Landmarks Preservation Board

7000 Third Avenue, 4th Floor, Seattle Washington 98104, (206) 684-0228

LANDMARK NOMINATION

Name: Seattle-First   National   Bank   Year Built: 1950

(Common, present or historic)

_____Seafirst Bank_____

_____Bank of America_____

_____

_____

_____

Street and Number: 566 Denny Way

Assessor's File No.: 1991200580

Legal Description _____

_____

_____

_____

_____

Plat Name: D.T. Denny's Park Addition   Block: 68   Lots: 3-6

Present Owner: BRE Properties, Inc.   Present Use: Bank w/ drive up ATM and parking lot

Address: 525 Market Street, 4th Floor   San Francisco, CA 94105

Original Owner: Seattle-First National Bank

Original Use: Bank w/ drive-up service window and parking lot

Architect: John W. Maloney (after prototype by J. Lister Holmes)

Builder: General Construction Company

1

Landmark Nomination
Seattle-First National Bank / Bank of America
6th & Denny Branch
566 Denny Way, Seattle

August 2006

CONTENTS

A site survey, copies of historic tax records, and reduced-scale drawings follow page 35.

Cover: 1950 photo from *Construction News Bulletin*, December 23, 1950; current photo.

2. PROPERTY DATA

Historic Names:	Seattle-First National Bank, Seafirst Bank (1950-1999)
Current Name:	Bank of America
Original / Present Use:	Bank, with drive-up service window (presently ATM) and parking lot, public banking hall, vaults, and offices
Address:	566 Denny Way Seattle, Washington 98109
Site Location:	The southern two-thirds of the eastern half of the block bounded by John Street on the north, 6th Avenue North on the east, Denny Way on the south, and Taylor Avenue North on the west.
Tax Parcel Number:	1991200580
Legal Description:	D. T. Denny's Park Addition, Block 68, Lots 3, 4, 5 and 6
Date of Construction:	1950
Original Designer:	Architect John W. Maloney (after a prototype bank by Architect J. Lister Holmes, 1946)
Original Builder:	General Construction Company
Site Area:	25,920 gross square feet (GSF) / 0.6 acres (per King County Parcel Viewer)
Building Size:	15,600 GSF (King County Assessor Property Records)
Original / Former Owners:	Seattle-First National Bank (1950 - 1974) Seafirst Corporation (1974 - 1983) BankAmerica Corporation (1983 - 2006)
Present Owner:	Bank of America Attn: Heather Downey 1001 4th Avenue, 4th floor Seattle, WA 98154
Owner's Representative:	John Wayland, Senior Development Director BRE Properties, Inc. 525 Market Street, 4th floor San Francisco, CA 94105 Tel. (415) 445-6578 Fax (415) 449-3644

3. HISTORIC CONTEXT

A History of the Seattle-First National Bank

The history of Seattle-First National Bank, which was acquired by Bank of America when BankAmerica Corporation bought Seafirst Corporation in 1983, reaches back to the origins of Seattle and the city's earliest established banks. Seattle pioneer Dexter Horton is reported to have started "banking" money for local loggers by hiding sacks around his general store in 1860s. After spending some time in San Francisco, Horton returned to Seattle and, with one of his former mercantile partners, David Phillips, established the city's first official bank. Phillips, Horton & Company began operation in June of 1870, in a one-story brick and stone building on 1st Avenue South near Washington Street. Several months later they moved the banking business to a 20' by 40' wood-frame building next door.

After Phillips' death in 1872, the bank's name was changed to Dexter Horton & Company and Arthur A. Denny joined the business. In 1875, the two older buildings were replaced with a one-story, 28' by 70' stone building at the corner of Washington and Commercial Streets. In 1877 the bank was incorporated. During the 1889 fire the building was damaged but its vault protected records and deposits, which then approached $2 million.

Meanwhile, the two other organizations that would form the foundation of Seattle-First National Bank were established. In 1882 George W. Harris formed another private bank, George W. Harris and Company. Later that year, after he obtained a national charter, it became the First National Bank. The following year, in 1883, Puget Sound National Bank was founded.

Seattle weathered the economic depression of the early 1890s and toward the end of the decade boomed with the Yukon gold rush. A number of new banks had been formed, and in the first decade of the 20th century businesses began to merge to combine resources. The three banks mentioned – First National Bank Group, Dexter Horton & Company, and Seattle National Bank – each acquired or merged with a number of other banks. With the merger of Puget Sound National Bank and Seattle National Bank in 1910, Seattle National Bank overtook Dexter Horton Bank as the largest commercial bank in Seattle. Dexter Horton maintained its reputation as an industry leader, and in 1907 moved into a new seven-story building at the corner of Second Avenue and Cherry Street.

In 1924, Dexter Horton again became the largest commercial bank in Seattle after merging with the Union National Bank of Seattle. That same year, architect John Graham, Sr. designed the terra cotta-clad Dexter Horton Building at the northeast corner of 2nd and Cherry, and the company had a new headquarters.

Finally, in October 1929, three of Seattle's four major bank groups consolidated. Dexter Horton, Seattle National, and First National joined together to form First Seattle Dexter Horton National Bank. (A fourth, University National Bank, withdrew from the merger at the last minute.) The Dexter Horton Building remained the headquarters of the bank for the next forty years. The cumbersome name of the merged banks was changed in 1931, to First National Bank of Seattle, and in 1935, to Seattle-First National Bank.

Federal banking reform following the Depression changed the nature of local banks in the 1930s. The National Banking Act of 1933 changed regulations to allow national banks to operate branches on a statewide basis, as long as state banks could do the same. Washington State passed legislation allowing branches as well.

Seattle-First National quickly converted its affiliate banks into branches, and proceeded to establish new branches in communities without banking facilities. Seattle's International Branch, opened in April 1934, was the first bank to serve the neighborhood and boasted special attention for non-native English-speaking customers. By the end of 1940, Seattle-First National had branched into 22 Washington communities, becoming the largest bank in the Pacific Northwest and one of the 50 largest in the nation (Scates, p. 85).

The wartime economy of the 1940s resulted in both large deposits to the bank and large lines of credit extended to war contractors. Seattle-First National also participated with other banks in War Bond drives and opened wartime offices at various military posts and facilities. These branches were not operated for profit, and were closed by the end of 1946.

After Word War II, through the 1950s and into the 1960s, the bank continued to grow through acquisitions and establishment of new branches. National Bank of Commerce was Seattle-First National Bank's biggest branch bank competitor. By mid-century, National Bank of Commerce was the second largest bank in Washington, after Seattle-First National, and the 46th largest bank in the country, based on the amount of deposits (Elliot and Olson, p. 71 -74). By 1966, Seattle-First National Bank had grown to include 117 branches and 3,100 employees. It remained the largest bank in the Northwest, and was 28th in the nation. Seattle's National Bank of Commerce, meanwhile, continued to grow through consolidation with the Washington National Bank. NBC merged with Coast Mortgage Company, and the Commerce Credit Company joined the National Bank of Commerce as subsidiaries of Marine Bancorporation in the 1960s. By 1974 it was part of the Rainier Bancorporation, which was sold to Los Angeles-based Security Pacific Corporation in 1987 for $1.1 billion and renamed Security Pacific Washington.

In 1974, Seattle-First National Bank was established as a one-bank holding company and began to use the Seafirst name. In 1983, Seafirst Corporation was bought by BankAmerica Corporation, which merged with Security Pacific Washington in 1992. In this way, the antecedents of Seattle's two earliest banks were brought into one national corporation. The Seafirst name was retained on its branch banks until 1999, at which point it was changed to Bank of America.

Development of the Cascade and Regrade Neighborhoods

The subject property is located in an area of the city defined by the Seattle Center Grounds on the west, and limited access roads or highway systems, including Mercer Street on the north and Aurora Avenue/Highway 99 on the east. The relatively flat site is on the north side of Denny Way.

Denny Way runs east-west from the city's waterfront up through Capitol Hill. In parts of the city the street defines a shift in the urban grid, which itself radiates in several locations from the curve of the Elliott Bay Harbor. While the grid and large arterial streets, such as Denny Way, tend to define neighborhood edges, this area was once part of continuous urban fabric that made up the westernmost portion of the Cascade neighborhood. (The U.S. Census defines the boundaries of Cascade as extending west to the Seattle Center.)

