The City of Seattle

Landmarks Preservation Board

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

Federal Reserve Bank of San Francisco, Seattle Branch
Name _____ Year Built 1949-50
(Common, present or historic)

Street and Number 1015 Second Avenue

Assessor's File No. 093900-0520

Legal Description see below

C. D. BOREN AND
Plat Name: A. A. DENNY Block 12 Lot 2, 3, 6, 7

LOTS 2, 3, 6 AND 7, BLOCK 12, TOWN OF SEATTLE, AS LAID OUT ON THE CLAIMS OF C. D. BOREN AND A. A. DENNY (COMMONLY KNOWN AS BOREN & DENNY'S ADDITION TO THE CITY OF SEATTLE) ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 27, RECORDS OF KING COUNTY, EXCEPT THE EASTERLY 12 FEET THEREOF CONDEMNED IN DISTRICT COURT CASE NO. 7097 FOR SECOND AVENUE, AS PROVIDED BY ORDINANCE NO. 1107 OF THE CITY OF SEATTLE.

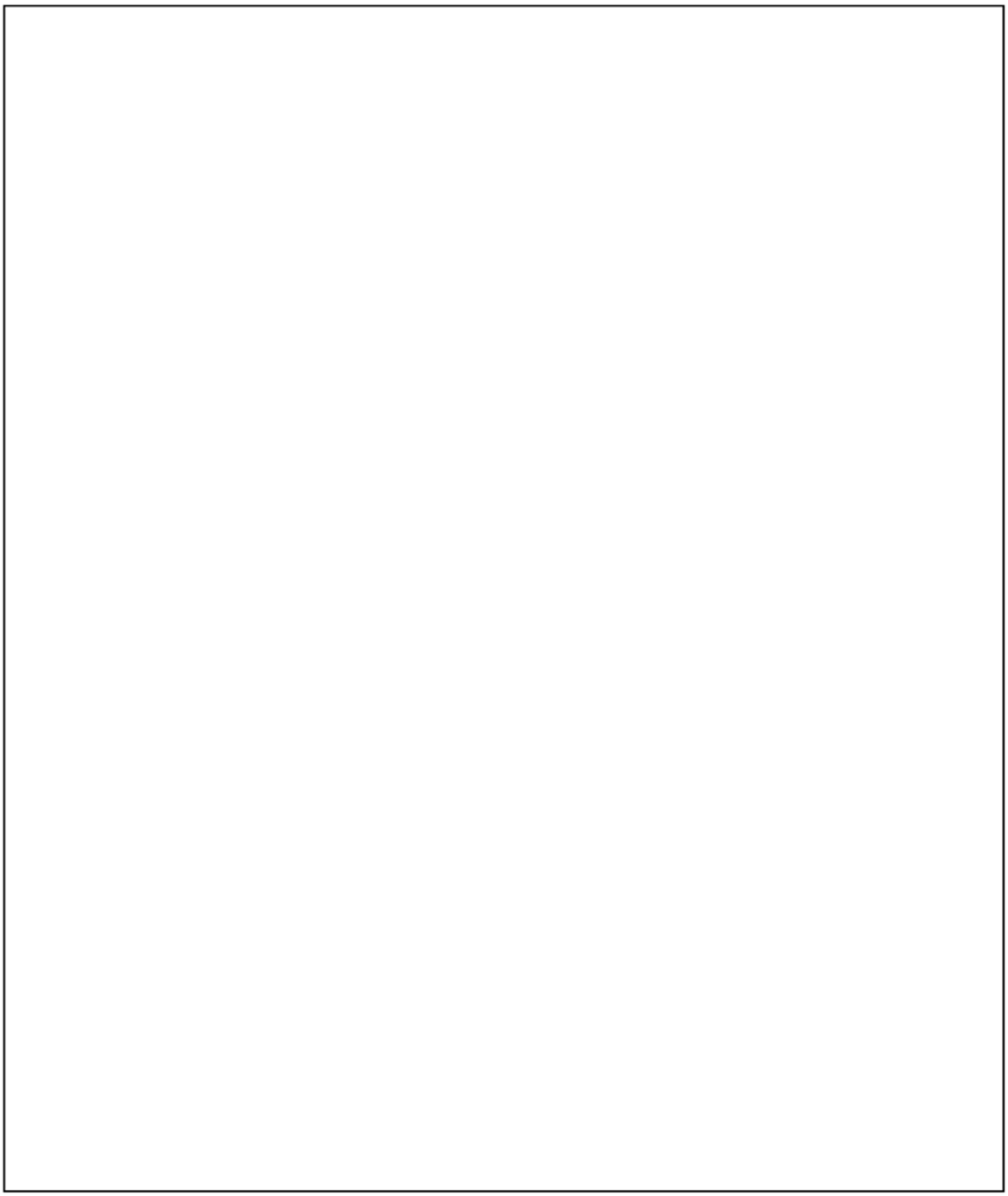
Present Owner: 1015 Second Avenue LLC Present Use: vacant
c/o Martin Selig Real Estate, Attention Pete Parker, 1000 Second Avenue, Suite 1800,
Address: Seattle, WA 98104-1046.

Original Owner: Federal Reserve Bank of San Francisco

Original Use: Bank

Architect: Naramore, Bain, Brady, and Johanson (William J. Bain, project principal)
Engineer: W. H. Witt Company (George Runciman, project engineer)
Builder: Kuney Johnson Company

Photographs



Submitted by: Pete Parker

Address: c/o Martin Selig Real Estate, Attention Pete Parker, 1000 Second Avenue, Suite 1800, Seattle, WA 98104-1046.

Phone: (206) 467-7600. Date October 2015

Reviewed: _____ Date _____

Historic Preservation Officer

Federal Reserve Bank of San Francisco, Seattle Branch Bank

Landmark Nomination Report
1015 Second Avenue, Seattle
October 2015

Prepared by:
The Johnson Partnership
1212 NE 65th Street
Seattle, WA 98115-6724
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Federal Reserve Bank of San Francisco, Seattle Branch Landmark Nomination Report

October 2015

1. Introduction

This landmark nomination report provides information regarding the architectural design and historical significance of the Federal Reserve Bank of San Francisco, Seattle Branch, located at 1015 Second Avenue, Seattle, Washington. The Johnson Partnership prepared this report at the request of 1015 Second Avenue LLC, Martin Selig Real Estate (MSRE), the current owners of the property.

1.1 Background

The Federal Reserve Bank of San Francisco (FRBSF, or Bank) vacated their original Seattle Branch building in February of 2008, relocating to a large minimalist concrete building addressed at 2700 Naches Ave SW, in suburban Renton, Washington. The Bank sought to sell its original Seattle building, and secured the services of BOLA Architecture + Planning to prepare a Landmark Nomination for the building prior to any sale. The City of Seattle Landmark Preservation Board unanimously voted not to accept the nomination on June 4, 2008.

The Bank subsequently sold the building to an undisclosed buyer. The sale was nullified in March 2010, by United States District Court Judge Robert Lasnik, in a case brought forward by the Committee for the Preservation of the Seattle Federal Reserve Building. The judge ruled that the Bank violated its obligations under Section 111 of the National Historic Preservation Act of 1966.

In June 2011, the Bank issued new draft Environmental Impact Statement that stated that there were no negative cultural or historical impacts, since the consultant's opinion was that the building did not qualify for the National Register.

The Washington State Advisory Council on Historic Preservation voted to list the property on the Washington Heritage Register on November 3, 2011.

In 2012, the Bank enlisted Artifacts Consulting of Tacoma to prepare a National Register Nomination for the building.

The property was transferred to the General Services Administration (GSA) for disposal on April 16, 2012.

Between 2013 and 2014, the Committee for the Preservation of the Seattle Federal Reserve Building enlisted University of Washington professor Jeffrey Karl Ochsner (assisted by David A. Rash) to prepare a detailed City of Seattle Landmark Nomination which was submitted for review to the Department of Neighborhoods (DON), but was later withdrawn. (Note: this Landmark Nomination is included in its entirety as Appendix 2.)

The Keeper of the National Register officially listed the property on the National Register of Historic Places on February 4, 2013.

The building was offered for sale (by auction) on the GSA website. In early February 2015 Mr. Selig, through Selig Family Holdings, LLC (SFH), was determined to be the high bidder. A copy of the February 9, 2015 GSA award letter confirming the purchase is attached. 1015 Second Avenue LLC, a Washington limited liability company wholly owned by SFH, took title of the property. The sale was subject to a covenant to be enforced by the Washington State Department of Archaeology and Historic Preservation.

As more than five years have passed since the Landmarks Preservation Board failed to nominate the

building as a City of Seattle Landmark, the present nomination is being submitted per the City of Seattle's Landmarks Preservation Ordinance (SMC 25.12.850).

1.2 City of Seattle Landmark Nomination Process[1]

The City of Seattle's landmark process is a multi-part proceeding of three sequential steps involving the Landmarks Preservation Board:

1) Submission of a nomination and its review and approval by the Board,
2) A designation by the Board, and
3) Negotiation of controls and incentives by the property owner and the Board staff.

A final step in Seattle's landmark process is approval of the designation by an ordinance passed by the City Council. All of these steps occur with public hearings for input from the owner, applicant, the public, and other interested parties. Seattle's landmark process is quasi-judicial. The Board renders rulings rather than serving as an advisory body to another commission, department, or agency.

Under this ordinance, over 300 individual properties have become designated landmarks in the City of Seattle. Several hundred other properties are designated by their presence within one of the City's seven special review districts or historic districts known as Harvard-Belmont, Ballard, International District, Pioneer Square, Columbia City, Fort Lawton, and Pike Place Market.

Designated landmark properties in Seattle include individual buildings and structures, building assemblies, landscapes, and objects. In contrast to the National Register or landmark designation in some other jurisdictions, the City of Seattle's process does not require owner consent.

To be eligible for nomination as a City of Seattle Landmark, a building, object, or structure must be at least 25 years old, have significant character, interest, or value, the integrity or ability to convey its significance, and it 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.*

In Seattle, a landmark nomination may be prepared by a property owner, the City's Historic Preservation Office, or by any interested party or individual. The ordinance requires that if the nomination is adequate in terms of its information and documentation, the Landmarks Board must consider it within a stipulated time frame. There is no city ordinance that requires an owner to nominate its property. However, such a step may occur if an owner proposes substantial development requiring a Master Use Permit (MUP).

Since July 1995, DPD has required a review of potentially eligible landmarks as a part of the MUP process for residential and commercial projects of certain sizes.

[1] *Extracted from various City of Seattle Landmark Nominations prepared by BOLA, Architecture +Planning.*

Seattle's landmarks designation process does not include consideration of future changes to a property, the merits of a development proposal, or continuance of any specific occupancy, as these are separate land use issues.

1.3 Methodology

Larry E. Johnson, AIA, Principal, assisted by Ellen F. C. Mirro, AIA, of The Johnson Partnership, 1212 NE 65th Street, Seattle, WA, completed development of this report between September and October of 2015. Research included review of existing City of Seattle Landmark Nominations prepared by Susan Boyle and Brendon Healy of BOLA (2007), and Jeffrey Karl Ochsner and David A. Rash (2014, attached as Appendix 2). Additional research included various Internet web sites and the *Seattle Times* online historical archive. The building and site were inspected and photographed on August 24, 2015, to document the existing conditions.

2. Property Data

Building Name: Federal Reserve Bank of San Francisco, Seattle Branch

Address: 1015 Second Avenue

Location: Central Business District

Assessor's File Number: 093900-0520

Legal Description: LOTS 2, 3, 6 AND 7, BLOCK 12, TOWN OF SEATTLE, AS LAID OUT ON THE CLAIMS OF C. D. BOREN AND A. A. DENNY (COMMONLY KNOWN AS BOREN & DENNY'S ADDITION TO THE CITY OF SEATTLE) ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 27, RECORDS OF KING COUNTY, EXCEPT THE EASTERLY 12 FEET THEREOF CONDEMNED IN DISTRICT COURT CASE NO. 7097 FOR SECOND AVENUE, AS PROVIDED BY ORDINANCE NO. 1107 OF THE CITY OF SEATTLE.

Date of Construction: 1949-50

Original/Present Use: Bank/Vacant

Original Building Designers: Naramore, Bain, Brady, and Johanson (William J. Bain, project principal); W. H. Witt Company (George Runciman, project engineer)

Original Building Contractor: Kuney Johnson Company

Zoning: DOC1 U/450/U

Property Size: 25,920 sq. ft.

Building Size: 119,452 gross sq. ft.

Original/Present Owner: Federal Reserve Bank of San Francisco/1015 Second Avenue LLC

Present Owner Contact Information: c/o Martin Selig Real Estate, Attention Pete Parker, 1000 Second Avenue, Suite 1800, Seattle, WA 98104-1046. (206) 467-7600.

3. Architectural Description

3.1 Location

The former Federal Reserve Bank of San Francisco, Seattle Branch, is located in Seattle's Central Business District on the western side of the Second Avenue, between Spring and Madison Streets. The former bank building is also centered in Seattle's traditional banking/financial area. ***See Appendix 1 (A-1), figures 1-2.***

3.2 Neighborhood Character

The immediate area consists of a variety of commercial and government buildings ranging in scale, style, and date of construction. Designated City of Seattle Landmarks and National Register listed properties in the vicinity include buildings near the northwest edge of the Pioneer Square Historic District along Cherry Street. Individual City of Seattle Landmarks include a number dating from ca. 1890 to 1902, including what is known as the First Avenue Group (Globe Building, Beebe Building, Grand Pacific Hotel, and Hotel Cecil at 1001-1023 First Avenue), the Colonial Hotel (1111-1123 First Avenue), the Holyoke Building (107 Spring Street), the Brooklyn Building (1222 Second Avenue), and the Colman Building (801-821 First Avenue). Other nearby City of Seattle Landmark properties include the Northern Life Tower (1929, 1212 Third Avenue), the Exchange Building (1929-31, 821 Second Avenue), and the Norton Building (1958, 801 Second Avenue).

Additionally, two prominent federal government buildings are located just south of the subject property, the Old Federal Building (1932, 911 First Avenue), and the Jackson Federal Building (1972, 915 Second Avenue). ***See A-1, figures 3-9.***

3.3 Site

The Federal Reserve Bank site consists of a half city block comprising four lots measuring 293.93 feet north-south and 198 feet east-west. The site slopes steeply down from east to west, with an estimated grade change of twenty feet along the Madison Street sidewalk and eighteen feet along Second Avenue. The grade is almost level with the central entry at the corner of Spring Street and Second Avenue. A 15.5-foot wide north-south paved alley bisects the full block beyond the site's western property line. Two street trees are located within the right-of-way along Madison Street.

Although the two lower floors (sub-basement and basement, also identified as the ground floor) of the building extend to all four property lines or overreach into the adjacent Second Avenue right-of-way, the upper four floors including the street-level and second through fourth floors create a rectangular mass that is set back from all property lines approximately sixteen feet on the north, nineteen feet on the east, and twenty-six feet on the south and western sides. The sub-basement and basement thus create a monumental building plinth level (or somewhat raised on the northern side) with the Second Avenue sidewalk, and nearly two stories high at the southwestern property corner. The building setback creates a narrow plaza that runs along the northern side, across the northeastern side and then down three risers to near the building's central projecting entry. The northern terrace originally wrapped around the northeast corner of the four-story block Federal Reserve Bank building and was outlined by a continuous granite-clad planter. Around 1991 plans for altering the north terrace were designed by NBBJ, which removed a portion of the planter along the sidewalk and replaced it with a raised area of concrete pavers. A security fence with gate was also placed from the northeast corner of the office block running north to the north edge of the plaza. At the northern end of the raised paved area, a new marble-faced planter was constructed which connected the remaining portion of the planter adjacent to the sidewalk with the portion of the planter adjacent to the office block. A low granite-faced wall/planter at the northern end of the southern plaza separates it from the entry pathway. The southern plaza also wraps around the southern end and returns

around the western side of the building where it abuts the western one-story portion of the building. The plaza on both sides also serves as a portion of the roof of the basement and sub-basements where they extend outward from the main four-story mass of the building. The southern terrace is wider than the northern terrace to allow for a series of square planters, which originally held trees but are now empty. This terrace also has a security fence with a gate running from the southeastern corner of the office block to the southern edge of the plaza.

