TACOMA (PIERCE COUNTY) WA  
PHOTOGRAPHS



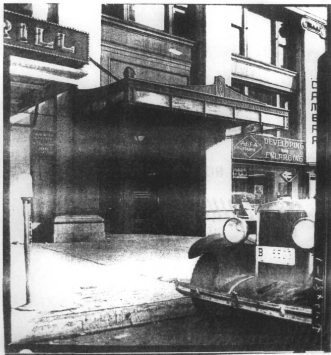
Ca. 1925. Washington Building. Elevator doors. Tacoma Public Library photography collection.

NATIONAL REGISTER NOMINATION  
WASHINGTON BUILDING, 1019 PACIFIC, TACOMA (PIERCE COUNTY) WA  
PHOTOGRAPHS



March 30, 1925. Washington Building. West (main) and south facades, looking northeast. First electric advertisement (Brotherhood Bank) installed on top of building. Tacoma Public Library. Chapin Bowen photographer.

NATIONAL REGISTER NOMINATION  
WASHINGTON BUILDING, 1019 PACIFIC, TACOMA (PIERCE COUNTY) WA  
PHOTOGRAPHS



September 28, 1942. Washington Building. West (main) entrance, looking southeast.  
Tacoma Public Library. Richards Studio photographer.



NATIONAL REGISTER NOMINATION  
WASHINGTON BUILDING, 1019 PACIFIC, TACOMA (PIERCE COUNTY) WA  
PHOTOGRAPHS



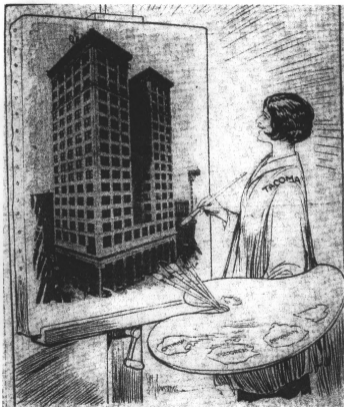
December 6, 1950. Washington Building. North and west facades, looking south down Pacific Avenue. Second electric advertisement (Mobilgas) installed on top of building. Tacoma Public Library. Richards Studio photographer.

NATIONAL REGISTER NOMINATION  
WASHINGTON BUILDING, 1019 PACIFIC, TACOMA (PIERCE COUNTY) WA  
PHOTOGRAPHS



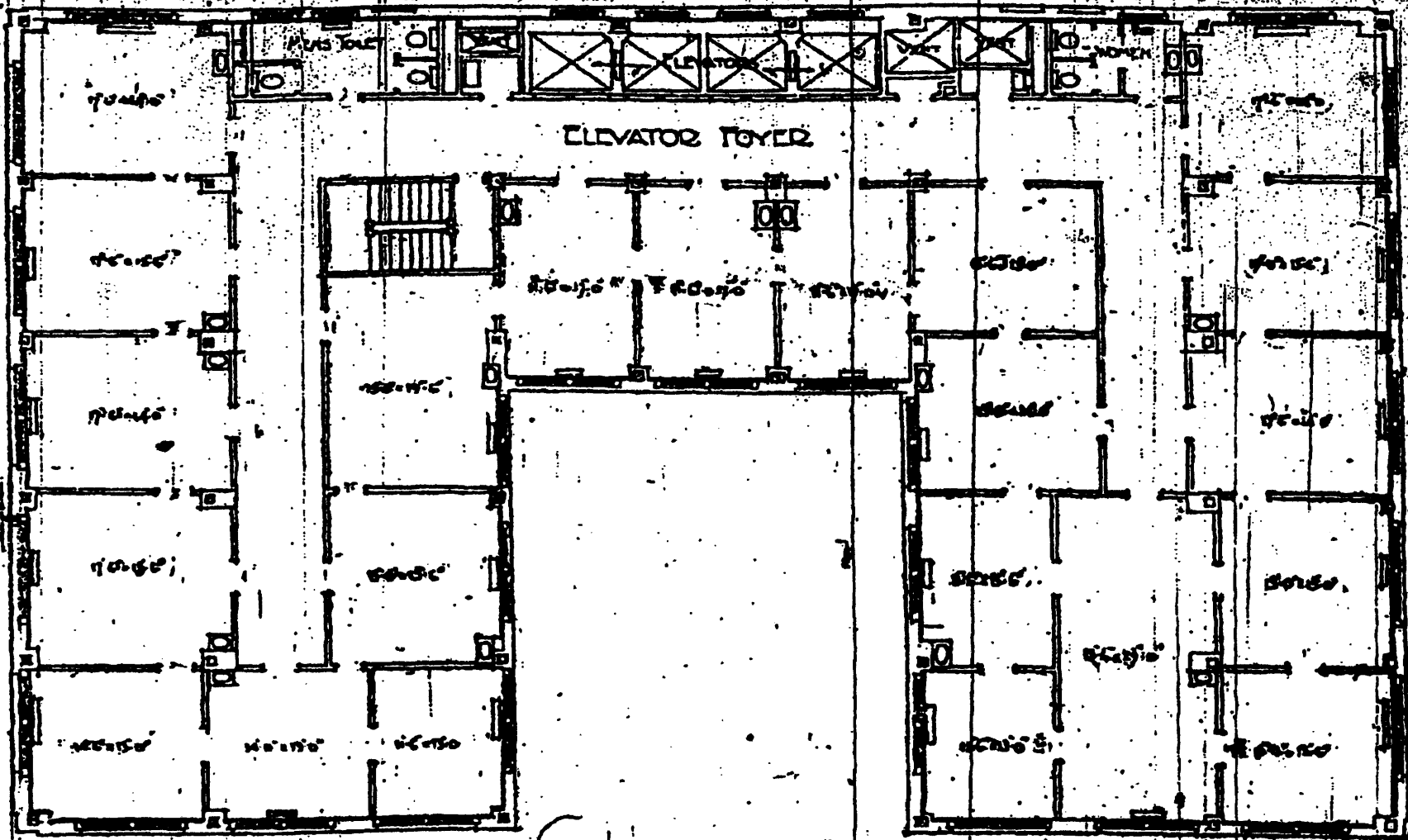
Ca. 1963. Washington Building. South facade, looking north. Third electric advertisement (Bank of California) installed on top of building. Tacoma Public Library. Richards Studio photographer.

