

The City of Seattle

## Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
Street Address: 700 5th Ave Suite 1700

Name Wells Fargo University Branch Year Built 1912-13  
(Common, present or historic)

University State Bank, University National Bank Pacific National Bank,  
University District Branch/ First Interstate Bank of Washington, University  
District Branch.

Street and Number 4502 University Way NE

Assessor's File No. 8816400105

Legal Description See 2. Property Data

Plat Name: University Heights Add Block 1 Lot 16 & 17

Lots 16 and 17, Block 1, University Heights, according to the plat thereof recorded in Volume 9 of Plats, Page 41, in King County, Washington; Except that part of said Lot 17 as conveyed to J. W. Taylor and Emma Taylor by deed recorded July 14, 1925 under recording no. 2045590; and Except that portion of Lot 16 lying within the right of way for Northeast 45th Street.

Present Owner: UNB Building, LLC Present Use: Vacant

Address: 1620 Broadway, Suite 200, Seattle, WA 98122 Contact: Michael Oaksmith

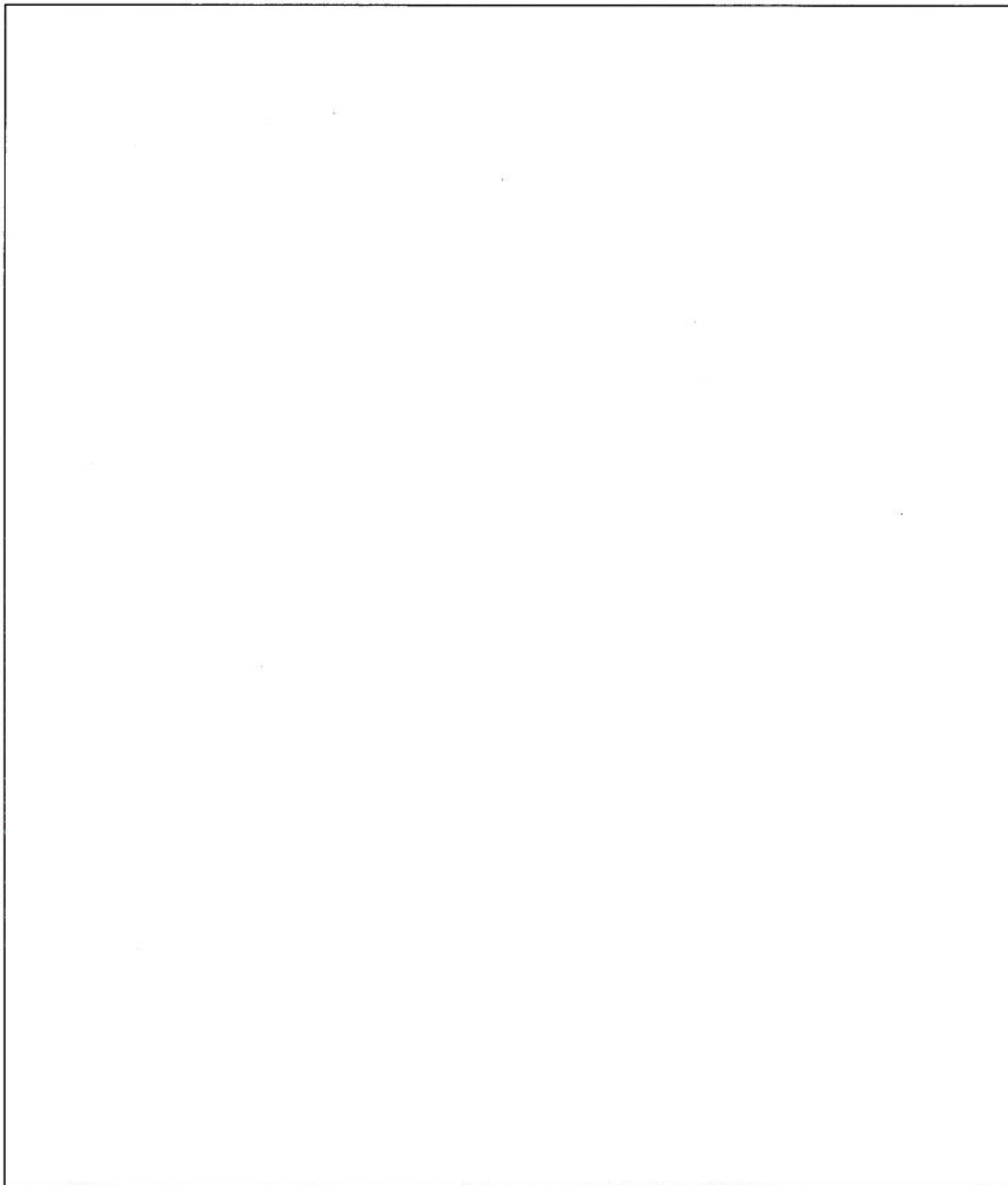
Original Owner: University State Bank

Original Use: Bank

Architect: Louis Beezer and Michael J. Beezer

Builder: George Hughes

Photographs



Submitted by: Larry E. Johnson, AIA

Address: 1212 NE 65th Street, Suite 201

Phone: 206-406-8488 Date December 8, 2020

Reviewed: Historic Preservation Officer Date \_\_\_\_\_



# University National Bank

Landmark Nomination Report

October 2020/Revised  
December 2020

Prepared by:  
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# University National Bank

## City of Seattle Landmark Nomination Report

OCTOBER 2020

### 1. Introduction

This report provides information regarding the architectural design and historical significance of the former University National Bank, presently a vacant Wells Fargo branch bank. The building is located at 4502 University Way NE, in the University District neighborhood of Seattle, Washington.

#### 1.1 Background

The City of Seattle's Department of Construction & Inspections (SDCI), formerly the Department of Planning & Development, through a 1995 agreement with the Department of Neighborhoods, requires a review of "potentially eligible landmarks" for commercial projects over 4,000 square feet in area. Any proposed major alterations of the subject building described within this report will require a permit from SDCI. This report discusses issues relevant to the Seattle Landmarks criteria.

To be eligible for nomination as a City of Seattle Landmark, a building, object, or structure must be at least 25 years old and must meet one or more of the following six criteria (SMC 25.12.350):

- A. It is the location of or is associated in a significant way with an historic event with a significant effect upon the community, city, state, or nation.
- B. It is associated in a significant way with the life of a person important in the history of the city, state, or nation.
- C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation.
- D. It embodies the distinctive visible characteristics of an architectural style, period, or method of construction.
- E. It is an outstanding work of a designer or builder.
- F. Because of its prominence of spatial location, contrast of siting, age, or scale, it is an easily identifiable feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or city.

#### 1.2 Methodology

Research and development of this report were completed between January and March 2019, and revised in December 2020, by Larry E. Johnson, AIA. Research included review of written documents from Puget Sound Regional Archives and the City of Seattle Department of Construction and Inspection microfilm library. Other research was undertaken at the web sites of the University of Washington Special Collections Library, the Seattle Public Library, and the Museum of History and Industry, as well as others noted in the bibliography. The building and site were photographed on March 18, 2019.

## 2. PROPERTY DATA

**Building Name (Historic/Current):** University State Bank/ University National Bank/  
Pacific National Bank, University District Branch/ First Interstate Bank of Washington,  
University District Branch / Wells Fargo, University District Branch.

**Address:** 4502 University Way NE, Seattle

**Location:** University District

**Assessor's File Number:** 8816400105

**Legal Description:** Lots 16 and 17, Block 1, University Heights, according to the plat thereof recorded in Volume 9 of Plats, Page 41, in King County, Washington; Except that part of said Lot 17 as conveyed to J. W. Taylor and Emma Taylor by deed recorded July 14, 1925 under recording no. 2045590; and Except that portion of Lot 16 lying within the right of way for Northeast 45th Street.

**Date of Construction:** 1912-1913

**Original/Present Use:** Bank/Vacant

**Original/Present Owner:** University National Bank/LLC, Hunters Capital

**Original Designer:** Louis Beezer and Michael J. Beezer, a.k.a. Beezer Brothers/ Doyle and Merriam (1926 remodel).

**Original Builder:** George F. Hughes

**Zoning:** NC3P-85

**Property Size:** 8,010 sq. ft.

**Building Size:** 17,444 sq. ft.(two floors and mezzanine

**Building Owner:** UNB Building LLC, Hunters Capital, contact: Michael Oaksmith, 206-328-3333, [Moaksmith@hunterscapital.com](mailto:Moaksmith@hunterscapital.com))

**Landmark Nomination Preparer:** Larry E. Johnson, AIA, 1212 NE 65<sup>th</sup> Street, Suite 201, Seattle, WA 98115, [lejelmsdale@mac.com](mailto:lejelmsdale@mac.com)

### 3. ARCHITECTURAL DESCRIPTION

#### 3.1 Location & Neighborhood Character

The former University State Bank is located at the northeastern corner of the intersection of NE 45<sup>th</sup> Street and University Way NE, the commercial spine of the University District, also known as “The Ave.” A two-story commercial bank is located across the street to the west. A mixture of older low-scale commercial properties is located to the south along University Way NE, and several newer multi-family residential buildings mixed with other older low-scale commercial building are located to the north. Interstate 5 is located approximately seven blocks to the west. Nearby City of Seattle Landmarks include University Methodist Episcopal Church and Parsonage, at 4142 Brooklyn Avenue NE; University Presbyterian Church, 4555 16th Avenue NE; the Wilsonian Apartments, 4700-4720 University Way NE; University Heights Elementary School, 5031 University Way NE. *Figures 1-8.*

#### 3.2 Site

The subject building takes up the entire site with the exception of the curved setback at the southwestern corner of the site. The site measures 78'-7" north-south and 103'-0" east-west. The western property line abuts University Way NE, the northern property line abuts the adjacent building to the north, the eastern property line abuts an improved 14-foot wide alley, and the southern property line abuts NE 45<sup>th</sup> Street. The site slopes up approximately seven feet to the east, and up approximately six inches to the north. The western and southern sides of the building abut concrete sidewalks, and there are three equally-spaced street trees on the southern right-of-way. *Figure 9.*

#### 3.3 Building Structure & Exterior Features

The subject building is a two-story white terra cotta-clad former bank building. The original internal structure of the bank, consisted of a concrete foundation with structural concrete walls running east-west on the western portion of the building and one north-south concrete wall at the eastern portion of the building. These walls supported 3x16 wood joists at the main and second floor. The roof was supported by six north-south heavy-timber wood trusses with steel ties resting on the northern and southern concrete exterior walls.

A 1925 remodel removed all interior walls and framing, replacing the original structure with a reinforced concrete and steel frame consisting of grid of eight steel WF columns imbedded in concrete supporting a frame of steel and concrete. This frame supported second-floor wood joists. The original six heavy-timber trusses were reinforced between 1947 and 1948.

The building has two primary façades, western and southern, with the eastern alley façade utilitarian and the northern side of the building abutting the building to the north. The southwestern corner is inset and curved, forming its own minor façade.

The western and southern façades are similarly composed in the Corinthian order. The building base is laid up in rectangular stone-like sections with a slightly projecting base shoe and a slightly projecting cap. On the western façade the cap is lowered by one tier to form the sill of the windows, which are spaced between pilasters. On the southern façade, the capstone forms the sill for the interstitial windows. The southeastern corner has a slightly inset base. The base cap continues at the same height around the building and begins to be submerged as it approaches the eastern side of the southern façades until it reaches the entrance steps of the southern entry, where the base again emerges about two feet higher. Between each window bay, the base has a short, wrought-metal guardrail. Both façades have colossal rectangular Corinthian pilasters extending from the base to the entablature. At floor level, there is a simple spandrel with a rectangular panel and a simple incised round rosette. The pilaster base is a raised rectangular rectangle—a raised section of the lintel. The corner has a pair of colossal semi-round Corinthian pilasters. The entablature has a simple architrave, a frieze with blank rectangular panels, and a dentilated cornice with a simple corona. As with the base, the corner entablature is slightly recessed. All



existing windows, with the exception of the second-story rounded corner window, which retains its original wood-sash, are non-original commercial aluminum windows configured as the original window with a large lower plate-glass light and upper transom light. The original wooden sash windows had operable-awning upper transom lights. **Figures 4, 10, 15 & 16.**

The western façade has six window bays between pilasters. The main entrance to the former bank was located at the fourth bay from the north. This entrance appears to retain its original bronze sheet-metal projecting canopy with its suspension chains. An apparently original pair of glazed bronze entrance doors includes a bronze spandrel with a small cartouche, and an upper transom with thinly-spaced bronze balusters. Photographic evidence indicates that the northern two bays were originally a storefront, with an entry at the north and a recessed display window to the south. The second pilaster from the north was at that time eliminated from the lower floor, with the pilaster resting on the spandrel. **Figures 10-14.**

The southern façade has a recessed entry at the second bay from the east. This entry retains its original hardwood entry doorway with sidelights and upper transom, although the original pair of doors has been replaced with commercial aluminum store doors. The entry also retains its hexagonal mosaic floor tiles, as does the interior vestibule, and an Alaska marble wainscot. **Figures 4 & 18.**

The eastern, alley, façade is blank. **Figure 19.**

### 3.4 Building Interior Features

The entire interior has been reconfigured and is not known to have any original features or significant remaining artifacts from later remodels. **Figures 20-21; Appendix 2**

### 3.5 Documented Building Alterations

Originally the bank only occupied the southern portion of the building, extending from the building's western façade one structural bay. The bank entrance was originally located at the building's southwestern corner. Two storefronts were located on the northern side of the western façade, requiring the absence of the lower portion of the second and fourth pilasters from the north on the western façade (both pilasters later had their lower portion added).

The building has been greatly modified over time, with a major remodel and restructuring occurring in 1926 that greatly increased the size of the bank. The original bank entrance at the southwestern corner of the building was removed and replaced with a night depository and later with an automated teller machine (ATM). Eventually the bank expanded to the entire floor and mezzanine. The northwestern portion of the building became a large lobby with a stairway descending to the non-original basement bank vaults. The upper floor has also been modified. This floor originally had offices running along the perimeter of the western and southern sides, and a large ballroom located in the northeastern portion of the building. The upper-floor ballroom has been repartitioned.

The original wood-sash windows on both the main and upper floors were replaced with aluminum sash in 1975, with the exception of the rounded window at the southwestern corner of the second floor.

### Recorded Building Permits

Date	Permit #	Description	Designer/Builder
1912		Build Bank	George F. Hughes
1913	12955	Build Balcony 10 x 20	George F. Hughes
1919	187990	Doorway	George F. Hughes
1923		Change location of stairs	
1926	262631	Remodel Bank Building	Doyle and Merriam

1928	281587	Make alterations per plans	C. A. Merriam
1947	382662	Replace existing structural members of trusses per plans	A. M. Young
1948	390838	Alter, rear exit	Young & Nicholson
1956	442418	Alter portion of building	
1962	BN10078	Install night depository head and chute with safe in ex. bldg.	
7/22/63	BN15514	Remove bearing wall & install beam	Harvey H. Johnson
8/8/63	BN15968	Install forrestone acoustical ceiling in office area	
3/31/64	BN17870	Erect & main. sign	
6/9/69	BN35454	Alter por. bsmt main flr & mezz. of exit. Bldg.	Thor Bjornstad
11/30/72	BN45511	Install leaded window over plate glass	
12/5/72	BN45448	Erect & maintain 1V sign	
10/16/73	BN47288	Alter por. of 2 <sup>nd</sup> floor exist	
7/17/75	558357	Correct address on BN49241 to replace windows in existing openings	
12/1/76	567208	Provide Htg, vent, A/C for space	
8/9/78	578245	Constr alterations to lobby are of exist bank bldg.	Wei & Lai
11/30/78	580430	Const int. partitions	Wei & Lai
8/1/79	585117	Const int. partition w/ door	
7/9/80	590745	Cons tint partition walls and add use of space on 2 <sup>nd</sup> floor of classroom to existing clinic.	
	115464	Alterations to stairs	
12/8/2017	881640-015	Construct alterations to existing commercial building (Wells Fargo) and remove and infill adjacent room below grade in alley, per plan.	

## 4. SIGNIFICANCE

### 4.1 Historic Site Context: University District

In 1867, Christian and Harriet Brownsfield were the first white settlers in the general area now known as the University District, calling their acreage “Pioneer Farm.” In 1875, the Brownsfields were granted one of Washington Territory’s rare divorces, and in the 1880s, Christian Brownfield sold most of his acres to speculators. After two failed tries by others to develop the farm into a new north-end suburb (first called Lakeside and then Kensington), James A. Moore, in partnership with the Clise Investment Company, platted the Brooklyn Addition on December 19, 1890. The land was cleared in 1891, the same year that the new Washington State legislature campus committee recommended the adjacent educational reserve land section east of the new town as the new site for the state university. Lots within Brooklyn sold well, and in 1891 the area was incorporated into the city of Seattle along with Magnolia, Wallingford, Green Lake, and most of Ravenna. After annexation, many of the original plat streets were renamed to align with the city’s regular street numbering system.<sup>1</sup>

In 1893, in expectation of serving the new university and the commercial area supporting it, David Denny ran the northern extension of his Rainier Power & Railway Company streetcar line over a trestle he built at Latona and through Brooklyn northward to William and Louise Beck’s private Ravenna Park. The streetcar line ran up Fourteenth Avenue, formerly Columbus Street and now University Way NE. Prior to Denny’s streetcars, the Seattle, Lake Shore & Eastern Railway—which ran from the Seattle waterfront through Smith Cove and Interbay and eastward to the northern shore of Lake Union and eventually around the northern end of Lake Washington—provided some freight and passenger service to the area.<sup>2</sup> **Figures 22-23.**

The cornerstone of the University Building (now Denny Hall) on the new university campus was laid on July 4, 1894, and in September 1895 students moved to what was then called the Interlaken Campus.<sup>3</sup> In 1895, the year the university opened at its new locale, the Polk city directory for Seattle lists eleven businesses in the entire neighborhood.<sup>4</sup> In the following years, the area became familiarly known as the University District due to its association with the university, and more particularly with the commercial building and covered streetcar waiting station called University Station.<sup>5</sup> In 1902 the local post office was moved from Latona to a small building across the street from University Station, creating an early core of commercial buildings.<sup>6</sup> Over the years the commercial area continued to grow northward along the streetcar line. Between 1902 and 1903, the community’s first school, University Heights Elementary (City of Seattle Landmark), was built in the upper portion of the neighborhood, on the western side of 14th Avenue. In the early 1900s, the area north of NE 45th Street along 14th Avenue also became the site of several fraternity houses. In 1901, Phi Delta Theta, at 4542 NE 45th Street, was the first fraternity established in the area. By 1906 there were five societies on 14th Avenue, including the Delta Gamma sorority.<sup>7</sup> When new tracts were added immediately north of the university, and due to the growth of the student body after the Alaska-Yukon-Pacific Exposition (AYP) held on the campus in 1909, many Greek societies built larger houses along the newly created University Boulevard (17th Avenue NE) or in the immediate vicinity. By 1915, only one Greek society remained on 14th Avenue, whereas eleven were located on University Boulevard and another nine on Eighteenth Avenue NE.<sup>8</sup> **Figures 24-27.**

<sup>1</sup> Walt Crowley, *National Trust Guide, Seattle* (New York, NY: John Wiley & Sons, 1998), p. 204.

<sup>2</sup> Leslie Blanchard, *The Street Railway Era in Seattle: A Chronicle of Six Decades* (Forty Fort, PA: Harold E. Cox, 1968), p. 38. Crowley, p. 204.

<sup>3</sup> Norman J. Johnston, *The Fountain & the Mountain: The University of Washington Campus, 1895-1995* (Woodinville, WA: Documentary Book Publishers Corporation, 1995), pp. 20-21.

<sup>4</sup> R. L. Polk Co., *Polk’s Seattle City Directory*, 1895.

<sup>5</sup> Paul Dorpat, “Seattle Neighborhoods: University District—Thumbnail History,” HistoryLink.org, June 18, 2001, [http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File\\_Id=3380](http://www.historylink.org/index.cfm?DisplayPage=output.cfm&File_Id=3380) (accessed October 10, 2001).

<sup>6</sup> Dorpat, p. 3.

<sup>7</sup> Ibid., 1901, 1906. Dorpat.

<sup>8</sup> R. L. Polk Co., 1915.

The northern end of 14th Avenue (now University Way) was landscaped in 1907, with the dedication of Cowen Park. Charles Cowen acquired the upper end of the Ravenna ravine in 1906 and gave eight acres to the Seattle Park Department the following year. The adjoining private Ravenna Park was acquired by the city in 1911.<sup>9</sup> **Figure 28.**

Still largely residential except for a two-block long stretch south of 43rd Street, 14th Avenue was paved in 1908 in preparation for the Alaska-Yukon-Pacific (AYP) exhibition. The Wallingford streetcar line, which had arrived the previous year, transformed 45th Street into a major east-west thoroughfare. Over the next few years, commercial storefronts slowly replaced the large houses left by the fraternities and sororities. The Tudor-style College Inn, still standing on the northwestern corner of NE 40th Street and University Way, was built in 1909, in time for the opening of the AYP exhibition.<sup>10</sup> **Figures 29-30.**

Before the advent of sound in films, five movie theaters operated in the University District: the Pleasant Hour Theatre (4009 14th Avenue NE) was the first, operating from 1910 to 1915 across the street from the College Inn. Next was Ye College Play House (4322 14th Avenue NE, renamed College Play House in 1922, closed 1922), which opened in 1912. The entrance to this theater stood on the eastern side of University Way, where the main entrance of University Book Store is today.<sup>11</sup>

By 1915, the city directory business section listed more than 150 businesses on 14th Avenue. The list included no taverns, reflecting the legislated ban on alcohol within one mile of campus.<sup>12</sup>

In 1919 a new steel bascule bridge replaced the old wooden Latona University Bridge, and still links the University District with the Eastlake community.<sup>13</sup> 14th Avenue NE was renamed “University Way” in 1919.<sup>14</sup> In 1920, university president Henry Suzzallo urged the use of Tudor Gothic or University Gothic style in new construction in the University District, and between 1920 and 1931 thirty-five new Greek chapter houses were built in the “Greek Row” area, either in the Collegiate Gothic or Georgian styles, and some private commercial and apartment construction followed suit.<sup>15</sup> The district received its own high school in 1922, when Roosevelt High School (City of Seattle Landmark), designed by Floyd Naramore, opened north of Ravenna and Cowen Parks.<sup>16</sup> In 1926 the University Bookstore, now anchoring the district’s retail community, moved into a relatively modest building, designed by A. Warren Gould, on University Way.<sup>17</sup> In 1928, major retailer J. C. Penney opened a large department store just north of NE 45th Street, lending the district the appearance of a small city.<sup>18</sup> **Figures 32-34.**

From the first establishment of the university in the neighborhood, apartment living was a way of life for both faculty and students, and during the 1920s at least twenty apartment buildings were erected in the University District, including several in the Collegiate Gothic style. The seven-story Wilsonian Apartments (City of Seattle Landmark), constructed in 1922 at the corner of NE 47th Street, was one of the first major buildings built on University Way north of NE 45th Street. Originally a hotel, the Wilsonian was designed by architect Frank Fowler to include a restaurant and ballroom. The building was similar to many other structures in the district, having brick facing and simpler ornamentation than the Collegiate Gothic decoration urged by President Suzzallo.<sup>19</sup> Other examples of this style are the seven-story Commodore Apartments (1925, 4005 15th Avenue NE), the eight-story University Manor Apartments (1926, 1305 NE 43rd Street), the eight-story Malloy Apartments (1928, 4337 15th Avenue

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<sup>9</sup> Dorpat, p. 4.

<sup>10</sup> Ibid., p. 4.

<sup>11</sup> Ibid., p. 4. David Jeffers, Unpublished database of Seattle Theaters, n.p.

<sup>12</sup> R. L. Polk Co., *Seattle City Directory*, 1915. Dorpat, p. 5.

<sup>13</sup> Myra L. Phelps, *Public Works In Seattle, A Narrative History, The Engineering Department, 1875-1975*, Seattle, WA: Seattle Engineering Department, Kingsport Press, 1978), pp. 46-47.

<sup>14</sup> Crowley, p. 205.

<sup>15</sup> Roy Nielson, *UniverCity: The Story of the University District in Seattle* (Seattle, WA: University Lions Foundation, 1986), p. 62.

<sup>16</sup> Nile Thompson and Carolyn Mar, *Building for Learning, Seattle Public School Histories, 1862-2000* (Seattle, WA: School Histories Committee, Seattle School District, 2002), pp. 263-265.

<sup>17</sup> Nielson, pp. 68, 70.

<sup>18</sup> Nielson, pp. 71.

<sup>19</sup> Nielson, pp. 68, 70.

NE), and the eight-story Duchess Apartments (1927, 4005 15<sup>th</sup> Avenue NE, adjoining the Commodore Apartments), all designed by architect Earl Roberts.<sup>20</sup> **Figures 35-36.**

The Neptune Theatre (Henderson Ryan, City of Seattle Landmark) opened in November 1921, and survives today within the three-story mixed-use Neptune Building, with street-level retail space and the theater entrance on the first floor, professional offices on the second, and residential apartments on the third. Warner Brothers' Egyptian Theatre (4537 University Way NE) was opened in 1925, with a live appearance by film star (and brother of Charlie Chaplin) Sydney Chaplin. Featuring an ornately designed Egyptian motif interior, with 1300 seats it was the largest suburban movie theater in the state. Renamed Hamrick's Egyptian in 1926, and then the Egyptian in 1928, the building was sold and remodeled in 1960. The shell survives today, although the interior has been stripped and divided into smaller business spaces.<sup>21</sup> **Figures 37-38.**

The enthusiastic expansion of the 1920s represented by the erection of the Brooklyn Building (1926, Howard H. Huston, demolished), was replaced with relative stagnation during the Depression years, although the financial downturn could not stop the construction of the Art Deco-style Edmond Meany Hotel (Robert C. Reamer), which was begun in 1931 and completed in 1932. **Figures 39-40.**

World War II brought little physical change to the neighborhood, although rubber-tired trolleys replaced streetcars in May 1940.<sup>22</sup> Postwar prosperity generated more building within the district. University enrollment nearly tripled from a pre-war level of 5,000 students, caused primarily by returning veterans financed by federal programs. The district became more car-oriented, and after 1946 parking meters were installed and parking lots constructed. The shopping center University Village was developed downslope to the northeast of the university near the former town of Ravenna. This small shopping center would develop into a major retail center and draw customers from the more congested "Ave." **Figure 41.**

By the mid-1960s, university enrollment approached thirty thousand, generating demand for more student housing. As a result, many older residential properties were converted to rooming houses. The late 1960s and early 1970s brought social unrest to the neighborhood and tension between merchants, students, and others culminating in several nights of conflicts with police in August 1969.<sup>23</sup> A direct outgrowth of public conciliation after these disturbances was the University Street Fair, still an annual summer event in the area. The success of temporarily closing off the streets from vehicular use during the fair prompted the community to reconsider a proposal to turn University Way NE into a permanent pedestrian shopping mall. The proposal never was realized. In 1989, University Heights School was closed by the district due to low enrollment, in spite of protests from students, parents, staff, and residents. In 1990, stemming from the protests against closure, a neighborhood group established the University Heights Center for the Community Association. The group purchased the building from the school district in 2009, and operates today as the University Heights Center.<sup>24</sup>

Several poorly-maintained storefronts mark the desertion of the district by higher-tier retail stores. Countering this trend is the continued presence of the University Bookstore and other well-known specialty stores. The popular University Farmer's Market, held weekly on Saturday since 1993 University Way north of NE 50<sup>th</sup> near the University Heights Community Center, however, is a sign of positive community action.

In 2005, the city completed an extensive urban redesign of University Way to encourage a more pedestrian-friendly environment. In 2019, major retailer Target opened a store in the location of the former 1925 Egyptian Theater. Recent up-zoning of the area has resulted in changes in building scale throughout the neighborhood, with several newer multi-family apartment buildings constructed and one

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<sup>20</sup> Larry E. Johnson, "Landmark Nomination Report, Murray Marsh/Cosmopolitan Motors," The Johnson Partnership, May 2006, p. 12.

<sup>21</sup> Nielson, pp. 67, 70. Jeffers, n.p.

<sup>22</sup> Nielson, p. 89.

<sup>23</sup> Cal McCune, *From Romance To Riot, A Seattle Memoire*, (Seattle, WA: Cal McCune, 1996), pp. 73-98.

<sup>24</sup> University Heights Center, "Our History," <https://www.uheightscenter.org/our-history> (accessed October 2020).

new multi-story tower replacing a gas station, with several more towers in the planning stage.

*Note: Additional information regarding the development of the University District was prepared in September 2002 by Caroline Tobin and Sarah Sodt. This essay, titled "University District Historic Survey Report," prepared for the Seattle Department of Neighborhoods, Historic Preservation Program and University District Arts & Heritage Committee, can be found at the City of Seattle's Department of Neighborhoods, Historic Preservation Program website:*

*<http://www.cityofseattle.net/neighborhoods/preservation/ContextUniversityDistrictSurveyReport.pdf>*

## 4.2 Building History: University State Bank

By the turn of the 20<sup>th</sup> Century, the community that grew around the relocated state university still lacked a bank. Although commercial development was just beginning in the area, the new university had at that time 1,200 students and around 100 faculty and non-academic employees. It took the university's comptroller half a day to travel to a downtown bank to cash checks. In 1906 a meeting was held to address the problem, in the small hall above a drugstore at University Way and NE 42<sup>nd</sup> Street. Although money was still tight following the 1893 financial crisis, \$25,000 was raised to establish a bank, mainly in relatively small subscriptions of a few hundred dollars each from forty-eight shareholders.<sup>25</sup>

Watson Allen was named president of the new bank and J. B. Gibbons was the cashier.<sup>26</sup> The bank was incorporated on August 2, 1906 by A. F. Nichols, J. C. Norton, John F. Main, and E. L. Mann, with \$25,000 of capital.<sup>27</sup> University State Bank opened on September 1, 1906, in a storefront located at 4143 University Way NE. About a year later the bank moved across the street to 4134 University Way NE.<sup>28</sup>

**Figure 42.** In 1908 J. C. Norton was elected bank president, E. O. Eastwood vice president, and J. R. Gibbons cashier.<sup>29</sup> Harry B. Lear joined the bank as an assistant cashier the same year.<sup>30</sup>

In 1912 the bank constructed a two-story concrete and steel building faced with white terra cotta on the corner of NE 45<sup>th</sup> Street and University Way, the former site of the Sigma Alpha Epsilon fraternity house. The bank interior, originally limited to the southern side of the building, was finished with mahogany and "old Mexican onyx." The entrance was fitted with iron doors and marble wainscoting. Two storefronts were located on the northern side of the ground floor. Office rooms and a ballroom were located on the second floor.<sup>31</sup> The ballroom was a popular venue for university-related dances including those held by the fraternity Sigma Chi, The Town and Gown Club, and others.<sup>32</sup> The ballroom was also the home of the Third Church of Christ Scientist between 1919 and 1922.<sup>33</sup> **Figures 43-46.**

By 1916, the bank had \$500,000 in deposits and 3,000 depositors. At that time George W. Lear was bank president; E. O. Eastwood was vice president; and Harry B. Lear was cashier.<sup>34</sup> In 1917, Harry B. Lear replaced his father as president of the bank.<sup>35</sup>

The bank was granted a national charter in 1922, becoming University National Bank.<sup>36</sup> The bank issued \$2,520,140 of currency between 1922 and 1933, when Congress passed the Emergency Banking Relief

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<sup>25</sup> Nielson, pp. 23 & 26. Clarence B. Bagley, *History of Seattle From the Earliest Settlement to the Present Time, Volume III*, (Chicago, IL: S. J. Clarke Publishing Company, 1916), p. 406

<sup>26</sup> *Seattle Daily Times*, "Much Activity in the Suburbs," July 23, 1906, p. 7.

<sup>27</sup> *Seattle Daily Times*, "New Corporations," August 2, 1906, p. 3.

<sup>28</sup> Nielson, pp. 23 & 26.

<sup>29</sup> *Seattle Daily Times*, Bank Directors Are Elected, January 15, 1908, p. 4.

<sup>30</sup> *Seattle Daily Times*, "Harry B. Lear, 85 Banker," January 5, 1967, p. 43.

<sup>31</sup> Bagley, p. 409.

<sup>32</sup> *Seattle Sunday Times*, "University News, March 22, 1914, p. 52. *Seattle Daily Times*, "Society, February 9, 1915, p. 13.

<sup>33</sup> *Seattle Daily Times*, "Christian Science," March 1, 1919, p. 8. *Seattle Daily Times*, "Church Is Dedicated When Debts Cleared," November 23, 1919, p. 4.

<sup>34</sup> Bagley, p. 409.

<sup>35</sup> *The Commercial West*, "Washington," February 24, 1917, p. 29.

<sup>36</sup> Dun's Review, "Banking News," April 22, 1922, p. 2.

Act.<sup>37</sup>

The bank interior was enlarged in 1926 with the bank entrance shifted to near the center of the western façade, eliminating one of the northern storefronts and altering the fourth pilaster from the northern corner of the building by extending them downward. The northernmost storefront was removed by 1940 and the Second pilaster from the north was also altered. *Figures 48-55.*

No evidence that the bank ever practiced discriminatory lending practices could be located. The bank appears to have served the general Seattle population.<sup>38</sup>

In 1955 University National Bank merged with Pacific National Bank, with Harry B. Lear as president.<sup>39</sup> *Figure 47.*

In 1957, Pacific National Bank of Seattle became Pacific National Bank of Washington. The bank was acquired by First Interstate Bank of Washington in 1981.<sup>40</sup> In 1996 that bank merged into and subsequently operated as part of Wells Fargo Bank, National Association in San Francisco, California.<sup>41</sup>

## 4.3 Architectural Significance

### 4.3.1 Historic Architectural Style Context: Neoclassical Revival style

The former University National Bank was designed in the Classical Revival style by architectural partnership of the Beezer Brothers. The white terra cotta exterior, classical fluted pilasters, an entablature with dentils, and a nearly symmetrical composition are indicators of the style. The stylistic choice may have been influenced by the 1909 Alaska-Yukon-Pacific Exposition, which emulated the “White City” of Chicago’s 1893 Columbian Exposition. *Figure 56.*

In the late 19<sup>th</sup> century American architects were seeking a truly national style of architecture that reflected American ideals of democracy during a period of national expansion and empire building. National debate reflected the views of architects and aestheticians advocating three main viewpoints: national eclectics desired to replicate the architecture of the country’s Georgian past, traditionalists wanted American architects to develop their own version of Greek and Roman architecture that would have a new national flavor, and innovators, such as Frank Lloyd Wright, insisted that all historical eclecticism should be abandoned in favor of an architecture that responded to regional difference and unique site situations.<sup>42</sup>

The design of federal buildings was especially influenced by Neoclassical Revival architecture due to the passage of the Tarnsey Act of 1893, which allowed private firms to design federal buildings.<sup>43</sup> Many of the better-off and influential architects at that time had travelled to France to undertake studies in tutored studios of the Beaux-Arts; these practitioners thus embraced both the White City-style Classical architecture as a return to the perceived “purity” of the arts of Rome, as well as the more vague “ideal” of

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<sup>37</sup> Antique Money, “Old Money from the University National Bank of Seattle,” <http://www.antiquemoney.com/national-bank-notes/washington/old-money-from-the-university-national-bank-of-seattle-12153/>, accessed January 16, 2019, p. 1. *Coast Banker*, “State Bank Nationalized,” April 22, 1922, p. 453.

