

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



### 1. Name of Property

Historic name: Washington Trust Company Building  
Other names/site number: N/A  
Name of related multiple property listing N/A  
(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & number: 6 S. Main Street  
City or town: Washington City State: PA County: Washington  
Not For Publication: N/A Vicinity: N/A

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X nomination     request for determination of eligibility meets  
the documentation standards for registering properties in the National Register of Historic  
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets     does not meet the National Register Criteria.  
I recommend that this property be considered significant at the following  
level(s) of significance:

    national     statewide   X   local  
Applicable National Register Criteria:  
  A   B   X  C   D

<u>Andrea McDonald</u>	November 18, 2014
<b>Signature of certifying official/Title:</b>	<b>Date</b>
<u>PA Historical and Museum Commission</u>	
<b>State or Federal agency/bureau or Tribal Government</b>	

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In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

**Signature of commenting official:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Title :** \_\_\_\_\_ **State or Federal agency/bureau**  
**or Tribal Government**

**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) \_\_\_\_\_

*for Edson H. Beall* \_\_\_\_\_ *1-2-15*  
Signature of the Keeper Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)



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**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS/Beaux Arts  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Brick, STONE/sandstone.  
STONE/marble

**Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

**Summary Paragraph**

The Washington Trust Company Building is a Beaux Arts style commercial building located in central downtown Washington, PA. Set among smaller-scale commercial buildings and across Main Street from the Washington County Courthouse, it is the largest commercial building in Washington. The Washington Trust Company Building has a rectangular footprint and is of steel frame construction clad in brown and buff brick and buff sandstone. It is six bays wide on its primary (west) facade, five bays wide on its rear (east) facade, and 14 bays deep, with the three easternmost bays belonging to a 10-story addition constructed in 1927. The original, 1903 section of the building is six stories tall. The Washington Trust Company Building's construction on a sloping site means that the ground floor is at grade on the eastern end of the building, but submerged (though exposed behind an areaway) on the western end. The building's Beaux Arts design extends to the finely-finished first-floor retail spaces and, to a lesser extent, to the more utilitarian upper-floor office spaces of the building. The Washington Trust Company Building has experienced minor renovations to both exterior and interior, but retains overall strong integrity as a prominent work of Beaux Arts architecture from Washington's heyday of commerce and prosperity.

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## Narrative Description

### Exterior

The Beaux Arts style Washington Trust Company Building is prominently located at the corner of Beau and Main Streets, an intersection which marks the commercial and civic center of downtown Washington, PA. Set among smaller-scale commercial buildings dating from the mid-19th to the mid-20th centuries, its neighbors also include the free-standing Beaux Arts Washington County Courthouse, located directly across Main Street. The Washington Trust Company Building's location atop a rise makes it especially visible, not only within downtown but from adjacent neighborhoods, so that it serves as an orienting landmark within the city (see photo 1).

The Washington Trust Company Building is built to the sidewalk on the north, east, and west, and adjoins its immediate neighbor, a five-story commercial building, to the south. The Washington Trust Company Building is constructed of brown and buff brick and buff stone over a steel frame and is rectangular in mass. The building is six bays wide on its primary (west) facade, five bays wide on its rear (east) facade, and 14 bays deep. Its westernmost 11 bays comprise the original section of the building, which is six stories tall and dates to 1903, while the three easternmost bays belong to a 10-story addition constructed in 1927.

The earlier section of the building contains an interior light well in the second through sixth stories (photo 18). The light well is two bays wide, six bays deep, and faced in red brick. Each bay contains a pair of segmental-arched windows. Most are the original wood, one-over-one double-hung sash, but some have been replaced. The replacements date from various eras and include steel casements and contemporary aluminum double-hung sash.

Both the original section of the building and the addition display the three-part vertical composition – base, shaft, capital – typical of Classical Revival designs; however, both base and capital are treated more monumentally in the addition, which features a two-story arched entrance facing Beau Street and an arcaded temple treatment emphasizing the ninth and tenth floors. Atop the roof of the addition, a highly-decorated mechanical penthouse increases the Washington Trust Company Building's height and visibility in the skyline of downtown Washington. This penthouse, which is brick, houses mechanical equipment associated with the building's elevators and rises two stories above the center of the roof. The penthouse is detailed as a pavilion: each facade has a full-width colonnade with a central arch and two-story-height limestone columns connected by classical stone balustrades. Oculus windows flank each arch. The penthouse has a steep, hipped copper roof (photo 7).

*West Elevation:* The building's primary facade (photo 2) belongs to the original, 1903 section of the building and faces west onto South Main Street. Its first story is clad in banded buff sandstone ashlar. The ashlar blocks on the first story are deeply beveled at their top edges, emphasizing their horizontal coursing.

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The first floor contains entrances to the main banking space, the lobby, and two retail storefronts. The bank entrance is located in the northernmost two bays of the facade (photo 3). Historic images show it to have originally consisted of a pair of double doors within a pedimented stone surround in the bay closest to the corner; next to this, in the second bay, was a window of roughly square proportions surmounted by a segmental-arched transom (figure 1). This arrangement was altered sometime in the first half of the twentieth century – possibly in the 1920s, when the addition was constructed – to consist of a bronze revolving door flanked by identical, tall windows divided into six lights each by bronze mullions, all surmounted by a transom and canopy over the full width of the door and windows (figure 2). The current canopy is not the original, though it has similar proportions. Four courses of greenish-grey granite surround this arrangement of features.

The lobby entrance (photo 3) is located in the building's third bay within an elaborate stone surround topped by a broken arched pediment. The pediment contains a sculpted cabochon bearing the intertwined initials "WTC" for "Washington Trust Company," surrounded by volutes and supported by sculpted cherubim. Within this opening is currently an aluminum-framed glass double doorway and transom which appear to have been installed in the mid-twentieth century.

The first floor's southernmost three bays currently contain two retail storefronts. Images of the building from around the time of its construction show this to have been the original scheme (figure 1), but the current storefronts date from the mid-twentieth century; the southernmost one is framed in mill-finish aluminum whose apparent age and subtle streamline detailing suggest a date in the 1940s or 50s, while the one between this and the lobby entrance is a wood-framed storefront with late Colonial Revival detailing, recessed on a brick-lined floor surface, that appears to date from the 1950s, 60s, or 70s. For much of the building's history, the two storefronts in this location were united under the sign of Woolworth's 5 and 10 Cent Store, which occupied both retail spaces from 1909 to ca. 1970. A classical stone cornice divides the first from the second story.

The west facade's second story is clad in buff brick with stone trim. Quoins at the building's corners and stacks of dimensional ashlar blocks define the facade's six bays, each of which contains a pair of one-over-one double-hung sash windows with segmental arched tops and flat keystones. A classical stone cornice, somewhat less prominent than the first-story cornice, marks the upper limit of the second story and serves as a continuous sill for the third-story windows.

The facade's third through sixth stories are clad in brown brick and organized vertically by brick pilasters which rise from the second-story cornice to the fifth-story cornice to divide the facade into bays. The pilasters correspond to the quoins and ashlar blocks which define the bays on the second story. Each bay in the third through sixth stories contains a pair of one-over-one double-hung sash windows, and each window is surmounted by a helical keystone. The sixth story windows are set in stone surrounds. A prominent stone cornice divides the fifth and sixth stories, but the major cornice which once terminated the building's composition at its roofline was removed between 1940 (when it appears in a photograph) and 1952 (when, in another photograph, it is absent).

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North Elevation

The north facade of the building is 14 bays deep and includes the primary facade of the addition, which faces north onto East Beau Street, at its eastern end. Because the building is situated on a sloping site, the ground floor is at grade at the entrance to the addition but becomes increasingly submerged as the facade extends westward. An areaway (photo 4) along the westernmost nine bays of the facade serves to expose the ground floor windows of the original section of the building, many of which have been altered to create doorways and modest storefronts. One bay remains in its original arrangement, a pair of wood-framed single-hung sash and transoms. Because of the downward slope of East Beau Street, the easternmost two bays of the ground floor before the addition are above ground without the areaway. These provide an aluminum-framed entrance and wood-framed fixed-sash window for a ground-floor office in this location.

The easternmost three bays of the north-facing facade belong to the addition (photo 5). Like the original section of the building, the addition features a two-story base of buff masonry (here, both stories are sandstone); however, the ashlar blocks on the addition have flush joints, giving the impression of a continuous smooth surface, in contrast to the deeply beveled joints which emphasize the horizontal banding on the stone first story of the original section of the building.

The entrance to the lobby of the addition is framed in bronze and contained within a two-story arch of green marble (photo 6). The arch begins on the ground floor level and rises through the first floor. On the ground level are a pair of double lobby doors with sidelights and tall transoms; above this, spandrel panels with the raised legend "MCMXXV / WASHINGTON TRUST COMPANY / MCMXXV"; and above this, an arched window, divided into 15 panes, lighting the first-floor banking room. The marble arched surround is topped by a helical marble keystone. The facade's central arch is flanked by a pair of copper sconces and bronze-framed, fixed-sash windows on the ground floor.

At the first floor level of the addition, a single one-over-one double-hung wood window sash – smaller than the ground-floor plate-glass windows – is situated on either side of the central arch. At the top of the first floor, centered between the keystone and the cornice, is a stone panel, sculpted to look like a banner, incised with the words "WASHINGTON TRUST CO." Above this, a classical stone cornice separates the stone-clad base of the building from the brown-brick office floors above. This cornice is continuous with the first-floor cornice of the original section of the building.

The first-floor windows on the north facade of the original section of the building are large, single-pane, fixed wood sash with segmental-arched transoms. The transoms are divided vertically by a single mullion and have been painted over on the exterior. The segmental arches are composed of ashlar voussoirs.

The second floor of the addition's north facade contains three pairs of one-over-one double-hung wood sash windows divided by a wood mullion. Above the second floor, there is a stone belt course aligned with the second-story cornice on the original building. In the central bay, the belt course is interrupted by a shallow stone balcony with classical balusters, supported on scrolled stone brackets.

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The second through sixth floors of the original building's north facade are detailed identically to those of its primary facade, with the exception of a single window instead of paired windows in each story of the bay closest to the northwest corner.

The third through eighth stories of the addition have identical fenestration with a pair of double-hung wood sash windows in each bay, divided by a brick mullion and underscored by stone sills. At the top of the eighth floor is a stone cornice. All of the addition's cornices and its belt course above the second story extend around all sides of the building.

The addition's ninth and tenth floors are treated as a temple (photo 7). The north facade is a three-bay arcade supported by two-story-height limestone columns; within each arch are two stories of paired double-hung wood sash windows surmounted by an arched stone panel emblazoned with a relief of a heraldic motif. The arcade continues around the east, west, and south facades of the addition, but with brick pilasters instead of stone columns. A copper cornice terminates the addition at the tenth floor.

#### East Elevation

The east facade of the building (photo 5) is five bays wide and faces Schaefer Avenue which, despite its name, actually functions as an alley. The central three bays of the stone-clad base contain two-story-height arched windows with bronze mullions and spandrels at the level of the first floor. Three hopper vent windows provide ventilation to the basement below each two-story window. In the northernmost bay are a single fixed-sash bronze-framed window on the ground floor and a smaller, one-over-one double-hung wood sash window on the first floor. In the southernmost bay, there is an entrance to the building's refuse storage area on the ground floor and a bronze alarm box (with its own gable roof) in a shallow niche on the first floor level.

The east facade's second through eighth floors each have a pair of double-hung wood sash windows in each outer bay and a single double-hung wood sash window in the second, third, and fourth bays. The bays on the ninth and tenth floors continue the arcade articulated on the north facade, but with two-story pilasters rising from the eighth-floor cornice to the tenth-floor window lintels. Each bay contains a pair of one-over-one double-hung wood sash windows surmounted by a stone arch and relief identical to those on the north facade.

#### South Elevation

The Washington Trust Company Building's south facade is minimally-visible, and what can be seen is utilitarian in character below the three bay wide addition's eighth-floor cornice (photo 8). Below the first-floor cornice, which extends around the addition and across its southern facade, the first and ground floors are clad in buff brick. There are no windows, only ventilation louvers, in the ground floor of the south facade. Windows in the first story are paired two-over-two double-hung wood sash.

The second through eighth floors of the addition are detailed identically. The westernmost bay is open from the second through seventh floors and contains structural members that reinforce the light well (see above) in the original building. A column of double-hung sash windows next to the opening and a pair of double-hung sash windows on the eighth floor completes the westernmost bay. The other two bays contain paired double-hung sash windows in the second

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through eighth stories. The ninth and tenth floors repeat the detailing seen on the east side facade.

The walls of the original section of the building, visible above the roofline of its neighbor to the south, are red brick and pierced with paired double-hung sash windows.

## Interior

### Basement

There is a basement below the addition of the Washington Trust Company Building. It is a single utilitarian space which houses the building's two boilers.

### Ground floor

Approximately two-thirds of the ground floor is occupied by utilitarian storage, electrical, and mechanical rooms. The public spaces are the Beau Street lobby and the retail storefronts and offices accessed via the Beau Street facade.

The Beau Street lobby (photo 9) is located within the central bay of the addition and is the building's most opulent interior. It is entered through a four-foot-deep vestibule which, like the lobby itself, has a black-and-white marble floor and pink Italian Travernelle Fleury marble walls. The lobby has a barrel-vaulted ceiling decorated with molded plaster coffers; the ceiling of the vestibule is coffered but flat. On the west wall of the lobby, marble pilasters with Ionic capitals support heavy crown molding and alternate with four large plate glass windows and a bronze-framed, plate-glass door leading into the ground floor office space. A bronze-framed building directory case fills most of the northern wall. The east wall holds two passenger elevators, one freight elevator, and access to the stairs via a short corridor before the elevator bank.

The ground floor office and retail spaces have been extensively remodeled and contain no character-defining features.

### First floor

The first floor lobby is located in the original section of the building and accessed via a set of double doors off of Main Street (photo 10). It dates to the mid-1920s, when improvements were made to the original Washington Trust Company Building in conjunction with the addition.<sup>1</sup> It has soft grey marble floors and wainscot, plaster walls above (currently papered), and direct access into the first-floor banking space to the south and into the nearest first-floor storefront to the north. The doorway into the banking space is plate glass and framed in polished steel; the door in to the storefront is plate glass framed in aluminum. A bank of two elevators is found on the west wall, along with a narrow staircase to the upper floors. The stairs are pink marble and the staircase has a grey marble wainscot. There is a dropped ceiling.

The banking space was reported to have been "remodeled several times" as early as 1927.<sup>2</sup> It currently consists of a sequence of four spaces, described in order from east to west.