NATIONAL REGISTER NOMINATION  
WASHINGTON BUILDING, 1019 PACIFIC AVENUE, TACOMA (PIERCE COUNTY) WA  
DRAWINGS



June 30, 1925. Artist Sam Armstong's drawing of the newly completed Washington Building. Tacoma News Tribune.

# Diagram of Skyscraper's Office Floors

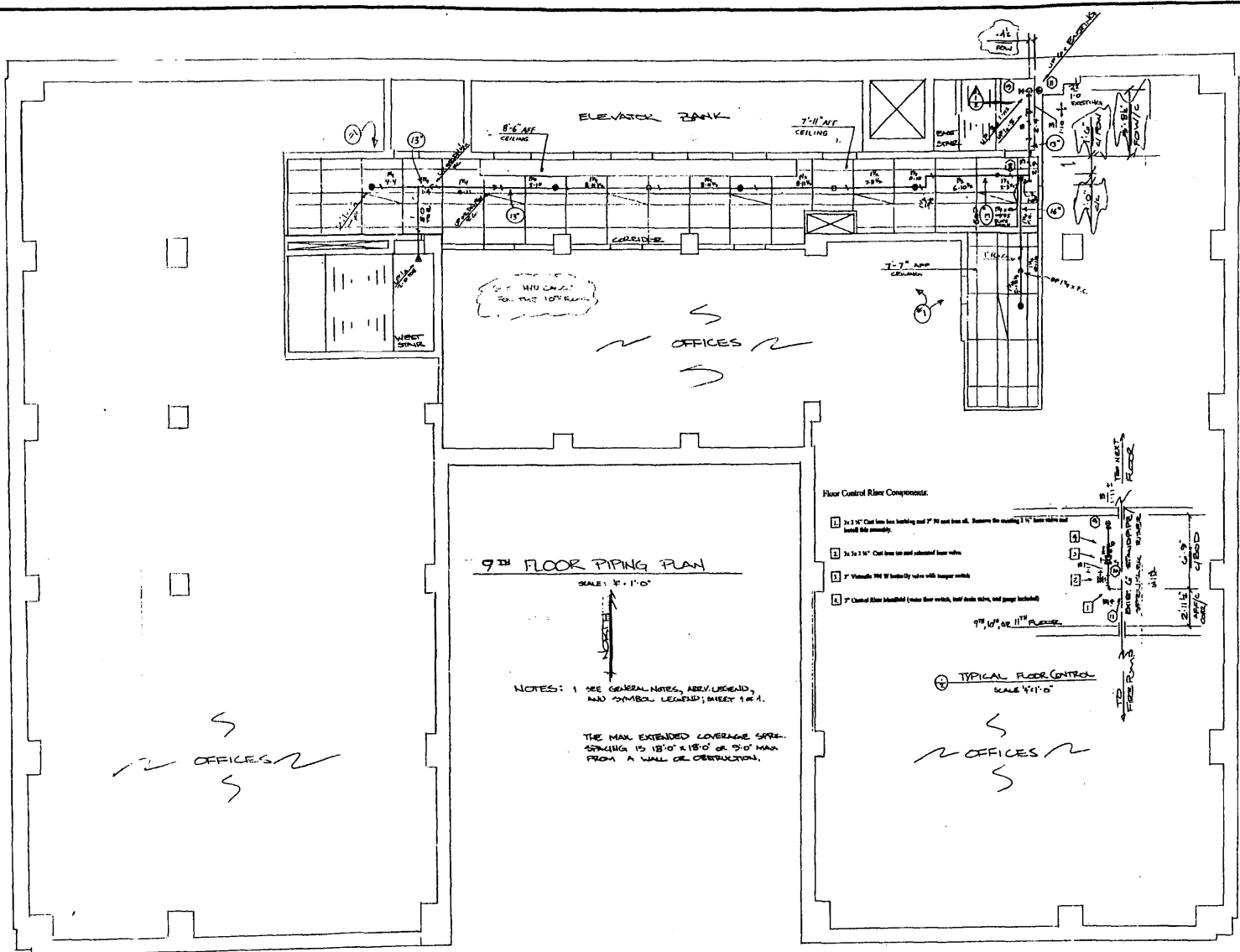


TYPICAL FLOOR PLAN  
SCANDINAVIAN AMERICAN BANK

The above plan is typical of the 14 floors above the banking quarters that will be devoted to business offices in the new Scandinavian American Bank Building. There will be 22 offices on each floor with an approximate of a total of 5,000 square feet. Every office has outside light and each room will have its individual hot and cold water service.

NATIONAL REGISTER NOMINATION  
 WASHINGTON BUILDING, 1019 PACIFIC AVENUE, TACOMA (PIERCE COUNTY) WA  
 DRAWINGS

OWNER: ARCHITECT: ENGINEER: CONTRACTOR:



GENERAL NOTES  
 All design and installation to conform with NFPA Standards.  
 All materials to be Underwriters Laboratories Listed and of the FM approved.  
 Overhead piping to be listed steel conforming to specifications of ASTM A53, and / or ASHRAE 90.1 and ASHRAE 90.2.

HYDRAULIC DESIGN INFORMATION			
SYSTEM DESIGN		FLOW TEST	
TYPE OF SYSTEM	5-STEP	DATE	9/0
DESIGN	0.10	RESULT	2.0
PIPE SCHEDULE	30A	SPRINKLER	3350
LOCATION	8.08	DATE & TIME	PHL-TAC
	5.62	LOCATION	City of Tacoma

REVISIONS		
NO.	DESCRIPTION	DATE

SPRINKLER LEGEND					
SYMBOL	DESCRIPTION	DATE	NO. INST.	DATE	NO. INST.

DEVICE MFG.					
SYMBOL	DESCRIPTION	DATE	NO. INST.	DATE	NO. INST.

CITY OF TACOMA	
DATE	NO.



**Western States Fire Protection Company**  
 7002 - BOONVILLE, MISSOURI  
 1019 PACIFIC AVENUE, TACOMA, WA  
 DATE: 10-3-02

THE WASHINGTON BUILDING  
 1019 PACIFIC AVE  
 TACOMA, WA  
 FIRE SPRINKLER SYSTEM

SHEET  
 2 of 4

October 3, 2002. Western States Fire Protection Company's Ninth floor plan for fire sprinkler system.