<sup>38</sup> University of Washington Libraries, “Chinese Exclusion Act Case Files, Chin Hing Yee,” p. 3. Ching Hing Lee used evidence that he had a \$1,000 on deposit at the University State Bank in 1919 to allow him to travel between China and the United States.

<sup>39</sup> *Seattle Daily Times*, “Harry B. Lear, 85, Banker,” January 5, 1967, p. 43.

<sup>40</sup> *Bankencyclopedia.com*, “The Pacific National Bank of Seattle-Overview,” <http://www.bankencyclopedia.com/The-Pacific-National-Bank-of-Seattle-2972-Seattle-Washington.html>, accessed January 16, 2019, p. 1.

<sup>41</sup> *US Bank Locations*, “The Pacific National Bank of Seattle,” <https://www.usbanklocations.com/the-pacific-national-bank-of-seattle-2972.shtml>, accessed January 16, 2019, p. 1.

<sup>42</sup> John Burchard and Albert Bush-Brown, *The Architecture of America*, (Boston, MS: Little, Brown and Company, 1966), p.149.

<sup>43</sup> John C. Poppeliers and Allen Chambers Junior, *What Style Is It, A Guide to American Architecture*, (Hoboken, NJ: John Wiley & Sons, Inc., 2003, pp. 98-99.

Ancient Greek arts and, to a lesser extent, 16<sup>th</sup>-century Renaissance Classicism, which was also a source for academic Late Baroque architecture.

The first American university to institute a Beaux-Arts curriculum was the Massachusetts Institute of Technology (MIT) in 1893, when the French architect Constant-Désiré Despradelle was brought to MIT to teach. The Beaux-Arts curriculum was subsequently instituted at Columbia University, University of Pennsylvania, and elsewhere. From 1916, the Beaux-Arts Institute of Design in New York City schooled architects, painters, and sculptors to work as active collaborators.<sup>44</sup>

Neoclassical Revival architecture is generally less ornate than its closely related cousin, the Beaux-Arts style, from which it is somewhat derived from and employs similar classical details. It can also be seen as an iteration of the Greek Revival style that dominated in the first half of the 19<sup>th</sup> century. It became a dominant style for domestic buildings nationwide between the late 1800s and the 1930s. However, because the style was more scaled down and flexible than Beaux-Arts, Neoclassical Revival proliferated in the United States and became popular for a wide range of everyday buildings. Everything from townhouses, suburban homes, county courthouses, main street commercial buildings, and bank branches readily employed variations of the style.

Neoclassical Revival style tends to include the features of classical symmetry, full-height trabeated (post and lintel) form of Greek temples, and various classical ornament such as dentil cornices, entablatures, and triangular pediments. The arrangement of windows and doors is formal and symmetrical, with the front door often flanked by pilasters or side lights and capped with a flat entablature, broken pediment or rounded fanlight. In contrast, Beaux-Arts tends to incorporate both Greek and Roman forms, particularly that of the rounded Roman arch.

Examples of this style are widely distributed across the United States, although some of the finest are located in Washington, D.C. These include the Lincoln Memorial (1922, John Russell Pope) and the campus of the National Gallery (1937, John Russell Pope). The American Museum of Natural History (1936, John Russell Pope) in New York, and the Low Memorial Library at Columbia University (1895, Charles F. McKim) are other outstanding examples. **Figures 56-60.**

Locally, examples include the Bank of California (1924, John Graham Sr.), the Seattle National Bank (1920-1921, Doyle & Merriam with Bebb & Gould, now the United Way Building), and the Fourth Church of Christ Scientist (1916-1922, George Foote Dunham). **Figures 61-63.**

Presently, there is a small revival of Classical Architecture in the United States as evidenced by groups such as the Institute of Classical Architecture, and Classical America. The School of Architecture at the University of Notre Dame currently teaches a fully classical curriculum.

### 4.3.2 Historic Architectural Material Context: Terra Cotta

As the demand for lighter and fireproof exterior cladding material grew in Seattle in the 1880s, four West Coast terra cotta manufacturing companies grew to dominate the industry.<sup>45</sup> Two of these companies were local: the Puget Sound Fire Clay Company and the Northern Clay Company. The Washington Brick, Lime, & Sewer Pipe Company was based in Spokane, while the Gladding McBean Company was located in Lincoln City, California.<sup>46</sup>

The Denny Clay Company was organized in 1882, after Arthur A. Denny took over the assets of the Puget Sound Fire Clay Company, whose factory was near the town of Van Asselt (roughly the location of today's Boeing Field). By 1900, the company was marketing its tile along the West Coast from California to Alaska. Around that time the company relocated to Taylor, Washington, just east of Buckley, opening large clay

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<sup>44</sup> Mark Jazombek, *Designing MIT: Bosworth's New Tech*, (Lebanon, NH: Northeastern University Press, 2004)

<sup>45</sup> Mark Smith, "The History of American Terra-Cotta and its Local Manufacture," In *Impressions of Imagination: Terra-cotta Seattle*, Edited by Lydia Aldredge, (Seattle, WA: Allied Arts of Seattle, 1986), p. 3.

<sup>46</sup> Ibid., p. 3



mines and building a large factory.<sup>47</sup>

The Denny Clay Company merged with the Renton Clay Company in 1905, forming the Denny-Renton Clay Company.<sup>48</sup> This company produced terra cotta for many well-known downtown Seattle buildings including the King County Courthouse, the Arctic Building, and the Times Square Building.<sup>49</sup> **Figure 64-66.**

The Northern Clay Company was established in 1900 in Auburn, and supplied terra cotta for the Coliseum Theater, the Washington Securities Building, the Crystal Swimming Pool, the Joshua Green Building, the Securities Building, and the Frederick & Nelson Department Store.<sup>50</sup> **Figures 67-69.**

The Washington Brick, Lime, and Sewer Company had a large plant in Spokane that was capable of a monthly production of 450 tons.<sup>51</sup>

Gladding-McBean, was the “preeminent producer of terra cotta” in California, and produced terra cotta for the Smith Tower, the Pioneer Building, and the Federal Office Building.<sup>52</sup>

In 1925, the Denny-Renton Clay Company merged with Gladding, McBean. Gladding, McBean is presently the only terra cotta manufacturer in the United States.<sup>53</sup>

### 4.3.3 Historic Architectural Typological Context: Late 19<sup>th</sup> & Early 20<sup>th</sup> Century Bank Buildings

During the second half of the 19th century, American architects usually favored Classical prototypes for bank buildings, understanding that to sophisticated wealthy urbanite—obviously the customers of choice for banking institutions—Classicism symbolized stability and strength. Other institutions, such as churches and universities, generally shied away from Classicism, either struggling with the notion that they were using the “architecture of paganism” (in the case of churches) or the prohibitive expense of classical stone construction (in the case of universities). With the wealth and trust of its depositors, major banking institutions had no such preferential architectural obstacles.<sup>54</sup>

Architect Henry Latrobe had set an early precedent with his 1798 Bank of Pennsylvania (demolished), modeled after the Ionic Temple of Ilyssus near Athens. This was one of the first American buildings to incorporate archeologically-correct details, as referenced in Stuart and Revett’s landmark book *Antiquities of Athens*, published decades previously. Forty-two years later, in 1840, Thomas U. Walter employed a similar temple-derived design for the Philadelphia Savings Fund Society.<sup>55</sup> **Figures 70-71.**

Other national examples include State Savings Bank (1900, McKim, Mead & White) in Detroit; McKim, Mead & White’s Bowery Savings Bank (1895) in New York; the New First National Bank (1906) in Champaign, Illinois; and the Citizen’s National Bank (1908) in Frederick, Maryland. **Figures 72-75.**

Bank interiors during that time were typically sumptuous. Marble, ornate polished hardwood, and wrought metal were combined to evoke solidity and wealth. **Figures 73 & 75.**

In 1924 in Seattle, Bebb & Gould were still designing in the Beaux-Arts style for the Hayes & Hayes Bank in Aberdeen, Washington, and John Graham Sr. chose a Neoclassical design for his 1924 Bank of California Building (City of Seattle Landmark). It was important that banks still look solid and conservative, especially for small vernacular neighborhood banks, such as the Oakville State Bank, built in Seattle before

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<sup>47</sup> Ibid., p. 3.

<sup>48</sup> Ibid., p. 3.

<sup>49</sup> Ibid., p. 33.

<sup>50</sup> Ibid., p. 3.

<sup>51</sup> Ibid., p. 3.

<sup>52</sup> Ibid., p. 3.

<sup>53</sup> Ibid., p. 4.

<sup>54</sup> Ken Finkel, “What a Nineteenth-Century Bank Should Look Like,” The PhillyHistory Blog,

<https://www.phillyhistory.org/blog/index.php/2013/06/what-a-nineteenth-century-bank-should-look-like/>, Accessed May 21, 2019, p. 1.

<sup>55</sup> Ibid., p.1.

1935. Later examples of “Modern Classical” style in Seattle include William Bain, Sr.’s 1949 Federal Reserve Bank, built in a monumental Modern style, emphasizing function and minimizing decoration, John Maloney’s Seattle First National Bank at 566 Denny (City of Seattle Landmark), the Greenwood branch of the Seattle First National Bank (1948) and the National Bank of Commerce University District branch bank at NE 45th Street and Brooklyn Avenue (1956, demolished). **Figures 76-80.**

#### 4.3.4 Building Architect: Beezer Brothers

Louis and Michael J. Beezer provided the initial design of the subject building.<sup>56</sup> Louis and Michael J. Beezer were identical twin brothers born on July 6, 1889, in Bellefonte, Pennsylvania. They were the sons of Joseph J. and Anna (née Kohler) Beezer, first-generation immigrants from Alsace, France.<sup>57</sup>

Louis Beezer initially worked in the construction business and then studied architecture in Pittsburgh, after which he began to practice architecture with his brother in Altoona, Pennsylvania. In Altoona the brothers designed several significant Queen Anne and Colonial Revival residences, including their own houses, as well as designing a station for the Logan Valley Electric Rail Road. In 1895, they also designed a large church, now Saint John Gualbert Cathedral. **Figures 81-84.**

After suffering financial difficulties in Altoona, the brothers relocated to Pittsburgh around 1899. Their Pittsburgh practice included commissions for buildings in commercial districts, banks, Catholic churches, and residences.<sup>58</sup> **Figures 85-86.**

Around 1907 the brothers relocated to Seattle, obtaining offices on the fourth floor of the new Northern Bank & Trust Building (1906-1911, William Doty van Sicken, now Seaboard Building).<sup>59</sup>

Between 1907 and 1929, the brothers undertook projects in Montana, Idaho, Washington, Oregon, and California. They worked in various architectural revival styles, including Gothic Revival, Neoclassical, Italian Renaissance, and eclectic vernacular. Seattle projects include the Leary Building (1906-08, later the Insurance Building, demolished), the Colman Dock (1908, demolished), Homer L. Hillman house (1908-09), the Oliver D. Fisher House (1908-09), an apartment building for Mr. and Mrs. John B. Beltinck (1908-09), and the subject building, University National Bank (1912, altered).<sup>60</sup> **Figures 87-88.**

The Beezer Brothers designed many projects for the local Roman Catholic diocese and other religious orders, including Immaculate Conception School (1909-10), Cathedral School (1911-12), Immaculate Conception rectory (1910-14), and Our Lady of Monte Virgini Church (1915), the Blessed Sacrament Church and Priory (1909-25), Saint Joseph Church Rectory (1919-21), Saint Joseph’s School (1922-23), and Bishop O’Dea School (1923-24).<sup>61</sup> **Figures 89-94.**

Important regional projects include the Neoclassical Baker-Boyer Bank building in Walla Walla (1909-11), the Mary Ann Larrabee Memorial Presbyterian Church in Deer Lodge, Montana (1914-16), and the O’Kane Building (1916) in Bend, Oregon.<sup>62</sup> **Figures 95-97.**

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<sup>56</sup> *Seattle Daily Times*, “University Bank Buys Location For New Home,” April 10, 1912, p. 17. *Seattle Post Intelligencer*, “Proposed Building for University State Bank,” April 1, 1912, p. 16. The original building permit could not be located, although construction drawings at the City of Seattle were completed by George F. Hughes, the building contractor. It is very likely that Hughes sent the original schematic drawings to a local terra cotta manufacture to complete the exterior package and also subcontracted the finally detailed bank interiors to a bank interior decorator, which was fairly common at the time, while focusing on the structural elements of the building.

<sup>57</sup> William Bischoff, “Bischoff/Hampel Family Tree,” Ancestry.com.

<sup>58</sup> Alan Michaelson, “Beezer Brothers, Architects (Partnership),” Pacific Coast Architecture Database (PCAD), <http://pcad.lib.washington.edu/firm/1641/>, accessed January 8, 2019, p 1-3

<sup>59</sup>

<sup>60</sup> David A Rash, “Beezer Brothers,” in *Shaping Seattle Architecture*, (Seattle, WA: University of Washington Press, 2014), pp. 174-175.

<sup>61</sup> *Ibid.*, pp. 175-176.

<sup>62</sup> *Ibid.*, p. 176.

After World War I, the brothers' commissions were mainly located outside of Seattle, including the First Bank of Walla Walla. Their last major work in Seattle was Herzl Congregation Synagogue (1924-25, altered).<sup>63</sup> **Figure 98.**

Louis Beezer established a branch office in San Francisco after receiving a commission for Saint Dominic's Roman Catholic Church (1923-29). Other California commissions included the Church of the Blessed Sacrament, Hollywood (1926-29, with Thomas J. Power). **Figure 99.**

Louis Beezer died on January 2, 1929, in San Francisco. Michael J. Beezer retired in Seattle in 1932 and passed away in 1933.<sup>64</sup>

#### Beezer Brothers Attributions<sup>65</sup>

Year	Project	Address	Client	Notes
1893	House	1331 2 <sup>nd</sup> Ave., Altoona, PA	Lawrence, Jr. & Caroline Long Kimmel	In Beezers' 1893 catalog
1895	House	306 Logan Blvd., Altoona, PA	Louis Beezer	
1895	House	308 Logan Blvd., Altoona, PA	Michael Beezer	
1895-96	Llyswen Station	218 Logan Blvd., Altoona, PA	Logan Valley Electric RR	Now a commercial building
1895	St. John Gualbert Cathedral	117 Clinton St, Johnstown, PA	Diocese of Altoona	Designated a cathedral in 1957
ca. 1895	House	1911 12 <sup>th</sup> Ave, Altoona, PA	D. F. O'Rorke	
1896	House	241 Tolgate Hill Rd., Greensburg, PA	George F. Huff	Now West Penn Power
1897	House	Greensburg, PA	Lloyd B. Huff	
1897-02	House	Loretto, PA	Thaw	
1897	House	707 Lexington Ave., Altoona, PA	Frederick & Lisette Ball	
ca. 1897	House	1111 12 <sup>th</sup> Ave., Altoona, PA	George Rudisill	
1903	St. John the Baptist Church	109 S 7 <sup>th</sup> St, Pittsburgh, PA	Roman Catholic Diocese of Pittsburgh	
1906	1 <sup>st</sup> Bank of Tyrone	1 W 10 <sup>th</sup> St, Tyrone, PA	1 <sup>st</sup> Bank of Tyrone	Now M&T Bank
1906-08	Leary Building	Seattle, WA		Demolished
1908-09	House	1051 Summit Ave E, Seattle	Homer L. Hillman	
1908-09	Colman Dock #3	Seattle	Colman	Demolished
1908-09	Apartment bldg.	319 16 <sup>th</sup> Ave, Seattle	John B. Beltinck	
1909	House	1047 Belmont Place E, Seattle	Oliver D. Fisher	
1909	Blessed Sacrament Church and Priory	5040-5041 Ninth Ave NE, Seattle	Roman Catholic Diocese of Seattle	
1909-10	Nester Building	Westlake between Olive and Pine streets, Seattle		Demolished
1909-16	St. Mary's Hospital	Walla Walla, WA		Supervisors, Demolished
1909-10	Immaculate Conception School	810 18 <sup>th</sup> Ave, Seattle	Society of Jesus	
1910-14	Immaculate Conception Rectory	820 18 <sup>th</sup> Ave, Seattle	Society of Jesus	
1911	Baker-Boyer Bank	7 W Main St, Walla Walla, WA	Baker-Boyer Bank	

<sup>63</sup> Ibid., p. 176 .

<sup>64</sup> Ibid., pp. 176-177.

<sup>65</sup> Originally compiled by Alan Michaelson, PCAD. Additions by Larry E. Johnson, July, 2019. Corrections by David Rash, July 2019.

1911	Cathedral School	804 Ninth Ave, Seattle	Roman Catholic Diocese of Seattle	
1912	University National Bank	4502 Univ. Way NE, Seattle	University National Bank	Altered
1913	House	1039 Belmont Place E, Seattle	O. W. Fisher	
1913	Broadway State Bank	1501 Broadway/824 E Pike St	Broadway State Bank	
1913	Blessed Sacrament School	5040-5041 9 <sup>th</sup> Ave NE, Seattle	Roman Catholic Diocese of Seattle	Demolished
1913	Our Lady of Mt. Virgin Church	2800 S Massachusetts St, Seattle	Roman Catholic Diocese of Seattle	
1914	First Presbyterian Church	500 Milwaukee Ave, Deer Lodge, MT	Samuel E. Larabie	Memorial church
1916	O'kane Building	115 NW Oregon Ave, Bend, OR	Hugh O. O'Kane	
1916	St. Joseph Hospital	1100 Hollenback Lane, Deer Lodge, MT	St. Joseph Hospital	Now part of Powel County Medical Center
1919-21	Society of Jesus Rectory	730 18 <sup>th</sup> Ave E, Seattle	Society of Jesus	
1920	1 <sup>st</sup> Nat. Bank of Walla Walla	1 E Alder St, Walla Walla, WA	1 <sup>st</sup> Nat. Bank of Walla Walla	Now Banner Bank
1921-22	St. Anthony's Hospital	100 South Cleveland Ave, Wenatchee, WA	Sisters of St. Joseph of Peace	
1922-23	St. Joseph School	720 18 <sup>th</sup> Ave E, Seattle	Roman Catholic Diocese of Seattle	
1923-24	Bishop O'Dea School	802 Terry Ave, Seattle	Roman Catholic Diocese of Seattle	
1923-29	St. Dominic's Church #4	2390 Bush St, San Francisco	Roman Catholic Diocese of San Francisco	Louis Beezer
1925	Herzl Congregation Synagogue	172 20 <sup>th</sup> Ave, Seattle	Herzl Congregation	Now First Place Community Center
1926-29	Church of Blessed Sacrament	Hollywood, CA	Roman Catholic Diocese of Los Angeles	Louis Beezer w/ Thomas J. Power

#### 4.3.5 1926 Building Remodel Architect: Merriam and Doyle.

The Seattle architecture firm of Doyle and Merriam completed the design of a major remodel of the subject building in 1926, that included extensive interior alterations, as well as alterations to the exterior that abandoned the corner bank entrance and a new entrance near the center of the western façade. The remodel more than doubled the floor space of the bank subsequent to it having received a national bank charter. *See Appendix 2.*

Albert Ernest Doyle was Portland, Oregon's leading architect between 1907 when he began his private practice and his death in 1928. Doyle was born in Santa Cruz, California in 1897. His father was a building contractor. When he was 14 years old he apprenticed with Portland architectural firm of Whidden & Lewis that designed a number of significant Portland buildings. He worked his way up in firm for 12 years, before leaving to study architecture at Columbia University. While in school, Doyle also worked for architect Henry Bacon, who later was chosen to design the Lincoln Memorial.<sup>66</sup>

After receiving a scholarship at the American School of Archaeology in Athens in 1906, Doyle traveled in Europe, returning to Portland and opening his own practice in 1907 with William B. Paterson. In 1908

<sup>66</sup> Richard Ellison Ritz, *Architects of Oregon*, (Portland, OR: Lair Hill Publishing, 2003), p. 111.

the firm received the commission to design a 10-story, quarter-block addition to the Meir & Frank Building. This commission led to several other significant building commissions including: the Lippman & Wolfe Department Store (1910), the Selling Building (1910), the Woodlark Building (1912) the Morgan Building (1913), The Northwestern Bank Building (1914), the original buildings at Reed College (1911), and the Central Library Building (1912). After World War I the firm designed in Portland the Bank of California, the Pacific Building (1925) the Public Service Building (1927), the Broadway Theater (1927), and the Terminal Sales Building (1927), among many others. Doyle is also remembered for mentoring Pietro Belluschi and with him is credited with a number of residential archetypal designs leading to what became the “Northwest Style.”<sup>67</sup>

Doyle passed away in Portland on January 23, 1928 from Bright’s disease.<sup>68</sup>

In the years following World War I, Portland building activity slowed. As a result, Doyle formed a partnership with his former employee Charles Allen Merriam, a structural engineer that had relocated to Seattle. Between 1919 and Doyle’s death in 1928, the Seattle architectural firm of Doyle and Merriam designed in Seattle: the J. S. Graham building (1919-20, now Doyle Building, the National Bank of Commerce (1918-21, now United Way Building, with Bebb & Gould), the Seattle Trust and Savings Bank remodel (1922, altered) University National Bank remodel (1926-27).<sup>69</sup> **Figures 100-101.**

Charles A. Merriam was born in Philadelphia, Pennsylvania, on June 15, 1879. He received a B.S. in mechanical engineering from MIT in 1906. He served in the army as a captain during World War I and later worked for A. E. Doyle between 1918 and 1919. After 1929, Merriam went into private practice in Seattle, specializing in bank projects.<sup>70</sup>

Upon retirement, Merriam relocated to California, passing away in Laguna, California, on July 19, 1959.<sup>71</sup>

#### **4.3.6 Building Contractor: George F. Hughes**

The original general contractor for the subject building was George F. Hughes.<sup>72</sup>

George F. Hughes was born in Texas around 1873. He appears to have arrived in Seattle around 1901. He is listed in various issues of *Polk’s Seattle City Directory* as a building contractor. He appears to have specialized in mid to high end residential construction. Three significant residential projects include: A Georgian Revival brick masonry house at 3340 Cascadia Avenue for George and Lulu Sylvester in 1921, a large house located at 1212 39<sup>th</sup> Avenue E, and the M. Ifland house at 3343 West Laurelhurst Drive (Demolished) built for \$20,000 in 1927.<sup>73</sup> Hughes appears to have brought his son into his business as a large house at 3337 Shore Drive in Broadview designed by William J. Bain was credited as built by George Hughes and Son in 1937.<sup>74</sup> George Hughes passed away on October 28, 1946.<sup>75</sup> **Figure 102.**

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<sup>67</sup> Ibid., pp. 111-113.

<sup>68</sup> Ibid., p. 113.

<sup>69</sup> Ibid., 112. David A Rash; “Merriam, Charles Allen;” in *Shaping Seattle Architecture*, (Seattle, WA: University of Washington Press, 2014), p. 460.

<sup>70</sup> Ibid., Rash, pp. 460-461.

<sup>71</sup> United States National Cemetery *Internment* Control Forms; 1928-1962; “Mericle, Albert-Merrill, Josiah B.”

<sup>72</sup> Basic construction drawings on file at the City of Seattle Department of Construction and Inspections are signed “George F. Hughes, Architect.” It is doubtful the Hughes was ever trained or practiced as an architect, as this is the sole instance of his name being associated with this title. A 1912 article in the Seattle Daily Times lists him as the contractor “two-story concrete store and hall building for the University State Bank at 4500 to 4506 Fourteenth Avenue Northeast to cost \$80,000...” Seattle Daily Times, “Indian Oil Company Planning Big Plant,” August 5, 1912, p. 17.

<sup>73</sup> Seattle Department of Neighborhoods, “Seattle Historical Sites, Summary for 3340 Cascadia Ave./ Parcel ID 5700003980.” Seattle Daily Times, “Building Permits,” May 4, 1926, p. 27. Seattle Daily Times, “North Side Firm Has Good Business, May 8, 1927, p. 24.

<sup>74</sup> Seattle Daily Times, “Statistics Show Gains in Realty,” October 5, 1937, p. 19.

<sup>75</sup> Washington State, “Death Index, 1940-2017, Certificate Number 4588.”

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## **APPENDIX 1: FIGURES**







3. Site aerial





4. Viewing northeast from NE 45th Street and University Avenue NE

Larry E. Johnson March 2019



5. Viewing north from University Avenue NE near NE 40th Street





6. Viewing south from University Way NE near NE 50th Street

Larry E. Johnson March 2019

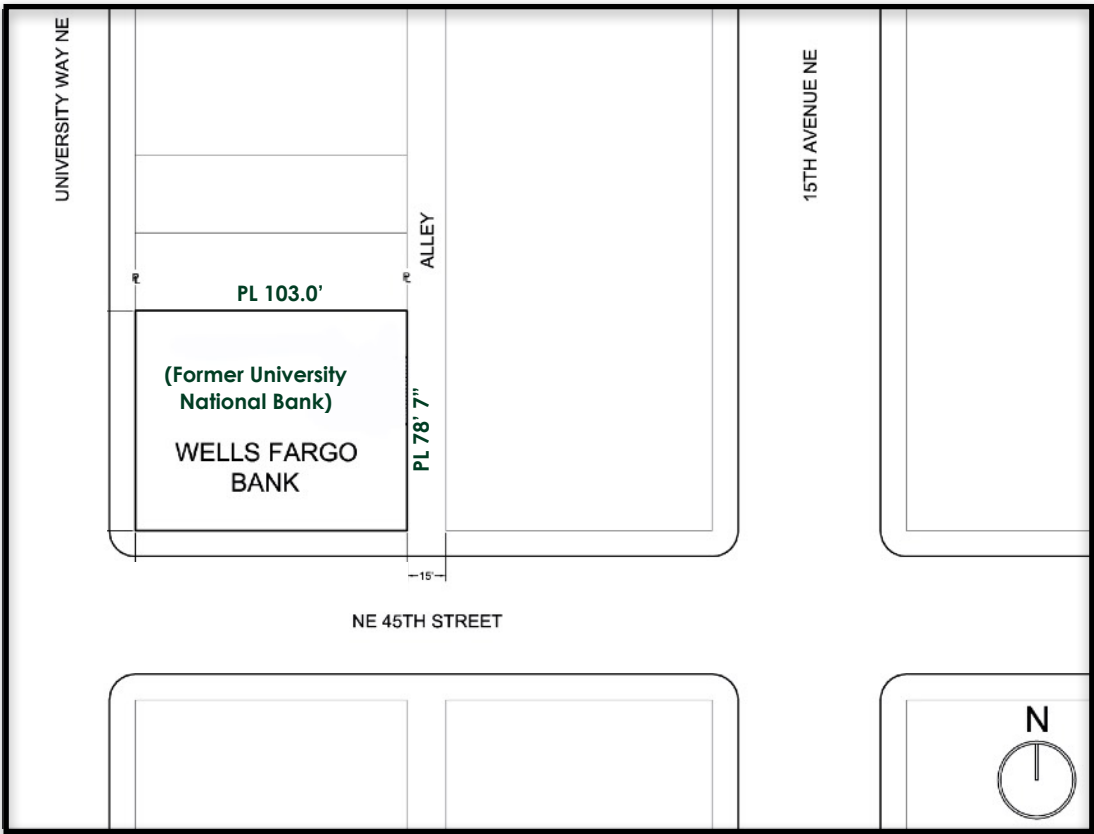


7. Viewing east from NE 45th Street near Brooklyn Avenue NE



8. Viewing west from NE 45th Street near 15th Avenue NE

Wells Fargo



9. Site Plan





10. Subject Building, western façade



11. Subject Building, façade detail



12. Subject Building, detail of western entry canopy

Larry E. Johnson March 2019



13. Subject Building, detail of western entry





14. Subject Building, upper corner detail

Larry E. Johnson March 2019



15. Subject Building, upper corner detail





16. Subject Building, lower corner detail (former main entry)



17. Subject Building, southern façade



18. Subject Building, southern entrance

Larry E. Johnson March 2019



19. Subject Building, eastern façade



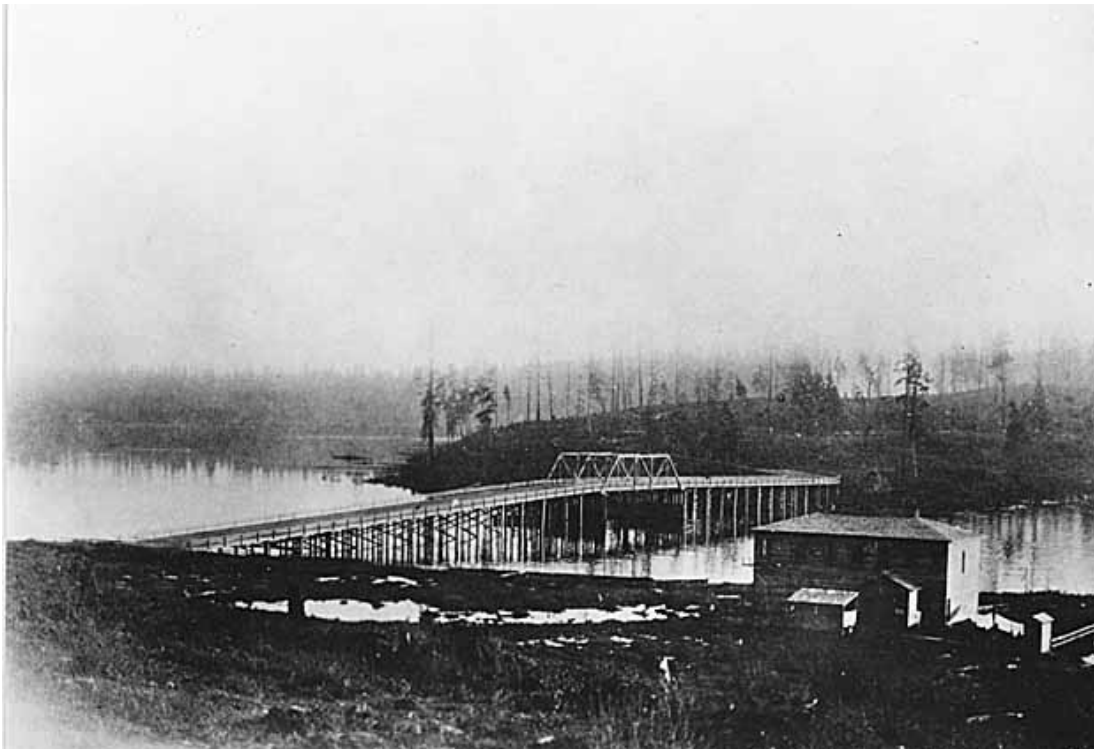


20. Subject Building, interior, main floor northern side

Larry E Johnson, March 2019



21. Subject Building, interior, main floor southern side



22. Latona Bridge spanning Lake Union from Montlake to Brooklyn, ca. 1893

University of Washington Libraries CUR1703



23. Car # 1 of the Rainier Power Railway Co. near the southern end of Lake Union, ca. 1893





24. University of Washington Administration Building (now Denny Hall), ca. 1907



25. University Station and Varsity Inn



26. University Heights School, ca. 1910 (City of Seattle Landmark)

MOHAI 1983 10.7076



27. Delta Gamma Sorority House, ca. 1905





28. Cowen Park entrance, ca. 1910

MOHAI 4756.11



29. Birdseye view of Alaska-Yukon-Pacific Exposition, 1909



30. Alaska-Yukon-Pacific Exposition main gate at NE 40th Street and 15th Avenue NE





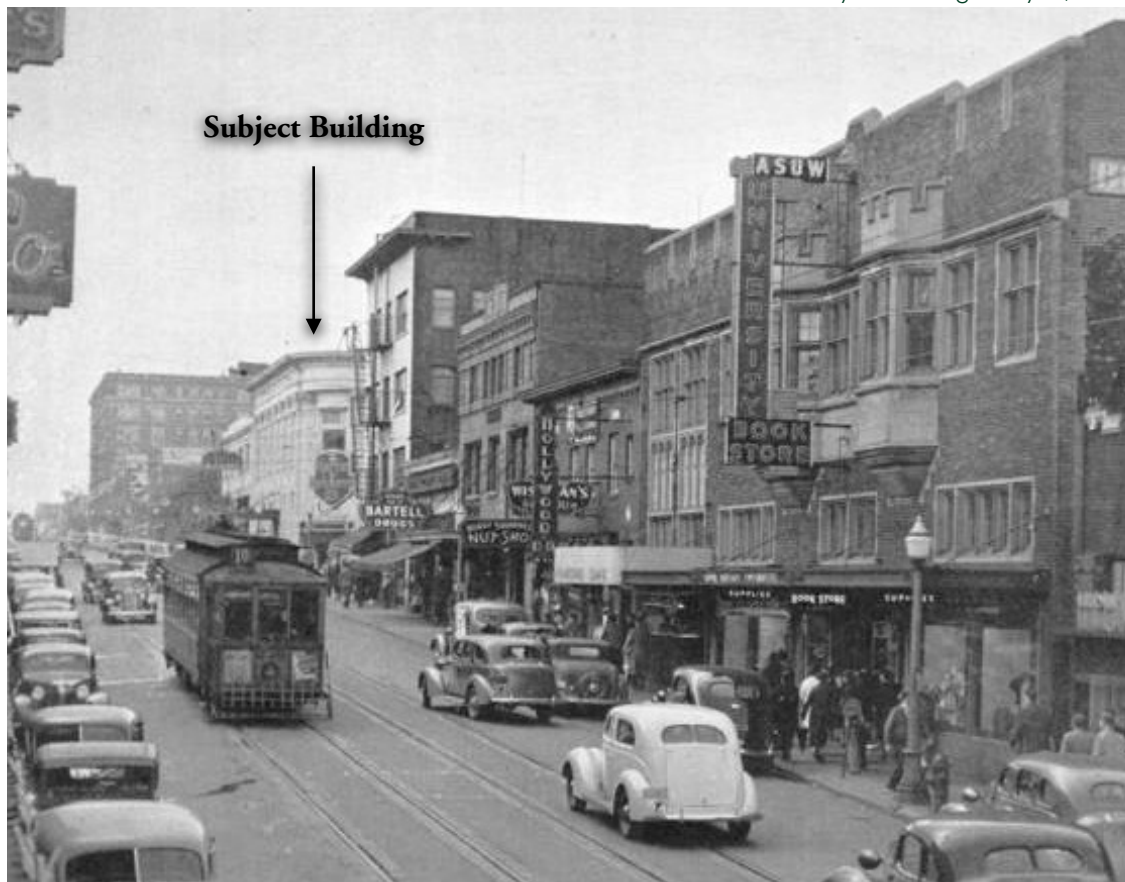
31. Composite Sanborn Insurance Map, 1919