This area was included in the last phase of the Denny Hill Regrade project, which resulted in a leveling of the surrounding blocks. Thus it shares its 20th- century development with both neighborhoods. The identification of the surrounding area as a part of a distinct neighborhood became more ambiguous after the early 1950s, when the Battery Street Tunnel and Aurora Avenue (located one block to the east of the subject property), were constructed as part of Highway 99. The following historic overview of the

surrounding area includes references to both the South Lake Union/Cascade Neighborhood and the Denny Regrade.

The concept of regrading Denny Hill was advanced in 1898 as a vision to make Seattle's steep hills and streets more level. The first phase, which dramatically lowered the area along 1st Avenue from Pine Street to Denny Way was completed in January 1899. Directed by Seattle's visionary City Engineer, Reginald Heber (R.H.) Thompson, the regrade was intended to encourage development through the construction of straight, level roads and water systems in the city.

A contract for the second phase of the regrading of Denny Hill was let in 1903. By 1911, the area between 2nd and 5th Avenues, from Pike to Cedar Streets was flattened, leveling as much as 80' of the original Denny Hill. In 1910, the City's Municipal Council Plans Commission hired planner Virgil Bogue to produce a comprehensive "civic vision" for the regraded area. Bogue, who had worked with the renowned Olmsted Brothers, produced a grand Beaux-Arts scheme with radiating plazas lined by Neoclassical style buildings. The plan proposed a new civic area in the Regrade that followed an urban design pattern popular in 19th-century Europe. However, Seattle voters soundly rejected the plan in 1912, voting two to one against it. In the meanwhile, the completion of the Chittenden Locks in 1910 and the Lake Washington Ship Canal in 1917 had prompted further industrial development and maritime use of the South Lake Union area.

The third and final phase of regrading Denny Hill occurred between 1928 and 1930. It reduced the hill's eastern slope, comprised by the area between 5th and Westlake Avenues and between Virginia and Harrison Streets, including the subject property and several blocks north of it.

During the subsequent years, the leveled Denny Regrade neighborhood grew very slowly, with many vacant lots and some isolated apartments and commercial buildings. Drawn to the area by cheaper land prices and relatively close and level proximity to the downtown, auto dealerships, warehouses, additional service garages, and gas stations gradually were established in the area, along with small retail facilities and apartments. Construction along and north of Denny Way is indicated in early Kroll Maps of 1912 - 1920, which show a modest pattern of growth in the presence of small, wood-framed residential and commercial structures.

In the early 1950s, the City constructed a new electrical substation at Broad Street and 6th Avenue. This facility was one of a number of nearby public facilities, along with the full-block "bus barn" maintenance and parking lot, the Civic Auditorium, Armory, and Memorial Stadium, which were located several blocks northwest of the subject property. In the early 1960s the Auditorium, Armory, Stadium, and a former public school, playground, and fire station were aggregated and redeveloped as part of the fair grounds for the Century 21 Exposition. The bus barn and Broad Street Substation resulted in the vacation and closure of several streets north of Thomas Street, which impacted pedestrian and vehicular traffic in the area.

Construction of Highway 99 and the Battery Street Tunnel in the 1950s essentially divided the Cascade neighborhood. Increased traffic on Denny Way further defined the Regrade and the Denny Triangle as separate from the area surrounding the Seattle-First National Bank / Bank of America property. In response to the World's Fair, the immediate neighborhood was developed with low-scale motels and tourist-related facilities.

Vehicle traffic on Denny Way and nearby Mercer Street has continued to increase in the last three decades. At the same time, the close proximity to I-5 and downtown made South Lake Union and Regrade neighborhoods increasingly attractive for development. A comparison of Kroll Maps dating

from 1940 - 1960 and current conditions indicates increasingly large-scale, full-block mixed-use residential developments in the blocks south of the subject property.

Designated local landmarks near the subject building include "Seattle, Chief of Suquamish" statue at Tillicum Place, at the intersection of 5th Avenue, Denny Way, and Cedar Street, approximately two blocks southwest; the Space Needle and Seattle Monorail on the Seattle Center grounds, two and three blocks northwest; Old Norway Hall (presently Cornish College of the Arts, Raisbeck Performance Hall), at 2015 Boren Avenue, approximately eight blocks to the southeast, and Fire Station No. 2, at 4th and Battery Street, approximately three blocks south.

A 1975 urban inventory of the neighborhood, led by architects Victor Steinbreuck and Folke Nyberg for Historic Seattle, did not identify the subject building as significant to the city or the community. The survey cited the following buildings, which remain within three blocks of the subject bank property, as significant to the city. (None of these has been designated.)

- Apartment building at 2600 3rd Avenue (ca. 1910)
- Cedar Apartments, 320 Cedar Street (1916)
- Hermosa Apartments, 2700 4th Avenue (1915)
- Parks Department Headquarters, Denny Way and Dexter Avenue North (1948)
- Former Post Intelligencer Building / Group Health Administration, 521 Wall Street (1948)
- City Light Broad Street Substation, 526 Harrison Street (1949)

In the 1995 South Lake Union/Seattle Commons Plan EIS, the subject building was identified as Category 2, a building of secondary or community significance (p. 15-20).

The Bank as a Building Type

The subject building is an example of a Modern style bank. The nature of banking and bank architecture changed radically in the post-war era due to broad cultural shifts including general prosperity, the rise of middle-class consumers, and booming automobile use. This was anticipated as early as the mid-1940s, when there was a call for "the bank building, as well as the banker, [to] get rid of the 'stiff-collar and fishy eye' and meet the customer at least as engagingly as a first-rate retail store" (*Architectural Record*, March 1945, p. 88).

Historically, the American bank had been designed to represent tradition and solidity, using Classical forms to reinforce a sense of permanence and continuity. Banks in the 19th and early 20th centuries primarily served corporations, businesses, and the wealthy. The bank was an awesome temple with a grand banking hall. Internal functions were clearly separated with formal spaces created to enforce a sense of hierarchy and control. In Seattle this earlier business and building type is well represented by two locally designated landmarks – the Dexter Horton Building, at 710 2nd Avenue, and the Puget Sound Bank at 815 2nd Avenue.

Changes in banking patrons and their needs in the post-war era resulted in decided shift away from traditional bank design that had sought to awe or overwhelm the customer. In the suburbs and cities, women resumed their roles of homemakers and shoppers and became the banks' primary customers. Members of the rising middle class demanded new types of services (*Progressive Architecture*, October 1955). The architecture of the bank responded to the "completely new attitude [that] invaded the banking business – that of being friendly" (*Progressive Architecture*, June 1953, p. 125).

A comparison of bank buildings featured in post-war design periodicals reveals a consistency in the resulting design approach. Modernism was the ideal complement for the banking industry seeking to distance itself from its stodgy past and project a new, bold, optimistic image. Post-war banks were designed to be more human-scale and user-oriented. They featured open floor-plan structures that emphasized accessibility, friendliness, and contemporary notions of progress.

Modern Bank Building Design in Seattle

To convey a sense of stability without the traditional Classical detail and scale, bank designers typically offset glazed areas with a concrete core, a solid, sheltering roof, or massive, exposed structural elements. All of these concepts found built expression in the subject building on Denny Way, as well as in the NBC Bank at 6th and Olive (1955, now Bank of America), and at Battery Street and 3rd Avenue (1954, now US Bank). The 3rd and Battery branch was a Modern building, described as "embodying a new concept of bank architecture" (*Seattle Times*, June 13, 1954).

Spatial qualities of the earlier banks persisted even in modern bank buildings: the conventional "banking hall" became the central, publicly accessible banking room or lobby, with managers' quarters and tellers' cages more visible but separated by partitions to one or both sides. Bank offices, vaults, and employee lounges were located typically in more private areas such as the second floor. Architecturally, the new banks also incorporated Modernist stylistic elements, such as smooth exterior facades of painted concrete and large areas of insulating and heat-resistant glass. New conveniences were addressed with ground level parking lots, drive-up teller facilities, a 24-hour-depository, and escalators in multi-story buildings.

