

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED DEC 28 1979 MAR 7 1980  
DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

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

1 NAME

HISTORIC

Pacific National Bank (Luzon) Building (Luzon Building)

AND/OR COMMON

LOCATION

STREET & NUMBER

1302 Pacific Avenue

NOT FOR PUBLICATION

CITY, TOWN

Tacoma

VICINITY OF

CONGRESSIONAL DISTRICT

3rd - Donald L. Bonker

STATE

Washington

CODE

53

COUNTY

Pierce

CODE

053

CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

OWNER OF PROPERTY

NAME

Robert Carlson

STREET & NUMBER

10603 South Tacoma Way

CITY, TOWN

Tacoma

VICINITY OF

STATE

Washington 98409

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Pierce County Assessor

STREET & NUMBER

2401 South 35th Street

CITY, TOWN

Tacoma

STATE

Washington 98409

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Washington State Cultural Resource Survey: Tacoma/Pierce County

DATE

June, 1974

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

City of Tacoma Community Development Department  
Office of Historic Preservation

CITY, TOWN

740 St. Helens, Tacoma

STATE

Washington 98402

# 7 DESCRIPTION

## CONDITION

EXCELLENT  
 GOOD  
 FAIR

DETERIORATED  
 RUINS  
 UNEXPOSED

## CHECK ONE

UNALTERED  
 ALTERED

## CHECK ONE

ORIGINAL SITE  
 MOVED DATE \_\_\_\_\_

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Pacific National Bank (Luzon) Building faces east on the corner of Pacific Avenue and South 13th Street in Tacoma's central business district. The Commercial style building is six stories high on the Pacific Avenue (facade) elevation and five stories high at the rear on Commerce Street. It measures 40 by 100 feet, occupying the entire property. The structural system combines masonry load-bearing exterior walls approximately two feet thick with an inner framework of metal columns and beams. The interior walls are faced with lath and plaster. The exterior material is dense brown brick, with copings, sills, and limited ornamentation of terra cotta. The openings on the first floor are articulated by large semi-circular arches, and the second through the sixth floors are lighted by rectangular double-hung windows (which on the fifth floor are crowned with semi-elliptical arches). The building terminates in brick corbeling surmounted by an unadorned brick parapet.

The February 8, 1891, Sunday Ledger published a description of the interior of the building as it appeared upon completion. Materials and furnishings were varied, including mahogany trim from Mexico, marble mosaic flooring from Tennessee, and walls adorned with frescoes. Three vaults were constructed by the Marvin Safe Company of New York "of the latest and best pattern." In the years since, the Pacific Avenue level has undergone significant remodeling to accommodate business activities, and some of the floors above have been modified for storage use. However, the fifth and sixth floors retain many of the original office partitions. The vaults with their related hardware and the pressed metal ceiling are also intact. Other features (such as the marble floors) have been covered and it has not been determined if they are restorable. The exterior of the building has changed little with the exception of modern signage and the addition of fire escapes and seismic bracing at the various floor levels.

# 8 SIGNIFICANCE

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

SPECIFIC DATES 1891

BUILDER/ARCHITECT Burnham and Root, Architects  
Bassford and Haupt, Builders

## STATEMENT OF SIGNIFICANCE

The Pacific National Bank (Luzon) Building is significant as the surviving one of two commissions in Tacoma by the Chicago architectural firm of Burnham and Root. An example of the Commercial style, it embodies the late nineteenth-century transition from the traditional load-bearing masonry wall structural system to the steel skeleton/curtain wall form of the skyscraper. It also symbolizes the banking and building activity which took place in Tacoma in conjunction with the completion of the transcontinental line of the Northern Pacific Railroad.

Pacific Avenue was graded in 1873-74, just after Tacoma was selected as the terminus for the Northern Pacific Railroad. For over ten years, building activity consisted of frame business blocks and houses which lined the street in a disparate manner. The pattern changed, however, as investors and businessmen anticipated the completion of the transcontinental railroad across the Cascade Mountains. When the line was finished in 1887, a building boom was in progress, lasting until the Depression of 1893. The firm of Daniel H. Burnham and John W. Root, Chicago, was retained to design the Pacific National Bank Building, which was constructed at a cost of \$100,000. Root died before the building was completed in 1891, but he was credited by Burnham with the design. The partners also produced the Fidelity National Bank Building in Tacoma, razed in 1949. Burnham and Root gained a national reputation for commercial buildings which implemented the then innovative metal frame and curtain wall construction essential to the development of the skyscraper. The Pacific National Bank Building is a transitional example of the type, incorporating the new system with the conventional method: walls of bearing masonry. Restrained in its detailing, the building derives its architectural character from its fenestration. Its ground-floor arches exhibit an earlier Romanesque influence, while the organization of the upper floors is typical of the Commercial style in the ratio of glass to brick.