32. University Way NE viewing north from NE 43rd Street, ca. 1925



33. University Way NE viewing north from NE 45th Street, ca. 1925



34. University Way NE and University Bookstore, 1941 (Note: Subject Building)





35. Commodore and Duchess Apartments (1925/1927, Earl Roberts)



36. Washington Manor Apartment (1926, Earl Roberts)



37. Neptune Building, 1946 (1921, Henderson Ryan, City of Seattle Landmark)

University of Washington Libraries SEA 0116



38. Egyptian Theater, ca. 1938(demolished)





39. Brooklyn Building, ca. 1926 (Howard H. Huston, demolished 1970)

MOHAI 1983 10.4304.1

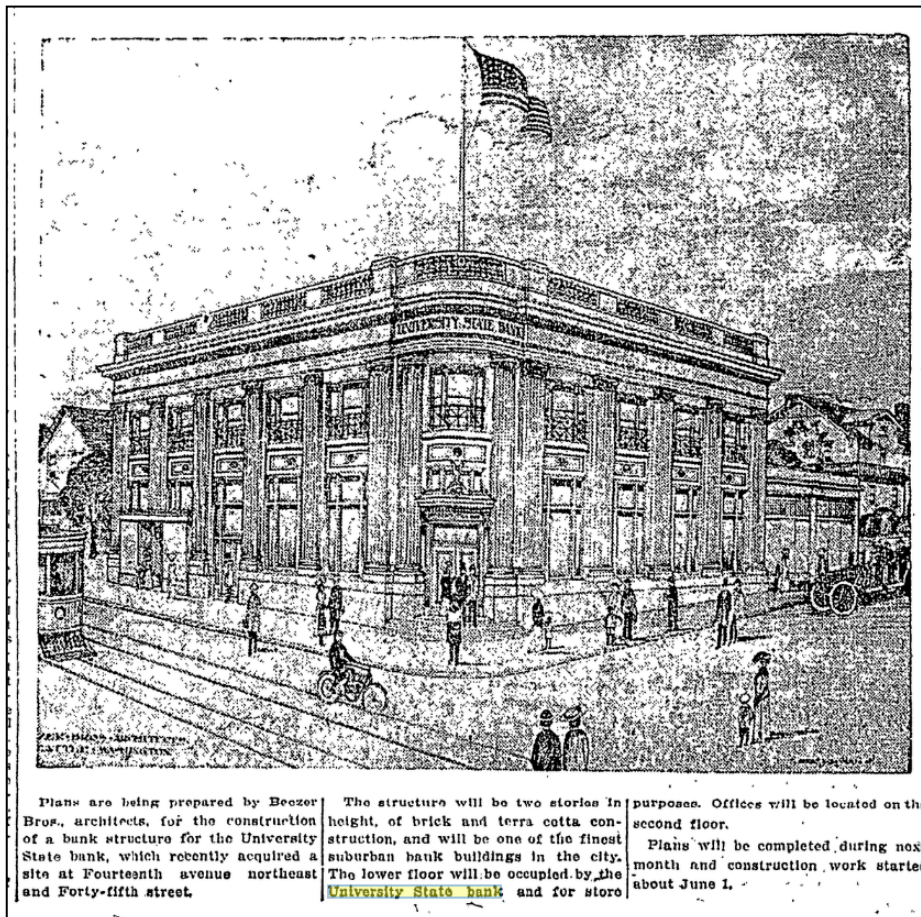


40. Edmond Meany Hotel, 1931 (1930-32, Robert C. Reamer, Altered)



41. Teller cage of University State Bank at second location 4134 University Way NE, ca. 1907

Seattle Post Intelligence



42. 1912 Architectural Rendering, Beezer Brothers



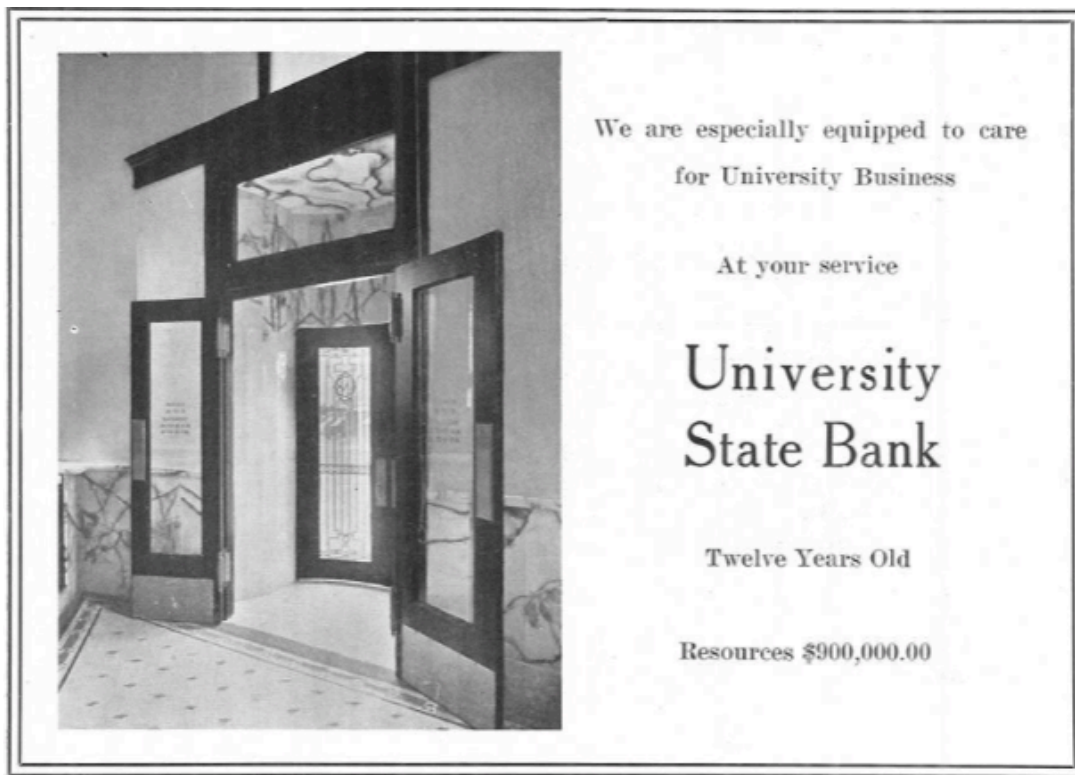


43. University State Bank, ca. 1921 (Note: two northern storefronts and corner entrance.)



44. University State Bank, original southern location viewing from corner entrance, ca. 1913.

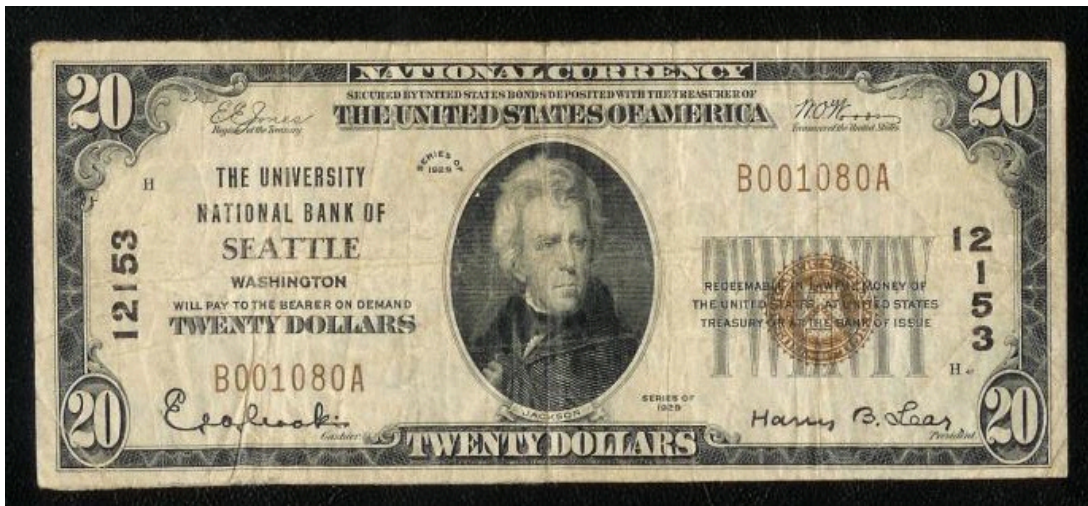




45. University State Bank, original southern location viewing toward corner entrance, 1918



46. University State Bank, second floor ballroom, ca. 1913



47. University National Bank Currency, 1929

Vintage postcard



48. University National Bank, ca. 1929 (Note: relocation of entrance to western façade, addition of one lower pilaster, and only one northern storefront.)





49. University National Bank, 1929  
University of Washington Libraries, PH Coll 537.85



50. University National Bank, corner display window, ca. 1929



51. University National Bank, 1940 (Note: lack of northern storefront.)

University of Washington Libraries, SEA3650



52. University National Bank, interior viewing east, 1940



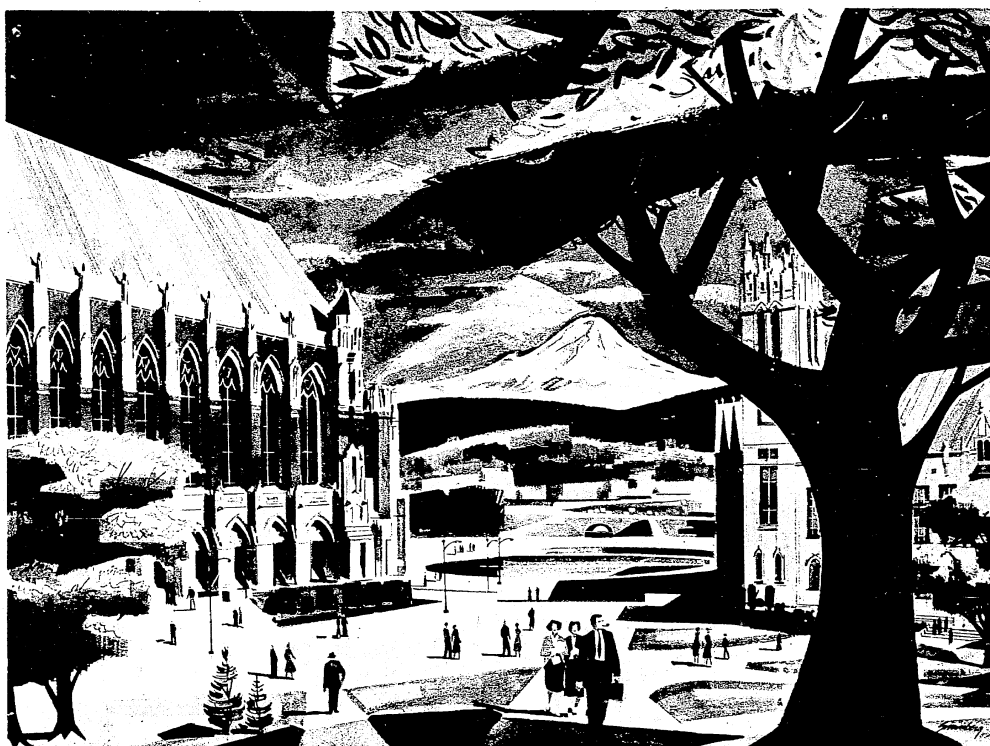
53. University National Bank, basement vault, 1940

University of Washington Libraries, SEA0347



54. Pacific National Bank, University Branch, viewing northeast, 1957





University of Washington Campus

*a great university and...*

## THE CORDIAL BANK FOR BUSY PEOPLE!

THE UNIVERSITY OF WASHINGTON will soon open its doors for the Fall Quarter, thus commencing its 97th year.

Today, the University ranks as one of America's major educational institutions. It is one of the ten largest State universities in the nation with an enrollment of nearly 16,000 this Fall, and a faculty and administrative staff of approximately 2,000.

A landmark familiar to generations of students is the University Branch of the Pacific National Bank. Founded in

1906 as the University State Bank and later as University National Bank, it was organized to serve the needs of the campus and the surrounding community.

A strong growth in the economy of the University district and adjacent communities has created new opportunities for the Pacific National Bank to serve in its capacity as a commercial bank, the needs of business enterprises, and the individual.

We welcome your personal or business account.

Member F.D.I.C.



2nd at Marion



University



Wallingford



Bellevue



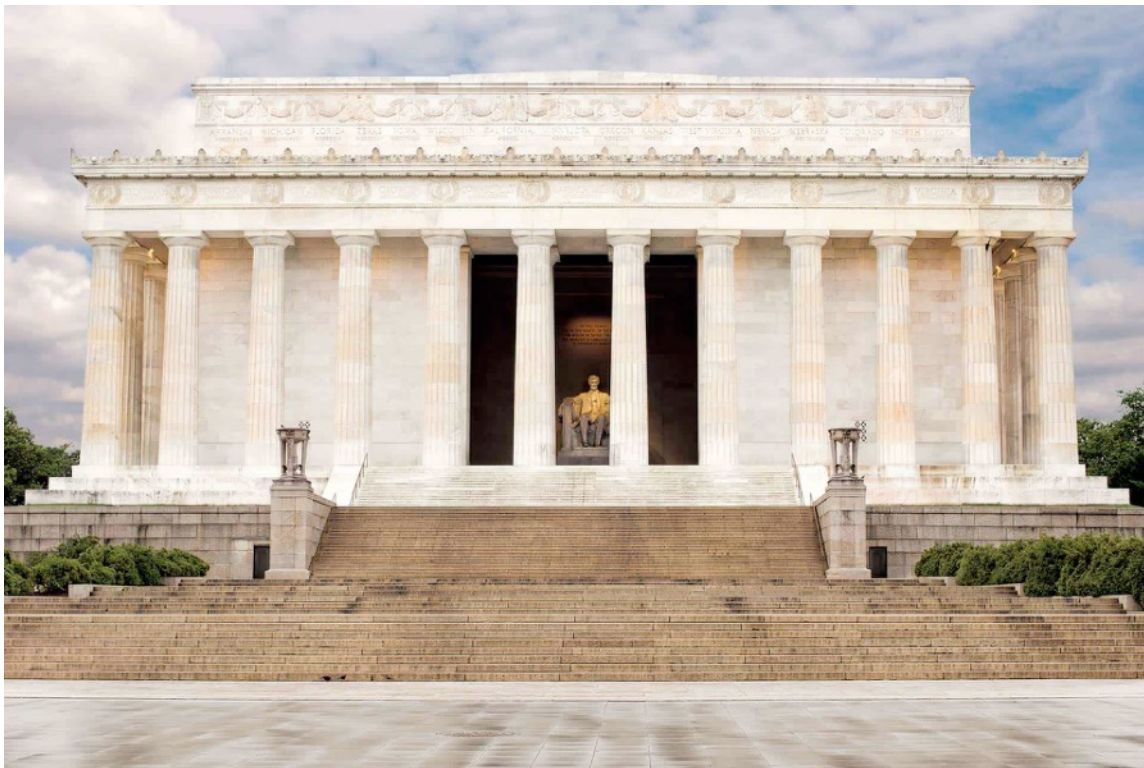
48 THE SEATTLE TIMES Sunday, September 15, 1957

55. Pacific National Bank ad with branch locations, 1957



56. Grand Basin and Court of Honor, 1893 Chicago Columbian Exposition

National Park Service



57. Lincoln Memorial, Washington D. C. (1922, John Russell Pope)





58. National Gallery, Washington D. C. (1937, John Russell Pope)

CentralPark.com



59. American Museum of Natural History (1936, John Russell Pope)





60. Low Memorial Library at Columbia University (1895, Charles F. McKim)



61. Bank of California (1924, John Graham Sr., City of Seattle Landmark)



62. Seattle National Bank (1920-1921, Doyle & Merriam w/ Bebb & Gould, now the United Way Building, City of Seattle Landmark)

Town Hall



63. Fourth Church of Christ Scientist (1916-1922, George Foote Dunham, now Town Hall, City of Seattle Landmark)





64. King County Courthouse (1914-17, A.W. Gould, altered)

MOHAI, 1983.10.10417, Webster & Stevens

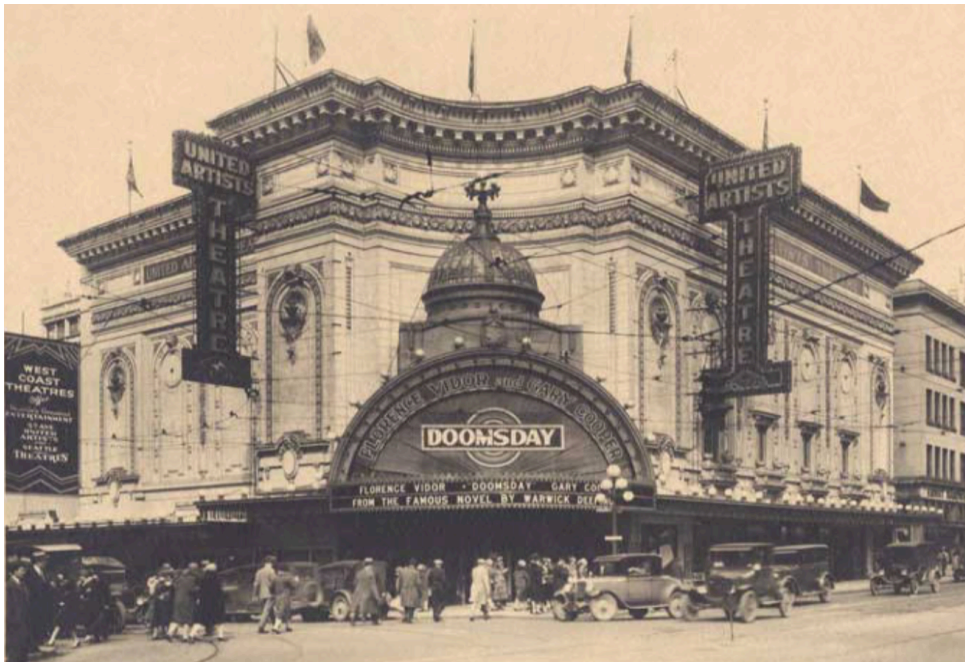


65. Arctic Building (1913-17, A. W. Gould w/George Lawton, City of Seattle Landmark)



66. Times Square Building (1913-15, Bebb & Gould, City of Seattle Landmark)

MOHAI, 1983.10.10417, Webster & Stevens



67. Coliseum Theater (1914-16, B. Marcus Priteca, altered, City of Seattle Landmark)

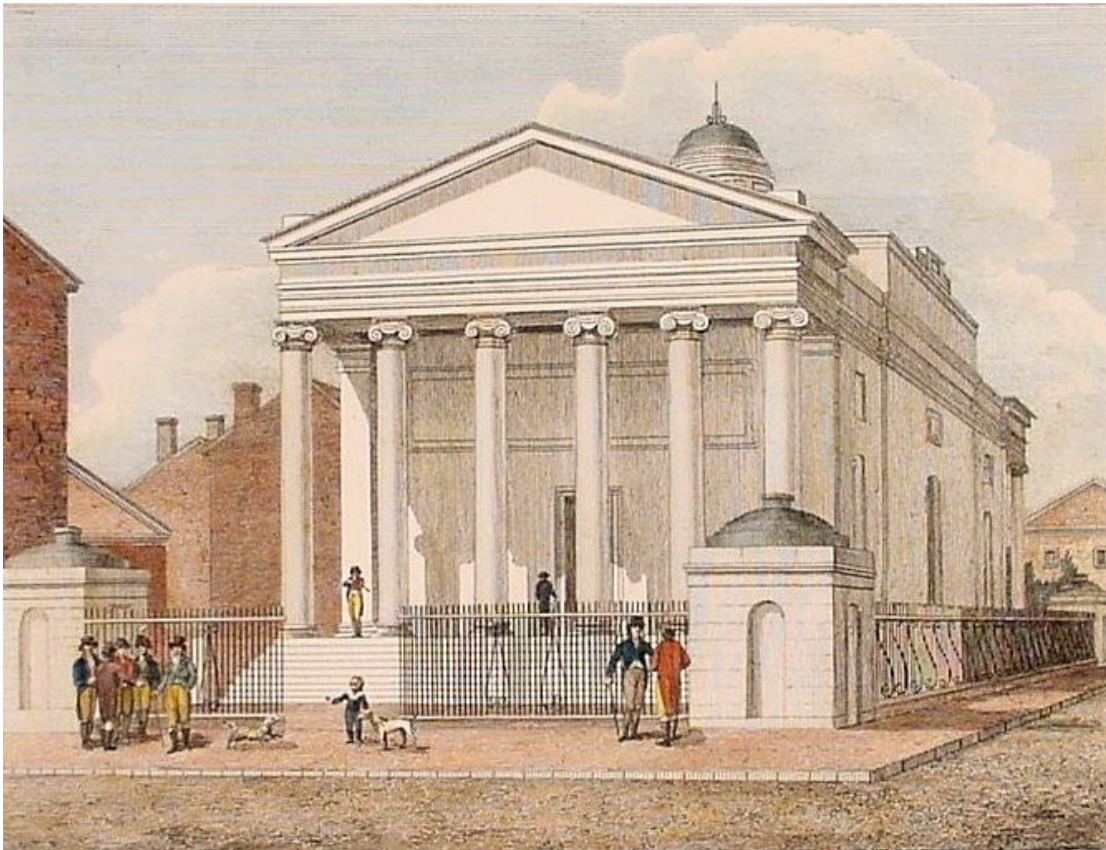




68. Crystal Pool (1915-16, B. Marcus Priteca, altered)



69. Frederick & Nelson (1916-19, John Graham, Sr., altered, City of Seattle Landmark)



70. Bank of Pennsylvania (1798, Henry Latrobe, demolished)



71. Philadelphia Savings Fund Society, Philadelphia, Pennsylvania (1840, Thomas U. Walter)



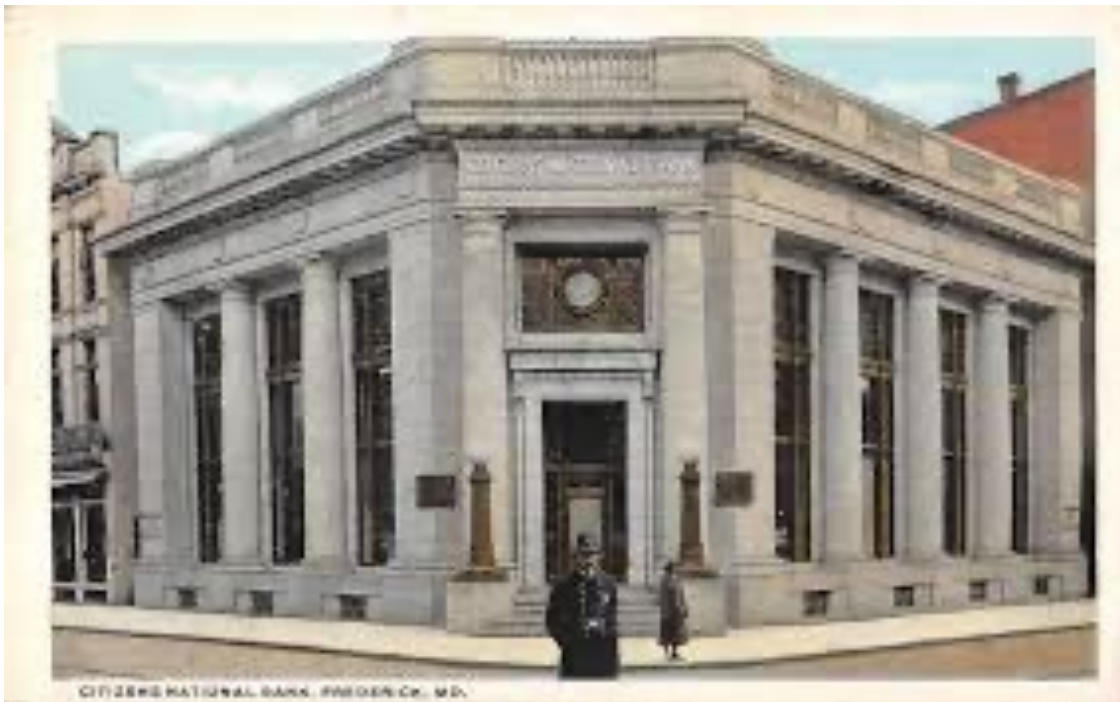


72. State Savings Bank, Detroit, Michigan (1900, McKim Mead & White)

Library of Congress



73. State Savings Bank, Detroit, Michigan, Interior (1900, McKim Mead & White)



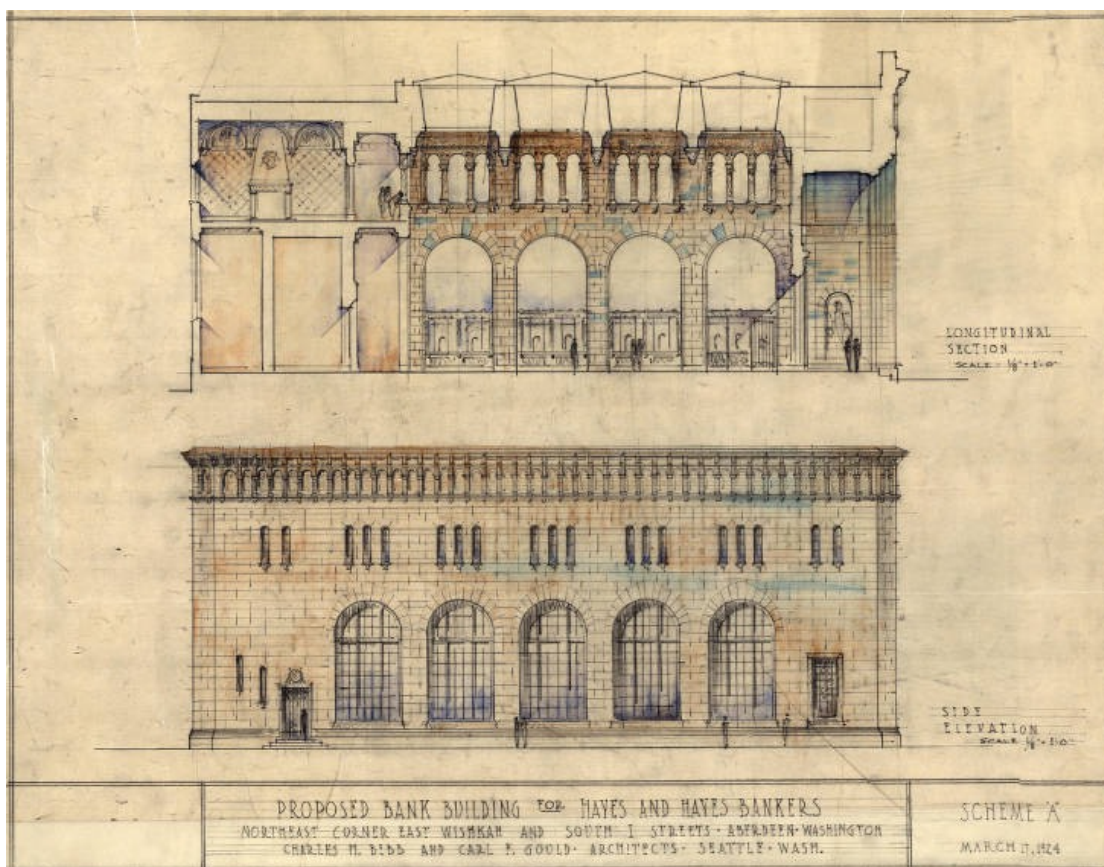
74. Citizen's National Bank, Frederick, Maryland (1908)

City of Providence, Archives



75. Citizen's National Bank, Interior





76. Proposed Hayes and Hayes Bank, Aberdeen, WA (1924, Bebb & Gould)

MOHAI, 1986.5.7370.1



77. Oakville State Bank, Seattle (ca. 1934, demolished)



78. Federal Reserve Bank, Seattle (1949, William Bain, Sr., City of Seattle Landmark)

Joe Mable



79. Former Seattle First National Bank (1950, John W. Maloney, altered, City of Seattle Landmark)



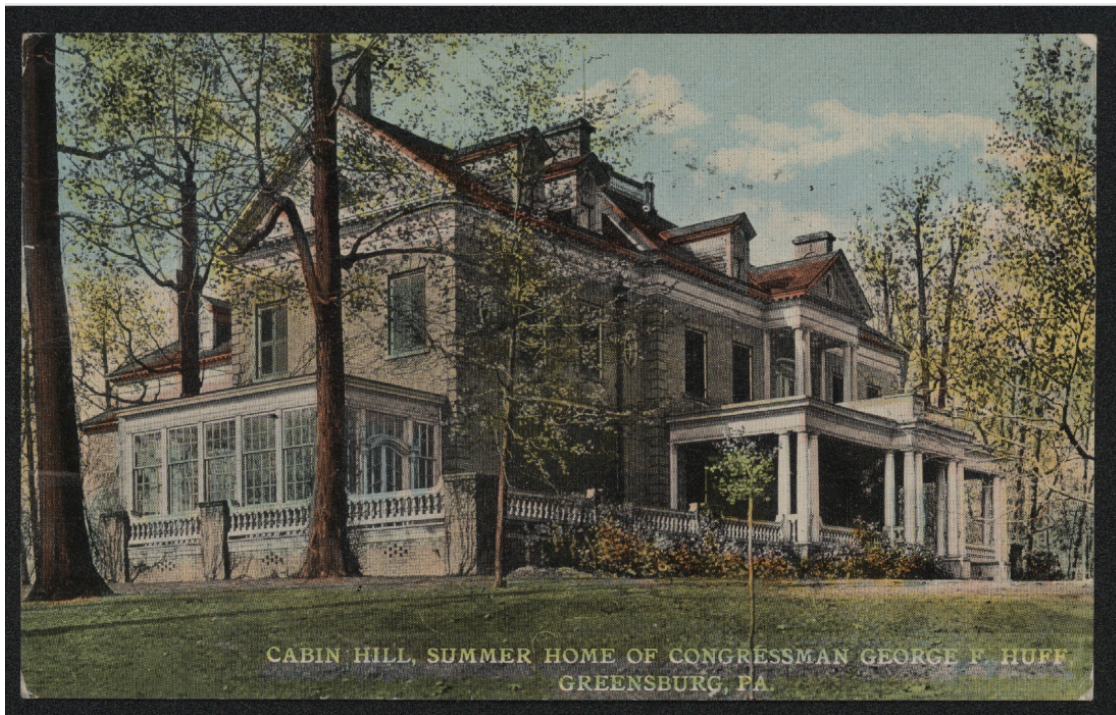


80. National Bank of Commerce University District, ca. 1956 (1950, possibly Young, Richardson, Carlton & Detlie, demolished)

Library of Congress, HABS PA 5901-1



81. Michael Beezer house, Altoona, PA (1895, Beezer Brothers)



82. George F. Huff house, Greensburg, PA (1896, Beezer Brothers)

Library of Congress, HABS PA 5898-1



83. Llyswen Station, Altoona, PA (1895-96, Beezer Brothers)





84. Saint John Gualbert Cathedral, Johnstown, PA (1895, Beezer Brothers)



85. 1st Bank of Tyrone, Tyrone, PA ( 1906, Beezer Brothers)

David Walker



86. Saint John the Baptist Church, Pittsburgh, PA (1903, Beezer Brothers)





87. Colman Dock, Seattle (1908-08, Beezer Brothers, demolished)

University of Washington Libraries, UW2485



88. Oliver D. Fisher residence, Seattle (1908-09, Beezer Brothers)





89. Immaculate Conception School, Seattle (1909-1910, Beezer Brothers)

Google Street View



90. Cathedral School, Seattle (1911, Beezer Brothers)



91. Blessed Sacrament Church, Seattle (1909-25) and Rectory (1913-14) (Beezer Brothers, City of Seattle Landmarks)





92. Our Lady of Monte Virgini Church, Seattle (1915, Beezer Brothers)





93. Saint Joseph's School, Seattle (1922-23, Beezer Brothers)



94. Bishop O'Dea School, Seattle (1923-24, Beezer Brothers)





95. Baker-Boyer Bank, Walla Walla (1911, Beezer Brothers)

Missoulain



96. First Presbyterian Church, Deer Lodge, Montana (1914, Beezer Brothers)





97. O'Kane Building, Bend, Oregon (1916, Beezer Brothers, demolished)



98. Herzl Congregation Synagogue, Seattle (1925, Beezer Brothers, altered, now First Place Community Center)

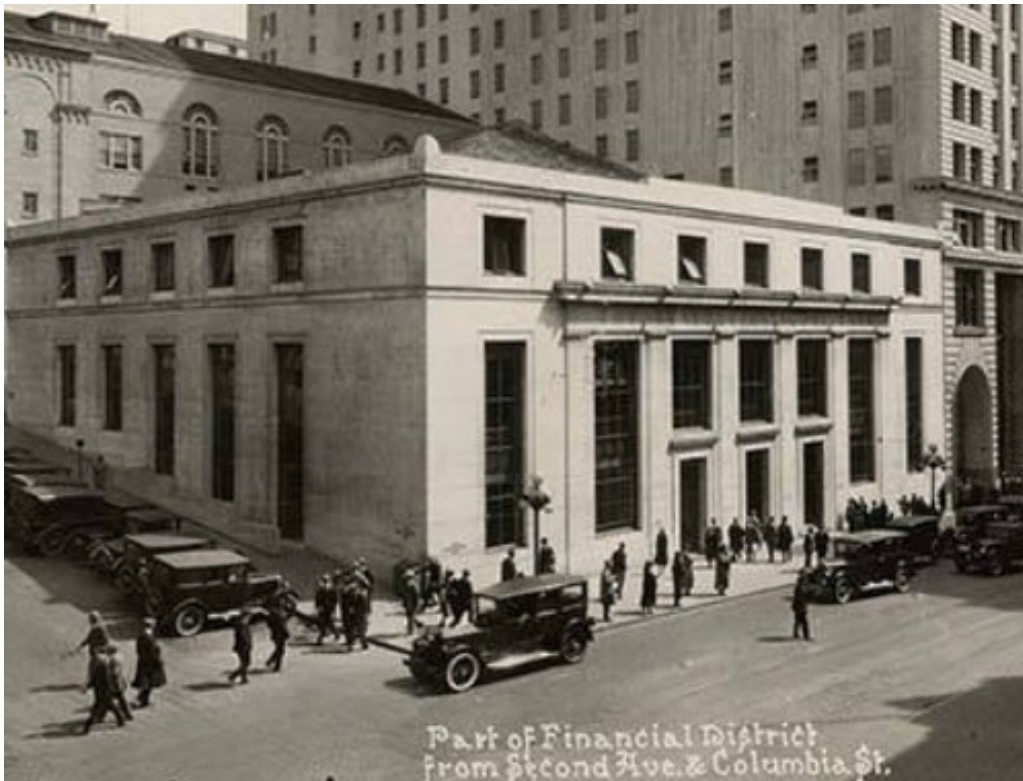




99. Church of Blessed Sacrament, Hollywood, California (1926-29, Louis Beezer w/ Thomas J. Power)



100. J. S. Graham Building (1919-20, Doyle & Merriam, now Doyle Building, City of Seattle Landmark)



101. National Bank of Commerce (1918-21, Doyle & Merriam w/ Bebb & Gould, now UnitedWay Building, City of Seattle Landmark)