<sup>1</sup> "New Annex to Washington Trust Company Building, Tallest in Western End of Pennsylvania." Washington, PA: *Washington Observer*, Feb. 19, 1927.

<sup>2</sup> *Ibid.*

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The largest room (photo 11) extends six bays deep into the building from Main Street. It has direct access from Main Street via a classically-detailed, bronze revolving door at its eastern end, as well as access through the more modern steel-framed plate-glass door from the first-floor lobby. The floor is pink and green marble in a pattern of diagonally-laid square tiles; baseboards are black marble; and a white marble wainscot supports shallow white marble counters between the windows. The windows themselves are roughly square in shape, their transoms having been covered ca. 2000 with inset wallboard panels. There are decorative metal radiator grilles below the windows. The ceiling is gridded with plaster beams featuring classical moldings such as dentil, egg and dart, and acanthus leaves. The employee workspaces are modular and contemporary, but the original vault can still be seen behind the green marble teller counter on the north wall.

A partition wall after the sixth westward bay divides this space from the next, which is three bays deep and was remodeled into offices ca. 2000 (photo 12). A set of aluminum-framed glass double doors provides passage between the two. The pink marble floor is laid in the same pattern as in the first space, but does not include the contrasting green marble tiles. White marble is used for the baseboards, walls below the windows, and window sills which are continuous along the southern wall. The windows and ceiling are identical to those in the first room. There are two fluted Corinthian columns on the northern side of the room.

The next room is a small stair lobby, two bays deep (photo 13). It is separated from the room before by an aluminum-framed glass partition wall. Its floor, ceiling, and windows are detailed identically to the room before. In the center of the room, a three-foot-high white marble wall encloses the opening to a staircase leading down to the ground floor.

A final glass partition wall separates the stair lobby from the first-floor banking space in the addition (photo 14). This L-shaped room is lit by the arched window located above the addition entrance on its south-facing wall and by two arched windows on its west-facing wall. The pink marble floor and white marble baseboards and windowsills in this room are continuous with those in the rooms preceding it. Near the joint of the L, two square piers faced in white marble frame a passage from the bank lobby in the southern section to the office area in the northern section. The piers support an entablature whose molded plaster frieze is continuous with that which creates the crown molding around the lobby. The addition's three elevators open onto the banking floor behind from a wall faced with white marble. Opposite them, an oak paneled partition wall rises half the height of the room, concealing offices behind. The bank's vault lies to the rear (north) of this space.

The first floor also contains the two retail spaces accessed via the storefronts facing Main Street. These narrow, deep spaces have been remodeled several times and contain no character-defining features.

### Upper Floors

The second through tenth floors are the office floors of the building. On the second through sixth floors, the original corridors of the 1903 section of the building are connected to those of the 1927 addition; the seventh through tenth floors belong to the addition alone.

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All of these floors originally had identical plans, but renovations have resulted in changes to the original layouts in several places. The fourth floor remains the closest to its original configuration in the 1903 section of the building. Here, offices line the Main and Beau Street perimeters of the building as well as the light well near the building's center. Corridors running north-south and east-west provide access to these offices, with the stairs and elevator opening onto a single-loaded corridor running parallel to Main Street near the front (western) end of the building.

The north-south corridor running parallel to Beau Street on the northern side of the building is double-loaded, with offices facing both street and light well (a representative corridor, on the third floor, is shown in photo 15). Restrooms and a janitor's closet open off of this corridor at the northeast corner of the light well.

On the opposite side of the building, the corridor runs along the exterior wall, permitting offices to have windows facing the light well where the exterior wall adjoins its neighbor; the corridor then doglegs northward to permit offices along the southeast corner of the building and to reconnect with the main, double-loaded corridor.

The corridors in the 1903 section of the building are finished with marble floors and baseboards and plaster walls with molded wooden chair rails. The walls are punctuated at regular intervals by office doors, which are paneled oak with obscure glass panels in their top halves, set in molded oak frames, and surmounted by transoms. Some of the office doors are flanked by fixed-sash full-size windows in molded oak casings; others by clerestory windows (photo 16); and still others have no windows facing the corridor. The corridors have dropped ceilings which date from 1986 below original, plain plaster ceilings.<sup>3</sup>

The double-loaded corridor on the Beau Street side of the building exists intact on all floors and provides the connection between the 1903 section of the building and the addition. On the second, third, fifth, and sixth floors of the 1903 section of the building, however, the original configuration of the single-loaded corridor has been altered. To meet demand for larger office spaces than the building originally provided, parts of the single-loaded corridors on these floors were enclosed at various times between 1970 and 1990 to form office suites, creating dead ends in the building's circulation. Such a circumstance, again on the third floor, is shown in photo 16.

On floors two through six of the building, the double-loaded corridor on the Beau Street side of the 1903 section extends into the addition, continuing briefly eastward before turning southward to embrace a bank of three elevators facing east. The addition's stairwell is located immediately west of the elevators, between them and the original rear wall of the 1903 section of the building. On floors seven through ten, restrooms are located west of the elevators. The addition does not contain restrooms in the floors shared with the original section of the building.

In the addition, it is the seventh and tenth floors which appear closest to their original appearance. (The tenth floor is shown in photo 17). On these floors, one can see the original wood-framed, obscure glass office doors set in wooden casings; those facing the elevators were flanked by wood-framed plate-glass windows, whose openings are currently filled in. The

<sup>3</sup> Matesic, Jean. Interview with preparer, June 3, 2014.

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corridors have pink marble floors, black marble baseboards, plaster walls, and dropped ceilings, added in 1986 below original, plain plaster ceilings.<sup>4</sup>

On the second through sixth floors of the addition, wood paneling installed ca. 1970 obscures the original plaster walls and corridor windows. On the eighth and ninth floors, office suites have been created by partially removing the original corridor wall, so that the elevators open directly into an office reception area. These changes were made in 1972 (eighth floor) and 1986 (ninth floor).

### **Integrity**

Located on the southeast corner of Beau and Main Streets since 1903, the Washington Trust Company building has absolute integrity of location. This location is at the center of downtown Washington, Pennsylvania, which has retained the distinctive character of a small city which flourished in the decades before and after the turn of the twentieth century; Washington's majestic courthouse and cohesive rows of urban commercial buildings surround the Washington Trust Company Building, as they did at the time of its construction, giving it firm integrity of setting.

The Washington Trust Company Building also retains strong integrity of design, materials, and workmanship. Like most commercial buildings, it has seen successive renovation of its retail spaces as well as some reconfiguration of its office floors to accommodate contemporary demands on 100-year-old rooms. Along with these have come some minor exterior changes, such as the infilling of transoms and the replacement of the Main Street lobby door. However, these changes have not diminished the coherence of the building's Beaux Arts design, nor removed or replaced many of its materials, nor compromised the workmanship which combined them to achieve this design. The most major alteration to the building was the removal of its original cornice, but the rest of the building's composition is strong enough that this does not substantially diminish its character. The Washington Trust Company building continues to anchor the most prominent corner in downtown Washington, evoking the feeling of permanence and prosperity which the company that built it wished to communicate in the early twentieth century. Likewise, the building's association with the civic and commercial wealth of Washington at that time is strong, and derived from its integrity of setting, design, materials, and workmanship.

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<sup>4</sup> Ibid.

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### 8. Statement of Significance

#### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

#### Criteria Considerations

(Mark "x" in all the boxes that apply.)

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

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**Areas of Significance**

(Enter categories from instructions.)

Architecture

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**Period of Significance**

1903-1927

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**Significant Dates**

1903, 1927

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**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

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**Cultural Affiliation**

N/A

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**Architect/Builder**

Golden and Crick, Contractors

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Washington Trust Company Building meets National Register Criterion C for Architecture as a significant example of early 20th century commercial (professional) architecture in Washington City and County. With its scale; its fireproof construction; its composition, arranged vertically as a base, shaft, and capital; and its restrained yet sculptural Beaux Arts detailing on the exterior and interior, the Washington Trust Company Building stands out in the context of Washington City and County's early 20th century commercial architecture. The period of significance begins in 1903 with the construction of the six-story original section of the building and ends in 1927 with the construction of its ten-story addition.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

#### History of Washington, PA

The land now occupied by Washington was first settled by Native Americans from the Delaware tribe in the mid-18th century. Its first European settlers arrived from Harrisburg in the 1760s. A village grew, laid out on a grid plan across rolling hills typical of the Appalachian plateau.<sup>5</sup> It was first named Bassettown and renamed Washington for George Washington in 1784. A log courthouse was constructed in 1787 at what is now the northwest corner of Main and Beau Streets to serve as the county seat of Washington County. Washington Academy, which later became Washington College, was also founded in that year; it joined with Jefferson College in 1869 to form Washington and Jefferson College, whose campus adjoins the downtown.

Washington incorporated as a borough in 1810. The next year, the National Road – a federal highway providing a connection between the Potomac and Ohio Rivers through the Allegheny Mountains and a gateway to settlement of the western frontier – was routed through Washington on Maiden Street (four blocks south of the Washington Trust Company Building location), inviting a continuous market for the town's commerce. During the nineteenth century, Washington thrived as a transportation hub, county seat, and college town. Industries such as coal, oil, and natural gas brought additional rail connections and wealth to downtown Washington.

#### The Washington Trust Company

The Washington Trust Company formed at a time of rapid growth of the banking industry in Washington County in response to the accumulation of wealth from the extraction of its natural resources. At the turn of the twentieth century, the United States Geological Survey estimated that 97% of Washington County was underlaid by rich seams of bituminous coal.<sup>6</sup> The quality of this coal made it ideal for the manufacture of iron and, later, steel. As westward expansion

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<sup>5</sup> Donnelly, Lu, H. David Brumble, IV, and Franklin Toker, *Buildings of Pennsylvania: Pittsburgh and Western Pennsylvania*. Charlottesville: University of Virginia Press: 2010, 276.

<sup>6</sup> *Washington, Pennsylvania: Nineteen Hundred and Five*. Washington, PA: Observer Publishing Co., 1905, 48.

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created high demand for steel in the construction of railroads and ships during the late 19th and early 20th centuries, western Pennsylvania's coal production accelerated rapidly.

Another source of wealth was oil. In 1885, Washington residents digging wells for natural gas to heat and light their homes struck oil instead, and a lucrative new industry was born. Between 1885 and 1916, thousands of oil wells pumped the Washington oil field for commercial production. The sale of this oil, facilitated by Washington's excellent rail connections, further increased the prosperity of the county seat.

Thus, during the early years of the twentieth century, Washington County's economy transitioned from a primarily agricultural base to one based on extraction of coal and oil. Farmers found it more profitable to sell their land to coal and oil companies than to plant it. In 1910, Washington County historian Joseph McFarland explained the ways in which this affected the local economy:

*First – it has brought millions of dollars of ready cash to the farmers, many of whom have placed their money in the banks.... Second – [it] has resulted in the beginning of mining operations with railroad building and the general increase of property valuations which have very noticeably affected the county's material welfare.<sup>7</sup>*

Washington's banking sector expanded rapidly in response to these conditions. McFarland reported that “[s]ince 1901 the capital has more than doubled, the surplus and profits more than tripled, and the deposits increased almost threefold.”<sup>8</sup>

The Washington Trust Company was formed in 1901 when it purchased all of the assets of the Farmers and Mechanics National Bank after that institution liquidated, then consolidated with the Title Guarantee and Trust Company (which had, in turn, taken over the Dime Savings Institution of Washington in 1897). The Washington Trust Company first rented rooms downtown in the Swan Building, then in the Watson Building. In 1902, the company purchased the vacant lot at the southeast corner of Main and Beau Streets, now made more valuable by the completion, in 1900, of the Washington County Courthouse across the street, for the construction of the Washington Trust Company Building. In the 1920s, it acquired land for the addition from a local electric shop.<sup>9</sup>

The Washington Trust Company was unable to remain in business during the Great Depression and closed in 1931.

#### History of Washington Trust Company Building

The southwest corner of Main and Beau Streets had been an important location for commerce since shortly after Washington was established in the 18th century. A tavern was built here by John Purveyance in 1790; the property was occupied by successive hotels, known as “Cross Keys,” the “Philadelphia and Kentucky Inn,” “American House,” “Huey Inn,” “Fulton House,”

<sup>7</sup> McFarland, Joseph F. *20th Century History of the City of Washington and Washington County, Pennsylvania and Representative Citizens*. Chicago, Ill.: Richmond-Arnold Pub. Co., 1910, 261.

<sup>8</sup> *Ibid.*

<sup>9</sup> “Trust Building Landmark for 74 Years.” *Washington Observer-Reporter*, Feb. 19, 1976, 12.

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and "Hotel Main," for the remainder of the 18th and 19th centuries. The four-story, mansard-roofed Hotel Main building and many of its neighbors burned in the early morning hours of January 6, 1899, freeing a major site at the center of town for new construction. Here the Washington Trust Company commissioned the six-story, fireproof, Beaux Arts Style Washington Trust Company Building to proclaim itself the pre-eminent banking presence in Washington. Golden and Crick, of Pittsburgh, were contracted to construct the building at a cost of \$200,000.<sup>10</sup>

The architects of the Washington Trust Company Building are difficult to establish with certainty. Attribution of the original, 1903 section of the building to Frederick J. Osterling (1865-1934) has been consistently repeated since at least 1972.<sup>11</sup> Osterling was an accomplished and well-known western Pennsylvania architect whose works include the Washington County Courthouse, as well as several prominent Pittsburgh landmarks, such as the Union Trust Building, renovations to H. H. Richardson's Allegheny County Jail, and several commissions in Pittsburgh's prestigious Fourth Avenue financial district, many of them in the Beaux Arts style.<sup>12</sup> Given these credentials, as well as the recent architectural triumph of the Washington County Courthouse directly across the street from the Washington Trust Company Building site, it is reasonable to believe that the Washington Trust Company would have approached Osterling to design their new headquarters.

However, Osterling did not attribute the Washington Trust Company Building to himself. In a portfolio of his own work that Osterling compiled in 1904, the building is not included. It is equally reasonable to believe that, if Osterling had designed the Washington Trust Company Building, he would have included such a major and recent commission in his portfolio.