Site landscaping is limited. Low, granite-clad planters along the base of the wall on the primary eastern façade reinforce the plinth as a design element from which the rectangular building form emerges. There are also small trees and plants in the stone planters on the terraces. In the original design, large planters were provided on the south terrace. In 2006, additional freestanding, cast-concrete planters were added to provide enhanced perimeter security. ***See A-1, figure 10.***

3.4 Building Structure & Exterior Features

The subject building is a four-story structural steel and reinforced concrete building with a basement and sub-basement. The basement levels extend over the entire site and partially into the Second Avenue right-of-way (the basement floor only), except for the northwestern corner where a covered vehicle entrance provides access to basement parking and an exterior loading dock from Spring Street. The basements are composed of five structural bays running north-south, and nine east-west bays. On the above-grade floors, the building envelope decreases, with three north-south and seven east-west bays, with a floor plate of approximately 195 feet 8 inches north-south and 87 feet east-west. On the first floor (Second Avenue street level) a one-story projection extends westward approximately twenty-seven feet to the property line above the basements. On the northern side of this projection, there is an attached twenty-eight-foot-wide five-story stair and elevator tower. A service core with elevators, stairwell, mechanical, and service spaces is located near the center of the building, forming a mechanical penthouse on the building's roof that is barely visible from the street. An original parapet with sheet-metal coping surrounds the semi-flat roof on all sides.

The basement's exterior walls on the northern and southern sides are clad with squares of reddish-brown (likely "Dakota") granite, while the western sides are painted parged concrete with an incised square grid pattern emulating the northern and southern sides. The upper floors of the building are clad with squares of light grey limestone.

The building's base or plinth has nine glass-block windows on the northern and southern side set within the stone grid. The spaced windows are tall and rectangular shaped on the western ends with the easternmost three becoming square where the grade decreases the wall area. The alley walls are mostly utilitarian.

The building's primary eastern façade is a four-story rectangular mass of smooth limestone cladding with a classically symmetrical composition of base, shaft, and crown, minimally expressed through lines of recessed windows. The upper three floor windows create eleven giant-order rectangular pilasters placed between twelve equally-spaced simple rectangular tripartite windows on each floor. The metal-sash window spandrels are also recessed, emphasizing the monumentality of the façade composition and verticality of the shaft. The crown is completely flush. The base, however, is differentiated by protruding granite window trim (head, jambs, and sill). At the entry, the granite extends outward sufficiently to form an inverted "U"-shaped entrance canopy with a supporting vertical element sheltering the elongated central entry. The entry has four gold anodized glazed entry doors with a large upper transom, flanked by additional granite cladding. Four nearly square windows with fixed glazing flank each side of the entry and line up with the larger rectangular windows of the second through fourth floors. Gold anodized security screens with horizontal wave patterns are mounted on the interior of each lower window. ***See A-1, figures 11-14.***

The northern and southern façades are mirrored, with three simple spaced tripartite windows on each

floor set flush to the granite cladding. The window spandrels between the first and second floors are wider due to the larger floor-to-floor height on the lower street-level floor. ***See A-1, figures 15-17.***

The western alley façade is utilitarian with simple metal tripartite horizontal windows spaced to provide light into each floor. Glass-block panels are used on the basement level and are aligned with the windows above. The upper three floors are clad with light-buff brick masonry set in a running bond pattern. The remaining alley walls are parged painted concrete. ***See A-1, figure 18***.

3.5 Plan & Interior Features

A massive two-level bank vault measuring approximately fifty-six feet by fifty-six feet dominates the two basements. The vaults are placed below the southeastern corner of the four-story building above and have approximately thirty-inch-thick reinforced concrete walls and heavy reinforced concrete floor slabs. Finely machined, heavy stainless steel doors, manufactured by the Hamilton Company, secure the vaults, which are linked internally by a narrow steel staircase. The central portion of both basements contains the elevators of the central core, as well as freight elevators. The western portions of the subbasement have mechanical rooms, and the northeastern potions of both basements are devoted to interior parking garages. Offices and meeting rooms were wrapped around the southern and western sides of the vault at the first basement level. ***See A-1, figures 19-23.***

The first floor included the only public and semi-public spaces in the building. The central entry lobby—a relatively small space reflecting the limited public access to the building—measures approximately twenty-two feet by thirty feet with a nearly twelve-foot-high ceiling. The lobby was finished with terrazzo floors, full-height marble clad walls, and acoustic tile-clad ceiling with flush panel type fluorescent light fixtures. Three fluted bronze doors lead to the elevator cabs on the western wall, each door framed by projecting, narrow gray-colored marble surrounds. Four-part glazed bronze-framed entries were placed on the northern and southern walls leading to adjacent spaces. A non-original security booth was placed on the southern side of the lobby. The booth is partially clad with fluted, bronze-finished metal panels, somewhat similar to those on the elevator cab doors, with thick, slightly blue colored, bullet-proof glazing in the upper panels. Its location allowed for supervision of both the lobby entry and the adjacent teller lobby. ***See A-1, figures 24-25.***

The teller lobby (the original "Bank Lobby") is located directly south of the elevator lobby at the southwestern portion of the first floor where it was accessible by the public. The multiple teller stations were located along the inward (western) interior wall, which allowed tellers to move easily to support spaces farther west. The stations were characterized by a continuous gray-colored marble shelf above a variegated rose-colored marble panel wainscot, and originally were surmounted by decorative and functional bronze grille work that secured the openings above the teller windows. The teller lobby was finished with stained wood paneling at each end, and by full height, marble-clad walls between stone-clad pilasters on the eastern perimeter wall. Within each of the four middle bays was a large window, also framed by a stone surround, and secured with bronze grille work. The fifteen-foot-tall ceiling was designed with four deep coffers, aligned within the bays between the pilasters, each illuminated by indirect cove lighting. Additionally, the first floor contained office space. ***See A-1, figures 26-27.***

The upper floors of the building, now nearly completely gutted, once contained the check processing areas, offices, and meeting areas. An employee cafeteria and lounge was located at the northern end of the fourth floor. Vertical circulation and service spaces were held within an internal core, with the occupied rooms surrounding it. ***See A-1, figures 28-32.***

3.6 Documented Building Alterations

Note: The major portion of this section was take complete from–Historical Research Associates, Inc., "Historical Resource Technical Report: Former Federal Reserve Bank of San Francisco, Seattle

Branch, 1015 Second Avenue, Seattle, Washington, 98104, prepared by Erica Kachmarsky, M.A., Senior Architectural Historian, April 2011." See Appendix 2 for footnotes.

Since its completion, the Seattle Branch Bank Building has stood in downtown Seattle, with minimal exterior change, for more than sixty years. This assessment is also shared by the recent Draft Environmental Impact Statement, which concluded, "An intensive level survey of the property finds the former FRBSF-Seattle Branch building to be largely intact and retaining most of its historic and architectural integrity." Nonetheless, some changes have occurred to the building over time. Although a comprehensive list of changes is attempted here, it should be kept in mind that the Federal Reserve Bank of San Francisco, as a federal agency, did not always obtain building permits for of its construction even though it did obtain building permits from the City of Seattle on four occasions. However, the recently completed Draft Environmental Impact Statement includes a compilation of subsequent changes to the building that appears to be comprehensive.

In 1958, the Sahara Waterproofing Company offered a proposal to clean and waterproof the exterior of the building at a cost of $9,919, which Bain, on behalf of Naramore, Bain, Brady & Johanson, recommended be accepted. This work was intended to address the continuing issue of the mottled appearance of the Indiana limestone cladding that had become evident even before construction was completed. This issue had arisen due to the propensity of the limestone cladding to absorb moisture. Curiously, during the early design stage for the building when decisions were being made regarding the cladding, Bain had recommended the use of Wilkeson sandstone partially because of its local availability, but also "on account of [its] low absorption of moisture." The decision to use Indiana limestone was due to its lower cost, with an anticipated savings of $25,000. The 1958 cleaning and waterproofing may have been the last time that the exterior of the building was cleaned and waterproofed, resulting in the present discoloration of the limestone cladding. Historical photographs of the building taken around the time of construction completion revealed a much more uniform coloration of the limestone cladding despite some early water absorption.
In 1964 a building permit was issued for the installation of a new air-conditioning system for the building. The design work for this alteration, which would have affected primarily roof-top mechanical equipment and some interior mechanical spaces, was handled by Bouillon, Christofferson & Schairer, Inc. (BCS), the successor firm to the Bouillon Company, the original mechanical engineer. Naramore, Bain, Brady & Johanson served as architectural consultant to BCS for the minor changes to the interiors.

In 1976 a building permit was issued for remodeling the "Banking Lobby" to its present configuration. The design work for this alteration was handled by Business Space Design (BSD), which represented a continuing involvement by Naramore, Bain, Brady & Johanson with the FRBSF since BSD was the firm's interior design subsidiary.

In 1984, the roof was apparently replaced for the first time and a program for replacing some of the windows was begun. The windows replaced at this time were on the west and south facades, which coincidentally were the windows receiving the most solar radiation. The architecture and engineering firm HNTB provided design services for this work, for which no building permit was obtained.

In 1986, the remainder of the window replacement program was completed. As could be expected, these windows were located on the east and north facades. The architectural

firm of HNTB again provided design services for this work, and no building permit was obtained.

In 1986-87 a new halogen fire detection system was designed and installed by Wormald Fire Systems of Tacoma, Washington. This project was the last alteration work performed under a building permit obtained from the City of Seattle.

In 1988 cladding anchor tests were performed by Pacific Testing Laboratories. This work resulted in some small holes in the limestone cladding where the anchor tests were performed and there has been some subsequent spalling of the limestone.

In 1989 the Seattle Branch Bank acquired an assembled metal sculpture group by artist Ted Jonsson, entitled "Stabil, Check and Balance." This sculpture group was temporarily installed in the north terrace. In 1991-92, NBBJ (official name of the successor firm for Naramore, Bain, Brady & Johanson) provided the design services for reconfiguring the north terrace to accommodate the Jonsson sculpture group, as well as to provide bullet-proof cages inside the building. The sidewalk in front of the building was also replaced at this time.

In 1992-93, Bouillon, Christofferson & Schairer, Inc., again provided design services for a chiller replacement project. Portions of the electrical system inside the building were also upgraded at this time.

In 1993, an asbestos survey was performed by Environmental Control Services, which was apparently preparatory to a decade-long renovation of the building interior designed by NBBJ. The initial floor to be renovated was the ground floor, which occurred in 1993. Concurrent with these renovations, Simplex was responsible in 1994 for upgrading the fire alarm system. In 1995, portions of the basement floor were renovated. In 1996, the third floor was renovated, and a seismic retrofit, which had apparently been begun in 1991, was completed as well. Also in 1996, a new currency disposal system was installed under the direction of Miles. In 1997-98, the fourth floor was renovated to enlarge the cafeteria and provide a new state-of-the-art conference room, as well as new executive offices. Also in 1998, the security system was upgraded by Andersen/Mohr. By 2000, NBBJ had prepared plans for renovating the first and second floors; however, these were put on hold and ultimately abandoned.

On the exterior of the building, the roofing system was replaced in 1998 under the supervision of Roofing Technical Services, LLC, of Mill Creek, Washington. In 2001-02, the irrigation system for the planters was renovated under the guidance of Brumbaugh & Associates, landscape architects. Also in 2002, Architectural Wall Services provided an exterior waterproofing submittal, but it is unclear as to whether any work by Architectural Wall Services was actually performed.

On February 28, 2001, the 6.8 magnitude Nisqually Earthquake shook greater Seattle area. According to a post-earthquake assessment report by Anderson Bjornstad Kane Jacobs, the building sustained minor damages

Following September 11, 2001, the building was essentially closed to the public, and additional security equipment such as a magnetometer and x-ray devise was installed. Access was limited to those with prior appointments with personnel within the building. The new machinery filled the relatively small lobby space.

The building was vacated in February 2008.

Between May and September 2015, the exterior envelope was steam-cleaned and sealed. Steam-cleaning of street level plaza was conducted at the same time.

Between July and August 2015, interior demolition occurred on the ground level in the money-counting berths and three offices. Demolition on the first level included three offices and a file room. Demolition on the third level included the server room and three offices. Fourth level demolition included the kitchen area, five offices and conference areas on the northern and southern walls.

NOTE: the Federal Reserve Bank of San Francisco, as a federal agency, did not always obtain building permits for its construction even though it did obtain building permits from the City of Seattle on four occasions.

Documented Building Permits

Date	Designer	Description	Permit #
5/18/49	NBBJ	Construct building	394011
7/28/64		New air-conditioning system	508375
7/20/76		Remodel "Banking Lobby"	564747
12/8/86, 10/13/87		Install halogen fire detection system	627513

4. SIGNIFICANCE

4.1 Historical Site Context

4.1.1 Historical Site Context—Seattle's Central Business District at Mid-Century

See also Appendix 2: 4.1, "FRBSF Seattle Branch Bank Site Context;" and 5.1, "Downtown Seattle in the 1940s."

The prosperity of the "Roaring Twenties" led to a building boom in Seattle's downtown centered on, and peripheral to, the University Tract (a.k.a. the Metropolitan Tract). This was a tract of commercial properties owned by the University of Washington between Union and Seneca Streets and running along Fourth and Fifth avenues. The tract was developed and managed by the Metropolitan Building Company (MBC). The company had already constructed many buildings within the Metropolitan Tract between 1909 and 1915, including the White Building (1909, Howells and Stokes, demolished for the Rainier Tower, 1977), the Henry Building (1909, Howells and Stokes, demolished for the Rainier Tower, 1977), Cobb Building (1910, Howells and Stokes), the Metropolitan Theatre (1911, Howells and Stokes, demolished 1955 for car entrance for the Olympic Hotel), the Stuart Building (1915, Howells and Stokes, demolished for the Rainier Tower, 1975), the Ice Arena (1915, demolished 1963 for the new IBM Building).

John Graham's Frederick and Nelson (1916-19, John Graham, Sr., altered, City of Seattle Landmark) at 506 Pine Street, and the ten-story Joshua Greene Building (1913, John Graham, Sr., altered, City of Seattle Landmark), and the eleven-story Northern Bank and Trust Building (1911, 1916, William D. Van Siclen, City of Seattle Landmark) anchored what became the retail district to north.

The three major buildings marking the southern edge of downtown were the fourteen-story Alaska Building (Eames and Young with Saunders and Lawton) at 618 Second Avenue, the thirty-eight-story Smith Tower (1910-1914, Gaggin & Gaggin, City of Seattle Landmark) at 506 Second Avenue, and the King County Courthouse (1914-16, A. Warren Gould).

A number of larger high-class theater buildings had also been constructed near the University Tract including the Seattle Pantages (1913-15, B. Marcus Priteca, demolished 1967) at 1300 Third Avenue, and the Coliseum Theater (1914-15, B. Marcus Priteca, altered for retail, City of Seattle Landmark) at 500 Pike Street.

Major construction during the 1920s in downtown began with the nineteen-story terra cotta-clad Medical and Dental Building (1924-25, John A. Creutzer with A.H. Albertson, City of Seattle Landmark) at 509 Olive Way, slightly north of Frederick and Nelson. John Graham's Dexter Horton Building (1921-24, John Graham, Sr., City of Seattle Landmark) at 710 Second Avenue began construction in 1921.