This "new concept" in bank design acknowledged the growing role of the automobile in daily life, and sought to make the building accessible to drivers and noticeable to passing traffic at 40 miles per hour. Drive-up windows, ample parking, and careful placement of the bank on its lot addressed the auto culture. In order to make the bank visible to passersby, one critic wrote, "[m]ake it all glass, turn the whole building into a display case, light it up at night" (*Architectural Forum*, February 1953, p. 107).

Seattle-First National constructed the subject building in 1950, its eighth new building in the post-war period. Contemporaneous articles tout the bank's ample parking, convenient automobile banking, and customer convenience and comfort. The drive-up or drive-in was developed in the mid-to-late 1940s, so it was a new convenience at certain restaurants, theaters, and banks. The building was also designed with the idea of a large, public area on the interior, limiting working areas so customers would have the most "commodious" lobby.

The subject building was designed after a prototype, which was developed by architect J. Lister Holmes for Seattle-First National Bank's Industrial Branch (1946). The development of a prototype design appears to have been an effort by Seattle-First National to standardize the branches, and perhaps to unify and "brand" its image, in order that its various buildings would be easily identifiable and recognizable. Use of buildings as symbols and signs emerged along with corporate marketing in the early and mid 20th century. Buildings such as Carnegie Libraries, gas stations, lodging, and restaurants such as McDonald's and Denny's all used prototypes.

In the early 1960s, Seattle-First National announced plans to build a new headquarters in a downtown skyscraper. The site, between Spring and Madison Streets and 3rd and 4th Avenues, across from the downtown public library, was purchased for $1.35 million in 1965. The 50-story Sea-First Building (known as "the big one") was opened in summer 1969. Designed by NBBJ, the steel-framed structure was the tallest building in Seattle and the Pacific Northwest at the time, and had a total of nearly 560,000

square feet. As with the branch bank before it, it featured on-site parking and contemporary banking services within an innovative Modern design, in its case an anodized aluminum curtainwall structure.

The Architectural Context of Modernism

As a style, Modernism rose to prominence in America through its commercial applications after 1945, but its origins were in Europe between 1915 and the late 1930s. There, Modernism was not so much a style as an ideology. Suffering from spiritual and economic loss after World War I, the architects and theorists of sought a revolutionary break with all of the past – its sentimentality and nationalism, and also its elitist reverence for earlier styles and ornament.

Early European Modernists sought to serve society by creating an architecture of light and economy through the interdisciplinary efforts of artists, craftsmen, engineers, and architects. In reconciling society's needs with the technical progress of the machine age – with its motor cars, airplanes, radio and phonographs – Modern architects drew from formal aspects of avant-garde arts movements, including Cubism in France and Holland, New Objectivity and Expressionism in Germany, and Futurism in Italy. Architects such as Walter Gropius, Ludwig Mies van der Rohe, and Le Corbuiser sought a beauty derived from utility, and from the direct relationship between a building's purpose and its construction materials. Their ideals were translated into building forms with free plans (where the walls and perimeter were unencumbered by structure and could freely shape space), cubic massing, flat roofs, *piloti* (pillars) and windows grouped in horizontal and vertical compositions.

Because of the Depression and World War II, few large Modern buildings were designed or constructed in the northwestern U. S. until the late 1940s. Modernism was introduced in Seattle, as it was in other West Coast cities, largely through residential projects. Locally, these included Paul Thiry's house (1935 - 1936) and the Yesler Terrace housing complex (1941, J. Lister Holmes with Aitken, Bain, Jacobsen, and Stoddard). Modernism was expressed also by infrastructure projects such as the Lake Washington Floating Bridge (1940) and small-scale industrial structures such as the UW Kiln Building (1942, Paul Thiry).

Gradually, a new regional style emerged in the Northwest, combining Modern design principles with structural innovation, responsiveness to natural light, site landscape, and the nature of indigenous materials. Institutional buildings that exemplified this style included Gaffney's Lake Wilderness Lodge (1949 - 1950, Young, Richardson, Carleton & Detlie); Seattle Public School Administration Building (1946 - 1948) and Catherine Blaine Junior High School (1949 - 1952), both by J. Lister Holmes; Paul Thiry's Museum of History and Industry (1948 - 1950), North East Library (1954) and State Capitol Library (1955 - 1959); and Paul Kirk's University Unitarian Church (1955 - 1959) and UW Faculty Center (1958 - 1960, with Victor Steinbrueck). During the post-war period, corporate architectural practices took over large commercial and business projects, mostly in the downtown area, with design influenced by national tendencies, notably the Miesian tradition and the advanced technology of the aluminum and glass curtain-wall.

In the late 1950s and early 1960s, planning for the Seattle World's Fair provided unique opportunities for many local architects to explore Modern themes. Futuristic structures, such as the Monorail and Space Needle, are the most noticeable results of the Fair. A number of its other buildings and exhibits embodied the era's faith in progress and the city's vision of the future: science and technology.

Modernism allowed for unprecedented freedom in adapting a building's form to new functional demands. As American society became less stratified and more consumer-oriented in the post-war era, more Americans enjoyed a higher standard of living. Many businesses that had previously been oriented

primarily toward corporations or the rich shifted their attention to the growing middle class. Modernism became the architecture of this shift. Hotels, restaurants, car dealerships, clinics, small office buildings, theaters and banks reinvented themselves in more consumer-friendly guises, and expressed this change in the form of smaller-scale, open-plan, naturally-lit buildings.

In Seattle, the post-war construction of small-scale Modern buildings became common, making the style the pervasive norm. In this context, the Seattle-First National Bank's 6th and Denny Branch is both a unique design expression and representative of its era.

John W. Maloney, Original Architect

John W. Maloney (ca. 1896 - 1978) was the designer of the 6th and Denny Branch bank. He was born in Sacramento, California, and his family moved to the Puget Sound area in the early 1900s. He attended Auburn High School and then the University of Washington and Stanford University. After serving in World War I, Maloney established an architectural practice in Yakima in 1922. His buildings there include the A. E. Larson Building (1931), an Art Deco commercial structure, which is listed on both the Washington Heritage Register and the National Register of Historic Places.

In 1943, Maloney opened an architectural office in Seattle, where he went on to design a number of churches, along with schools, hospitals and office buildings. His designs for Seattle area churches include St. Benedict Church in Wallingford, Holy Family Church in West Seattle, Sacred Heart Church in Lower Queen Anne, St. Thomas Seminary at the north end of Lake Washington (1956 - 1958, the present campus of Bastyr University), and St. Anne Church and Rectory on Queen Anne Hill (1960).

As a sole practitioner, John W. Maloney designed a number of forward-looking buildings using innovative structural technologies and Modern design elements. St. John's Hospital in Santa Monica, California (1952) appeared in a national advertisement in the June 1952 *Architectural Forum* for Truscon Steel Company of Ohio. In the ad, Maloney commented on the company's line of commercial steel windows, which were used in the hospital.

The subject building was designed by Maloney in 1950 when he was a sole practitioner. (Project drawings note that his office was in the downtown Central Building.) This was followed by a number of projects for the Seattle Public School District: an addition to the 20th Avenue School (1955, presently Meany Middle School), Jefferson Park Junior High School (1956), Asa Mercer Junior High School (1957), an addition to Grover Cleveland High School (1958), and Rainier Beach Junior-Senior High School (1960). In 1958 he designed a curtainwall building as the regional offices for the Blue Cross Insurance Plan, Washington Hospital Association, on Seattle's First Hill.

In 1960, Maloney designed another office building in the Modern style, located on Eastlake Avenue in Seattle. The building was constructed to house three insurance groups. (*Seattle Times*, July 24, 1960). This small-scale building was a simple curtainwall design. That same year Maloney designed St. Anne's Catholic Church and rectory in Queen Anne ("Catholic Church, Rectory to Cost $600,000," *Seattle Times*, undated article, SPL Collection).

In 1963, Maloney joined with others to form a new firm, Maloney, Herrington, Freesz & Lund. That firm grew in the 1960s to a company with an estimated 40 personnel. Each partner was responsible for his own design work, with the firm organized to provide production. Immediately after its formation, the firm designed St. Thomas More Catholic Church in Lynnwood, Washington (*Seattle Times*, October 20, 1963, SPL). The following year, the firm designed a $3.9 million men's dorm for Seattle University (*Seattle Times*, May 11, 1963, SPL). In 1966, the firm designed the Lemieux Library, a reinforced concrete and steel-frame building that features bronze-tinted windows and cladding of white marble and

green granite, for Seattle University. As a late Modern building, it exhibits elements of the Brutalist style. (An undated pamphlet at SPL described the building as "contemporary American Gothic.")