The original section of the Washington Trust Company Building has also been attributed to the partnership of McCollum and Dowler; adding credence to these attributions is their proximity to the date of the building's construction. On August 14, 1901, the *Pittsburgh Dispatch* reported that "Architect J. P. McCollum has let a contract to Golden and Crick of this city for the erection of the Washington Trust Company bank and office building at Washington, PA,"<sup>13</sup> and in 1910, a local historian, Joseph F. McFarland, attributed the building to McCollum in an entry about the architect in his *20th Century History of the City of Washington and Washington County, Pennsylvania, and Representative Citizens*.<sup>14</sup>

Jennings Moss McCollum (1864-1937) was a Washington County architect who resided a few blocks away at 513 East Beau Street. Little is known about his other works; they apparently included some schools, bank buildings in Braddock, PA, and Columbus, OH, and an unidentified hotel in Pittsburgh.<sup>15</sup> In 1889, McCollum formed a partnership with architect W. E. Ely. Pressley (later known as Press) Dowler served first as a draftsman for McCollum and Ely. Upon

<sup>10</sup> *Pittsburgh Dispatch*, August 14, 1901.

<sup>11</sup> Carson, Paul. "Trust Building Here for 70 Years." Washington, PA: *Washington Observer-Reporter*, March 30, 1972, A-10.

<sup>12</sup> Aurand, Martin. "Frederick J. Osterling and a Tale of Two Buildings." Harrisburg: *Pennsylvania Heritage*, vol. XV no. 2, Spring 1989, 16.

<sup>13</sup> *Pittsburgh Dispatch*, August 14, 1901

<sup>14</sup> McFarland, 263.

<sup>15</sup> *Ibid.*

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Ely's death, Dowler became McCollum's partner from 1901-1911. However, McCollum remained in Washington while Dowler established a practice in Pittsburgh in 1902. Press Dowler eventually abandoned revival styles and went on to work mainly in the modern style through the mid-twentieth century, specializing in school, hospital, and bank buildings.

Whoever was responsible for the Washington Trust Company Building's design, it was intended to serve as more than a mere bank headquarters; completed in July, 1903,<sup>16</sup> the Washington Trust Company's new building was the premier business address in Washington.<sup>17</sup> When the building opened, it housed the Washington Trust bank in its grand banking rooms on the first floor and the offices of doctors, dentists, engineers, insurance agents, and real estate professionals in the floors above. The Washington Trust Company Building also capitalized upon its proximity to the Courthouse, conveniently housing many of the county's legal professionals across the street from the halls of justice. The Elks Club rented the entire sixth floor, and the main retail space on Main Street was taken by Woolworth's Five and Ten. By 1925, the building's success had created a demand for even more banking and office space, and the 390-room, "absolutely fireproof" addition was constructed on the vacant lot behind the original building by 1927.<sup>18</sup>

As with the original section of the building, the architect of the addition is not known for certain. It is attributed variously to Hopkins and Dentz and to Jay W. Percowper. The *Washington Observer* noted Hopkins and Dentz as the architects in an article about the addition in 1927.<sup>19</sup> Hopkins and Dentz was a New York firm which worked in the Beaux Arts style during the 1920s; its Buckeye Building in Columbus, OH (1926), and Commercial Trust Company Building in New Britain, CT (1927), were both in this style. Later, the firm designed the Olds (now Boji) Tower in Lansing, MI, in the Art Deco style (1931). Subsequent newspaper accounts attribute the Washington Trust addition to Percowper.<sup>20</sup> Percowper was a local architect who also designed the Washington Observer-Reporter newspaper office building at 122 S. Main Street and the Washington Hospital, both in Washington, PA.

Without definitive documentation of the architects, it is difficult to place the Washington Trust Company Building in the context of their works. However, the scale and urbanity of the Washington Trust Company Building were commensurate with the modern city Washington's town leaders envisioned and were even then constructing. By 1905, Washington had a population of about 25,000 and had updated its county services by building a much-publicized new courthouse and jail. It had built new schools, made improvements to its parks, and paved 30 miles of streets. Streetcars provided transportation within the town, and four rail lines connected it with points outside. A public library, college, churches, and residential neighborhoods completed the town, and a Board of Trade actively promoted it to new business and industrial

<sup>16</sup> Forrest, Earle R. *History of Washington County, Pennsylvania*, Vol. 1. Chicago: S. J. Clarke Publishing Co., 1926, 918.

<sup>17</sup> Bradwell, Michael. "At 100, Washington Trust Building Remains Downtown's Anchor." Washington, PA: *Washington Observer-Reporter*, September 29, 2002, C7.

<sup>18</sup> "New Annex to Washington Trust Company Building." Washington, PA: *Washington Observer*, Feb. 19, 1927.

<sup>19</sup> "New Annex to Washington Trust Company Building."

<sup>20</sup> "A Matter of Trust: Popular Washington Corner Has Seen Many Changes Over the Decades." Washington, PA: *Washington Observer-Reporter*, March 25, 2007.

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interests.<sup>21</sup> Washington was prospering, and the Washington Trust Company building provided a prominent symbol of the town's success.

Washington's wealth faded, along with that of the larger western Pennsylvania region, with the decline of steel and other heavy industries during the mid-twentieth century. In 1931, the Washington Trust Company was forced to close, and the next year the receiver of the bank sold the building to a new bank called the Washington Union Trust Company. In 1954, the Washington Union Trust Company was acquired by People's First National Bank and Trust Company (which eventually became PNC Bank) and the building was sold to Washington Trust Buildings, Inc., a realty company which formed to manage it. In 1972 it was acquired by Syndicated Equities, Inc.<sup>22</sup> This company, owned by the family of a lawyer who began practicing in the building in 1929, kept and managed the building until its sale to TREK Development Group in 2013.

Today, while many buildings in Washington's downtown core stand vacant or underutilized, the Washington Trust Company building still provides desirable, centrally-located office space to the town's professionals. A smattering of small non-profit organizations also occupies the building's offices, and another bank occupies the grand banking space on the first floor. With little adaptation, the building continues to serve the economic interests of Washington.

#### Significance: Early 20th Century Commercial Architecture in Washington, PA

The Washington Trust Company Building is significant under National Register Criterion C as a distinguished example of early 20th century commercial/professional architecture in Washington City and County, PA. The Washington Trust Company Building stands out among other buildings of its type and era for its prominent siting; its monumental scale, unprecedented and unsurpassed in Washington County; its early use of fireproof, steel skeleton construction; its classical three-part composition; and its unified Beaux Arts design on both exterior and interior.

The Washington Trust Company Building emerged from a tradition of commercial architectural design that strove to maximize the value of land in city centers, while cloaking buildings in materials and ornament symbolic of their aspirations. National trends in the architecture of commercial buildings played out in Washington, as elsewhere, from the time of first settlement to the present, placing the Washington Trust Company Building on a continuum of commercial architecture in America's traditional downtowns.

The commercial/professional building emerged as a distinctive type during the latter half of the 18th century. Prior to this, in towns outside of major trading centers, most goods and services were exchanged in marketplaces, taverns, private homes or small utilitarian buildings, whose commercial or professional purpose was evident only through signage.<sup>23</sup>

After American independence, a surge in commercial activity resulted in the rapid construction of buildings clearly designed for this purpose. Such buildings tended to be two to three stories in

<sup>21</sup> *Washington, Pennsylvania: Nineteen Hundred and Five*, 58.

<sup>22</sup> "Trust Building Landmark for 74 Years," 12.

<sup>23</sup> Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Washington, D.C.: Preservation Press, 1987, 24.

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height, with commercial or retail spaces on their first floors and hotel, office, meeting hall, or apartment spaces in the upper stories, which retained a domestic character. Most of these early commercial buildings were small and modestly detailed. In Washington City, the era of such buildings extended roughly from its designation as the county seat to the arrival of the National Road and the onset of extractive industries. At this time and in this regard, the City of Washington was little different than its neighboring villages in the county. Most of these “shop-house” buildings were replaced with larger, more specialized commercial buildings in the mid- to late-19th and early 20th centuries.

Post-Civil War, as downtown land values increased, the Italian palazzo – with classical detailing overtly recalling the mercantile glory of the Italian Renaissance<sup>24</sup> – was widely adapted as a model for American commercial construction on a more elaborate scale. The predominantly Italianate character of the streetscapes of downtown Washington City, especially north of Beau Street, attests to the popularity of this style for commercial architecture during the late mid-19th century. Nationally, the Italianate style gave way to eclectic late Victorian and Romanesque design trends during the 1880s and 1890s, though there are few examples in Washington; the small Romanesque structure at 30 South Main Street is one.

By the turn of the 20th century, commercial construction in most of Washington County’s small mill towns and farming villages was all but complete. However, in the county seat of Washington, the early 1900s were a heyday of industry, wealth and development, and the year 1900 marked a milestone in downtown’s architectural character. The monumental Washington County Courthouse at Main and Beau Streets, completed in that year to the design of Frederick J. Osterling, brought a re-emphasis on formal classicism as well as a new monumentality to subsequent development of the City of Washington’s downtown streets during the early 20th century, setting Washington apart from other municipalities in the county.

The Washington County Courthouse is a massive, freestanding building, constructed entirely of sandstone with granite trim. It is distinguished by a 150-foot-high central dome, topped with an 18-foot cast-bronze statue of George Washington, and pedimented porticoes supported by colossal, two-story Ionic columns. It is a textbook example of Beaux Arts civic building design, and it heavily influenced construction on nearby commercial blocks between 1900 and 1930.

Beaux Arts, meaning “fine arts,” refers to the academic design principles taught at the Ecole des Beaux Arts in Paris, which offered an elite architectural education to aspiring practitioners in this field during the 18th and 19th centuries and into the 20th. Beaux Arts teachings emphasized composition, symmetry, and classical design principles based on the study of ancient Greek and Roman prototypes. Many American architects were educated at the Ecole, and many more were influenced by the formal, symmetrical, sculptural, and elaborately detailed buildings the Beaux Arts school produced. The use of the Beaux Arts style to unify the buildings of the “White City” at the 1893 World’s Columbian Exposition in Chicago set off an initial wave of popularity for the style in the United States, which echoed throughout the first three decades of the 20th century.

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<sup>24</sup> Rifkind, Carole. *Main Street: The Face of Urban America*. New York: Harper & Row, 1977, 66.

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With historical connotations dating back to the ancient Greek and Roman republics and elaborate sculptural ornamentation, the Beaux Arts style tends to be associated with large-scale civic and institutional buildings. However, these same connotations of antiquity, implying permanence, and investment, implying wealth, also made it a symbolic choice for major commercial, apartment, and hotel buildings during the first quarter of the twentieth century. In Washington, the completion of the Courthouse in 1900 coincided with a period of affluence attained through the extraction and distribution of Washington County's rich coal and oil reserves. The Courthouse thus influenced the design of downtown commercial buildings at a time when Washington's business investors had ample means to join its civic leaders (indeed, often they were one and the same) in support of an American renaissance in architecture and urban design. Between 1900 and 1930, the City of Washington experienced a mini building boom, with the construction of six new commercial buildings plus the George Washington Hotel, designed by architect William Lee Stoddart in 1923 and built with funds raised by the Chamber of Commerce for visitors stopping in Washington en route on the National Road.

The Washington Trust Company Building's siting, scale, construction, and design all convey its significance as the pre-eminent commercial address in Washington during the early 20th century. The burning of the Hotel Main at just the moment when the newly-formed Washington Trust Company was seeking a permanent location to build was fortuitous, furnishing the bank with the most prominent site in downtown: at Washington's main intersection, opposite Osterling's celebrated new Washington County Courthouse, and atop a rise which guaranteed high visibility on the city skyline from considerable distances in all directions. These conditions remain to the present, so that the Washington Trust Company Building is still the most prominent fixture of the downtown Washington streetscape and skyline. Its siting, combined with its size, make the Washington Trust Company Building a visual landmark.

The Washington Trust Company Building's size also bespeaks its commercial and professional significance. Its original six story height was unprecedented among commercial buildings to date in Washington City and certainly in the county; prior to the building's completion in 1903, Washington's downtown was a mix of two- and three-story buildings, most of them from the shophouse and Italianate eras of commercial construction. Many of these buildings continue to comprise the main of downtown Washington's streets, and most of the buildings that were added in the 20th century are of similar scale. Exceptions are the four- and five-story commercial buildings which adjoin the Washington Trust Company Building directly to the south at 18-28 S. Main Street—constructed roughly contemporaneously with the Washington Trust Company Building; their predecessors also burned in the Hotel Main fire—and the 10-story George Washington Hotel of 1923. The hotel was briefly the tallest building in Washington, but the Washington Trust Company Building's 10-story addition, with its 2-story penthouse, soon surpassed it. The Washington Trust Company Building is still the largest commercial building of its era in Washington (City and County).

The Washington Trust Company Building achieved its monumental size as a result of the bank's strategic decision to build not only an office for its own functions, but a landmark building that would also house professional and retail tenants. The Washington Trust Company Building was an investment in the newly-formed bank's status in the community. It provided suitably opulent space for its own functions on the first floor, while doctors, dentists, insurance agents, and other

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professionals took offices in the floors above. The bank's provision of office space for the town's professional class facilitated its relationship with Washington's wealthiest individuals, whom it naturally hoped would become depositors. The presence of mining, engineering, real estate, and oil companies reflected the source of Washington's new wealth, while lawyers and notary publics appreciated the building's proximity to the county courthouse across the street.

The building's unprecedented height was enabled by the recent development (in the 1880s in Chicago) of the structural steel building frame, which allowed for the construction of taller buildings than did masonry load-bearing walls. Elevators, present in the Washington Trust Company Building from the beginning, made access to the building's upper floors comfortable for its tenants. The steel building frame, surrounded by masonry exterior walls, was also fireproof, an important consideration, especially for a building on the site of a recent conflagration which had destroyed its predecessor on this site. Since the Washington Trust Company Building was the first building in Washington over four stories (the height of the former Hotel Main), it is almost certainly the first to be built with a steel skeleton frame.

In 1905, the Washington Trust Company Building was regarded as "[t]he largest and most important of the business blocks... handsome... up-to-date in every respect."<sup>25</sup> In addition to its siting, scale, and fireproof construction, the building's sophisticated execution of the Beaux Arts style made a bold statement about the confidence of the institution that built it, the professionals who chose to locate their offices there, and the commercial heyday of the city in which it is located.

Beaux Arts commercial buildings are characterized by their formal, symmetrical compositions with elaborate, classically-inspired detailing, usually executed in stone. Such details typically include heavy stone bases (foundations or entire lower stories); grand, sculptural entrance surrounds; arches; quoins; keystones; friezes; and cornices corbeled out on robust classical moldings such as dentil and egg-and-dart. Many Beaux Arts style buildings have projecting pediments or porticoes supported by columns, sometimes multi-story. Where tight siting does not permit such projections, a similar effect is often obtained by having engaged columns, piers, or pilasters rise from a lower story of the facade to the architrave or frieze. These vertical elements are used to organize the building's facade into a balanced, rhythmic composition of bays, particularly where an identical programmatic function (such as offices or apartments) is repeated throughout several floors. Each of these character-defining features of Beaux Arts design is seen in both the original block and the addition of the Washington Trust Company Building.