The Stimson Building (1925, Howells and Albertson, demolished 1972 for the Financial Center) at 1215 Fourth Avenue, the Olympic Hotel (1924, George B. Post & Sons and Bebb & Gould, altered), and the Skinner Building (1925-26, Robert C. Reamer with Joseph L. Skoog, associate architect), containing the Fifth Avenue Theater at 1326 Fifth Avenue, were all built within the University Tract in the mid-1920s. The fifteen-story 1411 Building (1928-29, Robert C. Reamer, City of Seattle Landmark) at 1411 Fourth Avenue was completed adjacent to the University Tract for C.D. Stimson, who was by then a major stockholder in the Metropolitan Building Company. Other major buildings completed in downtown in the late 1920s were the 2,700-seat Orpheum Theater and six-story office building (1927, B. Marcus Priteca, demolished in 1967 for the Westin Hotel), the twenty-seven-story Northern Life Tower (1927-29, A.H. Albertson, Joseph W. Wilson and Paul

Richardson, associate architects) at 1218 Third Avenue, the 3,000-seat Seattle Theater (1928, Rapp and Rapp with B. Marcus Priteca, renamed Paramount Theater in 1930, restored and altered, City of Seattle Landmark) at 911 Pine Street, the Bon Marche (1928-29, John Graham, Sr., altered, City of Seattle Landmark) at 1601 Third Avenue, the twenty-two-story Exchange Building (1929-31, John Graham, Sr., City of Seattle Landmark) at 821 Second Avenue, the twenty-one-story Washington Athletic Club (1929- 30, Sherwood D. Ford, City of Seattle Landmark) at 1325 Sixth Avenue, and the United Shopping Tower (Henry W. Bittman, 1928-31, altered) at 217 Pine Street. In 1933, the Federal Office Building at 909 First Avenue was completed (James A. Wetmore) in an Art Deco Style. Although not as tall as the other buildings mentioned, the Federal Building is a major structure, up to ten stories tall and occupying an entire city block. ***See A-1, figure 33.***

After the completion of Exchange Building, the Washington Athletic Club, and the United Shopping Tower, coinciding with the advent of the Great Depression, construction activity in downtown Seattle stopped. Although military construction activities related to World War II brought major industrial investment and thousands of people to the Northwest, the downtown remained unchanged. After the war, returning soldiers and war workers used the residual prosperity to purchase automobiles and new homes being constructed in Seattle's suburban areas, including Mercer Island, Bellevue, Shoreline, and Burien. Even as Seattle's population increased by almost a hundred thousand residents (from 368,302 to 467,591 between 1940 and 1950, and increased again almost as much between 1950 and 1960, to 557,087), most of this growth was in new suburbs north and south of downtown.[2] Following the population shift, major commercial investment capital was expended on the development of suburban shopping centers. Schools, churches, and other basic infrastructure were developed to support new suburban neighborhoods instead of within the city center. A few projects were constructed within the city: the William Kenzo Nakamura United States Courthouse (1940, William Stanley Underwood and Louis A. Simon), Yesler Terrace Housing (1943, J. Lister Holmes, et. al), Memorial Stadium (1947, George Stoddard) in what was to become Seattle Center, and the subject building, the Seattle Branch of the San Francisco Federal Reserve Building (1950, Naramore, Bain, Brady & Johanson).

As a result, the vitality of the downtown became a secondary priority. As Northwest historian Roger Sale pointed out in 1976:

> *Given the economic and population booms of the war and postwar years, downtown had changed very little since the twenties. The older blocks and stores had in appearance weathered well and gained charm, but it looked as though downtown was succumbing to the trend to build on the edges of the city and to let the center die slowly. Prohibition had taken away downtown nightlife and its best restaurants, and there was little hurry to get any of that back; it was illegal to buy liquor by the drink in the state until after World War II. City government was still a caretaker affair, mostly looking after the least interesting aspects of the downtown business establishment: status quo when the status of the quo was moribund.*
>
> *When downtown People woke up to the fact that the center of the city was dying, they tended to react clumsily. The first new buildings of the late fifties—the Norton Building, the municipal library, the Logan Building—were ugly glass affairs.*[3]

The nineteen-story Norton Building (1959, Myron Goldsmith of Skidmore, Owings, and Merrill, City of Seattle Landmark) at 801 Second Avenue, the Municipal Library (1959, Bindon & Wright with Decker, Christenson & Kitchin, demolished in 2002 for the present central library) at 1000 Fourth Avenue, and the ten-story Logan Building (1959, Mandeville and Berge) at 500 Union Street,

[2] United States Census Bureau, "Sixteenth Census," "Seventeenth Census," "Eighteenth Census," abstracts.
[3] Roger Sale, *Seattle: Past to Present* (Seattle, WA: University of Washington Press, 1976) p. 201.

were all constructed in the modern style as first-generation glass curtain wall buildings. ***See A-1, figures 34-35.***

In the early 1960s, the downtown establishment was primarily preoccupied by construction of Interstate 5 between downtown and Capitol and First hills from 1962 to 1965, and with construction activity related to the Century 21 Exhibition of 1962, including the erection of the 605-foot Space Needle (1962, John Graham and Associates). The Ice Arena in the Metropolitan Tract was demolished for Minoru Yamasaki's twenty-story IBM Building and Plaza (1963, Minoru Yamasaki) but the fifty-story Sea-First Tower (1969, NBBJ, now Bank of America Tower) at 1001 Fourth Avenue was the first major building that stood for Seattle's arrival as a major national commercial center. At fifty stories and 630 feet, the black glass curtain wall building was, upon its completion in 1969, the tallest building west of the Mississippi River and north of Texas.

The Sea-First Tower was followed in 1973 by the forty-two-story Union Bank of California Building (1973, John Graham and Associates, now 901 Fifth Avenue Building) at 901 Fifth Avenue, the Henry M. Jackson Federal Building (1974, Bassetti architects with John Graham and Associates) at 915 Second Avenue, and the thirty-three-story Pacific Northwest Bell Building (1976, John Graham and Associates, now Qwest Plaza) at 1600 Seventh Avenue in 1976.

In the mid-1970s, the White-Henry-Stuart Building was demolished to make room for the thirty-three-story Rainier Bank Tower (1976, Minoru Yamasaki). This created a major controversy and adverse publicity for the University of Washington and UNICO Properties (formerly the Metropolitan Building Company). Successful recent renovations of Pioneer Square and the Pike Place Market have raised the public's interest in historic preservation, leading directly to the preservation of the Cobb Building.

The eighty-four-story Columbia Seafirst Center (1982, Chester Lindsey Architects with Magnusson Klemencic Associates) at 701 Fifth Avenue remains the tallest office tower in downtown Seattle, although a spate of tower development after 1980 has produced nearly twenty towers over thirty stories tall in the Central Business District.

4.1.2 Building History: Federal Reserve Bank of San Francisco, Seattle Branch

See Also Appendix 2: 4.2, "FRBSF Seattle Branch Bank Site Prior to 1945;" 4.3, FRBSF Seattle Branch Bank Design;" and 4.4, "FRBSF Seattle Branch Bank Building Construction." Note: The follow text is largely derived from a Landmark Nomination prepared by BOLA Architecture + Planning, "The Federal Reserve Bank, Seattle," April 2008.

Prior to the construction of the former Federal Reserve Bank of San Francisco, Seattle Branch, the former Rialto Building occupied the site. The building had been constructed by a group of Boston investors and served as the earliest Frederick and Nelson Store. After the department store moved to its own building at Fifth Avenue and Pine Street in 1918 (currently Nordstrom's downtown store), the Rialto was remodeled. It was further remodeled in the mid-1920s. In 1943 it was used as a serviceman's club. The Rialto was demolished in March 1948, in anticipation of the construction of the Seattle Federal Reserve Building.

The Federal Reserve Bank of San Francisco purchased the subject site in March 1945. Naramore, Bain, Brady & Johanson was selected as the architect sometime before mid-March 1947. The building design was finalized by early September 1948.

Construction began in January 1949 and ended in late 1950. The building was occupied by January 1951. A public open house, including the vaults, was held on January 13, 1951.[4]

[4] *Seattle Times*, "Bank Holds Open House," January 14, 1951, p. 14.

The building was vacated by the FRBSF in February of 2008.

The Keeper of the National Register officially listed the property on the National Register of Historic Places on February 4, 2013.

The building was offered for sale (by auction) on the GSA website. In early February 2015 Mr. Selig, through Selig Family Holdings, LLC (SFH), was determined to be the high bidder. A copy of the February 9, 2015 GSA award letter confirming the purchase is attached. 1015 Second Avenue LLC, a Washington limited liability company wholly owned by SFH, took title of the property. The sale was subject to a covenant to be enforced by the Washington State Department of Archaeology and Historic Preservation.

4.1.3 Original Building Owner: Federal Reserve Banking System and the Federal Reserve Bank of San Francisco

See Also Appendix 2: 5.2, "The Federal Reserve Bank System and its buildings," pp. 24-25. Note: The follow text is largely derived from a landmark nomination prepared by BOLA Architecture + Planning, "The Federal Reserve Bank, Seattle," April 2008.

Development

The present Federal Reserve (Fed) banking system originates from the Federal Reserve Act signed by President Woodrow Wilson on December 23, 1913. It called for a decentralized, banker-controlled institution. By November 16, 1914, twelve cities were chosen as sites for regional Reserve Banks: Boston, New York, Philadelphia, Cleveland, Richmond, Atlanta, Chicago, St. Louis, Minneapolis, Kansas City, Dallas, and San Francisco.

Due to the stock market crash of October 1929 and the onset of the Great Depression, nearly 10,000 banks failed between 1930 and 1933. Many blamed the Fed for failing to stem the speculation that led to the crash. Newly inaugurated President Franklin D. Roosevelt declared a bank holiday in March 1933.

In reaction to the events that caused the Great Depression, Congress passed the Banking Act of 1933 (the Glass-Steagall Act), which called for the separation of commercial and investment banking, and required the use of government securities as collateral for Federal Reserve notes. The act also established the Federal Deposit Insurance Corporation (FDIC). It placed open market operations under the Fed's supervision and required bank holding companies to be examined by the Fed. This practice was to have profound future implications, as holding companies later became a prevalent structure for banks.

The Banking Act of 1935 called for further organizational changes to the Fed, including the creation of the Federal Open Market Committee (FOMC), and changes to the Fed's governing board and its members' terms. After World War II, the Employment Act made the Fed responsible for promoting maximum employment.

In 1956, the Bank Holding Company Act assigned the Fed to regulate bank holding companies that owned more than one bank. The 1978 Humphrey-Hawkins Act required the Fed chairman to report to Congress twice annually on monetary policy.

The Monetary Control Act of 1980 was passed in an effort to privatize government services. The act required the Fed to price its financial services competitively against private sector providers and establish reserve requirements for all eligible financial institutions. This act marked the beginning of late-twentieth-century banking industry reforms. Following its passage, interstate banking proliferated, and banks began offering interest-paying accounts and instruments to attract customers from brokerage firms.

The existing Fed comprises the Board of Governors, located in Washington D.C., and the twelve Federal Reserve District Banks. The Board of Governors, or the Federal Reserve Board, is composed of seven governors who are appointed by the president and confirmed by the Senate, and who serve fourteen-year, staggered terms. The Board chair and governors guide monetary policy action, analyze domestic and international economic and financial conditions, and study current issues, such as consumer banking laws and electronic commerce. The Board's responsibilities also include supervisory control over some aspects of the financial services industry. It administers some consumer protection regulations, oversees the nation's payments system, and supervises the activities of Reserve Banks, such as approving the appointments of their presidents and some of their board members. The Board also determines the discount rates established by Reserve Banks. Board members meet with the Secretary of Treasury and Congress, and the Chairman of the Fed reports biannually to Congress on its monetary policy objectives.

District Bank Functions

The twelve Fed member banks function as "banker's banks," providing wholesale banking services to other financial institutions. It maintains reserve and clearing accounts, provides check processing, electronic transfers of funds, and distributes and receives coins and currency. The "retail" functions of each Reserve Bank originally included the sale of treasury bonds to the public. In addition to distributing and replacing coin and currency on behalf of the Federal Government, the board of directors of the member banks, who are drawn from the private sector, research and gather economic input on regional, national, and international scales.

Most commercial banks in the country are members of the Federal Reserve System. Membership is required for national banks, while state-chartered banks, if they meet certain requirements, may join. The member banks are stockholders of the Reserve Bank in their district and as such are required to hold three percent of their capital as stock in their Reserve Bank. Though "stockholders," member banks cannot sell or trade their shares in the Reserve Bank, nor do they have voting rights.

Fed member banks also supervise bank holding companies and certain commercial banks within their region (e.g., certain mergers and acquisitions must be approved by the Federal Reserve System). In addition to the members of the Federal Reserve System, other lending institutions—including non-commercial, private, and non-member banks; savings and loans; and credit unions—are subject to many of the same regulations and are eligible to have access to the Fed's check processing and payment services.

Federal Reserve Bank of San Francisco

The Federal Reserve Bank of San Francisco opened branches in Spokane, Seattle, and Portland in 1917, to provide better service to member banks in the West. Another was opened in Salt Lake City in 1918, and another in Los Angeles in 1920. By May 1921, the district had a total staff of 1,306, including 637 in the San Francisco main office, and 669 in the five branch banks. In late 1923, a new headquarters (George W. Kelham, architect) was built in San Francisco in late 1923. The district occupied the building until 1983.

A building was constructed for the Los Angeles branch (John & Donald Parkinson, architects) between 1929 and 1930. A new branch bank building (1935-38, George Shanley, altered) was constructed in Helena, Montana, to replace a previous bank severely damaged by earthquakes in 1935. In 1938, the Spokane branch was closed.

The FRBSF Portland Branch Bank Building was constructed between 1947 and 1950, from a design prepared by architect Pietro Belluschi. The subject building, the Seattle branch, designed by Naramore, Bain, Brady & Johanson (William J. Bain, partner-in-charge), with George Runciman, structural engineer, was constructed between 1949 and 1950. The Seattle branch was originally

housed in leased quarters in various locations within the central business district.

In 2001, a state of the art cash-processing facility was opened in Phoenix, Arizona. The other branches in the twelfth district remain in service.

In late 2004, the San Francisco Federal Reserve Bank finalized site selection process for a new facility in Seattle by purchasing a 9.6-acre site in Renton. A new 94,000 square-foot facility was designed by BOORA Architects of Portland, Oregon and completed in 2007. The former Seattle Federal Reserve Bank building has been vacant since February 2008.

4.2 Architectural Context

4.2.1 Stylistic Architectural Context: Post World War II Modernism

See Also Appendix 2: 5.5, "Modern Architecture in Transition, 1940-50;" and 5.2, "The Federal Reserve Bank System and its buildings," pp. 25-31.

The Modern movement originated in Europe after World War I with an underlying belief that advances in science and technology would generate a new form of architecture, free from the pervasive eclecticism based on revival forms. Continental architects and American modernist Pioneers (including Frank Lloyd Wright) explored the possibilities of curtain wall construction utilizing steel frames and freeform massing using ferro-concrete. By the 1920s, these experimentations produced two distinct branches of modern architecture: the steel-and-glass classicism, "International Style," of Bauhaus architects Walter Gropius and Mies van der Rohe (1886-1969) and the béton brut style of Charles Edouard Jeanneret (a.k.a Le Corbusier, 1887-1965) and the "New Brutalism." [5]

In 1929, Mies's German Pavilion of the Barcelona Exhibition demonstrated the austerity and purity possible in the steel frame. After emigrating to the United States, Mies created a number of buildings that became icons of the International Style, including the Farnsworth House in Illinois (1950), Lake Shore Drive Apartments in Chicago (1952), Crown Hall at the Illinois Institute of Technology (1956), the Seagram Building in New York (1956-58), and the Bacardi Offices in Mexico City (1963)—all essays of the "frame rectangle." Mies sought to reduce architecture to its basic forms, eliminating all ornament and superfluity, creating the well-known aphorism "Less is more."

The other variant of the Modern style, béton brut, usually attributed to French architect Le Corbusier, was developed in parallel with the International style, with reinforced concrete as the preferred construction fabric. The term Brutalism was used after architectural historian and critic Reyner Banham coined it in 1966. This style developed in the early 1950s, with the philosophic intent to show how buildings functioned. To this end, the structure, shell, and heating and ventilation systems were to be visible. This design philosophy was later broadened to include any massive building built of concrete, a construction practice opposite of the glass curtain wall. Le Corbusier was considered the champion of this style, and in his *Unité d'Habitation* (1952) in Marseille, France, and the Secretariat Building (1953) in Chandigarh, India, were early archetypes of this style.[6]

The subject building, however, does not fall within either of these general variants, but represents a culmination of European Rationalism applied to the uniquely American monumental architecture that flourished during the 1930s and lasted until the advent of World War II, known as New Traditionalism, or sometimes as W.P.A. Modern.

Twentieth-Century Rationalism was usually associated with Italian fascist architects such as Adalberto Libera (1903-1963) and Giusppe Terragni (1904-1943). However, the style had also been explored earlier by Dutch architect Hendrik Petrus Berlage (1856-1934), who thought that structure itself could create space without the need for decoration.

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[5] R. Furneaux Jordan, *A Concise History of Western Architecture*, (Norwich, G.B. : Jarrold and Sons, 1969) p. 320.
[6] Nikolaus Pevsner, *An Outline of European Architecture* (New York, NY: Penguin Books, 1964) pp. 413-415.