In addition to the buildings for Seattle University, the firm designed institutional structures in Alaska and campus facilities for other regional colleges and universities, including Washington State University, Gonzaga University, and Central Washington University. The buildings at WSU included Holland Library (1948 - 1950), Todd Hall (1949), Compton Union Building (1950 - 1952), and Johnson Tower (ca. 1955).

Maloney retired from the firm in 1970. In 1973 - 1974, the firm designed alterations to the subject building. Later, with new principals, Maloney, Herrington, Freesz & Lund subsequently evolved into Mills John and Rigdon. MJR focused on hospital design and planning, with 95 percent of the firm's recent work in healthcare. It merged in 2004 with a Portland firm, Clark Kjos Architects, and is known currently as CKA.

J. Lister Holmes

J. Lister Holmes designed an earlier Seattle-First National Bank that appears to have served as a prototypical design for the 6th and Denny Branch. Following World War II, Holmes emerged as a leading architect in translating European Modernism to fit the Northwest context. Through his work and that of others, a regional variant of Modernism was quickly adopted by the generation of Seattle architects who had initiated their careers designing in academic traditions of the Beaux-Arts. In 1946, Holmes designed the Industrial Branch building for Seattle-First National Bank, located at 2764 1st Avenue South. Intended to serve as a prototype, "[t]he new structure represented a model – a distinctive functional pattern of a new type of building to be followed in a state-wide building program intended to standardize all branch offices" (*Bankoscope*, p. 8).

Born in Seattle on July 6, 1891, J. Lister Holmes is considered one of the prominent Northwest architects of his era. After receiving a civil engineering degree from the University of Washington in 1911, Holmes transferred to the University of Pennsylvania where he earned a graduate architectural degree in 1913. After graduating, Holmes worked his way back to Seattle, traveling through and working in Philadelphia, New York, and Montana, arriving in his hometown in 1916. He worked briefly as a draftsman with E.F. Champney, and then as an architect with a several leading Seattle firms, including Carl Gould; B. Marcus Priteca; Schack, Young and Myers; and Daniel Huntington, before establishing his own firm in 1922 at the age of 30.

Holmes' early practice focused on commercial buildings, small hotels and apartment blocks, and single-family residences. Because of the widely based Beaux-Arts education, received in Pennsylvania, Holmes was able to quickly develop a reputation for quality residential architecture. He became one of the more versatile architects in the Seattle area, with styles ranging from Spanish colonial to 18th-century French idioms.

Along with the onset of the Depression came a gradual shift by many architects towards the simplicity and economy of the International Style. In the early to mid 1930s he became known for a "contemporary" house in the Broadmoor neighborhood, constructed by the Puget Sound Mill Company, which received local recognition through publications and an AIA award. By the late 1930s, Holmes was working on a variety of commissions. He continued to integrate his classical training with the new ideas posed by regional Modernism. The shift in Holmes' career came in the late 1930s, partially due to the improved wartime economy, when his practice began to focus on large-scale housing projects and public buildings both in Seattle and Vancouver, B. C. These included the Washington State Pavilion for the

1939 New York World's Fair (now demolished) as well as one of the first large-scale housing projects in Seattle, Yesler Terrace (1940 - 1943).

Immediately after the war, Holmes tackled multiple projects including the Seattle Public Schools Administration Building (1946 - 1948), the Ida Culver House (1948 - 1949, demolished), and Seattle Goodwill Industries (1948). The Catherine Blaine Junior High School (1949 - 1952) is recognized as an outstanding example of his Modern design work during this period.

In 1955, Holmes was elected a Fellow of the American Institute of Architects (FAIA). The last major works of his career included a number of UPS distribution buildings on the West Coast, including Seattle, Pasadena and San Diego in the 1960s. J. Lister Holmes retired in Seattle and died the age of 95, on July 18, 1986.

Construction of the Seattle-First National Bank Building

The subject building was constructed in 1950, on lots that had been cleared and leveled 20 years earlier, in the final phase of the Denny Hill Regrade. Prior to the regrading, the subject block and surrounding blocks were occupied primarily by low-scale, wood-framed residential buildings. The entire block was level and vacant in 1932, when construction began on the Teamsters Building to the west of the alley. (Over the next 15 years, the Teamsters made several additions to the property.) The 6th and Denny Branch was Seattle-First National Bank's 50th statewide banking office.

The subject building was designed by John W. Maloney after J. Lister Holmes' prototype. The massing of the building and the taller, concave entry surround were carried over into Maloney's design, while many other elements were singular to the specific site of this branch location.

4. ARCHITECTURAL DESCRIPTION

Present Urban Context and Site Conditions

The subject property is sited in the Denny Regrade neighborhood, surrounded by blocks containing a mix of buildings and uses. Many different zones converge at this location in the Denny Regrade. The subject block is currently zoned SM-85 (Seattle Mixed, with a maximum height of 85'). The blocks directly south, across Denny Way, are zoned DMR/R 125/65 and DMR/C-240/125.

The bank property is located on the northwest corner of the intersection of Denny Way and 6th Avenue North, on the southeast corner of the block bounded by those streets on the south and east, respectively, as well as John Street on the north and Taylor Avenue North on the west. The site consists of Lots 3-6, Block 68, D.T. Denny's Park Addition, to form a parcel of 108' by 240' or 25,920 square feet. The two former Teamsters Buildings occupy the west half the block.

The site slopes down slightly to the north and east, approximately 10' from the southwest to the northeast corners. The property is bounded by paved concrete sidewalks on the south and east sides, and a paved 16'-wide alley along the west side. The building is located at the southwest corner of the parcel, abutting the alley to the west and a sidewalk to the south. A paved drive and surface parking lot are located to the east and north of the building. A three-sided brick sign tower, 50' tall, is sited to the northeast of the building at the east property line. Two street trees are located in front of the building along Denny Way, with additional shrubs and plantings in raised beds.

Original Building

The Seattle First-National Bank building is a one-story, reinforced concrete, Modern style structure. It measures 65' by 120', with a roof height of approximately 26'. The exterior is finished with Roman brick and Indiana limestone. The building has a concrete foundation and full basement. The 2" thick reinforced concrete roof slab is supported by five steel trusses set 20' on-center and steel joists at 2' on-center. Footings, slabs, and trusses were designed for a future clear-span second floor (Reese, p. 4). Such an addition was never made.

South and north facades are very similar to each other, designed to provide equivalent entry for customers approaching on foot (along Denny Way, south facade) or by car (parking in the lot immediately north of the building). Each of these two facades features a taller, central portion sheathed in cut stone and flanked by brick-clad walls to the east and west. The smooth-finished stone veneer is comprised of panels measuring 3'-6 1/4" tall by 2'-0 1/8" wide, with 1/4" joints. The 30' wide stone portion functions as a monumental entry surround. The entire surround is slightly concave, with an aluminum entry assembly recessed approximately 2', set within a central glazed area approximately 20' tall by 18' wide. Original drawings note the glass panels as "heat absorbing glass wedged in mastic with wood or fibre." Centered above the glazed portion on both north and south facades is a bronze Seattle-First National Bank plaque set in a stone cartouche. On the south facade, the verticality of the entry portion is reinforced by two tall windows, a single one set to either side in the brick segment. (The windows measure approximately 5'-6" wide by 14'-2" tall.) The north facade is slightly wider to the east of the entry surround, due to the way the east facade flares out in a curve.

The east facade faces 6th Avenue North and is set back from the sidewalk approximately 35', allowing space for a driveway that served the original drive-up window. The plane of the east facade is concave (with an overall recess of approximately 4'), with a curve to match the drive. The wall is sheathed in brick and has a large projecting bow window, 14' high and 80' long, trimmed in stone. A curved, concrete marquee extends from the northernmost window panel to the brick sign tower northeast of the building. Detailed in a way that it appears to float, the marquee shelters the drive-up banking station, continues the curve of the facade, and connects the building and tower architecturally.