In western Pennsylvania, where brick is the most common building material, the Beaux Arts style was frequently adapted to this tradition. Buildings were often constructed with upper walls of brick, accented with stone ornamentation, above stone bases. Such is the case with the Washington Trust Company Building, whose brown brick walls recede into the background, drawing extra attention to the light-colored base of sandstone and buff brick and the sandstone upper-story ornamentation. The Washington Trust Company Building's robustly-detailed first story further serves to emphasize the location of the bank itself within the building.

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<sup>25</sup> *Washington, Pennsylvania: Nineteen Hundred and Five*, 16.

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Banks frequently chose the forms of classical architecture to house their functions. The ancient antecedents of classicism, as well as its balanced formality, suggested conservatism, stability, dignity, and security – all desirable attributes for a financial institution.

The Washington Trust Company Building expresses this stability in many ways. Aside from its particular ornamentation, described above, and its lateral symmetry, the original building and its annex are examples of a commercial type termed the “three-part vertical block.”<sup>26</sup> With a composition analogous to that of a classical column – base, shaft, capital – the three-part vertical block was a means of imbuing taller commercial buildings with both unity and variety by treating their facades as three distinct but related zones. The classical connotations of treating a facade like a column provided an apt organizational scheme for the classically-derived designs of the Beaux Arts, whose period of popularity in the United States corresponded with an era in which commercial building height was increasing due to the innovations of the steel building frame and the safety elevator.

In the three-part vertical block, the building’s lower zone rises one or two stories and features materials and finishes which appear heavy and substantial, visually anchoring the building to its site. This zone may also be highly detailed, in recognition of the fact that it stands at or near human eye level. The lower zone serves as a base for the middle zone or “shaft,” which comprises most of the building’s height. The middle zone is treated as a unified whole, with repetitive detailing of several floors to emphasize the identity of function within. At the top of the composition, the upper zone consists of the top one or two floors and receives its own distinctive design treatment, decoratively terminating the composition as a capital terminates a column.

This three-part approach to facade composition is seen in both the original section of the Washington Trust Company Building and in its taller addition. Both set apart the ground through second stories through the use of buff-colored masonry and the uppermost one (in the case of the original section of the building) or two (in the case of the addition) stories through unique detailing. In the 1903 section of the Washington Trust Company Building, the use of stone creates a strong visual distinction between the first two floors and the upper stories of brick. Deeply beveled reveals between the horizontal ashlar courses, quoins, voussoirs, and keystones; classically moulded cornices punctuated with sculpted reliefs; and a robustly sculptural main entrance all contribute to the richly-ornamented effect of the lower zone of the original section of the building, while the first two stories of the addition are accentuated by monumental arched openings.

In the original section of the building and its addition, the middle zone is treated as a unified block; in the original section of the building, the second floor is a transitional link between the base and the middle zone, clad in buff-colored masonry like the first floor but with its rhythm of bays and fenestration echoing that of the floors above; in the addition, the second floor is identical to the third through eighth, and set apart from them by a string course which serves to establish a relationship with the earlier building’s second-floor cornice. On the 1903 section of the Washington Trust Company Building, pilasters organize the facade of the middle floors into rhythmic bays of two window openings each; this rhythm is repeated, without the pilasters, in the

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<sup>26</sup> Longstreth, 93.

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middle zone of the addition. On both the original section of the building and the addition, a cornice firmly terminates the middle portion of the composition. Above it, the top story of the original section of the building and top two stories of the addition are richly embellished with unique detailing: sculpted stone window surrounds on the 1903 section of the building, arcaded two-story bays on the addition.

The Washington Trust Company Building also displays the hallmarks of the Beaux Arts style in the public spaces of its interior. The building's lobbies and banking rooms are richly appointed with opulent materials, such as marble and bronze, associated (like the building's exterior masonry) with prosperity and permanence. Ornamentation in these spaces is formal and ranges from reserved to almost lavish, from checkered marble floors to vaulted and coffered ceilings embellished with classical mouldings. The pink marble pilasters in the Beau Street lobby have Ionic capitals, as does the pair of fluted columns in the first-floor banking rooms of the original building. In the more utilitarian upper floors, ornament is sparer, but marble flooring and classical moulding profiles extend the building's classical design vocabulary to these areas.

The Washington Trust Company Building is an accomplishment of Washington's commercial and professional activity at its peak, demonstrating the use of architecture to confer prestige on a booming business – and, by extension, its retail and professional tenants – in the early 20th century.

Comparable properties

Comparisons among the other commercial and professional buildings constructed in Washington in the early 20th century highlight the distinction of the Washington Trust Company Building among its peers of this building type and era.

Comparable properties are all located in the City of Washington. Here, a concentration of wealth, political power, and the county's educational and transit functions produced a commercial downtown unrivaled – in scale and urbanity – by the county's other settlements, which were primarily mill towns and farming villages. Washington alone among the county's municipalities enjoyed wealth enough to produce monumental, multi-story commercial/professional buildings in the early 20th century. In *Buildings of Pennsylvania*, Lu Donnelly suggests,

*Perhaps Washington's role as county seat and college town, its orientation toward Virginia, and the wealth from coal and oil stimulated the relatively sophisticated stylistic choices for its buildings. Many of the town's major buildings show an attention to detail and sense of style not apparent in nearby counties.<sup>27</sup>*

Construction in the only other city in Washington County, Monongahela, peaked in the late 19th century,<sup>28</sup> so that its downtown is characterized by buildings of smaller scale and more modest detailing. The central business districts of Washington County's towns and villages are small and, unlike the City of Washington's, not markedly different in scale or density than their residential precincts. In the early 20th century, banks, libraries, and other institutional and

<sup>27</sup> Donnelly, et. al., 276.

<sup>28</sup> Donnelly, et. al., 296.

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commercial buildings were occasionally added to the main streets of these towns [for example, the two-story brick PNC Bank building at the corner of W. Pike and N. Central Avenue in Canonsburg (figure 3)]; however, these buildings are minor in scale compared to the urbane, elaborate, sometimes multi-story commercial buildings constructed during this period in the county seat.

Indeed, most of downtown Washington, too, was built on a smaller scale, especially before 1900. The Washington Trust Company Building's neighbors are mostly two- to three-story high, two- to four-bay wide, vernacular Victorian-era buildings in mid-block locations such that only their front facades are visible from the street. The Washington Trust Company Building is more architecturally elaborate than these and, because of its height and corner location at the town's most important intersection, it is also the most visually prominent commercial building in the downtown. The Washington Trust Company Building was the largest commercial building in Washington when it was built, and it remains the largest one of its era in the city.

Two other commercial buildings in downtown Washington are over three stories tall: the Washington Trust Company Building's neighbors to the south at 18-24 S. Main Street and 26-28 S. Main Street (figure 4). Both were built in the Beaux Arts style and era. Their predecessors were also destroyed in the Hotel Main fire of 1899, so their construction is roughly contemporaneous with that of the Washington Trust Company Building. Like the Washington Trust Company Building, these neighboring buildings were also constructed to house commercial functions on their first floors and offices above. They are products of the same time in Washington's history, the same boom in the city's economy, and the same impulse to improve and update Washington's downtown with the era's most fashionable architecture in the style of the Washington County Courthouse across the street. However, these mid-block buildings do not display the prominent siting of the Washington Trust Company Building; despite their height, neither approaches the Washington Trust Company Building's overall scale; and neither features the level of detailing seen on the Washington Trust Company Building.

18-24 S. Main Street is a five-story, five-bay-wide building constructed of apricot-colored brick with quoins, stone window surrounds on its upper three floors, and a heavy, sculptural stone cornice. While its upper three stories appear to be in original condition, its first two stories were drastically remodeled ca. 1960 such that the original base of the facade has been completely obliterated. Next door, 26-28 S. Main Street (the Caldwell Building) is a four-story sandstone building with a classical cornice and pediment that has lost even more original fabric: no original features of the building's base survived a ca. 1970 remodeling, and all its upper story openings have been partially infilled and the remaining areas fitted with too-small sash.

Another commercial building from the era stands at 88-90 S. Main at the corner of E. Wheeling Street (figure 5). Though only three stories high, this Beaux Arts style building enjoys considerable street frontage at nine bays wide and 11 bays deep. It is constructed of red Roman brick with decorative stone keystones above each upper-story window and deep classical cornices at the first and third floors. Its original design appears to have been a comparatively minimalist interpretation of the Beaux Arts style and quite elegant, if more reticent than that of the Washington Trust Company Building. However, like the buildings described above, this one

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has lost considerable integrity through inappropriate remodeling of the retail storefronts and infilling of original openings.

Two other early 20th century commercial/professional buildings in downtown Washington have high integrity but little similarity to the Washington Trust Company Building despite their shared context. These are the Citizens Bank Building at 40 S. Main Street and the Washington Observer-Reporter Building at 122 S. Main Street. In scale, style, design, and purpose, these buildings are much more closely related to one another than to the Washington Trust Company Building. Both are two-story, three bay wide, limestone, temple-style buildings, one built as a banking hall and the other as a home for the local newspaper.

The Citizens Bank Building (ca. 1910; figure 6) is 12 bays deep, with the first seven bays belonging to the original section of the building and the eastern five to a full-height, full-width limestone addition constructed ca. 1950. This addition is modern in character and sparsely detailed, whereas the original section of the Citizens Bank Building retains its formal Beaux Arts composition and robust detailing: fluted, Ionic columns, classical cornice underscored by modillions and dentil course, and stone balustrade above the roofline. Two-story-height window arrangements are organized by paneled spandrels and elaborately moulded and carved mullions.

The Washington Observer-Reporter Building (ca. 1925; figure 7) is eight bays deep and a later example of a Beaux Arts temple style building, somewhat more streamlined than the Citizens Bank Building though still strongly classical. Its architect, Jay Percowper, may have designed the Washington Trust Company Building's addition.

Though the Citizens Bank and Washington Observer-Reporter Buildings share the classical design antecedents of the Washington Trust Company Building, they are functionally different from it, and that is reflected in their designs. The unified, compact facade treatment of each temple-style building conveys its singularity of purpose; the Citizens Bank and Washington Observer-Reporter Buildings were not built to contain the retail and office spaces which characterize the Washington Trust Company Building and contribute to the latter's mass and complexity.

In measures of siting, scale, composition, construction, and stylistic execution, the only other property in Washington that is comparable to the Washington Trust Company Building is the 10-story, red brick and white stone, Beaux Arts style George Washington Hotel (figure 8). The hotel's construction in 1923 makes it roughly contemporaneous with the Washington Trust Company Building's addition. At 10 stories, it is also equal to it in height (minus the Trust Company's 2-story penthouse), and its overall composition also follows the conventions of the three-part commercial block. However, built as a luxury hotel, the George Washington Hotel does not share the Washington Trust Company Building's context of early 20th century commercial/professional architecture.

In the context of early 20th century commercial and professional buildings in Washington County, Pa, the Washington Trust Company Building alone possesses a combination of prominent siting, proto-skyscraper scale, classical three-part vertical composition, and accomplished Beaux Arts detailing.

Washington Trust Company Building

Name of Property

Washington County, PA

County and State

---

## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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Washington Trust Company Building

Washington County, PA

Name of Property

County and State

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*Washington, Pennsylvania: Nineteen Hundred and Five*. Washington, PA: Observer Publishing Co., 1905.

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

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

Name of repository: Citizens Library, Washington, PA

Historic Resources Survey Number (if assigned): N/A

**10. Geographical Data**

Acreege of Property less than one

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- 1. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_
- 2. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_
- 3. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_
- 4. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

Washington Trust Company Building

Washington County, PA

Name of Property

County and State

Or

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or x NAD 1983

1.Zone: 17 Easting: 564250 Northing: 4446989

2.Zone: Easting: Northing:

3.Zone: Easting: Northing:

4.Zone: Easting : Northing:

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary of the Washington Trust Company Building is shown on the accompanying map titled "Washington Trust Company Building Site Plan" at a scale of 1"=60'.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary encompasses all land historically associated with the Washington Trust Company Building.

**11. Form Prepared By**

name/title: Angelique Bamberg, Principal

organization: Clio Consulting

street & number: 233 Amber Street

city or town: Pittsburgh state: PA zip code: 15206

e-mail: clioconsulting@me.com

telephone: \_\_\_\_\_

date: \_\_\_\_\_

**Additional Documentation**

Submit the following items with the completed form:

• **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

• **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

Washington Trust Company Building

Washington County, PA

Name of Property

County and State

•**Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Name of Property: Washington Trust Company Building  
City or Vicinity: Washington City  
County: Washington  
State: PA  
Photographer: Angelique Bamberg  
Date Photographed: February 11, 2013

Photographs were printed on Epson Luster photo base paper on an Epson Stylus 2400 printer using archival chromogenic inks.