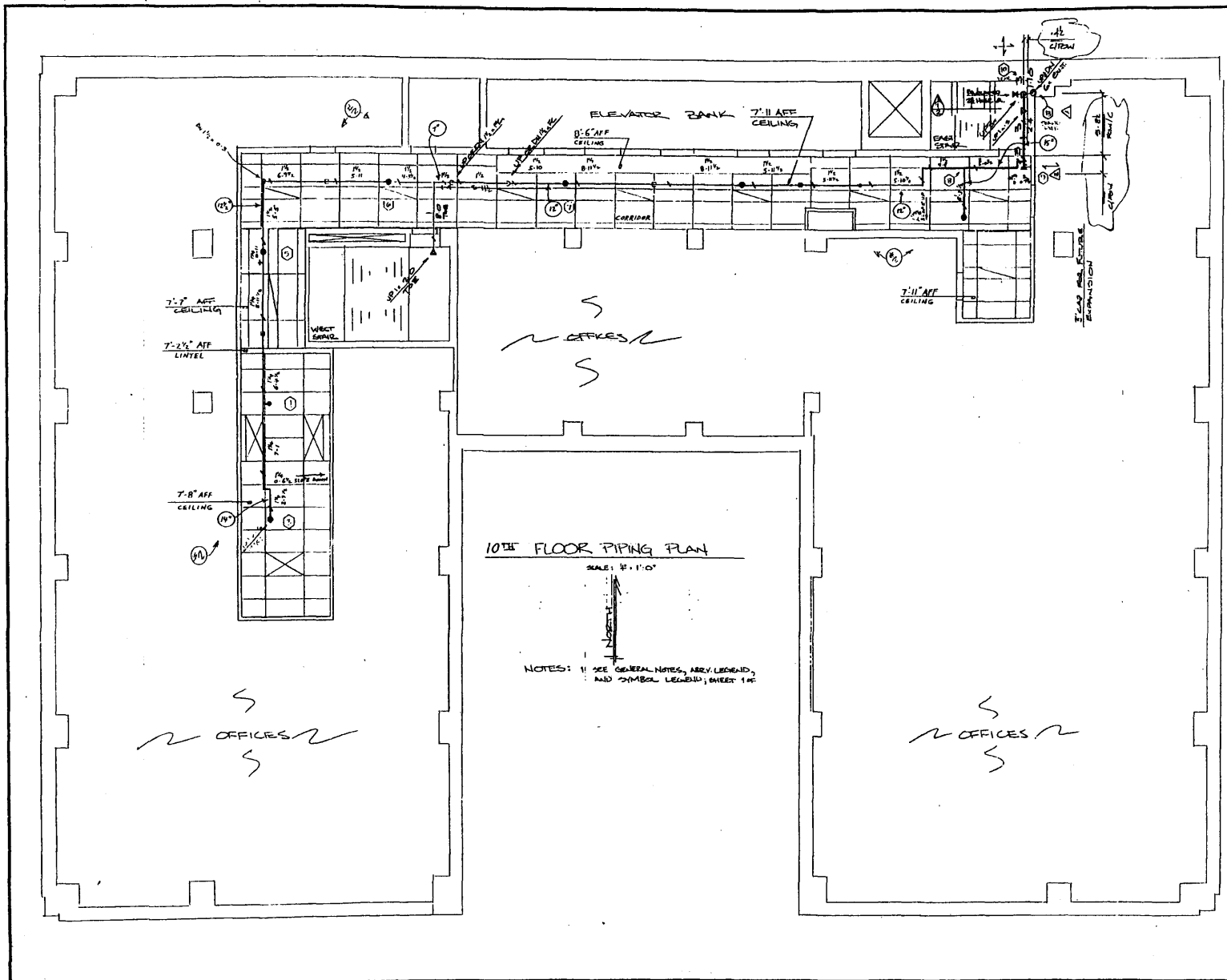
NATIONAL REGISTER NOMINATION  
 WASHINGTON BUILDING, 1019 PACIFIC AVENUE, TACOMA (PIERCE COUNTY) WA  
 DRAWINGS

OWNER:

ARCHITECT:

ENGINEER:

CONTRACTOR:



10<sup>TH</sup> FLOOR PIPING PLAN  
 SCALE: 1/8" = 1'-0"