The west facade, along the alley, is secondary. It is primarily an exposed concrete wall, with approximately 20' at the southern end finished in brick to "wrap" from the primary south facade. There is no fenestration on the alley facade, although a large fresh air intake is located at the upper, northern portion of the wall.

On the interior at the main floor, a 78' long central oval lobby, 30' wide at the middle, provided the bank's lofty public space. Bankers' and tellers' desks were located along either side of the lobby, which had an oval check desk in the center. The north and south entry vestibules open into the lobby, and the four corners of the building housed separate spaces. The original plan had a conference room with adjoining bathroom and coat closet located at the southeast corner; a public waiting room and employee work room at the southwest corner; the vault and safe deposit vault at the northwest corner; and janitor's closet, public women's lounge, stairway to basement, and access to interior side of the night deposit box at the northeast corner. Property tax records from 1950 note first floor ceiling height as 17', and original drawings indicate approximately 20' ceilings in the entry vestibules.

A magazine article describes original interior finishes:

> The main floor fixtures, comprising teller's cages, counters, booths and desks,
> are of pencil stripe walnut, enhanced with bronze, formica and Lucite fittings
> and trim. A... carpet of forest green background... [and] magnolia flowers

> covers the officers' area, public waiting room, conference room and women's
> lounge and powder room. ...Lighting throughout the bank is both fluorescent
> slim line and recessed incandescent fixtures. (Reese, p. 9.)

The article also notes floor finishes as linotile in work areas and warm red terrazzo in the public lobby, ceiling finish as acoustical tile, and walls as painted plaster. The 80' window on the east wall could be screened with a large, push-button operated drape. An interior planting box was set beneath the window.

The full basement had 12' high ceilings and accommodated numerous service and employee spaces. According to original drawings, it included a janitor's closet, record vault, restroom, men's locker room, and toilet. In these spaces the ceiling was dropped to 9'. The northern portion of the basement was marked in drawings as "future office space."

Changes to the Original Building and Current Conditions

Some modifications have been made in the past 45 years. The following specific changes are cited in DPD permit records and drawings, and/or in drawings obtained from the current property manager (Jones Lang LaSalle):

Date	Permit Work Scope
1950	Construction
1961	Drive-up window alterations
1973	Alterations
1982	Energy conservation modifications
1994	Remove existing metal letters, replace with illuminated letters; reface two existing 8' x 18' single face signs on tower
1997	Interior alterations to existing bank to counters, phones; make doors barrier free
1999	Install one single face illuminated wall sign and one double face illuminated projecting sign and reface; replace existing Seafirst signs, sign projects over sidewalk
2002	Remove canopy over drive-up island, replace teller window with ATM, insulated wall
2002	One single face ATM sign

The 1973 alterations designed by Maloney Herrington Freesz & Lund focused on the interior, main floor. Drawings show removal of the curved banking counters and cabinets, and their replacement with individual officers' desks on the east side of the lobby and a straight banking counter on the west side. A new 20' by 60' suspended ceiling section was dropped in the center of the lobby, and three large circular chandeliers were installed. Existing door mullions and a threshold for an inner set of doors in the southern entry vestibule were removed. Drinking fountains were replaced. The exterior work involved widening the curved drive by 5' and installing a new 4' wide "customer drive-up unit" in the center of the driveway, aligned with the motor banking window at the north end of the east facade.

The 1982 energy conservation modifications involved replacement of two cast iron boilers in the basement with a new boiler, and insertion of new aluminum-frame doors in the existing openings within the south entry vestibule. These were to match the exterior doors. Notes on the drawings specified "new add-on insulating glass units on all panels, with reflective film to the upper levels."

The building exterior has not been altered since its construction in 1950, with the exception of changes in signage over the years and replacement of the original motor banking window with an ATM. Inside, the finishes and furniture in the lobby space have been changed. Currently, the central expanse of the

floor is tiled and the outer portions, occupied by bank personnel, are carpeted. Newer teller counters with plexiglass surrounds run along the west side of the lobby, while individual desks are located to the east side. The southern portion of the basement was never converted to office space and is presently used for storage. Part of the basement was reportedly used as a bomb shelter and retains signage for this.

Seattle-First National Bank's Prototype Design

Architect J. Lister Holmes designed the Seattle-First National Bank Industrial Branch at 2764 1st Avenue South, which opened October 26, 1946. According to the June 1960 issue of the Seattle-First National Bank employee newsletter, "Bankoscope," the Industrial branch building "represented a model – a distinctive functional pattern of a new type of building to be followed in a state-wide building program intended to standardize all branch offices" (p. 8). Holmes' design featured tall, block-like rectangular massing and brick cladding, with a prominent, concave stone-clad entry surround placed symmetrically in the facade. On the interior, the bank featured a spacious and open public lobby. After Holmes designed the 1946 building, subsequent similar buildings were designed by different architects, not on a strict repetitive plan but adapted to each site. All the buildings are characterized by their simple massing, with higher, concave surround at entry, and most of them are brick-clad with a stone-clad entry surround. Most were freestanding or at corner locations, although some are presently sited mid-block, with abutting commercial structures.

A "Seattle-First National Bank Family Tree" from 1970 (included as a pullout in Scates' book) includes identification of new bank branches by the dates they were established (in contrast to banks acquired by Seattle-First National, which would not involve construction of a new building). The list does not appear to be entirely consistent with observed buildings. It omits some branches that are known to exist. Also, a "Crown Hill" branch is listed, whereas Ballard and Greenwood branch buildings are extant. (One of these might have been noted as the "Crown Hill" branch.) Finally, inclusion on this list does not guarantee that the building was constructed after the prototype design. For instance, the military base locations were most likely smaller and more temporary rather than permanent buildings.

Branch	Date established	Additional branches observed, not on the list:
Industrial (Seattle) – *prototype*	1945	*Ballard (Seattle)
*Lake City (Seattle)	1945	*Greenwood (Seattle)
*Richland, Wa.	1948	*Pullman, Wa.
Aurora-North Park (Seattle)	1949	*Bremerton, Wa.
Larson Air Force Base	1949	*Topponish, Wa.
*6th & Denny (Seattle)	1950	*Moses Lake, Wa.
Union Gap, Wa.	1951	*Olympia, Wa.
North Wenatchee, Wa.	1953	
University (Seattle)	1955	
Burien	1955	
Geiger Field (Spokane)	1955	
Airport (Seatac)	1957	
Crown Hill (Seattle)	1959	
Lake Hills	1959	
Tukwila	1959	*Buildings based on the prototype.

The Pullman and Richland branches have been demolished, but were identified from historic photos. The other buildings on this list have not been documented; it is not known if they were based on the prototype or if they are extant.

5. BIBLIOGRAPHY AND SOURCES

Architectural Forum:
  "Drive-in Bank for Downtown." February 1956.
  "Close Up: Glass Bank." July 1958.
  "Wide Open Bank." August 1952.
  "Fish-Bowl Bank for Drive-in Customers." February 1953.

Architectural Record:
  "Comparative Glance at Three New Banks." April 1951.
  "Drive-ins: Banks, Theaters, Restaurants." August 1950.
  "What Bankers Want of Their Buildings." March 1945, p. 88-90.

The Bankoscope (Staff publication of the Seattle-First National Bank), June 1960.

Berner, Richard C. *Seattle 1900 - 1920: From Boomtown, Urban Turbulence, to Restoration.* Seattle: Charles Press, 1991.

_____. *Seattle 1941 - 1960: From Boom to Bust.* Seattle: Charles Press, 1992.

_____. *Seattle Transformed: World War II to the Cold War.* Seattle: Charles Press, 1999.

BOLA Architecture + Planning. "Seattle School District Warehouse." Landmark Nomination, November 2005.

_____. "Seattle Public Library Central Branch." Landmark Nomination, September 2000.

City of Seattle:
  Department of Neighborhoods, Historical Site Inventory database.
  Department of Planning and Development, Microfilm Library, Permit Records and Drawings.
  Municipal Archives, Digital Photo Collection.

Grief, Martin. *Depression Modern: The Thirties Style in America.* New York: Universe Books, 1975.

HistoryLink, the Online Encyclopedia of Washington State History.

Jester, Thomas, ed. *Twentieth-Century Building Materials: History and Conservation.* Washington, D.C.: McGraw-Hill Companies, 1995.