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photograph Number 1: View from E. Beau Street  
Direction of camera: West

Photograph Number 2: West and north facades  
Direction of camera: Southeast

Photograph Number 3: First floor bank and lobby entrances, 1903 building  
Direction of camera: East

Photograph Number 4: Areaway exposing ground floor on north facade  
Direction of camera: West

Photograph Number 5: Washington Trust Company Annex  
Direction of camera: Southwest

Photograph Number 6: Entrance to Beau Street Lobby, Annex  
Direction of camera: South

Photograph Number 7: Upper floors and penthouse of Annex  
Direction of camera: Southwest

Washington Trust Company Building

Washington County, PA

Name of Property

County and State

Photograph Number 8:	Rear facade of Annex
Direction of camera:	Southwest
Photograph Number 9:	Beau Street Lobby
Direction of camera:	South
Photograph Number 10:	Main Street Lobby
Direction of camera:	East
Photograph Number 11:	Main banking space, first floor, 1903 building
Direction of camera:	West
Photograph Number 12:	Banking space, first floor, 1903 building
Direction of camera:	East
Photograph Number 13:	Stairs from first floor to ground floor
Direction of camera:	Southeast
Photograph Number 14:	Annex first floor banking space
Direction of camera:	East
Photograph Number 15:	Office corridor, third floor, 1903 building
Direction of camera:	West
Photograph Number 16:	Typical office entrance, third floor, 1903 building
Direction of camera:	South
Photograph Number 17:	10th floor corridor, annex
Direction of camera:	North
Photograph Number 18:	Light well
Direction of camera:	East

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Section number          Additional Information          Page     1    

Washington Trust Company Building
Name of Property
Washington County, PA
County and State
N/A
Name of multiple listing (if applicable)



**WASHINGTON TRUST COMPANY BUILDING, WASHINGTON, PA.**  
**GOLDEN & CRICK**  
**CONTRACTORS AND BUILDERS**  
**PITTSBURGH, PA.**

Figure 1: 1905 Rendering of the Washington Trust Company Building (from Pittsburgh Architecture Club, *Yearbook of Pittsburgh Architectural Club*, Vol. 3, Pittsburgh, 1905).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number          Additional Information          Page   2  

Washington Trust Company Building
Name of Property
Washington County, PA
County and State
N/A
Name of multiple listing (if applicable)



Figure 2: ca. 1940 postcard view of the Washington Trust Company Building (from [http://www.ebay.com/itm/Postcard-Washington-Trust-Company-George-Washington-Hotel-Washington-PA-/201164584935?pt=Postcards\\_US&hash=item2ed657f7e7#ht\\_1664wt\\_1124](http://www.ebay.com/itm/Postcard-Washington-Trust-Company-George-Washington-Hotel-Washington-PA-/201164584935?pt=Postcards_US&hash=item2ed657f7e7#ht_1664wt_1124), accessed November 10, 2014).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number Additional Information Page 3

Washington Trust Company Building
Name of Property
Washington County, PA
County and State
N/A
Name of multiple listing (if applicable)

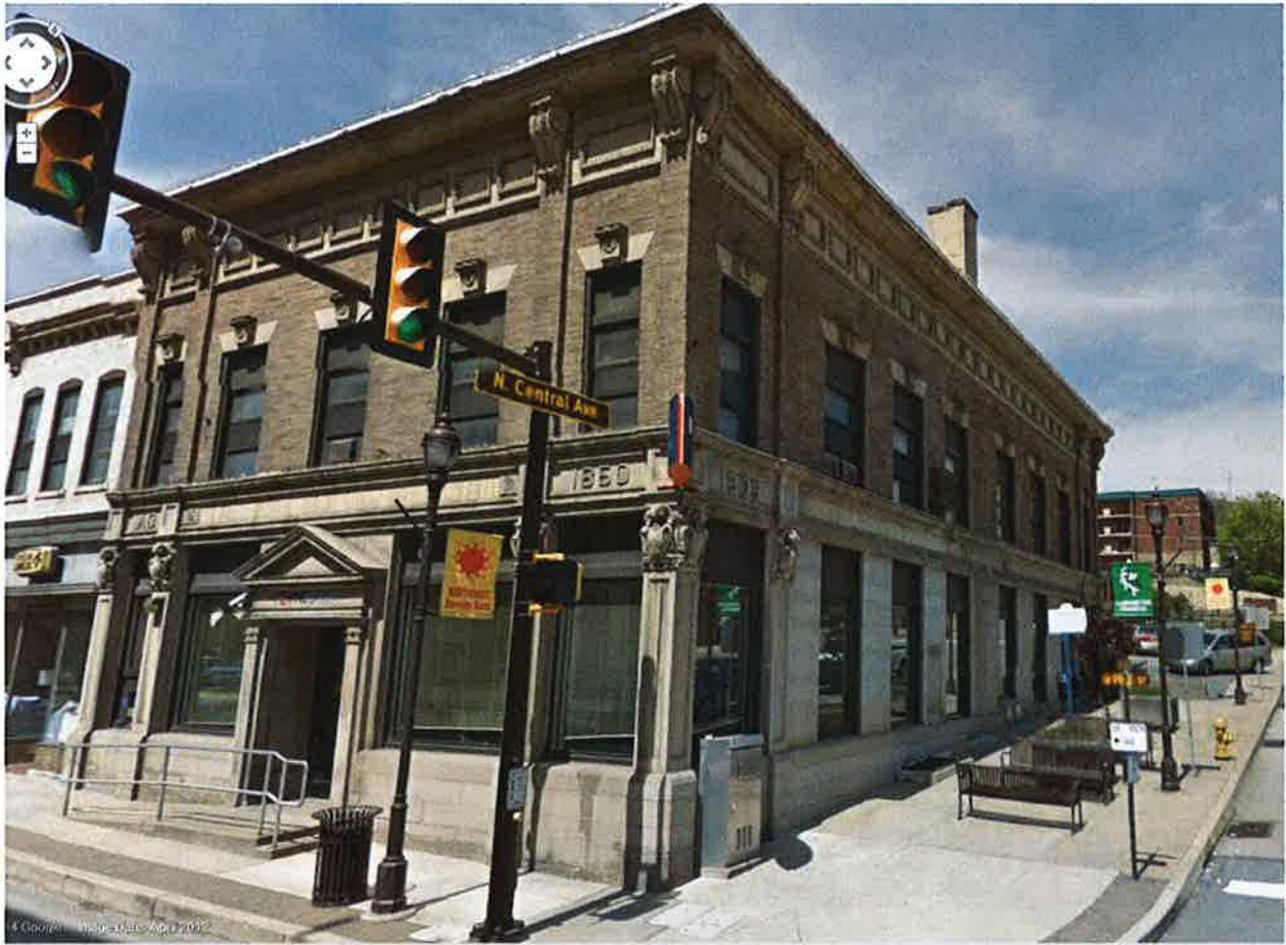


Figure 3: Google StreetView of PNC bank at the corner of West Pike and North central Avenues in Cannonsburg, Washington County (from <https://maps.google.com/maps?hl=en&gbv=2&um=1&ie=UTF-8&fb=1&gl=us&q=30+S+Main+St,+Washington,+PA+15301&sa=X&ei=xSNhVKvRC4GyyASf1oLoBA&ved=0CBQQ8gEoADAA&output=classic&dg=brw>, accessed November 10, 2014).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Washington Trust Company Building
Name of Property
Washington County, PA
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Information Page 4



Figure 4: 18-24 South Main Street (to the left) and 26-28 South Main Street (to the right) in Washington City (from Historic Resource Survey file for Main Street Historic District, Bureau for Historic Preservation, Harrisburg, PA).

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number Additional Information Page 5

Washington Trust Company Building
Name of Property
Washington County, PA
County and State
N/A
Name of multiple listing (if applicable)



Figure 5: 88-90 South Main Street in Washington City (from Historic Resource Survey file for Main Street Historic District, Bureau for Historic Preservation, Harrisburg, PA).

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Section number          Additional Information          Page 6

Washington Trust Company Building
Name of Property
Washington County, PA
County and State
N/A
Name of multiple listing (if applicable)

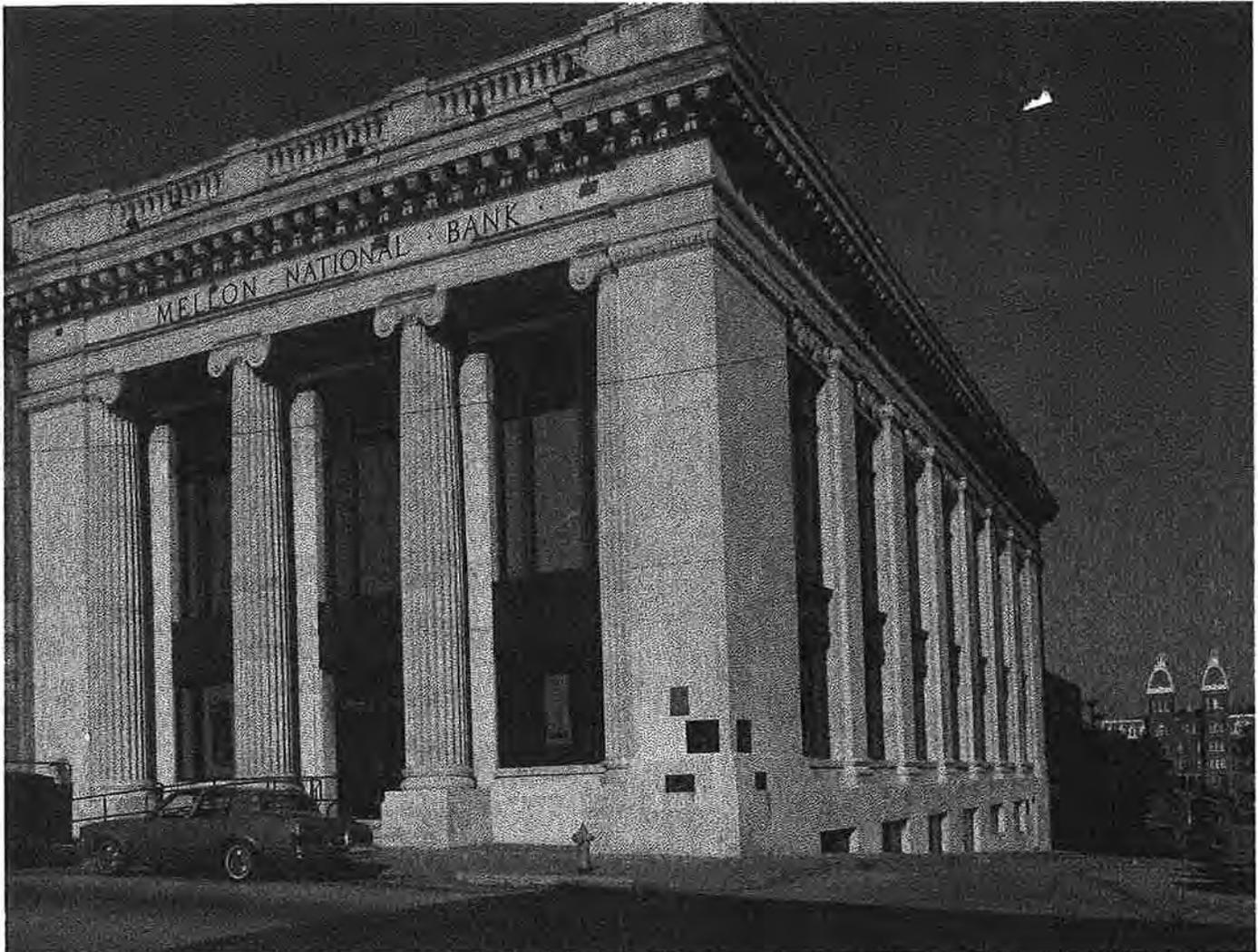


Figure 6: Citizen's Bank Building, 40 South Main Street in Washington City (from Historic Resource Survey file for Main Street Historic District, Bureau for Historic Preservation, Harrisburg, PA).

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Section number            Additional Information            Page   7  

Washington Trust Company Building
Name of Property
Washington County, PA
County and State
N/A
Name of multiple listing (if applicable)



Figure 7: Washington Observer-Reporter Building, 122 South Main Street in Washington City (from Historic Resource Survey file for Observer Reporter Publishing Company Building, Bureau for Historic Preservation, Harrisburg, PA).

**United States Department of the Interior**  
National Park Service

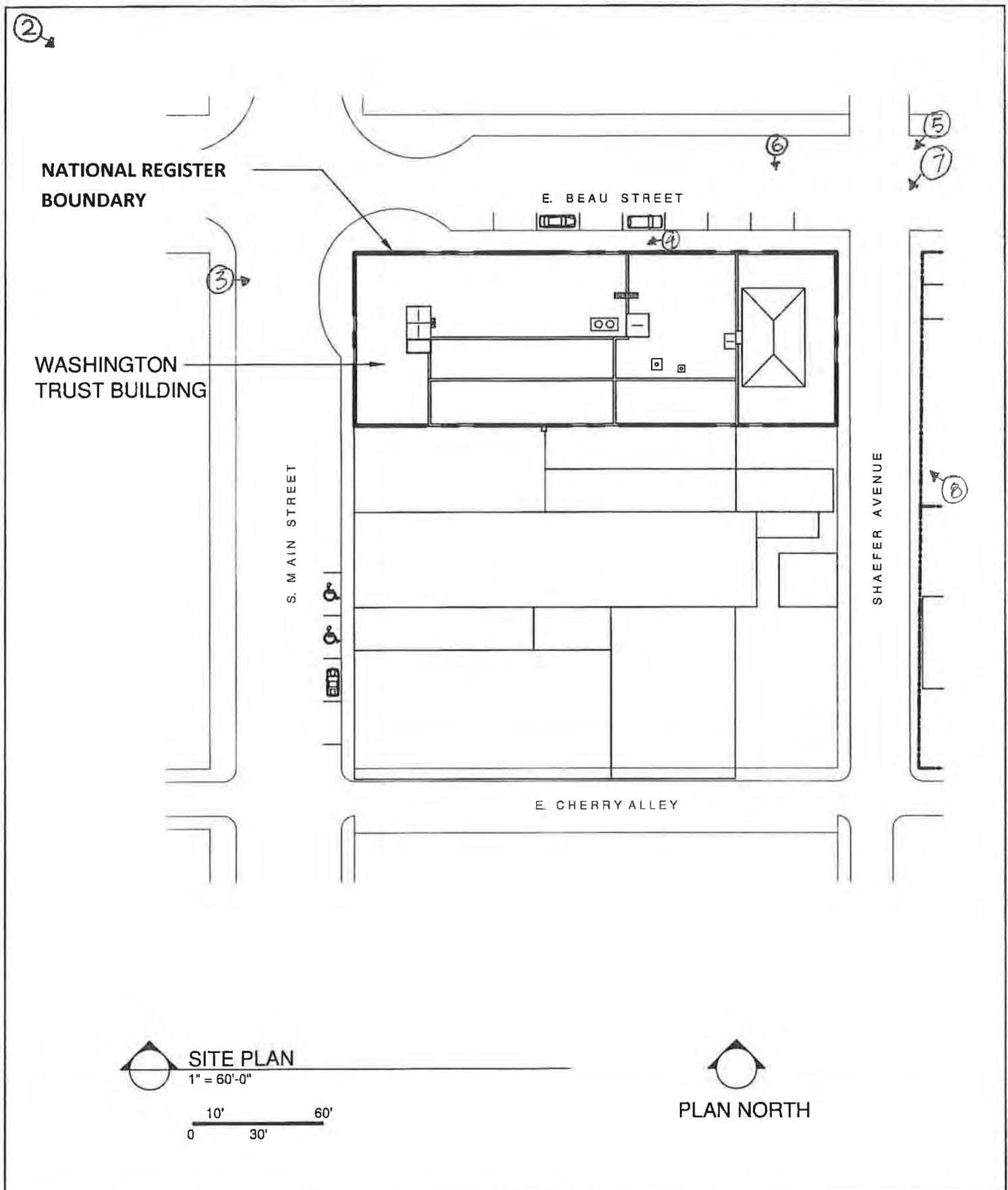
**National Register of Historic Places**  
**Continuation Sheet**

Section number          Additional Information          Page     8    

Washington Trust Company Building
Name of Property
Washington County, PA
County and State
N/A
Name of multiple listing (if applicable)



Figure 8: George Washington Hotel in Washington City (from National Trust Library Historic Postcard Collection, online, <http://digital.lib.umd.edu/image?pid=umd:85058&skin=ntl>, accessed, November 12, 2014).