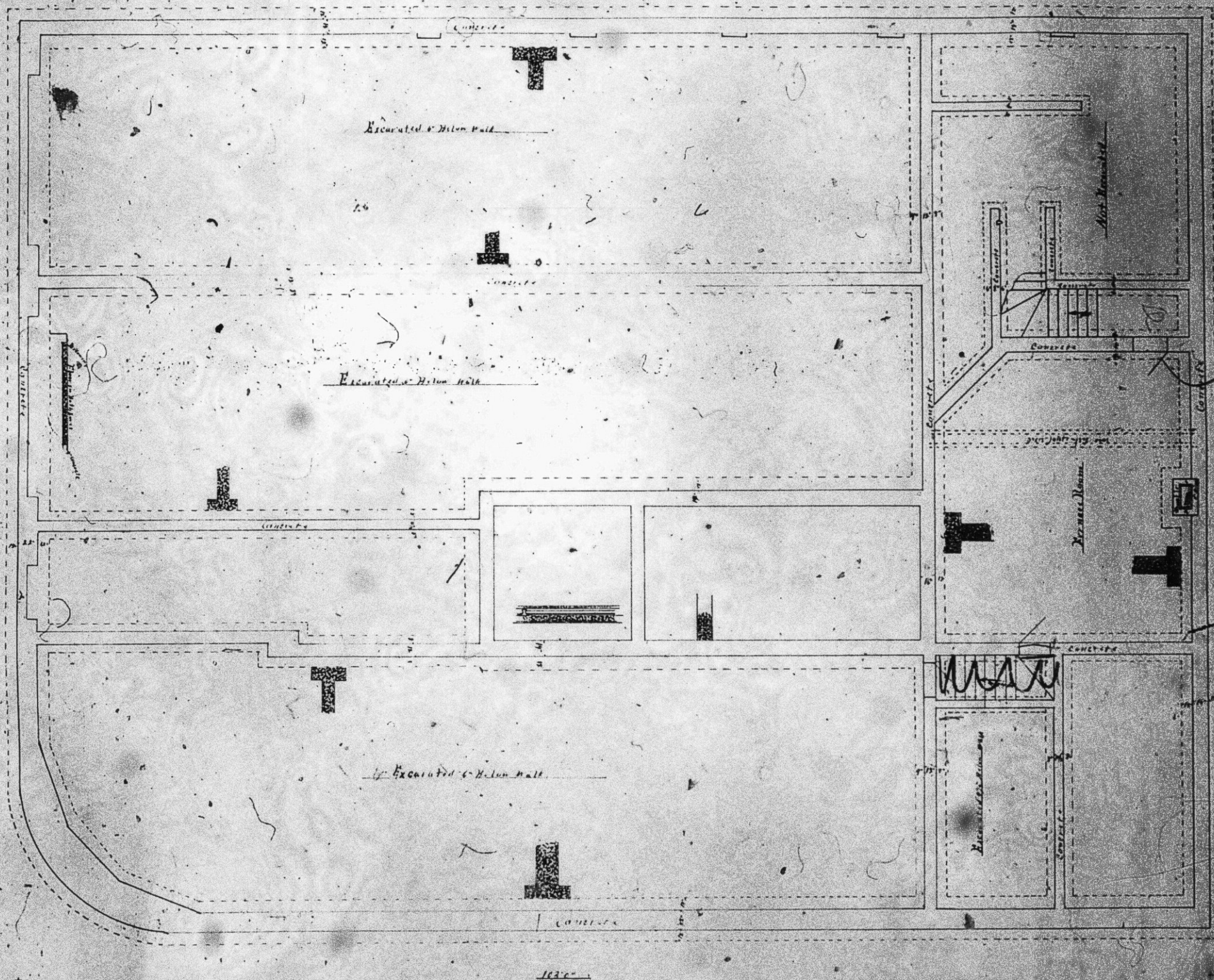
102. George and Lulu Sylvester House (1921, George Hughes, 3340 Cascadia Avenue, Seattle)



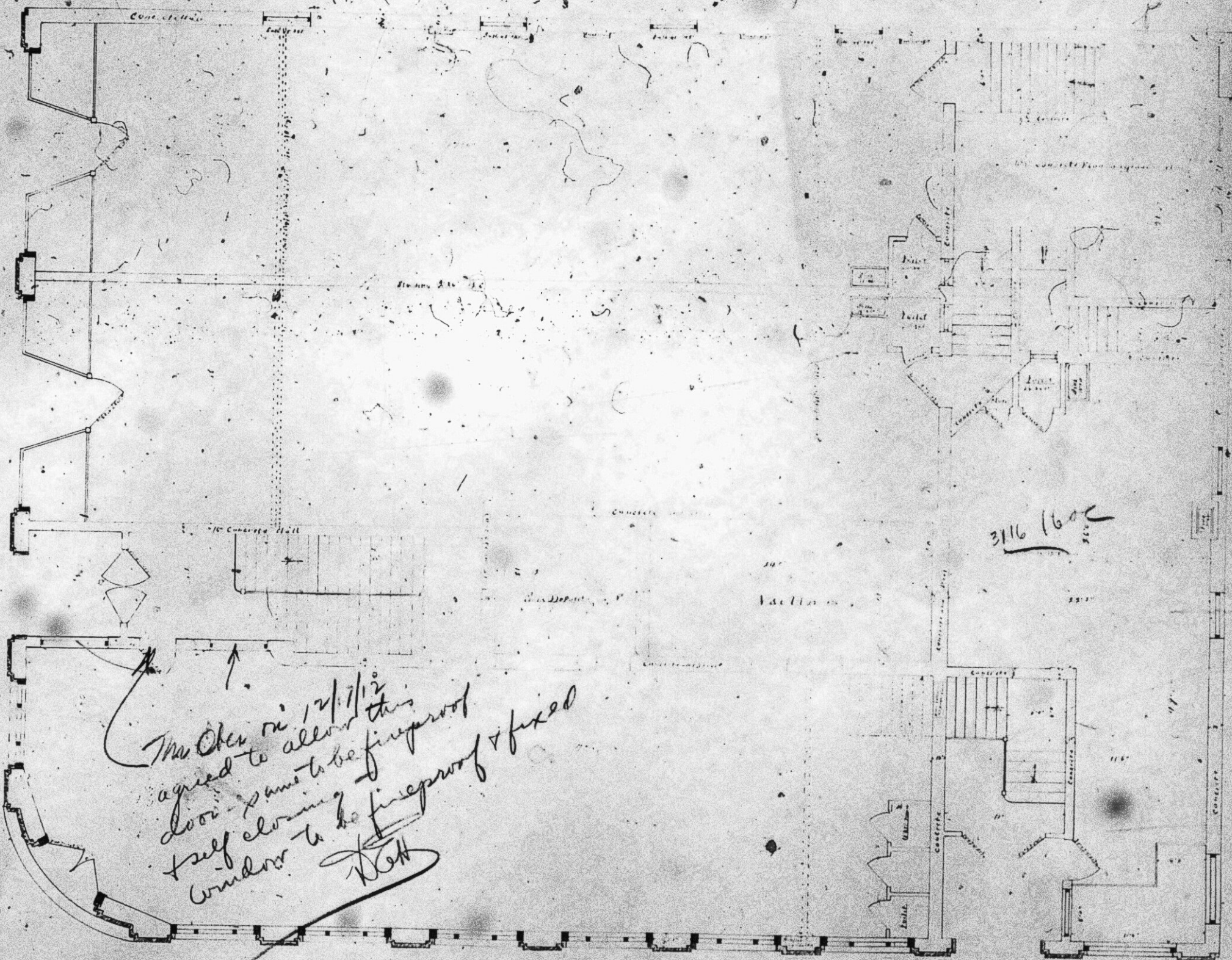
## APPENDIX 2: ARCHITECTURAL DRAWINGS

Pages	Description	Designer/Builder
1-12	1912 Permit Drawing	George Hughes
13	1923 Alterations	George Hughes
14-22	1926 Alterations and Restructuring	Doyle & Marriam
23	1928 Alterations	
24-29	1948 Alterations and Structural Repairs	Young & Richardson
30	1978 Main Floor Alterations	Wei & Lai
31	1980 Second Floor Alterations	
32	Sign Alterations	Tube Art
33-34	2005 Main Floor Alterations	Emick, Howard & Seibert, Inc.
35-37	Existing Floor Plans	







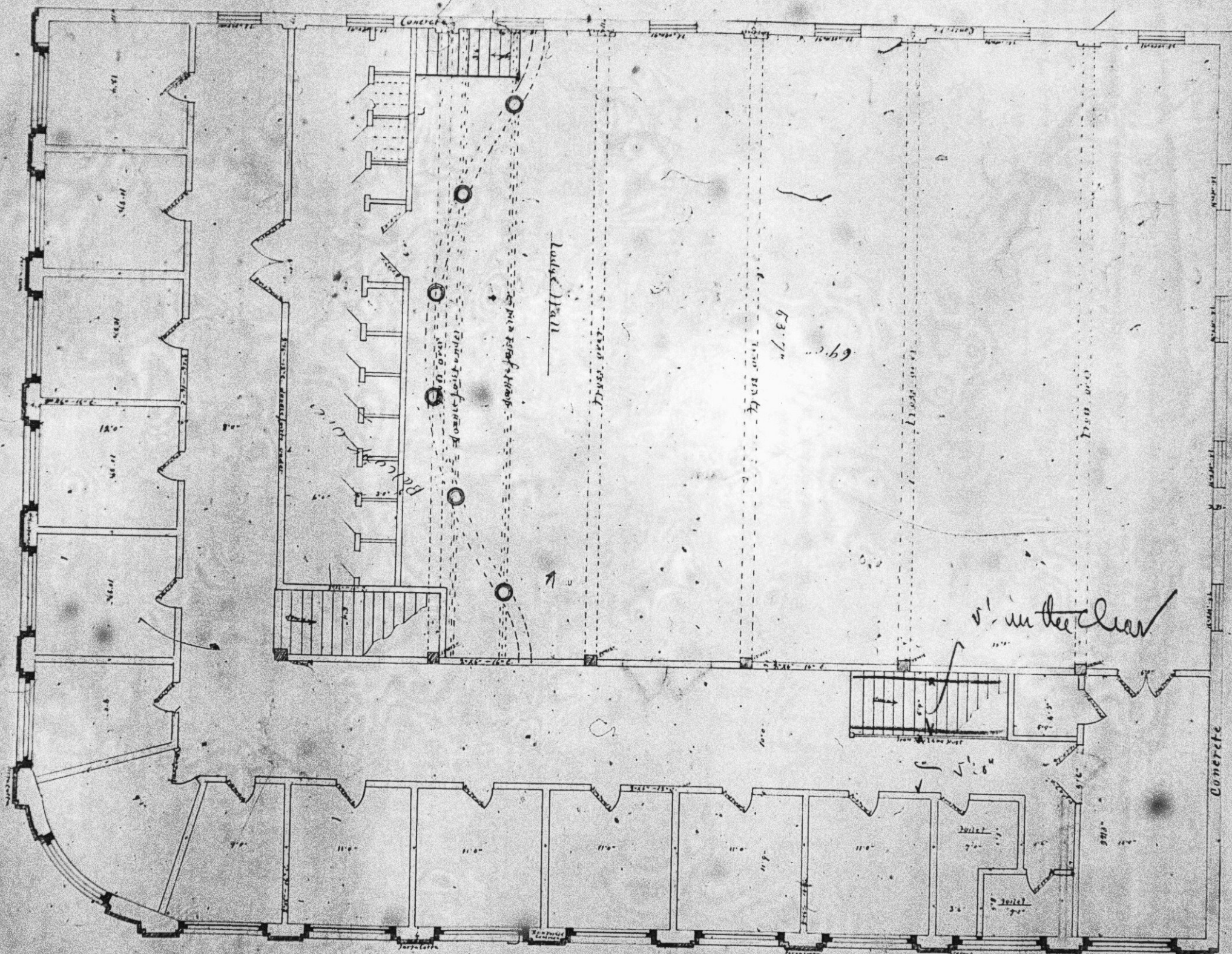


First Floor Plan

Scale: 1/4" = 1'-0"

Geo. H. H. H. H.

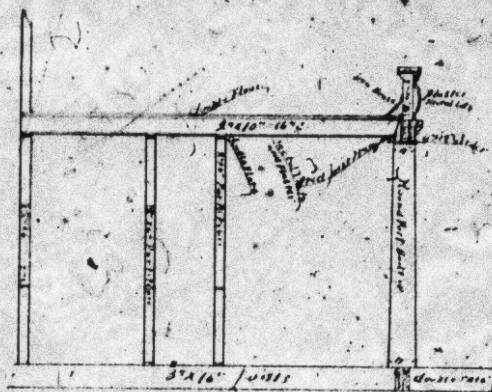




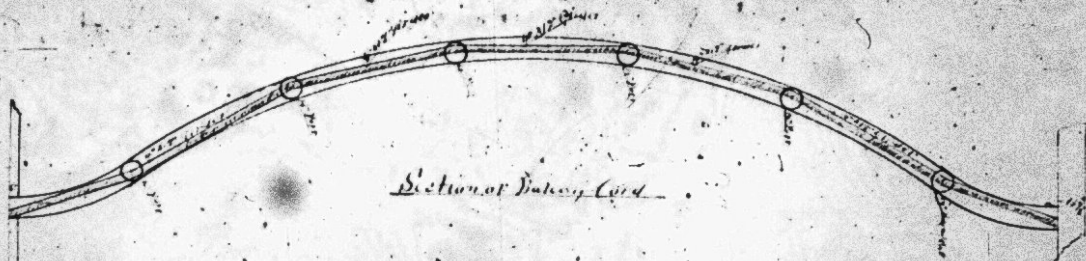


04

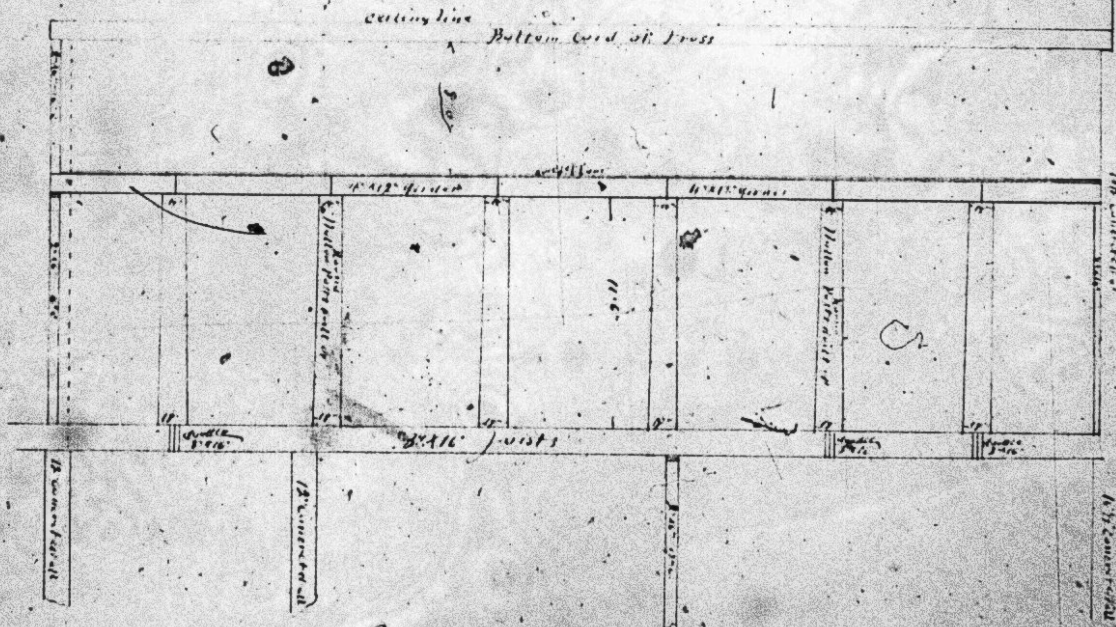
Detail of Bulwark  
Fort Mifflin, State Bank Bldg.



Cross Section

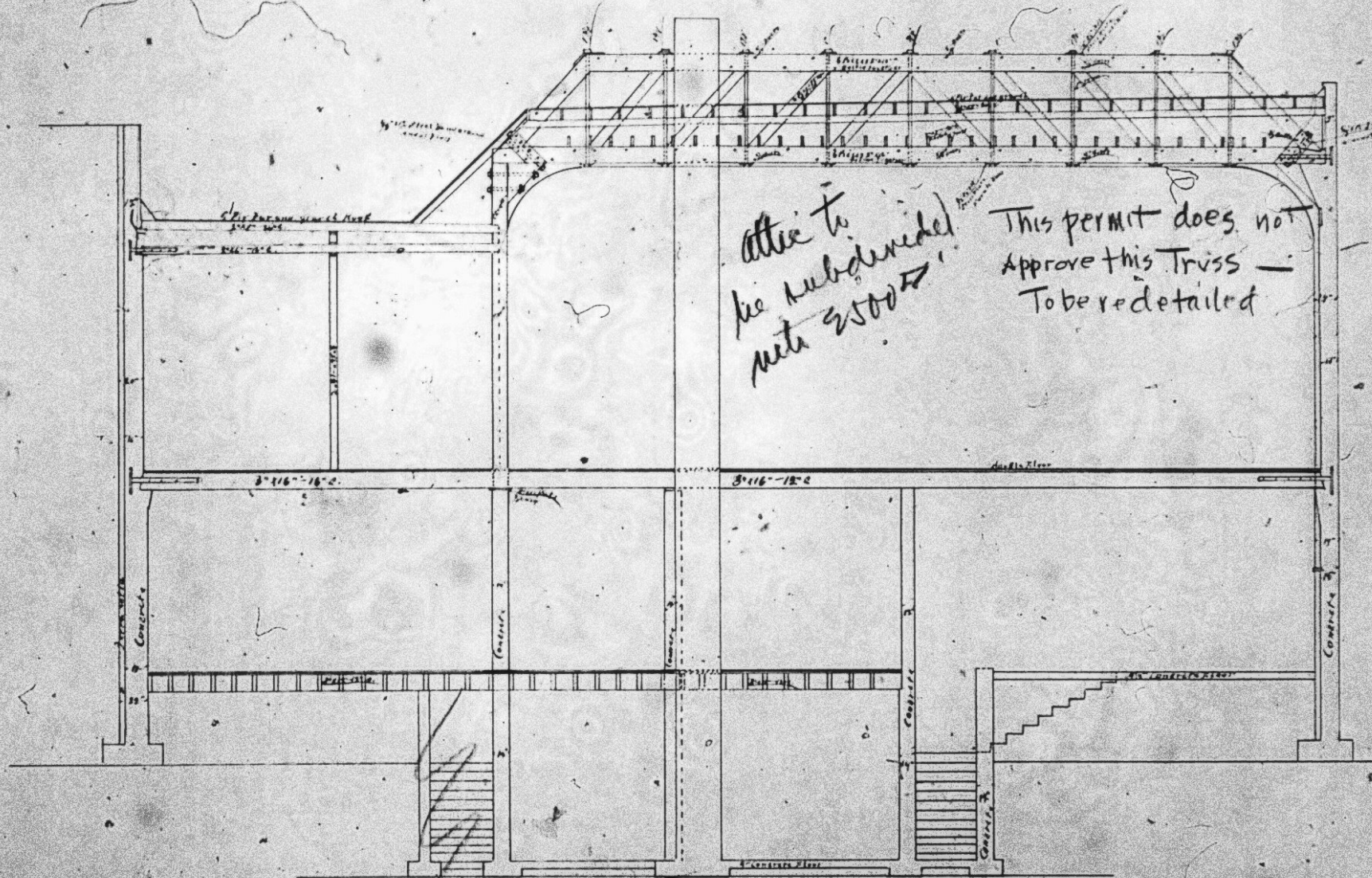


Section of Bulwark Cord



Longitudinal Section Scale 1/8\"/>



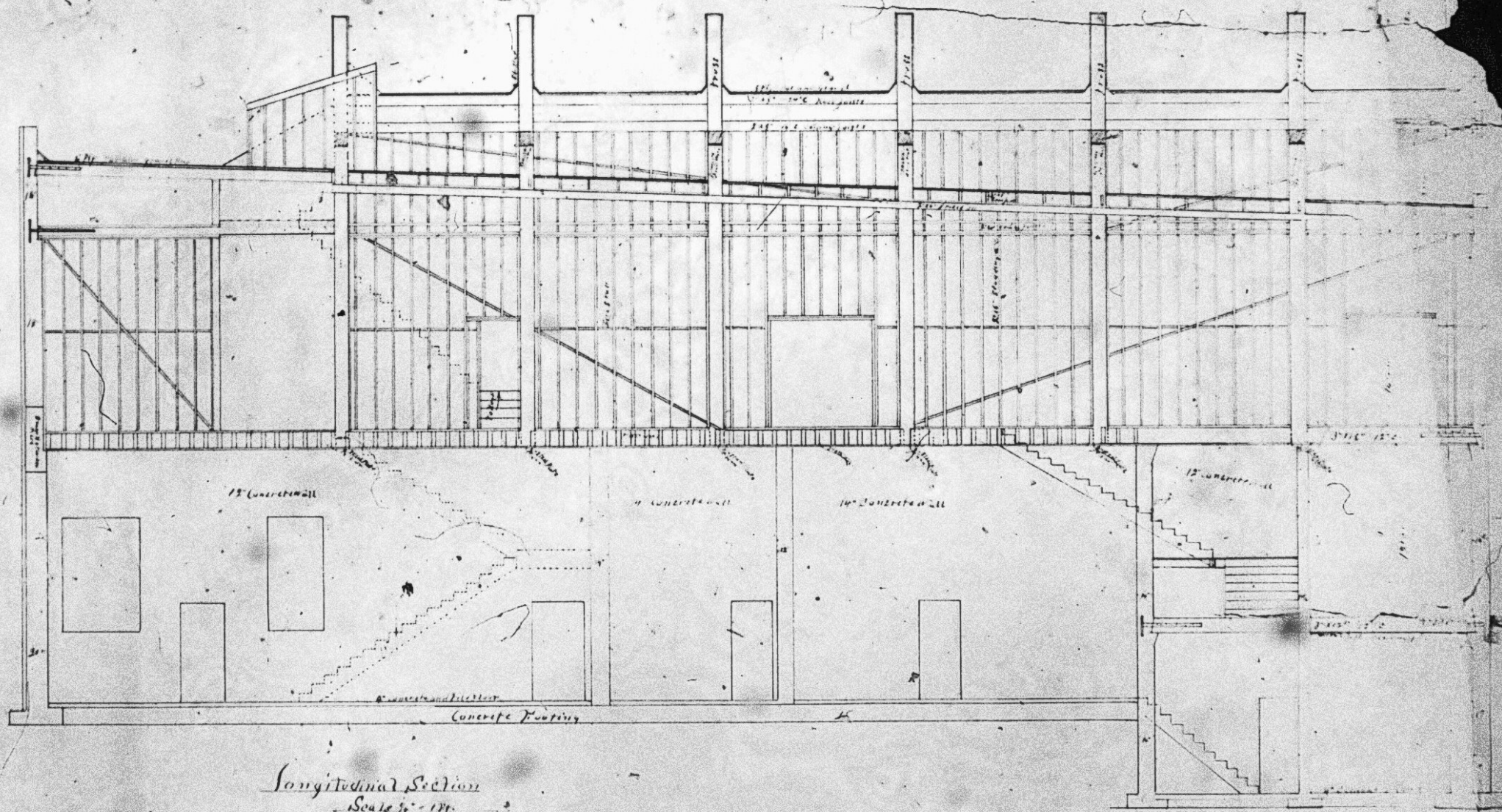


Cross Section

Scale 1/4" = 1'-0"

G. W. Hughes Archt.



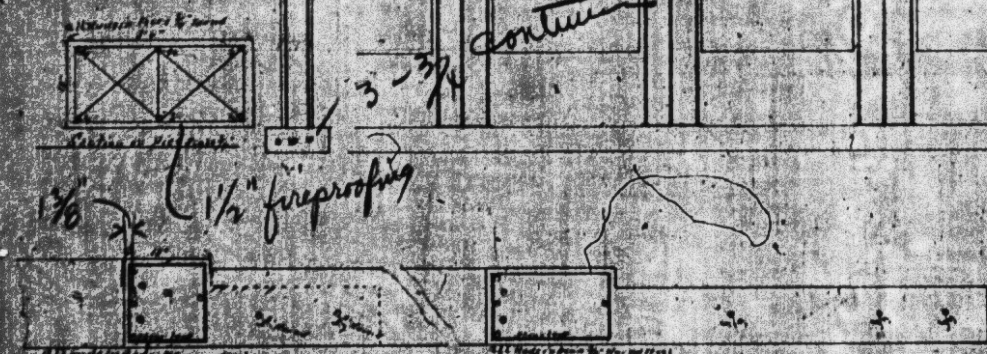
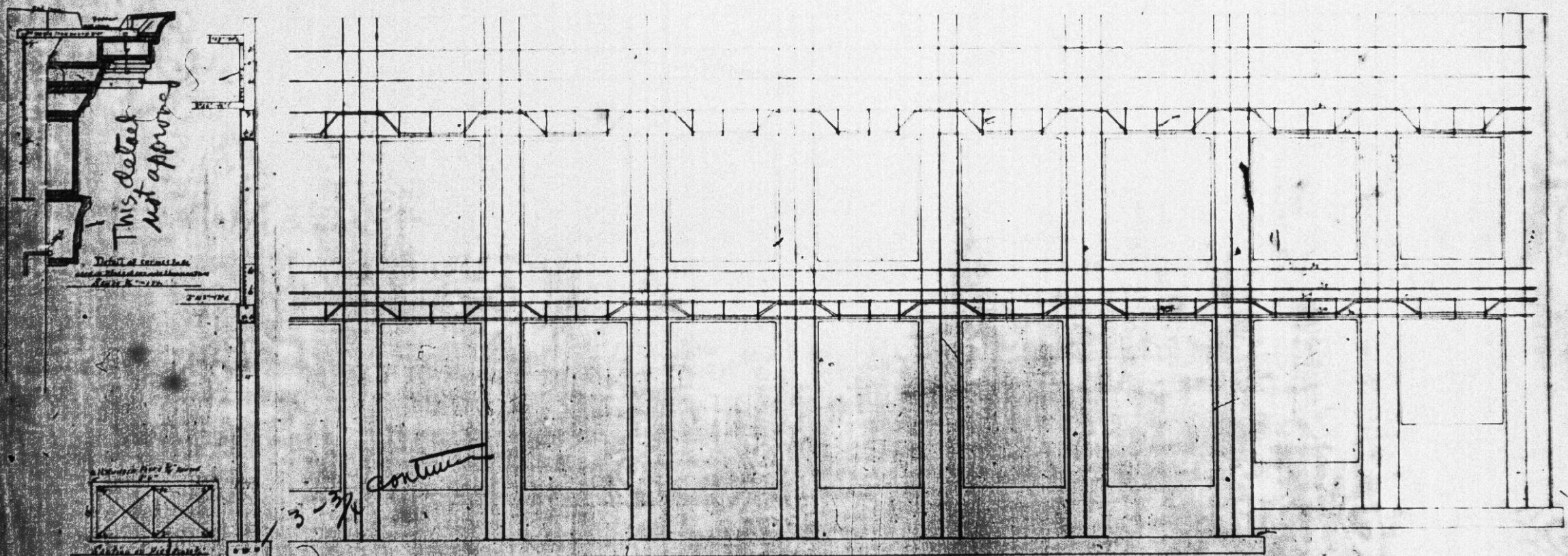


Longitudinal Section

Scale  $\frac{1}{4}'' = 1 ft.$ 

Geo Hayes Archt.



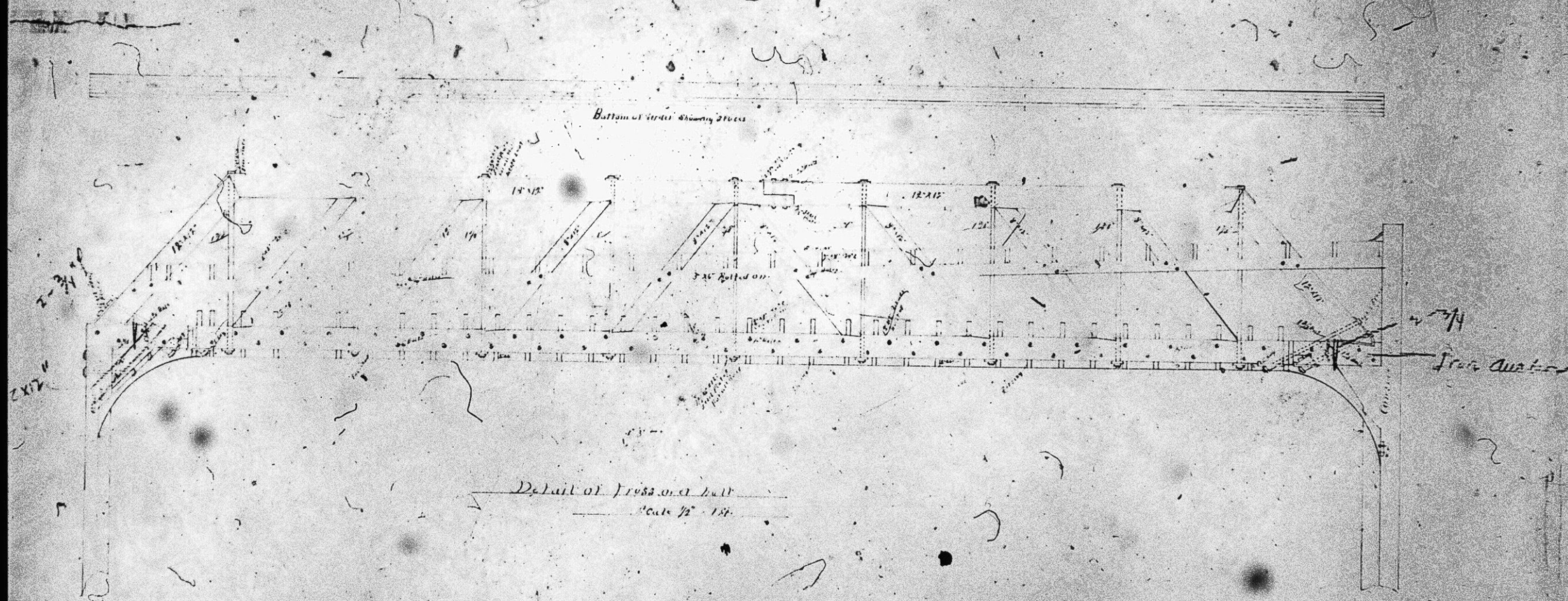


Plan of Continuous Reinforcement on Side and Front  
Scale 1/4" = 1'-0"

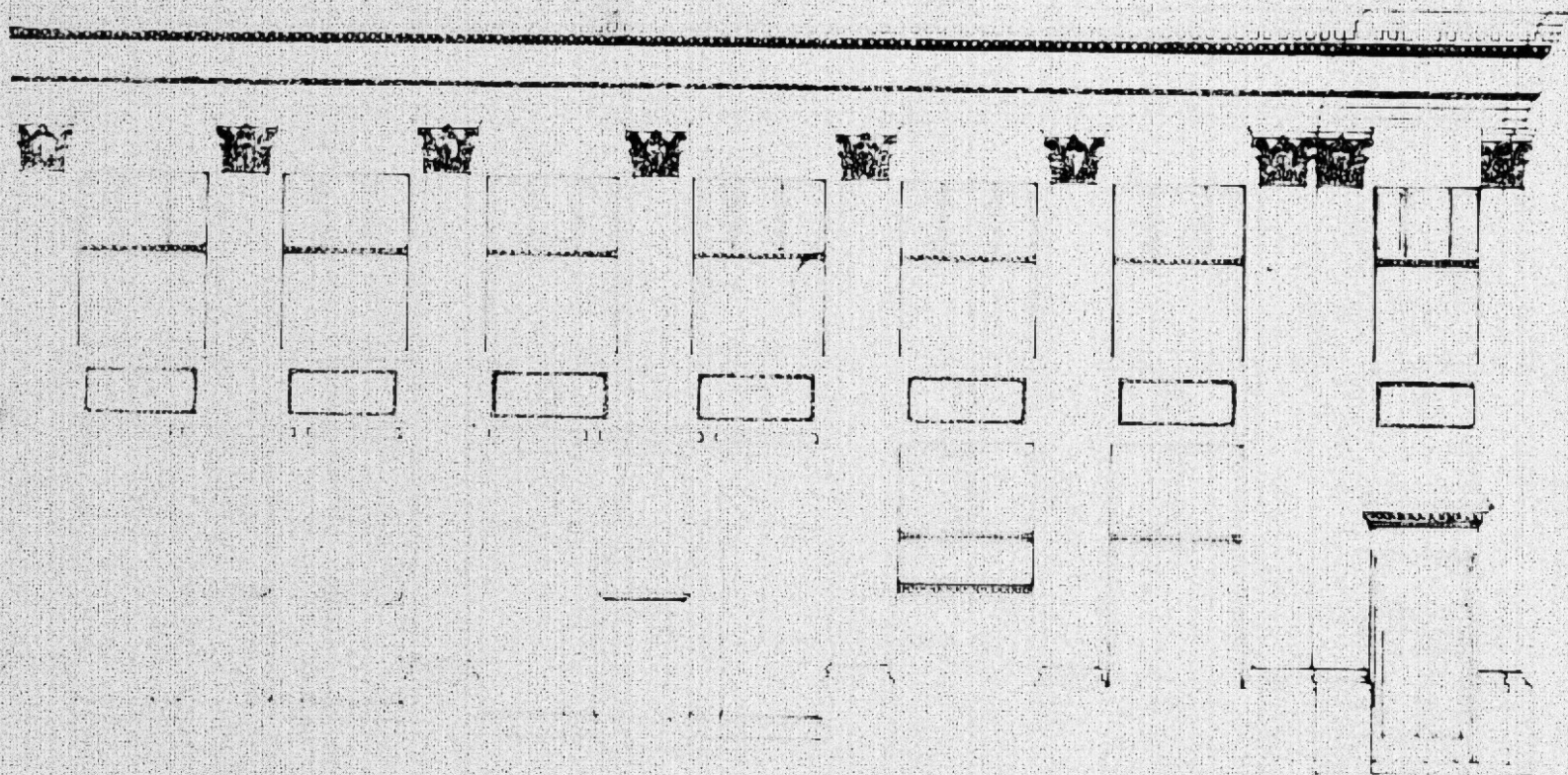
Geo. Hughes Archt.