The New Tradition expanded on the foundations of Beaux Arts monumental classicism, but used a modern heroic vocabulary of detail and (minimal) ornament. Usually considered part of the New Tradition in modern architecture, those buildings of the 1930s include post offices, libraries, public schools, and civic buildings. National examples included such seminal works as the Folger Shakespeare Library (1932, Paul Philippe Cret), and the Long Beach Main Post Office (1933-35, Louis A. Simon and James Wetmore). Local Seattle examples include the Seattle City Light Building (1935, Earl Morrison, demolished), the Washington National Guard Armory (1939, Naramore & Young, altered), and the William Kenzo Nakamura Court House (1938-1940, Gilbert Stanley Underwood and Louis A. Simon, altered). ***See A-1, figures 36-38.***

After World War II there was a general distrust of monumental architecture, or at least of the grandiose form associated with the national Fascist regimes of Germany and Italy that had embraced Rationalism as an instrument of national policy. Thus, as the United States and Seattle moved into the 1950s and 1960s, new civic buildings embraced the transparency of the International Style. Seattle's new Municipal Building (1959-1961, McCammon and Associates, demolished) and the Seattle Public Library Central Branch (1958-1960, Decker, Christiansen & Kitchin, demolished) would be forerunners of this rejection of monumentality. ***See A-1, figure 35.***

4.2.2 Building Architect: Naramore, Bain, Brady, and Johanson (William J. Bain, project principal)

See Also Appendix 2, 5.3, "William J. Bain before Naramore, Brady, Bain and Johanson," and 5.4, "Naramore, Bain, Brady and Johanson, 1943-50."

The architectural firm today known as NBBJ was formed in 1943 by Seattle architects Floyd Naramore, William Bain, Clifton Brady, and Perry Johanson, to combine forces in the design of housing and other support facilities at the naval shipyard in Bremerton. The team was known informally as "The Combine." Each partner brought a specialty to the firm: Naramore was known for his educational projects, Bain had residential and general commercial experience, Brady was both an architect and engineer, and Johanson specialized in health care facilities. The combined talents of the four offered a multidisciplinary, collaborative approach to projects.[7]

In the early years, Naramore, Bain, Brady & Johanson grew as a regional leader in the Pacific Northwest, forming lasting relationships with local businesses, institutions, and governments. Major projects of their first decade include the University of Washington Health Sciences Complex and Medical Center and the Public Safety Building in Seattle, along with the Federal Reserve Building of San Francisco, Seattle Branch Bank. Smaller projects included the King County Blood Bank (1945, demolished) and the S.L. Savidge Auto Showroom (1947). ***See A-1, figures 39-41.***

In the 1970s and 1980s, NBBJ pioneered the expansion of traditional architectural practice into a firm offering comprehensive and full-service consultation in all elements of the built environment. Large-profile projects completed by the firm during these years in Seattle include the IBM Corporation Office Building and Garage (1963, with Minoru Yamasaki, Seattle, WA), the Seattle First National Bank Building or Sea-First Tower (1969, Seattle, WA, now 1001 Fourth Avenue), and the King County Domed Stadium (1972, Seattle, WA, demolished).[8]

In 1976, the architectural firm of Godwin, Nitschke, Bohm from Columbus, OH collaborated with NBBJ on a large project and later merged with NBBJ. In 2002, NBBJ was the second-largest architectural firm in the United States and the fifth largest in the world, employing more than 900 people in Seattle, Columbus, San Francisco, Los Angeles, and New York, with international offices in

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[7] Duane A. Dietz, "Floyd A. Naramore," in *Shaping Seattle Architecture: A Historical Guide to Architects*, ed. Jeffrey Karl Ochsner (Seattle, WA: University of Washington Press, 1994), pp. 198-201. Duane A. Dietz, "William J. Bain, Sr.," in *Shaping Seattle Architecture: A Historical Guide to Architects,* ed. Jeffrey Karl Ochsner (Seattle, WA: University of Washington Press, 1994), pp. 216-221.

[8] Dietz, "Floyd A. Naramore," p. 202. Dietz, "William J. Bain, Sr.," p. 219. NBBJ Architects, "Who We Are," several portfolio pages, http://www.nbbj.com/whoweare/history/ (accessed May 4, 2004).

London and Shanghai.[9]

Recent notable local projects by the firm include Safeco Field (1999, Seattle), the United States Federal Courthouse (2003-04, Seattle), WAMU Center (2005-06, Seattle), and the Bill & Melinda Gates Foundation Headquarters (2010, Seattle).[10]

4.2.3 Building Structural Engineer: W. H. Witt Company (George Runciman, project engineer)

The structural and civil engineering firm known nowadays as Magnusson Klemencic Associates was founded in 1923 in Seattle, Washington, as the W.H. Witt Company. After Witt died in 1929, the leadership of the company passed to Witt's partners, Harold Worthington (1901-1994) and George Runciman (1892-1965). During the 1920s the firm was involved with the design of several notable local buildings including the Joseph Vance Building, 1223 Spring Apartment Building, and the seventeen-story Textile Building.[11]

The firm survived the Depression years of the 1930s and emerged after Word War II as the Pacific Northwest's premier structural engineering firm.

Runciman was a graduate of the University of Idaho, and received his Bachelor of Science degree in civil engineering from the University of Washington. Runciman designed many bridges during his career, including the McMillin Bride spanning the Puyallup River (1934), the Purdy Bridge (1936), the Eatonville Bridge (1936), and the Buckley Overpass (1936). Runciman was also responsible for structural design of buildings such as the NW Motor Parts Corporation Building, The City Light Building at Third Avenue and Madison Street (1935, Earl Morrison, architect, incomplete and demolished) as well as the Federal Reserve Seattle Branch Bank Building. Runciman left the firm around 1950, and practiced independently for several years.[12] ***See A-1, figures 36, 42-44.***

In 1955 the firm was renamed Worthington and Skilling, reflecting the addition of John Skilling as a partner. Skilling would remain with the firm for more than forty-five years. John B. Skilling was born in Los Angeles and graduated from the University of Washington in 1947 with a degree in engineering. Skilling spent most of his career in Seattle, partnering with architect Floyd Naramore in 1977, as well as many other engineers during his career including Harold Worthington, Helge Joel Helle, John V. Christianson, Leslie Earl Robertson, William D. Ward, Jon Magnusson, Arthur J. Barkshire, and Joseph F. Jackson. He provided the structural design for the World Trade Center Towers in New York (1963-77, Minoru Yamasaki, New York, NY) with Leslie Robinson at Worthington, Skilling, Helle and Jackson. He also provided the structural engineering for many structures in Seattle, such as the Seattle World's Fair Fine Arts Pavilion (1961-62), the IBM Corporation Office Building and Garage (1962-64, Minoru Yamasaki), the King County Domed Stadium (1972-76, NBBJ), One Union Square (1981, TRA Architects), Two Union Square (1987, NBBJ), the U.S. Bank Centre (1989, Callison Architecture), and the AT&T Gateway Tower (1990, Bassetti Architects, now the Municipal Building).[13]

The firm's name was changed in 1960 to Worthington, Skilling, Helle, & Jackson, recognizing the addition of Helge Helle and Joseph Jackson as principals.

The firm became Skilling, Helle, Christiansen, Robertson in 1967 after Worthington retired, and then Skilling Ward Roger Barkshire between 1983 and 1987. Jon Magnusson joined the firm in 1976, having recently graduated from Berkeley. Magnusson advanced rapidly within the firm, and at

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[9] NBBJ Architects, "Who We Are," several portfolio pages, http://www.nbbj.com/whoweare/history/ (accessed May 4, 2004).
[10] NBBJ Architects, "Work," Project Index, several portfolio pages, http://www.nbbj.com/#work/projects (accessed November 1, 2010).
[11] Structural Engineers Association of Washington, "Harold Worthington," https://sites.google.com/site/sehalloffame/seaw-presidents/harold-worthington (accessed October 14, 2015), p. 1.
[12] William Michael Lawrence, "McMillin Bridge," HAER No. WA-73, Historic American Engineering Record, 1993, p. 15.
[13] Pacific Coast Architecture Database, "Skilling, John," p. 1, https://digital.lib.washington.edu/architect/architects/2319/, accessed October 27, 2010.

age thirty-four he was CEO of the company. In 2003, Magnusson was recognized as an honorary member of the American Institute of Architects (AIA). Ron Klemencic joined the company in 1992, having spent the previous six years at KPFF Consulting Engineers in Seattle. He was eventually promoted to president, and in 2003 the firm changed its named to Magnusson Klemencic Associates.

4.2.4 Original Building Contractor: Kuney Johnson

Kuney Johnson was the General Contractor for the Federal Reserve Building.[14] During the 1940s and 1950s they did business in Seattle as Kuney-Johnson.

The first recorded project by the firm was a grain elevator on Hanford Street designed by C.W. Lawson in 1942.[15] In 1945, the firm built an office building in South Lake Union to house their own business.[16] Kuney Johnson was also the contractor for the 1950 Public Safety Building,[17] as well as the S.L. Savidge Building. They claimed that the floor structure of the S.L. Savidge building was the largest structural concrete pour in Seattle's history to date at 900 cubic yards and a ten-hour pour.[18] They were the general contractor of the enclosure of the Northgate Mall (John Graham and Co.) in 1962. *See A-1, figures 40-41, 45-46.*

Max J. Kuney, Sr. was born in Oregon in 1894, and moved to Spokane by 1930 when he founded his construction company, working mostly on railroads and bridges.[19] Kuney, Sr. moved to Seattle and formed a partnership with Lloyd W. Johnson, establishing Kuney-Johnson in the late 1940s. Kuney, Sr.'s son, Max Kuney, Jr. (1918-1982) ran the Max Kuney firm as an independent business in Spokane. His son, Max J. Kuney III (1942-2005), ran the business after his father, taking over in 1982. Max J. Kuney, Sr. died in Alameda, California in 1984. Max J. Kuney IV (b. 1966) currently runs the business.[20]

The Max J. Kuney Company has continued operating from their Spokane Office, constructing the Spokane Opera House and Convention Center, the Spokane Ag Trade Center, and Seafirst National Bank, and the Foss Waterway Bridge in Tacoma, among numerous other projects including dormitories and other buildings at Washington State University and Eastern Washington University.[21] Max Kuney Construction is a founding member of the Inland NW Associated General Contractors and Max Kuney Sr., Jr., III, and IV are all past presidents of the chapter. They are also long time members of Associated General Contractors of Washington (in western Washington), and Max Kuney III was the recipient of the AGC Lifetime Achievement Award in 2005.[22]

Lloyd W. Johnson was born in Seattle September 9, 1910, graduated from Roosevelt High School and earned an engineering degree from of the University of Washington. By 1958, Johnson was a partner in Johnson Morrison Knudsen, and then in 1964, the Lloyd W. Johnson Co. of Bellevue was elected to membership to the Northwest chapter of Associated General Contractors.[23] Johnson died in 1991.[24]

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[14] Seattle Department of Planning and Development, Permit #394011.
[15] *Seattle Times*, "Hanford Street Annex Finished in Quick Time," October 20, 1942, p. 18.
[16] Seattle Historical Sites Survey, "Kuny [sic.] Johnson C. Gen. Contractor/Cascade Architecture & Engineering," February 2014.
[17] *Seattle Times*, "Tenant Must Go By August 30," August 28, 1948, p. 19.
[18] *Seattle Times*, "Concrete For Floor to Be 10-Hour 'Pour,'" December 26, 1947, p. 13.
[19] Kuney Construction, "Company History" http://maxkuney.com/about (accessed October 2015).
[20] Max Kuney IV, phone interview with Ellen Mirro on October 8, 2015.
[21] Ibid.
[22] Max Kuney IV, email communication with Ellen Mirro, October 15, 2015.
[23] *Seattle Times*, "New Process Speeds Building," April 7, 1959, p. 25, and "Contractors Add Bellevue Firm," May 3, 1964, p. 137.
[24] Dee Norton, *Seattle Times*, "Deaths, Funerals," March 28, 1991, p. D6.

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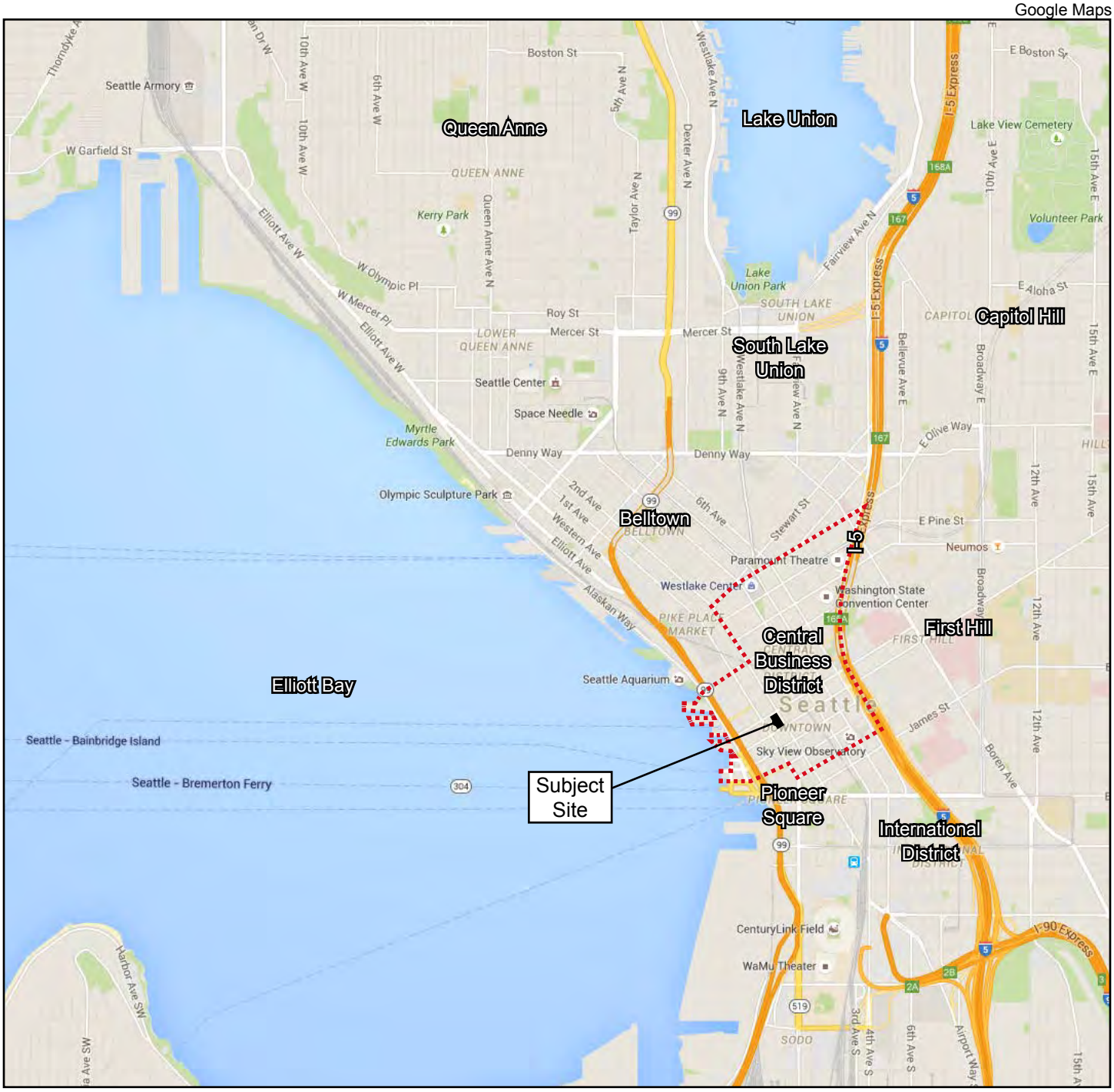
[25] Sources and notes provided by Jeffrey Karl Ochsner and David A. Rash, 2015.