**SITE PLAN**  
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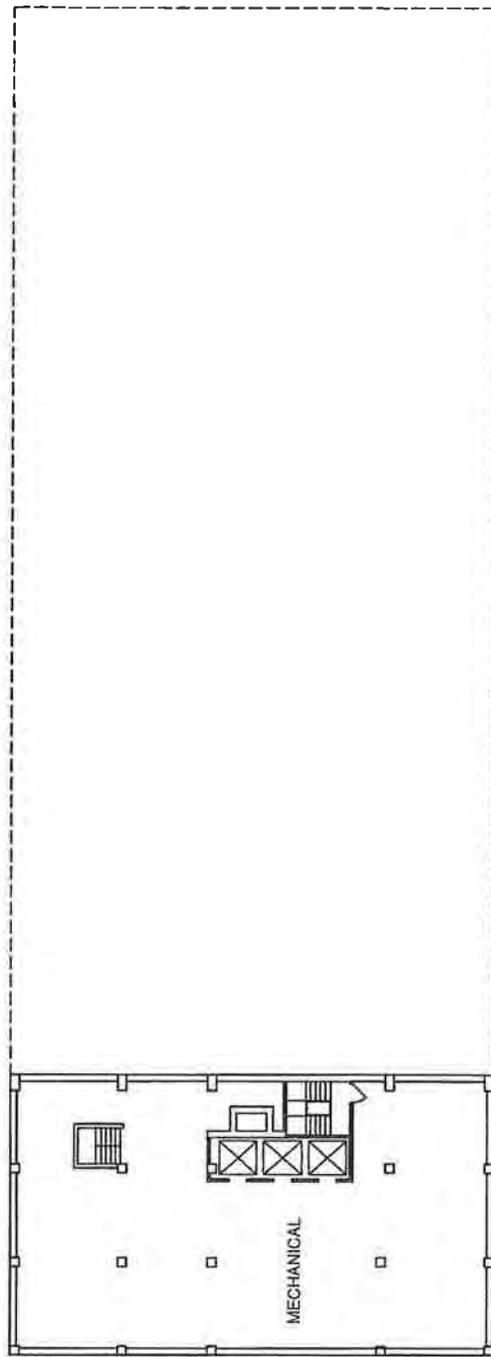

  
**PLAN NORTH**

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 ARCHITECTS  
 SUITE 317  
 33 TERMINAL WAY  
 PITTSBURGH, PA 15219  
 412-391-7640 FAX: 471-8163

WASHINGTON TRUST COMPANY  
 BUILDING  
 SOUTH MAIN & EAST BEAU STREETS,  
 WASHINGTON COUNTY, PA

**SITE PLAN**

Date  
 FEBRUARY 11, 2013  
 Job No.  
 Scale  
 1" = 60'-0"  
 Drawing No.  
**SP-1**



EXISTING BASEMENT PLAN  
 1/32" = 1'-0" (@ 8.5" X 11")



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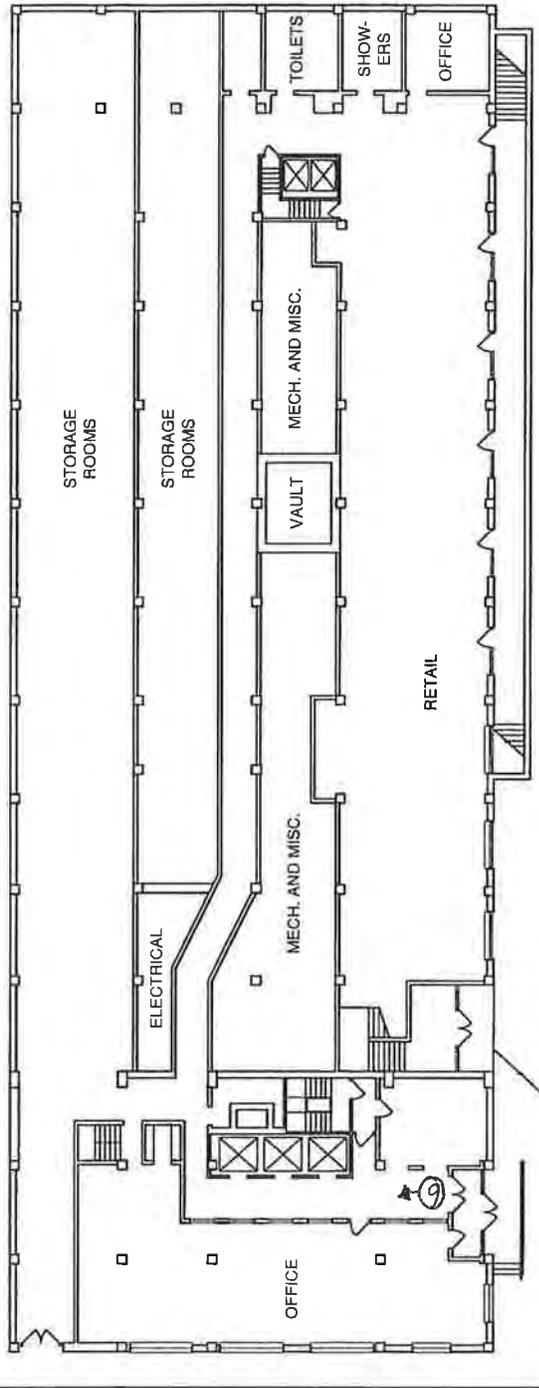
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 WASHINGTON COUNTY, PA

EXISTING BASEMENT

Date: FEBRUARY 11, 2013  
 Job No:  
 Scale: 1/32" = 1'-0"  
 Drawing No.

**EX0.0**



PLAN NORTH

EXISTING GROUND FLOOR PLAN  
 1/32" = 1'-0" (@ 8.5" X 11")



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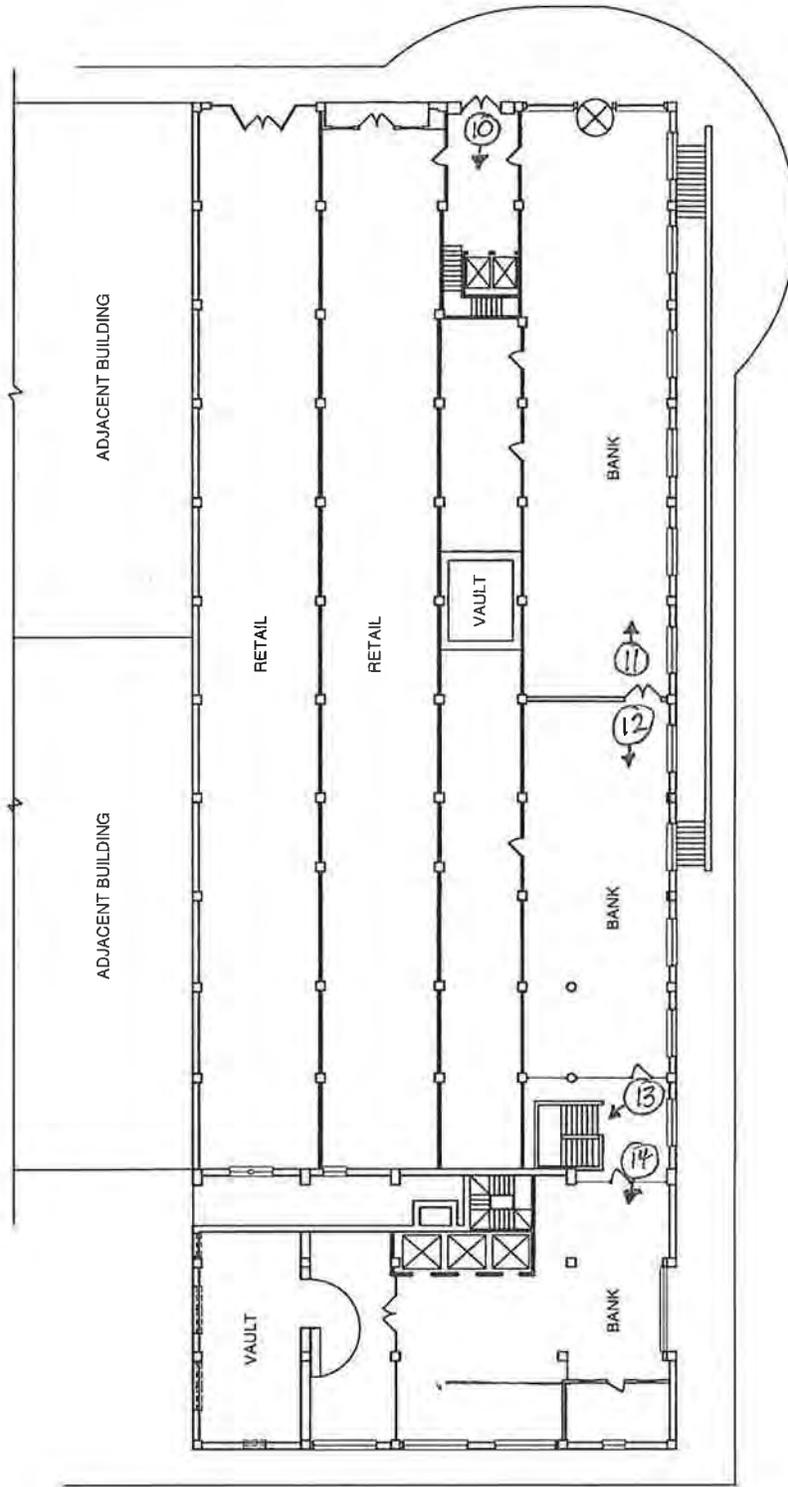
WASHINGTON TRUST COMPANY  
 BUILDING

SOUTH MAIN & EAST BEAU STREETS,  
 WASHINGTON COUNTY, PA

EXISTING GROUND FLOOR

Date  
 FEBRUARY 11, 2013  
 Job No.  
 Scale  
 1/32" = 1'-0"  
 Drawing No.

**EX0.1**




  
 PLAN NORTH

EXISTING FIRST FLOOR PLAN  
 1/32" = 1'-0" (@8.5" X 11")



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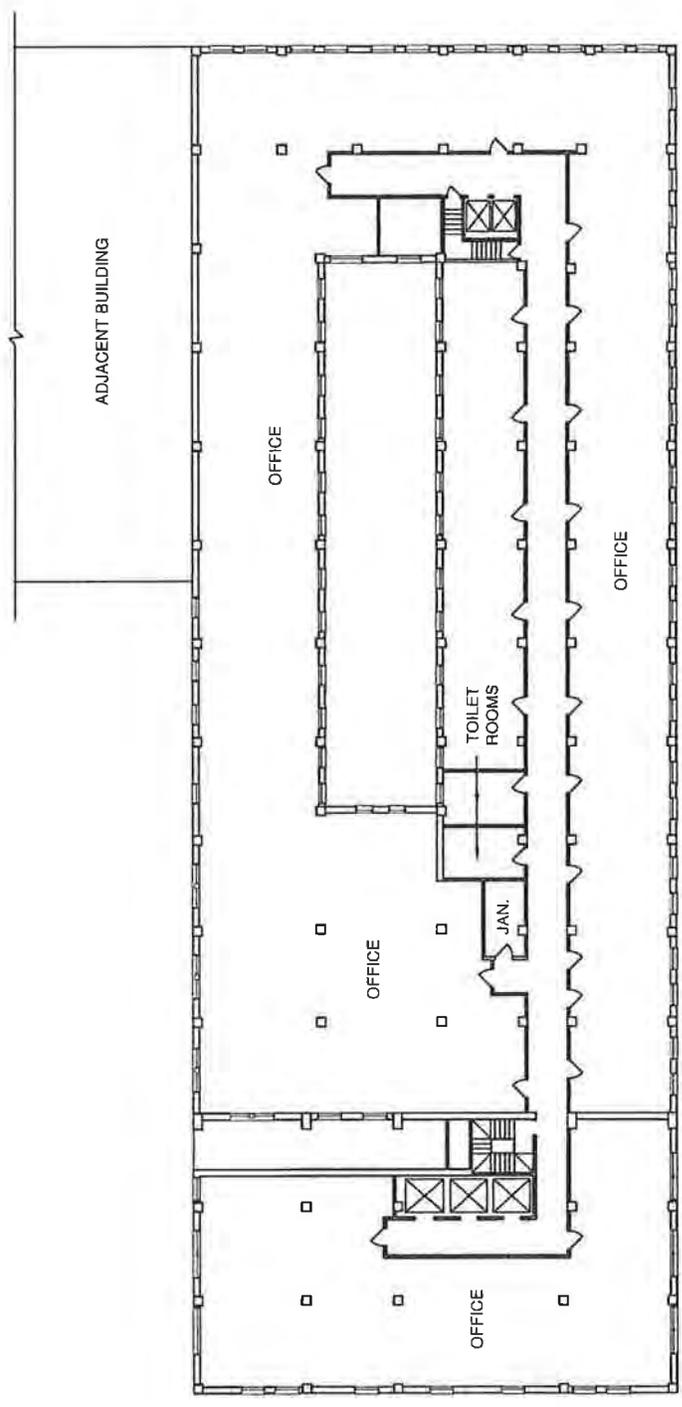
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 Job No:

Scale:  
 1/32" = 1'-0"