1 1/2" fireproofing

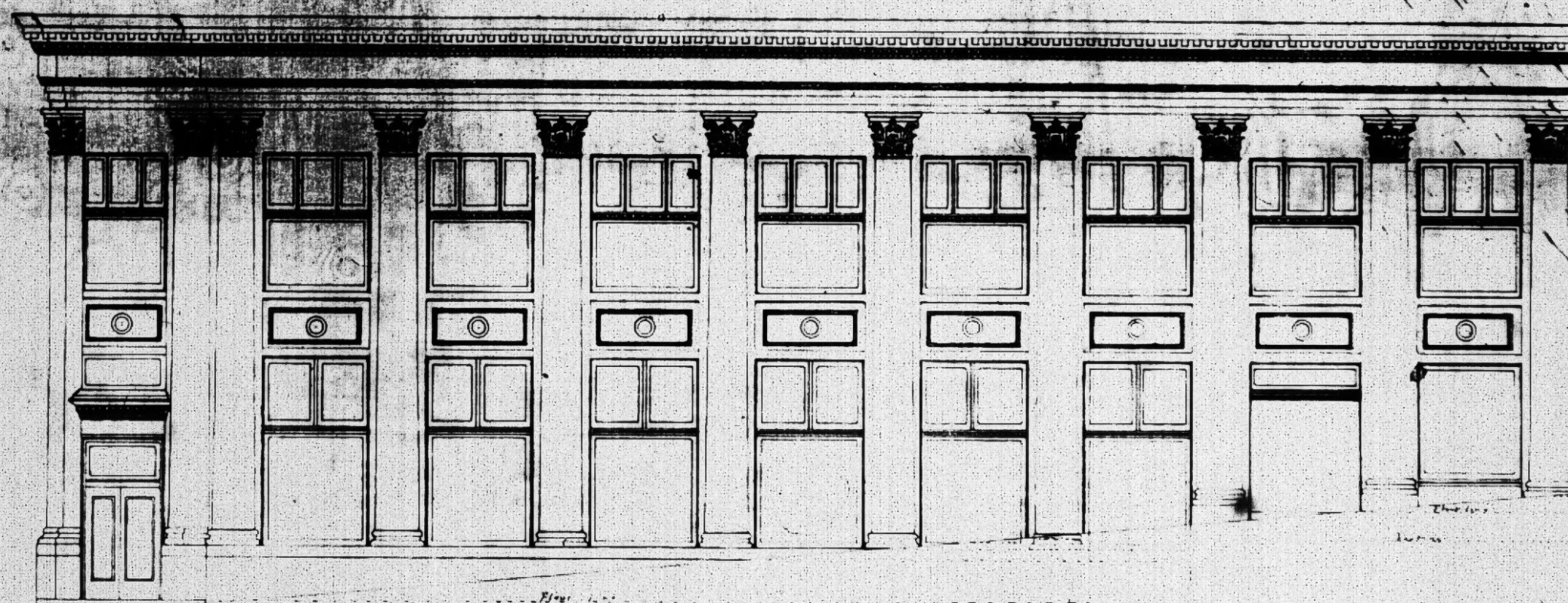












South Elevation

Scale 1/4" = 1'-0"

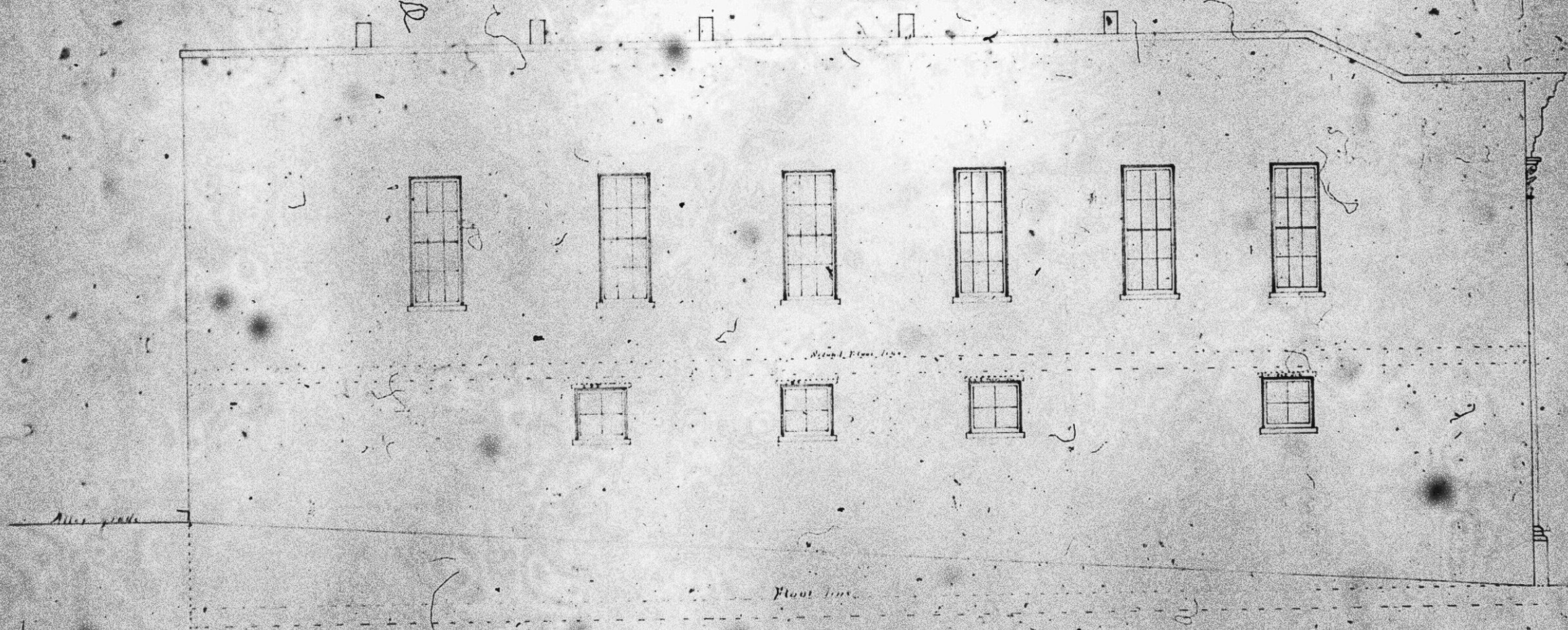
Geological Arch

trenches must be  
at least 2' below grade







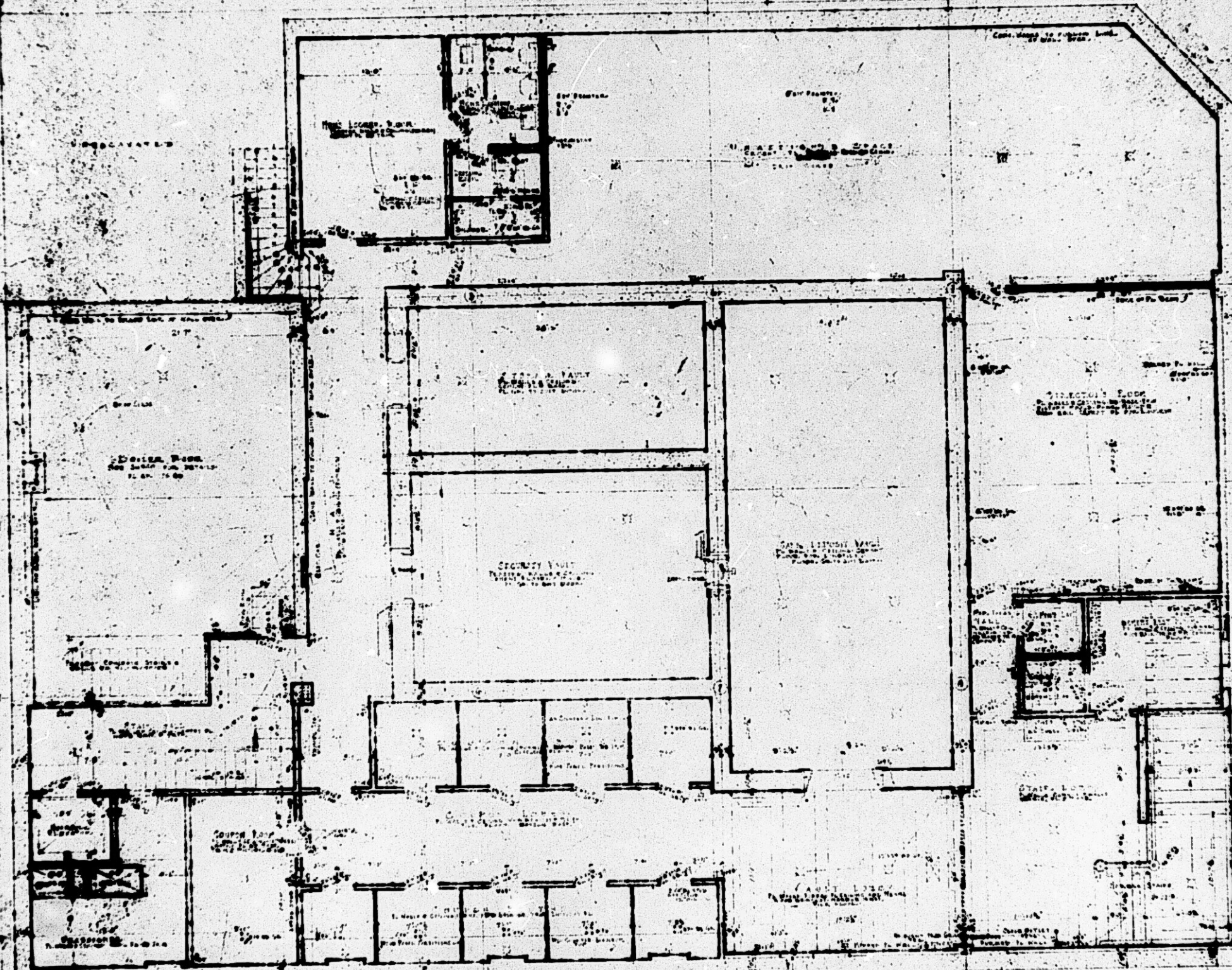


North Side Elevation  
Scale 1/4" = 1 ft.  
Geo. Hughes Archt.





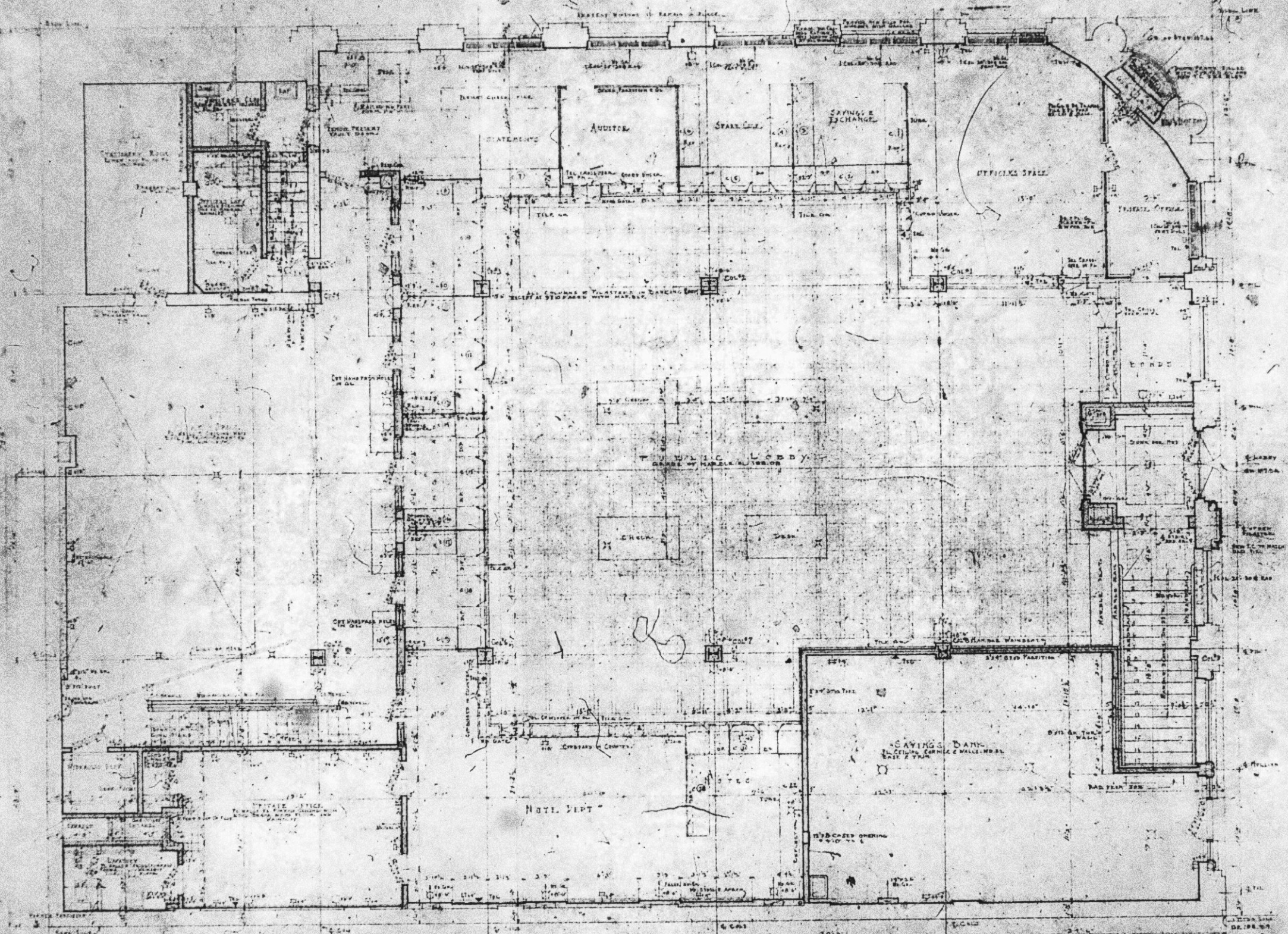




EASTMENT FLOOR PLAN  
UNIVERSITY NATIONAL BANK  
NEW AND OLD BUILDINGS  
DEVELOP AND DESIGN  
ARCHITECTS

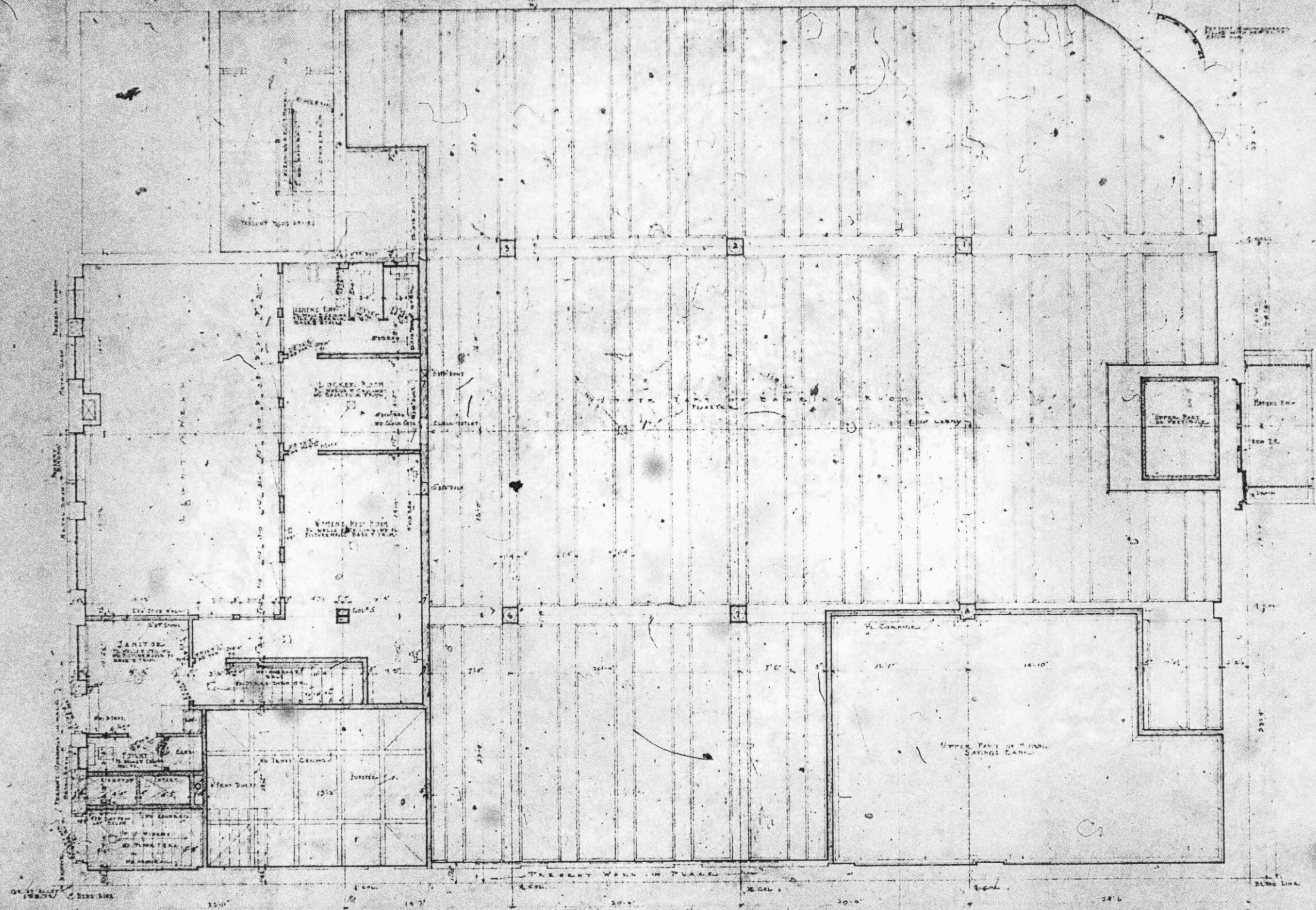
DATE  
1922





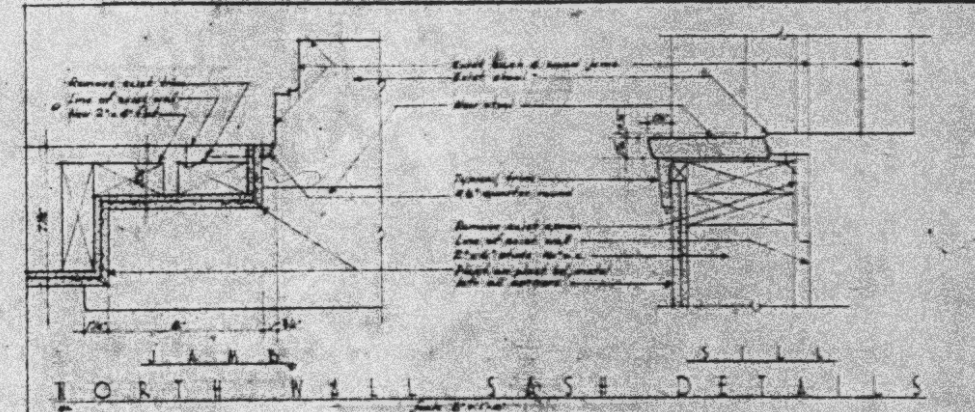
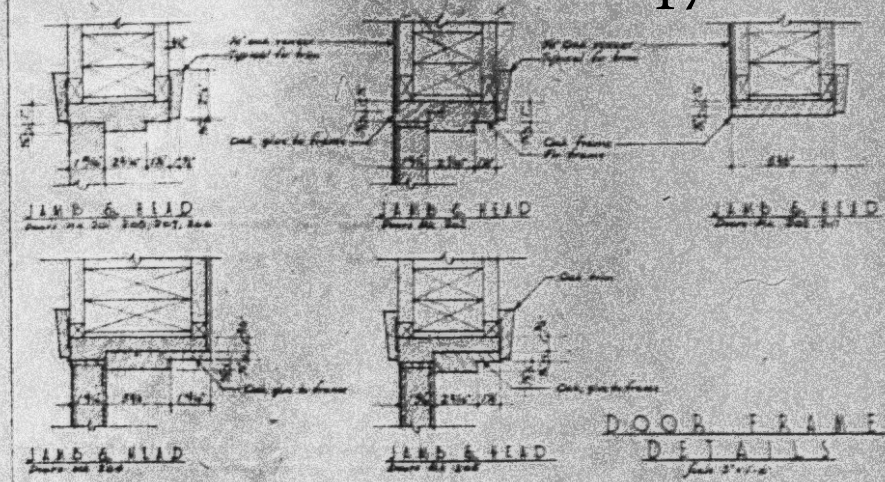
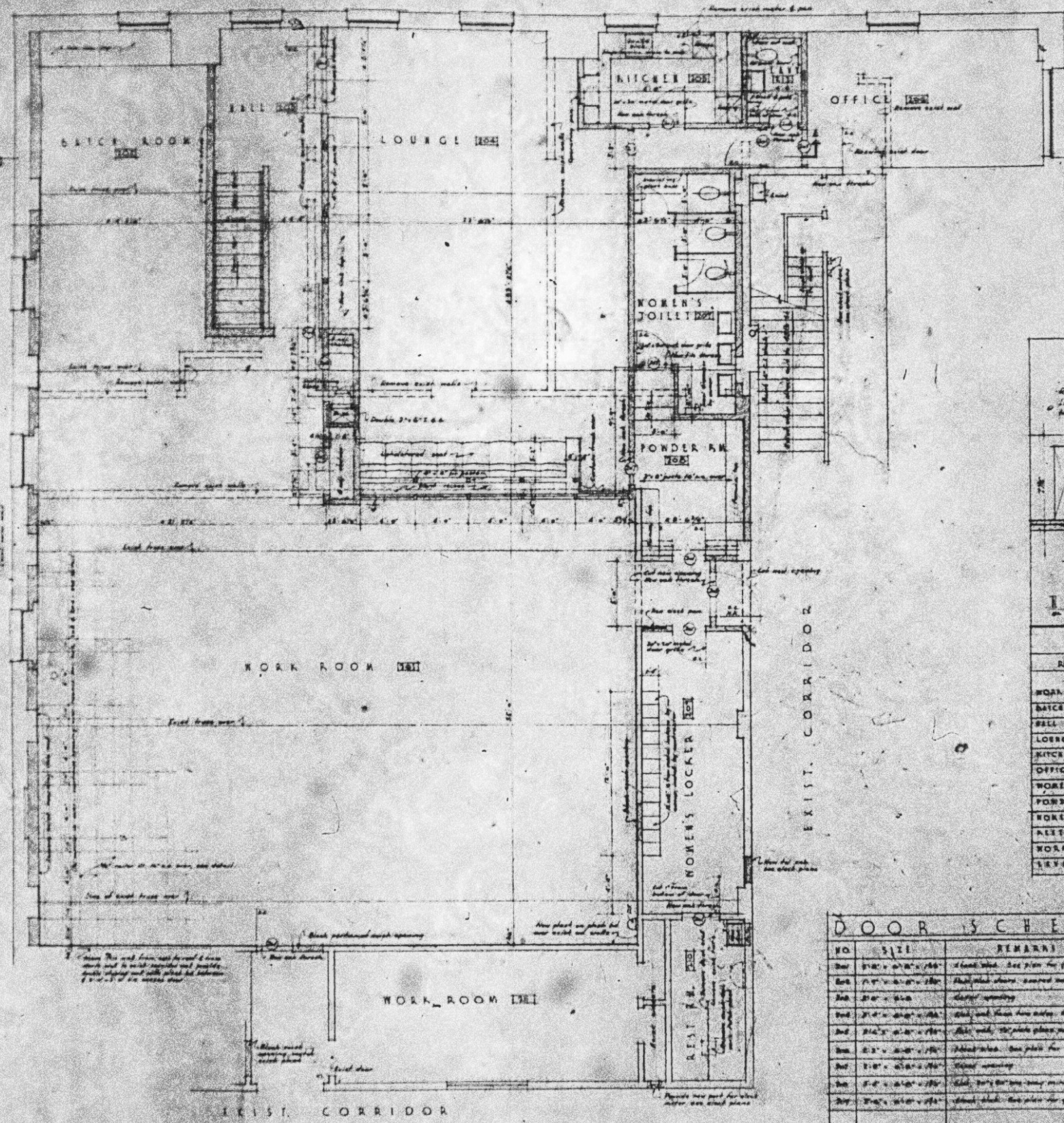
FIRST FLOOR PLAN  
UNIVERSITY NATIONAL BANK  
140 AND 150 N. SEATTLE ST.  
DOYLE AND HENRY  
ARCHITECTS  
SEATTLE





MEZZANINE FLOOR PLAN  
 UNIVERSITY NATIONAL BANK  
 182 AND 45 WINE - SEATTLE - WASH.  
 DODGE AND MEERMAN  
 ARCHITECTS-ENGINEERS  
 SEATTLE  
 JOB NO. 55 DATE: 1912  
 SCALE: 1/8" = 1'-0"





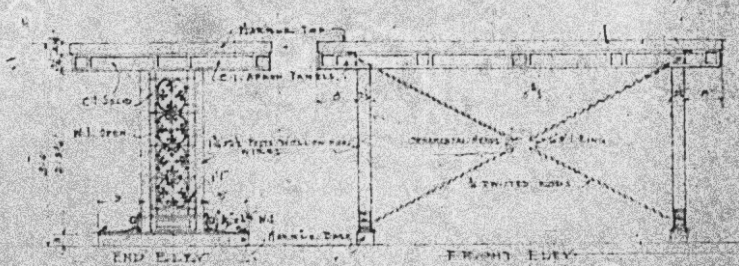
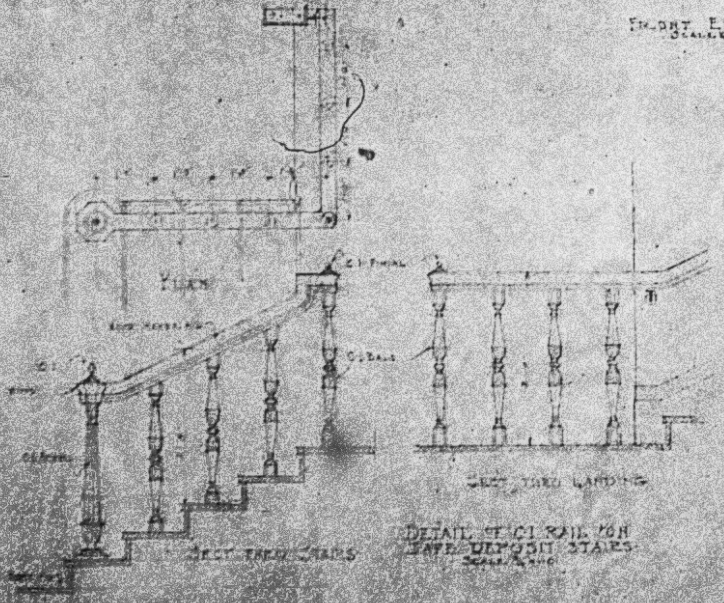
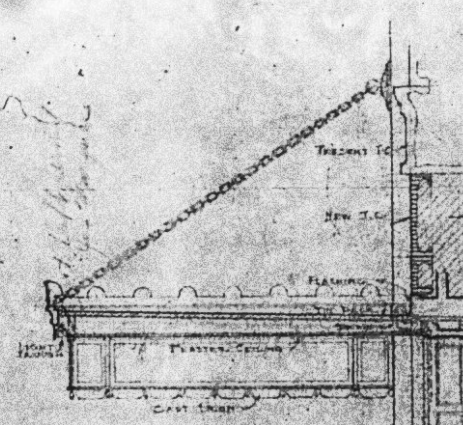
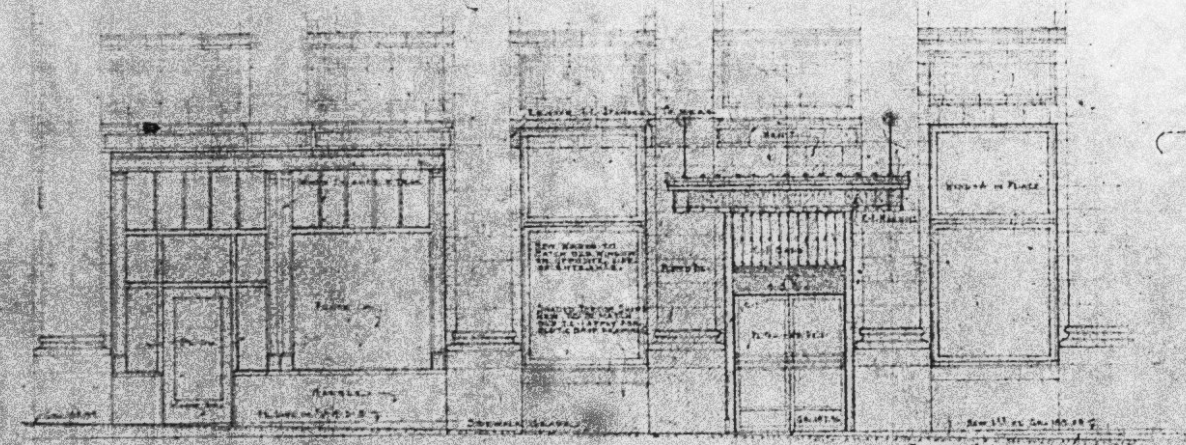
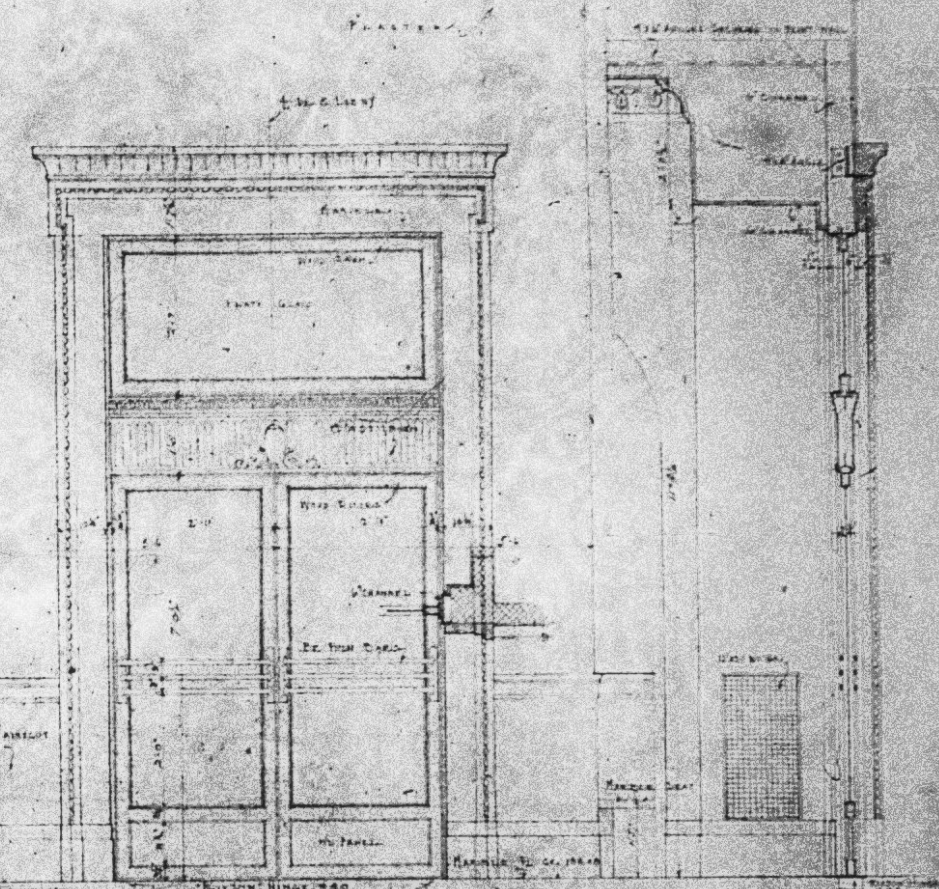
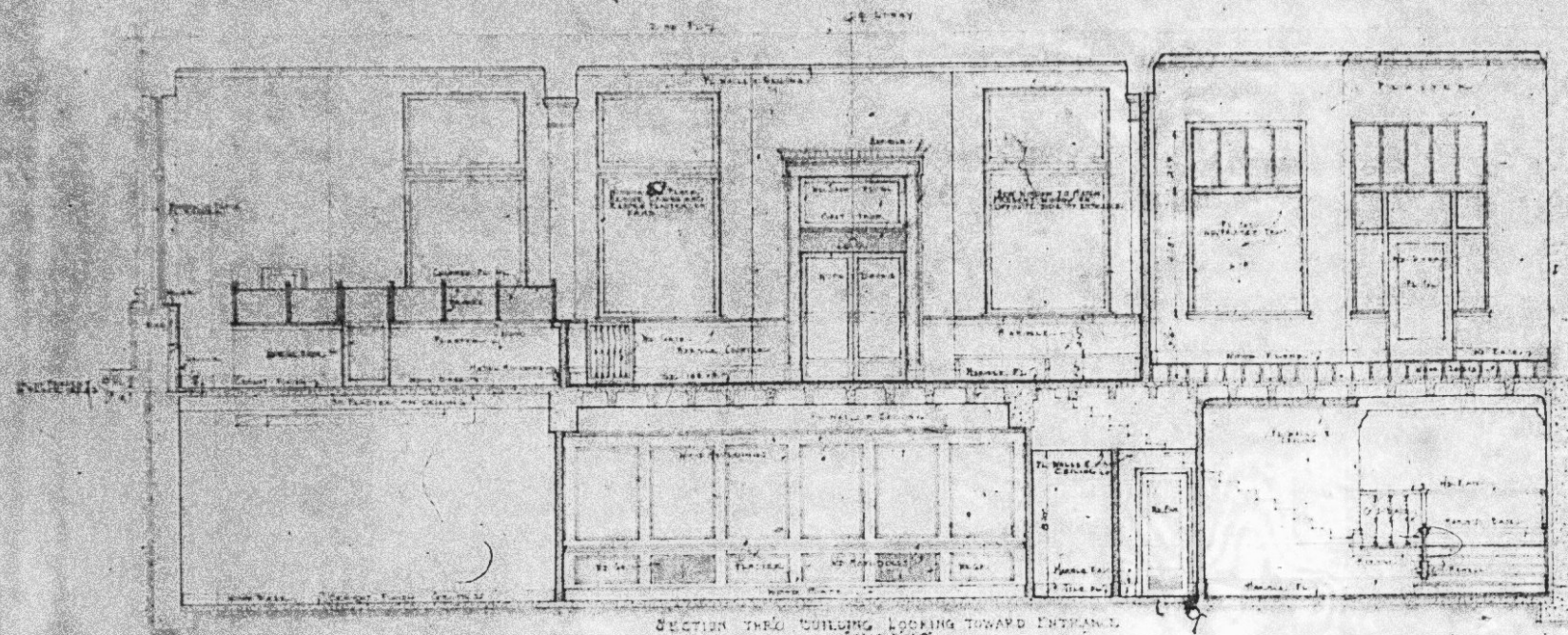
FINISH SCHEDULE										LEGEND	
ROOM	NO	FLOOR	WALLS	CEILING	WOODWORK	REMARKS					
WORK SPACE	201	2d	W. 1/2"	W. 1/2"	W. 1/2"					W. 1/2"	W. 1/2"
LOBBY	202	2d	W. 1/2"	W. 1/2"	W. 1/2"					W. 1/2"	W. 1/2"
LOBBY	203	2d	W. 1/2"	W. 1/2"	W. 1/2"					W. 1/2"	W. 1/2"
LOBBY	204	2d	W. 1/2"	W. 1/2"	W. 1/2"					W. 1/2"	W. 1/2"
LOBBY	205	2d	W. 1/2"	W. 1/2"	W. 1/2"					W. 1/2"	W. 1/2"
LOBBY	206	2d	W. 1/2"	W. 1/2"	W. 1/2"					W. 1/2"	W. 1/2"
LOBBY	207	2d	W. 1/2"	W. 1/2"	W. 1/2"					W. 1/2"	W. 1/2"
LOBBY	208	2d	W. 1/2"	W. 1/2"	W. 1/2"					W. 1/2"	W. 1/2"
LOBBY	209	2d	W. 1/2"	W. 1/2"	W. 1/2"					W. 1/2"	W. 1/2"
LOBBY	210	2d	W. 1/2"	W. 1/2"	W. 1/2"					W. 1/2"	W. 1/2"
LOBBY	211	2d	W. 1/2"	W. 1/2"	W. 1/2"					W. 1/2"	W. 1/2"
LOBBY	212	2d	W. 1/2"	W. 1/2"	W. 1/2"					W. 1/2"	W. 1/2"

DOOR SCHEDULE			REMARKS
NO	SIZE		
201	3'0" x 7'0"	1/2"	See plan for grille and window
202	3'0" x 7'0"	1/2"	See plan for grille and window
203	3'0" x 7'0"	1/2"	See plan for grille and window
204	3'0" x 7'0"	1/2"	See plan for grille and window
205	3'0" x 7'0"	1/2"	See plan for grille and window
206	3'0" x 7'0"	1/2"	See plan for grille and window
207	3'0" x 7'0"	1/2"	See plan for grille and window
208	3'0" x 7'0"	1/2"	See plan for grille and window
209	3'0" x 7'0"	1/2"	See plan for grille and window
210	3'0" x 7'0"	1/2"	See plan for grille and window
211	3'0" x 7'0"	1/2"	See plan for grille and window
212	3'0" x 7'0"	1/2"	See plan for grille and window

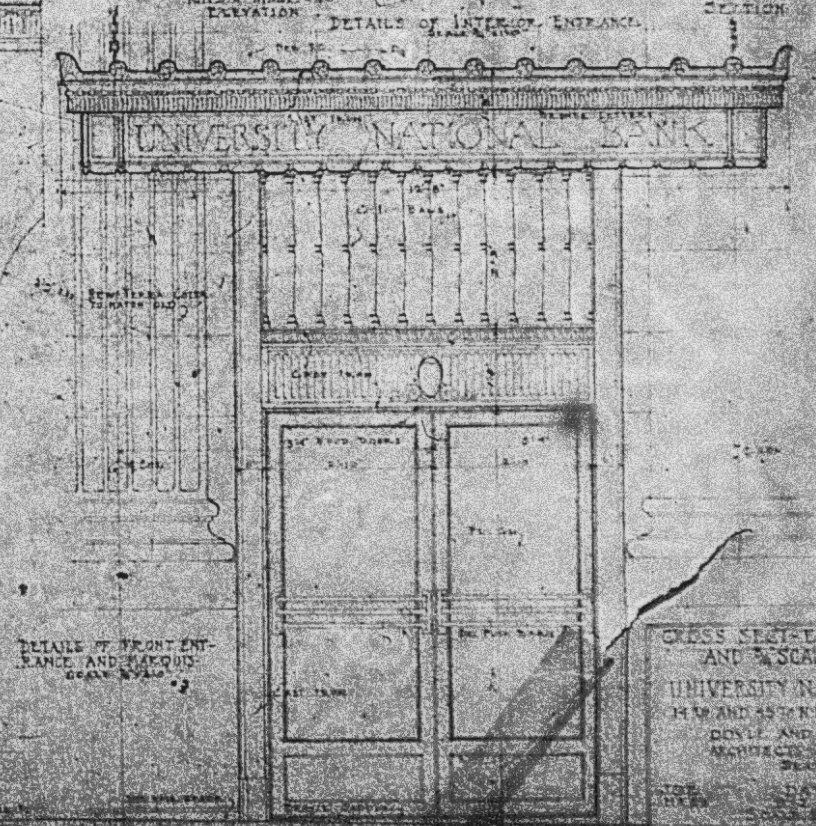
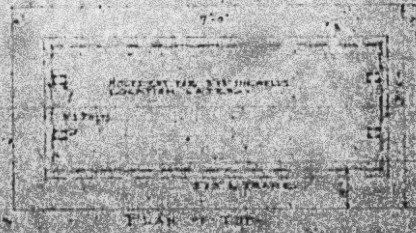
NOTES: Contractor to check all dimensions of work shown on plan.  
 All work to be done in accordance with the specifications and standards of the University National Bank Building.  
 All work to be done in accordance with the specifications and standards of the University National Bank Building.