Appendix 1

List of Figures



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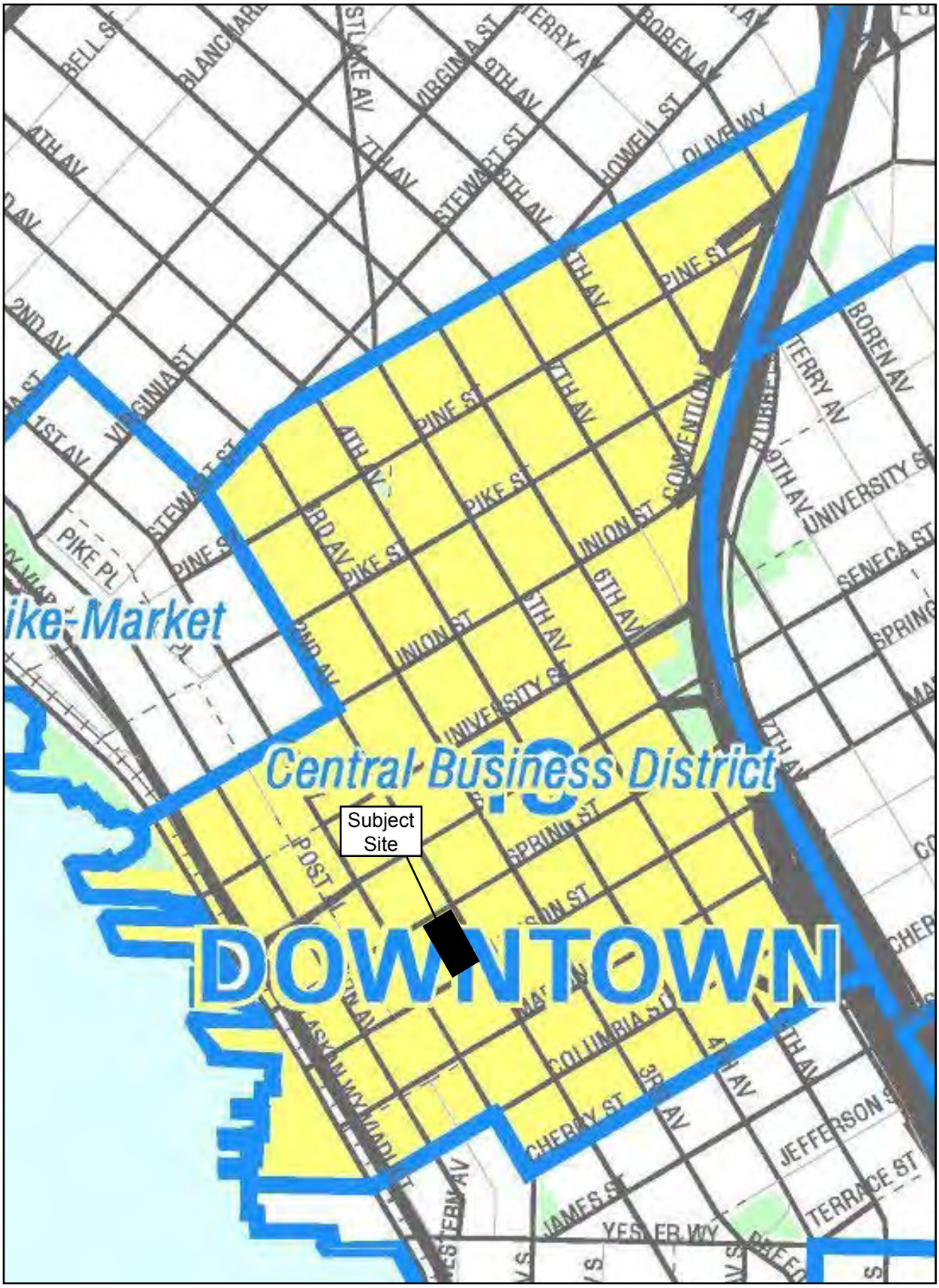

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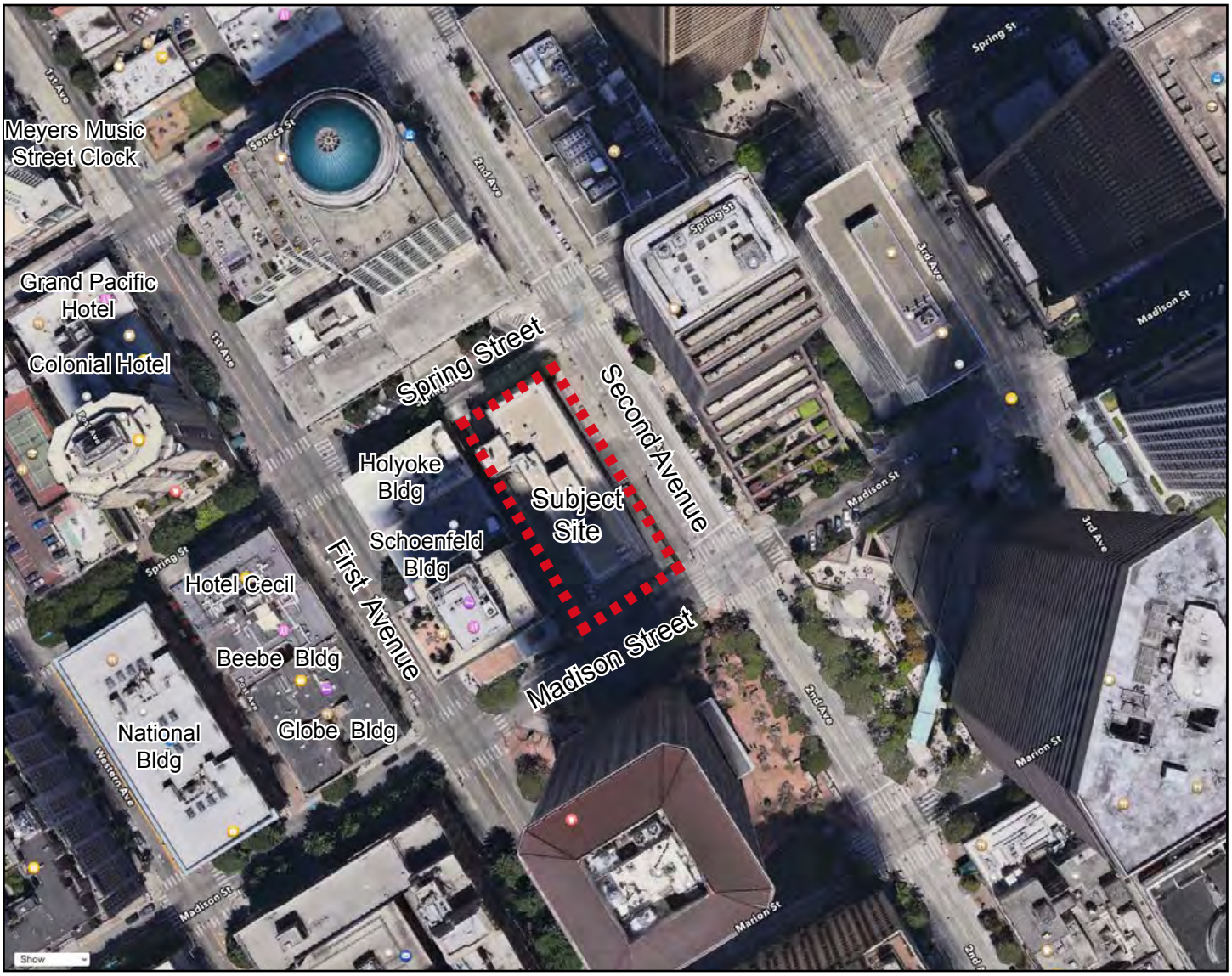

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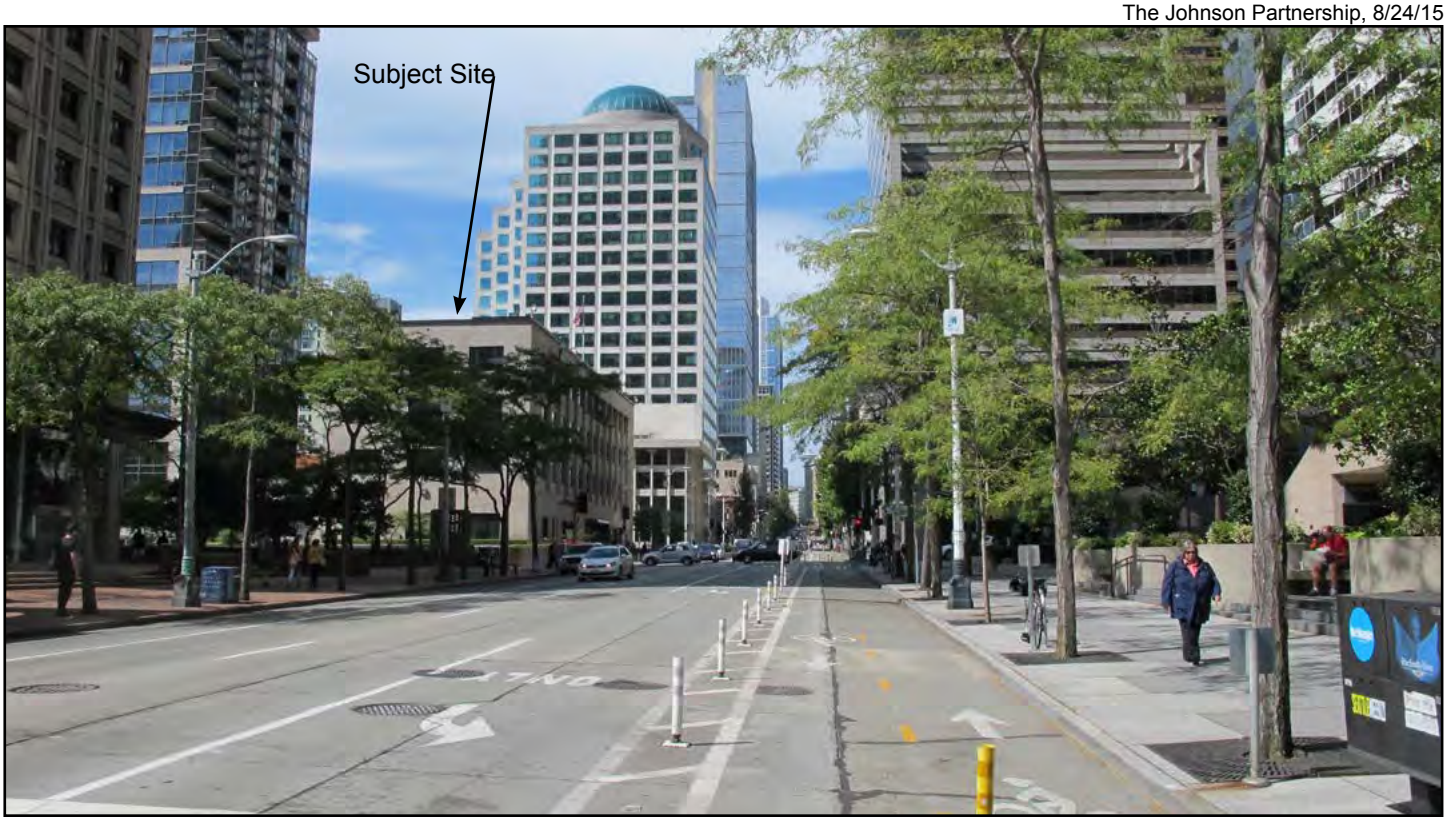
The Johnson Partnership, 8/24/15



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The Johnson Partnership, 8/24/15

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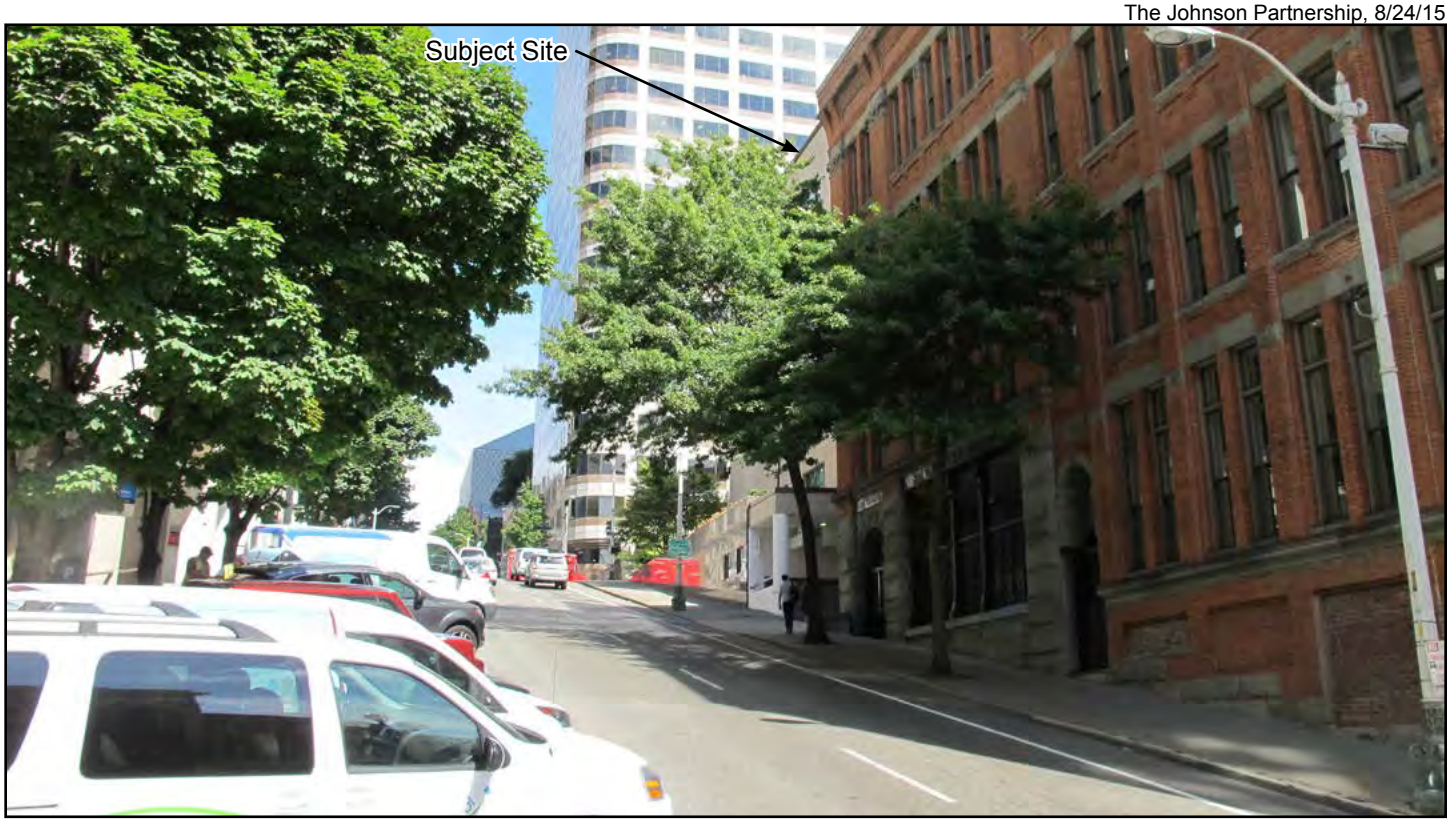
The Johnson Partnership, 8/24/15



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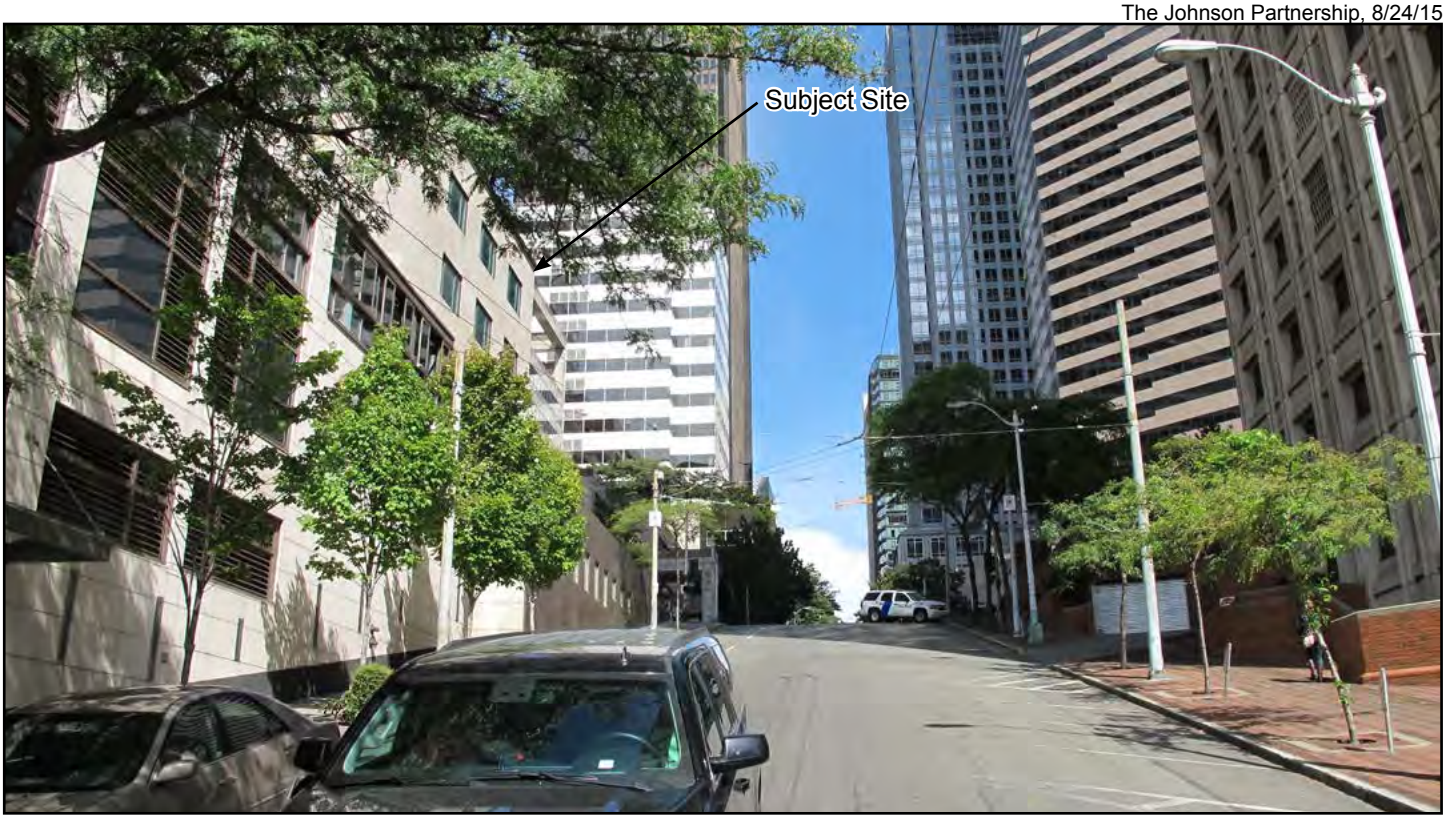
The Johnson Partnership, 8/24/15