The owner of the new building, the Pacific National Bank, had been organized in 1885 with C.P. Masterson, president, L.R. Manning, vice president, and T.B. Wallace, cashier. They first established offices in the Tacoma Chamber of Commerce building, a brick business block located on the southeast corner of 12th Street and Pacific Avenue. In February, 1891, the bank moved to its building at Pacific Avenue and South 13th Street. The following year, George W. Vanderbilt, youngest brother of Cornelius Vanderbilt, II, purchased the Pacific National Bank Building as part of his one million dollar investment in Tacoma real estate. The Pacific National Bank retained its headquarters in the building until 1898. When the Depression of 1893 halted economic activity, it was one of the few banks in Tacoma able to survive the economic collapse. Since its inception on October 20, 1885, the Pacific National

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Hoffman, Donald. The Architecture of John Wellborn Root. Baltimore: John Hopkins, 1973.

Moore, Charles. Daniel H. Burnham, Architect, Planner of Cities. Boston: Houghton Mifflin, 1921.

"The Pacific at Home." Sunday Ledger, Vol. LX, No.39. Tacoma, Washington, February 8, 1981, p. 4.

# 10 GEOGRAPHICAL DATA

**UTM NOT VERIFIED**  
**ACREAGE NOT VERIFIED**

ACREAGE OF NOMINATED PROPERTY less than one acre  
UTM REFERENCES Tacoma North, Washington Graphic Scale: 1/24000

A	1,0	54,26,2,0	5,23,310,2,5	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

New Tacoma Addition, Lot 1, Block 1304, NW $\frac{1}{4}$  of Section 4, Township 20, Range 3East.

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE August Gene Grulich, Chairman (assisted by the City of Tacoma Office of Historic Preservation)

ORGANIZATION Tacoma Landmarks Preservation Commission DATE September 11, 1979

STREET & NUMBER 707 Court A TELEPHONE (206) 272-0007

CITY OR TOWN Tacoma STATE Washington 98402

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL  STATE  LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE *James M. Welch* DATE 12/14/79

TITLE \_\_\_\_\_ DATE \_\_\_\_\_

FOR NPS USE ONLY	
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER	
<u><i>Charles A. Grulich</i></u>	DATE <u>3-7-80</u>
DIRECTOR OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION	KEEPER OF THE NATIONAL REGISTER
ATTEST: <u><i>[Signature]</i></u>	DATE <u>3-7-80</u>
KEEPER OF THE NATIONAL REGISTER	

UNITED STATES DEPARTMENT OF THE INTERIOR  
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CONTINUATION SHEET

ITEM NUMBER 8

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Bank has continued to the present, although it has undergone three capital changes. On September 1, 1913, the Pacific National Bank of Tacoma and the National Bank of Commerce merged under the name of the National Bank of Tacoma. Two further capital changes occurred on August 21, 1937 (National Bank of Washington), and on August 17, 1970 (Pacific National Bank of Washington).

In 1899 the Tacoma Savings and Loan Association had been founded in the Pacific National Bank (Luzon) Building; it remains one of the oldest such institutions in the nation. In 1901 the building gained its name, the Luzon Building, for reasons not ascertained but presumably related to the consolidation that year of American control of the Philippines, of which Luzon was the main island and location of the capital city, Manila. The banking institutions which used the building during this time included the Metropolitan Bank (1899) and the London and San Francisco Bank (1902-1904). The latter was bought by the Bank of California, which remained in the building until 1918. The Scandinavian American Bank temporarily used the premises in 1920. Over the years, offices in the upper floors housed lawyers, insurance companies, and real estate agents. A tailor, a tea company, and a barber occupied the Commerce Street store-fronts between 1891 and 1924. At that time, the William L. Davis Company acquired the entire building for its store and warehouse and continued to occupy the building until 1937. This business was well known for the quality of its furniture and its interior design work. In 1959 the National Bank of Washington began to use the building as a warehouse for bank files.