387042  
 UNIVERSITY NATIONAL BANK BLDG  
 1915-48  
 SECOND FLOOR PLAN  
 JUNE 1915



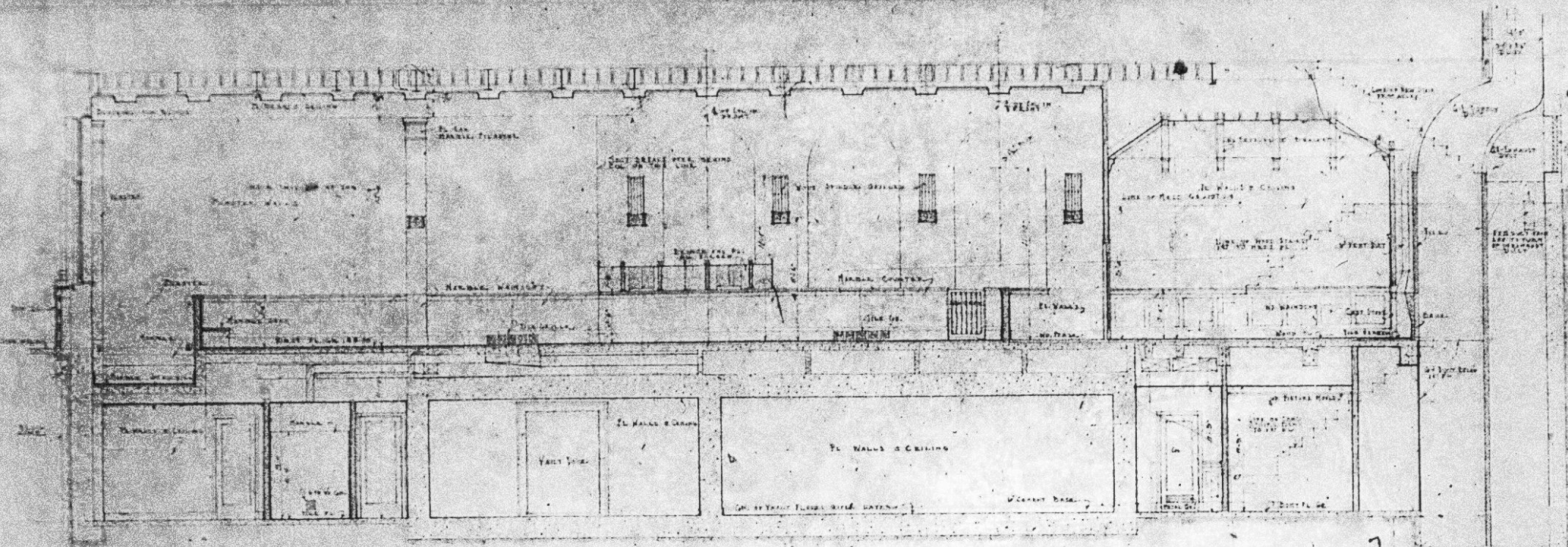


DETAILS OF CHECK DESK

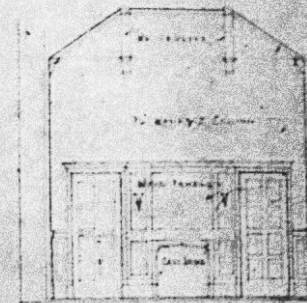


CROSS SECTION THROUGH  
AND SCALE DETAILS  
UNIVERSITY NATIONAL BANK  
1111 AND 15TH ST. SEATTLE, WASH.  
DOYLE AND MURKIN  
ARCHITECTS-ENGINEERS  
SEATTLE

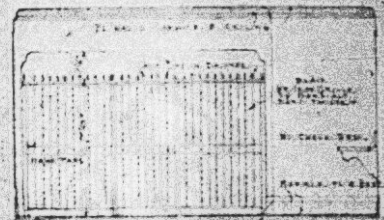




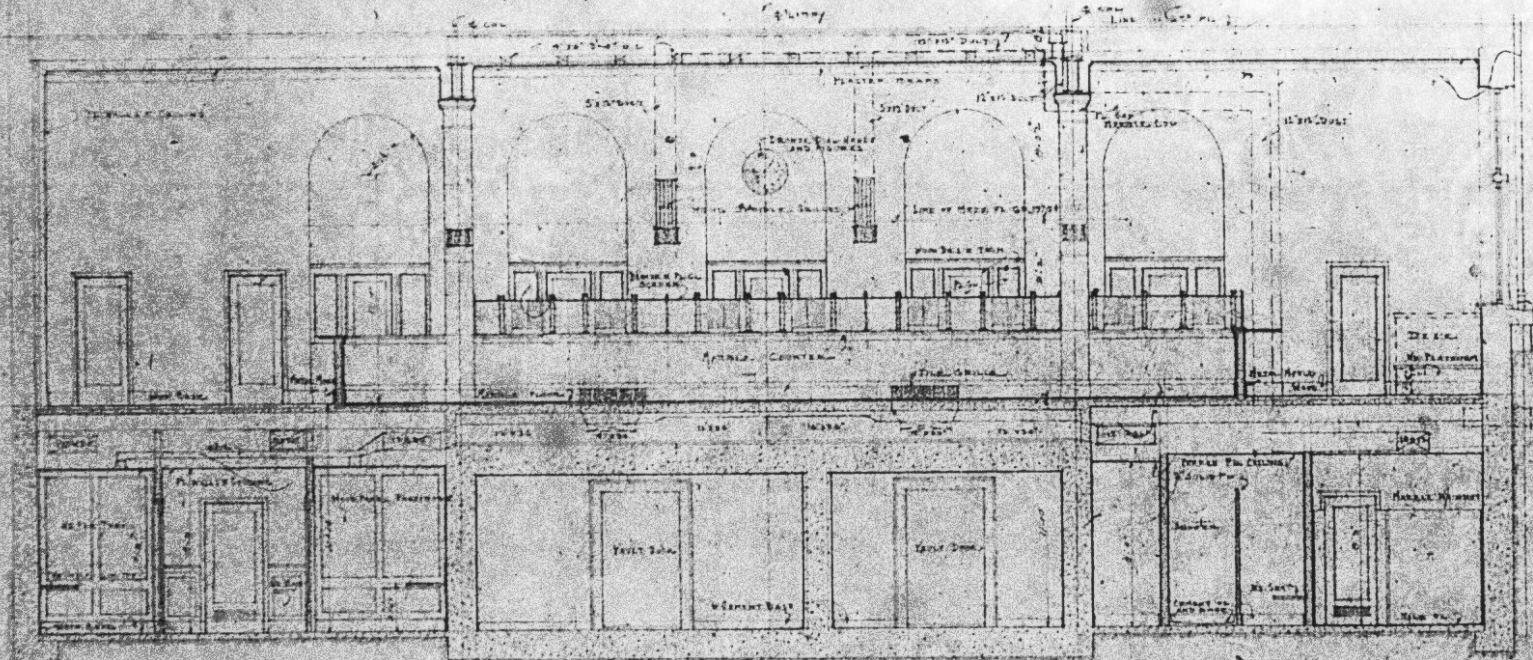
LONGITUDINAL SECTION THRU BLDG  
SCALE 1/4" = 1'-0"



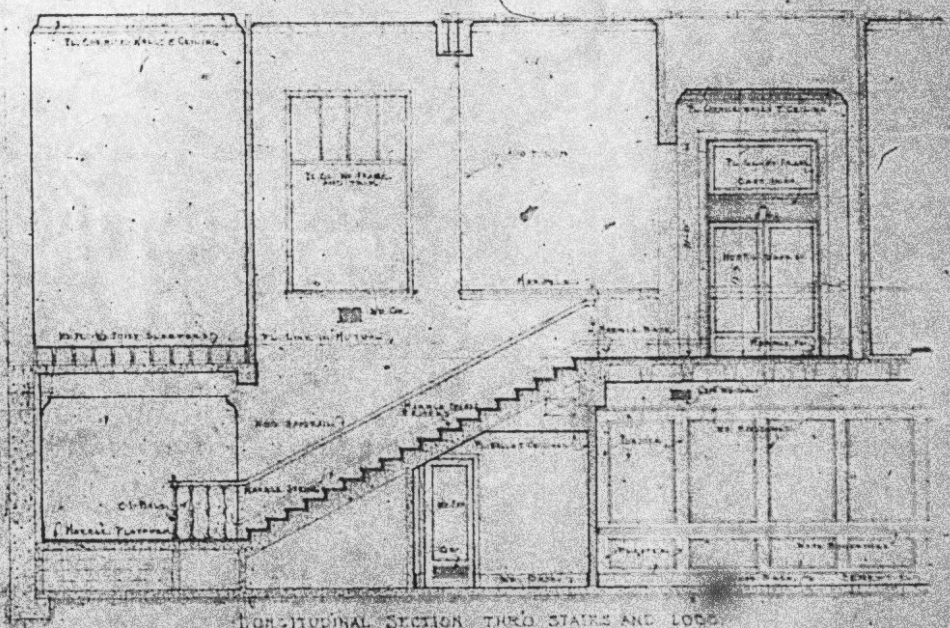
DETAIL OF ENTRANCE



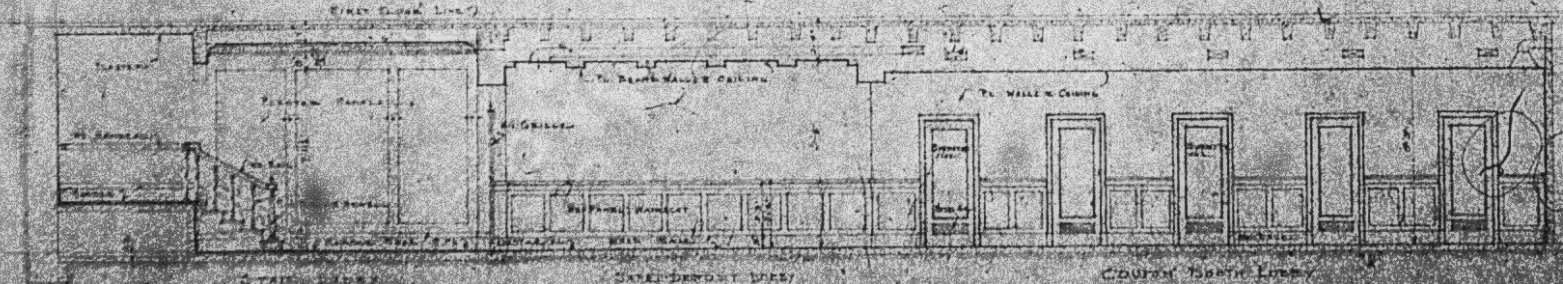
DETAIL OF STAIRS



CROSS SECTION THRU BLDG  
SCALE 1/4" = 1'-0"



LONGITUDINAL SECTION THRU STAIRS AND LOBBY  
SCALE 1/4" = 1'-0"



CROSS SECTION THRU BLDG  
SCALE 1/4" = 1'-0"

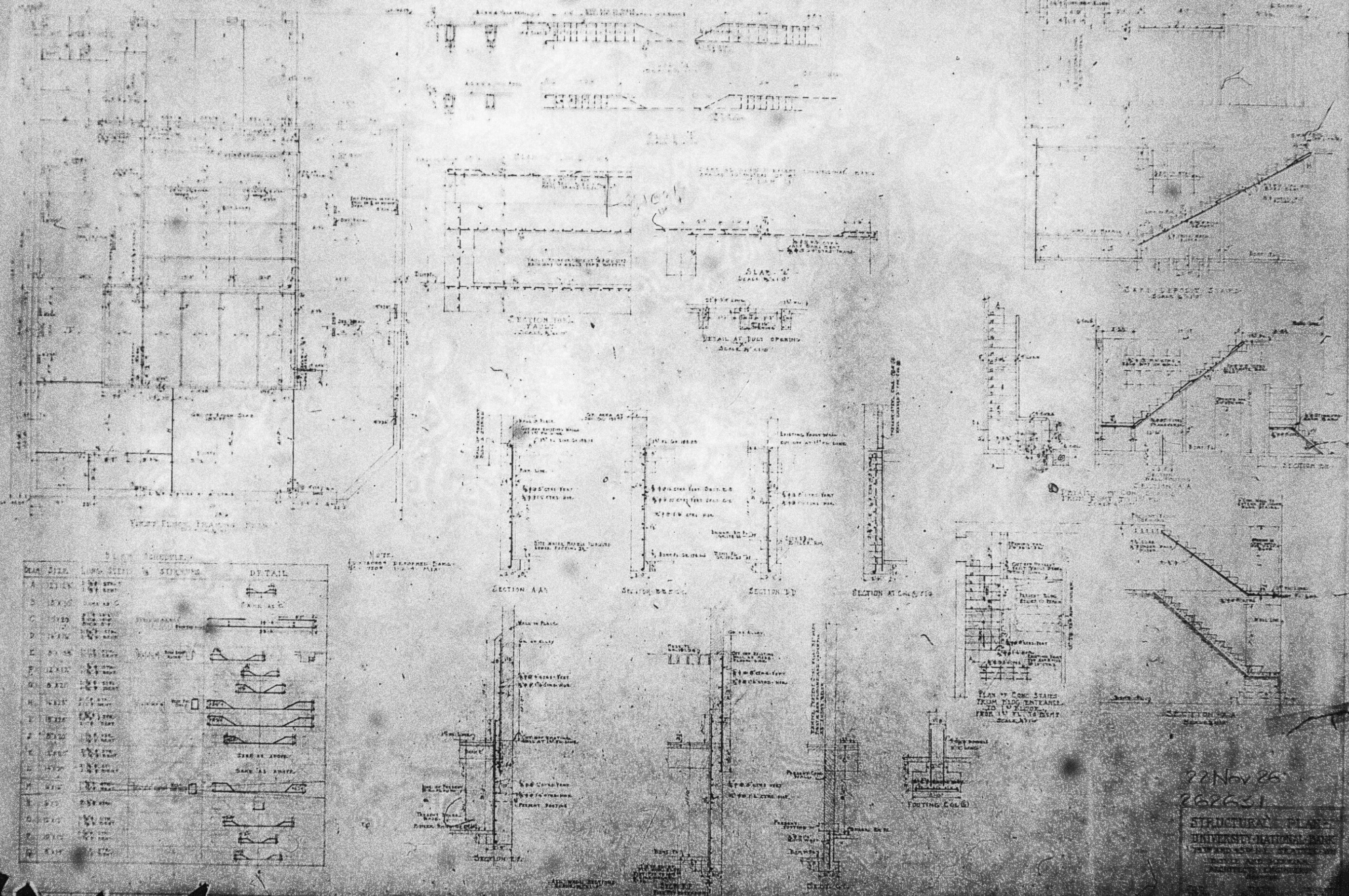
REVISIONS:  
ENTERED IN 1926 IN THE BOOKS OF THE  
CITY OF SEATTLE, CLERK OF DISTRICT COURT  
RECORDS IN BOOK 11, PAGE 11, RECORDS

26 Nov 26

262631

CROSS SECTIONS & ELEVATIONS  
UNIVERSITY NATIONAL BANK  
AND TRUST COMPANY  
SEATTLE, WASH.  
HAYES AND MERRIAM  
ARCHITECTS-ENGINEERS  
SEATTLE, WASH.

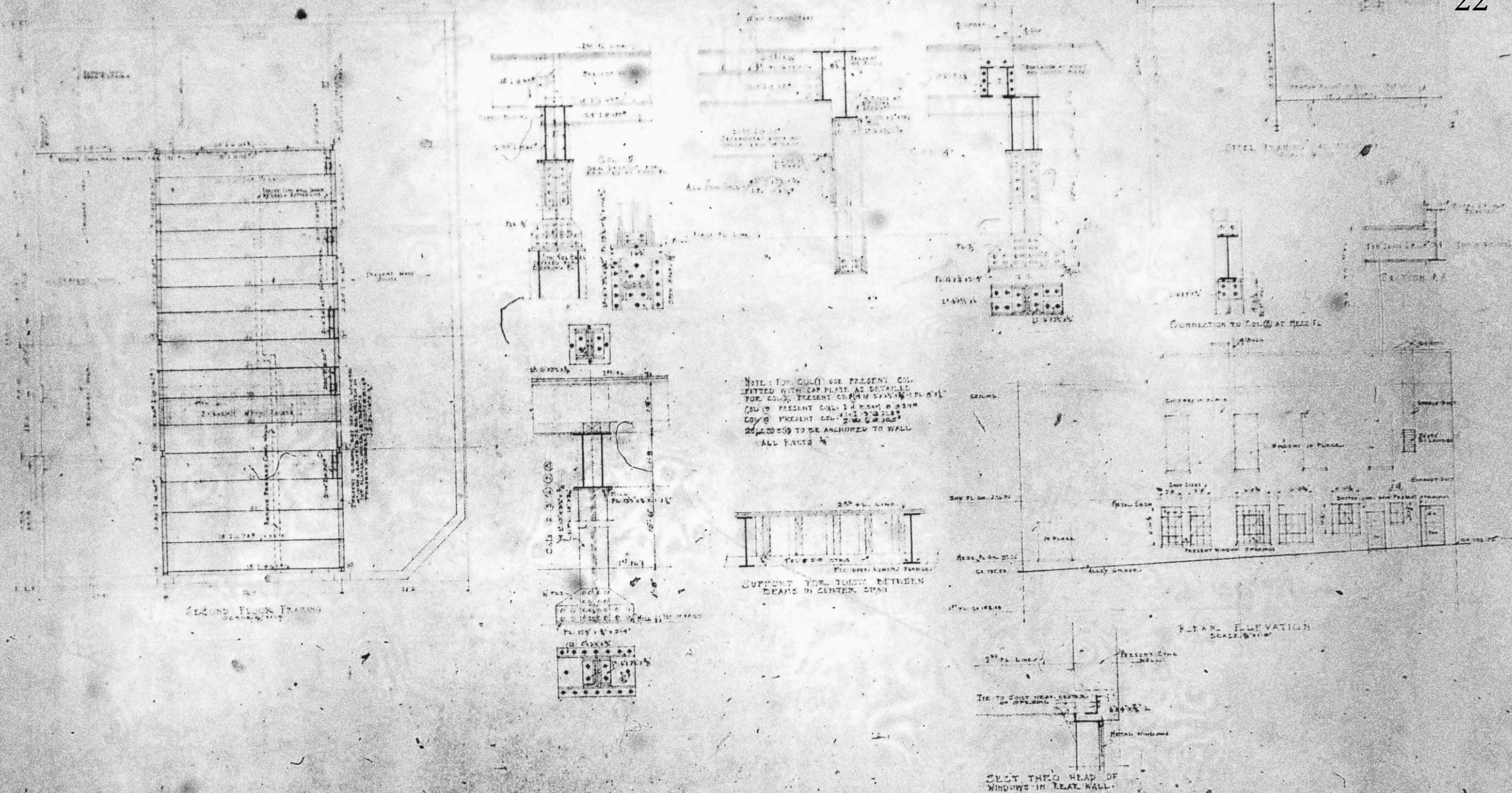












STEEL  
STRUCTURAL PLAN  
UNIVERSITY-NATION BANK  
HILAND AVE. SEATTLE, WASH.  
DOYLE AND MCKENNA  
ARCHITECTS-ENGINEERS  
SEATTLE  
DATE: 1932  
BY: [Signature]  
CHECKED: [Signature]

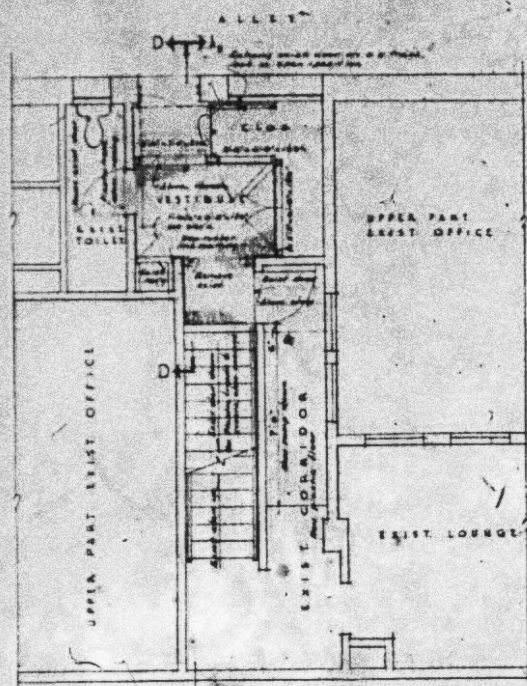




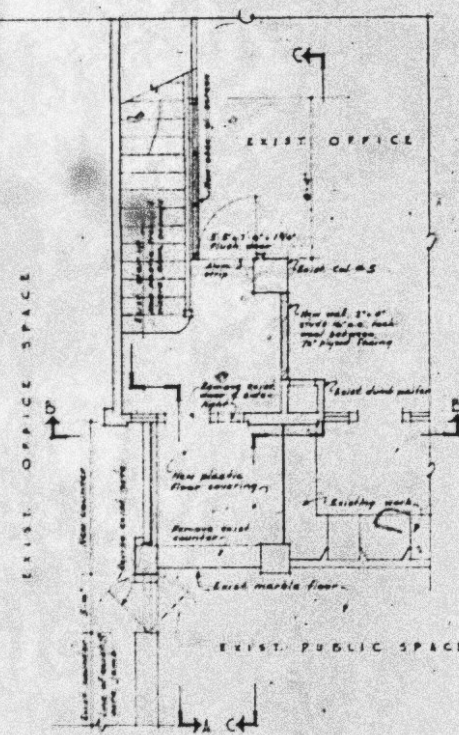




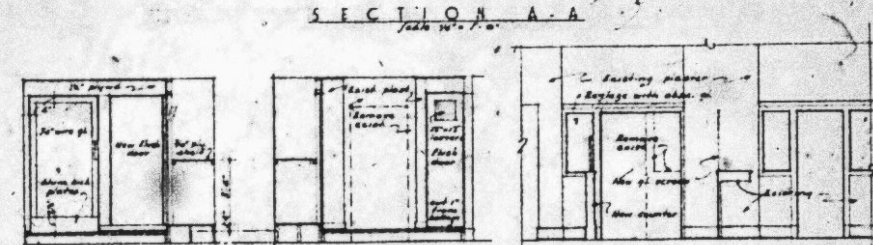
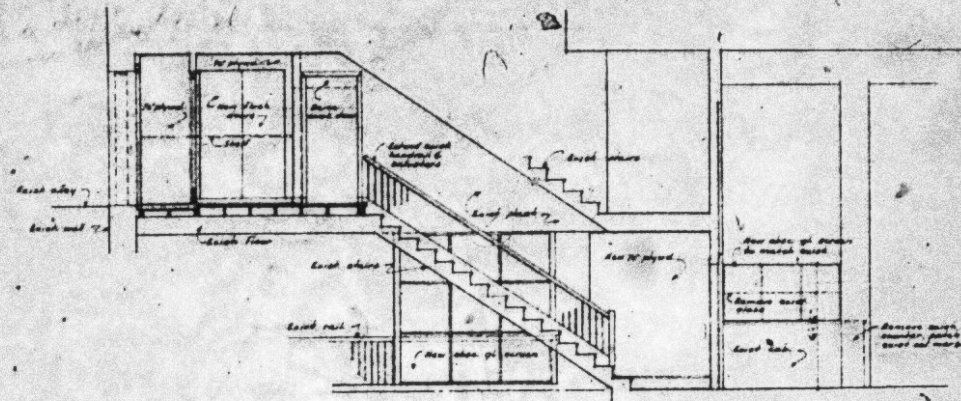




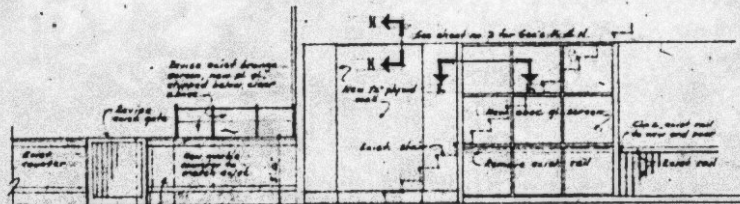
MEZZANINE FLOOR PLAN



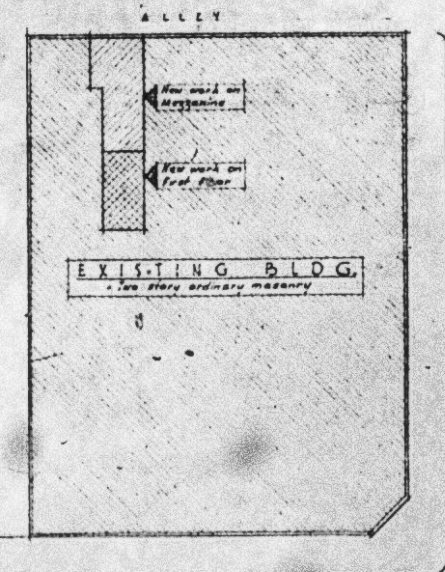
FIRST FLOOR PLAN



EAST WALL VESTIBULE WEST WALL VESTIBULE

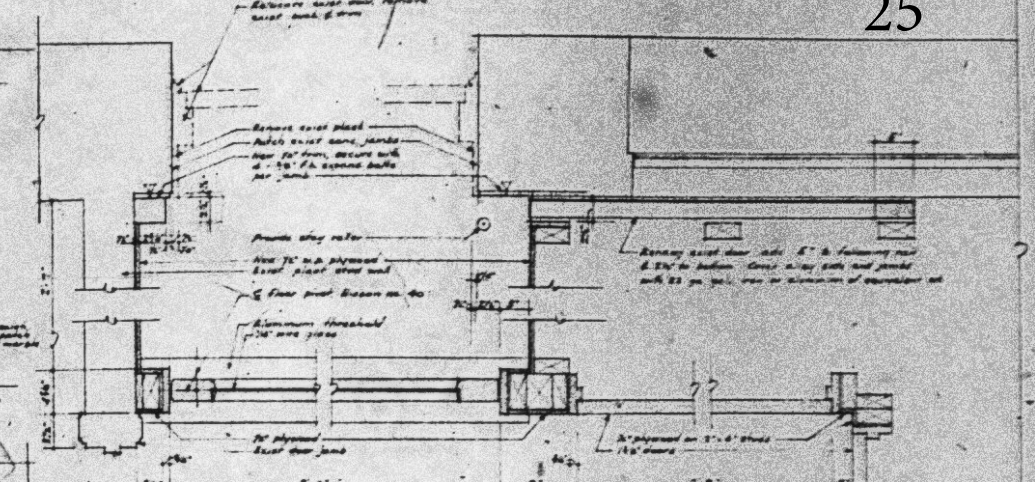


SECTION C-C

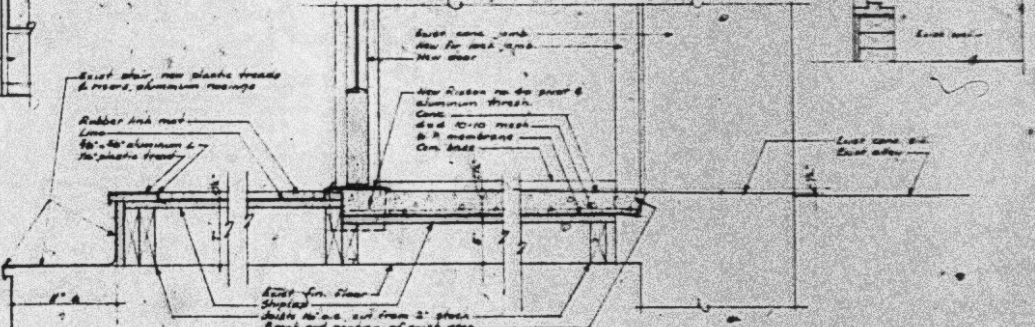


UNIVERSITY WAY

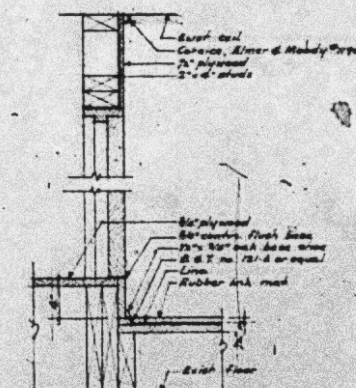
PLOT PLAN



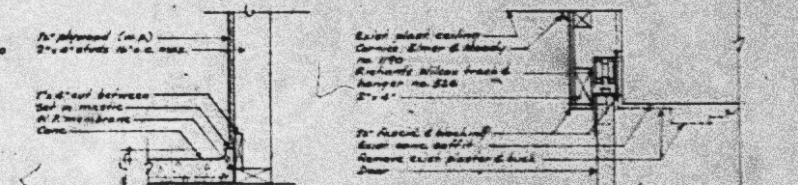
SECTION D-D



SECTION E-E



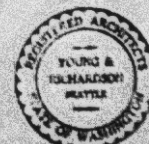
SECTION F-F



SECTION G-G

SEC. THRU ALLEY ENTRY BASE

NOTE  
Contractor to check  
all dimensions and  
conditions on site



ALTERATIONS TO  
UNIVERSITY NATIONAL BANK  
4500 UNIVERSITY WAY SEATTLE, WASH.