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The Johnson Partnership, 8-24-15

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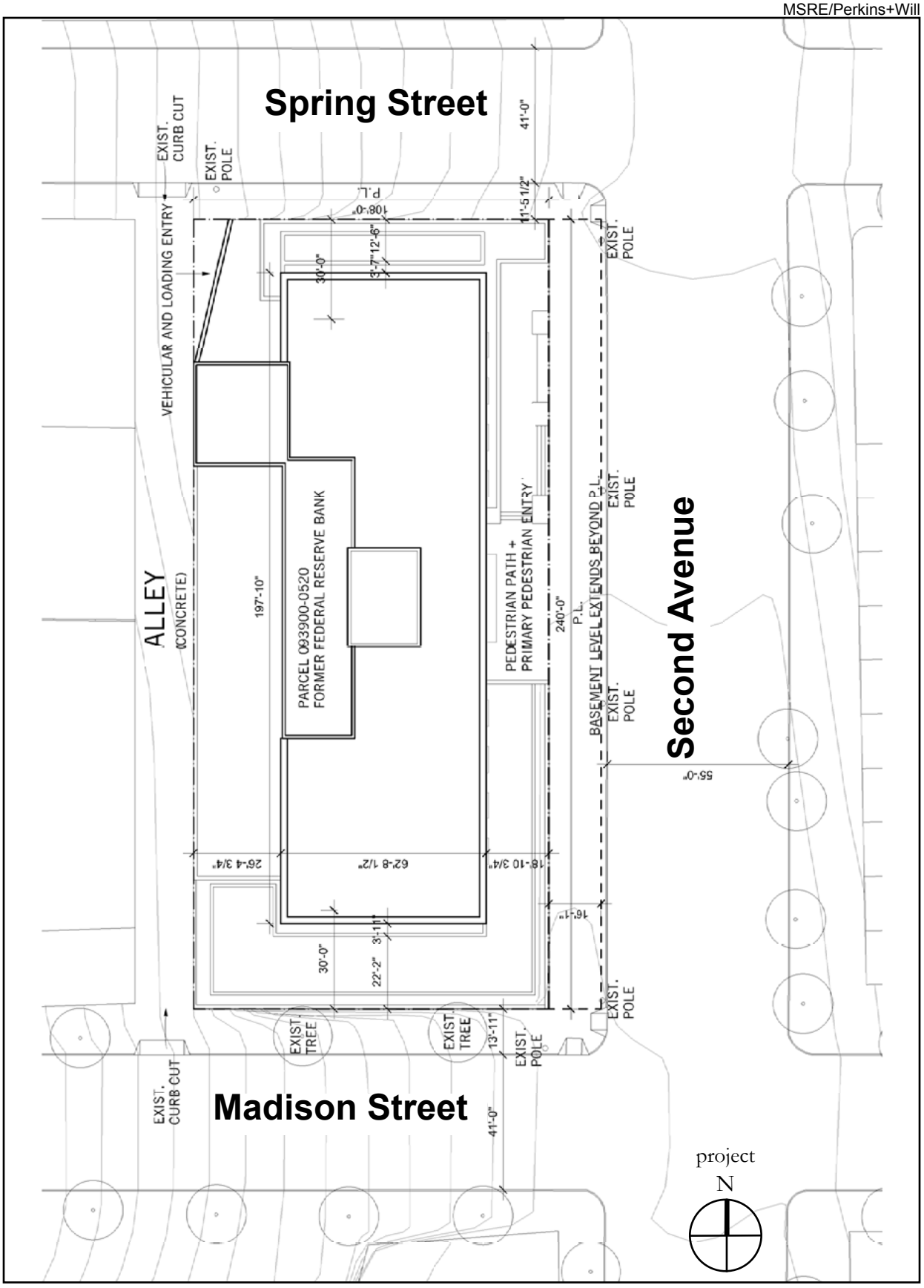

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The Johnson Partnership, 8/24/15

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The Johnson Partnership, 8/24/15

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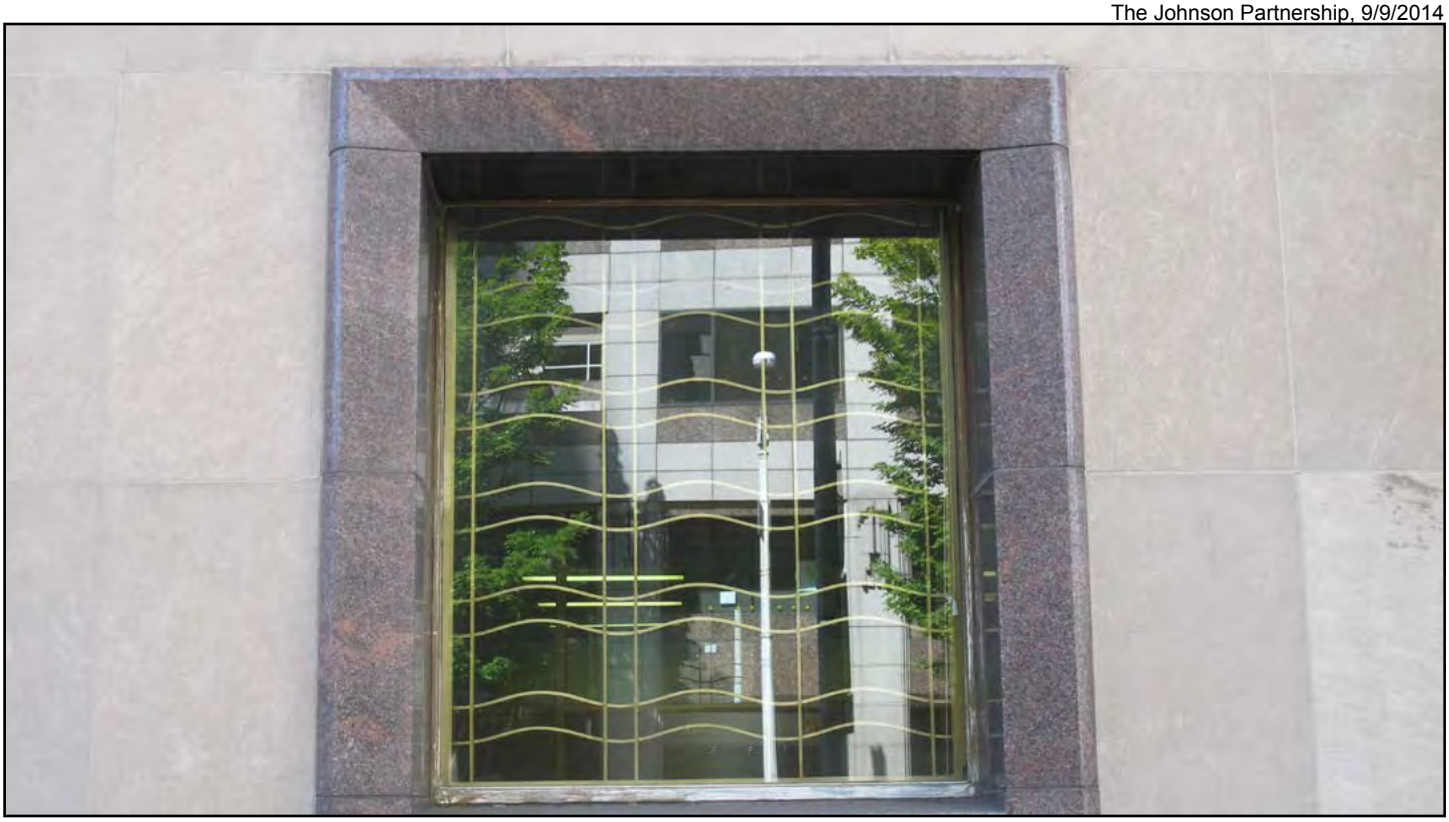
The Johnson Partnership, 9/9/2014



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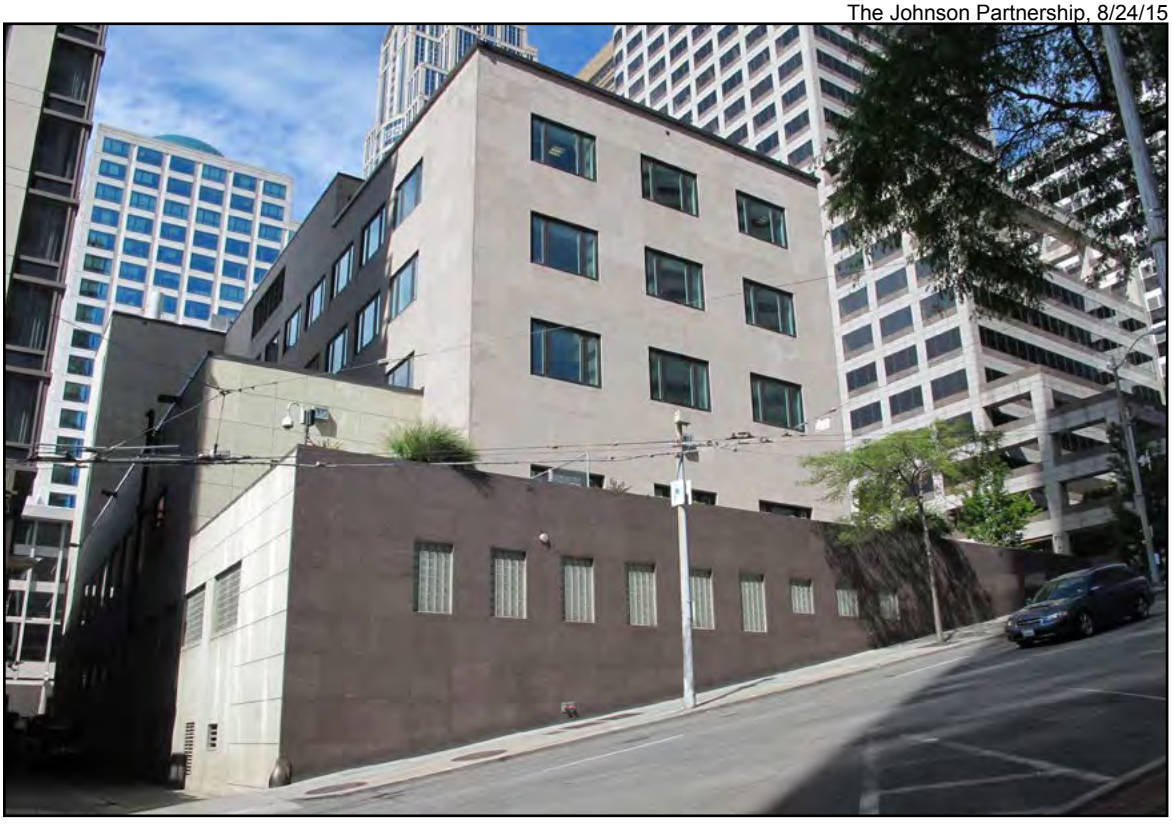

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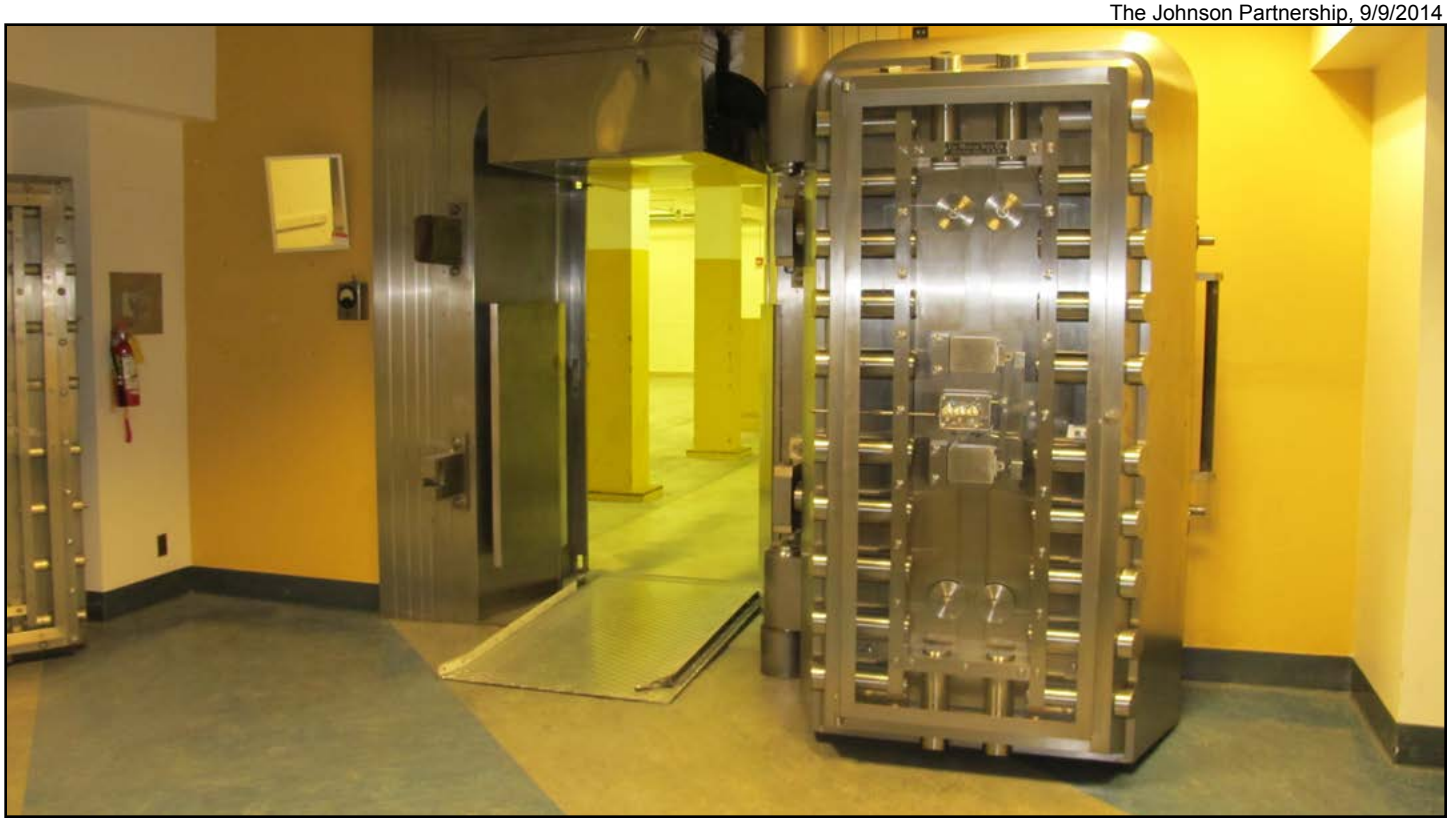
The Johnson Partnership, 9/9/2014