Drawing No

**EX1**



EXISTING SECOND FLOOR PLAN  
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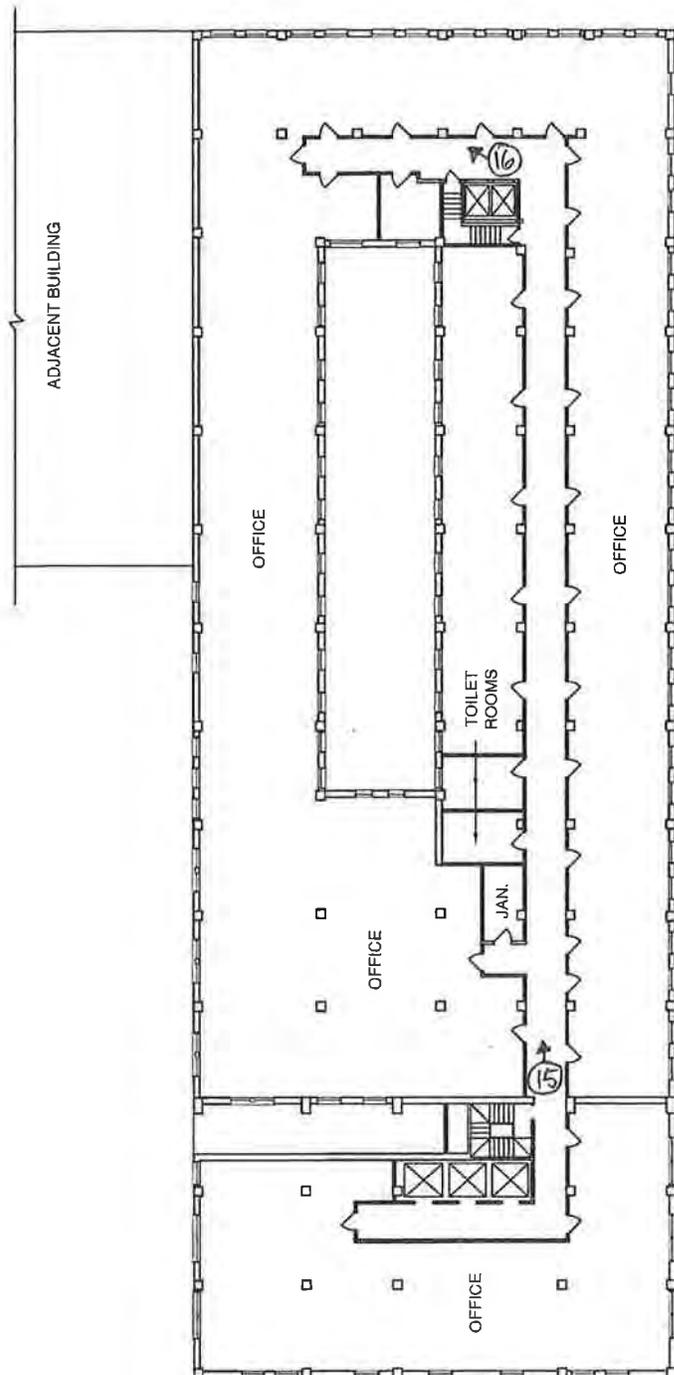
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 WASHINGTON COUNTY, PA

EXISTING SECOND FLOOR

Date: FEBRUARY 11, 2013  
 Job No:  
 Scale: 1/32" = 1'-0"  
 Drawing No.

**EX2**



PLAN NORTH



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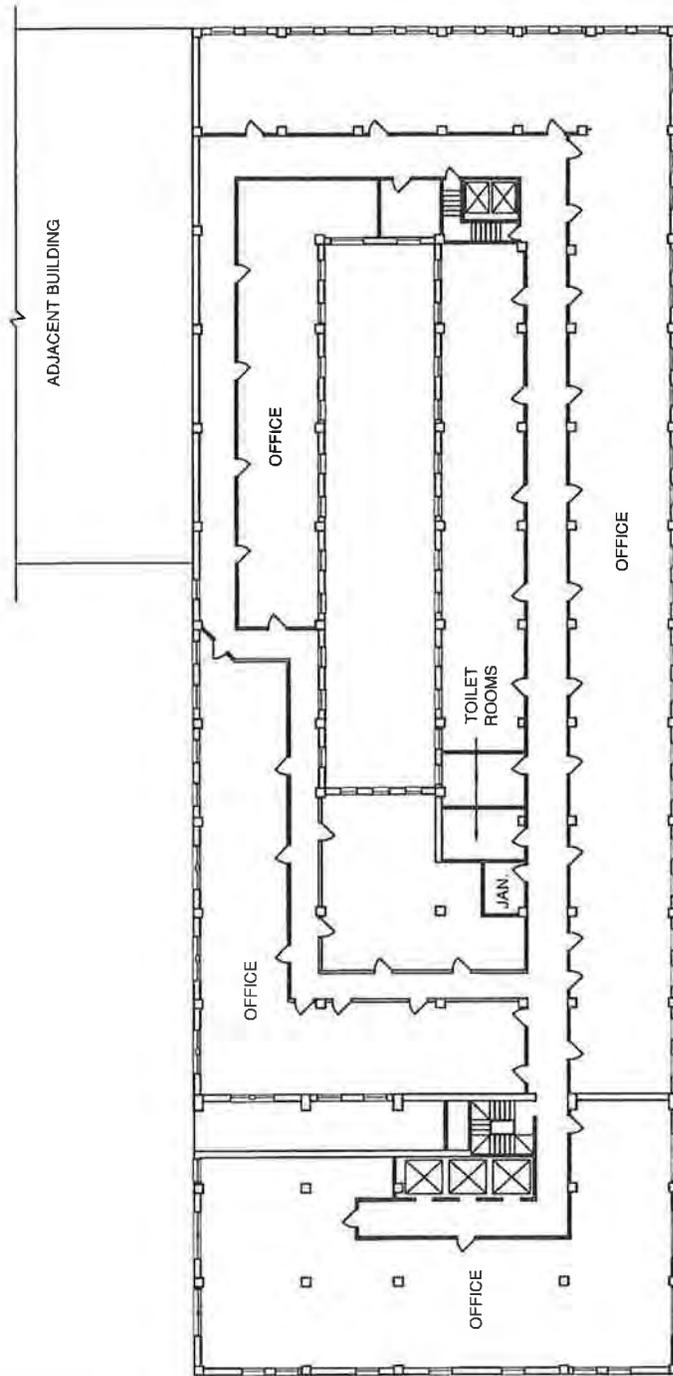
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 WASHINGTON COUNTY, PA

EXISTING THIRD FLOOR

Date  
 FEBRUARY 11, 2013  
 Job No.  
 Scale  
 1/32" = 1'-0"  
 Drawing No.

**EX3**



EXISTING FOURTH FLOOR PLAN  
 1/32" = 1'-0" (@ 8.5" X 11")



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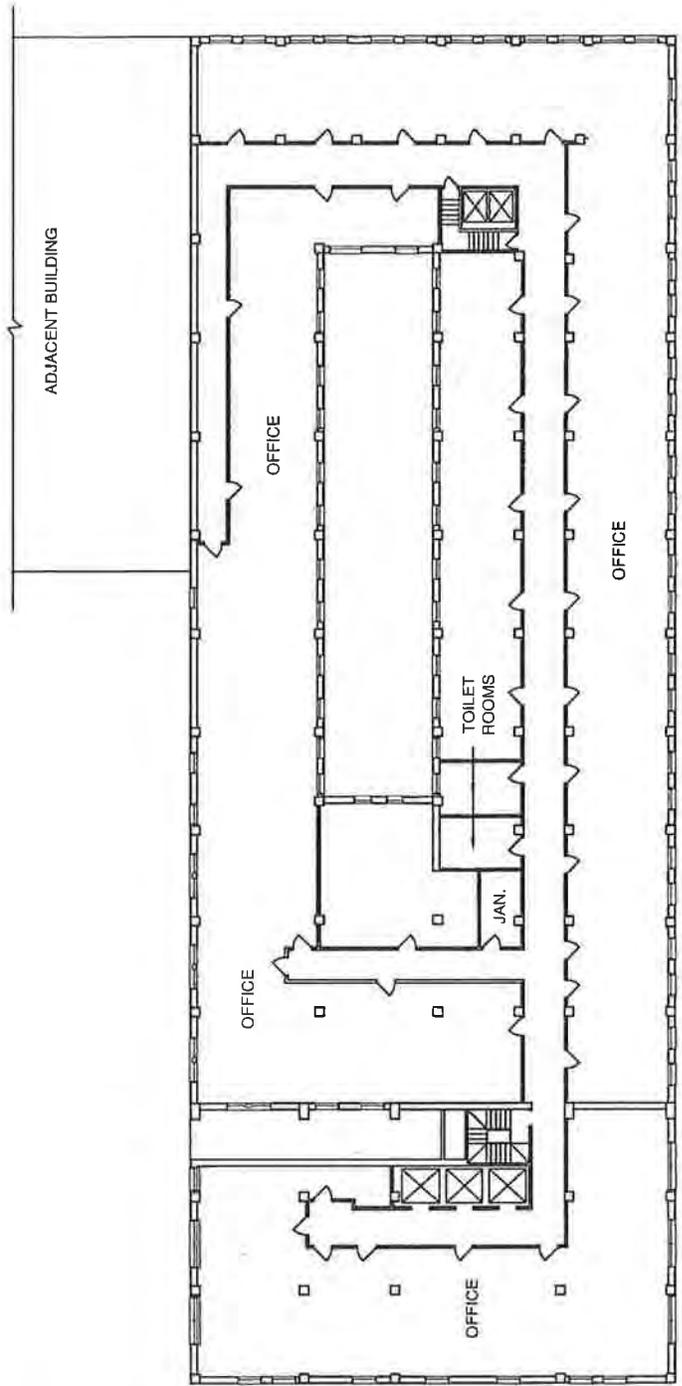
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 WASHINGTON COUNTY, PA

EXISTING FOURTH FLOOR

Date  
 FEBRUARY 11, 2013  
 Job No.  
 Scale  
 1/32" = 1'-0"  
 Drawing No.

**EX4**



PLAN NORTH



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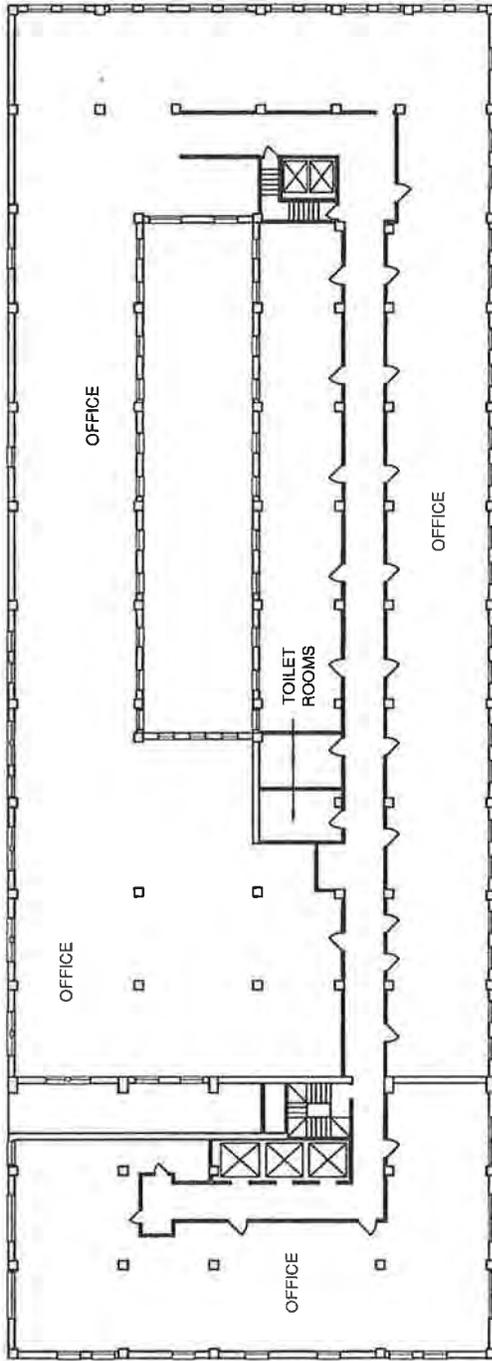
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 WASHINGTON COUNTY, PA

EXISTING FIFTH FLOOR

Date  
 FEBRUARY 11, 2013  
 Job No.  
 Scale  
 1/32" = 1'-0"  
 Drawing No.

**EX5**



EXISTING SIXTH FLOOR PLAN  
 1/32" = 1'-0" (@ 8.5" X 11")



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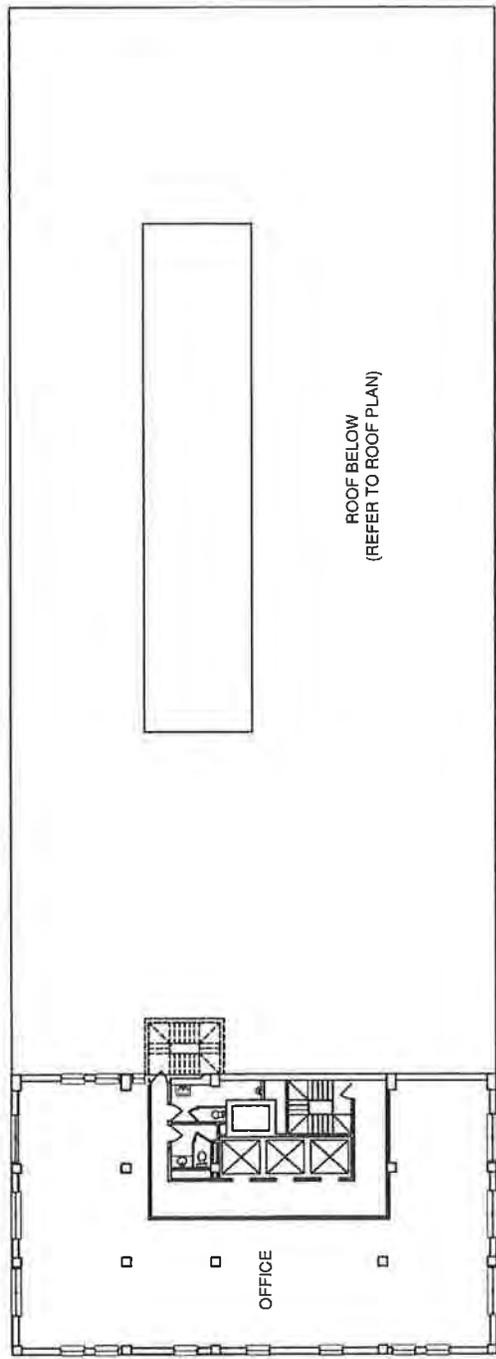
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WASHINGTON TRUST COMPANY  
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 WASHINGTON COUNTY, PA

EXISTING SIXTH FLOOR

Date: FEBRUARY 11, 2013  
 Job No:  
 Scale: 1/32" = 1'-0"  
 Drawing No:

**EX6**



DASHED LINES ON EIGHTH FLOOR

EXISTING SEVENTH & EIGHTH FLOOR PLANS  
 1/32" = 1'-0" (@ 8.5" X 11")



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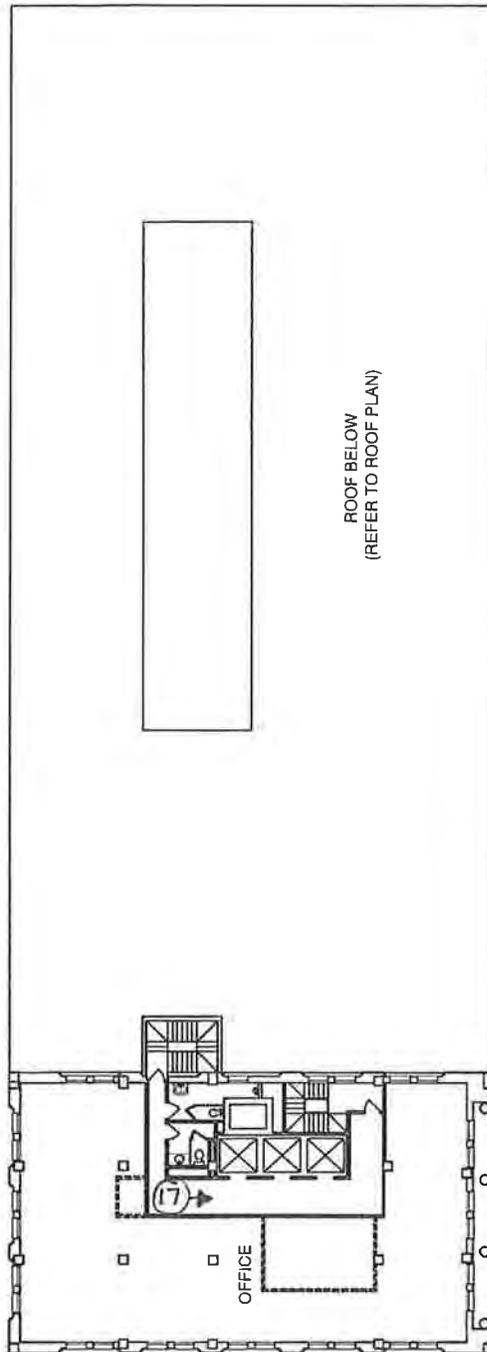
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WASHINGTON TRUST COMPANY  
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 WASHINGTON COUNTY, PA

EXISTING SEVENTH & EIGHTH  
 FLOORS

Date: FEBRUARY 11, 2013  
 Scale: 1/32" = 1'-0"  
 Drawing No.