NOTES: 1. SEE GENERAL NOTES, ABBV LEGEND,  
 AND SYMBOL LEGEND; SHEET 10F

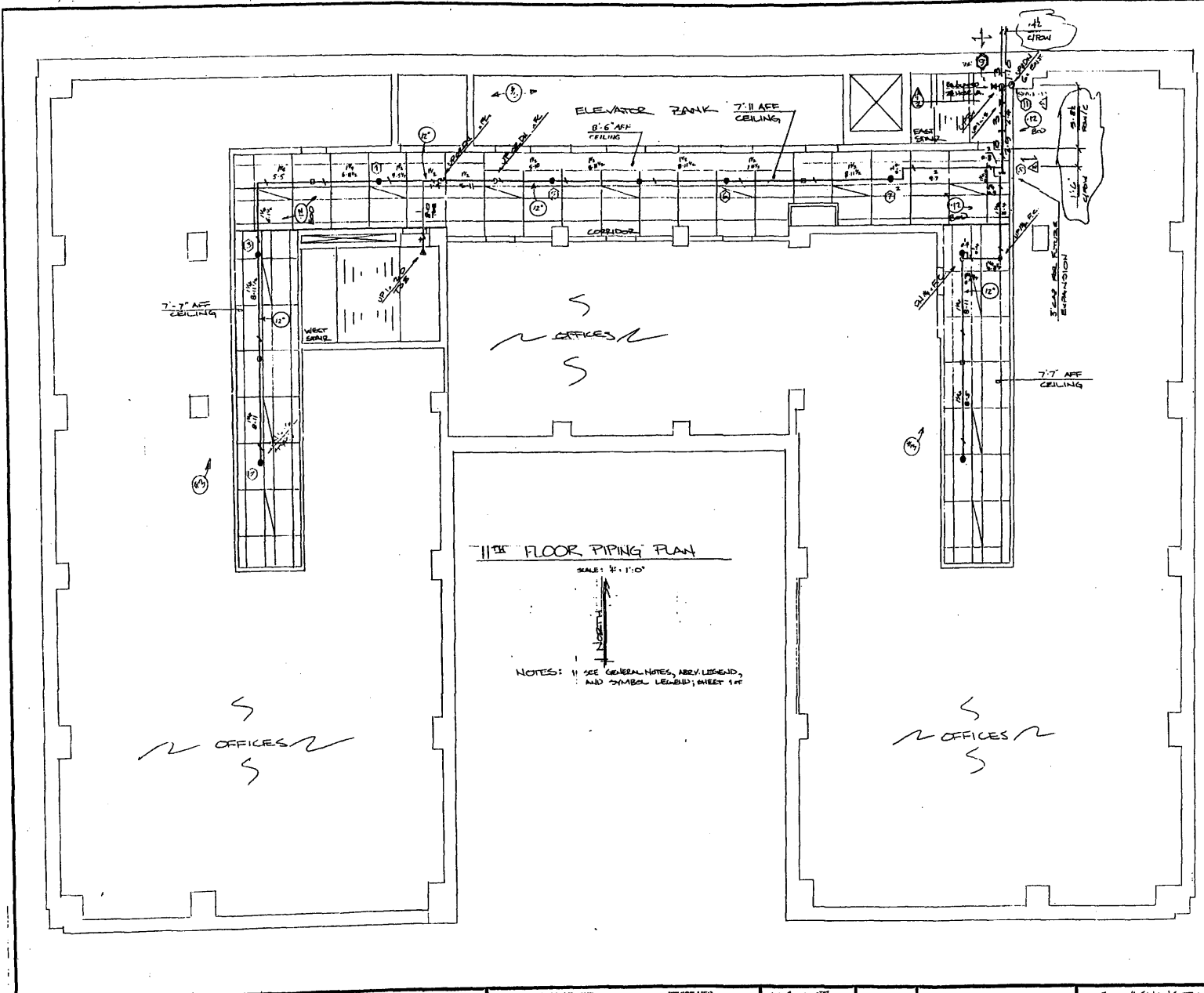


<b>GENERAL NOTES</b> 1. All design and installation to conform with NFPA Standards. 2. All materials to be Underwriters Laboratories Listed and used as they are approved. 3. Overhead piping to be black steel conforming to specifications of ASTM A53, A53B, A53C, A53D, A53E, A53F, A53G, A53H, A53J, A53K, A53L, A53M, A53N, A53P, A53Q, A53R, A53S, A53T, A53U, A53V, A53W, A53X, A53Y, A53Z.		<b>HYDRAULIC DESIGN INFORMATION</b> <table border="1"> <tr> <th colspan="2">SYSTEM DESIGN</th> <th colspan="2">FLOW TEST</th> </tr> <tr> <td>AREA OF PROTECTION</td> <td>54,965 sq ft</td> <td>STATIC</td> <td>30</td> </tr> <tr> <td>DESIGN DENSITY</td> <td>0.10</td> <td>RESIDUAL</td> <td>20</td> </tr> <tr> <td>DESIGN WETAREA</td> <td>2,281</td> <td>OPEN FLOWING</td> <td>30</td> </tr> <tr> <td>DESIGN FLOW</td> <td>3.0 gpm</td> <td>PIPE &amp; FITTING</td> <td>1.5</td> </tr> <tr> <td>DESIGN PRESSURE</td> <td>5.0 psi</td> <td>STEEL CITY</td> <td>OF TACOMA</td> </tr> </table>		SYSTEM DESIGN		FLOW TEST		AREA OF PROTECTION	54,965 sq ft	STATIC	30	DESIGN DENSITY	0.10	RESIDUAL	20	DESIGN WETAREA	2,281	OPEN FLOWING	30	DESIGN FLOW	3.0 gpm	PIPE & FITTING	1.5	DESIGN PRESSURE	5.0 psi	STEEL CITY	OF TACOMA	<b>REVISIONS</b> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE							<b>SPRINKLER LEGEND</b> <table border="1"> <thead> <tr> <th>SYMBOL</th> <th>DESCRIPTION</th> <th>SIZE</th> <th>TYPE</th> <th>TEMP</th> <th>ORATION</th> <th>ORATION</th> <th>ORATION</th> </tr> </thead> <tbody> <tr> <td>⊙</td> <td>REGULATED</td> <td>1/2"</td> <td>GM</td> <td>157</td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>⊙</td> <td>REGULATED</td> <td>1/2"</td> <td>GM</td> <td>157</td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>⊙</td> <td>REGULATED</td> <td>1/2"</td> <td>GM</td> <td>157</td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		SYMBOL	DESCRIPTION	SIZE	TYPE	TEMP	ORATION	ORATION	ORATION	⊙	REGULATED	1/2"	GM	157				⊙	REGULATED	1/2"	GM	157				⊙	REGULATED	1/2"	GM	157				<b>DEVICE MFG.</b> <table border="1"> <thead> <tr> <th>SYMBOL</th> <th>DESCRIPTION</th> <th>SIZE</th> <th>TYPE</th> <th>TEMP</th> <th>ORATION</th> <th>ORATION</th> <th>ORATION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		SYMBOL	DESCRIPTION	SIZE	TYPE	TEMP	ORATION	ORATION	ORATION																	City of Tacoma DATE: 10-3-02