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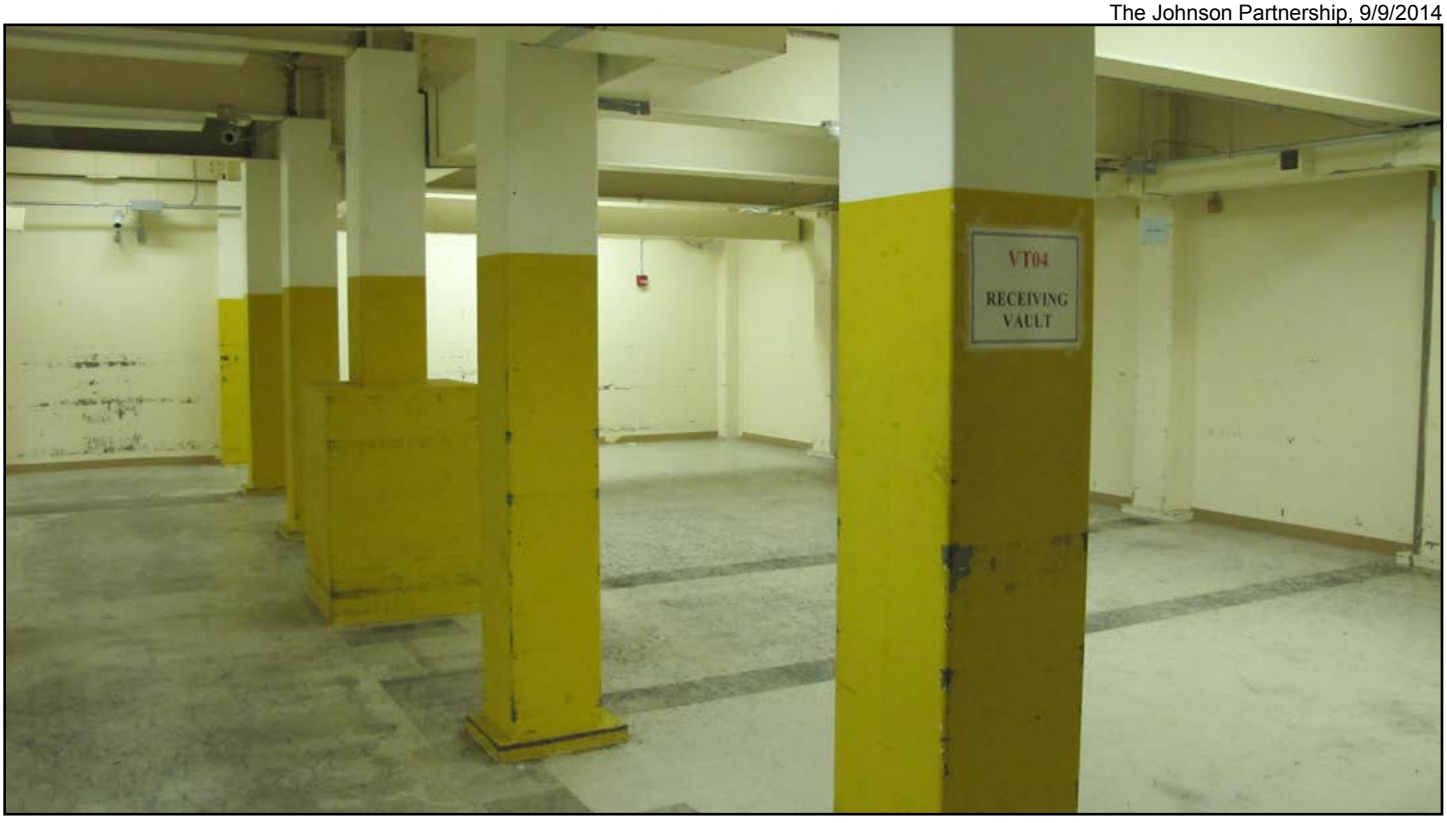

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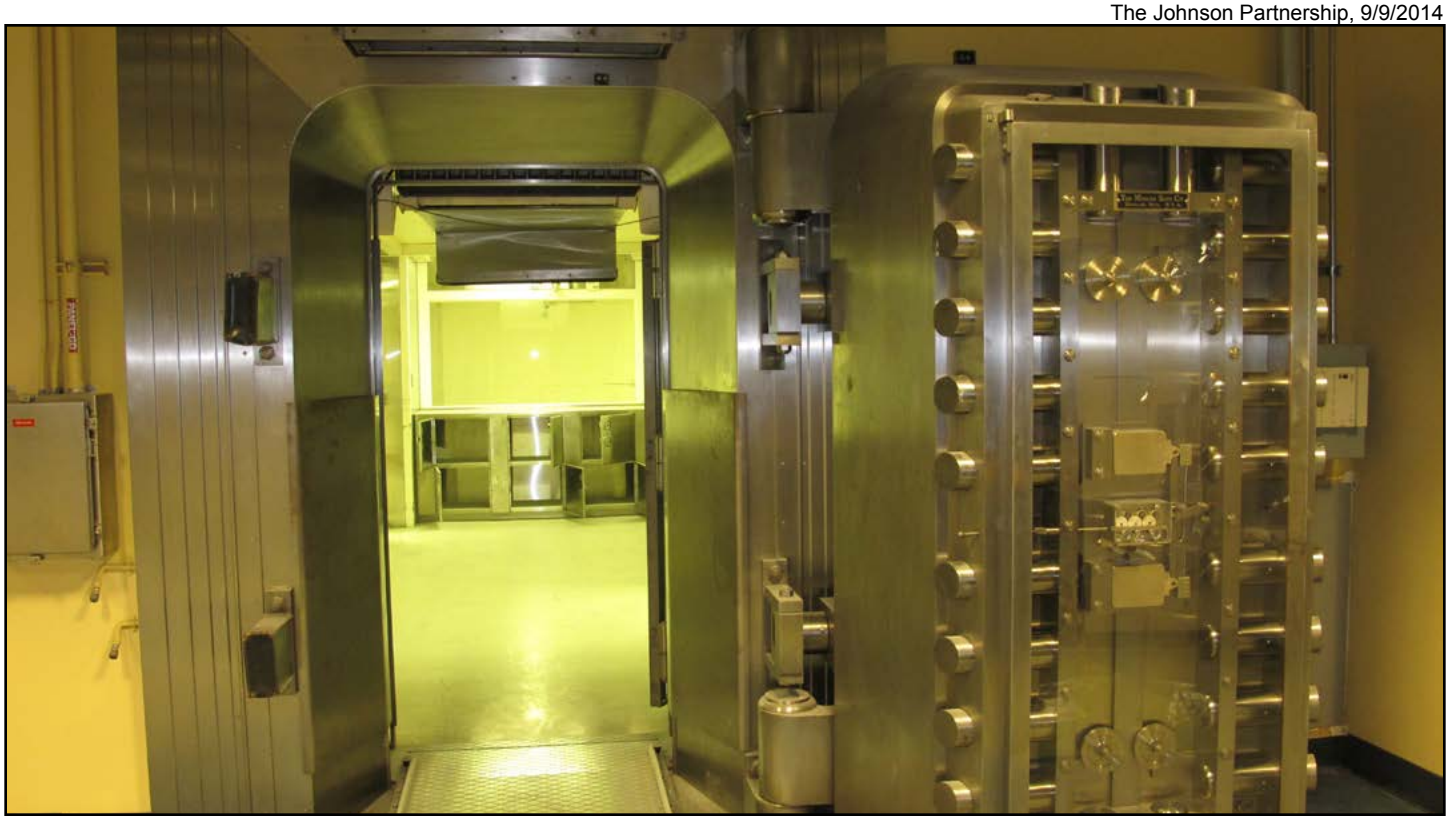

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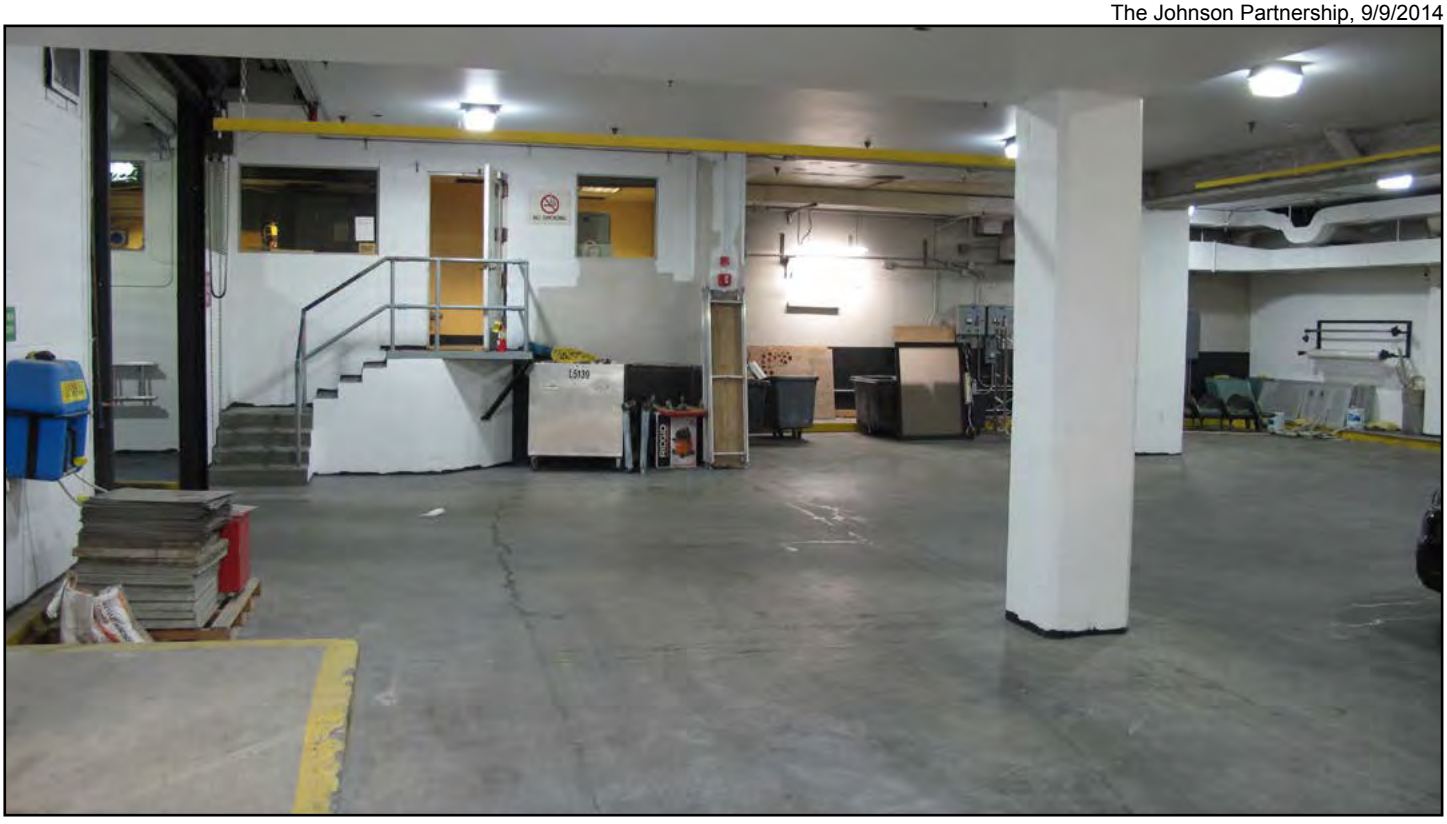

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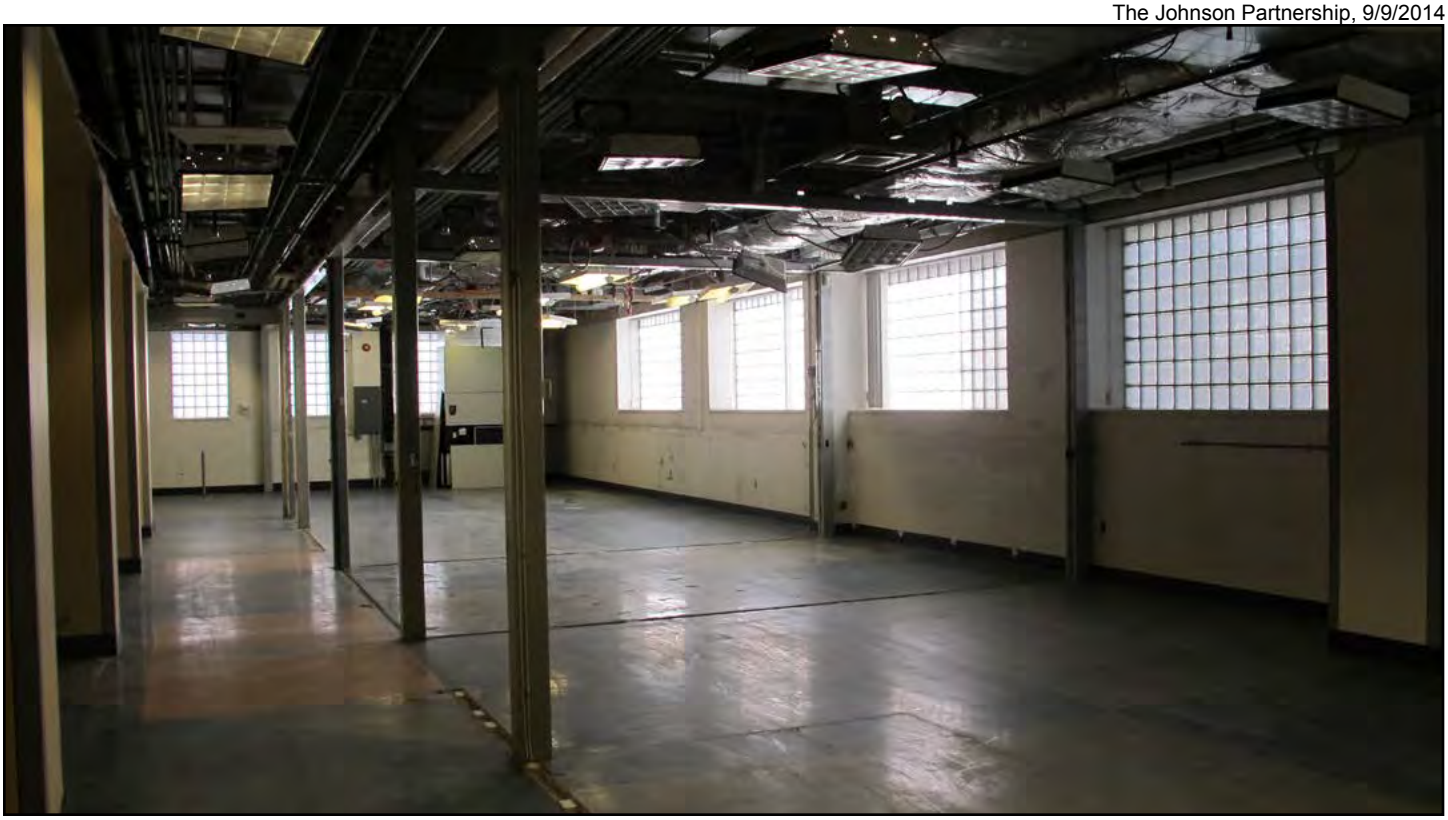

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The Johnson Partnership, 8/24/15