King County Parcel Viewer. http://www.metrokc.gov/gis/mapportal/PViewer_main.htm.

King County Tax Assessor Records for D.T. Denny's Park Addition, Block 68. (Available at the Puget Sound Regional Archives, Bellevue Community College.)

Kroll Map Company Inc. "Kroll Maps of Seattle." Seattle: 1912 - 1920, and 1940 - 1960.

Marple, Elliot and Bruce H. Olson. *The National Bank of Commerce: 1889 - 1969.* Palo Alto: Pacific Books, 1972.

Museum of History and Industry, digital photo collections. http://seattlehistory.org.

Ochsner, Jeffrey Karl, ed. *Shaping Seattle Architecture: A Historical Guide to the Architects.* Seattle: University of Washington Press, 1994.

Pacific Builder and Engineer. "New Building and Interior for Seattle Banks." October 12, 1907, p. 14-23.

Pokinski, Deborah Frances. *The Development of the American Modern Style.* Ann Arbor, Mich. UMI Research Press, 1984.

Progressive Architecture:
    "Bank." September 1955.
    "Interior Design Data: Banks." June 1953.
    "Bank Planning." October 1952.
    "Interior Design Data: Banks." October 1955.

Reese, W.A. "New Branch for Seattle-First National Bank: Design Emphasizes Conveniences for the Customer." *Construction News Bulletin,* December 23, 1950, p. 6-9.

R.L. Polk & Company. *Polk's Seattle City Directory.* Seattle: 1916, 1920, 1925, 1930.

Scates, Shelby. *Firstbank: The Story of Seattle-First National Bank.* Seattle: North Pacific Bank Note Company, 1970.

Seattle-First National Bank. "Building Facts." Brochure, n.d.

_____. "For You...Sixth and Denny Branch, Seattle-First National Bank: Seattle's Newest and Most Modern Banking Office," promotional brochure, 1950.

Seattle Public Library Special Collections. Uncatalogued newspaper clippings, Seattle banks.

Seattle Post-Intelligencer:
    "First National Plans $300,000 Denny Branch." September 16, 1949.
    "Public Troops to Opening of New Seattle-First National Bank Branch." August 31, 1950.
    "Sea First Bank Plans Big Building." January 12, 1966.
    "A Gleaming Tower." May 6, 1973.
    "The City's First Bank." Northwest magazine, December 28, 1980, p. 28.
    "Big California Bank Joins in Takeover Games in This State." November 25, 1986.
    "Bank Evolution." April 13, 1992.

Seattle Times:
    "Home of Architect Filled with Charm." September 23, 1934, p. 17. (Holmes)
    "Four Seattle Banks Noted Among 300 Largest in Nation." January 26, 1939.
    "City's First Bank Opened 75 Years Ago." Sunday magazine, July 8, 1945.
    "Six Washington Banks Qualify For 'Big' List." February 13, 1949.
    "Seattle banks Make Gains in 50 Years." January 7, 1950, p. B1.
    "1870 Bank." November 11, 1951.
    "Banking Business Has Kept Pace with Washington's Rapid Progress." November 15, 1953.
    "Bank Building Embodies New Design Plan." June 13, 1954.
    "Two Banks Tell Plans For Branches." June 18, 1954.
    "Bank O.K'd For North End Shopping Area." November 21, 1954.
    "Seattle Bank to Establish Midtown Office." July 14, 1955.

"Holmes Chosen Head of New Zoning Board." August 3, 1957.
"The Tall One." April 1971.
"NB of C Plans New Structure." May 6, 1973.
"U. S. Supreme Court Clears Way For National Bank of Commerce Merger." June 26, 1974.
"Rainier National Bank to be New Name of NB of C." July 31, 1974.
"Commerce House Name Change Sought." October 8, 1974.
"Making Fun of Inflation." November 20, 1974 (column by John Hinterberger).
"Most of Bank Group Adopt 'Rainier' Tag." December 2, 1974.
"Memorial Service Planned Today for Architect J. Lister Holmes, 95." July 17, 1986.
"Big Mergers Are Redrawing Map of Northwest Banking." May 21, 1987.

Steinbrueck, Victor. *Seattle Cityscape*. Seattle: University of Washington Press, 1962.

Steinbrueck, Victor and Folke Nyberg. *Denny Regrade: An Inventory of Buildings and Urban Design Resources*. Seattle: Historic Seattle, 1975.

Tobin, Caroline and Hart Crowser. "Historic & Cultural Resources," in *Seattle Commons/South Lake Union Plan, Final Environmental Impact Statement*, Volume 3A Technical Appendices, No. 15, May 1995.

University Herald. "Seattle-First National Bank to Build in U District." January 26, 1956.

University of Washington Libraries, Manuscripts & Special Collections:
    Digital photograph collection. http://db.lib.washington.edu/photos/.
    Pamphlet file, Seattle Banks & Finance, Seattle-First National Bank.

Warren, James R. *A Century of Seattle Businesses, 1889 - 1989*. Bellevue: Washington: Vernon Publishing Company, 1989.

Washington Historical Quarterly, "The Background of Early Washington Banking," vol. 26, October 1935, p. 243-246.

Whiffen, Marcus. *American Architecture Since 1790: A Guide to the Styles*. Cambridge, Massachusetts: 1993 (revised edition).

Woodbridge, Sally B. and Roger Montgomery. *Guide to Architecture in Washington State- An Environmental Perspective*. Seattle: University of Washington Press, 1972.

6. PHOTOS AND GRAPHICS

Note: Images in this report have been selected from the cited source repositories. Many of these are copyrighted and are used with strict permission for this document only. Copyright holders do not permit reproduction or reuse for any purpose. Contemporary photos are by BOLA Architecture + Planning and date from May-June 2006 unless otherwise noted.
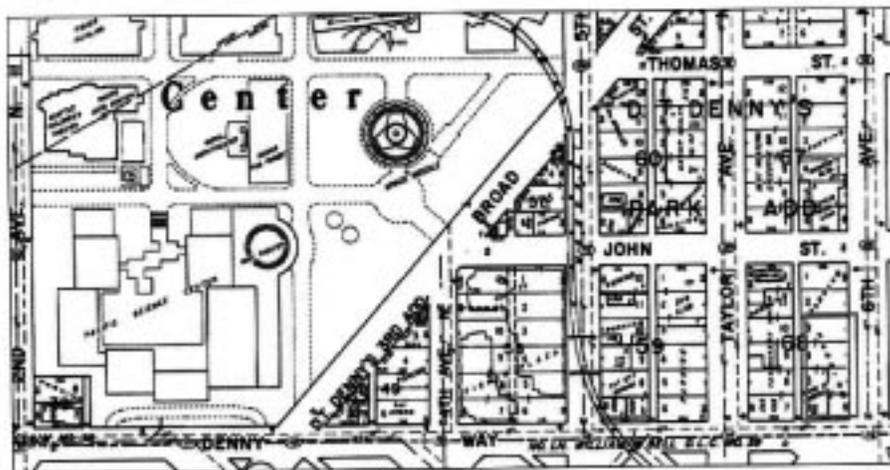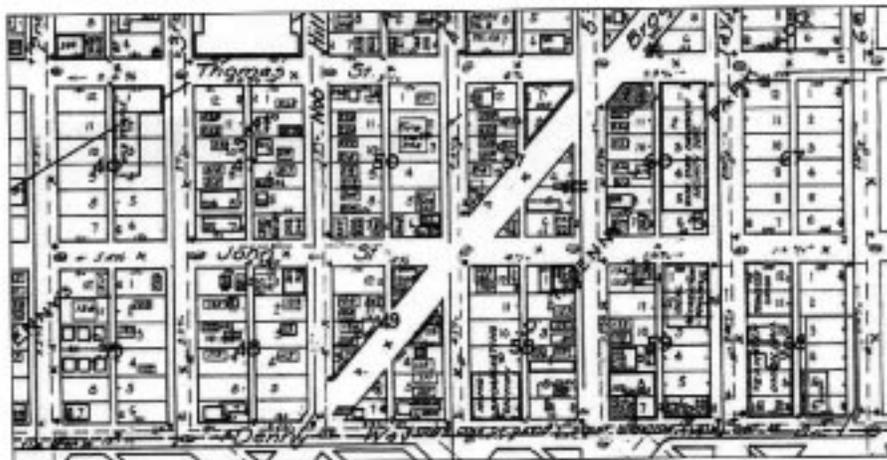
Excerpts of Kroll Maps from 1912-1920 (top), 1940-1960 (middle), and ca. 2000 (bottom) show the development of the northern portion of the Denny Regrade area. The bank property is outlined in red. The earlier map shows low-scale residential structures on the subject block and those surrounding it. The later map shows the area after completion of the regrade project and construction of the Highway 99 tunnel. (Kroll Map Company.)