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<b>Western States Fire Protection Company</b> 7102 - 160th Ave. NE, SLATE A-105 - TACOMA, WA 98502 PHONE: (253) 465-1100 FAX: (253) 465-1101 WWW: www.westernstates.com		<b>THE WASHINGTON BUILDING</b> 1019 PACIFIC AVE TACOMA, WA		SHEET 3 of 4 <b>FIRE SPRINKLER SYSTEM</b>																																																																																															

October 3, 2002. Western States Fire Protection Company's Tenth floor plan for fire sprinkler system.

NATIONAL REGISTER NOMINATION  
 WASHINGTON BUILDING, 1019 PACIFIC AVENUE, TACOMA (PIERCE COUNTY) WA  
 DRAWINGS

OWNER: ARCHITECT: ENGINEER: CONTRACTOR:



11th FLOOR PIPING PLAN  
 SCALE: 1/4" = 1'-0"

NOTES: 1. SEE GENERAL NOTES, ABBREV LEGEND, AND SYMBOL LEGEND; SHEET 1 OF 4



GENERAL NOTES

- All design and installation to conform with NFPA Standards.
- All materials to be Underwriters Laboratories Listed and / or FM approved.
- Overhead pipes to be listed and conforming to specifications of NFPA 13A, NFPA 13B, NFPA 13C, NFPA 13D, NFPA 13E.

HYDRAULIC DESIGN INFORMATION	
SYSTEM DESIGN	FLOW TEST
TYPE: 544P2.5	GAUG: 90
FRONT: 2.10	ALARM: 20
VALVE: 32A	SPRINKLER: 33.50
FLANER: 2.0	MAN & ME: PER
5/16	THE CITY OF TACOMA

REVISIONS	
NO.	DESCRIPTION

SPRINKLER LEGEND		DEVICE MFG.	
SYMBOL	DESCRIPTION	DATE	MANUFACTURER
⊙	ESCAPE ROUTE	10/20	CHINA
⊙	ESCAPE ROUTE	10/20	CHINA
⊙	ESCAPE ROUTE	10/20	CHINA

THE CITY OF TACOMA	
DATE	BY
10-3-02	R. SMITH/BRASLINS
10	10
2B	2B



**Western States Fire Protection Company**  
 7121 - 3RD AVE. NE, SUITE A-101 - TACOMA, WA - 98500  
 252-222-1111  
 10-3-02

THE WASHINGTON BUILDING  
 1019 PACIFIC AVE  
 TACOMA WA  
 FIRE SPRINKLER SYSTEM

SHEET 4 OF 4

October 3, 2002. Western States Fire Protection Company's Eleventh floor plan for fire sprinkler system.