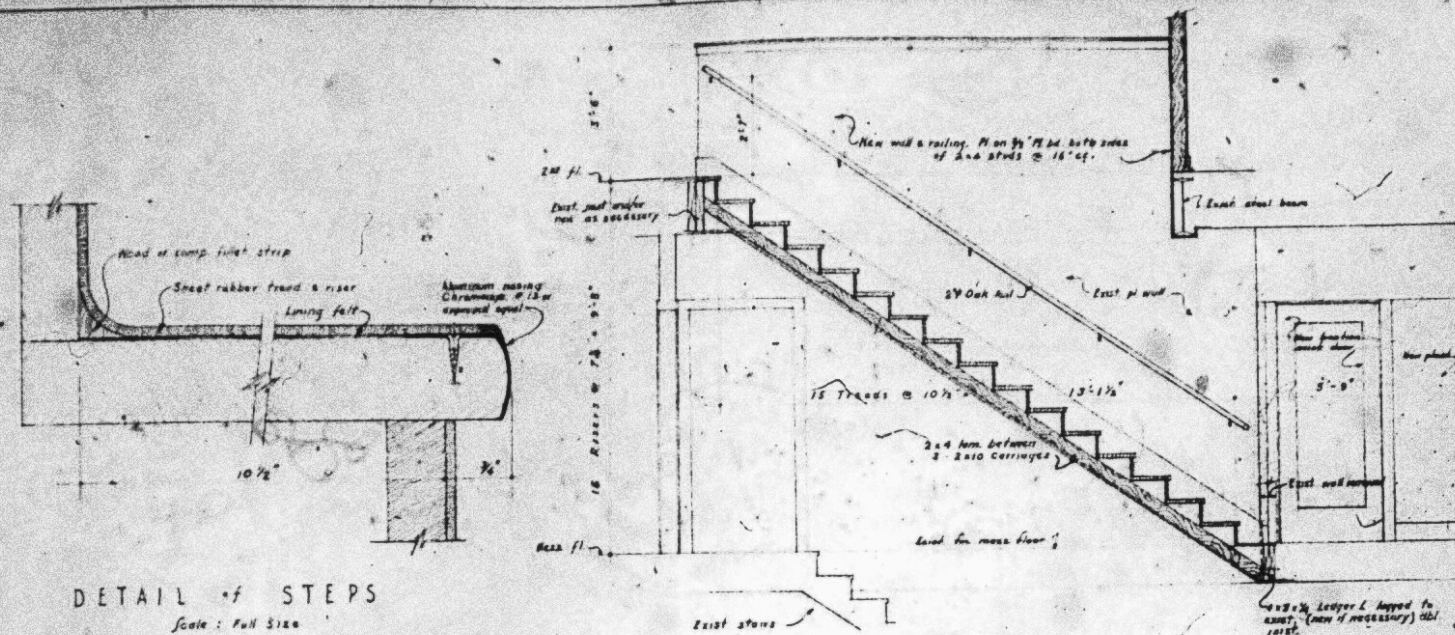
PLANS, ELEVATIONS  
& DETAILS

YOUNG & RICHARDSON  
ARCHITECTS & ENGINEERS  
210 CENTRAL BUILDING SEATTLE 2, WASHINGTON

Oct 48

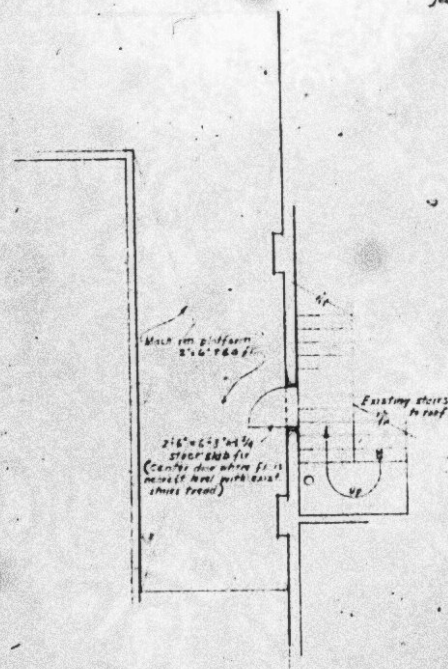
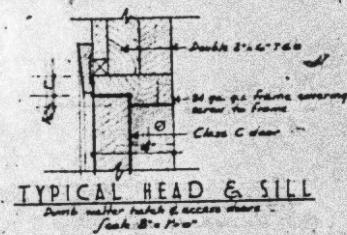
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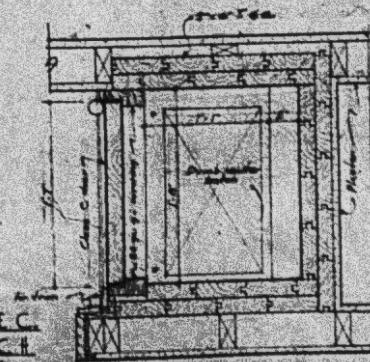
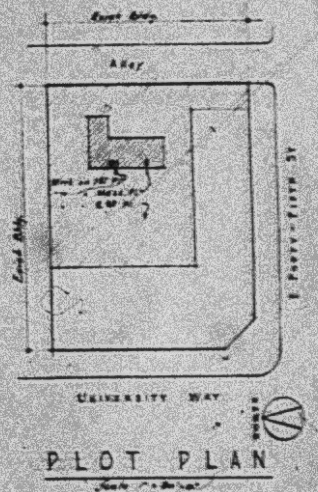
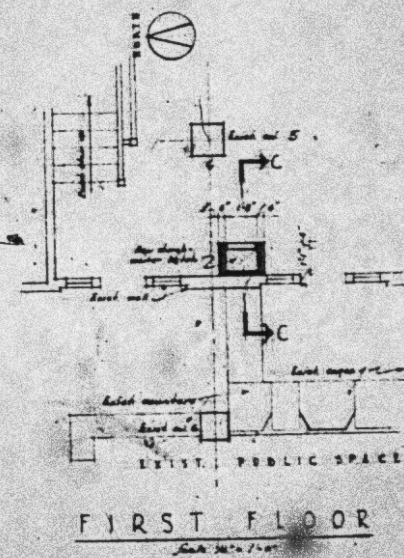
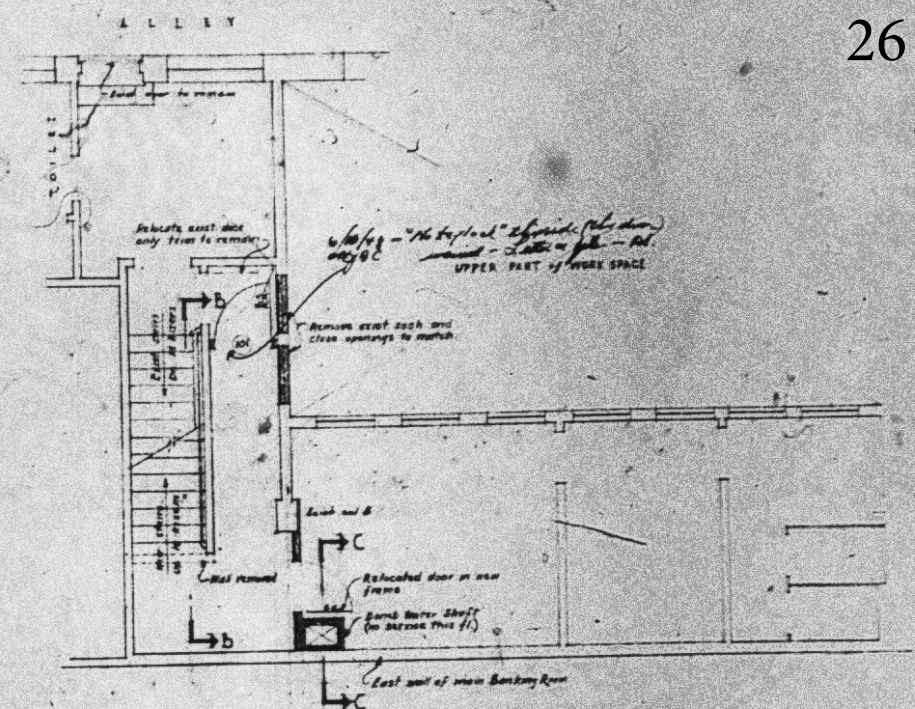
S E C R E T I O N B-B

Scale  $\frac{1}{2}'' = 1'-0''$



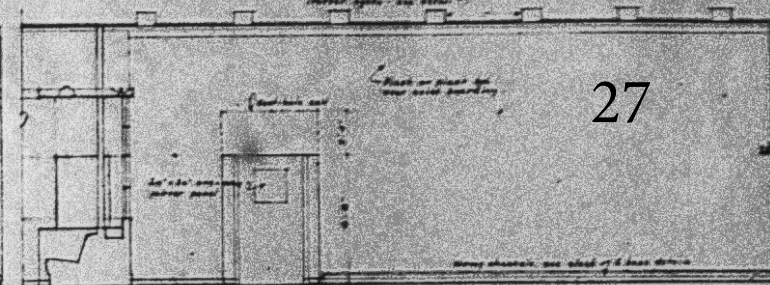
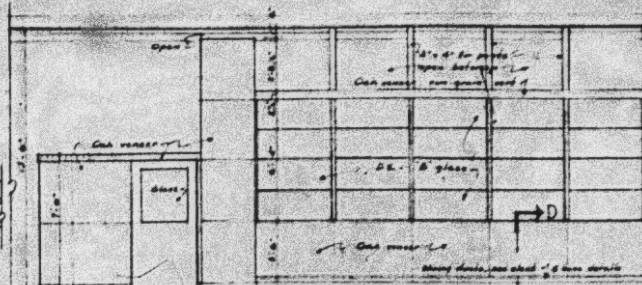
SECTION C-G

Scale 1/2" = 1'-0"

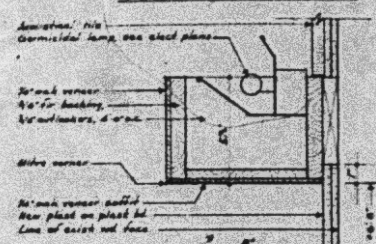


ALTERNATES TO  
 UNIVERSITY NATIONAL BANK BLDG  
 145 W 4th & UNIVERSITY WAY, SEATTLE, WASH.  
 PLANS & DETAILS  
 YOUNG & RICHARDSON  
 ARCHITECTS & ENGINEERS  
 510 CAPITAL BUILDING SEATTLE 4, WASHINGTON  
 2

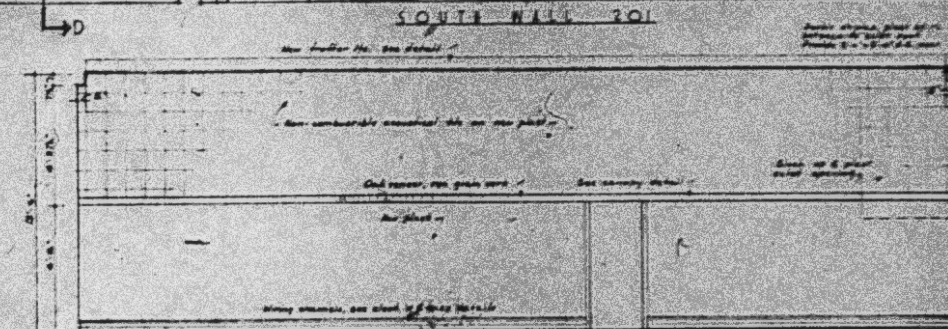




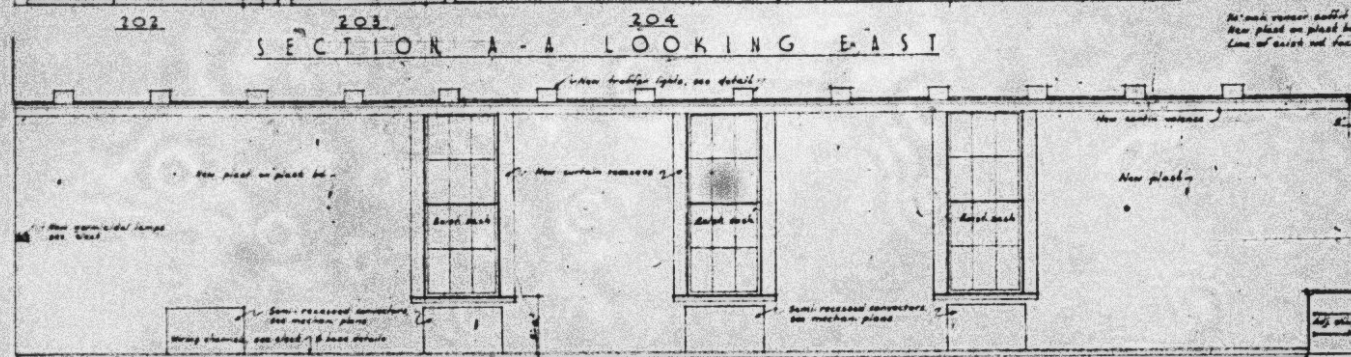
EAST WALL 201



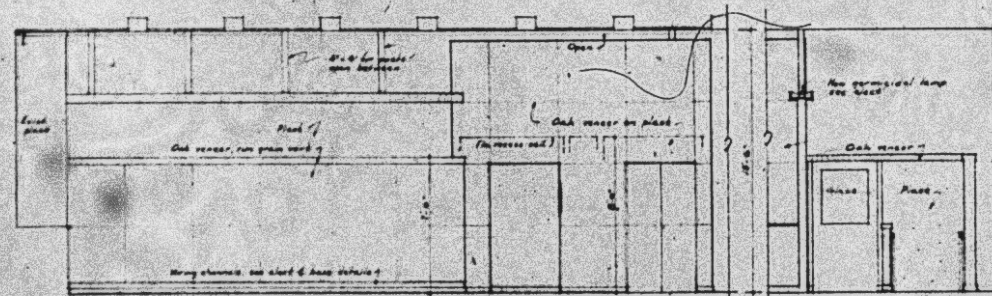
### CANOPY DETAIL



WEST WALLS 201

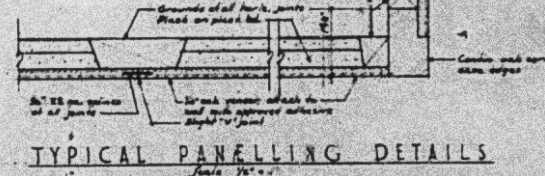


NORTH WALL 201 & 202

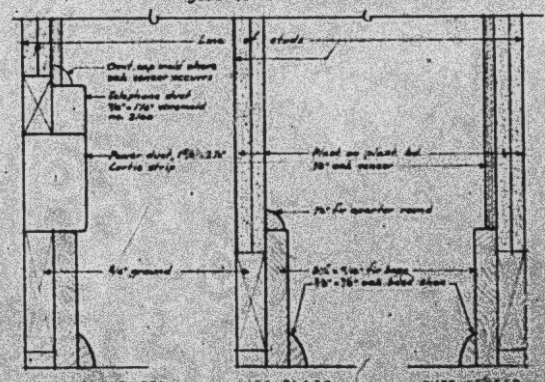


SOUTH WALL 202

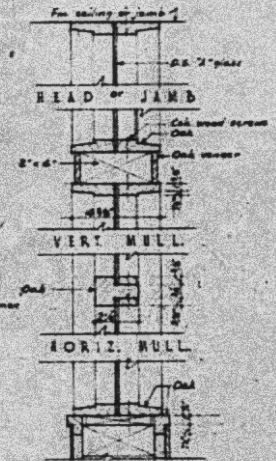
WEST WALL 203



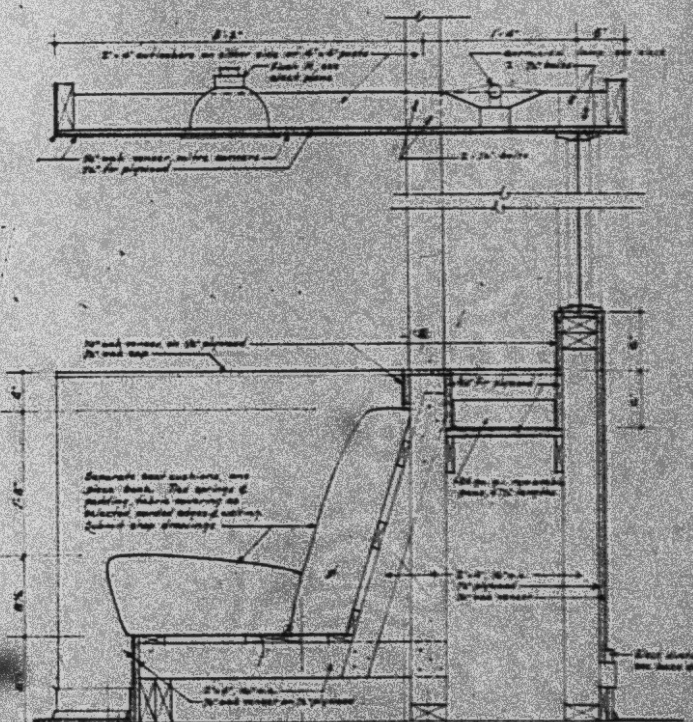
## TYPICAL PANELLING DETAILS



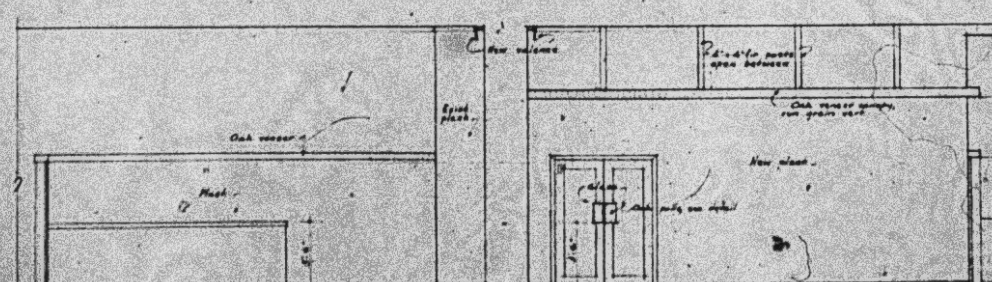
BASE DETAILS



GLASS SCREEN  
DETAILS

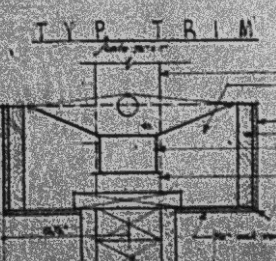


SECTION D-D



NOBIS WALL 203

SOUTH WALL 203



CANOPY SECTION



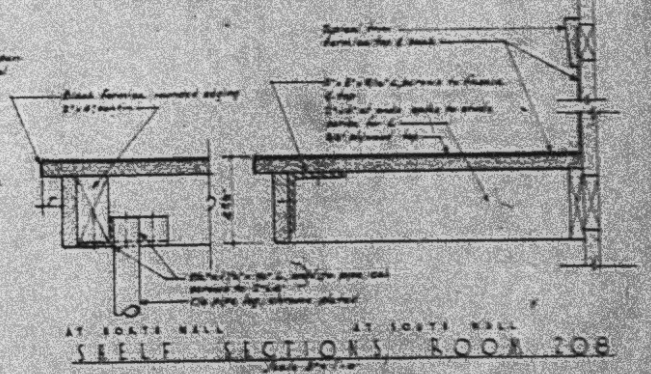
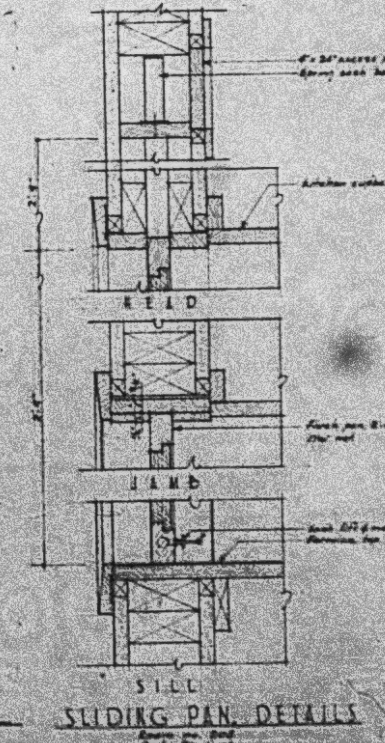
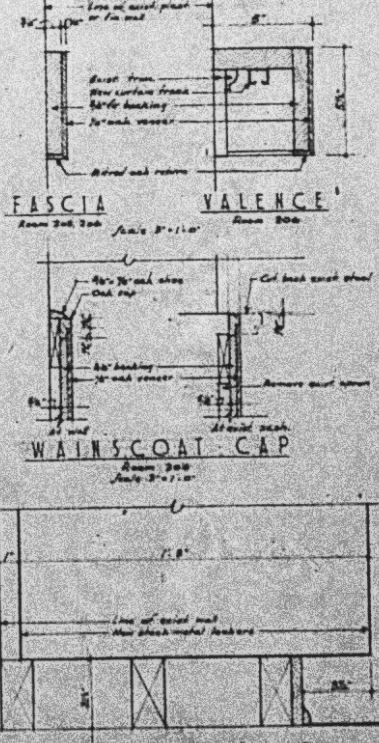
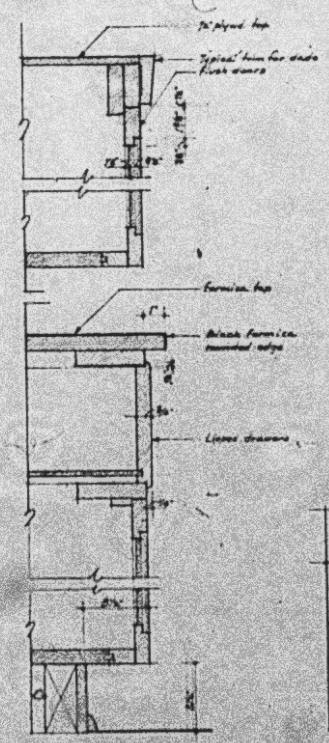
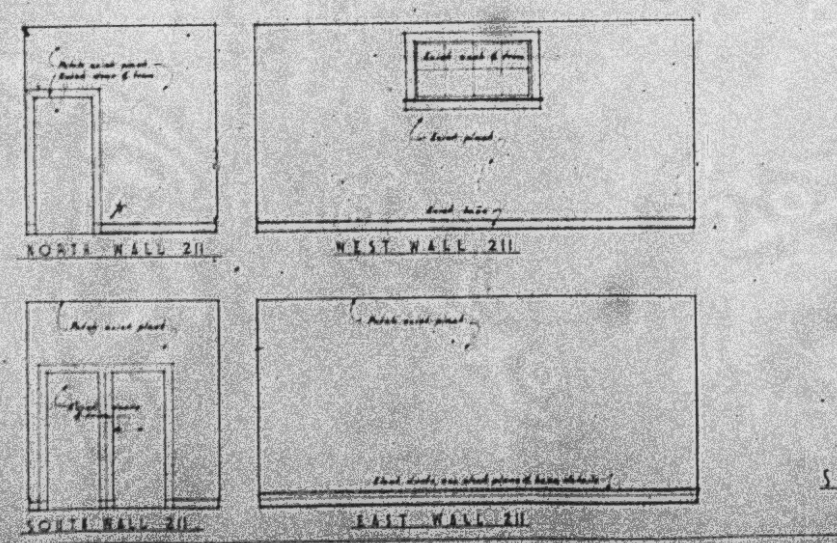
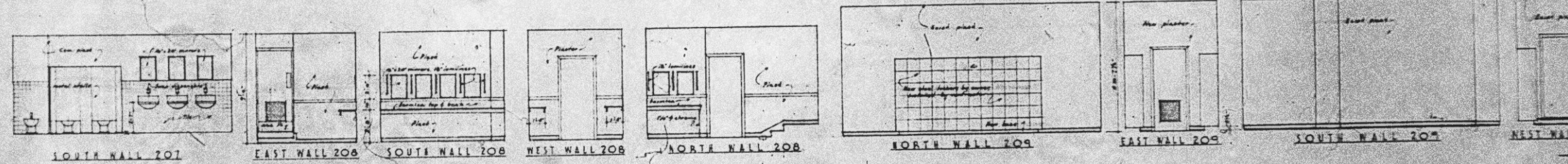
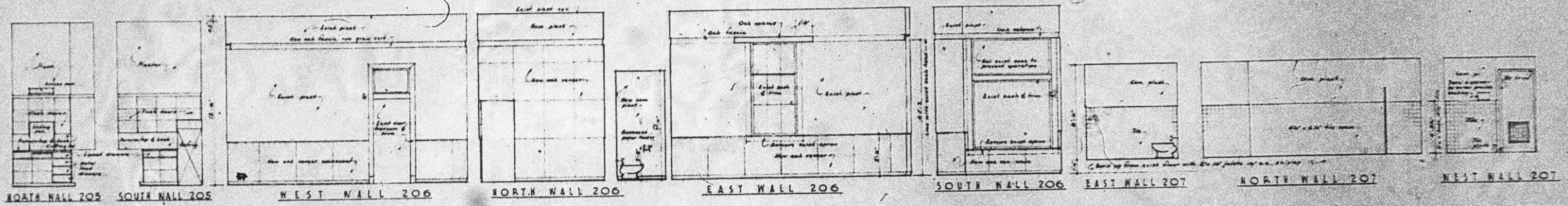
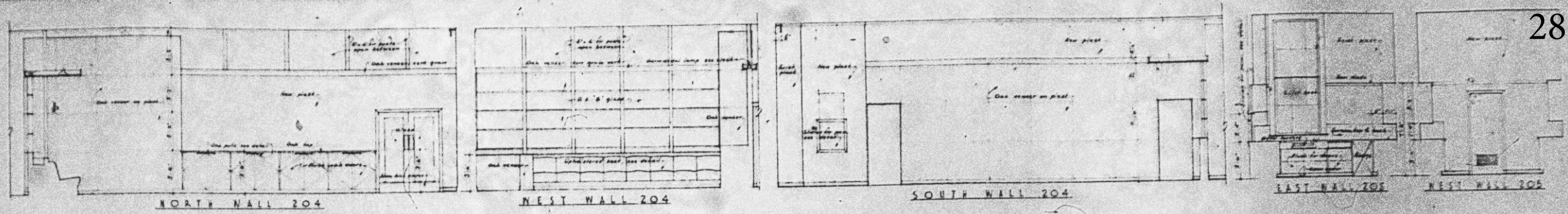
ALTERATIONS TO  
UNIVERSITY NATIONAL BANK BLDG

INTERIOR ELEVATION

YOUNG & RICHARDSON  
ARCHITECTS INC. 1000 PAVILION BUILDING SEATTLE 1, WASHINGTON

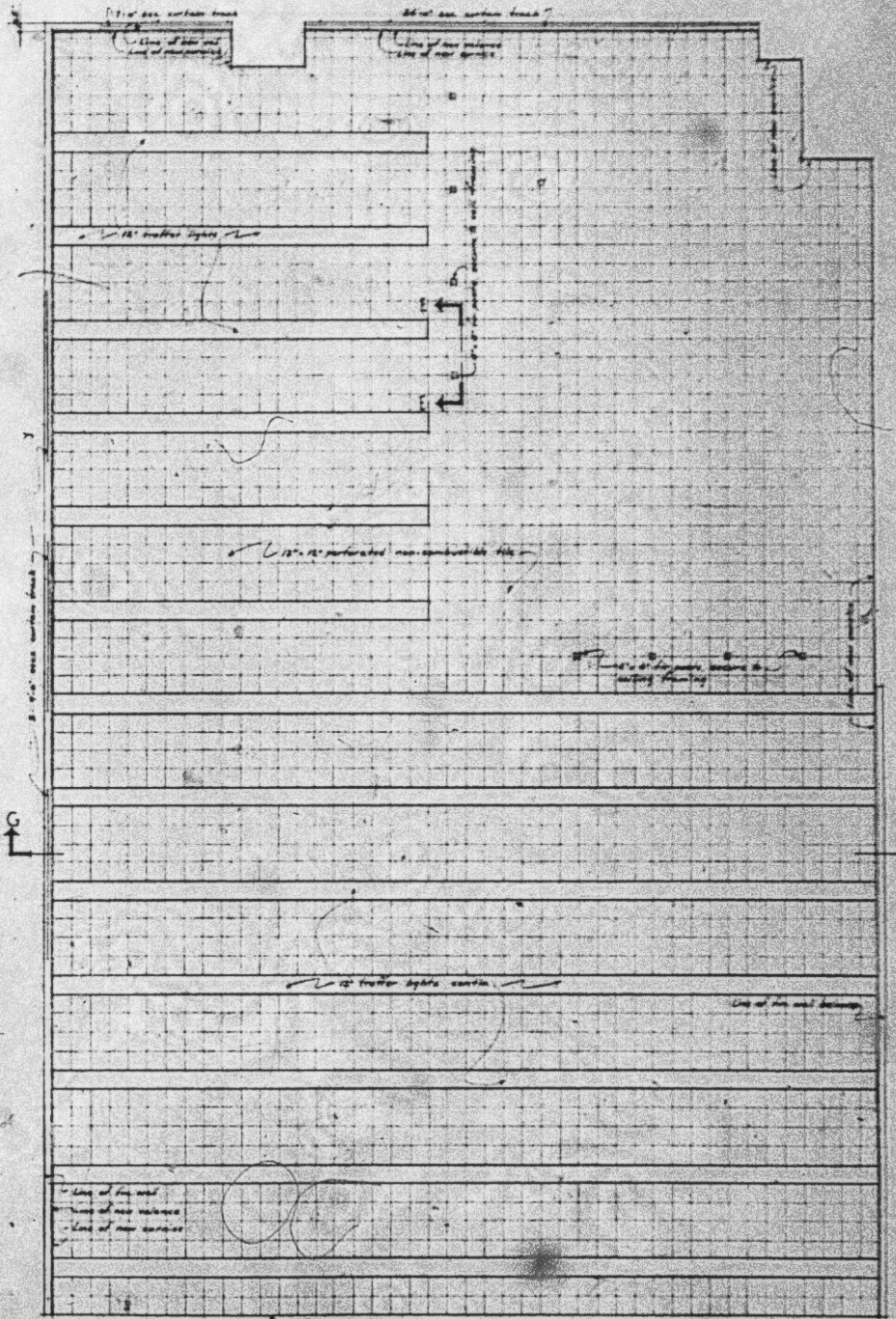
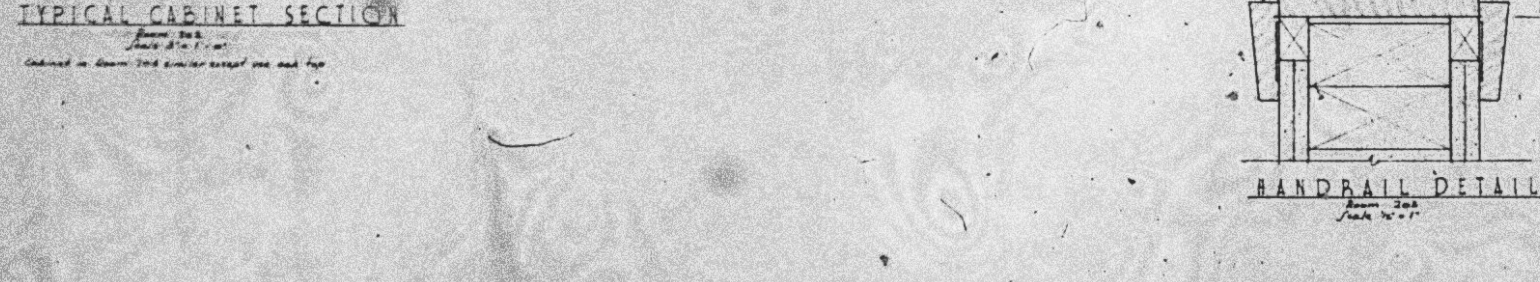
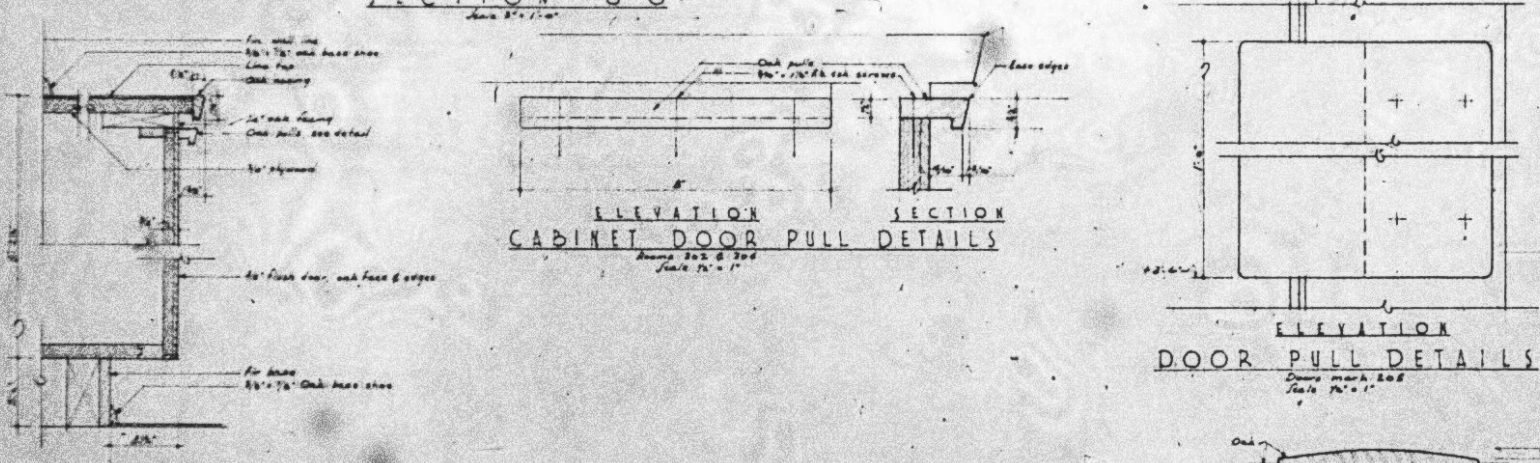
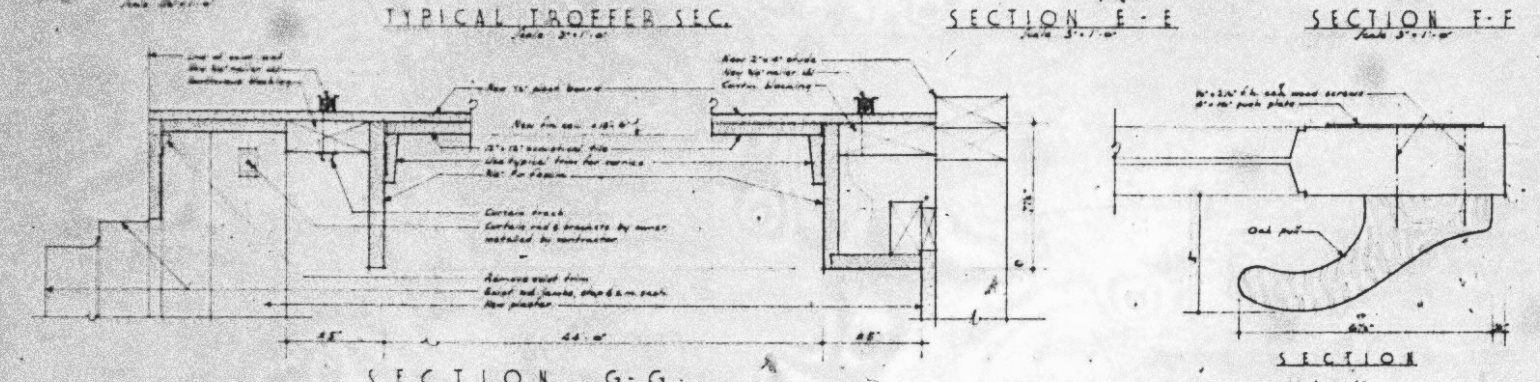
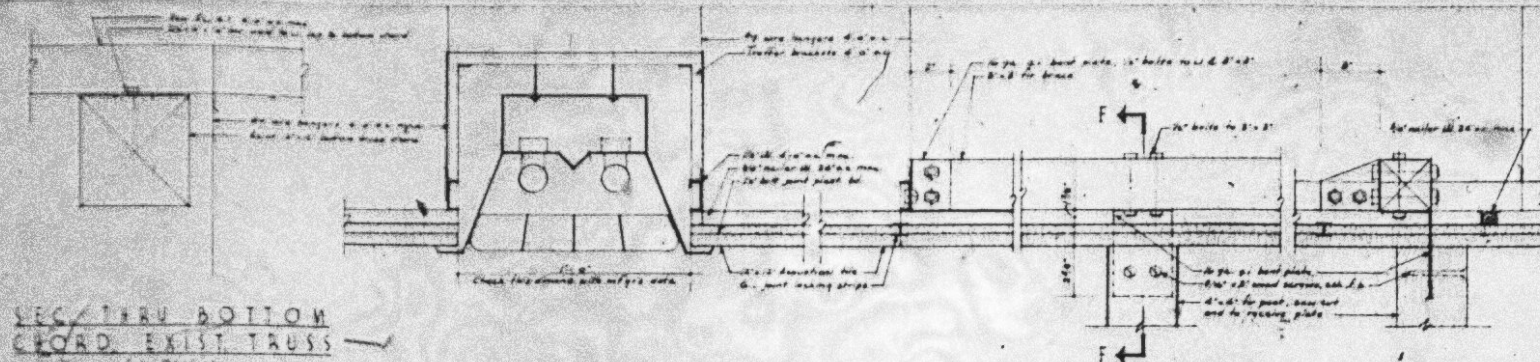
3





UNIVERSITY NATIONAL BANK BLDG.  
400 UNIVERSITY WAY SEATTLE WASH.  
INTERIOR ELEV.  
YOUNG & RICHARDSON  
ARCHITECTS & ENGINEERS  
1100 SECOND AVENUE SEATTLE WASH.