A 2002 aerial photo shows the subject site in its context. Aurora Avenue North is two blocks to the east and Denny Way immediately south. The edge of the Seattle Center is visible at the upper left corner of the image, northwest of the subject site. (DPD Map Center.)


View looking north over the Denny Regrade area toward Queen Anne Hill, September 22, 1931. The newly leveled blocks are mostly vacant. (Seattle Municipal Archives, item no. 5188.)

A tax record photo shows the bank building soon after it was completed. View looking northwest, October 19, 1950. (Puget Sound Regional Archives.)

A similar view today, looking northwest toward the south and east primary facades of the building.
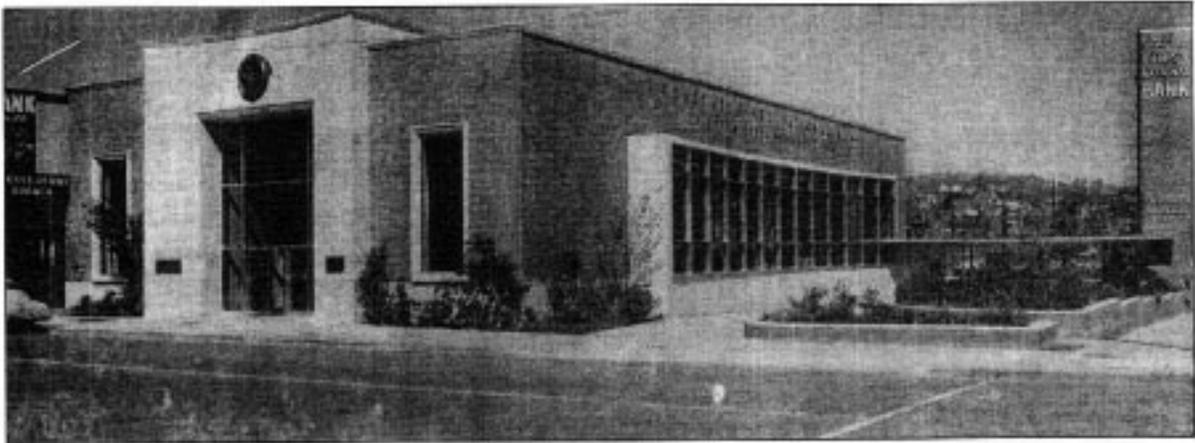
These photographs from a 1950 article in
Construction News Bulletin show the bank
soon after its completion. From top to
bottom:

View looking northwest, showing the
primary south and east facades of the
building. Note the planters and the
horizontal marquee that connects from the
building to the tower.

View looking southwest toward the east
facade of the building, illustrating the
dynamic curve of the concrete marquee.
(Compare with current photo on p. 30.)

Detail view of the original motor banking
window, the current location of a drive-up
automated teller machine (ATM).

MAIN FLOOR PLAN SHOWING RELATION OF OVAL PUBLIC AREA TO WORKING SPACE
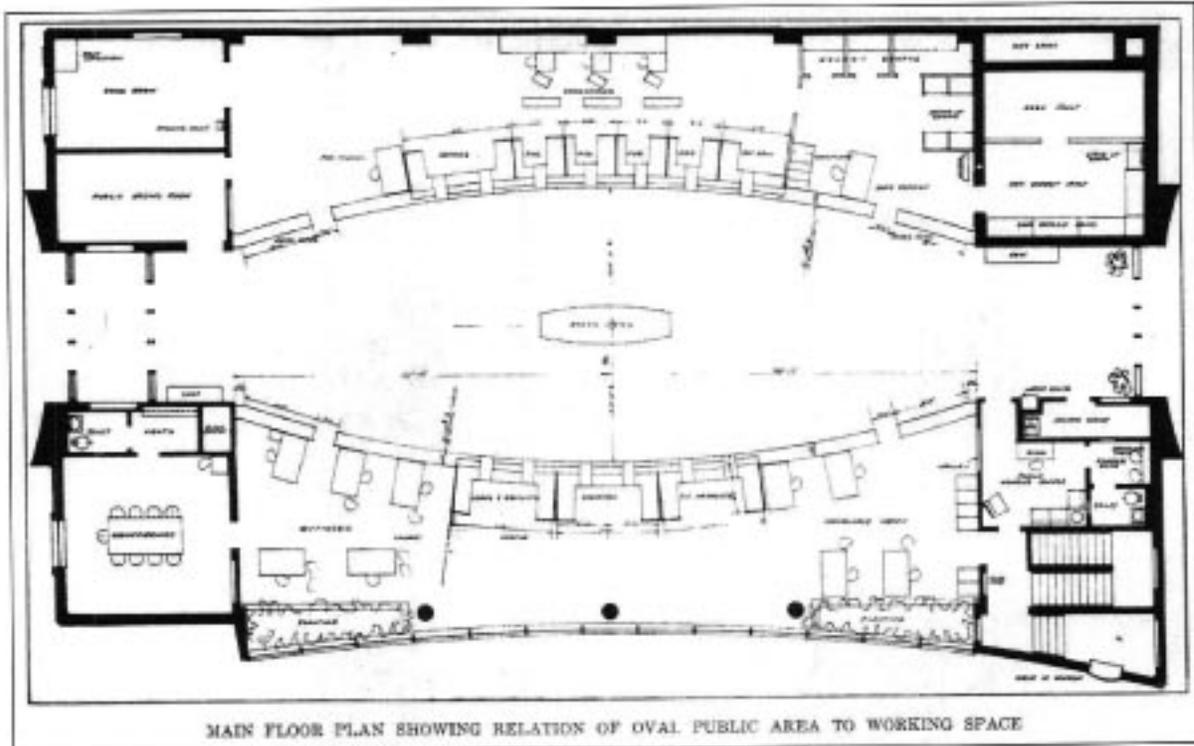
Images from the same 1950 article, showing the lobby floor plan (above) and interior features and finishes (left). Note the expansive feeling of the public banking area. Compare the Modern style interior with the traditional, classical forms of the Dexter Horton Bank (below). (University of Washington Libraries Special Collections, negative no. UW15080.)
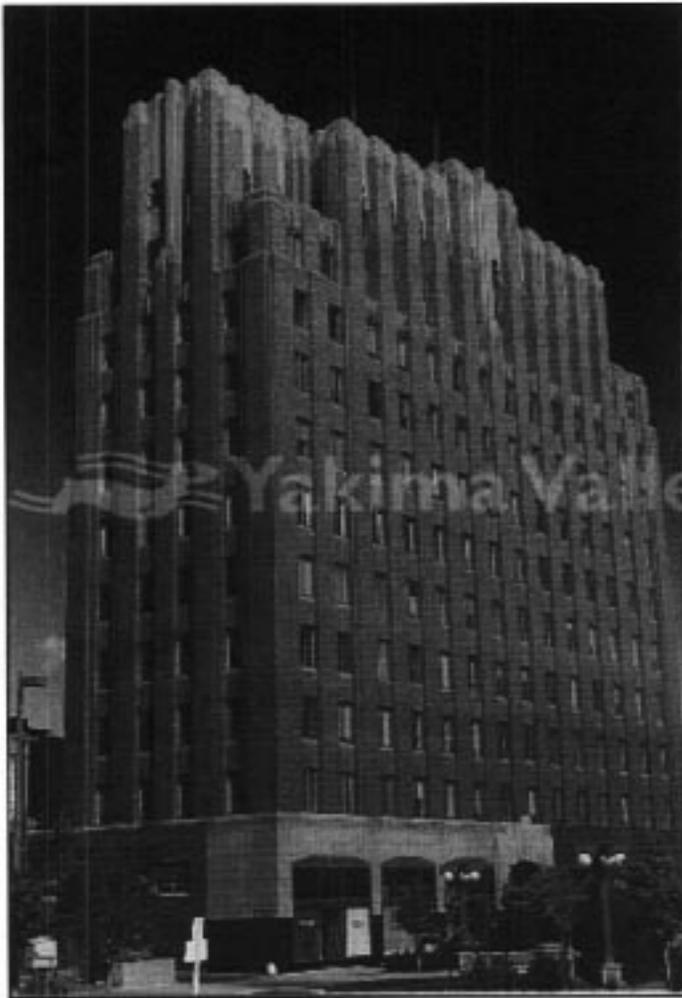
Architect John W. Maloney also designed the A.E. Larson Building, Yakima (1931) (Yakima Valley Museum photo, 1984, no. 2002-802-575) and the Compton Union Building, Washington State University campus (1950-1952) (WSU Special Collections).