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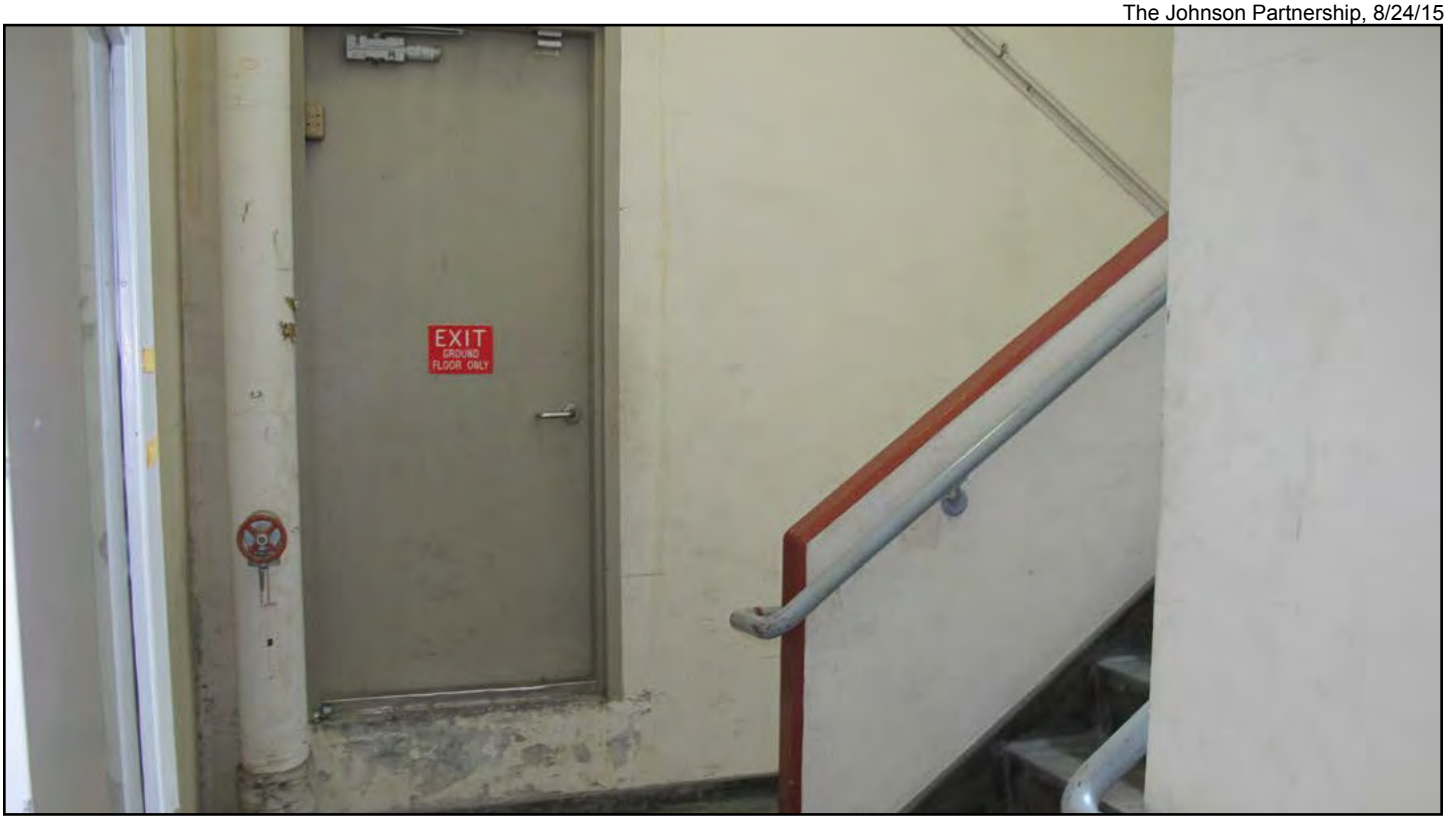

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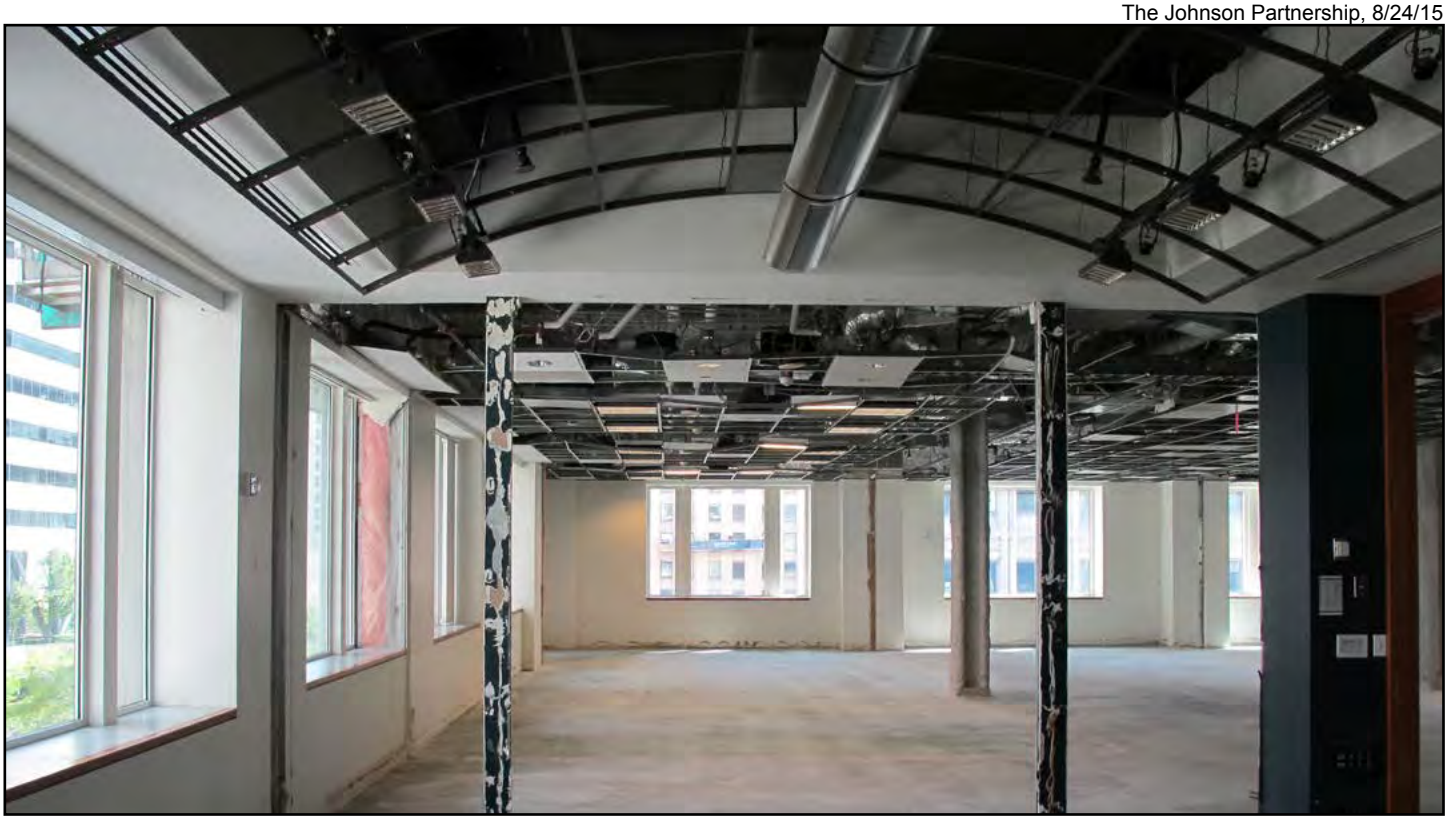

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UW Special Collections CUR1584

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https://blogs.uw.edu/gonzalsa/category/archy-469-historical-archaeology-class-blog/seattle-history/page/2/

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Seattle Municipal Archives SCL_0897

UW Special Collections PH 1124.149

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Asahel Curtis, collection of Paul Dorpat

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The Johnson Partnership 10/13/15

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MOHAI PI20965

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flicker: OZinOH

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Library of Congress: HAER WASH,27-MCMIL,1--2

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Library of Congress: HAER WASH,27-PUR.V,1--1

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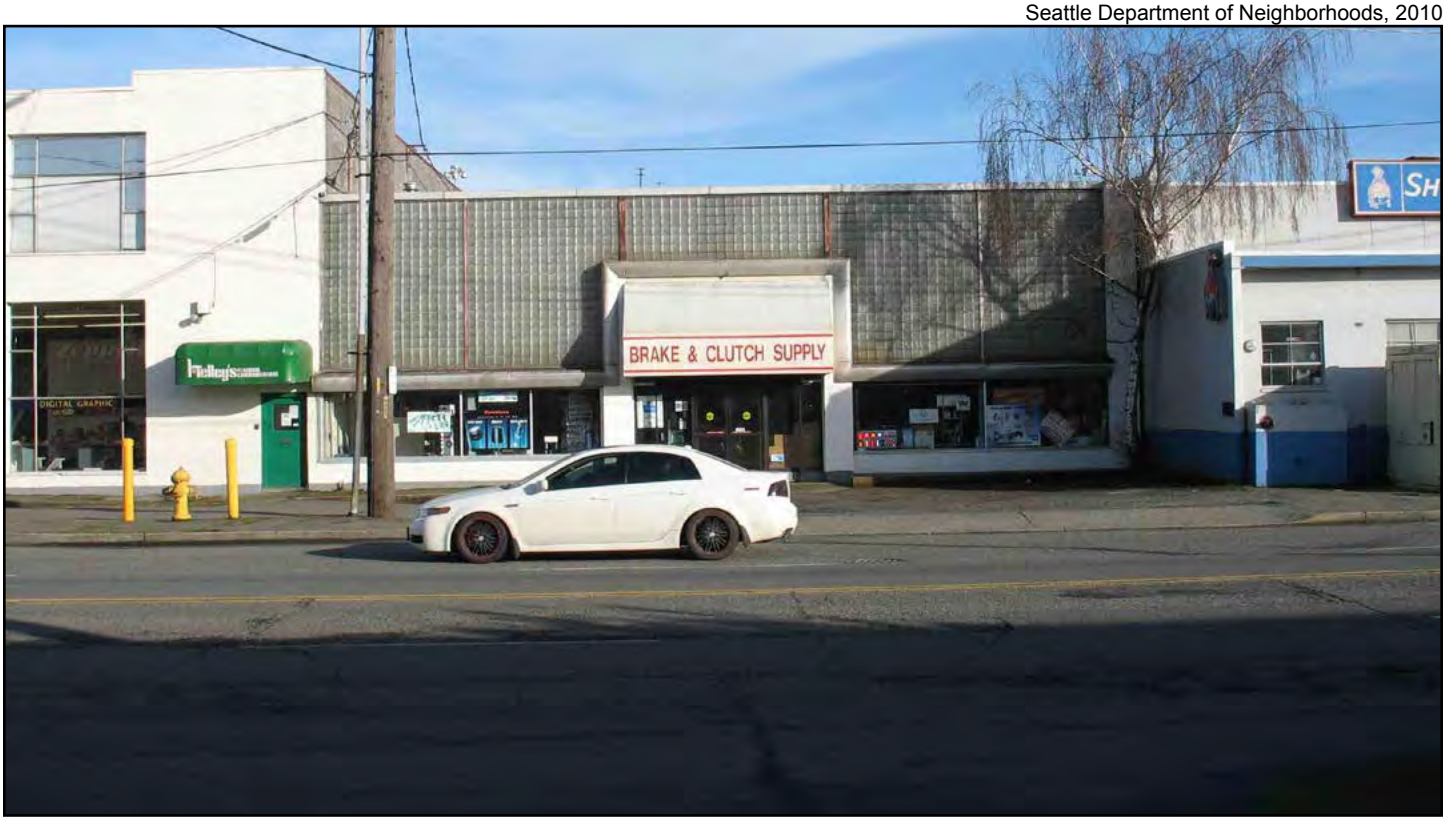
Seattle Department of Neighborhoods, 2010



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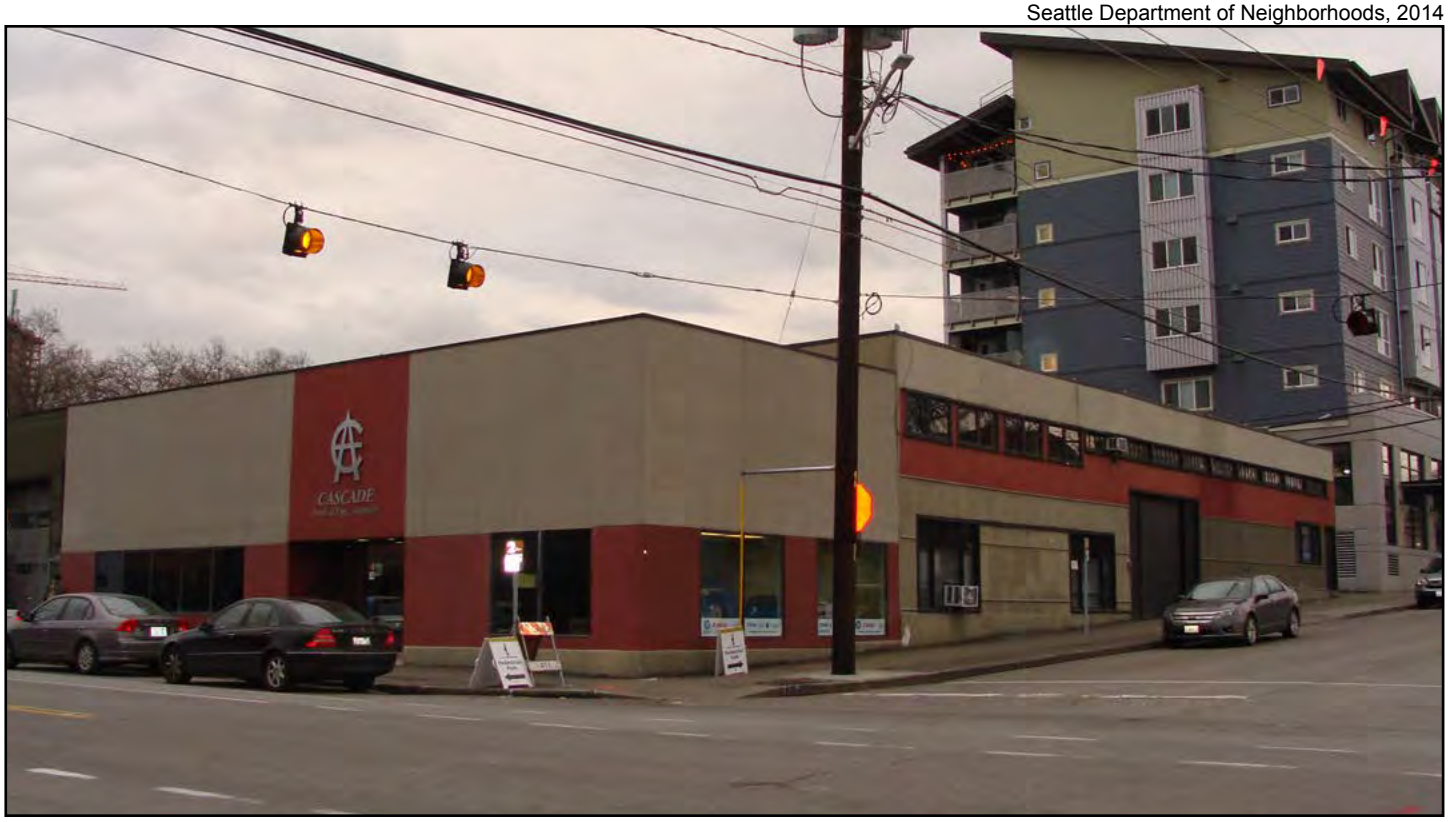
Seattle Department of Neighborhoods, 2014



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Meredith Clausen, 1984, University of Washington Digital Collections

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Appendix 2

Federal Reserve Bank of San Francisco, Seattle Branch, Landmark Nomination Report, Prepared by Jeffrey Karl Ochsner & David Rash, June 2013 (Revised February 2014).

Changes and corrections made by the author are indicated by strikethrough and noted (LEJ).

The City of Seattle

Landmarks Preservation Board

700 Fifth Avenue • Suite 1700 • Seattle, Washington 98124 • (206) 684-022

Landmark Nomination Application

Name:	Federal Reserve Bank of San Francisco, Seattle Branch Bank
Year Built:	1950
Historic Names:	Federal Reserve Bank of San Francisco, Seattle Branch Bank
Street Address:	1015 Second Avenue
Assessor's File No.	093900-0520
Legal Description:	Lots 2-3 and 6-7 in Block 12 of Boren & Denny's Addition to Seattle
Present Owner:	General Services Administration
Address:	1800 F Street NW Washington DC 20405
Present Use:	Vacant
Original Use:	Public (federal government) commercial/financial institution
Original Owner:	Federal Reserve Bank of San Francisco, Seattle Branch
Architect:	Naramore, Bain, Brady & Johanson (William J. Bain, partner-in-charge), with George Runciman, structural engineer
Contractor:	Kuney Johnson Company

Administered by
The Historic Preservation Program, Seattle Department of Neighborhood

Appendix 3

Additional Figures for Appendix 2

Appendix 3

Architectural Drawings

NBBJ 1950 Federal Reserve Bank of San Fransisco, Seattle Branch, Plot Plan and (11) A sheets

NBBJ 1996 Seismic Retrofit and third floor renovation, (9) A sheets

Courtesy of MSRE existing floor plans (7 pages)