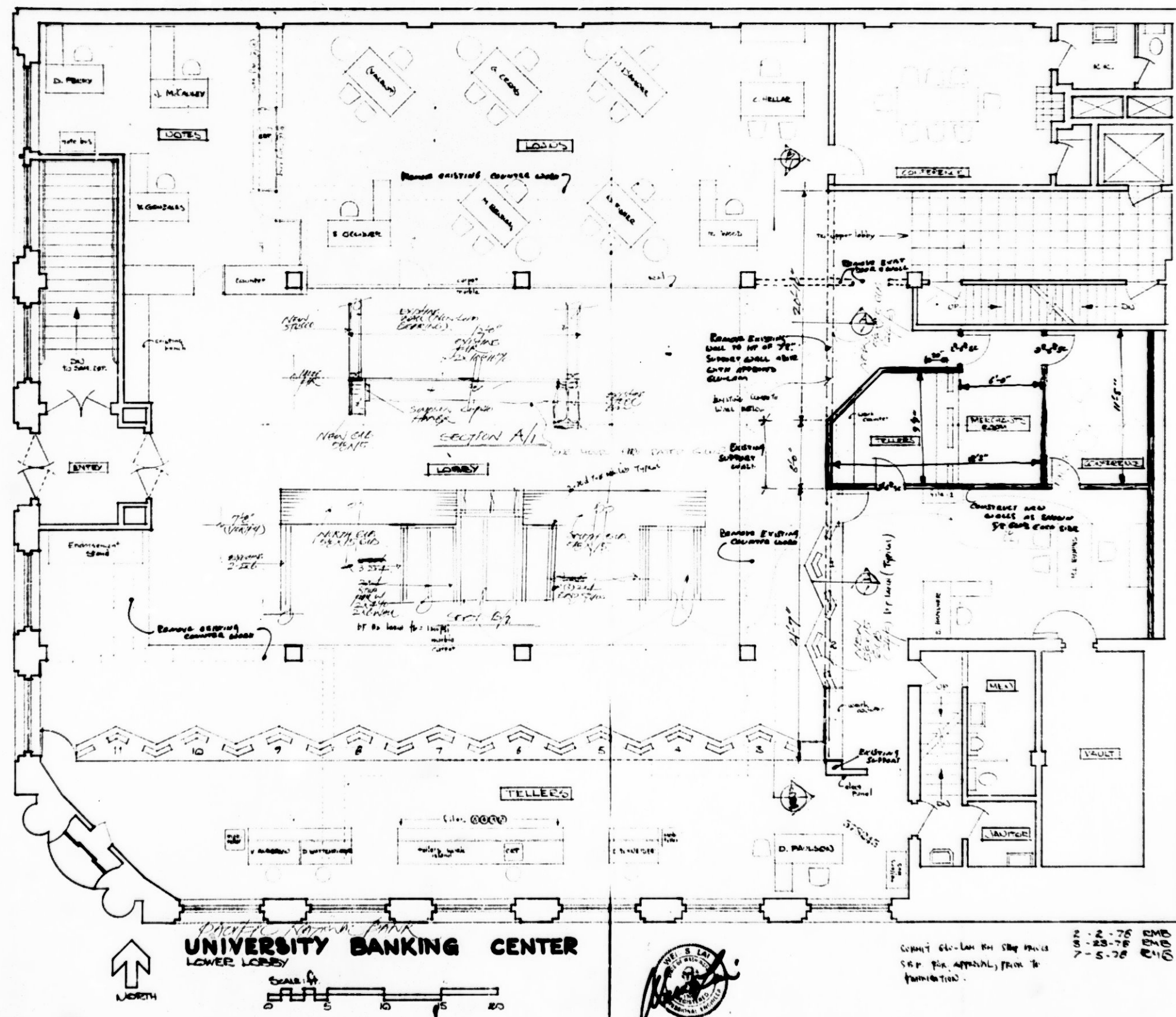
ALTERATIONS TO  
UNIVERSITY NATIONAL BANK BLDG.  
1401 UNIVERSITY WAY, SEATTLE, WASH.

CEILING PLAN  
MISC. DETAILS

YOUNG & RICHARDSON  
ARCHITECTS & ENGINEERS  
110 CENTRAL BUILDING, SEATTLE 1, WASHINGTON







CITY OF SEATTLE  
DEPT. OF PUBLICS  
Approved Subject to Examine and  
Ordinance No.  
ADD DATE  
By *Johnson*  
Seale

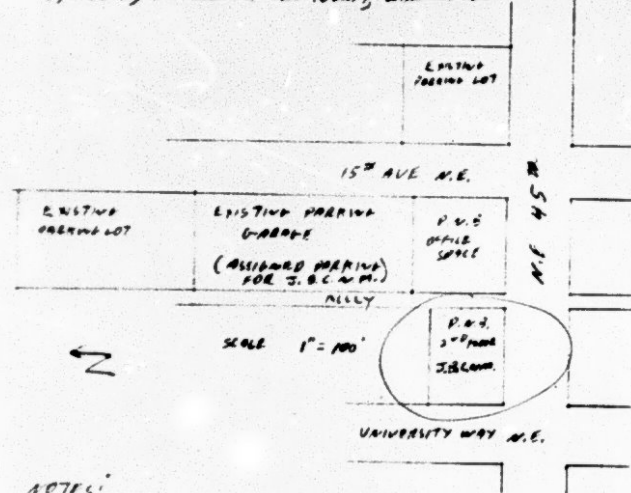
1

1944-45  
 46499 (approximately) day late  
 3122910  
 46499, after, for baby  
 after 1st, 2nd, 3rd, 4th  
 307288.5



USE PERMIT: THE JOHN BASTIA COLLEGE OF NATUROPATHIC MEDICINE

LEGAL DESCRIPTION: SECOND FLOOR UNIVERSITY BARR BUILDING LOCATED AT 1908 45<sup>TH</sup> AVE. N.E. SEATTLE, KING COUNTY, WA DESCRIBED AS LOT SEVENTEEN (17) AND SEVENTEEN (17) LESS THE NORTH FIVE (5) FEET OF LOT SEVENTEEN (17) LESS PORTION FOR STREET, BLOCK 1, UNIVERSITY HEIGHTS AS RECORDED IN VOLUME 7, PAGE 41, RECORDS OF KING COUNTY, WASHINGTON

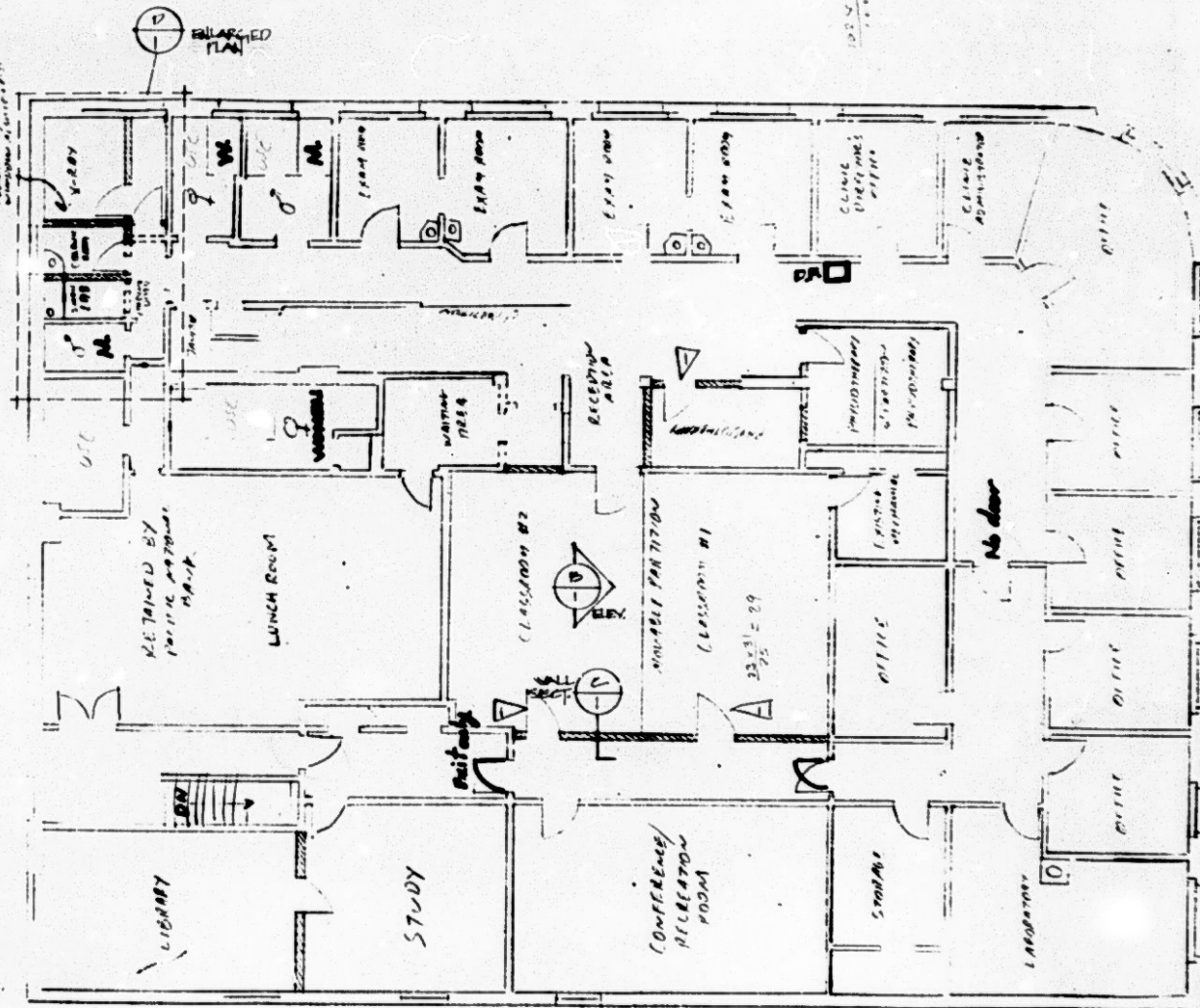


NOTES:

1. OCCUPANCY TO CONTINUE AS OFFICE AND CLINIC
2. CHANGE IS USE OF 759 SQUARE FEET TO CLASS ROOMS
3. PARKING ASSIGNED IN LOT AT N.E. 45<sup>TH</sup> & 15<sup>TH</sup> AVE (20 SPACES)
4. SPACE TO BE USED AS ADMINISTRATIVE OFFICE, CLASSROOMS AND CLINIC FOR THE JOHN BASTIA COLLEGE OF NATUROPATHIC MEDICINE

LEGEND

- EXISTING WALLS
- NEW WALLS
- NEW PARTITION
- NEW DOOR



SECOND FLOOR PLAN  
SCALE - 1/8" = 1'-0"

PACIFIC NATIONAL BANK BUILDING  
UNIVERSITY 1541 N.E. 45<sup>TH</sup> AVE  
L 8th

CITY OF SEATTLE  
DEPT. OF BUILDINGS

JUL 2 1980

*R. Briggs*

17 x 102 = 1734  
13 x 60 = 780  
17 x 40 = 680  
x 31 = 527  
5485 + 100 = 5585  
CLASSROOM 23x31 = 713  
OFFICE 13x10 = 130  
100 + 22

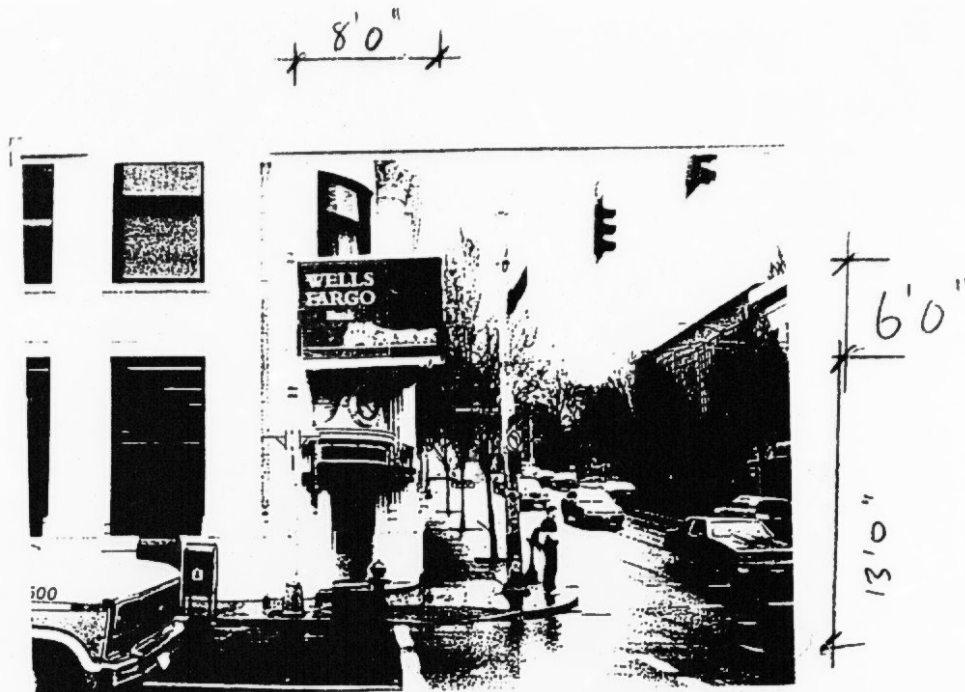
NOTE: CLOSETES TO BE INSTALLED IN ALL CORRIDOR RECESSES  
20 MIN. FIRE RATED ASSEMBLY

ZONING: BC  
OCCUPANCY: OFFICES, CLASSROOM & CLINIC  
TYPE OF CONSTRUCTION: III N  
FIRE ZONE: NONE

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	20 min. Fire Rated Assembly	1	sq. ft.	1.00	1.00
2	Emergency Exit Sign	1	each	1.00	1.00
3	Emergency Exit Sign	1	each	1.00	1.00
4	Emergency Exit Sign	1	each	1.00	1.00
5	Emergency Exit Sign	1	each	1.00	1.00
6	Emergency Exit Sign	1	each	1.00	1.00
7	Emergency Exit Sign	1	each	1.00	1.00
8	Emergency Exit Sign	1	each	1.00	1.00
9	Emergency Exit Sign	1	each	1.00	1.00
10	Emergency Exit Sign	1	each	1.00	1.00
11	Emergency Exit Sign	1	each	1.00	1.00
12	Emergency Exit Sign	1	each	1.00	1.00

JOHN BASTIA COLLEGE  
OF NATUROPATHIC MEDICINE  
UNIVERSITY 1541 N.E. 45<sup>TH</sup> AVE  
SEATTLE, WA 98105  
To construct 1st floor addition and to add use of space on 2nd floor of 759 sq. ft. of classroom to





WEST ELEVATION REFACE EXISTING  
SIGN CABINET

SIGN (3)

1994/98  
CITY OF SEATTLE  
DEPT. OF CONSTRUCTION  
AND LAND USE

DATE 13 1997

APPROVED Subject to Errors  
and Omissions

By BEN C. SACKO



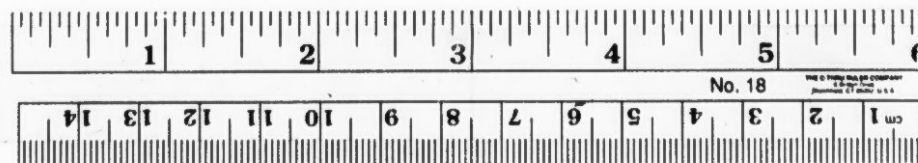
SOUTH ELEVATION REFACE EXISTING  
SIGN.

SIGN (4)

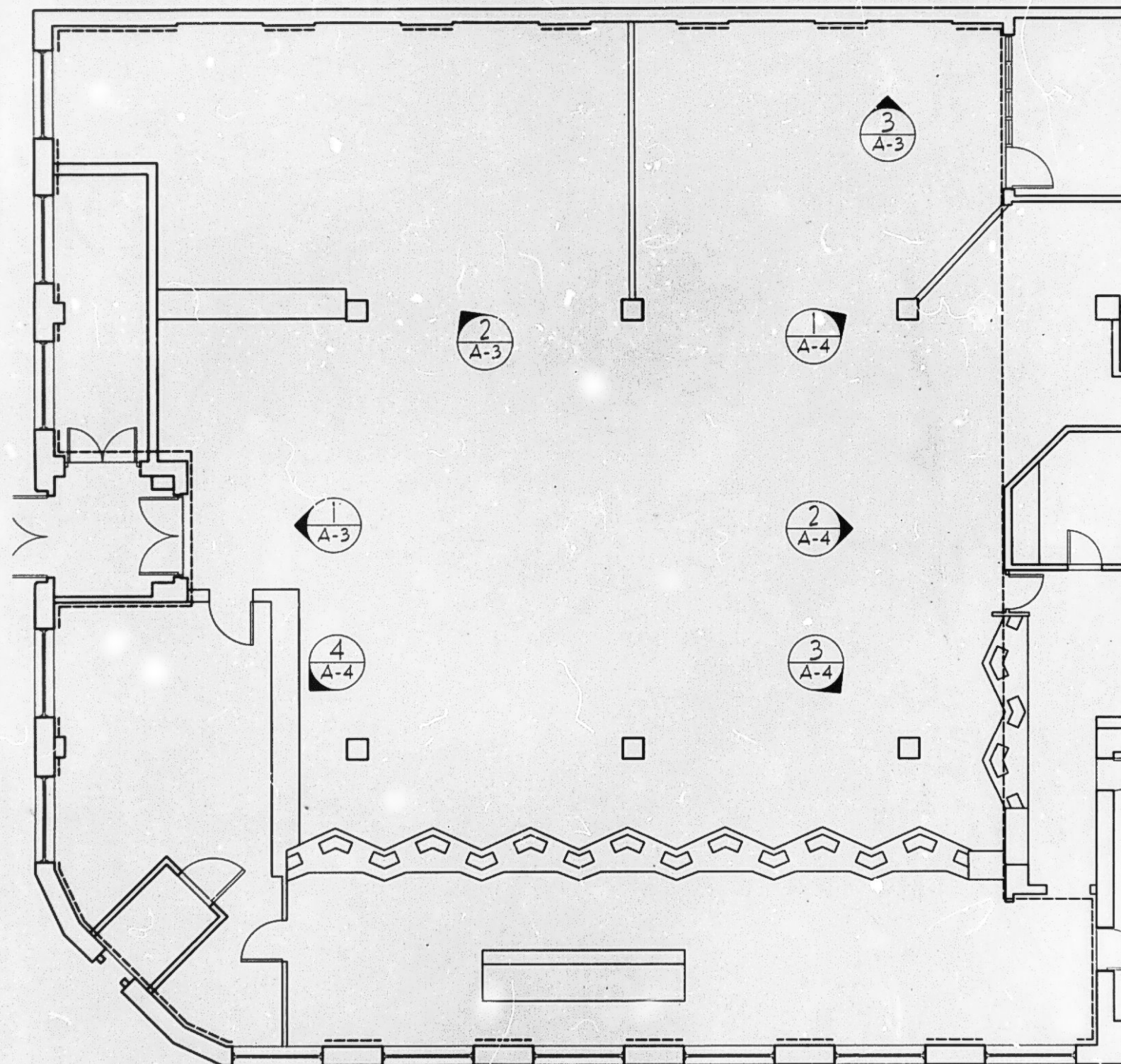
**TubeArt**

4500 UNIV. WAY NE

TUBE ART DISPLAYS, INC. 2730 OCCIDENTAL AVENUE S SEATTLE, WA 98134 TEL 206 223 1122 1 800 562 2854 FAX 206 223 1123

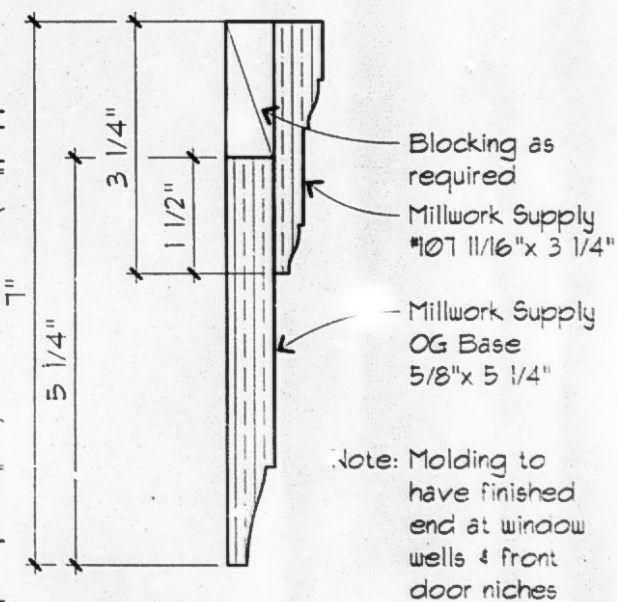






**1 Schematic Furniture Plan**  
Scale: 1/4" = 1'-0"

Legend  
----- Wall molding



**1 Detail @ Molding**  
Scale: Half Scale

**EMICK  
HOWARD  
&  
SEIBERT, INC.**

One Union Square  
600 University Street, #1818  
Seattle, WA 98101  
TEL 206.223.4999  
FAX 206.223.4990



**DRAWING**  
DRAWN: JM  
CHECKED: GM  
ISSUED  
DATE: 12.22.04  
REVISIONS

**SHEET  
TITLE**  
**Elevation  
Key Plan**

**PROJECT  
TITLE**

**WELLS  
FARGO**

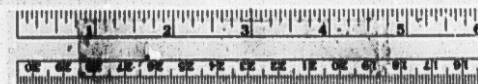
**University Branch**  
4500 University Way NE  
Seattle, WA 98105

CPC# 92741-XXXX  
NSR# tod

**PROJECT NO.**  
1757.108  
**SHEET NO.**

**A-5**

RECEIVED  
MAR 20 2005  
DEPT OF COMMERCE





EMICK  
HOWARD  
&  
SEIBERT, INC.

One Union Square  
600 University Street, #1818  
Seattle, Wa 98101  
TEL 206.223.4999  
FAX 206.223.4990



DRAWING

DRAWN: JM

CHECKED: CM

ISSUED

DATE: 12.22.04

REVISIONS

SHEET  
TITLE

Key Plan -  
Finish  
Scope

PROJECT  
TITLE

WELLS  
FARGO

University Branch  
4500 University Way NE  
Seattle, WA 98105

CPG# 92741-XXXX  
NSR# tbd

PROJECT NO.

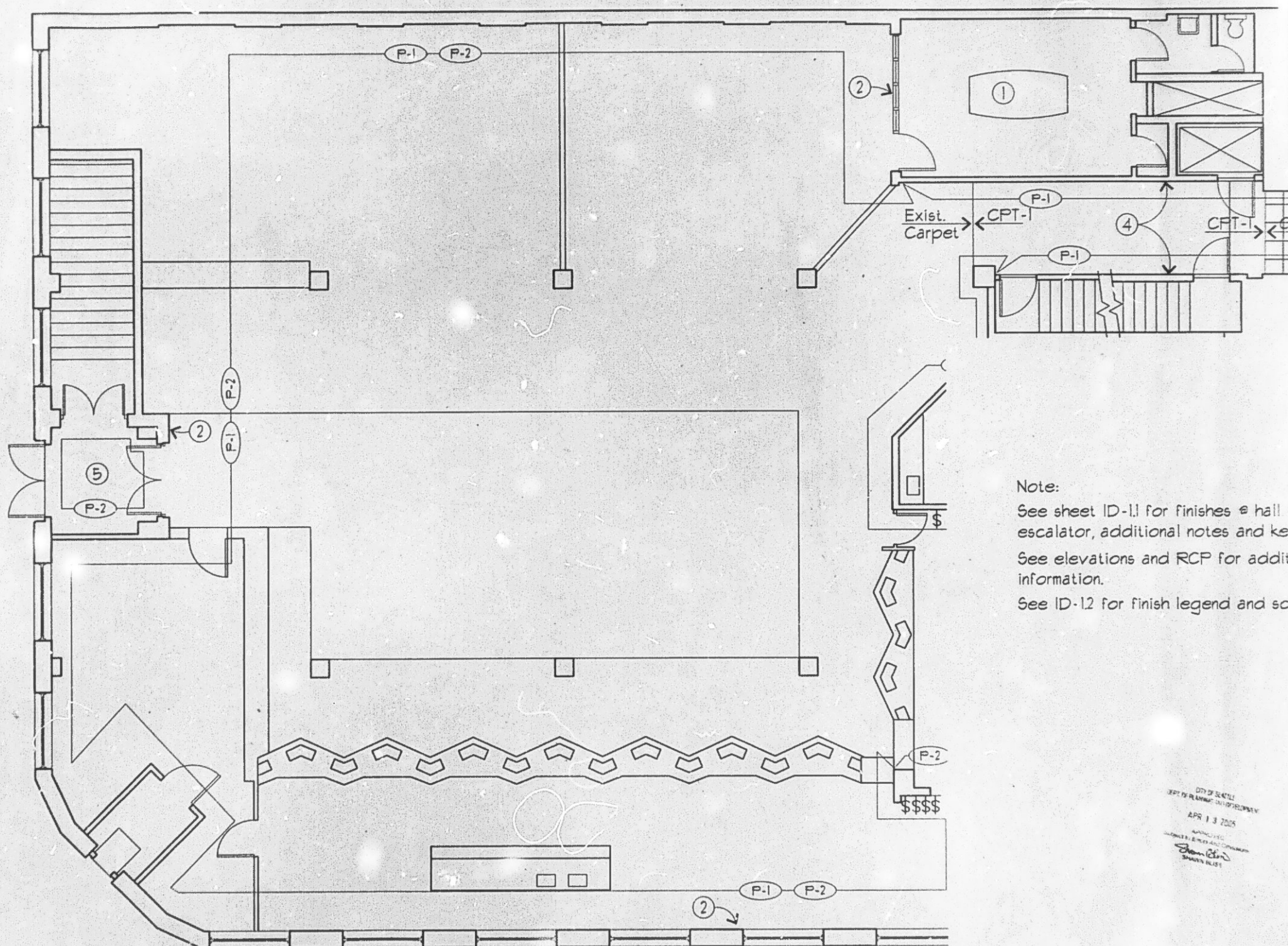
1757.108

SHEET NO.

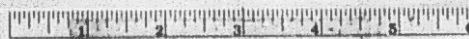
ID-1

RECEIVED  
MAR 29 2005  
DEPT OF PLANNING AND  
DEVELOPMENT

Note:  
See sheet ID-1.1 for finishes @ hall &  
escalator, additional notes and key notes.  
See elevations and RCP for additional  
information.  
See ID-1.2 for finish legend and schedule.



1 Schematic Furniture Plan  
Scale: 1/4" = 1'-0"

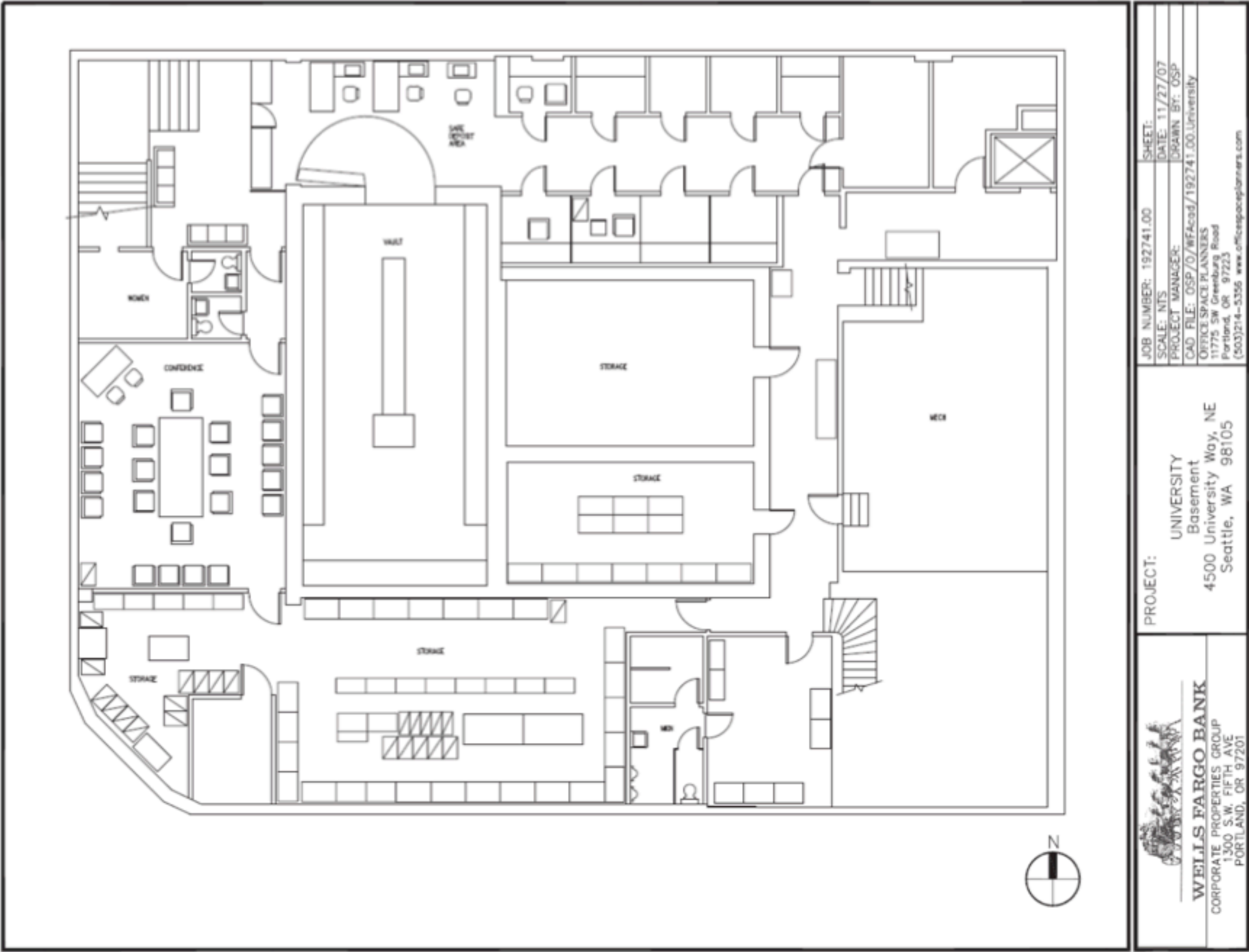




**Building Floor Plan**

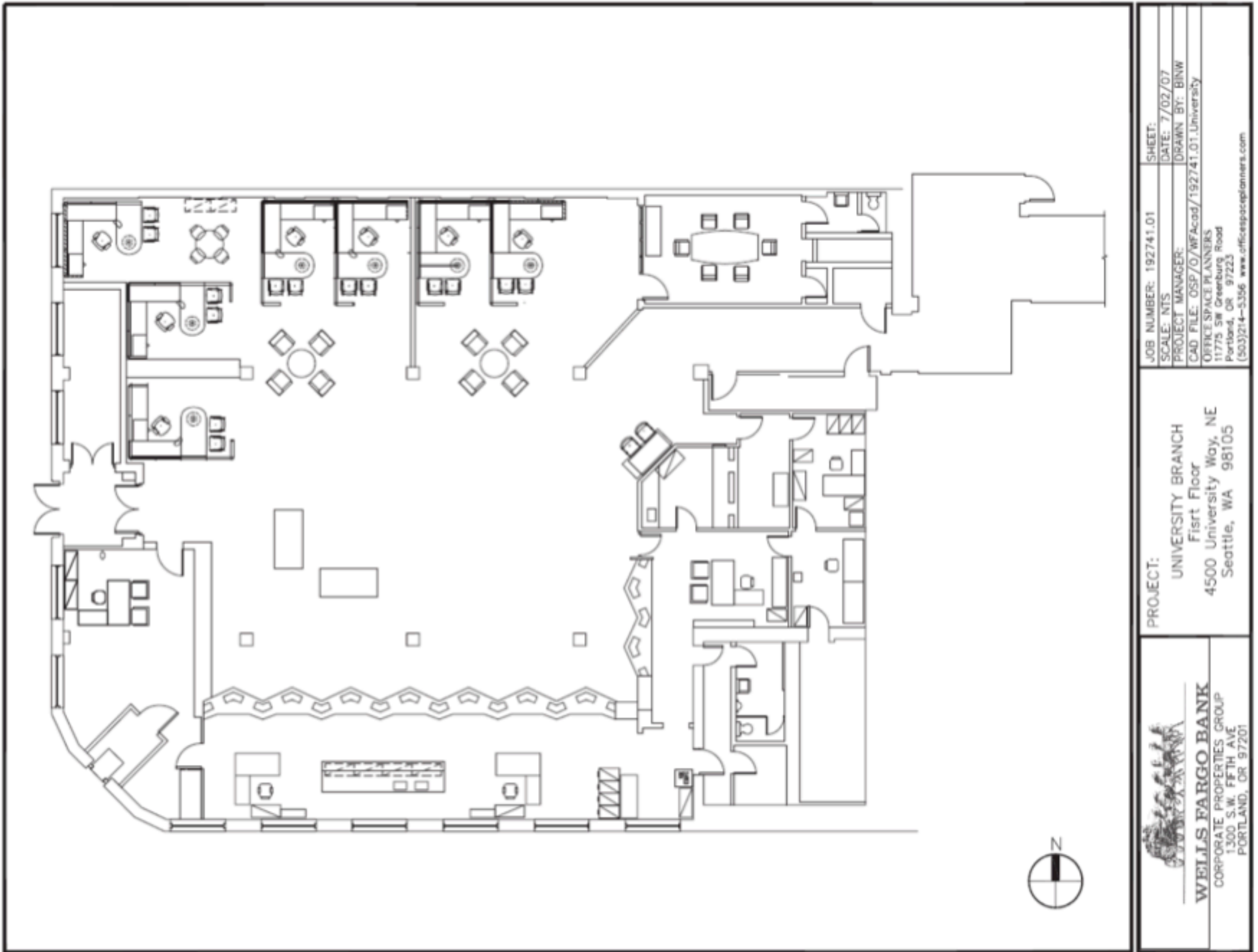
**Basement**

**6,819 sq. ft. with 3 bank vaults**



# Building Floor Plan

**Street Level**  
**7,160 sq. ft. Retail Space**  
**With 1,234 sq. ft. Mezzanine (not shown)**





Building Floor Plan

Second Floor  
7,160 sq. ft.  
6,409 sq. ft. leased office space