Additional examples of buildings designed by architect John W. Maloney or Maloney, Herrington, Freesz & Lund include:

Lemieux Library, Seattle University Campus (1966, Maloney, Herrington, Freesz & Lund); St. Thomas Seminary, at the north end of Lake Washington (1956-1958, Maloney), in a 1959 photo; and the Blue Cross Annex Building, 601 Broadway Avenue, Seattle (1959, Maloney / 1967 addition, Maloney, Herrington, Freesz & Lund).

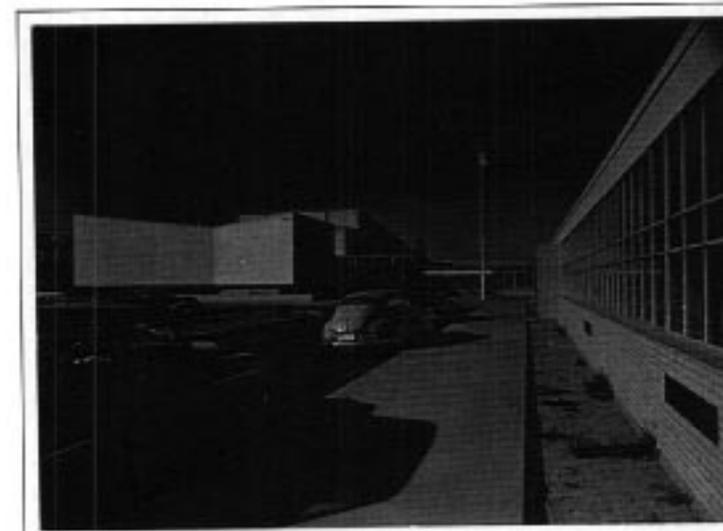The Seminary of St. Thomas The Apostle
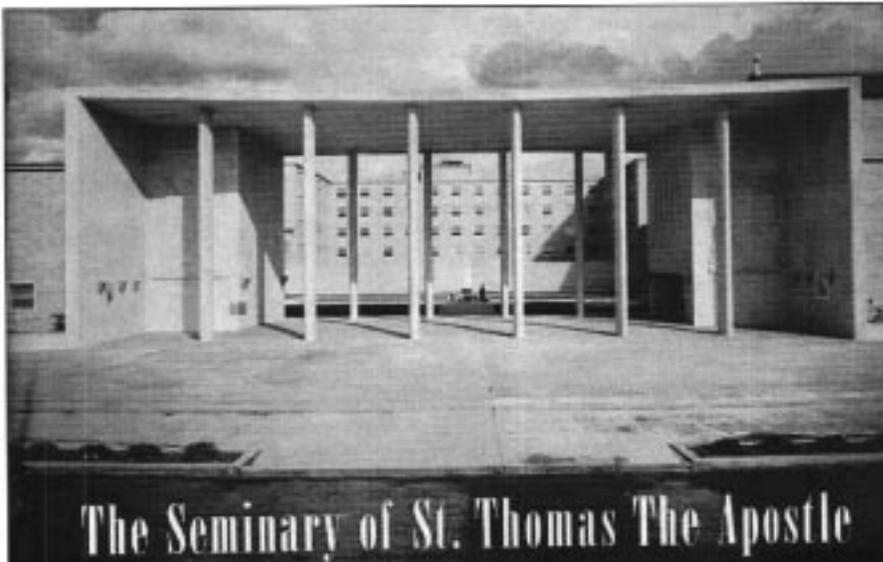
Property of Special Collections, University of Washington Libraries
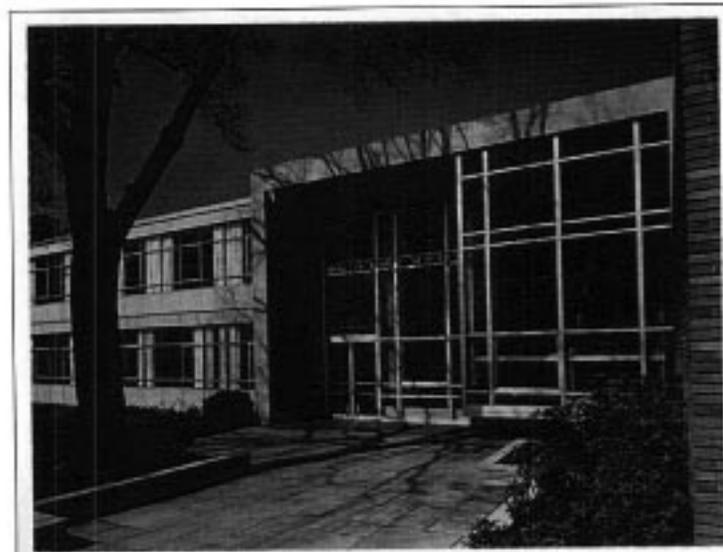
Property of MSCUA, University of Washington Libraries. Photo Coll 251

Property of MSCUA, University of Washington Libraries. Photo Coll 251

Three examples of work by architect J. Lister Holmes, from top to bottom:

Orin W. Fisher, Jr. residence, Broadmoor, ca. 1921. (University of Washington Libraries Special Collections, negative no. UW13924.)

Seattle Public Schools Administration Building (1948), undated photo. (University of Washington Libraries Special Collections, negative no. DM1849.)

Catherine Blaine Junior High (1949-1952), undated photo. (University of Washington Libraries Special Collections, negative no. DM1801.)

Architect J. Lister Holmes designed the Industrial Branch building for Seattle-First National Bank in 1946. This building, at 2764 1st Avenue South, served as a prototype for the bank's post-war buildings. Subsequent similar buildings were designed by different architects, not on a strict repetitive plan but adapted to each site. All the buildings are characterized by their simple massing, with higher, concave surround at entry, and most of them are brick-clad with a stone-clad entry surround. Most were freestanding or at corner locations, although some are presently sited mid-block, with abutting commercial structures. Eight examples are pictured:

A Pullman branch was constructed ca. 1948. this building is no longer extant. (Photo ca. 1950, Washington State University Special Collections, image identifier 0200176.)

Seattle area branches include, from top to bottom:

Greenwood branch, Ballard branch, and a stone entry surround salvaged from the demolished Lake City Way branch

Branches around Washington state include Bremerton, Moses Lake, Toppenish, and Olympia.

View looking northwest toward the building, showing the east facade and the relationship of the 50' tower to the building. Note the concrete marquee connecting these two elements.

Detail view looking northwest, showing of concave bowed window on the east facade.

View looking northeast across Denny Way toward the building, showing the south and the west (alley) facades.

View looking southwest across the parking lot, showing the north facade. Note the nearly identical features of the north and south facades, designed to provide customers with equivalent experiences whether they approached from the street or the parking lot.

From top to bottom:

Looking southwest toward the building from the drive.

Detail showing original integral signage; this is at the east entry, accessed from 6th Avenue North.

Closer view of aluminum door assembly at the south facade. The large bronze medallions show the Seattle-First National Bank insignia.

Interior views showing the lobby space (looking south) and portion to the east of the lobby.

Interior views showing the southern entry vestibule and the safe.

Photographs:

see attached

Submitted by: John Wayland, BRE Properties

Address: 525 Market Street, 4th Floor   San Francisco, CA 94105

Phone: (415) 445-6578   Date: July 7, 2006

Reviewed _Karen Hordon_   Date 9/12/06   Received revised nomination 9/12/06

Historic Preservation Officer

4