**EX7**



DASHED LINES ON NINTH FLOOR



EXISTING NINTH & TENTH FLOOR PLANS  
 1/32" = 1'-0" (@ 8.5" X 11")



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 BUILDING

SOUTH MAIN & EAST BEAU STREETS,  
 WASHINGTON COUNTY, PA

EXISTING NINTH & TENTH FLOORS

Date  
 FEBRUARY 11, 2013

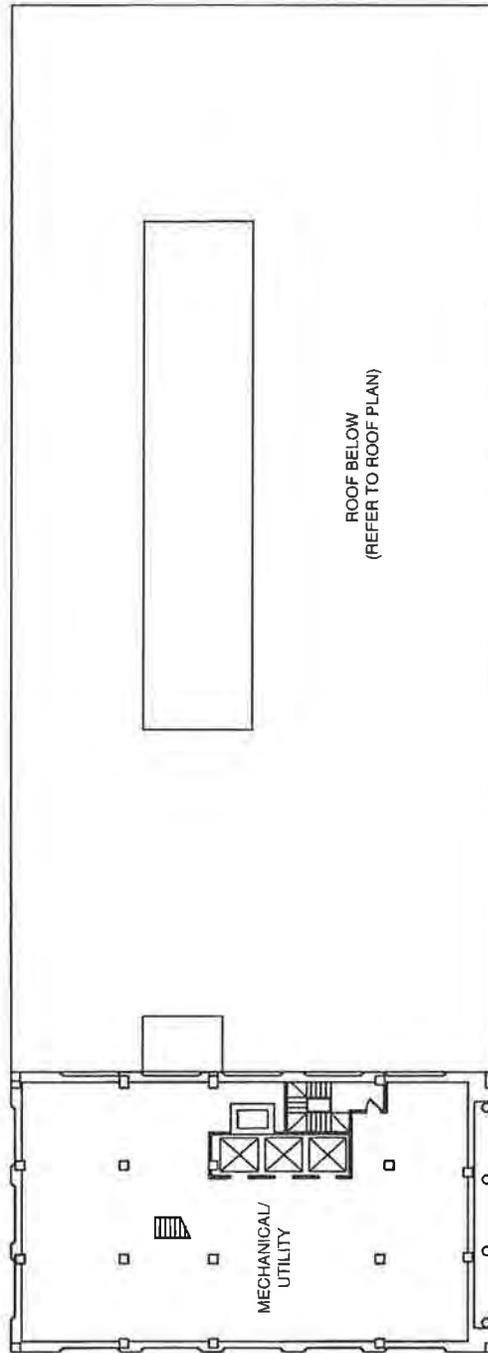
Job No.

Scale

1/32" = 1'-0"

Drawing No.

**EX8**



EXISTING ELEVENTH FLOOR PLAN  
 1/32" = 1'-0" (@ 8.5" X 11")



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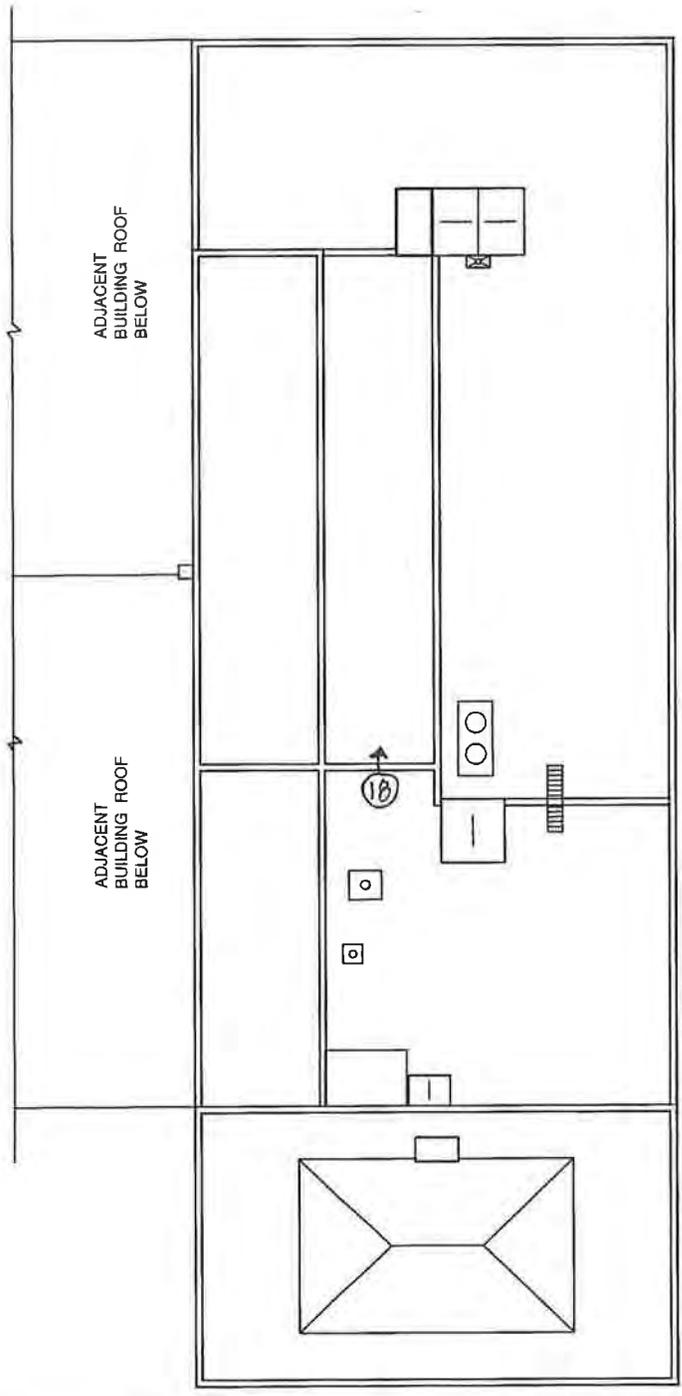
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WASHINGTON TRUST COMPANY  
 BUILDING  
 SOUTH MAIN & EAST BEAU STREETS,  
 WASHINGTON COUNTY, PA

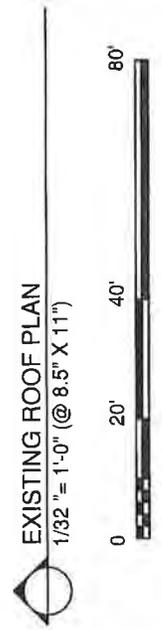
EXISTING ELEVENTH FLOOR PLAN

Date	FEBRUARY 11, 2013
Job No.	
Scale	1/32" = 1'-0"
Drawing No.	

**EX9**




  
 PLAN NORTH



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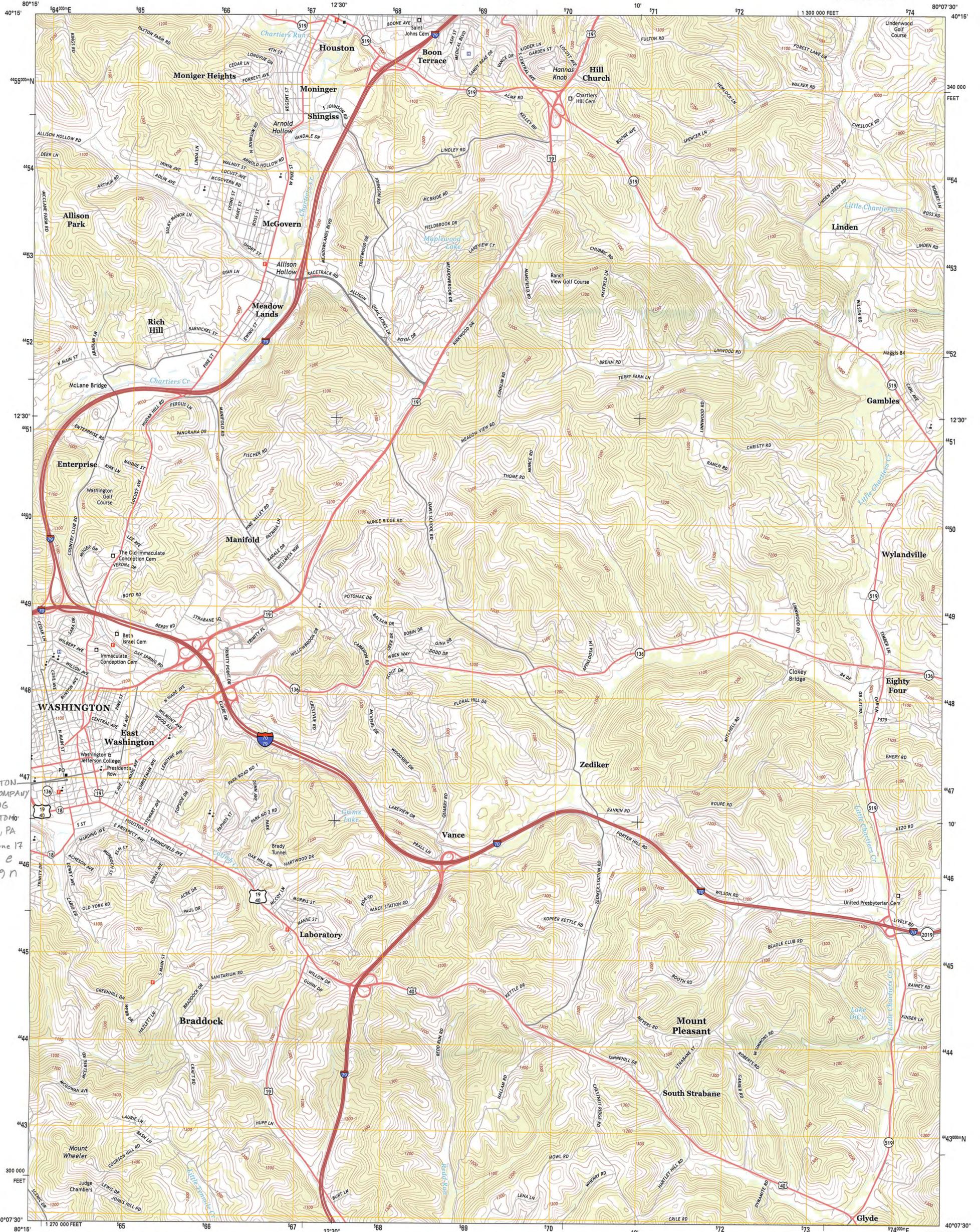
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WASHINGTON TRUST COMPANY  
 BUILDING  
 SOUTH MAIN & EAST BEAU STREETS,  
 WASHINGTON COUNTY, PA

EXISTING ROOF PLAN

Date: FEBRUARY 11, 2013  
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 Drawing No.

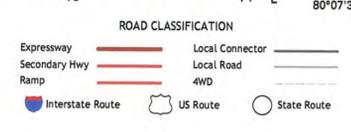
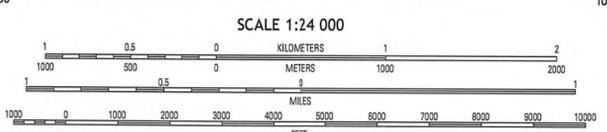
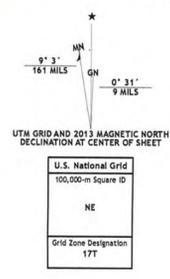
**EX10**



WASHINGTON TRUST COMPANY BUILDING  
WASHINGTON CO. PA  
UTM Zone 17  
564250 E  
4446989 N

Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84). Projection and  
1 000-meter grid: Universal Transverse Mercator, Zone 17T  
10 000-foot ticks: Pennsylvania Coordinate System of 1983  
(south zone)

Imagery.....NAIP, June 2010  
Roads.....©2006-2012 TomTom  
Names.....GNIS, 2013  
Hydrography.....National Hydrography Dataset, 2010  
Contours.....National Elevation Dataset, 2010  
Boundaries.....Census, IBWC, IBC, USGS, 1972 - 2012



Midway	Canonsburg	Bridgetville
Washington West	Washington East	Hackett
Prosperity	Amity	Ellsworth

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CONTOUR INTERVAL 20 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the  
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NO  
TURN  
ON  
RED

← N Main  
S Main →

LEFT TURN  
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ON GREEN

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IN ELEVATORS

NO SMOKING







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335

06

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ENGINEERING  
CIVIL ENGINEERS  
AND SURVEYORS  
ENTRANCE 30 →

310

MOUNTS  
ENGINEERING

CIVIL ENGINEERS &  
LAND SURVEYORS

ENTRANCE



1029-1030

1025

EXIT

